

Coasta

SALES BROCHURE
售樓說明書

Coasta

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

4. Property area and its surroundings

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

5. Sales brochure

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

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

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

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

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

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

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

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- Pay attention to the vendor's right to alter the building plans (if any) for an uncompleted development. The mandatory provisions to be incorporated in an ASP for uncompleted development as required by the Ordinance include a provision requiring the vendor to notify the purchaser in writing of such alteration if the same affects in any way the property within 14 days after its having been approved by the Building Authority.
- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.
- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.
- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

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

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

- While the vendor is not required to make any show flat available for viewing by prospective purchasers or the general public, if the vendor wishes to make available show flats of a specified residential property, the vendor must first of all make available an unmodified show flat of that residential property and that, having made available such unmodified show flat, the vendor may then make available a modified show flat of that residential property. In this connection, the vendor is allowed to make available more than one modified show flat of that residential property.
- If you visit the show flats, you should always look at the unmodified show flats for comparison with the modified show flats. That said, the Ordinance does not restrict the discretion of the vendor in arranging the sequence of the viewing of unmodified and modified show flats.

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- Sales brochure of the development should have been made available to the public when the show flat is made available for viewing. You are advised to get a copy of the sales brochure and make reference to it when viewing the show flats.
- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

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

15. Estimated material date and handing over date

- Check the estimated material date³ for the development in the sales brochure.
 - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.
- Handing over date
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document / a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
 - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
 - For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
 - strike or lock-out of workmen;
 - riots or civil commotion;
 - force majeure or Act of God;
 - fire or other accident beyond the vendor's control;
 - war; or
 - inclement weather.
 - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.

- The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

Website	: www.srpa.gov.hk
Telephone	: 2817 3313
Email	: enquiry_srpa@hd.gov.hk
Fax	: 2219 2220

Other useful contacts :

Consumer Council

Website	: www.consumer.org.hk
Telephone	: 2929 2222
Email	: cc@consumer.org.hk
Fax	: 2856 3611

Estate Agents Authority

Website	: www.eaa.org.hk
Telephone	: 2111 2777
Email	: enquiry@eaa.org.hk
Fax	: 2598 9596

Real Estate Developers Association of Hong Kong

Telephone	: 2826 0111
Fax	: 2845 2521

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

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您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》(第621章)(下稱「條例」)，賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i)露台；(ii)工作平台；以及(iii)陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部 and 內部尺寸²。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境(包括交通和社區設施)；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 售樓說明書

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

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

² 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項—
(i) 每個住宅物業的外部尺寸；
(ii) 每個住宅物業的內部尺寸；
(iii) 每個住宅物業的內部間隔的厚度；
(iv) 每個住宅物業內個別分隔室的外部尺寸。
根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。

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6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 留意賣方有權改動未落成發展項目的建築圖則(如有的話)。如屬未落成發展項目，條例規定物業的買賣合約須載有強制性條文，列明如有關改動在任何方面對該物業造成影響，賣方須在改動獲建築事務監督批准後的14日內，將該項改動以書面通知買家。
- 訂立臨時買賣合約時，您須向擁有人(即賣方)支付樓價**5%**的臨時訂金。
- 如您在訂立臨時買賣合約後**五個工作日**(工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子)之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金(即樓價的5%)會被沒收，而擁有人(即賣方)不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人(即賣方)必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

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

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

- 賣方不一定須設置示範單位供準買家或公眾參觀，但賣方如為某指明住宅物業設置示範單位，必須首先設置該住宅物業的無改動示範單位，才可設置該住宅物業的經改動示範單位，並可以就該住宅物業設置多於一個經改動示範單位。
- 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單位作出比較。然而，條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

- 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓說明書。因此，緊記先行索取售樓說明書，以便在參觀示範單位時參閱相關資料。
- 您可以在無改動示範單位及經改動示範單位中進行量度，並在無改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期³。
 - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。
- 收樓日期
 - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意(視屬何種情況而定)。
 - 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內(以較早者為準)，就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
 - 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件(包括佔用許可證)發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
 - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。
- 認可人士可批予在預計關鍵日期之後完成發展項目
 - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
 - 工人罷工或封閉工地；
 - 暴動或內亂；
 - 不可抗力或天災；
 - 火警或其他賣方所不能控制的意外；
 - 戰爭；或
 - 惡劣天氣。
 - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。

- 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。

- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

消費者委員會	
網址	: www.consumer.org.hk
電話	: 2929 2222
電郵	: cc@consumer.org.hk
傳真	: 2856 3611

地產代理監管局	
網址	: www.eaa.org.hk
電話	: 2111 2777
電郵	: enquiry@eaa.org.hk
傳真	: 2598 9596

香港地產建設商會	
電話	: 2826 0111
傳真	: 2845 2521

一手住宅物業銷售監管局
2023年3月

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

INFORMATION ON THE DEVELOPMENT

發展項目的資料

Name of the Development

Coasto

發展項目名稱

Coasto

Name of the street at which the Development is situated

Wai Fung Street

發展項目所位於的街道的名稱

惠風街

Street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development

1

由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數

1

The Development consists of one multi-unit building

發展項目包含一幢多單位建築物

Total number of storeys of the multi-unit building

23 storeys

The above number of storeys does not include Roof and Upper Roof

該幢多單位建築物的樓層的總數

23層

上述樓層數目不包括天台及上層天台

Floor numbering in the multi-unit building as provided in the approved building plans for the Development

G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-26/F and Roof

發展項目的經批准的建築圖則所規定的該幢多單位建築物內的樓層號數

地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至26樓及天台

Omitted floor numbers in the multi-unit building in which the floor numbering is not in consecutive order

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

有不依連續次序的樓層號數的該幢多單位建築物內被略去的樓層號數

不設4樓、13樓、14樓及24樓

Refuge floors (if any) of the multi-unit building

There is no refuge floor

該幢多單位建築物內的庇護層 (如有的話)

不設庇護層

INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

賣方及有參與發展項目的其他人的資料

Vendor

Rich Dragon Limited (as "Owner")

Wang On Asset Management Limited (as "Person so engaged")

Holding companies of the Vendor

Holding Companies of the Owner:

Spectrum Delight Limited

Giant Harmony Limited

Holding Companies of the Person so engaged:

Mighty Path Developments Limited

Trendy Elite Holdings Limited

Zenith Splendid Limited

Sparkle Hope Limited

Miracle Cheer Limited

Wang On Properties Limited

Earnest Spot Limited

Wang On Enterprises (BVI) Limited

Wang On Group Limited

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

Mr. Zhou Raymond Chun Sum of Andrew Lee King Fun & Associates Architects Limited

Building contractor for the Development

Crownity Engineering Limited

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

Kao, Lee & Yip Solicitors

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

The Hongkong and Shanghai Banking Corporation Limited

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

Spectrum Delight Limited

賣方

樂賢有限公司 (作為「擁有人」)

宏安資產管理有限公司 (作為「如此聘用的人」)

賣方的控權公司

擁有人的控權公司：

Spectrum Delight Limited

志航有限公司

如此聘用的人的控權公司：

Mighty Path Developments Limited

Trendy Elite Holdings Limited

Zenith Splendid Limited

Sparkle Hope Limited

Miracle Cheer Limited

宏安地產有限公司

Earnest Spot Limited

Wang On Enterprises (BVI) Limited

Wang On Group Limited

發展項目的認可人士的姓名或名稱，及發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團

李景勳、雷煥庭建築師有限公司之周駿森先生

發展項目的承建商

均業工程有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所

高李葉律師行

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構

香港上海滙豐銀行有限公司

已為發展項目的建造提供貸款的任何其他人

Spectrum Delight Limited

Notes:

1. "Owner" means the legal or beneficial owner of the residential properties in the Development.
2. "Person so engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development.

備註：

1. 「擁有人」指發展項目的住宅物業的法律上的擁有人或實益擁有人。
2. 「如此聘用的人」指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人。

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

(a)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an Authorized Person for the Development.	Not Applicable
(b)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an Authorized Person.	Not Applicable
(c)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an Authorized Person.	Not Applicable
(d)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an associate of such an Authorized Person.	Not Applicable
(e)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an Authorized Person.	Not Applicable
(f)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an Authorized Person.	Not Applicable
(g)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development.	Not Applicable
(h)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development.	Not Applicable
(i)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors.	Not Applicable
(j)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and an Authorized Person for the Development, or an associate of such an Authorized Person, holds at least 10% of the issued shares in that Vendor, holding company or contractor.	Not Applicable
(k)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and such an Authorized Person, or such an associate, holds at least 1% of the issued shares in that Vendor, holding company or contractor.	Not Applicable
(l)	The Vendor or a building contractor for the Development is a corporation, and such an Authorized Person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor.	Not Applicable
(m)	The Vendor or a building contractor for the Development is a partnership, and such an Authorized Person, or such an associate, is an employee of that Vendor or contractor.	Not Applicable
(n)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that Vendor, holding company or contractor.	Not Applicable
(o)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor, holding company or contractor.	Not Applicable
(p)	The Vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor.	Not Applicable
(q)	The Vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor.	Not Applicable
(r)	The Vendor or a building contractor for the Development is a corporation, and the corporation of which an Authorized Person for the Development is a director or employee in his or her professional capacity is an associate corporation of that Vendor or contractor or of a holding company of that Vendor.	Not Applicable
(s)	The Vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that Vendor.	Not Applicable

Note:
A reference to the Vendor here is a reference to either Rich Dragon Limited (as "Owner") or Wang On Asset Management Limited (as "Person so engaged").

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

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

備註：

在此提述賣方即提述樂賢有限公司(作為「擁有人」)或宏安資產管理有限公司(作為「如此聘用的人」)。

INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

There are no non-structural prefabricated external walls forming part of the enclosing walls of the Development.
發展項目沒有構成圍封牆的一部分的非結構的預製外牆。

There are curtain walls forming part of the enclosing walls of the Development.
發展項目有構成圍封牆的一部分的幕牆。

The range of thickness of the curtain walls of the building is 200mm.
建築物的幕牆的厚度範圍為200毫米。

Schedule of total area of the curtain walls of each residential property

每個住宅物業的幕牆的總面積表

Floor 樓層	Unit 單位	Total area of the curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
2/F 2樓	A	1.487
	B	1.804
	C	0.597
	D	0.823
	E	0.701
3/F, 5/F-12/F & 15/F 3樓、5樓至12樓及15樓	A	1.487
	B	1.804
	C	0.597
	D	0.823
	E	0.701

Floor 樓層	Unit 單位	Total area of the curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
16/F 16樓	A	1.487
	B	1.804
	C	0.597
	D	0.823
17/F-23/F & 25/F 17樓至23樓及25樓	A	1.487
	B	1.804
	C	0.597
	D	0.823
26/F 26樓	A	2.162
	B	2.076

Note : 4/F, 13/F, 14/F and 24/F are omitted.
備註 : 不設4樓、13樓、14樓及24樓。

INFORMATION ON PROPERTY MANAGEMENT

物業管理的資料

The person appointed as the manager of the Development under the latest draft deed of mutual covenant

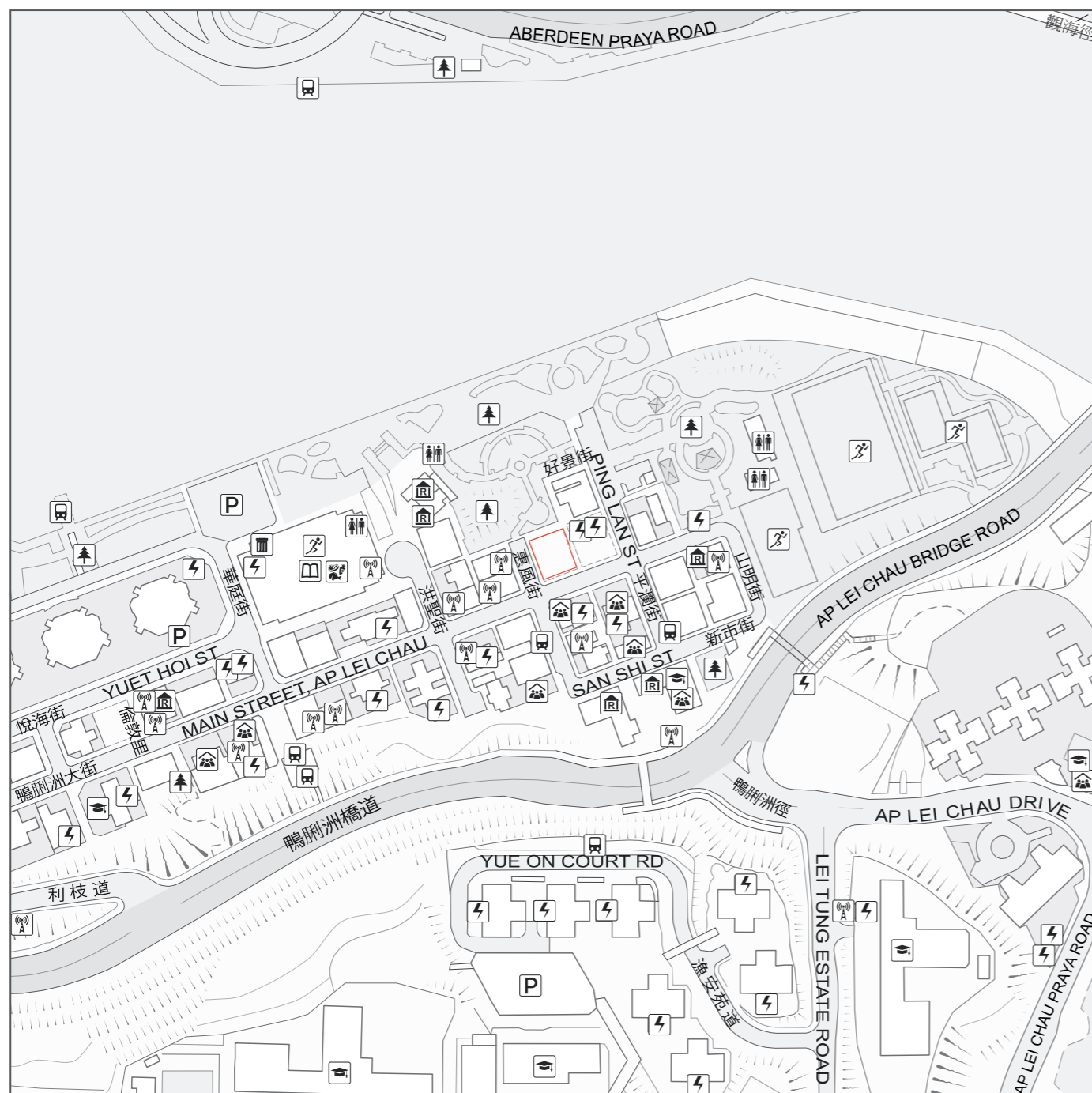
Jones Lang LaSalle Management Services Limited

根據公契的最新擬稿獲委任為發展項目的管理人的人

仲量聯行物業管理有限公司

LOCATION PLAN OF THE DEVELOPMENT

發展項目的所在位置圖



This location plan is prepared by the Vendor with reference to the Digital Topographic Map Nos. T11-SW-D dated 19 December 2024 and T15-NW-B dated 19 December 2024 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

此位置圖是由賣方擬備並參考地政總署測繪處於2024年12月19日及2024年12月19日出版之數碼地形圖，圖幅編號T11-SW-D及T15-NW-B，有需要處經修正處理。

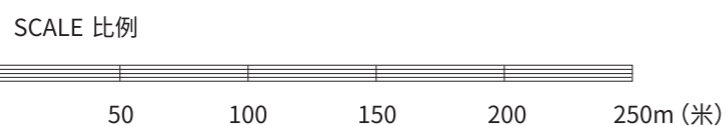
NOTATION 圖例

Library 圖書館	Public Utility Installation 公用事業設施裝置
Power Plant (including Electricity Sub-stations) 發電廠 (包括電力分站)	Religious Institution (including Church, Temple and Tsz Tong) 宗教場所 (包括教堂、廟宇及祠堂)
Refuse Collection Point 垃圾收集站	School (including Kindergarten) 學校 (包括幼稚園)
Market (including Wet Market and Wholesale Market) 市場 (包括濕貨市場及批發市場)	Social Welfare Facilities (including Elderly Centre and Home for the Mentally Disabled) 社會福利設施 (包括老人中心及弱智人士護理院)
Public Carpark (including Lorry Park) 公眾停車場 (包括貨車停泊處)	Sports Facilities (including Sports Ground and Swimming Pool) 體育設施 (包括運動場及游泳池)
Public Convenience 公廁	Public Park 公園
Public Transport Terminal (including Rail Station) 公共交通總站 (包括鐵路車站)	

Street name(s) not shown in full on the Location Plan of the Development: 於發展項目的所在位置圖未能顯示之街道全名:

ABERDEEN PRAYA ROAD	香港仔海傍道	KWUN HOI PATH	觀海徑	SHAN MING STREET	山明街
AP LEI CHAU PRAYA ROAD	鴨脷洲海旁道	LEE CHI ROAD	利枝道	WAH TING STREET	華庭街
HO KING STREET	好景街	LEI TUNG ESTATE ROAD	利東邨道	WAI FUNG STREET	惠風街
HUNG SHING STREET	洪聖街	LONDON LANE	倫敦里		

Boundary of the Development
發展項目邊界



The Map is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.

地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

Notes :

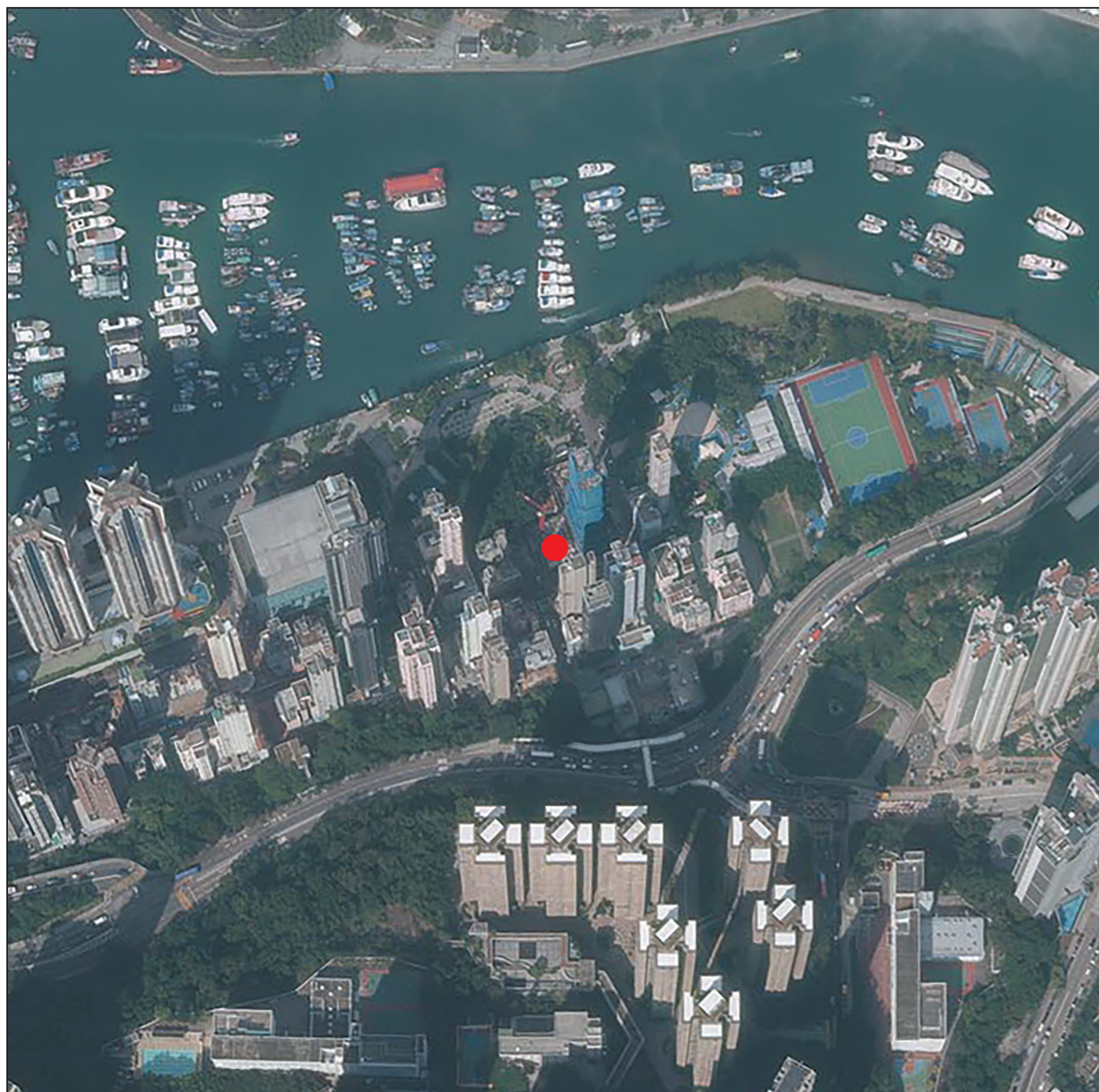
1. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
2. Due to technical reasons (such as the shape of the Development), the location plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.

備註:

1. 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
2. 因技術原因(例如發展項目之形狀)，此所在位置圖所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。

AERIAL PHOTOGRAPH OF THE DEVELOPMENT

發展項目的鳥瞰照片



Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,000 feet, Photo No. E213116C, date of flight: 22 November 2023.
摘錄自地政總署測繪處在6,000呎的飛行高度拍攝之鳥瞰照片，照片編號E213116C，飛行日期：2023年11月22日。

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● Location of the Development
發展項目的位置

Notes:

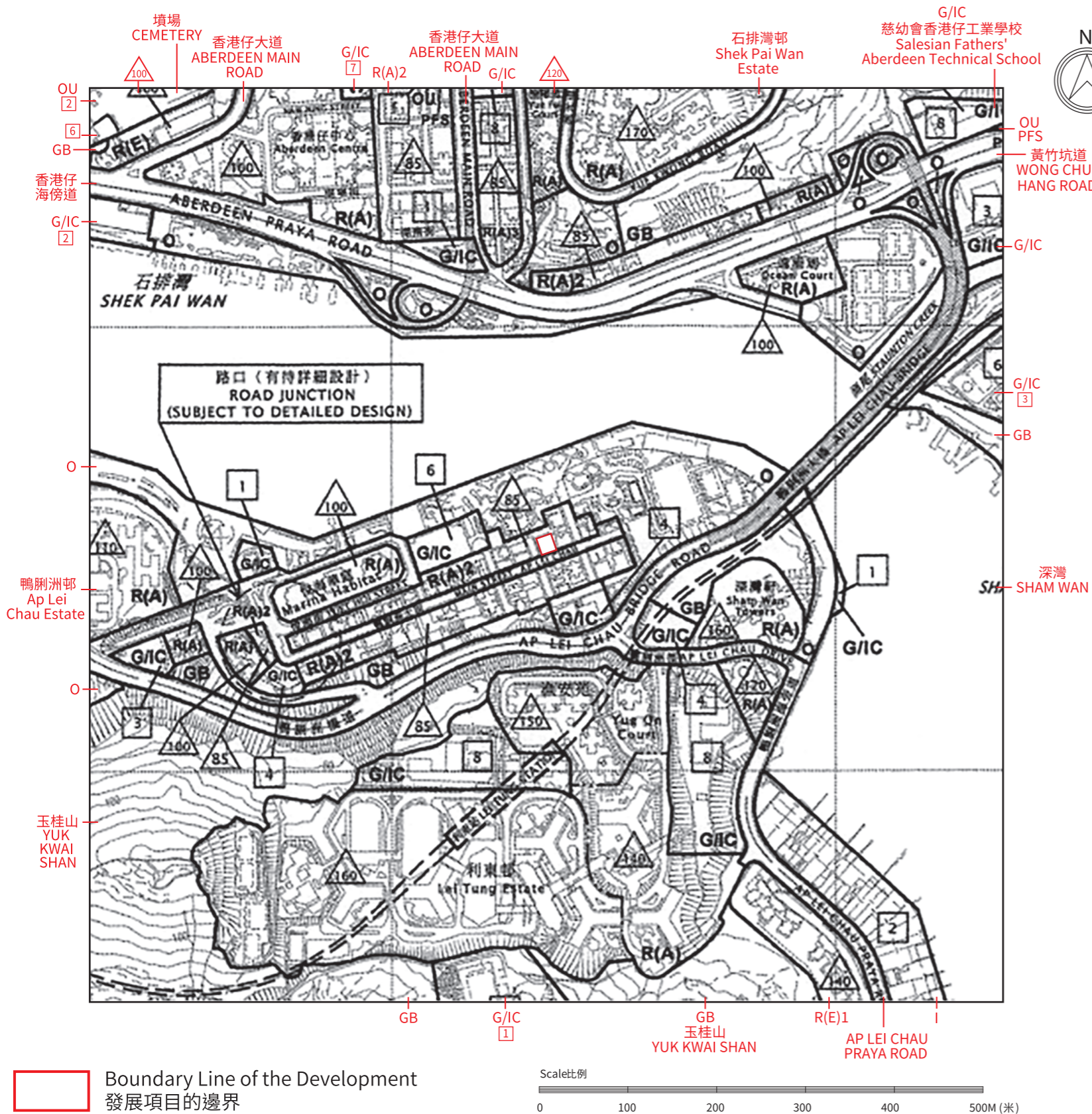
1. Copy of the aerial photograph of the Development is available for free inspection at the sales office(s) during opening hours.
2. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. Due to technical reasons (such as the shape of the Development), the aerial photographs has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.

備註：

1. 發展項目的鳥瞰照片的副本可於開放時間內向售樓處免費查閱。
2. 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 因技術原因(例如發展項目之形狀)，鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。

OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖等



Extract from the approved Aberdeen & Ap Lei Chau Outline Zoning Plan (Plan No. S/H15/33), gazetted on 31 August 2018, with adjustments where necessary as shown in red. 摘錄自2018年8月31日刊憲之香港仔及鴨脷洲分區計劃大綱核准圖(圖則編號S/H15/33),有需要處經修正處理,以紅色表示。

The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR. 地圖為規劃署遵照城市規劃委員會指示擬備,版權屬香港特別行政區政府,經地政總署准許複印。

NOTATION 圖例

Zones 地帶

R(A)	Residential (Group A) 住宅(甲類)	O	Open Space 休憩用地
R(E)	Residential (Group E) 住宅(戊類)	OU	Other Specified Uses 其他指定用途
I	Industrial 工業	GB	Green Belt 綠化地帶
G/IC	Government, Institution or Community 政府、機構或社區		

Communications 交通

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

Miscellaneous 其他

	Boundary of Planning Scheme 規劃範圍界線		Maximum Building Height (in number of storeys) 最高建築物高度(樓層數目)
	Building Height Control Zone Boundary 建築物高度管制區界線		P F S Petrol Filling Station 加油站
	Maximum Building Height (in metres above Principal Datum) 最高建築物高度(在主水平基準上若干米)		

Boundary Line of the Development
發展項目的邊界

Notes :

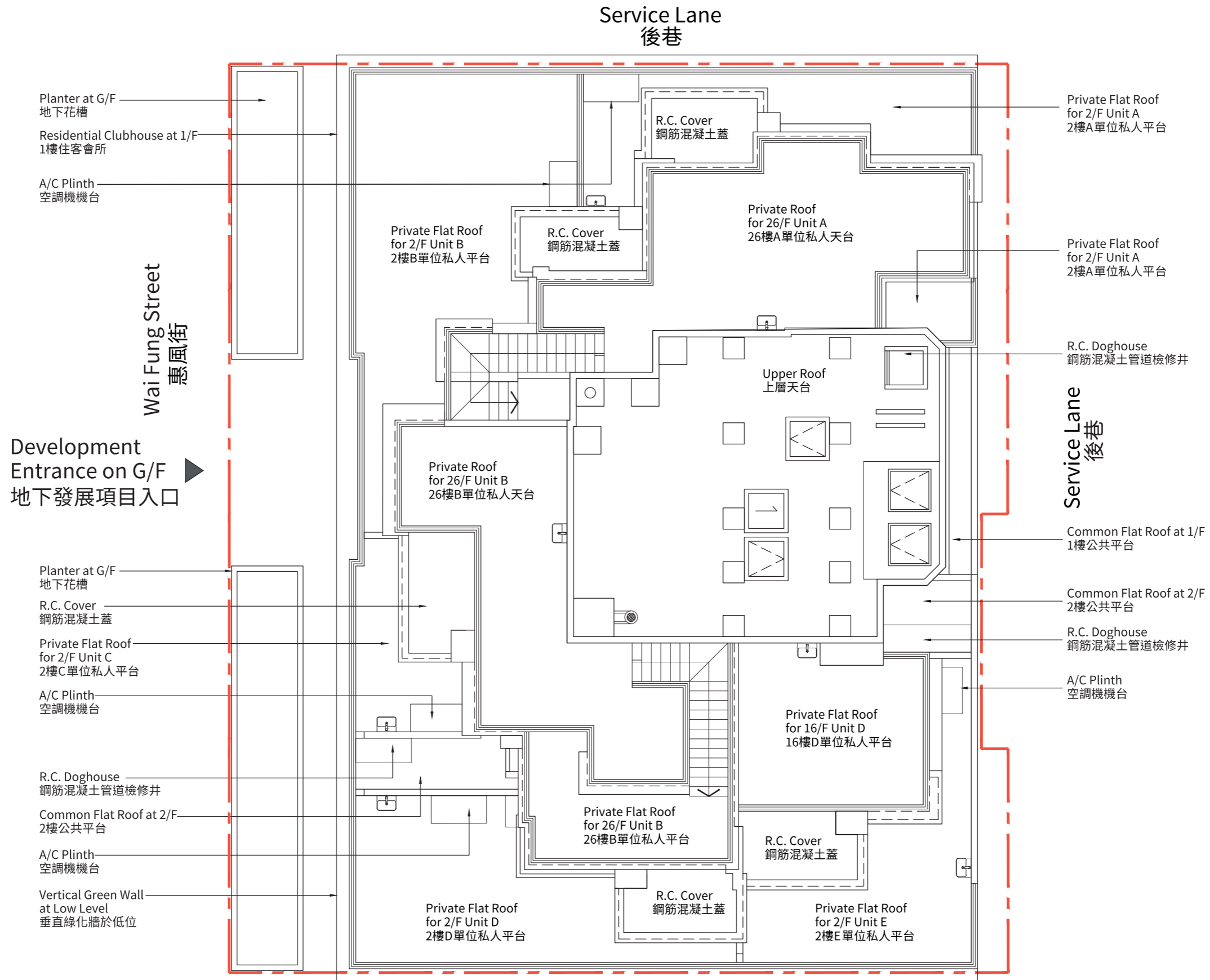
- The above outline zoning plan is available for free inspection at the sales office(s) during opening hours.
- The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
- Due to technical reasons (such as the shape of the Development), the outline zoning plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.


備註 :

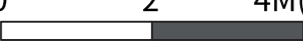
- 上述分區計劃大綱圖可於開放時間內向售樓處免費查閱。
- 賣方亦建議準買家到有關發展地盤作實地考察,以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 因技術原因(例如發展項目之形狀),分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。

LAYOUT PLAN OF THE DEVELOPMENT

發展項目的布局圖



 Boundary of the Development
發展項目的界線

Scale 比例:  0 2 4M(米)

Main Street, Ap Lei Chau
鴨脷洲大街


FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Legend of Terms and Abbreviations used on Floor Plans:

樓面平面圖中所使用名詞及簡稱之圖例：

A/C	= 空調機平台 Air-Conditioning Platform
A/C Plinth	= 空調機機台 Air-Conditioning Plinth
Archi. Feature	= 建築裝飾 Architectural Feature
Architectural Feature at 17/F-18/F, 20/F, 22/F and 25/F L/L	= 建築裝飾於17至18樓，20樓，22樓及25樓低位 Architectural Feature at 17/F-18/F, 20/F, 22/F and 25/F Low Level
Architectural Feature at 17/F, 19/F, 21/F and 23/F L/L	= 建築裝飾於17樓，19樓，21樓及23樓低位 Architectural Feature at 17/F, 19/F, 21/F and 23/F Low Level
Architectural Feature at L/L	= 建築裝飾於低位 Architectural Feature at Low Level
Archi. Feature For Ext. Pipework	= 供外露管道的建築裝飾 Architectural Feature for External Pipework
Bal. / U.P.	= 露台 / 工作平台 Balcony / Utility Platform
Bal./ U.P. Above	= 露台 / 工作平台置上 Balcony / Utility Platform above
Bath	= 浴室 Bathroom
B.R.	= 睡房 Bedroom
Common Flat Roof	= 公共平台
DN	= 下 Down
E.M.C.	= 電錶櫃 Electrical Meter Cabinet
H.R.	= 消防喉轆 Hose Reel
Glass Balustrade On RC Curb	= 玻璃欄河於鋼筋混凝土圍邊上 Glass Balustrade On Reinforced Concrete Curb
Lift	= 升降機
Lift Lobby	= 升降機大堂
Liv. / Din.	= 客廳 / 飯廳 Living Room / Dining Room
M.B.R.	= 主人睡房 Master Bedroom
Open Kit.	= 開放式廚房 Open Kitchen
Private Flat Roof for Unit A	= A單位私人平台
Private Flat Roof for Unit B	= B單位私人平台
Private Flat Roof for Unit C	= C單位私人平台
Private Flat Roof for Unit D	= D單位私人平台
Private Flat Roof for Unit E	= E單位私人平台
Private Flat Roof for 16/F Unit D	= 16樓D單位私人平台

Private Flat Roof for 26/F Unit A	= 26樓A單位私人平台
Private Flat Roof for 26/F Unit B	= 26樓B單位私人平台
Private Roof for 26/F Unit A	= 26樓A單位私人天台
Private Roof for 26/F Unit B	= 26樓B單位私人天台
P.D.	= 管槽 Pipe Duct
Potable & Flushing Water Pump Room	= 食水及沖廁水泵房
R.C. Cover	= 鋼筋混凝土蓋 Reinforced Concrete Cover
R.C. Doghouse	= 鋼筋混凝土管道檢修井 Reinforced Concrete Dog House
1100mmH Parapet Wall	= 1100毫米(高) 分隔牆 1100mm(Height) Parapet Wall
1800mmH Parapet Wall	= 1800毫米(高)分隔牆 1800mm (Height) Parapet Wall
UP	= 上 Up
W.M.C.	= 水錶櫃 Water Meter Cabinet
	= 隨樓附送之嵌入式裝置 Built-in fittings provided in the units

Notes applicable to the floor plans of this section:

1. Common pipes exposed or enclosed in cladding may be located at/adjacent to the balcony, utility platform, air conditioning platform, flat roof, roof or external wall of some residential properties.
2. There may be sunken slabs at some parts of the ceiling inside some residential properties for the installation of mechanical and electrical services of the floor above or due to the structural, architectural and/or decoration design requirements of the floor above.
3. There may be ceiling bulkheads or false ceiling inside some residential properties for the installation of air-conditioning conduits and/or other mechanical and electrical services.
4. The outdoor unit of air-conditioning for some residential properties are placed on the designated air-conditioning platforms or flat roof. Such outdoor unit of air-conditioning may create heat and/or noise.
5. Those icons of fittings and appliances shown on the floor plans of residential properties like wash basins, water closets, shower cubicles, sink units, cabinets (if any) etc. are prepared in accordance with the latest approved building plans. Their shapes, dimensions, scales may be differed from the fittings and appliances actually provided and they are for indication and reference only.
6. The dimensions of the floor plans are all structural dimensions in millimeter.

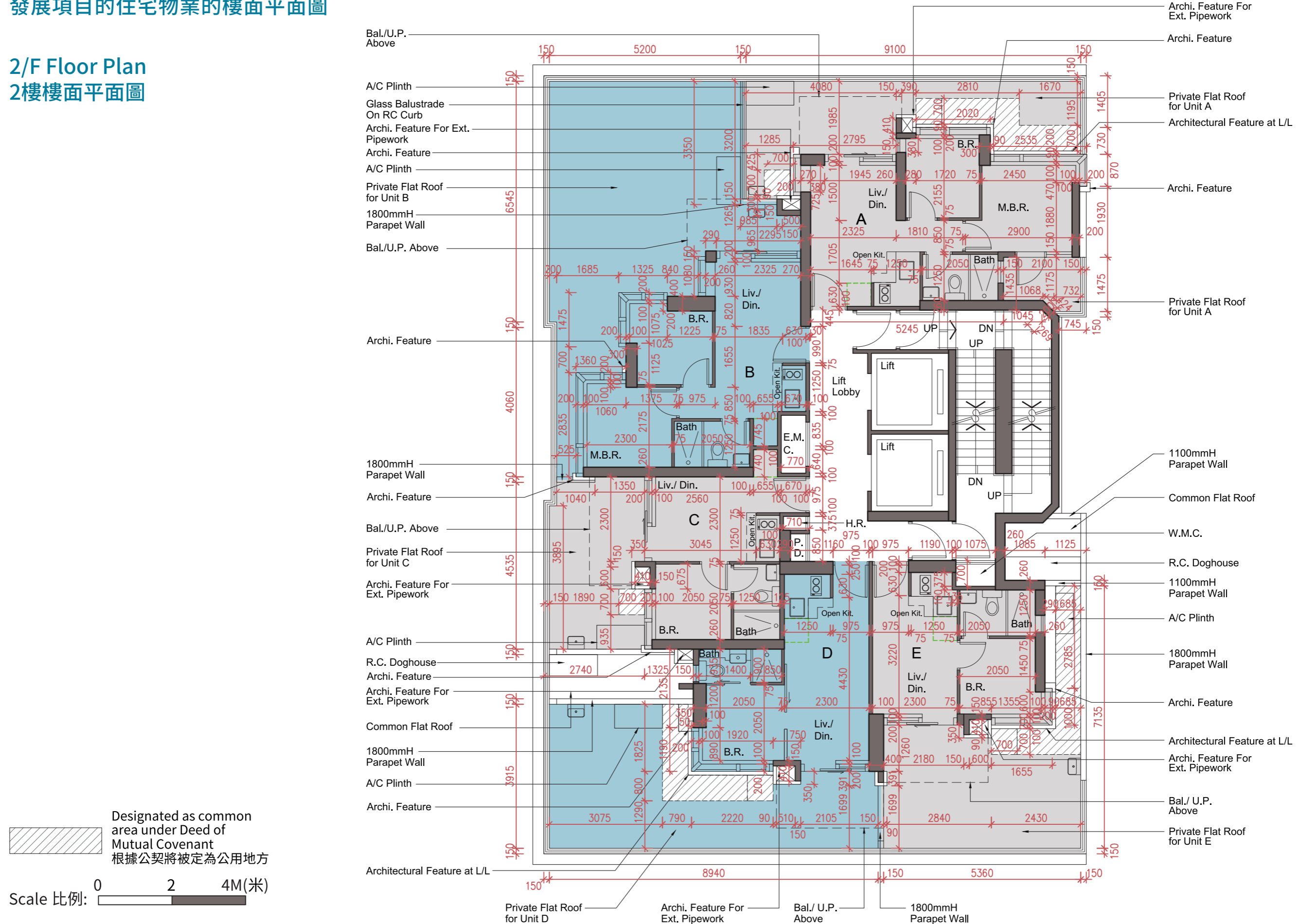
適用於本節各樓面平面圖之備註:

1. 部分住宅物業的露台、工作平台、空調機平台、平台、天台或外牆上/附近或設有外露之公用喉管，或外牆裝飾板內藏之公用喉管。
2. 部分住宅物業內之部分天花或有跌級樓板，用以安裝上層之機電設備或配合上層之結構、建築設計及/或裝修設計上的需要。
3. 部分住宅物業內或設有假陣或假天花用以安裝空調喉管及/或其他機電設備。
4. 部分住宅物業的空調機之室外機放置於指定的空調機平台或平台。該等空調機之室外機可能發出熱力及/或聲音。
5. 各住宅物業的樓面平面圖內所展示之裝置及設備的圖標如洗面盆、座廁、淋浴間、洗滌盆、櫃(如有)等乃根據最新經批准的建築圖則擬備，其形狀、尺寸、比例或與實際提供的裝置及設備存在差異，僅供示意及參考之用。
6. 樓面平面圖所列之數字為以毫米標示之建築結構尺寸。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

2/F Floor Plan 2樓樓面平面圖



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

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

	Floor 樓層	Unit 單位				
		A	B	C	D	E
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度 (毫米)	2/F 2樓	125, 150, 175	125, 150, 175	125, 150, 175	125, 150, 175	125, 150, 175
Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)		2875, 3325, 3525	2825, 2875, 3325, 3525	2875, 3325, 3525	2875, 3325, 3525	2975, 3325, 3525

Notes :

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. Please refer to page 17 of this Sales Brochure for legend of the terms and abbreviations used on the floor plans and the explanatory notes that are applicable thereto.
3. 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第17頁。
3. 不設4樓、13樓、14樓及24樓。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

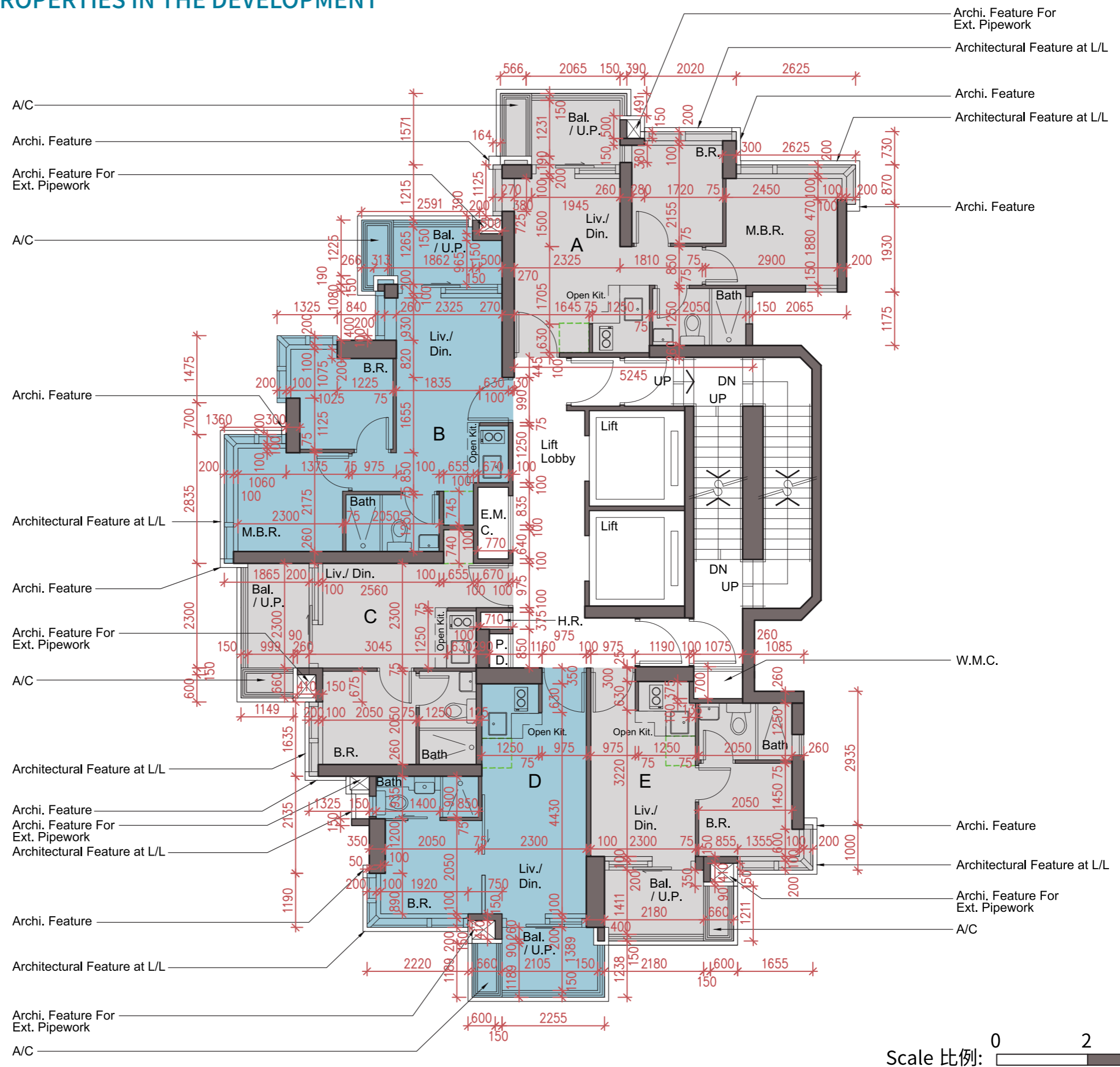
發展項目的住宅物業的樓面平面圖

3/F, 5/F-12/F & 15/F

Floor Plan

3樓、5樓至12樓及15樓

樓面平面圖



Scale 比例: 0 2 4M(米)

Note : The dimensions of the floor plan are all structural dimensions in millimeter.

備註 : 平面圖所列之數字為以毫米標示之建築結構尺寸。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

	Floor 樓層	Unit 單位				
		A	B	C	D	E
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度 (毫米)	3/F & 5/F-12/F 3樓及5樓至12樓	125, 150, 175	125, 150, 175	125, 150, 175	125, 150, 175	125, 150, 175
Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)		2875, 3275, 3325	2825, 2875, 3275, 3325	2875, 3275, 3325	2875, 3275, 3325	2975, 3275, 3325
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度 (毫米)	15/F 15樓	125, 150, 175	125, 150, 175	125, 150, 175	125, 150, 175	150, 175
Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)		2875, 3275, 3325	2825, 2875, 3275, 3325	2875, 3275, 3325	2875, 3275, 3325	2875, 3275, 3325, 3375

Notes :

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. Please refer to page 17 of this Sales Brochure for legend of the terms and abbreviations used on the floor plans and the explanatory notes that are applicable thereto.
3. 4/F, 13/F, 14/F and 24/F are omitted.

備註：

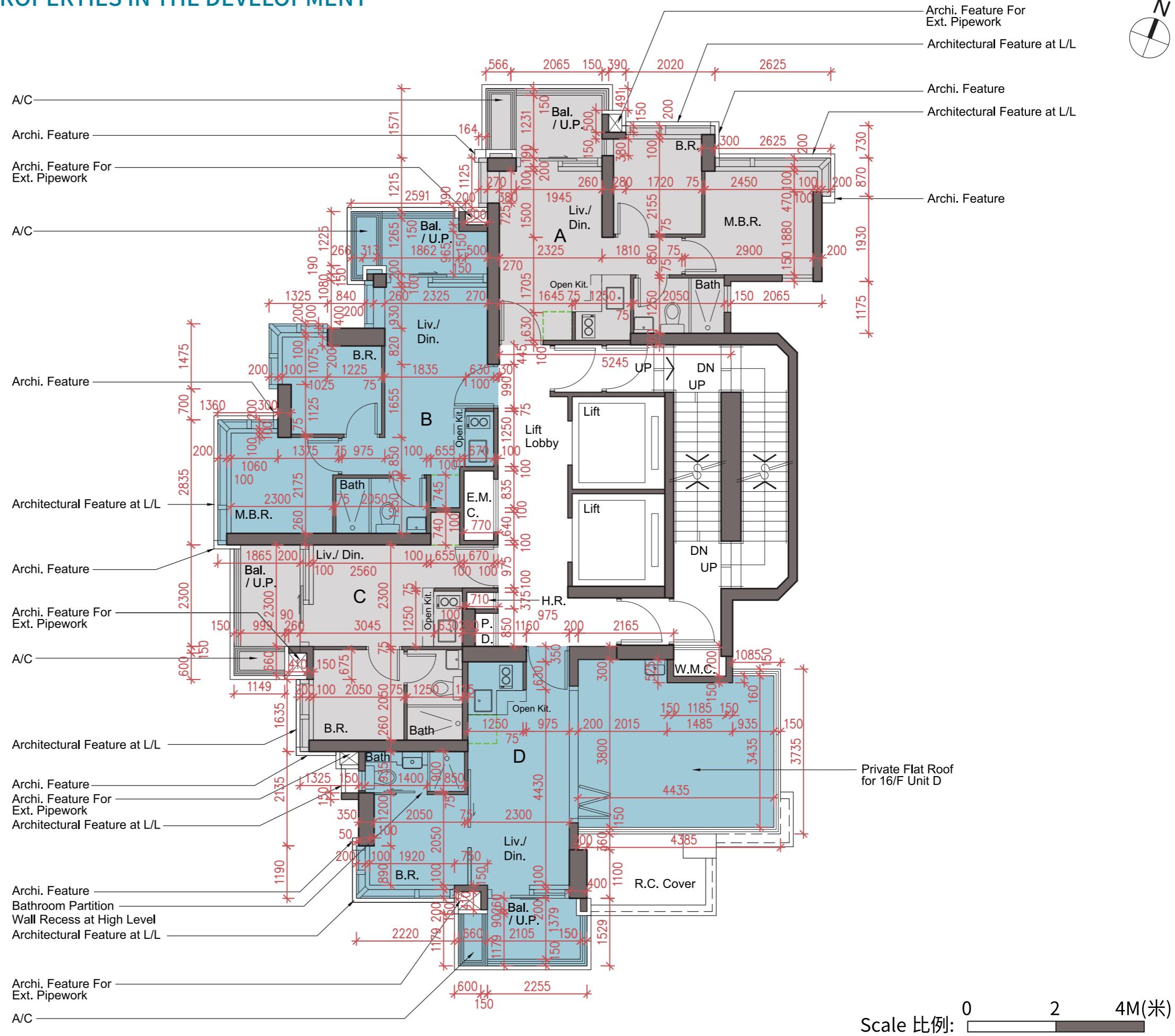
1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第17頁。
3. 不設4樓、13樓、14樓及24樓。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

16/F Floor Plan

16樓樓面平面圖



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

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

	Floor 樓層	Unit 單位			
		A	B	C	D
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度 (毫米)	16/F 16樓	125, 150, 175	125, 150, 175	125, 150, 175	125, 150, 175
Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)		2875, 3275, 3325	2825, 2875, 3275, 3325	2875, 3275, 3325	2875, 3275, 3325

Notes :

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. Please refer to page 17 of this Sales Brochure for legend of the terms and abbreviations used on the floor plans and the explanatory notes that are applicable thereto.
3. 4/F, 13/F, 14/F and 24/F are omitted.

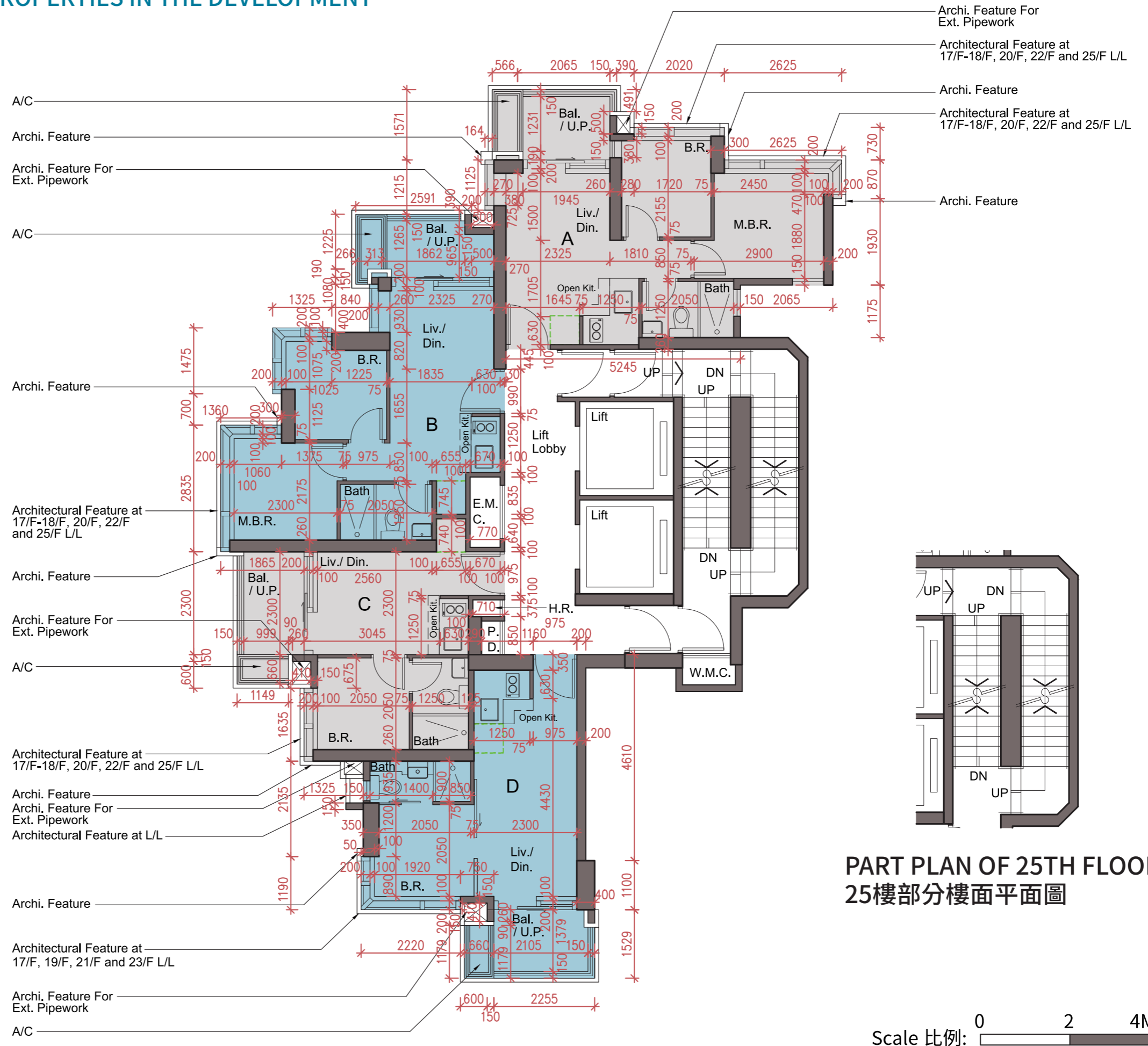
備註：

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第17頁。
3. 不設4樓、13樓、14樓及24樓。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

17/F-23/F & 25/F Floor Plan 17樓至23樓及25樓樓面平面圖



PART PLAN OF 25TH FLOOR
25樓部分樓面平面圖

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

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

	Floor 樓層	Unit 單位			
		A	B	C	D
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度 (毫米)	17/F-23/F 17樓至23樓	125, 150, 175	125, 150, 175	125, 150, 175	125, 150, 175
Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)		2875, 3275, 3325	2825, 2875, 3275, 3325	2875, 3275, 3325	2875, 3275, 3325
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度 (毫米)	25/F 25樓	125, 150, 175	125, 150, 175	150, 175	150, 175
Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)		3050, 3450, 3500	3050, 3450, 3500, 3550	3250, 3450, 3500, 3550	3450, 3500, 3550

Notes :

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. Please refer to page 17 of this Sales Brochure for legend of the terms and abbreviations used on the floor plans and the explanatory notes that are applicable thereto.
3. 4/F, 13/F, 14/F and 24/F are omitted.

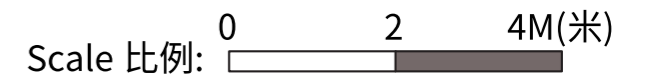
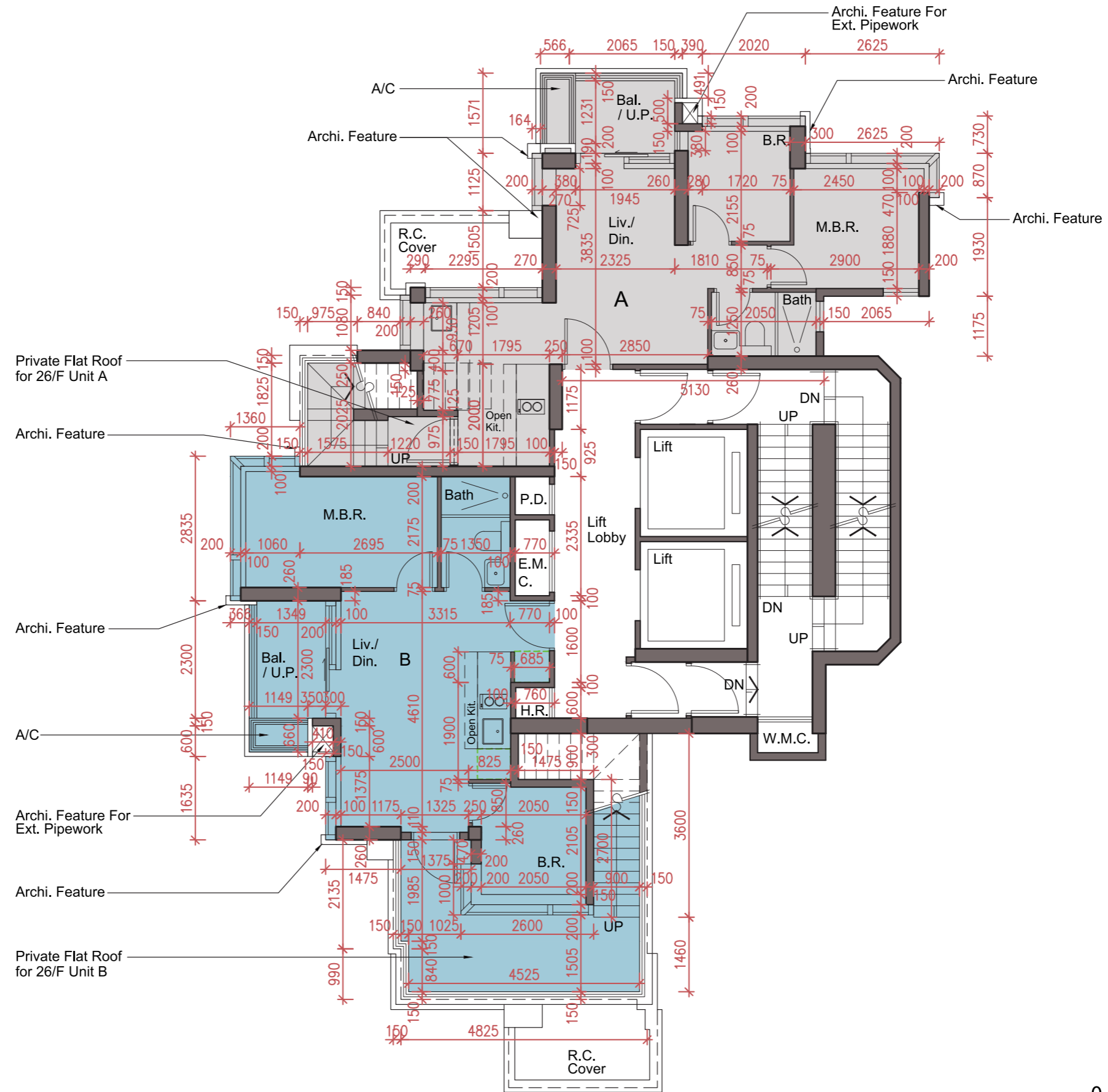
備註：

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第17頁。
3. 不設4樓、13樓、14樓及24樓。



26/F Floor Plan

26樓樓面平面圖



Note : The dimensions of the floor plan are all structural dimensions in millimeter.

備註 : 平面圖所列之數字為以毫米標示之建築結構尺寸。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

	Floor 樓層	Unit 單位	
		A	B
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度 (毫米)	26/F 26樓	150, 175	150, 175, 300
Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)		3450, 3500, 3550	3450, 3500, 3550

Notes :

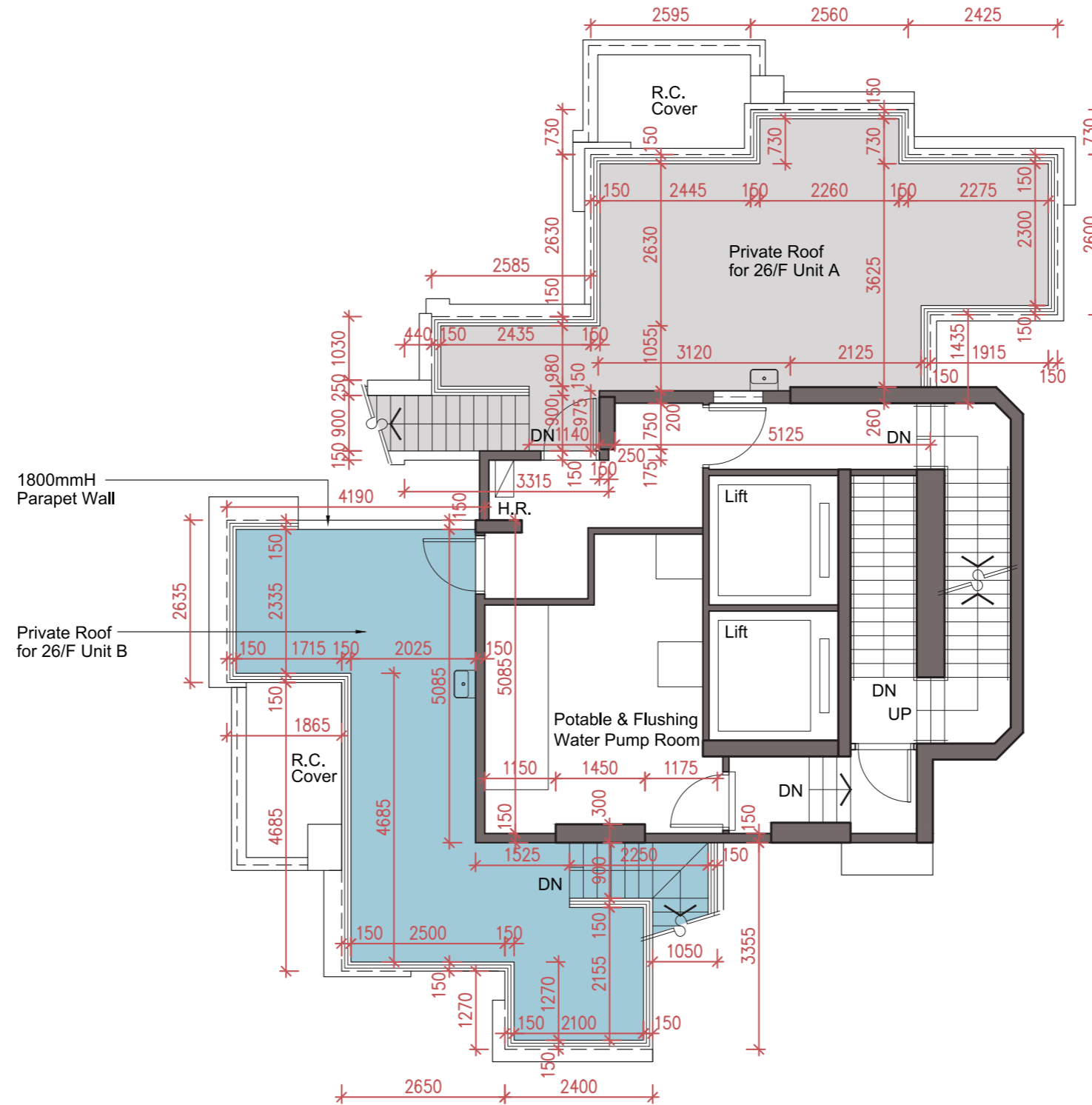
1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. Please refer to page 17 of this Sales Brochure for legend of the terms and abbreviations used on the floor plans and the explanatory notes that are applicable thereto.
3. 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第17頁。
3. 不設4樓、13樓、14樓及24樓。



Roof Floor Plan
 天台樓面平面圖



Scale 比例: 0 2 4M(米)

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

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

	Floor 樓層	Unit 單位	
		A	B
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度 (毫米)	Roof 天台	Not Applicable 不適用	
Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)		Not Applicable 不適用	

Notes :

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. Please refer to page 17 of this Sales Brochure for legend of the terms and abbreviations used on the floor plans and the explanatory notes that are applicable thereto.

備註：

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第17頁。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積(不計算入實用面積) sq. metre (sq. ft.) 平方米 (平方呎)									
Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
2/F 2樓	A	31.108 (335) Balcony 露台:- (-) Utility Platform 工作平台:- (-)	-	-	-	15.504 (167)	-	-	-	-	-	-
	B	29.996 (323) Balcony 露台:- (-) Utility Platform 工作平台:- (-)	-	-	-	35.986 (387)	-	-	-	-	-	-
	C	19.249 (207) Balcony 露台:- (-) Utility Platform 工作平台:- (-)	-	-	-	11.059 (119)	-	-	-	-	-	-
	D	22.504 (242) Balcony 露台:- (-) Utility Platform 工作平台:- (-)	-	-	-	21.591 (232)	-	-	-	-	-	-
	E	19.750 (213) Balcony 露台:- (-) Utility Platform 工作平台:- (-)	-	-	-	15.714 (169)	-	-	-	-	-	-

The saleable area of the residential property and the floor area of every one of the balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of every one of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

住宅物業的實用面積，以及構成該物業的一部分範圍內的每一個露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。構成該物業的一部分範圍內的每一個其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes : 1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

2. There is no verandah in the residential properties of the Development.

備註 : 1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。

2. 發展項目住宅物業不設陽台。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積(不計算入實用面積) sq. metre (sq. ft.) 平方米 (平方呎)									
Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
3/F, 5/F-12/F & 15/F 3樓、 5樓至12樓 及 15樓	A	34.458 (371) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B	33.451 (360) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	C	22.943 (247) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D	25.761 (277) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	E	23.492 (253) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor area of every one of the balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of every one of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

住宅物業的實用面積，以及構成該物業的一部分範圍內的每一個露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。構成該物業的一部分範圍內的每一個其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes : 1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

2. There is no verandah in the residential properties of the Development.

3. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。

2. 發展項目住宅物業不設陽台。

3. 不設4樓、13樓、14樓。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積(不計算入實用面積) sq. metre (sq. ft.) 平方米 (平方呎)									
Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
16/F 16樓	A	34.458 (371) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B	33.451 (360) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	C	22.943 (247) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D	26.617 (287) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	15.732 (169)	-	-	-	-	-	-

The saleable area of the residential property and the floor area of every one of the balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of every one of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

住宅物業的實用面積，以及構成該物業的一部分範圍內的每一個露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。構成該物業的一部分範圍內的每一個其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes : 1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

2. There is no verandah in the residential properties of the Development.

備註 : 1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。

2. 發展項目住宅物業不設陽台。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積(不計算入實用面積) sq. metre (sq. ft.) 平方米 (平方呎)									
Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
17/F-25/F 17樓至25樓	A	34.458 (371) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B	33.451 (360) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	C	22.943 (247) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D	26.617 (287) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
26/F 26樓	A	44.393 (478) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	1.190 (13)	-	-	34.080 (367)	-	-	-
	B	42.674 (459) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	8.668 (93)	-	-	29.707 (320)	-	-	-

The saleable area of the residential property and the floor area of every one of the balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of every one of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

住宅物業的實用面積，以及構成該物業的一部分範圍內的每一個露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。構成該物業的一部分範圍內的每一個其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes : 1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

2. There is no verandah in the residential properties of the Development.

3. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。

2. 發展項目住宅物業不設陽台。

3. 不設24樓。

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

Not Applicable

不適用

SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

臨時買賣合約的摘要

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

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

A Deed of Mutual Covenant incorporating Management Agreement ("**DMC**") in respect of the Development (i.e. Coasto) will be entered into among the First Owner (i.e. **RICH DRAGON LIMITED**), the DMC Manager and an owner of the Development.

A. Common parts of the Development

1. "**Common Areas and Facilities**" means all of the Common Areas and all of the Common Facilities. "**Common Areas**" means all of the Commercial Common Areas, the Development Common Areas and the Residential Common Areas. "**Common Facilities**" means all of the Commercial Common Facilities, the Development Common Facilities and the Residential Common Facilities.
2. "**Commercial Common Areas**" means all those areas or parts of the Land (as defined in the DMC) and the Development the right to the use of which is or is to be designated for common use and benefit of the Owners (as defined in the DMC) and occupiers of all the Shops (as defined in the DMC) and is not given by the DMC or otherwise to the First Owner or the Owner of any individual Shop and is not otherwise specifically assigned other than to the Manager (as defined in the DMC) on trust for the benefit of all Owners and which, without limiting the generality of the foregoing, include (a) Greenery Areas (as defined in the DMC) (excluding those forming part of the Development Common Areas), (b) W.M.R. on the 1st Floor of the Development, (c) accessible unisex lavatory on the Ground Floor of the Development and (d) permanent suspended platform(s) but shall exclude the Development Common Areas and the Residential Common Areas and such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy of which belongs to any particular Owner. Commercial Common Areas are for the purpose of identification shown coloured Red and Red stippled Black on the plans (certified as to their accuracy by the Authorized Person (as defined in the DMC)) annexed to the DMC.
3. "**Commercial Common Facilities**" means all those installations and facilities in the Commercial Common Areas used in common by or installed for the common benefit of all the Owners and occupiers of the Shops and not for the exclusive use or benefit of any individual Shop or the Development as a whole.
4. "**Development Common Areas**" means all those areas or parts of the Land and the Development the right to the use of which is designated for the common use and benefit of the Owners and occupiers of the Units (as defined in the DMC) and is not otherwise specifically assigned other than to the Manager on trust for the benefit of all Owners and which include, without limiting the generality of the foregoing:-
 - (a) Greenery Areas (excluding those forming part of the Commercial Common Areas);
 - (b) T.B.E. ROOM (telecommunications and broadcasting equipment room), recovery storage & material refuse chamber, fire control centre, town gas lead-in, W.M.C. (water meter cabinet), cable riser, planter, F.S. inlet & sprinkler inlet, independent staircase for HKE transformer room, potable & flushing water pump & tank room, F.S. water pump & tank room,, LV switch room, HV switch room, transformer room, sprinkler pump room, C.M.C. (check meter cabinet), potable & flushing water pump room, emergency generator room, potable & flushing water tank room, E.M.C. (electric meter cabinet), P.D. (pipe duct);
 - (c) fireman's lift lobby(ies) (excluding those forming part of the Residential Common Areas) and protected lobby(ies) to a required staircase (excluding those forming part of the Residential Common Areas);

- (d) the wall-mounted signboard which is for the purpose of identification shown coloured Yellow and marked "WALL-MOUNTED SIGNBOARD" on the plans (Plans Nos. DMC-02 and DMC-10) (certified as to its/ their accuracy by the Authorized Person) annexed to the DMC ("Wall-mounted Signboard") and any logo(s), fixtures, signs or installations affixed or installed on or at the Wall-mounted Signboard;
- (e) the architectural feature which is for the purpose of identification shown coloured Yellow and marked "ALUMINIUM CLADDING" on the PART PLAN AT LEVEL 89.950 of the plan (Plan No. DMC-08) (certified as to its accuracy by the Authorized Person) annexed to the DMC ("Relevant Architectural Feature") and any logo(s), fixtures, signs or installations affixed or installed on or at the Relevant Architectural Feature;
- (f) fence walls or walls of the Development abutting onto any part of the Development Common Areas (excluding the plaster and/or internal covering of any part of the fence walls or walls enclosing and facing a Residential Unit (as defined in the DMC), which plaster and/or internal coverings shall form part of the Residential Unit);
- (g) the external walls of the Development (not forming part of the Shops, Commercial Common Areas, the Residential Common Areas and the Residential Units) which are for the purpose of identification shown coloured Yellow and Yellow stippled Black on the plans (Plans Nos. DMC-09, DMC-10, DMC-11 and DMC-12) (certified as to its/ their accuracy by the Authorized Person) annexed to the DMC;

PROVIDED THAT where appropriate, if (1) any parts of the Development covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Ordinance (as defined in the DMC) and/or (2) any parts specified in the Schedule 1 to the Ordinance (unless they are specified or designated in an instrument registered in the Land Registry as being for the exclusive use, occupation or enjoyment of an Owner) shall also be covered by the provisions hereinbefore provided in this definition of "Development Common Areas", such parts shall be deemed to have been included as, and shall form part of, the Development Common Areas,

but shall exclude the Commercial Common Areas, the Residential Common Areas and such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy of which belongs to any particular Owner.

Development Common Areas are for the purpose of identification shown coloured Yellow and Yellow stippled Black on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.

5. "**Development Common Facilities**" means all those installations and facilities in the Development Common Areas used in common by or installed for the common benefit of all the Units of the Development as part of the amenities thereof and not for the exclusive benefit of any individual Unit and, without limiting the generality of the foregoing, including:-
 - (a) such of fire service control, main switch, water pumps, fire alarm system, fire hydrant/hose reel system, drains, pipes, gutters, surface channels, wells (if any), sewers, wires and cables, plant and machinery, electrical and mechanical installation servicing the Development Common Areas and other services facilities whether ducted or otherwise which are or at any time may be in, under or over or passing through the Development through which water, sewage, electricity and any other services are supplied to the Development or any part or parts thereof;

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

- (b) lighting including facade lighting within the Development;
- (c) automatic sprinkler system, fire detection and alarm system and fire hydrant and hose reel system within the Development; and
- (d) burglar alarm, metal gate and security system(s)(if any).
6. **"Residential Common Areas"** means all those areas or parts of the Land and the Development the right to the use of which is designated for common use and benefit of the Owners and occupiers of Residential Units and is not otherwise specifically assigned other than to the Manager on trust for the benefit of all Owners and which, without limiting the generality of the foregoing, include:-
- (a) the Recreational Facilities (as defined in the DMC);
- (b) residential entrance lobby on Ground Floor;
- (c) Caretaker's Counter (as defined in the DMC);
- (d) access to access opening for operating CCTV imaging device for drainage inspection and working space for maintenance;
- (e) lift(s), lift lobbies, fireman's lift lobby(ies) (excluding those forming part of the Development Common Areas) and protected lobby(ies) to a required staircase (excluding those forming part of the Development Common Areas), common flat roof(s), H.R. (hose reels), P.D. (pipe ducts), lift vent(s) and lift machine room;
- (f) fence walls or walls of the Development abutting onto any part of the Residential Common Areas (excluding the plaster and/or internal covering of any part of the fence walls or walls enclosing and facing a Residential Unit, which plaster and/or internal coverings shall form part of the Residential Unit);
- (g) external glass parapet walls enclosing a private flat roof or private roof held with and forming part of the Residential Unit (excluding the plaster and/or internal covering of any part of the external glass parapet walls enclosing and facing a Residential Unit, which plaster and/or internal coverings shall form part of the Residential Unit);
- (h) the external walls of the Development (not forming part of the Commercial Common Areas and the Development Common Areas, the Residential Units and the Shops) including the curtain wall system (other than such part or parts of the curtain wall system forming part of the Residential Units). The external walls which form part of the Residential Common Areas are for the purpose of identification shown coloured Green on the plans (certified as to their accuracy by or on behalf of the Authorized Person) annexed to the DMC;
- (i) such parts of the balconies and utility platforms which are for the purpose of identification shown coloured Green hatched Black on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC;
- but shall exclude the Commercial Common Areas, the Development Common Areas and such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy of which belongs to any particular Owner.

Residential Common Areas are for the purpose of identification shown coloured Green, Green stippled Black and Green hatched Black on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.

7. **"Residential Common Facilities"** means all those installations and facilities in the Residential Common Areas used in common by or installed for the common benefit of all the Residential Units and not for the exclusive use or benefit of any individual Residential Unit or the Development as a whole and which, without limiting the generality of the foregoing, include (but not limited to) the gondola (as defined in the DMC), drains, pipes, gutters, sewers, fire-fighting system, wires and cables, electrical equipment, air-conditioning or mechanical installation, lighting, burglar alarm, security system, lifts and manual fire alarm.

B. Number of undivided shares assigned to each residential property in the Development

Allocation of Undivided Shares to each Residential Unit

Floor	Residential Unit	Number of Undivided Shares allocated to each Residential Unit
2/F	A	327 / 30,359
	B	336 / 30,359
	C	203 / 30,359
	D	247 / 30,359
	E	214 / 30,359
3/F, 5/F-12/F & 15/F	A	345 / 30,359
	B	335 / 30,359
	C	229 / 30,359
	D	258 / 30,359
	E	235 / 30,359
16/F	A	345 / 30,359
	B	335 / 30,359
	C	229 / 30,359
	D	282 / 30,359

Note: In the numbering of floors, 4/F, 13/F, 14/F and 24/F are omitted.

SUMMARY OF DEED OF MUTUAL COVENANT

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Floor	Residential Unit	Number of Undivided Shares allocated to each Residential Unit
17/F-23/F & 25/F	A	345 / 30,359
	B	335 / 30,359
	C	229 / 30,359
	D	266 / 30,359
26/F	A	479 / 30,359
	B	465 / 30,359

Note: 4/F, 13/F, 14/F and 24/F are omitted.

C. Term of years for which the manager of the Development is appointed

Subject to the provisions of the Ordinance, the DMC Manager will be appointed as the first manager to manage the Land and the Development for the initial term of TWO years from the date of the DMC and thereafter shall continue to manage the Development until its appointment is terminated in accordance with the provisions of the DMC.

D. Basis on which the management expenses are shared among the owners of the residential properties in the Development

The Manager shall determine the amount which each Owner shall contribute towards the management expenses in accordance with the following principles:

- (a) Each Owner of a Unit of the Development shall contribute to the amount assessed under Part A of the annual Management Budget (as defined in the DMC) in the proportion which the number of the Management Shares (as defined in the DMC) allocated to his Unit bears to the total number of the Management Shares allocated to all Units of and in the Development. Part A shall cover the estimated management expenses which in the opinion of the Manager are attributable to the Land and the Development and the Development Common Areas and the Development Common Facilities or for the benefit of all the Owners (excluding those estimated management expenses contained in Part B and Part C of the Management Budget);
- (b) Each Owner in addition to the amount payable under (a) above shall in respect of each Residential Unit of which he is the Owner contribute to the amount assessed under Part B of the annual Management Budget in the proportion which the number of Management Shares allocated to his Residential Unit bears to the total number of the Management Shares allocated to all Residential Units of and in the Development. Part B shall contain the estimated management expenses which in the opinion of the Manager are attributable solely to the Residential Units and the Residential Common Areas and the Residential Common Facilities or solely for the benefit of all the Owners of the Residential Units including but not limited to the expenditure for the operation, maintenance, repair, cleaning, lighting and security of the Recreational Facilities; and

- (c) Each Owner in addition to the amount payable under (a) above shall in respect of each Shop of which he is the Owner contribute to the amount assessed under Part C of the annual Management Budget in the proportion which the number of Management Shares allocated to the Shop owned by him bears to the total number of the Management Shares allocated to all the Shops of and in the Development. Part C shall contain the estimated management expenses which in the opinion of the Manager are attributable solely to the Shops and the Commercial Common Areas and the Commercial Common Facilities or solely for the benefit of the Owner(s) of the Shops.

E. Basis on which the management fee deposit is fixed

The management fee deposit is equivalent to 2 months' monthly contribution of the first year's budgeted management expenses.

F. Area (if any) in the Development retained by the owner for that owner's own use

Not applicable.

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

第一業主(即：樂賢有限公司)、公契管理人及發展項目的一位業主將訂立有關發展項目(即：Coasto)的一份公契及管理協議(「公契」)。

A. 發展項目的公用部分

1. 「**公用地方及設施**」指所有公用地方及所有公用設施。「**公用地方**」指所有商業公用地方、發展項目公用地方及住宅公用地方。「**公用設施**」指所有商業公用設施、發展項目公用設施及住宅公用設施。

2. 「**商業公用地方**」指該土地(定義見公契)及發展項目中指定供所有商舖(定義見公契)的業主(定義見公契)及佔用人共同使用與享用，而並非按公契或其他規定給予第一業主或任何個別商舖業主和並非特別轉讓(除了轉讓予管理人(定義見公契)以信託形式為全體業主的利益持有外)的所有該等區域或部分，在不限上述一般適用範圍下，包括(a)綠化區(定義見公契)(不包括構成發展項目公用地方之部分)，(b)位於發展項目一樓的水錶房，(c)位於發展項目地下的無障礙男女通用洗手間及(d)永久懸空平台，但不包括發展項目公用地方及住宅公用地方和發展項目內任何個別業主有專有權利和特權持有、使用、佔用及享用的區域。商業公用地方在公契附錄圖則(經認可人士(定義見公契)核實為準確)上以紅色和紅色加黑點顯示，以供識別。

3. 「**商業公用設施**」指在商業公用地方內安裝供所有商舖業主及佔用人共同使用，或安裝供他們共同受益，而並非供任何個別商舖業主獨家使用或享用或發展項目整體使用的所有該等裝置及設施。

4. 「**發展項目公用地方**」指該土地及發展項目中指定供單位(定義見公契)業主及佔用人共同使用與享用，而並非特別轉讓(除了轉讓予管理人以信託形式為全體業主的利益持有外)的所有該等區域或部分，在不限上述一般適用範圍下，包括：

(a) 綠化區(不包括構成商業公用地方之部分)；

(b) T.B.E. ROOM(電信和廣播設備室)、垃圾收集及物料回收房、消防控制中心、煤氣管導入槽、W.M.C.(水錶櫃)、電纜立管、花棚、消防進水口及花灑進水口、香港電燈有限公司變壓器室用獨立樓梯、食水及沖廁水泵及水箱房、消防水泵及水箱房、LV電掣房、HV電掣房、變壓器室、花灑泵房、C.M.C.(檢查電錶櫃)、食水及沖廁水泵房、緊急發電機房、食水及沖廁水箱房、E.M.C.(電錶櫃)、P.D.(管道)；

(c) 消防員升降機大堂(不包括構成住宅公用地方之部分)和通往指定樓梯的防護門廊(不包括構成住宅公用地方之部分)；

(d) 掛牆招牌，在公契附錄圖則(圖則編號：DMC-02 及 DMC-10)(經認可人士核實為準確)上以黃色顯示並標明「WALL-MOUNTED SIGNBOARD」(「掛牆招牌」)，以供識別，以及固定或安裝在掛牆招牌上的任何標識、附著物、標誌或裝置；

(e) 建築裝飾，在公契附錄圖則(圖則編號：DMC-08)的水平89.950部分平面圖(經認可人士核實為準確)上以黃色顯示並標明「ALUMINIUM CLADDING」(「有關建築裝飾」)，以供識別，以及固定或安裝在有關建築裝飾上的任何標識、附著物、標誌或裝置；

(f) 發展項目中毗連發展項目公用地方任何部分的圍牆或牆壁(不包括圍封及面向住宅單位(定義見公契)的圍牆或牆壁任何部分的灰泥及/或內部覆蓋物，該等灰泥及/或內部覆蓋物應構成住宅單位之部分)；

(g) 發展項目的外牆(不構成商舖、商業公用地方、住宅公用地方及住宅單位之部分)，在公契附錄圖則(圖則編號：DMC-09、DMC-10、DMC-11 及 DMC-12)(經認可人士核實為準確)上以黃色和黃色加黑點顯示，以供識別；

但是，在適當情況下，如果(1)條例(定義見公契)第2條列明「公用部分」的定義(a)段涵蓋發展項目的任何部分及/或(2)條例附表1指定的任何部分(除非在土地註冊處註冊的文據指定或指派給個別業主家使用、佔用或享用)亦屬上述條文界定的「發展項目公用部分」之定義，該等部分應被視為包括在並構成發展項目公用地方之部分。

但不包括商業公用地方、住宅公用地方及發展項目內任何個別業主有權利及特權獨家持有、使用、佔用及享用的區域。

發展項目公用部分在公契附錄圖則(經認可人士核實為準確)上以黃色和黃色加黑點顯示，以供識別。

5. 「**發展項目公用設施**」指發展項目公用地方內供發展項目所有單位共同使用，或安裝作為其部分便利設施使其共同受益，而並非供任何個別單位獨家享用的所有該等裝置及設施，在不限上述一般適用範圍下，包括：

(a) 消防控制系統、總電掣、水泵、火警警報系統、消防栓/喉轆系統、排水渠、管道、簷溝、地面溝渠、井(如有)、污水渠、電線及電纜、機械及機器，為發展項目公用地方服務的機電裝置以及目前或任何時候在發展項目之內、下方、上方或穿過發展項目將水、污水、電力及其他服務輸送入發展項目或其任何部分的其他服務設施(無論是以管道或是其他方式)；

(b) 照明，包括發展項目內的外牆照明；

(c) 發展項目內的自動花灑系統、火警探測及警報系統、消防栓及喉轆系統；及

(d) 防盜警報器、金屬閘及保安系統(如有)。

6. 「**住宅公用地方**」指該土地及發展項目中指定供住宅單位業主及佔用人共同使用與享用，而並非特別轉讓(除了轉讓予管理人以信託形式為全體業主的利益持有外)的所有該等區域或部分，在不限上述一般適用範圍下，包括：

(a) 康樂設施(定義見公契)；

(b) 地下住宅入口大堂；

(c) 管理員櫃檯(定義見公契)；

(d) 進入操作閉路電視成像裝置的通道，以進行排水檢查和進行維護的工作空間；

(e) 升降機、升降機大堂、消防員升降機大堂(不包括構成發展項目公用地方之部分)和通往指定樓梯的防護門廊(不包括構成發展項目公用地方之部分)，公用平台、H.R.(喉轆)、P.D.(管道)、升降機通風口及升降機機房；

(f) 發展項目中毗連住宅公用地方任何部分的圍牆或牆壁(不包括圍封及面向住宅單位的圍牆或牆壁任何部分的灰泥及/或內部覆蓋物，該等灰泥及/或內部覆蓋物應構成住宅單位之部分)；

(g) 圍封住宅單位連帶持有及構成其部份的私人平台或私人天台的外部玻璃護牆(不包括圍封及面向住宅單位的外部玻璃護牆任何部分的灰泥及/或內部覆蓋物，該等灰泥及/或內部覆蓋物應構成住宅單位之部分)；

(h) 發展項目的外牆(不構成商業公用地方、發展項目公用地方、住宅單位及商舖之部分)，包括幕牆系統(不包括構成住宅單位之部分的幕牆部分)。構成住宅公用地方之部分的外牆在公契附錄圖則(經認可人士或其代表核實為準確)上以綠色顯示，以供識別；

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- (i) 在公契附錄圖則(經認可人士核實為準)上以綠色間黑斜線顯示(以供識別)的露台及工作平台的部分;

但不包括商業公用地方、發展項目公用地方及發展項目內任何個別業主有權利及特權獨家持有、使用、佔用及享用的區域。

住宅公用地方在公契附錄的圖則(經認可人士核實為準)上以綠色、綠色加黑點、綠色間黑斜線顯示,以供識別。

7. 「住宅公用設施」指住宅公用地方內供所有住宅單位共同使用,或安裝使其共同受益,而並非供任何個別住宅單位獨家使用或享用或發展項目整體使用的所有該等裝置及設施,在不限制上述一般適用範圍下,包括(但不限於)吊船(定義見公契)、排水渠、管道、簷溝、污水渠、滅火系統、電線和電纜、電氣設備、空調或機械裝置、照明、防盜警報、保安系統、升降機及手動火警警報器。

B. 分配予發展項目中的每個住宅物業的不分割份數的數目

分配予每個住宅單位的不分割份數

樓層	單位	分配予每個住宅單位的不分割份數的數目
2樓	A	327 / 30,359
	B	336 / 30,359
	C	203 / 30,359
	D	247 / 30,359
	E	214 / 30,359
3樓、 5樓至12樓及15樓	A	345 / 30,359
	B	335 / 30,359
	C	229 / 30,359
	D	258 / 30,359
	E	235 / 30,359
16樓	A	345 / 30,359
	B	335 / 30,359
	C	229 / 30,359
	D	282 / 30,359

備註：不設4樓、13樓、14樓及24樓。

樓層	單位	分配予每個住宅單位的不分割份數的數目
17樓至23樓及25樓	A	345 / 30,359
	B	335 / 30,359
	C	229 / 30,359
	D	266 / 30,359
26樓	A	479 / 30,359
	B	465 / 30,359

備註：不設4樓、13樓、14樓及24樓。

C. 有關發展項目的管理人的委任年期

受制於條例規定,公契管理人獲委任為管理該土地及發展項目的首任管理人,首屆任期從公契之日起的2年,其後繼續管理發展項目,直至按公契規定終止其委任。

D. 管理開支按甚麼基準在發展項目中的住宅物業的擁有人之間分擔

管理人須按下列原則釐定每位業主分擔管理開支的款項：

- (a) 發展項目每個單位業主須按他的單位獲分配的管理份數(定義見公契)數目佔發展項目所有單位獲分配的管理份數總數之比例分擔年度管理預算(定義見公契)A部分評估的款項。A部分將涵蓋管理人認為歸屬該土地及發展項目和發展項目公用地方及發展項目公用設施或供所有業主享用的預計管理開支(不包括管理預算B部分和C部分載有的預計管理開支)；
- (b) 每位業主除了支付以上(a)項應付的款項外,還須就他擁有的每個住宅單位按他的住宅單位獲分配的管理份數數目佔發展項目所有住宅單位獲分配的管理份數總數之比例分擔年度管理預算B部分評估的款項。B部分載有管理人認為單獨歸屬住宅單位和住宅公用地方及住宅公用設施或僅供所有住宅單位業主享用的預計管理開支,包括但不限於康樂設施的操作、保養、維修、清潔、照明及保安的開支；及
- (c) 每位業主除了支付以上(a)項應付的款項外,還須就他擁有的每個商舖,按該商舖獲分配的管理份數數目佔發展項目所有商舖獲分配的管理份數總數之比例,分擔年度管理預算C部分評估的款項。C部分載有管理人認為單獨歸屬商舖和商業公用地方及商業公用設施或僅供所有商舖業主享用的預計管理開支。

E. 計算管理費按金的基準

管理費按金相等於第一個年度預算管理開支的每月分擔款項之2個月款項。

F. 擁有人在發展項目中保留作自用的範圍(如有的話)

不適用

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1. The Development is situated on The Remaining Portion of Aplichau Inland Lot No.50 ("**APIL No. 50RP**"), The Remaining Portion of Section A of Aplichau Inland Lot No. 50 ("**APIL No. 50SARP**"), Aplichau Inland Lot No. 51 ("APIL No. 51"), The Remaining Portion of Aplichau Inland Lot No. 54 ("**APIL No. 54RP**") and Aplichau Inland Lot No. 59 ("**APIL No. 59**").
2. APIL No. 50RP and APIL No. 50SARP are held under a Government Lease of Aplichau Inland Lot No. 50 dated 11 April 1932 ("**Government Lease of APIL No. 50**") for a term of 75 years commencing from 1 January 1910 with a right of renewal for one further term of 75 years.
3. APIL No. 51 is held under a Government Lease of Aplichau Inland Lot No. 51 dated 15 January 1941 ("**Government Lease of APIL No. 51**") for a term of 75 years commencing from 19 October 1933 with a right of renewal for one further term of 75 years.
4. APIL No. 54RP is held under a Government Lease of Aplichau Inland Lot No. 54 dated 5 December 1941 ("**Government Lease of APIL No. 54**") for a term of 75 years commencing from 3 February 1934 with a right of renewal for one further term of 75 years.
5. APIL No. 59 is held under a Government Lease of Aplichau Inland Lot No. 59 dated 15 January 1941 ("**Government Lease of APIL No. 59**") for a term of 75 years commencing from 19 October 1933 with a right of renewal for one further term of 75 years.

Government Lease of APIL No. 50

6. The Government Lease of APIL No. 50 stipulates that:

- (a) The lessees will before the expiration of Forty two calendar months from the 29th day of October 1928 at his her or their own proper costs and charges erect build and completely finish fit for use in a good substantial and workmanlike manner and with the best materials of their respective kinds one or more good substantial and safe brick or stone messuage or tenement messuages or tenements upon some part of the ground hereby demised with proper fences walls sewers drains and all other usual or necessary appurtenances and shall and will before the expiration of the said Forty two calendar months lay out and expend thereon the sum of Five hundred dollars at the least which said messuage or tenement messuages or tenements shall be of the same rate of building elevation character and description and shall front and range in an uniform manner with the buildings (if any) immediately adjoining in the same street and the whole to be done to the satisfaction of the Director of Public Works ("**the said Director**").
- (b) The lessees will from time to time and at all times hereafter when where and as often as need or occasion shall be and require at his her or their own proper costs and charges well and sufficiently repair uphold support maintain pave purge scour cleanse empty amend and keep the messuage or tenement messuages or tenements erections and buildings now or at any time hereafter standing upon the said piece or parcel of ground hereby expressed to be demised and all the walls rails lights pavements privies sinks drains and watercourses thereunto belonging and which shall in any-wise belong or appertain unto the same in by and with all and all manner of needful and necessary reparations cleansings and amendments whatsoever the whole to be done to the satisfaction of the said Director and the said messuage or tenement messuages or tenements erections buildings and premises being so well and sufficiently repaired sustained and amended at the end or sooner determination of the said term hereby granted shall and will peaceably and quietly deliver up to the Government.

- (c) 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 pavements channels fences and party-walls draughts private or public sewers and drains requisite for or in or belonging to the said premises hereby expressed to be demised or any part thereof in common with other premises near or adjoining thereto and that such proportion shall be fixed and ascertained by the said Director and shall be recoverable in the nature of rent in arrear.
- (d) It shall and may be lawful to and for the Government by the said Director or other persons deputed to act for the Government twice or oftener in every year during the said term at all reasonable times in the day to enter and come into and upon the said premises hereby expressed to be demised 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 or views shall be found to give or leave notice or warning in writing at or upon the said premises or some part thereof unto or for the lessees to repair and amend the same within Three Calendar Months then next following within which said time or space of Three Calendar Months after every such notice or warning shall be so given or left as aforesaid the lessees will repair and amend the same accordingly.
- (e) The lessees or any other person or persons shall not nor will during the continuance of this demise use exercise or follow in or upon the said 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 the Government signified in writing by the Government or other person duly authorized in that behalf.
- (f) The lessees will not let underlet mortgage assign or otherwise part with all or any part of the said premises hereby expressed to be demised for all or any part of the said term of seventy-five years without at the same time registering such alienation in the Land Registry or in such other office as may hereafter be instituted for the purposes of land registration in Hong Kong and paying the prescribed fees therefor.
- (g) The Government shall have full power to resume enter into and re-take possession of all or any part of the premises hereby expressed to be demised if required for the improvement of Hong Kong or for any other public purpose whatsoever Three Calendar Months' notice being given to the lessees of its being so required and a full and fair compensation for the said land and the buildings thereon being paid to the lessees 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.

Government Lease of APIL No. 51

7. The Government Lease of APIL No. 51 stipulates that:

- (a) The lessee shall and will from time to time and at all times hereafter when where and as often as need or occasion shall be and require at his 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 the Director of Public Works ("**the said Director**").

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- (b) The lessee will during the term hereby granted as often as need shall require bear pay and allow a reasonable share and proportion for and towards the costs and charges of making building repairing and amending all or any roads pavements channels fences and party walls draughts private or public sewers and drains requisite for or in or belonging to the 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.
- (c) It shall and may be lawful to and for the Government by the said Director or other persons deputed to act for the Government 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 lessee to repair and amend the same within Three Calendar Months then next following within which time the lessee will repair and amend the same accordingly.
- (d) The lessee or any other person or persons shall not nor will 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 the Government signified in writing by the Government or other person duly authorized in that behalf.
- (e) The lessee will not let underlet mortgage assign or otherwise part with all or any part of the demised premises for all or any part of the term hereby granted without at the same time registering such alienation in the Land Registry or in such other office as may hereafter be instituted for the purposes of registration in Hong Kong and paying the prescribed fees therefor.
- (f) The Government 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 Hong Kong or for any other public purpose whatsoever Three Calendar Months' notice being given to the lessee of its being so required and a full and fair compensation for the land and the buildings thereon being paid to the 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.

Government Lease of APIL No. 54

8. The Government Lease of APIL No. 54 stipulates that:

- (a) The lessee shall and will from time to time and at all times hereafter when where and as often as need or occasion shall be and require at her 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 the Director of Public Works ("**the said Director**").

- (b) The lessee will during the term hereby granted as often as need shall require bear pay and allow a reasonable share and proportion for and towards the costs and charges of making building repairing and amending all or any roads pavements channels fences and party walls draughts private or public sewers and drains requisite for or in or belonging to the 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.
- (c) It shall and may be lawful to and for the Government by the said Director or other persons deputed to act for the Government 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 lessee to repair and amend the same within Three Calendar Months then next following within which time the lessee will repair and amend the same accordingly.
- (d) The lessee or any other person or persons shall not nor will 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 the Government signified in writing by the Government or other person duly authorized in that behalf.
- (e) The lessee will not let underlet mortgage assign or otherwise part with all or any part of the demised premises for all or any part of the term hereby granted without at the same time registering such alienation in the Land Registry or in such other office as may hereafter be instituted for the purposes of registration in Hong Kong and paying the prescribed fees therefor.
- (f) The Government 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 Hong Kong or for any other public purpose whatsoever Three Calendar Months' notice being given to the lessee of its being so required and a full and fair compensation for the said land and the buildings thereon being paid to the 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.

Government Lease of APIL No. 59

9. The Government Lease of APIL No. 59 stipulates that:

- (a) The lessee shall and will from time to time and at all times hereafter when where and as often as need or occasion shall be and require at his own proper costs and charges well and sufficiently repair uphold support maintain pave purge scour cleanse empty amend and keep the messuage or tenement messuages or tenements and all other erections and buildings standing upon the 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 the Director of Public Works ("**the said Director**").

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- (b) The lessee will during the term hereby granted as often as need shall require bear pay and allow a reasonable share and proportion for and towards the costs and charges of making building repairing and amending all or any roads pavements channels fences and party walls draughts private or public sewers and drains requisite for or in or belonging to the 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.
- (c) It shall and may be lawful to and for the Government by the said Director or other persons deputed to act for the Government 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 lessee to repair and amend the same within Three Calendar Months then next following within which time the lessee will repair and amend the same accordingly.
- (d) The lessee or any other person or persons shall not nor will 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 the Government signified in writing by the Government or other person duly authorized in that behalf.
- (e) The lessee will not let underlet mortgage assign or otherwise part with all or any part of the demised premises for all or any part of the term hereby granted without at the same time registering such alienation in the Land Registry or in such other Office as may hereafter be instituted for the purposes of registration in Hong Kong and paying the prescribed fees therefor.
- (f) The Government 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 Hong Kong or for any other public purpose whatsoever Three Calendar Months' notice being given to the lessee of its being so required and a full and fair compensation for the said land and the buildings thereon being paid to the 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.

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1. 發展項目位於鴨脷洲內地段第50號餘段(「**APIL No. 50RP**」)、鴨脷洲內地段第50號A分段餘段(「**APIL No. 50SARP**」)、鴨脷洲內地段第51號(「**APIL No. 51**」)、鴨脷洲內地段第54號餘段(「**APIL No. 54RP**」)及鴨脷洲內地段第59號(「**APIL No. 59**」)。
2. 根據1932年4月11日訂立有關鴨脷洲內地段第50號的政府租約(「**APIL No. 50的政府租約**」)租用APIL No. 50RP和APIL No. 50SARP自1910年1月1日起計75年，並有權再續期75年。
3. 根據1941年1月15日訂立有關鴨脷洲內地段第51號的政府租約(「**APIL No. 51的政府租約**」)租用APIL No. 51自1933年10月19日起計75年，並有權再續期75年。
4. 根據1941年12月5日訂立有關鴨脷洲內地段第54號的政府租約(「**APIL No. 54的政府租約**」)租用APIL No. 54RP自1934年2月3日起計75年，並有權再續期75年。
5. 根據1941年1月15日訂立有關鴨脷洲內地段第59號的政府租約(「**APIL No. 59的政府租約**」)租用APIL No. 59自1933年10月19日起計75年，並有權再續期75年。

APIL No. 50的政府租約

6. APIL No. 50的政府租約規定：

- (a) 承租人必須在1928年10月29日起42個曆月期滿之前，以良好、妥善及精工細作之方式及採用同類中的最佳物料自費在本文批租的部分土地搭建、建築及完成磚砌或石砌一棟或多棟良好、妥善和安全的院宅或物業，配備適當的圍欄、牆壁、污水渠、排水渠及所有其他通常使用或必要的附屬設施，並須在上述42個曆月期滿之前對此花費及支出至少伍佰圓。上述院宅或物業應採用相同的建築比率、高度、性質及狀況，並須與所在街道上毗連的建築物(如有)有一致的坐向及排列方式，在一切方面使工務局局長(「**局長**」)滿意。
- (b) 承租人須不時及於日後任何時間按需要或情況自費妥善及充分地維修、維護、承托、保養、鋪設、清除、擦淨、清潔、排空、更改及保持現時或此後任何時候在本文表明予以批租的該片或該幅土地上的院宅、物業、搭建物及建築物和屬於或以任何形式附屬該土地之內或旁邊的一切牆壁、扶手、照明、行人路、廁所、溝渠、排水渠、水道和透過適當及必要的安排，進行整修、清潔及改善，在一切方面使局長滿意，並妥善和充分的維修、維持和修改上述院宅、物業、搭建物、建築物及處所直至本文授予的上述租期期滿或提前終止時平和及安寧地移交給政府。
- (c) 承租人必須在本文授予的租期期間，根據情況需要承擔、支付及允許有關建造、建築、維修和更改在本文表明予以批租的該處所或與毗鄰或毗連物業共用的任何部分之內或擁有的一切道路、行人路、渠道、圍欄、共用牆、通風裝置、私家或公共污水渠及排水渠的費用及開支之合理部分及比例。有關比例由局長釐定與確認，如有欠交則作欠租追收。

- (d) 政府有權通過局長或政府授權的其他人士在該租期期間每年2次或以上於白天的任何合理時間內進入在本文表明予以批租的該處所，旨在查看、檢察及視察其狀況及找出一切損壞、缺陷及失修之處。每次查找上述損壞、缺陷及失修之處後將對該處所或其中部分或承租人發出或留下通知或書面警告函，要求承租人在3個曆月內進行維修與改善。承租人須在按前述發出或留下的每一通知或書面警告函後的3個曆月內進行維修與改善。
- (e) 未經政府或獲正式授權的其他人士代表政府事先簽發的書面許可，承租人或任何其他人士在政府租契期間不得，亦不應在該處所或其中任何部分使用、行使或從事銅工、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、掏糞、清理垃圾或任何產生噪音、有害或令人厭惡的行業或業務。
- (f) 承租人不得在該租期的75年的全部或任何部分租期期間，出租、分租、按揭、轉讓或以其他形式放棄管有本文表明予以批租的該處所的全部或任何部分，而沒有同時在土地註冊處或在香港設立的其他土地註冊辦事處註冊該轉讓，及支付訂明費用。
- (g) 政府具有充分權利收回、進入及取回本文表明予以批租的處所之全部或任何部分(如需要)，以作改善香港或任何其他公共用途，惟需提前3個曆月通知承租人上述要求和根據局長公平及不偏不倚的估價，向承租人支付該土地及其上的建築物的全部及公平的補償。當行使上述權利後，政府租契的租期及產業權將停止、終止及無效。

APIL No. 51的政府租約

7. APIL No. 51的政府租約規定：

- (a) 承租人須不時及於日後任何時間按需要或情況自費妥善及充分地維修、維護、承托、保養、鋪設、清除、擦淨、清潔、排空、更改及保持現時或此後任何時候在該片或該幅土地上的院宅、物業、所有其他搭建物及建築物和屬於或以任何形式附屬該土地之內或旁邊的一切牆壁、河堤、岩屑、樹籬、溝渠、扶手、照明、行人路、廁所、水槽、排水溝及水道和透過適當及必要的安排，進行整修、清潔及更改，在一切方面使工務局局長(「**局長**」)滿意。
- (b) 承租人必須在本文授予的租期期間，根據情況需要承擔、支付及允許有關建造、建築、維修和更改在批租處所或與毗鄰或毗連物業共用的任何部分之內或擁有的一切道路、行人路、渠道、圍欄、共用牆、通風裝置、私家或公共污水渠及排水渠的費用及開支之合理部分及比例。有關比例由局長釐定與確認，如有欠交則作欠租追收。
- (c) 政府有權通過局長或政府授權的其他人士在該租期期間每年2次或以上於白天的任何合理時間內進入批租處所，旨在查看、檢察及視察其狀況及找出一切損壞、缺陷及失修之處。每次查找上述損壞、缺陷及失修之處後將對批租處所或其中部分或承租人發出或留下書面通知，要求承租人在3個曆月內進行維修與改善，承租人須在該時期內進行維修與改善。

SUMMARY OF LAND GRANT

批地文件的摘要

- (d) 未經政府或獲正式授權的其他人士代表政府事先簽發的書面許可，承租人或任何其他人士在政府租契期間不得，亦不應在批租處所或其中任何部分使用、行使或從事銅工、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、掏糞、清理垃圾或任何產生噪音、有害或令人厭惡的行業或業務。
- (e) 承租人不得在本文授予的全部或任何部分租期期間，出租、分租、按揭、轉讓或以其他方式放棄管有批租處所的全部或任何部分，而沒有同時在土地註冊處或在香港設立的其他註冊辦事處註冊該轉讓，及支付訂明費用。
- (f) 政府具有充分權利收回、進入及取回批租處所之全部或任何部分(如需要)，以作改善香港或任何其他公共用途，惟需提前3個曆月通知承租人上述要求和根據局長公平及不偏不倚的估價，向承租人支付該土地及其上的建築物的全部及公平的補償。當行使上述權利後，政府租契的租期及產業權將停止、終止及無效。

APIL No. 54的政府租約

8. APIL No. 54的政府租約規定：

- (a) 承租人須不時及於日後任何時間按需要或情況自費妥善及充分地維修、維護、承托、保養、鋪設、清除、擦淨、清潔、排空、更改及保持現時或此後任何時候在該片或該幅土地上的院宅、物業、所有其他搭建物及建築物及屬於或以任何形式附屬該土地之內或旁邊的一切牆壁、河堤、岩屑、樹籬、溝渠、扶手、照明、行人路、廁所、水槽、排水溝及水道和透過適當及必要的安排，進行整修、清潔及更改，在一切方面使工務局局長(「局長」)滿意。
- (b) 承租人必須在本文授予的租期期間，根據情況需要承擔、支付及允許有關建造、建築、維修和更改在批租處所或與毗鄰或毗連物業共用的任何部分之內或擁有的一切道路、行人路、渠道、圍欄、共用牆、通風裝置、私家或公共污水渠及排水渠的費用及開支之合理部分及比例。有關比例由局長釐定與確認，如有欠交則作欠租追收。
- (c) 政府有權通過局長或政府授權的其他人士在該租期期間每年2次或以上於白天的任何合理時間內進入批租處所，旨在查看、檢察及視察其狀況及找出一切損壞、缺陷及失修之處。每次查找上述損壞、缺陷及失修之處後將對批租處所或其中部分或承租人發出或留下書面通知，要求承租人在3個曆月內進行維修與改善，承租人須在該時期內進行維修與改善。
- (d) 未經政府或獲正式授權的其他人士代表政府事先簽發的書面許可，承租人或任何其他人士在政府租契期間不得，亦不應在批租處所或其中任何部分使用、行使或從事銅工、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、掏糞、清理垃圾或任何產生噪音、有害或令人厭惡的行業或業務。
- (e) 承租人不得在本文授予的全部或任何部分租期期間，出租、分租、按揭、轉讓或以其他方式放棄管有批租處所的全部或任何部分，而沒有同時在土地註冊處或在香港設立的其他註冊辦事處註冊該轉讓，及支付訂明費用。

- (f) 政府具有充分權利收回、進入及取回批租處所之全部或任何部分(如需要)，以作改善香港或任何其他公共用途，惟需提前3個曆月通知承租人上述要求和根據局長公平及不偏不倚的估價，向承租人支付該土地及其上的建築物的全部及公平的補償。當行使上述權利後，政府租契的租期及產業權將停止、終止及無效。

APIL No. 59的政府租約

9. APIL No. 59的政府租約規定：

- (a) 承租人須不時及於日後任何時間按需要或情況自費妥善及充分地維修、維護、承托、保養、鋪設、清除、擦淨、清潔、排空、更改及保持現時或此後任何時候在該片或該幅土地上的宅院、物業、所有其他搭建物及建築物和屬於或以任何形式附屬該土地之內或旁邊的一切牆壁、河堤、岩屑、樹籬、溝渠、扶手、照明、行人路、廁所、水槽、排水溝及水道和透過適當及必要的安排，進行整修、清潔及更改，在一切方面使工務局局長(「局長」)滿意。
- (b) 承租人必須在本文授予的租期期間，根據情況需要承擔、支付及允許有關建造、建築、維修和更改在批租處所或與毗鄰或毗連物業共用的任何部分之內或擁有的一切道路、行人路、渠道、圍欄、共用牆、通風裝置、私家或公共污水渠及排水渠的費用及開支之合理部分及比例。有關比例由局長釐定與確認，如有欠交則作欠租追收。
- (c) 政府有權通過局長或政府授權的其他人士在該租期期間每年2次或以上於白天的任何合理時間內進入批租處所，旨在查看、檢察及視察其狀況及找出一切損壞、缺陷及失修之處。每次查找上述損壞、缺陷及失修之處後將對批租處所或其中部分或承租人發出或留下書面通知，要求承租人在3個曆月內進行維修與改善，承租人須在該時期內進行維修與改善。
- (d) 未經政府或獲正式授權的其他人士代表政府事先簽發的書面許可，承租人或任何其他人士在政府租契期間不得，亦不應在批租處所或其中任何部分使用、行使或從事銅工、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、掏糞、清理垃圾或任何產生噪音、有害或令人厭惡的行業或業務。
- (e) 承租人不得在本文授予的全部或任何部分租期期間，出租、分租、按揭、轉讓或以其他方式放棄管有批租處所的全部或任何部分，而沒有同時在土地註冊處或在香港設立的其他註冊辦事處註冊該轉讓，及支付訂明費用。
- (f) 政府具有充分權利收回、進入及取回批租處所之全部或任何部分(如需要)，以作改善香港或任何其他公共用途，惟需提前3個曆月通知承租人上述要求和根據局長公平及不偏不倚的估價，向承租人支付該土地及其上的建築物的全部及公平的補償。當行使上述權利後，政府租契的租期及產業權將停止、終止及無效。

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

Not Applicable

不適用

WARNING TO PURCHASERS

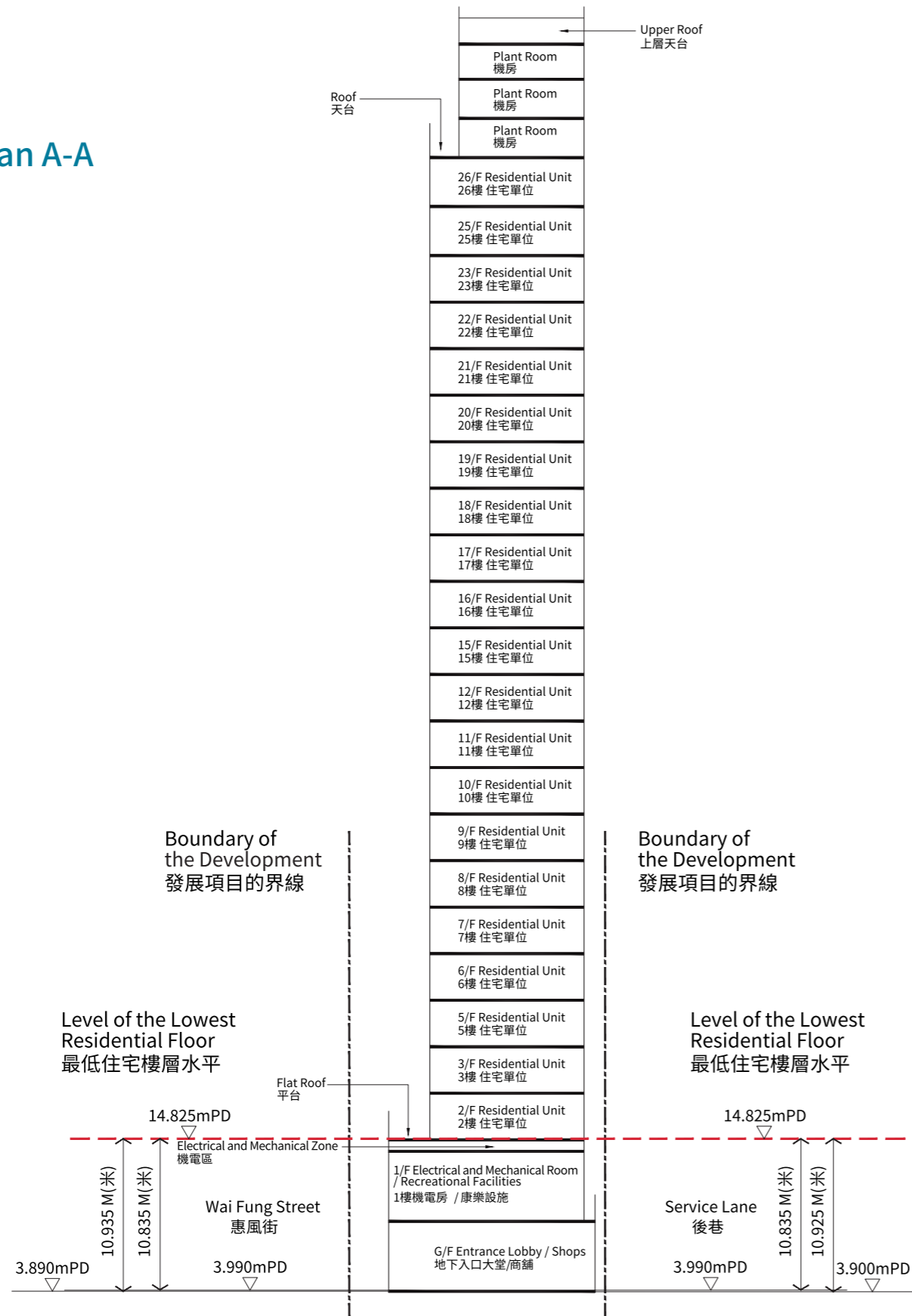
對買方的警告

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

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

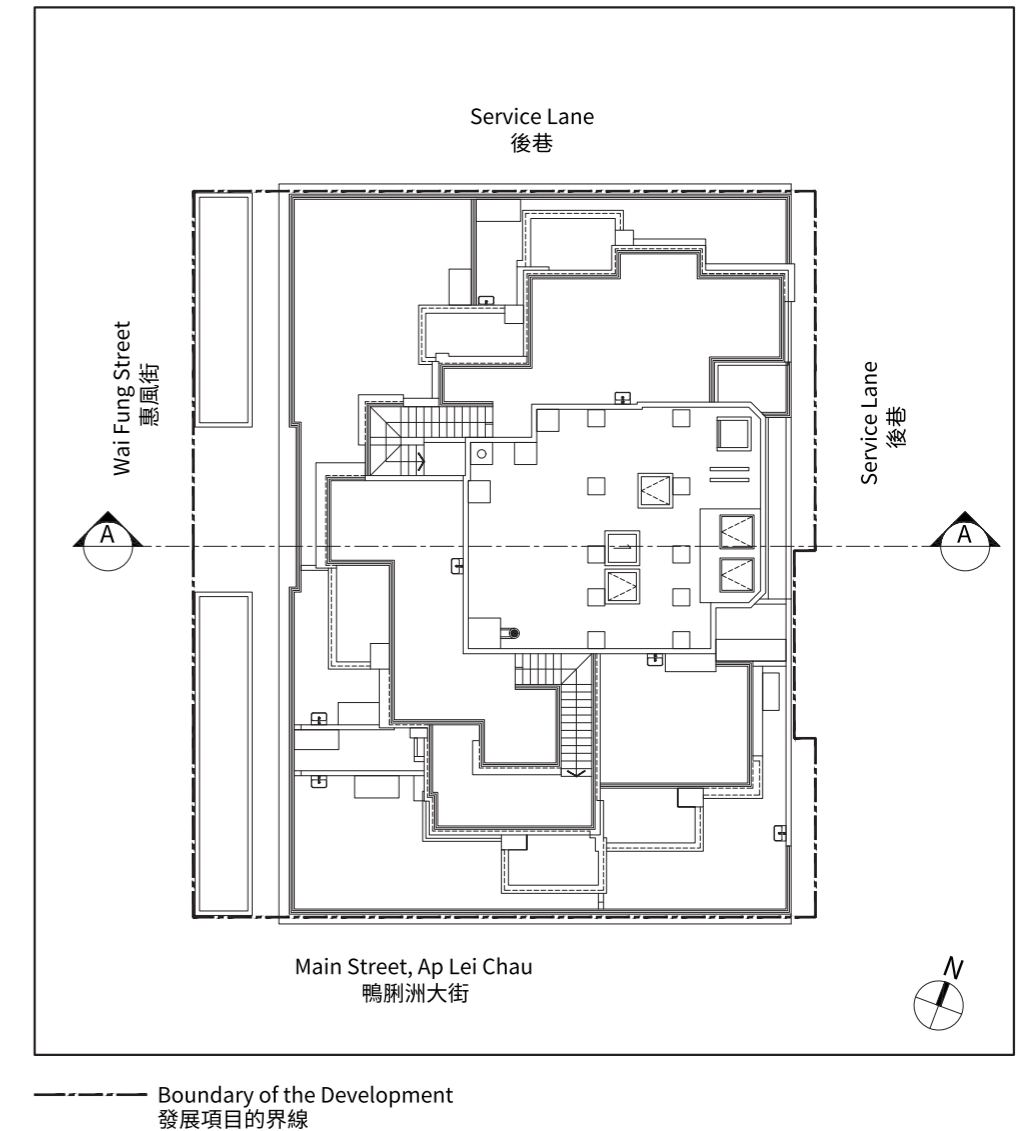
Cross-section Plan A-A 橫截面圖 A-A



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

1. The part of Wai Fung Street adjacent to the building is 3.890 metres to 3.990 metres above the Hong Kong Principal Datum.
2. The part of Service Lane adjacent to the building is 3.900 metres to 3.990 metres above the Hong Kong Principal Datum.
3. ▽ Denotes height (in metres) above the Hong Kong Principal Datum (mPD).

Key Plan 指示圖

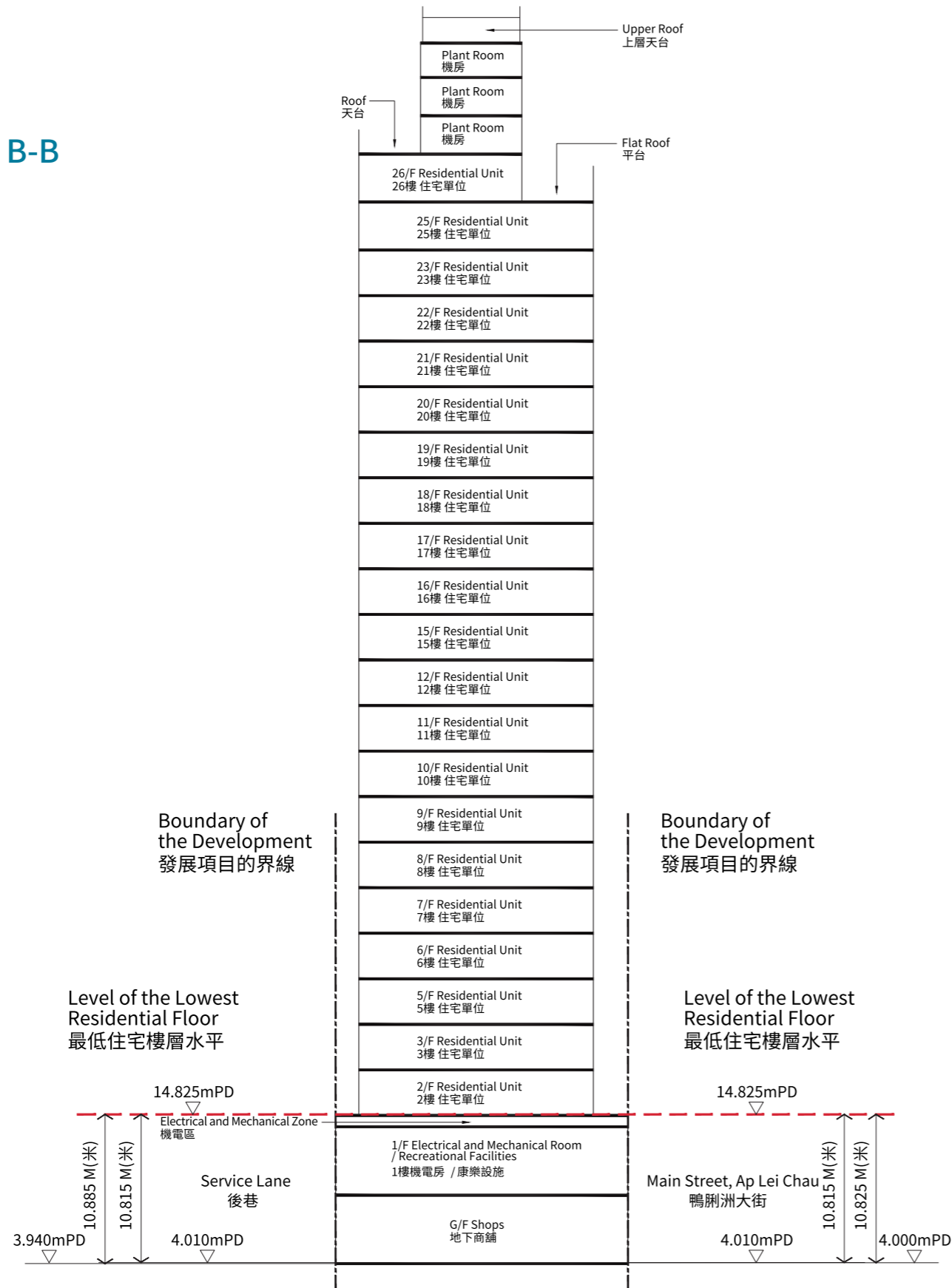


1. 毗鄰建築物的一段惠風街為香港主水平基準以上3.890米至3.990米。
2. 毗鄰建築物的一段後巷為香港主水平基準以上3.900米至3.990米。
3. ▽ 為香港主水平基準以上高度(米)。

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

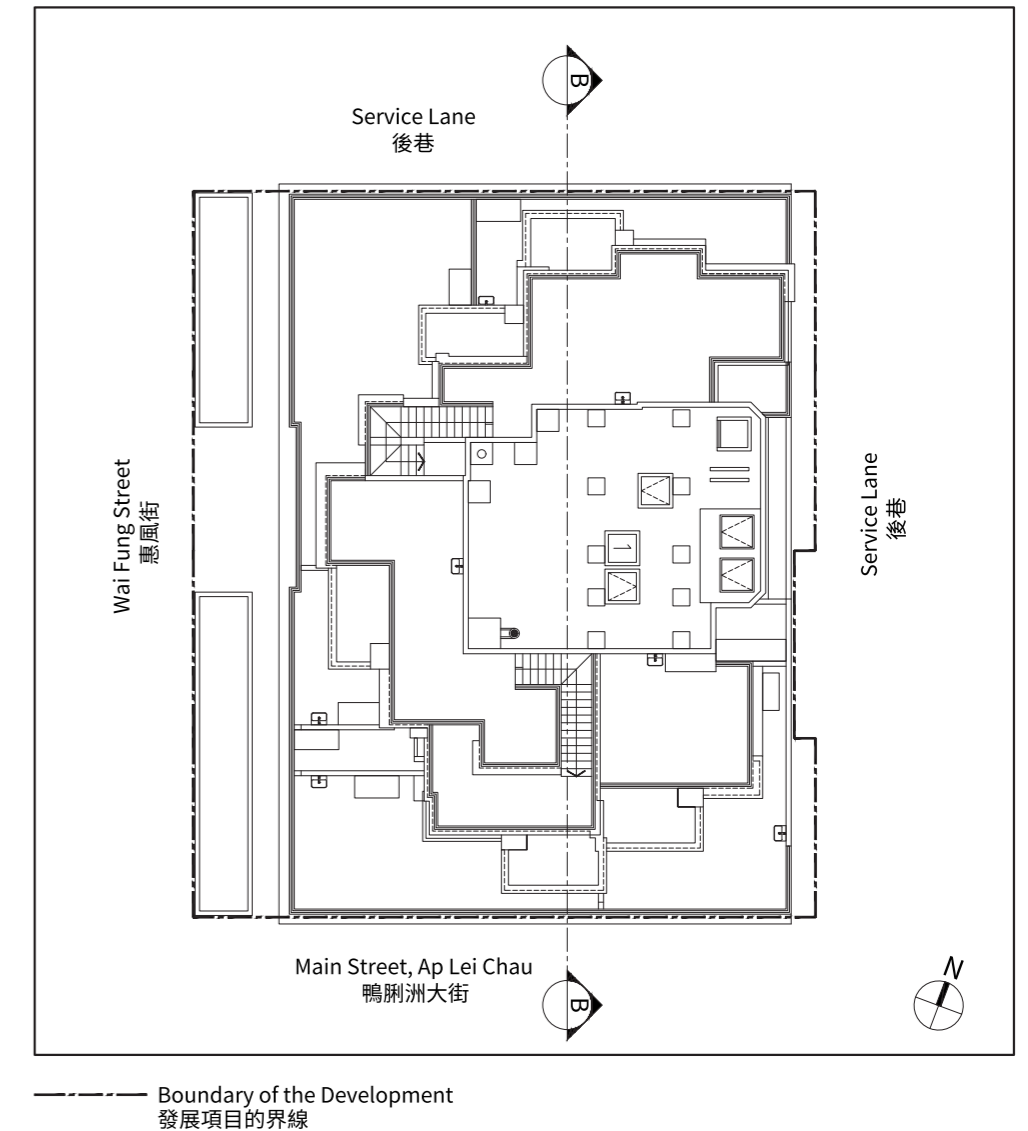
Cross-section Plan B-B 橫截面圖 B-B



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

1. The part of Main Street, Ap Lei Chau adjacent to the building is 4.000 metres to 4.010 metres above the Hong Kong Principal Datum.
2. The part of Service Lane adjacent to the building is 3.940 metres to 4.010 metres above the Hong Kong Principal Datum.
3. ▽ Denotes height (in metres) above the Hong Kong Principal Datum (mPD).

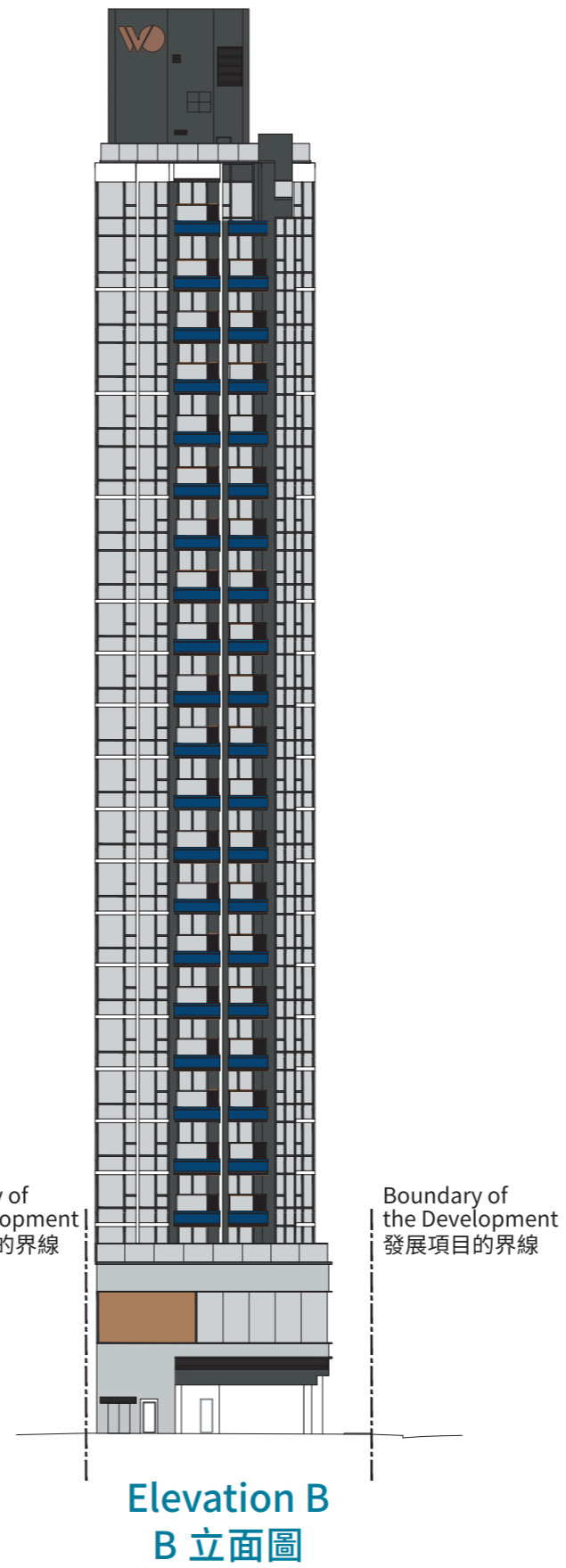
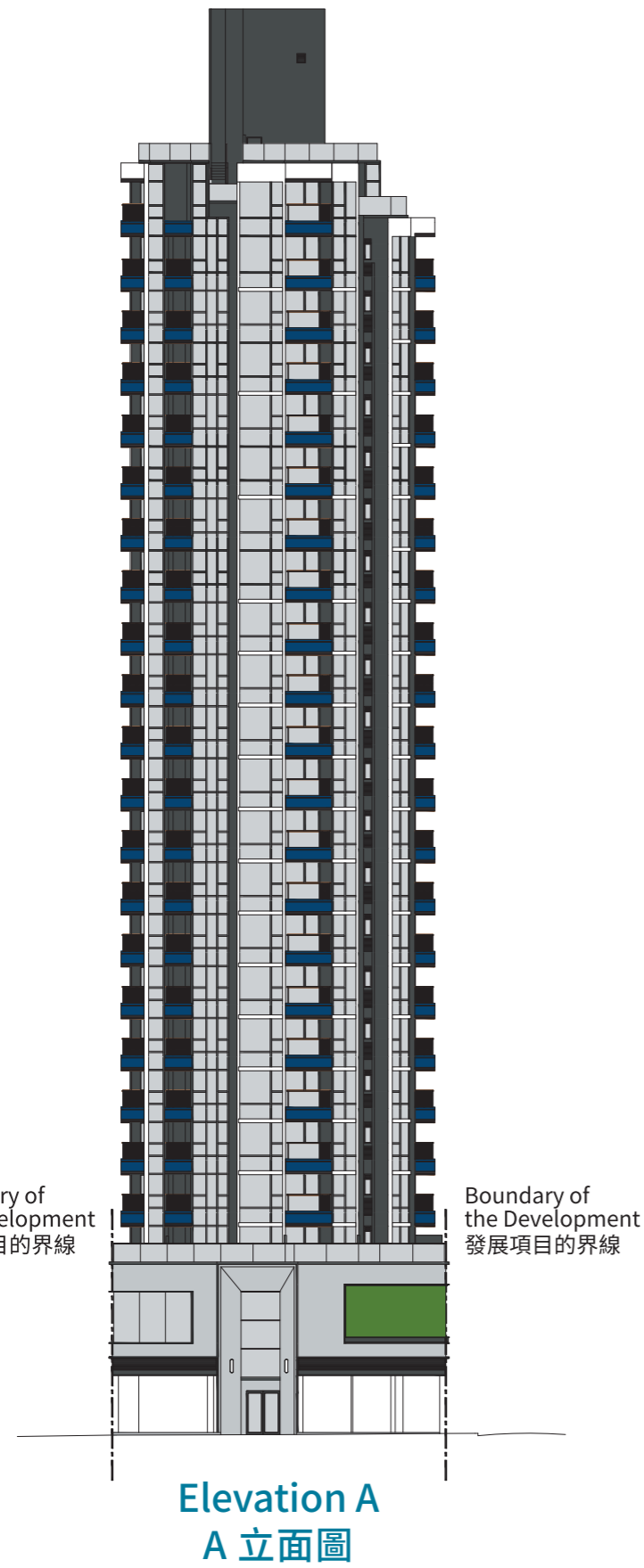
Key Plan 指示圖



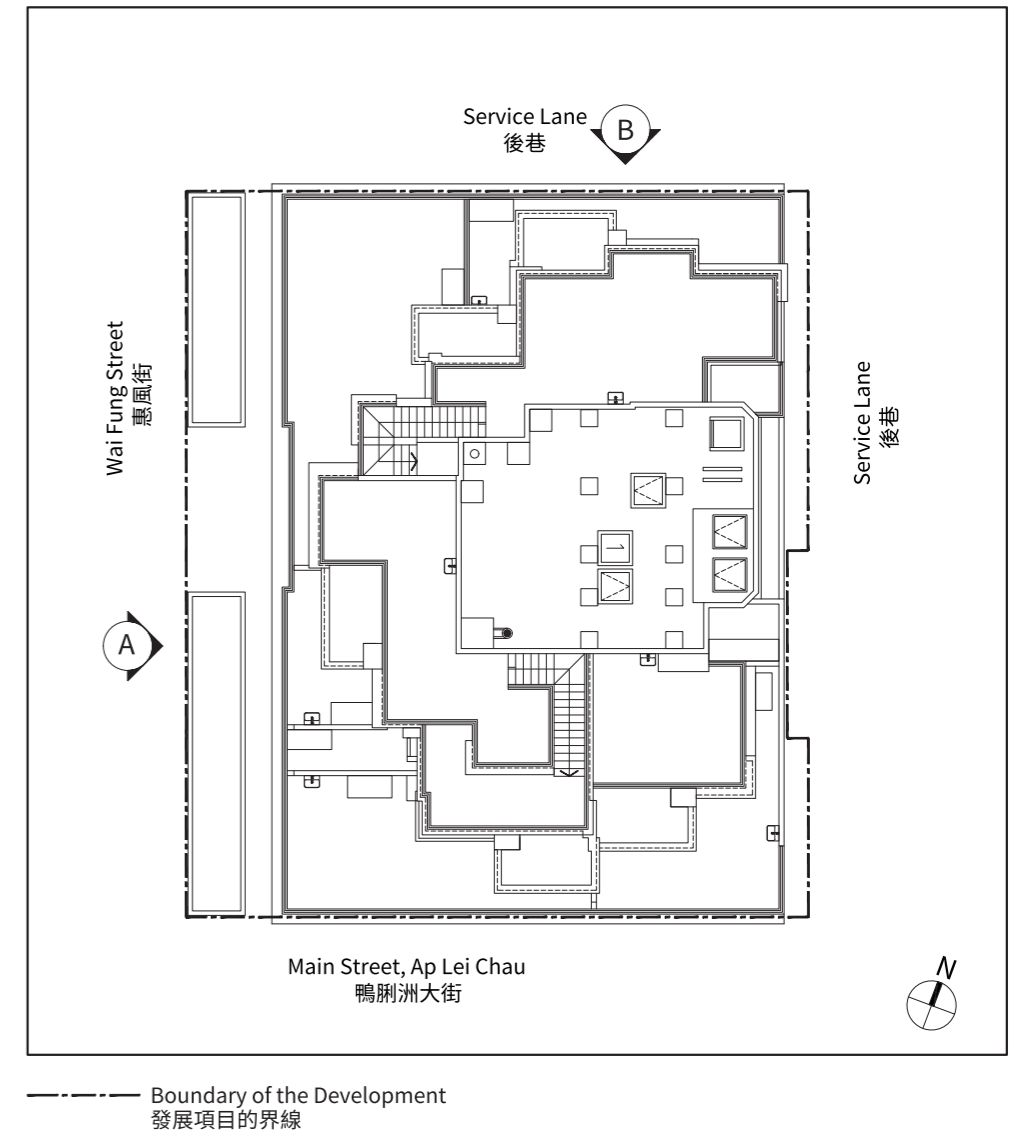
--- Boundary of the Development
發展項目的界線

1. 毗鄰建築物的一段鴨脷洲大街為香港主水平基準以上4.000米至4.010米。
2. 毗鄰建築物的一段後巷為香港主水平基準以上3.940米至4.010米。
3. ▽ 為香港主水平基準以上高度(米)。

ELEVATION PLAN
立面圖



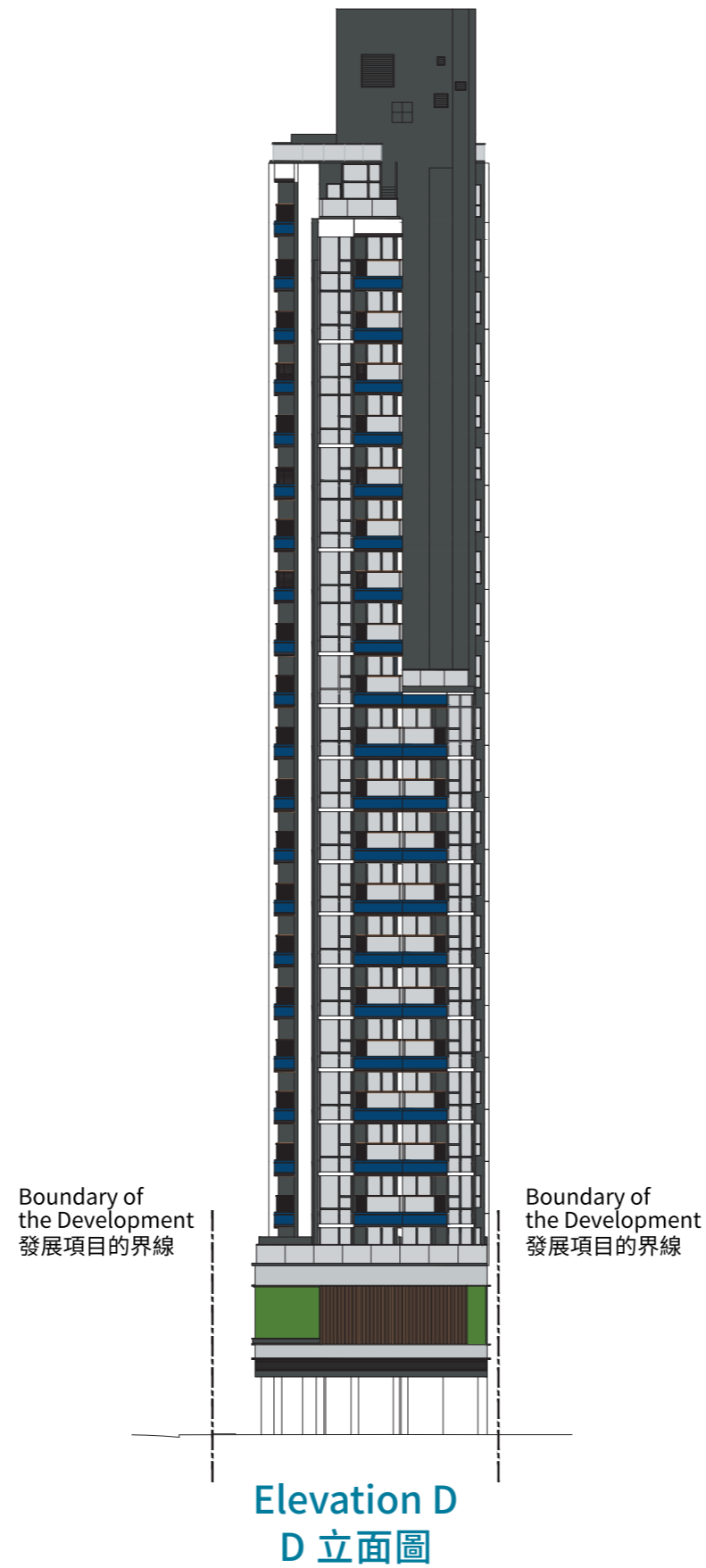
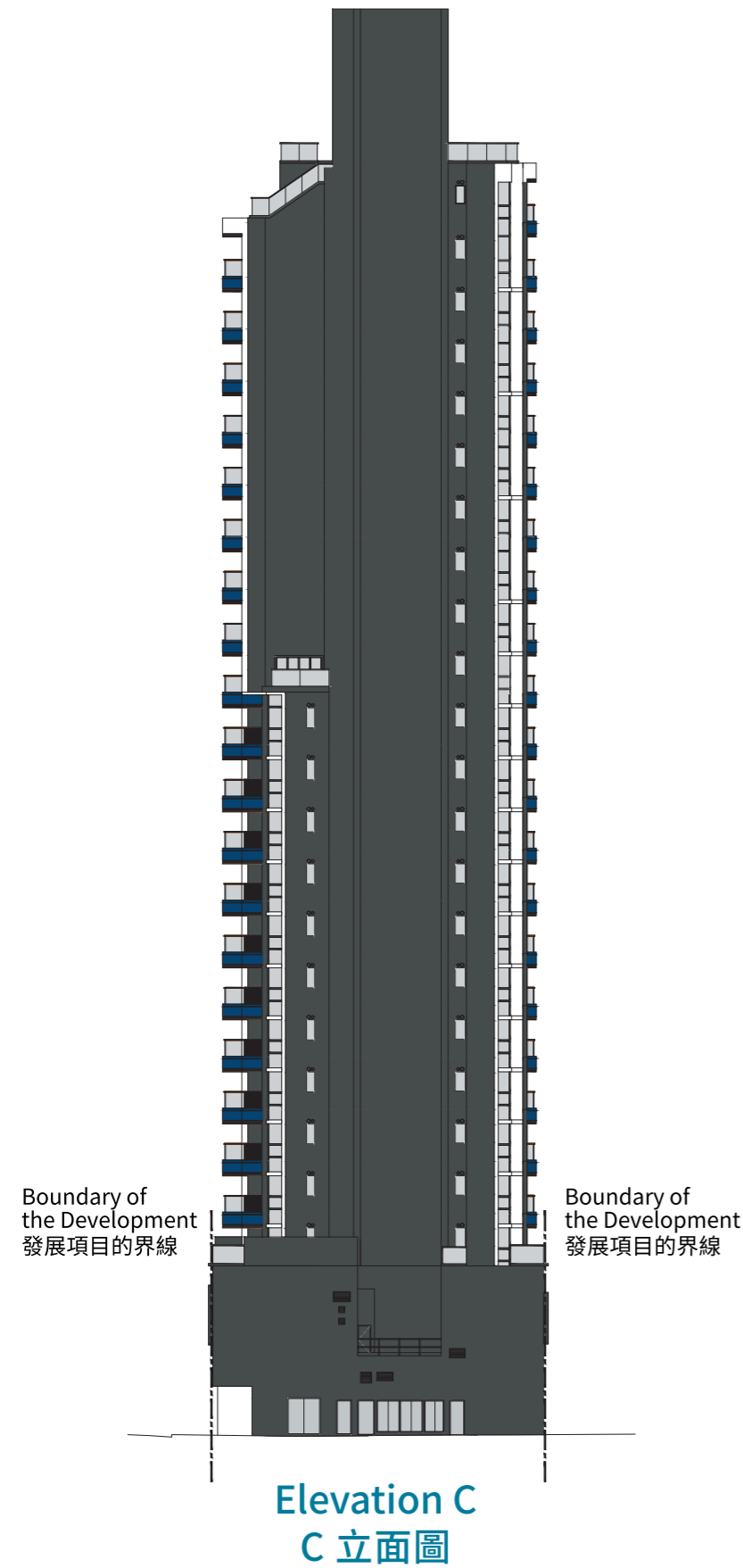
Key Plan 指示圖



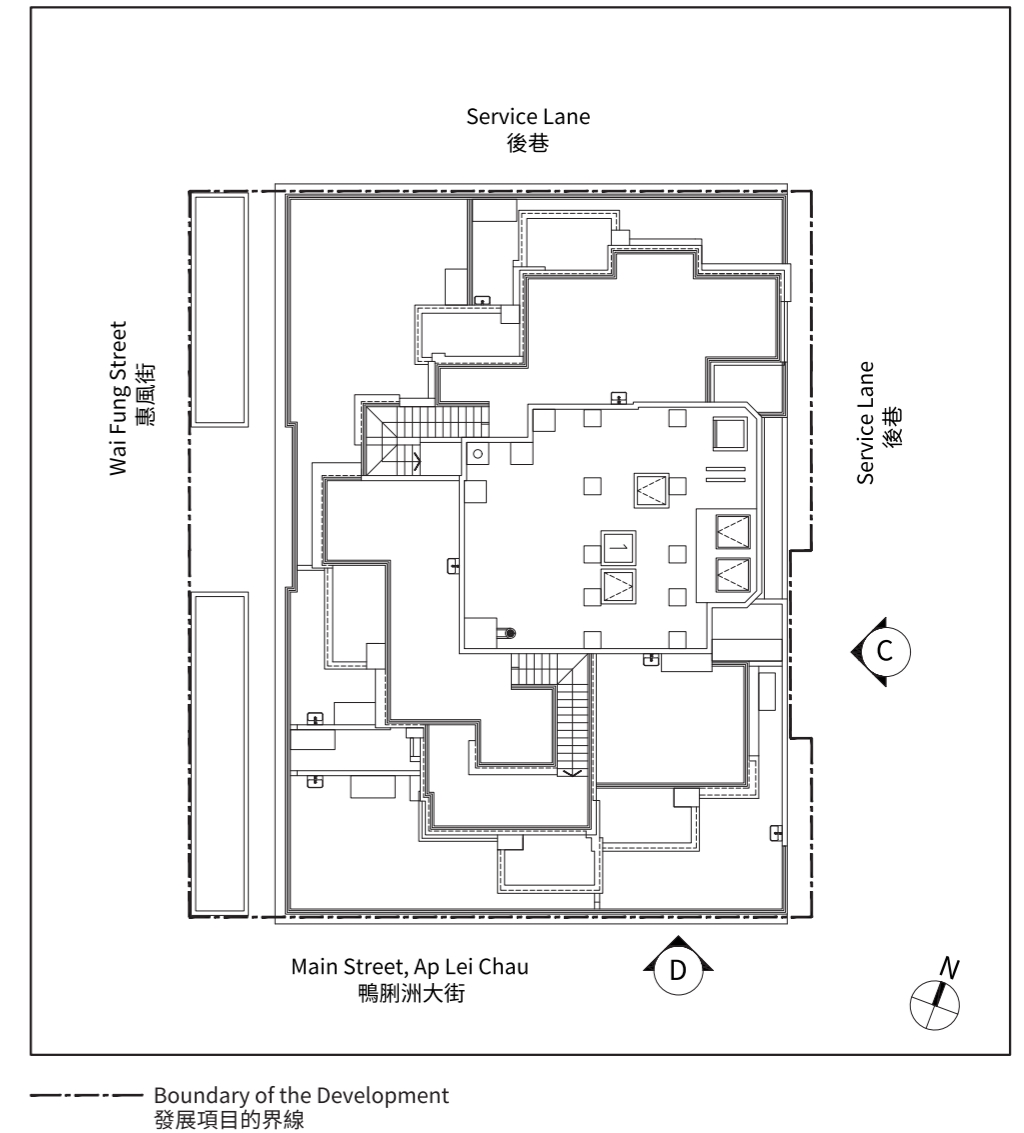
Authorized person for the Development certified that the elevations shown on these plan:
1. are prepared on the basis of the approved building plans for the Development as of 18 December 2024; and
2. are in general accordance with the outward appearance of the development.

發展項目的認可人士證明本圖所顯示的立面：
1. 以2024年12月18日的情況為準的發展項目的經批准的建築圖則；及
2. 大致上與發展項目的外觀一致。

ELEVATION PLAN
立面圖



Key Plan 指示圖



Authorized person for the Development certified that the elevations shown on these plan:
1. are prepared on the basis of the approved building plans for the Development as of 18 December 2024; and
2. are in general accordance with the outward appearance of the development.

發展項目的認可人士證明本圖所顯示的立面：
1. 以2024年12月18日的情況為準的發展項目的經批准的建築圖則；及
2. 大致上與發展項目的外觀一致。

INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

發展項目中的公用設施的資料

Category of Common Facilities 公用設施的類別	Covered Area 有上蓋遮蓋面積		Uncovered Area 沒有上蓋遮蓋面積		Total Area 總面積	
	sq. m. 平方米	sq. ft. 平方呎	sq. m. 平方米	sq. ft. 平方呎	sq. m. 平方米	sq. ft. 平方呎
Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所 (包括供住客使用的任何康樂設施)	47.120	507	Not Applicable 不適用		47.120	507
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱)	Not Applicable 不適用		Not Applicable 不適用		Not Applicable 不適用	
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方 (不論是稱為有蓋及園景的遊樂場或有其他名稱)	Not Applicable 不適用		Not Applicable 不適用		Not Applicable 不適用	

Note : Areas in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest square foot, which may be slightly different from the area presented in square metres.

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平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

閱覽圖則及公契

1. The address of the website on which copies of the outline zoning plans and development scheme plans relating to the Development are available is www.ozp.tpb.gov.hk.
 2. (a) A copy of the latest draft of every deed of mutual covenant in respect of the specified residential property as at the date on which the specified residential property is offered to be sold is available for inspection at the place at which the specified residential property is offered to be sold.
(b) The inspection is free of charge.
1. 備有關於發展項目的分區計畫大綱圖及發展計劃圖的文本供閱覽的互聯網網站的網址為www.ozp.tpb.gov.hk。
 2. (a) 指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿存放在指明住宅物業的售樓處，以供閱覽。
(b) 無須為閱覽付費。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. EXTERIOR FINISHES

Item		Description		
(a)	External wall	Type of finishes	Podium : Aluminium cladding, glass cladding, glass wall, metal, metal louvre, stone cladding, tiles and vertical greening	
			Residential Tower : Aluminium cladding, curtain wall, metal, metal louvre and tiles	
(b)	Window	Material of Frame	Aluminium frame finished with fluorocarbon coating for all residential units	
		Material of Glass	Insulated-Glass-Unit (IGU) with low-emissivity coating and tempered glass	
(c)	Bay window	Material	Not Applicable	
		Finishes of Window Sill	Not Applicable	
(d)	Planter	Type of finishes	Not Applicable	
(e)	Verandah or balcony	Type of finishes	Balcony : Laminated glass balustrade with aluminium handrail and metal barrier, curb finished with aluminium cladding	
			Floor : Tiles	
			Wall	: Tiles and aluminium cladding (2/F-15/F Unit C, D, E and 16/F-25/F Unit C, D and 26/F Unit B only)
				: Tiles, aluminium cladding and metal (Except 2/F-15/F Unit C, D, E and 16/F-25/F Unit C, D and 26/F Unit B)
			Ceiling : Aluminium ceiling	
Whether balcony is covered	Yes			
Verandah	Not Applicable			
(f)	Drying facilities for clothing	Type	Not Applicable	
		Material	Not Applicable	

Note : 4/F, 13/F, 14/F and 24/F are omitted.

1. 外部裝修物料

細項		描述		
(a)	外牆	裝修物料的類型	基座 : 鋁飾板、玻璃飾板、玻璃牆、金屬、金屬百葉、石飾板、磚及垂直綠化牆	
			住宅大樓 : 鋁飾板、玻璃幕牆、金屬、金屬百葉及磚	
(b)	窗	框的用料	所有住宅單位為氟化碳塗料鋁窗框	
		玻璃的用料	雙層中空玻璃配低幅射鍍膜及強化玻璃	
(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 : 設有夾層玻璃欄河配鋁扶手及金屬圍欄、圍邊以鋁飾板作飾面	
			地板 : 磚	
			牆壁	: 磚及鋁飾板 (只適用於2樓-15樓 C、D、E單位及16樓-25樓 C、D單位及26樓B單位)
				: 磚、鋁飾板及金屬 (2樓-15樓 C、D、E單位及16樓-25樓C、D單位及26樓B單位除外)
			天花板 : 鋁天花	
			露台是否有蓋	是
陽台	不適用			
(f)	乾衣設施	類型	不適用	
		用料	不適用	

備註：不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. INTERIOR FINISHES

Item		Description					
			Wall	Floor	Ceiling		
(a)	Lobby	Type of Finishes (Exposed surfaces)	Residential Entrance Lobby on Ground Floor	Plastic laminate and metal	Natural stone and metal	Plastic laminate and gypsum board false ceiling with emulsion paint	
			Lift Lobby on First Floor	Natural stone, plastic laminate, mirror and metal	Natural stone and metal	Plastic laminate and gypsum board false ceiling with emulsion paint	
			Lift Lobby on Residential Floor	Plastic laminate, and metal	Tiles and metal	Plastic laminate and gypsum board false ceiling with emulsion paint	
			Wall	Ceiling			
(b)	Internal wall and ceiling	Type of Finishes (Exposed surfaces)	Living and Dining room	Emulsion paint and plastic laminate (2/F-25/F Unit D only)		Ceiling finished with emulsion paint, gypsum board false ceiling (if any) with emulsion paint	
				Emulsion paint (2/F-25/F Unit A, Unit B, Unit C, and 2/F-15/F Unit E and 26/F Unit A, Unit B only)			
			Bedroom	Emulsion paint (2/F-26/F Unit A, Unit B, 2/F-25/F Unit C, and 2/F-15/F Unit E only)			
				Emulsion paint and plastic laminate (2/F-25/F Unit D only)			

Note : 4/F, 13/F, 14/F and 24/F are omitted.

2. 室內裝修物料

細項		描述				
			牆壁	地板	天花板	
(a)	大堂	裝修物料 的類型 (外露表面)	地下住宅入口大堂	膠板及金屬	天然石及金屬	膠板及石膏板 假天花髹乳膠漆
			一樓升降機大堂	天然石、膠板、鏡及金屬	天然石及金屬	膠板及石膏板 假天花髹乳膠漆
			住宅層升降機大堂	膠板及金屬	磚及金屬	膠板及石膏板 假天花髹乳膠漆
			牆壁	天花板		
(b)	內牆及天花板	裝修物料 的類型 (外露表面)	客廳及飯廳	乳膠漆及膠板 (只適用於2樓-25樓D單位)		天花板髹乳膠漆、 石膏板假天花 (如有)髹乳膠漆
				乳膠漆 (只適用於2樓-25樓A、B、C單位，及2樓-15樓E單位及26樓A、B單位)		
			睡房	乳膠漆 (只適用於2樓-26樓A、B單位，2樓-25樓C單位及2樓-15樓E單位)		
				乳膠漆及膠板 (只適用於2樓-25樓D單位)		

備註：不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. INTERIOR FINISHES

Item		Description				
				Floor	Skirting	
(c)	Internal floor	Material	Living and Dining room	Tiles	Timber skirting	
			Bedroom	Tiles	Timber skirting	
			Wall	Floor	Ceiling	
(d)	Bathroom	Type of finishes (Exposed surfaces)	Tiles	Tiles and reconstituted stone	Gypsum board false ceiling with emulsion paint	
		Whether the wall finishes run up to the ceiling	Wall finishes on exposed surfaces run up to the ceiling			
			Wall	Floor	Ceiling	Cooking Bench
(e)	Kitchen	Type of finishes (Exposed surfaces)	Glass and metal Wall behind kitchen cabinet finished with tiles. (2/F-25/F Unit B, C, D and E only)	Tiles	Ceiling finished with emulsion paint, gypsum board false ceiling (if any) with emulsion paint	Solid surface material
			Glass, emulsion paint, tiles and metal Wall behind kitchen cabinet finished with tiles. (26/F Unit A only)			
			Glass, tiles and metal Wall behind kitchen cabinet finished with tiles. (26/F Unit B only)			
			Plastic laminate, glass and metal Wall behind kitchen cabinet finished with tiles. (2/F-25/F Unit A only)			
		Whether the wall finishes run up to the ceiling	Wall finishes on exposed surfaces run up to the ceiling			

Note : 4/F, 13/F, 14/F and 24/F are omitted.

2. 室內裝修物料

細項		描述				
				地板	牆腳線	
(c)	內部地板	用料	客廳及飯廳	磚	木腳線	
			睡房	磚	木腳線	
			牆壁	地板	天花板	
(d)	浴室	裝修物料的類型 (外露表面)	磚	磚及再造石	石膏板假天花 髹乳膠漆	
		牆壁的裝修物料是否鋪至天花板	外露表面牆壁鋪砌至假天花高度			
			牆壁	地板	天花板	灶台
(e)	廚房	裝修物料的類型 (外露表面)	玻璃及金屬 廚櫃背面牆身鋪砌磚 (只適用於2樓-25樓B、C、D及E單位)	磚	天花板 髹乳膠漆、石膏板假天花 (如有)髹乳膠漆	實心面板
			玻璃、乳膠漆、磚及金屬 廚櫃背面牆身鋪砌磚 (只適用於26樓A單位)			
			玻璃、磚及金屬 廚櫃背面牆身鋪砌磚 (只適用於26樓B單位)			
			膠板、玻璃及金屬 廚櫃背面牆身鋪砌磚 (只適用於2樓-25樓A單位)			
		牆壁的裝修物料是否鋪至天花板	外露表面牆壁鋪砌至假天花高度			

備註：不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS

Item		Description				
		Material	Finishes	Accessories		
(a)	Doors	Main entrance door	Fire rated solid core timber door	Plastic laminate	Concealed door closer, Electronic lockset with handle, door viewer, door stopper, concealed door hinges and automatic door bottom-seal	
		Balcony door	Aluminium frame with glass door	Glass and aluminium with fluorocarbon coating	Door stopper, lockset with handle and sliding track	
		Private flat roof door from Living Room / Dining Room to Private flat roof of all units on 2/F	Aluminium frame with glass door	Glass and aluminium with fluorocarbon coating	Door stopper, lockset with handle and sliding track	
		Private flat roof door from Master Bedroom to Private flat roof of 2/F Unit A	Aluminium frame with glass door	Glass and aluminium with fluorocarbon coating	Door stopper, lockset with handle and door hinge	
		Private flat roof door (for 16/F Unit D only)	Aluminium frame with glass door	Glass and aluminium with fluorocarbon coating	Door stopper, lockset with handle, door hinge and sliding track	
		Private flat roof door (for 26/F Unit A and B only)	Aluminium frame with glass door	Glass and aluminium with fluorocarbon coating	Door stopper, lockset with handle and door hinge	
		Private roof door	Metal door	Metal	Door stopper, lockset with handle and door hinge	

Item		Description				
		Material	Finishes	Accessories		
(a)	Doors	Bedroom door (except 2/F-25/F Unit D)	Hollow core timber door	Plastic laminate	Lockset with handle, door stopper and door hinges	
		Bedroom door (2/F-25/F Unit D only)	Hollow core timber door	Plastic laminate and metal	Lockset with handle and sliding track	
		Bathroom door (except Unit D)	Hollow core timber door with louver	Plastic laminate	Lockset with handle, door stopper, hook and door hinges	
		Bathroom door (for Unit D only)	Metal frame door with glass and metal louver	Metal and glass	Lockset with handle & sliding track	

Note : 4/F, 13/F, 14/F and 24/F are omitted.

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. 室內裝置

細項		描述				
		用料	裝修物料	配件		
(a)	門	單位大門	實心防火木門	膠板	暗氣鼓、電子門鎖連把手、防盜眼、門頂、暗門鉸及自動門底封條	
		露台門	鋁質框配玻璃門	玻璃及氟化碳塗料鋁質	門頂、門鎖連把手及趟路軌	
		所有2樓單位由客廳/飯廳至私人平台的私人平台門	鋁質框配玻璃門	玻璃及氟化碳塗料鋁質	門頂、門鎖連把手及趟路軌	
		2樓A單位由主人房至私人平台的私人平台門	鋁質框配玻璃門	玻璃及氟化碳塗料鋁質	門頂、門鎖連把手及門鉸	
		私人平台門(只適用於16樓D單位)	鋁質框配玻璃門	玻璃及氟化碳塗料鋁質	門頂、門鎖連把手、門鉸及趟路軌	
		私人平台門(只適用於26樓A及B單位)	鋁質框配玻璃門	玻璃及氟化碳塗料鋁質	門頂、門鎖連把手及門鉸	
		私人天台門	金屬門	金屬	門頂、門鎖連把手及門鉸	

細項		描述				
		用料	裝修物料	配件		
(a)	門	睡房門(2樓-25樓D單位除外)	空心木門	膠板	門鎖連把手、門頂及門鉸	
		睡房門(只適用於2樓-25樓D單位)	空心木門	膠板及金屬	門鎖連把手及趟路軌	
		浴室門(D單位除外)	空心木門連百葉	膠板	門鎖連把手、門頂、掛鉤及門鉸	
		浴室門(只適用於D單位)	金屬框門配以玻璃及金屬百葉	金屬及玻璃	門鎖連把手及趟路軌	

備註：不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS

Item	Description				
		Fittings and equipment	Type	Material	
(b) Bathroom	(i) Type and material of fittings and equipment	Cabinet	Basin countertop	Solid surface material	
			Basin cabinet	Timber, plastic laminate and metal	
			Mirror cabinet	Mirror, glass and metal	
		Bathroom fittings	Wash basin mixer	Chrome plate	
			Water closet	Vitreous china	
			Wash basin	Solid surface material	
			Shower set	Chrome plate	
			Shower compartment	Tempered glass	
			Paper holder	Chrome plate	
			Shower basket	Chrome plate	
			Hook (2/F-25/F Unit A, B, C, 2/F-15/F Unit E and 26/F Unit A, B)	Chrome plate	
			Bathroom appliances	For the brand name and model number of appliances, please refer to the "Appliances Schedule"	
		(ii) Type and material of water supply system		Please refer to "3.(j) Water Supply" below	
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower	Shower compartment	Tempered Glass
				Shower set	Chrome plate
		(iv) Size of bath tub, if applicable		Not Applicable	

Note : 4/F, 13/F, 14/F and 24/F are omitted.

3. 室內裝置

細項	描述				
		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	洗手盆檯面	實心面板	
			洗手盆櫃	木、膠板及金屬	
			鏡櫃	鏡、玻璃及金屬	
		潔具	洗手盆水龍頭	鍍鉻	
			坐廁	搪瓷	
			洗手盆	實心面板	
			花灑套裝	鍍鉻	
			淋浴間	強化玻璃	
			廁紙架	鍍鉻	
			淋浴間層架	鍍鉻	
			掛勾 (只適用於2樓-25樓A、B、C、2樓-15樓E單位及26樓A、B單位)	鍍鉻	
			浴室設備	有關設備之品牌名稱及產品型號，請參閱「設備說明表」	
			(ii) 供水系統的類型及用料		請參閱下文「3. (j) 供水」一欄
		(iii) 沐浴設施 (包括花灑或浴缸 (如適用的話))	花灑	淋浴間	強化玻璃
				花灑套裝	鍍鉻
		(iv) 浴缸大小 (如適用的話)		不適用	

備註：不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS

Item		Description		
		Material		
(c)	Kitchen	(i) Sink unit	Stainless steel	
		(ii) Water supply system	Copper water pipes for both hot and cold water	
			Material	Finishes
		(iii) Kitchen cabinet	Timber and metal	Plastic laminate and metal
		(iv) Type of all other fittings and equipment	Chrome plate sink mixer	
		For the brand name and model number of appliances, please refer to the "Appliances Schedule"		
		All units with open kitchen are fitted with the following fire services installations and equipment: Sprinkler heads in the open kitchen and smoke detectors near open kitchen		

Note : 4/F, 13/F, 14/F and 24/F are omitted.

3. 室內裝置

細項		描述		
		用料		
(c)	廚房	(i) 洗滌盆	不銹鋼	
		(ii) 供水系統	冷熱水喉均為銅喉	
			用料	裝修物料
		(iii) 廚櫃	木及金屬	膠板及金屬
		(iv) 所有其他裝置及設備的類型	鍍鉻水龍頭	
		有關設備之品牌名稱及產品型號，請參閱「設備說明表」		
		所有開放式廚房的單位配置以下消防裝置及設備： 開放式廚房內的消防花灑頭及開放式廚房附近的煙霧感應器		

備註：不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS

Item		Description				
		Fittings	Type	Material		
(d)	Bedroom	Type and material of Fittings (including built-in wardrobe)	Built-in wardrobe	Not applicable (except 20/F Unit B & D) 20/F Unit B Master Bedroom & Bedroom Wooden wardrobe finished with plastic laminate and sliding wooden board 20/F Unit D Bedroom Wooden wardrobe finished with plastic laminate and sliding wooden board	Not applicable	
			Other fittings	Not applicable (except 20/F Unit B & D) 20/F Unit B Master Bedroom & Bedroom Wooden bedstead with fabric headboard ; wooden panel with reading light and socket 20/F Unit D Bedroom Wooden bedstead with fabric headboard ; wooden panel with reading light and socket	Not applicable	

Note : 4/F, 13/F, 14/F and 24/F are omitted.

3. 室內裝置

細項		描述				
		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 (20樓B及D單位除外) 20樓B單位 主人睡房及睡房 膠板飾面木製衣櫃及木製活動趟板 20樓D單位睡房 膠板飾面木製衣櫃及木製活動趟板	不適用	
			其他裝置	不適用 (20樓B及D單位除外) 20樓B單位 主人睡房及睡房 木製床架及床頭板連軟墊；木製板面連閱讀燈及插座 20樓D單位睡房 木製床架及床頭板連軟墊；木製板面連閱讀燈及插座	不適用	

備註：不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS

Item		Description		
		Fittings	Type	Material
(e)	Telephone	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"	
(f)	Aerials	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"	
(g)	Electrical Installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets
			Safety devices	Three phase electricity supply with miniature circuit breaker distribution board
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed 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	
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"	

Note : 4/F, 13/F, 14/F and 24/F are omitted.

3. 室內裝置

細項		描述		
		裝置	類型	用料
(e)	電話	接駁點的位置及數目	請參閱「住宅物業的機電裝置說明表」	
(f)	天線	接駁點的位置及數目	請參閱「住宅物業的機電裝置說明表」	
(g)	電力裝置	(i) 供電附件 (包括安全裝置)	供電附件	提供電掣及電插座之面板
			安全裝置	三相電力配電箱並裝妥微型斷路器
		(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露 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	
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「住宅物業的機電裝置說明表」	

備註：不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS

Item		Description		
(h)	Gas supply	Type	Not Applicable	
		System	Not Applicable	
		Location	Not Applicable	
(i)	Washing Machine Connection Point	Location	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"	
		Design	Drain point and water point are provided for washer dryer	
(j)	Water Supply	(i) Material of water pipes	Cold water supply	Copper
			Hot water supply	Copper
			Flushing water supply	UPVC
		(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed Other than those parts of the water pipes concealed within wall finishes, the rest of them are exposed The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, concrete trench, non-concrete partition walls, designated pipe ducts or other materials	
		(iii) Whether hot water is available	Hot water supply to open kitchen and bathroom	

Note : 4/F, 13/F, 14/F and 24/F are omitted.

3. 室內裝置

細項		描述		
(h)	氣體供應	類型	不適用	
		系統	不適用	
		位置	不適用	
(i)	洗衣機接駁點	位置	請參閱「住宅物業的機電裝置說明表」	
		設計	設有洗衣乾衣機來、去水接駁喉位	
(j)	供水	(i) 水管的用料	冷水喉	銅
			熱水喉	銅
			沖廁供水系統	低塑性聚氯乙烯
		(ii) 水管是隱藏或外露	水管是部分隱藏及部分外露 除部分隱藏於牆身裝修物料內之水管外，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、混凝土坑道、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏	
		(iii) 有否熱水供應	開放式廚房及浴室有熱水供應	

備註：不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

4. MISCELLANEOUS

Item		Description			
		Residential lift			
(a)	Lifts	(i) Brand name and model number	Brand Name	KONE Elevator (HK) Ltd.	
			Model Number	KONE MiniSpace	
		(ii) Number and floors served by them	Number of lifts	2	
			Floors served by the lifts	Lift No. 1 and 2 : G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F and 25/F-26/F	
(b)	Letter box	Material	Metal		
(c)	Refuse collection	(i) Means of refuse collection	Collected by cleaners		
		(ii) Location of refuse room	Refuse Storage and Material Recovery Chamber is located on G/F		
		Water meter	Electricity meter	Gas meter	
(d)	Water meter, electricity meter and gas meter	(i) Location	Common water meter cabinet on each floor	Common Electricity meter cabinet on each floor	Not Applicable
		(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Not Applicable

Note : 4/F, 13/F, 14/F and 24/F are omitted.

4. 雜項

細項		描述			
		住宅升降機			
(a)	升降機	(i) 品牌名稱及產品型號	品牌名稱	通力電梯(香港)有限公司	
			產品型號	KONE MiniSpace	
		(ii) 升降機的數目及到達的樓層	升降機的數目	2	
			到達的樓層	升降機1號及2號：地下、1樓-3樓、5樓-12樓、15樓-23樓及25樓-26樓	
(b)	信箱	用料	金屬		
(c)	垃圾收集	(i) 垃圾收集的方法	由清潔工人收集		
		(ii) 垃圾房的位置	中央垃圾及物料回收房設於地下		
		水錶	電錶	氣體錶	
(d)	水錶、電錶及氣體錶	(i) 位置	每層之公用水錶櫃	每層之公用電錶櫃	不適用
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立錶	獨立錶	不適用

備註：不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

5. SECURITY FACILITIES

Item	Description	
Security system and equipment (including details of built-in provisions and their locations)	Access control and security system	Visitor intercom panel with card reader for access control are provided at residential entrance lobby on G/F. Card reader for access control is provided at lobby of clubhouse on 1/F and lifts.
	CCTV	CCTV system is provided at residential entrance lobby on G/F, lift lobby on 1/F, lifts, clubhouse and R/F and connected to caretaker's counter

6. APPLIANCES

Item	Description
Brand name and model number	For the brand name and model number of appliances, please refer to the "Appliances Schedule"

In relation to items 4(a) and 6 in the Development specified in the table above, 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.

Note : 4/F, 13/F, 14/F and 24/F are omitted.

5. 保安設施

細項	描述	
保安系統及設備 (包括嵌入式的裝備的細節及其位置)	入口通道控制及保安系統	用於入口通道控制的訪客對講機及讀咭器設於地下住宅入口大堂 用於入口通道控制的讀咭器設於1樓會所大堂及升降機
	閉路電視	地下住宅入口大堂、1樓升降機大堂、升降機、會所及天台均設有閉路電視系統並連接至管理員櫃檯

6. 設備

細項	描述
品牌名稱及產品型號	有關設備之品牌名稱及產品型號，請參閱「設備說明表」

就上表所指明的發展項目中的第4(a)及6細項，賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

備註：不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

APPLIANCES SCHEDULE 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	Floor and Unit 樓層及單位				
				2/F 2樓				
				A	B	C	D	E
Living Room / Dining Room 客廳 / 飯廳	Router 路由器	TP-Link	TL-R473GP-AC	✓	✓	✓	✓	✓
	Google Nest Mini	Google	GA00638	✓	✓	✓	✓	✓
	Refrigerator 雪櫃	De Dietrich	DRS2022J	✓	✓	✓	✓	✓
	Steam Oven 蒸焗爐	De Dietrich	DKR7580A	✓	✓	✓	✓	✓
Living Room / Dining Room 客廳 / 飯廳	Split-type Air-Conditioning (Indoor Unit) 分體式空調機 (室內機)	Daikin 大金	FTXS50KAVMN	✓	✓	✓	✓	✓
Master Bedroom 主人睡房			FTXS35KVMN	✓	✓	-	-	-
Bedroom 睡房	Split-type Air-Conditioning (Indoor Unit) 分體式空調機 (室內機)	Daikin 大金	FTXS35KVMN	-	✓	-	✓	✓
			FTXS25KVMN	✓	-	✓	-	-
Private Flat Roof 私人平台	Split-type Air-Conditioning (Outdoor Unit) 分體式空調機 (室外機)	Daikin 大金	3MXS80AA	-	-	✓	✓	✓
			4MXS100AA	✓	✓	-	-	-

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.

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

Note : "✓" denotes such appliance(s) is/are provided and/or installed in the residential unit. "-" denotes "not provided".

備註：符號"✓"表示此設備於該住宅單位內提供及/或安裝。符號"-"表示"不提供"。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

APPLIANCES SCHEDULE 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	Floor and Unit 樓層及單位				
				2/F 2樓				
				A	B	C	D	E
Open Kitchen 開放式廚房	Induction Hob 電磁爐	De Dietrich	DPI7361XH	✓	✓	✓	✓	✓
	Cooker Hood 抽油煙機	De Dietrich	DHT6605X	✓	✓	✓	✓	✓
	Washer Dryer 洗衣乾衣機	De Dietrich	DLZ8485U	✓	✓	✓	✓	✓
	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6	✓	✓	-	-	-
Bathroom 浴室	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E21LCD	✓	✓	✓	✓	✓
	Exhaust Fan 排氣扇	Wolter 華德	RA 150-13	✓	✓	✓	✓	✓

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

Note : "✓" denotes such appliance(s) is/are provided and/or installed in the residential unit. "-" denotes "not provided".
備註：符號"✓"表示此設備於該住宅單位內提供及/或安裝。符號"-"表示"不提供"。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

APPLIANCES SCHEDULE 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	Floor and Unit 樓層及單位				
				3/F, 5/F-12/F & 15/F 3樓、5樓至12樓及15樓				
				A	B	C	D	E
Living Room / Dining Room 客廳 / 飯廳	Router 路由器	TP-Link	TL-R473GP-AC	✓	✓	✓	✓	✓
	Google Nest Mini	Google	GA00638	✓	✓	✓	✓	✓
	Refrigerator 雪櫃	De Dietrich	DRS2022J	✓	✓	✓	✓	✓
	Steam Oven 蒸焗爐	De Dietrich	DKR7580A	✓	✓	✓	✓	✓
Living Room / Dining Room 客廳 / 飯廳	Split-type Air-Conditioning (Indoor Unit) 分體式空調機 (室內機)	Daikin 大金	FTXS50KAVMN	✓	✓	✓	✓	✓
Master Bedroom 主人睡房			FTXS35KVMN	✓	✓	-	-	-
Bedroom 睡房	Split-type Air-Conditioning (Indoor Unit) 分體式空調機 (室內機)	Daikin 大金	FTXS35KVMN	-	✓	-	✓	✓
			FTXS25KVMN	✓	-	✓	-	-
Air-Conditioning Platform 空調機平台	Split-type Air-Conditioning (Outdoor Unit) 分體式空調機 (室外機)	Daikin 大金	3MXS80AA	-	-	✓	✓	✓
			4MXS100AA	✓	✓	-	-	-

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

Notes : 1. "✓" denotes such appliance(s) is/are provided and/or installed in the residential unit. "-" denotes "not provided".
2. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 符號 "✓" 表示此設備於該住宅單位內提供及/或安裝。符號 "-" 表示 "不提供"。
2. 不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

APPLIANCES SCHEDULE 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	Floor and Unit 樓層及單位				
				3/F, 5/F-12/F & 15/F 3樓、5樓至12樓及15樓				
				A	B	C	D	E
Open Kitchen 開放式廚房	Induction Hob 電磁爐	De Dietrich	DPI7361XH	✓	✓	✓	✓	✓
	Cooker Hood 抽油煙機	De Dietrich	DHT6605X	✓	✓	✓	✓	✓
	Washer Dryer 洗衣乾衣機	De Dietrich	DLZ8485U	✓	✓	✓	✓	✓
	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6	✓	✓	-	-	-
Bathroom 浴室	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E21LCD	✓	✓	✓	✓	✓
	Exhaust Fan 排氣扇	Wolter 華德	RA 150-13	✓	✓	✓	✓	✓

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

Notes : 1. "✓" denotes such appliance(s) is/are provided and/or installed in the residential unit. "-" denotes "not provided".
2. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 符號"✓"表示此設備於該住宅單位內提供及/或安裝。符號"-"表示"不提供"。
2. 不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

APPLIANCES SCHEDULE 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	Floor and Unit 樓層及單位			
				16/F-23/F & 25/F 16樓至23樓及25樓			
				A	B	C	D
Living Room / Dining Room 客廳 / 飯廳	Router 路由器	TP-Link	TL-R473GP-AC	✓	✓	✓	✓
	Google Nest Mini	Google	GA00638	✓	✓	✓	✓
	Refrigerator 雪櫃	De Dietrich	DRS2022J	✓	✓	✓	✓
	Steam Oven 蒸焗爐	De Dietrich	DKR7580A	✓	✓	✓	✓
Living Room / Dining Room 客廳 / 飯廳	Split-type Air-Conditioning (Indoor Unit) 分體式空調機 (室內機)	Daikin 大金	FTXS60KAVMN	-	-	-	✓
			FTXS50KAVMN	✓	✓	✓	-
Master Bedroom 主人睡房			FTXS35KVMN	✓	✓	-	-
Bedroom 睡房	Split-type Air-Conditioning (Indoor Unit) 分體式空調機 (室內機)	Daikin 大金	FTXS35KVMN	-	✓	-	✓
			FTXS25KVMN	✓	-	✓	-
Air-Conditioning Platform 空調機平台	Split-type Air-Conditioning (Outdoor Unit) 分體式空調機 (室外機)	Daikin 大金	3MXS80AA	-	-	✓	✓
			4MXS100AA	✓	✓	-	-

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

Notes : 1. "✓" denotes such appliance(s) is/are provided and/or installed in the residential unit. "-" denotes "not provided".
2. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 符號 "✓" 表示此設備於該住宅單位內提供及/或安裝。符號 "-" 表示 "不提供"。
2. 不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

APPLIANCES SCHEDULE 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	Floor and Unit 樓層及單位			
				16/F-23/F & 25/F 16樓至23樓及25樓			
				A	B	C	D
Open Kitchen 開放式廚房	Induction Hob 電磁爐	De Dietrich	DPI7361XH	✓	✓	✓	✓
	Cooker Hood 抽油煙機	De Dietrich	DHT6605X	✓	✓	✓	✓
	Washer Dryer 洗衣乾衣機	De Dietrich	DLZ8485U	✓	✓	✓	✓
	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6	✓	✓	-	-
Bathroom 浴室	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E21LCD	✓	✓	✓	✓
	Exhaust Fan 排氣扇	Wolter 華德	RA 150-13	✓	✓	✓	✓

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

Notes : 1. "✓" denotes such appliance(s) is/are provided and/or installed in the residential unit. "-" denotes "not provided".
2. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 符號"✓"表示此設備於該住宅單位內提供及/或安裝。符號"-"表示"不提供"。
2. 不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

APPLIANCES SCHEDULE 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	Floor and Unit 樓層及單位	
				26/F 26樓	
				A	B
Living Room / Dining Room 客廳 / 飯廳	Router 路由器	TP-Link	TL-R473GP-AC	✓	✓
	Google Nest Mini	Google	GA00638	✓	✓
	Refrigerator 雪櫃	De Dietrich	DRP1906JE	-	✓
	Washer Dryer 洗衣乾衣機	De Dietrich	DLZ8485U	-	✓
Living Room / Dining Room 客廳 / 飯廳	Split-type Air-Conditioning (Indoor Unit) 分體式空調機 (室內機)	Daikin 大金	FTXS60KAVMN	-	✓
Master Bedroom 主人睡房			FTXS50KAVMN	✓	-
			FTXS35KVMN	✓	✓
			FTXS25KVMN	-	-
Bedroom 睡房	Split-type Air-Conditioning (Indoor Unit) 分體式空調機 (室內機)	Daikin 大金	FTXS35KVMN	-	-
			FTXS25KVMN	✓	✓
Air-Conditioning Platform 空調機平台	Split-type Air-Conditioning (Outdoor Unit) 分體式空調機 (室外機)	Daikin 大金	3MXS80AA	-	-
			4MXS100AA	✓	✓

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

Note : "✓" denotes such appliance(s) is/are provided and/or installed in the residential unit. "-" denotes "not provided".
備註：符號"✓"表示此設備於該住宅單位內提供及/或安裝。符號"-"表示"不提供"。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

APPLIANCES SCHEDULE 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	Floor and Unit 樓層及單位	
				26/F 26樓	
				A	B
Open Kitchen 開放式廚房	Induction Hob 電磁爐	De Dietrich	DPI7572X	✓	✓
	Cooker Hood 抽油煙機	De Dietrich	DHT6605X	✓	✓
	Refrigerator 雪櫃	De Dietrich	DRP1906JE	✓	-
	Steam Oven 蒸焗爐	De Dietrich	DKR7580A	✓	✓
	Washer Dryer 洗衣乾衣機	De Dietrich	DLZ8485U	✓	-
	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6	✓	✓
Bathroom 浴室	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E21LCD	✓	✓
	Exhaust Fan 排氣扇	Wolter 華德	RA 150-13	✓	✓

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

Note : "✓" denotes such appliance(s) is/are provided and/or installed in the residential unit. "-" denotes "not provided".
備註：符號"✓"表示此設備於該住宅單位內提供及/或安裝。符號"-"表示"不提供"。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

住宅物業的機電裝置說明表

Location 位置	Description 描述	Floor and Unit 樓層及單位				
		2/F 2樓				
		A	B	C	D	E
Living Room / Dining Room 客廳 / 飯廳	Lighting Switch 燈掣	4	4	3	3	3
	Lighting Point 燈位	4	4	2	3	2
	TV&FM Outlet 電視及電台天線插座	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1
	Data Point 網絡插座	1	1	1	1	1
	Switch For Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1	1	1	1	1
	Switch For Electrical Water Heater 電熱水爐開關掣	1	1	-	-	-
	Switch For Exhaust Fan 排氣扇開關掣	1	1	-	-	-
	13A Twin Socket Outlet With USB Outlet 13A雙位電插座連USB插座	2	2	2	2	2
	13A Twin Socket Outlet 13A雙位電插座	3	3	3	3	3
	Fused Spur Unit For Electric Curtain 電動窗簾接線座	2	2	1	1	1
	Smoke Detector 煙霧感應器	1	1	1	1	1
	Telephone and Data Outlet 電話及數據插座	1	1	1	1	1
	Connection Unit For Steam Oven 蒸焗爐接線蘇	1	1	1	1	1
13A Single Socket Outlet For Refrigerator 雪櫃13A單位電插座	1	1	1	1	1	

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.

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

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號“-”表示“不提供”。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

住宅物業的機電裝置說明表

Location 位置	Description 描述	Floor and Unit 樓層及單位				
		2/F 2樓				
		A	B	C	D	E
Bedroom 睡房	Lighting Switch 燈掣	1	1	2	2	2
	Lighting Point 燈位	1	1	1	1	1
	TV&FM Outlet 電視及電台天線插座	1	1	1	-	1
	Telephone Outlet 電話插座	1	1	1	-	1
	Data Point 網絡插座	-	-	1	-	1
	Switch For Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1	1	1	1	1
	Switch For Electrical Water Heater 電熱水爐開關掣	-	-	1	1	1
	Switch For Exhaust Fan 排氣扇開關掣	-	-	1	1	1
	Fused Spur Unit 接線座	-	-	1	1	1
	13A Twin Socket Outlet with USB Outlet 13A雙位電插座連USB插座	2	2	2	2	2
Master Bedroom 主人睡房	Lighting Switch 燈掣	1	1	-	-	-
	Lighting Point 燈位	1	1	-	-	-
	TV&FM Outlet 電視及電台天線插座	1	1	-	-	-
	Telephone Outlet 電話插座	1	1	-	-	-
	Data Point 網絡插座	1	1	-	-	-
	Switch For Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1	1	-	-	-
	13A Twin Socket Outlet with USB Outlet 13A雙位電插座連USB插座	2	2	-	-	-

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.

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

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號“-”表示“不提供”。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

住宅物業的機電裝置說明表

Location 位置	Description 描述	Floor and Unit 樓層及單位				
		2/F 2樓				
		A	B	C	D	E
Open Kitchen 開放式廚房	Lighting Point 燈位	-	-	1	1	1
	Switch For Induction Hob 電磁爐開關掣	1	1	1	1	1
	Fused Spur Unit For Cooker Hood 抽油煙機接線座	1	1	1	1	1
	Connection Unit For Induction Hob 電磁爐接線蘇	1	1	1	1	1
	Double Pole & Neutral Isolating Switch For Electrical Water Heater 電熱水爐雙極隔離開關掣	1	1	-	-	-
	13A Twin Socket Outlet With USB Outlet 13A雙位電插座連USB插座	1	1	1	1	1
	13A Single Socket Outlet For Washer Dryer 洗衣乾衣機13A單位電插座	1	1	1	1	1
	Fused Spur Unit For Cabinet Light 櫃燈接線座	1	1	1	1	1
	Water Outlet Connection Point for Washer Dryer 洗衣乾衣機去水位	1	1	1	1	1
	Water Inlet Connection Point for Washer Dryer 洗衣乾衣機來水位	1	1	1	1	1
	Sprinkler Head 消防花灑頭	3	3	3	3	2
Miniature Circuit Breaker Board 配電箱	1	1	1	1	1	

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.

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

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號“-”表示“不提供”。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

住宅物業的機電裝置說明表

Location 位置	Description 描述	Floor and Unit 樓層及單位				
		2/F 2樓				
		A	B	C	D	E
Bathroom 浴室	Lighting Point 燈位	3	3	3	2	3
	13A Single Socket Outlet With USB Outlet 13A單位電插座連USB插座	1	1	1	1	1
	Fused Spur Unit 接線座	2	2	2	2	2
	Triple Pole & Neutral Isolating Switch For Electrical Water Heater 電熱水爐三極隔離開關掣	1	1	1	1	1
Private Flat Roof 私人平台	Lighting Point 燈位	3	3	3	2	2
	13A Single Weatherproof Socket Outlet 13A單位防水電插座	1	1	1	1	1
	20A Double Pole Weatherproof Switch For Air-Conditioning (Outdoor Unit) 20A 空調機(室外機)雙極防水開關掣	1	1	1	1	1

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.

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

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號“-”表示“不提供”。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

住宅物業的機電裝置說明表

Location 位置	Description 描述	Floor and Unit 樓層及單位				
		3/F, 5/F-12/F & 15/F 3樓、5樓至12樓及15樓				
		A	B	C	D	E
Living Room / Dining Room 客廳 / 飯廳	Lighting Switch 燈掣	4	4	3	3	3
	Lighting Point 燈位	4	4	2	3	2
	TV&FM Outlet 電視及電台天線插座	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1
	Data Point 網絡插座	1	1	1	1	1
	Switch For Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1	1	1	1	1
	Switch For Electrical Water Heater 電熱水爐開關掣	1	1	-	-	-
	Switch For Exhaust Fan 排氣扇開關掣	1	1	-	-	-
	13A Twin Socket Outlet With USB Outlet 13A雙位電插座連USB插座	2	2	2	2	2
	13A Twin Socket Outlet 13A雙位電插座	3	3	3	3	3
	Fused Spur Unit For Electric Curtain 電動窗簾接線座	2	2	1	1	1
	Smoke Detector 煙霧感應器	1	1	1	1	1
	Telephone and Data Outlet 電話及數據插座	1	1	1	1	1
	Connection Unit For Steam Oven 蒸焗爐接線蘇	1	1	1	1	1
13A Single Socket Outlet For Refrigerator 雪櫃13A單位電插座	1	1	1	1	1	

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

Notes : 1. The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".
2. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號 "-" 表示 "不提供"。
2. 不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

住宅物業的機電裝置說明表

Location 位置	Description 描述	Floor and Unit 樓層及單位				
		3/F, 5/F-12/F & 15/F 3樓、5樓至12樓及15樓				
		A	B	C	D	E
Bedroom 睡房	Lighting Switch 燈掣	1	1	2	2	2
	Lighting Point 燈位	1	1	1	1	1
	TV&FM Outlet 電視及電台天線插座	1	1	1	-	1
	Telephone Outlet 電話插座	1	1	1	-	1
	Data Point 網絡插座	-	-	1	-	1
	Switch For Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1	1	1	1	1
	Switch For Electrical Water Heater 電熱水爐開關掣	-	-	1	1	1
	Switch For Exhaust Fan 排氣扇開關掣	-	-	1	1	1
	Fused Spur Unit 接線座	-	-	1	1	1
	13A Twin Socket Outlet with USB Outlet 13A雙位電插座連USB插座	2	2	2	2	2
Master Bedroom 主人睡房	Lighting Switch 燈掣	1	1	-	-	-
	Lighting Point 燈位	1	1	-	-	-
	TV&FM Outlet 電視及電台天線插座	1	1	-	-	-
	Telephone Outlet 電話插座	1	1	-	-	-
	Data Point 網絡插座	1	1	-	-	-
	Switch For Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1	1	-	-	-
	13A Twin Socket Outlet with USB Outlet 13A雙位電插座連USB插座	2	2	-	-	-

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

Notes : 1. The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".
2. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號 "-" 表示 "不提供"。
2. 不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

住宅物業的機電裝置說明表

Location 位置	Description 描述	Floor and Unit 樓層及單位				
		3/F, 5/F-12/F & 15/F 3樓、5樓至12樓及15樓				
		A	B	C	D	E
Open Kitchen 開放式廚房	Lighting Point 燈位	-	-	1	1	1
	Switch For Induction Hob 電磁爐開關掣	1	1	1	1	1
	Fused Spur Unit For Cooker Hood 抽油煙機接線座	1	1	1	1	1
	Connection Unit For Induction Hob 電磁爐接線蘇	1	1	1	1	1
	Double Pole & Neutral Isolating Switch For Electrical Water Heater 電熱水爐雙極隔離開關掣	1	1	-	-	-
	13A Twin Socket Outlet With USB Outlet 13A雙位電插座連USB插座	1	1	1	1	1
	13A Single Socket Outlet For Washer Dryer 洗衣乾衣機13A單位電插座	1	1	1	1	1
	Fused Spur Unit For Cabinet Light 櫃燈接線座	1	1	1	1	1
	Water Outlet Connection Point for Washer Dryer 洗衣乾衣機去水位	1	1	1	1	1
	Water Inlet Connection Point for Washer Dryer 洗衣乾衣機來水位	1	1	1	1	1
	Sprinkler Head 消防花灑頭	3	3	3	3	2
Miniature Circuit Breaker Board 配電箱	1	1	1	1	1	

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

Notes : 1. The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".
2. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號 "-" 表示 "不提供"。
2. 不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

住宅物業的機電裝置說明表

Location 位置	Description 描述	Floor and Unit 樓層及單位				
		3/F, 5/F-12/F & 15/F 3樓、5樓至12樓及15樓				
		A	B	C	D	E
Bathroom 浴室	Lighting Point 燈位	3	3	3	2	3
	13A Single Socket Outlet With USB Outlet 13A單位電插座連USB插座	1	1	1	1	1
	Fused Spur Unit 接線座	2	2	2	2	2
	Triple Pole & Neutral Isolating Switch For Electrical Water Heater 電熱水爐三極隔離開關掣	1	1	1	1	1
Balcony / Utility Platform 露台 / 工作平台	Lighting Point 燈位	1	1	1	1	1
Air-conditioning Platform 空調機平台	20A Double Pole Weatherproof Switch For Air-Conditioning (Outdoor Unit) 20A 空調機(室外機)雙極防水開關掣	1	1	1	1	1

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

Notes : 1. The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".
2. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號 "-" 表示 "不提供"。
2. 不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

住宅物業的機電裝置說明表

Location 位置	Description 描述	Floor and Unit 樓層及單位			
		16/F 16樓			
		A	B	C	D
Living Room / Dining Room 客廳 / 飯廳	Lighting Switch 燈掣	4	4	3	4
	Lighting Point 燈位	4	4	2	3
	TV&FM Outlet 電視及電台天線插座	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1
	Data Point 網絡插座	1	1	1	1
	Switch For Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1	1	1	1
	Switch For Electrical Water Heater 電熱水爐開關掣	1	1	-	-
	Switch For Exhaust Fan 排氣扇開關掣	1	1	-	-
	13A Twin Socket Outlet With USB Outlet 13A雙位電插座連USB插座	2	2	2	2
	13A Twin Socket Outlet 13A雙位電插座	3	3	3	3
	Fused Spur Unit For Electric Curtain 電動窗簾接線座	2	2	1	2
	Smoke Detector 煙霧感應器	1	1	1	1
	Telephone and Data Outlet 電話及數據插座	1	1	1	1
	Connection Unit For Steam Oven 蒸焗爐接線蘇	1	1	1	1
13A Single Socket Outlet For Refrigerator 雪櫃13A單位電插座	1	1	1	1	

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.

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

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號“-”表示“不提供”。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

住宅物業的機電裝置說明表

Location 位置	Description 描述	Floor and Unit 樓層及單位			
		16/F 16樓			
		A	B	C	D
Bedroom 睡房	Lighting Switch 燈掣	1	1	2	2
	Lighting Point 燈位	1	1	1	1
	TV&FM Outlet 電視及電台天線插座	1	1	1	-
	Telephone Outlet 電話插座	1	1	1	-
	Data Point 網絡插座	-	-	1	-
	Switch For Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1	1	1	1
	Switch For Electrical Water Heater 電熱水爐開關掣	-	-	1	1
	Switch For Exhaust Fan 排氣扇開關掣	-	-	1	1
	Fused Spur Unit 接線座	-	-	1	1
	13A Twin Socket Outlet with USB Outlet 13A雙位電插座連USB插座	2	2	2	2
Master Bedroom 主人睡房	Lighting Switch 燈掣	1	1	-	-
	Lighting Point 燈位	1	1	-	-
	TV&FM Outlet 電視及電台天線插座	1	1	-	-
	Telephone Outlet 電話插座	1	1	-	-
	Data Point 網絡插座	1	1	-	-
	Switch For Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1	1	-	-
	13A Twin Socket Outlet with USB Outlet 13A雙位電插座連USB插座	2	2	-	-

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.

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

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號“-”表示“不提供”。

FITTINGS, FINISHES AND APPLIANCES

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住宅物業的機電裝置說明表

Location 位置	Description 描述	Floor and Unit 樓層及單位			
		16/F 16樓			
		A	B	C	D
Open Kitchen 開放式廚房	Lighting Point 燈位	-	-	1	1
	Switch For Induction Hob 電磁爐開關掣	1	1	1	1
	Fused Spur Unit For Cooker Hood 抽油煙機接線座	1	1	1	1
	Connection Unit For Induction Hob 電磁爐接線蘇	1	1	1	1
	Double Pole & Neutral Isolation Switch For Electrical Water Heater 電熱水爐雙極隔離開關掣	1	1	-	-
	13A Twin Socket Outlet With USB Outlet 13A雙位電插座連USB插座	1	1	1	1
	13A Single Socket Outlet For Washer Dryer 洗衣乾衣機13A單位電插座	1	1	1	1
	Fused Spur Unit For Cabinet Light 櫃燈接線座	1	1	1	1
	Water Outlet Connection Point for Washer Dryer 洗衣乾衣機去水位	1	1	1	1
	Water Inlet Connection Point for Washer Dryer 洗衣乾衣機來水位	1	1	1	1
	Sprinkler Head 消防花灑頭	3	3	3	3
Miniature Circuit Breaker Board 配電箱	1	1	1	1	

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.

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

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號“-”表示“不提供”。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

住宅物業的機電裝置說明表

Location 位置	Description 描述	Floor and Unit 樓層及單位			
		16/F 16樓			
		A	B	C	D
Bathroom 浴室	Lighting Point 燈位	3	3	3	2
	13A Single Socket Outlet With USB Outlet 13A單位電插座連USB插座	1	1	1	1
	Fused Spur Unit 接線座	2	2	2	2
	Triple Pole & Neutral Isolating Switch For Electrical Water Heater 電熱水爐三極隔離開關掣	1	1	1	1
Balcony / Utility Platform 露台 / 工作平台	Lighting Point 燈位	1	1	1	1
Air-conditioning Platform 空調機平台	20A Double Pole Weatherproof Switch For Air-Conditioning (Outdoor Unit) 20A 空調機(室外機)雙極防水開關掣	1	1	1	1
Private Flat Roof 私人平台	Lighting Point 燈位	-	-	-	2
	13A Single Weatherproof Socket Outlet 13A單位防水電插座	-	-	-	1

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.

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

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號“-”表示“不提供”。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

住宅物業的機電裝置說明表

Location 位置	Description 描述	Floor and Unit 樓層及單位			
		17/F-23/F & 25/F 17樓至23樓及25樓			
		A	B	C	D
Living Room / Dining Room 客廳 / 飯廳	Lighting Switch 燈掣	4	4	3	3
	Lighting Point 燈位	4	4	2	3
	TV&FM Outlet 電視及電台天線插座	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1
	Data Point 網絡插座	1	1	1	1
	Switch For Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1	1	1	1
	Switch For Electrical Water Heater 電熱水爐開關掣	1	1	-	-
	Switch For Exhaust Fan 排氣扇開關掣	1	1	-	-
	13A Twin Socket Outlet With USB Outlet 13A雙位電插座連USB插座	2	2	2	2
	13A Twin Socket Outlet 13A雙位電插座	3	3	3	3
	Fused Spur Unit For Electric Curtain 電動窗簾接線座	2	2	1	1
	Smoke Detector 煙霧感應器	1	1	1	1
	Telephone and Data Outlet 電話及數據插座	1	1	1	1
	Connection Unit For Steam Oven 蒸焗爐接線蘇	1	1	1	1
13A Single Socket Outlet For Refrigerator 雪櫃13A單位電插座	1	1	1	1	

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

Notes : 1. The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".
2. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號 "-" 表示 "不提供"。
2. 不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

住宅物業的機電裝置說明表

Location 位置	Description 描述	Floor and Unit 樓層及單位			
		17/F-23/F & 25/F 17樓至23樓及25樓			
		A	B	C	D
Bedroom 睡房	Lighting Switch 燈掣	1	1	2	2
	Lighting Point 燈位	1	1	1	1
	TV&FM Outlet 電視及電台天線插座	1	1	1	-
	Telephone Outlet 電話插座	1	1	1	-
	Data Point 網絡插座	-	-	1	-
	Switch For Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1	1	1	1
	Switch For Electrical Water Heater 電熱水爐開關掣	-	-	1	1
	Switch For Exhaust Fan 排氣扇開關掣	-	-	1	1
	Fused Spur Unit 接線座	-	-	1	1
	13A Twin Socket Outlet with USB Outlet 13A雙位電插座連USB插座	2	2	2	2
Master Bedroom 主人睡房	Lighting Switch 燈掣	1	1	-	-
	Lighting Point 燈位	1	1	-	-
	TV&FM Outlet 電視及電台天線插座	1	1	-	-
	Telephone Outlet 電話插座	1	1	-	-
	Data Point 網絡插座	1	1	-	-
	Switch For Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1	1	-	-
	13A Twin Socket Outlet with USB Outlet 13A雙位電插座連USB插座	2	2	-	-

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

Notes : 1. The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".
2. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號 "-" 表示 "不提供"。
2. 不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

住宅物業的機電裝置說明表

Location 位置	Description 描述	Floor and Unit 樓層及單位			
		17/F-23/F & 25/F 17樓至23樓及25樓			
		A	B	C	D
Open Kitchen 開放式廚房	Lighting Point 燈位	-	-	1	1
	Switch For Induction Hob 電磁爐開關掣	1	1	1	1
	Fused Spur Unit For Cooker Hood 抽油煙機接線座	1	1	1	1
	Connection Unit For Induction Hob 電磁爐接線蘇	1	1	1	1
	Double Pole & Neutral Isolation Switch For Electrical Water Heater 電熱水爐雙極隔離開關掣	1	1	-	-
	13A Twin Socket Outlet With USB Outlet 13A雙位電插座連USB插座	1	1	1	1
	13A Single Socket Outlet For Washer Dryer 洗衣乾衣機13A單位電插座	1	1	1	1
	Fused Spur Unit For Cabinet Light 櫃燈接線座	1	1	1	1
	Water Outlet Connection Point for Washer Dryer 洗衣乾衣機去水位	1	1	1	1
	Water Inlet Connection Point for Washer Dryer 洗衣乾衣機來水位	1	1	1	1
	Sprinkler Head 消防花灑頭	3	3	3	3
Miniature Circuit Breaker Board 配電箱	1	1	1	1	

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

Notes : 1. The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".
2. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號 "-" 表示 "不提供"。
2. 不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

住宅物業的機電裝置說明表

Location 位置	Description 描述	Floor and Unit 樓層及單位			
		17/F-23/F & 25/F 17樓至23樓及25樓			
		A	B	C	D
Bathroom 浴室	Lighting Point 燈位	3	3	3	2
	13A Single Socket Outlet With USB Outlet 13A單位電插座連USB插座	1	1	1	1
	Fused Spur Unit 接線座	2	2	2	2
	Triple Pole & Neutral Isolating Switch For Electrical Water Heater 電熱水爐三極隔離開關掣	1	1	1	1
Balcony / Utility Platform 露台 / 工作平台	Lighting Point 燈位	1	1	1	1
Air-conditioning Platform 空調機平台	20A Double Pole Weatherproof Switch For Air-Conditioning (Outdoor Unit) 20A 空調機(室外機)雙極防水開關掣	1	1	1	1

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

Notes : 1. The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".
2. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號 "-" 表示 "不提供"。
2. 不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

住宅物業的機電裝置說明表

Location 位置	Description 描述	Floor and Unit 樓層及單位	
		26/F 26樓	
		A	B
Living Room / Dining Room 客廳 / 飯廳	Lighting Switch 燈掣	4	5
	Lighting Point 燈位	4	4
	TV&FM Outlet 電視及電台天線插座	1	1
	Telephone Outlet 電話插座	1	1
	Data Point 網絡插座	1	1
	Switch For Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1	1
	Switch For Electrical Water Heater 電熱水爐開關掣	1	1
	Switch For Exhaust Fan 排氣扇開關掣	1	1
	13A Twin Socket Outlet With USB Outlet 13A雙位電插座連USB插座	2	2
	13A Twin Socket Outlet 13A雙位電插座	1	1
	Fused Spur Unit For Electric Curtain 電動窗簾接線座	2	2
Smoke Detector 煙霧感應器	1	1	

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

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".
備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號 "-" 表示 "不提供"。

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住宅物業的機電裝置說明表

Location 位置	Description 描述	Floor and Unit 樓層及單位	
		26/F 26樓	
		A	B
Bedroom 睡房	Lighting Switch 燈掣	1	1
	Lighting Point 燈位	1	1
	TV&FM Outlet 電視及電台天線插座	1	1
	Telephone Outlet 電話插座	1	1
	Switch For Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1	1
	13A Twin Socket Outlet with USB Outlet 13A雙位電插座連USB插座	2	2
Master Bedroom 主人睡房	Lighting Switch 燈掣	1	1
	Lighting Point 燈位	1	2
	TV&FM Outlet 電視及電台天線插座	1	1
	Telephone Outlet 電話插座	1	1
	Data Point 網絡插座	1	1
	Switch For Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1	1
	13A Twin Socket Outlet with USB Outlet 13A雙位電插座連USB插座	2	2

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

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".
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Location 位置	Description 描述	Floor and Unit 樓層及單位	
		26/F 26樓	
		A	B
Open Kitchen 開放式廚房	Lighting Point 燈位	3	1
	Switch For Induction Hob 電磁爐開關掣	1	1
	Fused Spur Unit For Cooker Hood 抽油煙機接線座	1	1
	Connection Unit For Steam Oven 蒸焗爐接線蘇	1	1
	13A Single Socket Outlet For Refrigerator 雪櫃13A單位電插座	1	1
	13A Single Socket Outlet For Washer Dryer 洗衣乾衣機13A單位電插座	1	1
	Connection Unit For Induction Hob 電磁爐接線蘇	1	1
	Double Pole & Neutral Isolation Switch For Electrical Water Heater 電熱水爐雙極隔離開關掣	1	1
	13A Twin Socket Outlet With USB Outlet 13A雙位電插座連USB插座	1	1
	Telephone and Data Outlet 電話及數據插座	1	1
	13A Twin Socket Outlet 13A雙位電插座	2	2
	Fused Spur Unit For Cabinet Light 櫃燈接線座	1	1
	Water Outlet Connection Point for Washer Dryer 洗衣乾衣機去水位	1	1
	Water Inlet Connection Point for Washer Dryer 洗衣乾衣機來水位	1	1
	Sprinkler Head 消防花灑頭	5	2
Miniature Circuit Breaker Board 配電箱	1	1	

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

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".
備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號 "-" 表示 "不提供"。

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Location 位置	Description 描述	Floor and Unit 樓層及單位	
		26/F 26樓	
		A	B
Bathroom 浴室	Lighting Point 燈位	3	3
	13A Single Socket Outlet With USB Outlet 13A單位電插座連USB插座	1	1
	Fused Spur Unit 接線座	2	2
	Triple Pole & Neutral Isolating Switch For Electrical Water Heater 電熱水爐三極隔離開關掣	1	1
Balcony / Utility Platform 露台 / 工作平台	Lighting Point 燈位	1	1
Air-conditioning Platform 空調機平台	20A Double Pole Weatherproof Switch For Air-Conditioning (Outdoor Unit) 20A 空調機(室外機)雙極防水開關掣	1	1
Private Flat Roof 私人平台	Lighting Point 燈位	1	1
	Weatherproof Lighting Switch 防水燈掣	1	1
	13A Single Weatherproof Socket Outlet 13A單位防水電插座	1	1
Private Roof 私人天台	Lighting Point 燈位	5	7
	Weatherproof Lighting Switch 防水燈掣	1	1
	13A Single Weatherproof Socket Outlet 13A單位防水電插座	1	1

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

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".
備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號 "-" 表示 "不提供"。

SERVICE AGREEMENTS

服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by The Hongkong Electric Company Limited.

食水及沖廁水由水務署供應。

電力由香港電燈有限公司供應。

GOVERNMENT RENT

地稅

The owner (i.e. the Vendor) is liable for the Government rent payable for the specified residential property up to and including the date of the assignment of the specified residential property.

擁有人(即賣方)有法律責任就指明住宅物業繳付直至該指明住宅物業的轉讓契日期(包括該日)為止的地稅。

MISCELLANEOUS PAYMENTS BY PURCHASER

買方的雜項付款

- (a) On the delivery of the vacant possession of the specified residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water and electricity. As there is no gas supply for the residential property, the purchaser is not liable to reimburse the owner the deposits for the gas.
- (b) On the delivery, the purchaser is also liable to pay a debris removal fee to the manager of the Development, but not to the owner.

- (a) 在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水及電力的按金；由於住宅物業並無氣體供應，買方無須向擁有人補還氣體按金。
- (b) 在交付時，買方須將清理廢料的費用支付給發展項目的管理人而非擁有人。

DEFECT LIABILITY WARRANTY PERIOD

欠妥之處的保養責任期

Defects liability warranty period for the specified residential property and the fittings, finishes and appliances as provided in the agreement for sale and purchase is within six(6) months from the date of completion of the sale and purchase of the specified residential property.

按買賣合約的規定，指明住宅物業及其裝置、裝修物料及設備之欠妥之處的保養責任期為指明住宅物業之成交日期起計為期6個月內。

MAINTENANCE OF SLOPES 斜坡維修

Not Applicable

不適用

MODIFICATION 修訂

No existing application to the Government for a modification of the Land Grant for this Development has been made.

發展項目現時並沒有向政府提出申請修訂批地文件。

RELEVANT INFORMATION

有關資料

I. Pipes

Some common pipes and/or exposed pipes are located on the external walls at or adjacent to the private 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.

II. Operation of building maintenance system

1. During the regular and specially arranged inspection, cleaning, maintenance or repairing of the external walls (including the curtain wall structures) 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 permanent or temporary) may be installed and/or parked on the private flat roofs and/or private roofs and operated in air space directly above the private flat roofs and the private roofs as well as outside the windows and the balconies / utility platforms of the residential units.
2. Under the Deed of Mutual Covenant, the Manager shall have the right upon reasonable notice (except in an emergency), to access into those residential units in the Development consisting of private flat roofs and/ or private roofs (with or without workmen) 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 private roof and/or private flat roof forming part of a residential unit and/ or the resting of the gondola or likewise equipment on the private roofs and/or the private flat roofs forming part of a residential unit for cleaning, maintaining and/or repairing the external wall and the common areas and facilities of the Development.

III. Sunken Slabs

There may be sunken slabs at some parts of the ceiling inside some residential properties for the installation of mechanical and electrical services of the floor above or due to the structural, architectural and/or decoration design requirements of the floor above.

- IV. There are signage areas on the external walls of the Development. Projecting signboards may be erected on the external walls of the Development.

Furthermore, air-conditioner, signboard or any other structures or facilities may be erected, installed or affixed on the "Designated Area for Shop Air Conditioner Installation or Signboard" ("**Designated Area**") on the external walls of the Development. For the location of the Designated Area, please refer to the set of plans annexed to the latest draft Deed of Mutual Covenant incorporating Management Agreement of the Development.

Prospective purchasers should note the possible impact (if any) of the said signage areas, projecting signboards, air-conditioner and/or signboard or any other structures or facilities on individual residential properties.

I. 喉管

發展項目部分住宅單位的私人平台及/或露台的外牆或毗鄰私人平台及/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。

II. 大廈保養系統操作

1. 在管理人安排為發展項目的外牆(包括玻璃幕牆結構)及公用地方與設施進行定期及特別安排的檢查、清潔、保養或維修的期間，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/或停泊在住宅單位的私人平台及/或私人天台上，並在住宅單位的私人平台及私人天台上空，以及在住宅單位的窗外及露台/工作平台外操作。
2. 根據公契，管理人有權在給予合理通知(緊急情況除外)後進入在發展項目建有私人平台及/或私人天台的住宅單位(不論是否連同工人)以操作大廈保養系統包括但不限於在毗鄰構成住宅單位一部分的私人天台及/或私人平台的發展項目公用地方與設施周邊外牆的托架鐵圈吊船或其他類似裝置及/或於構成住宅單位一部分的私人天台及/或私人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。

III. 跌級樓板

部分住宅物業內之部分天花或有跌級樓板，用以安裝上層之機電設備或配合上層之結構、建築及/或裝修設計上的需要。

- IV. 發展項目的外牆有標牌區域。發展項目的外牆上可能會安裝伸出式招牌。

此外，發展項目的外牆上的「商舖冷氣裝置或招牌的指定區域」(「指定區域」)上可能豎立、安裝或固定任何冷氣機、招牌或任何其他結構或設施。有關指定區域的位置，請參閱發展項目的公契及管理協議的最新擬稿附錄圖則。

請準買家注意上述標牌區域、伸出式招牌、冷氣機及/或招牌或任何其他結構或設施對個別住宅物業造成之影響(如有)。

ADDRESS OF THE WEBSITE DESIGNATED BY THE VENDOR FOR THE DEVELOPMENT

賣方就發展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 for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: <http://www.themet.com.hk/coasto>

賣方為施行《一手住宅物業銷售條例》第2部而就發展項目指定的互聯網網站的網址：
<http://www.themet.com.hk/coasto>

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

Breakdown of GFA Concessions Obtained for All Features

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

Disregarded GFA under Building (Planning) Regulations 23(3)(b)		Area (m ²)
1.(#)	Carpark and loading/unloading area excluding public transport terminus	–
2.	Plant rooms and similar services	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc.	92.948
2.2(#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc.	430.122
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	-
Green Features under Joint Practice Notes 1 and 2		
3.	Balcony	98.000
4.	Wider common corridor and lift lobby	–
5.	Communal sky garden	–
6.	Acoustic fin	–
7.	Wing wall, wind catcher and funnel	–
8.	Non-structural prefabricated external wall	–
9.	Utility platform	73.500
10.	Noise barrier	–
Amenity Features		Area (m ²)
11.	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	4.096
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	47.120
13.	Covered landscaped and play area	–
14.	Horizontal screens/covered walkways and trellis	–
15.	Larger lift shaft	108.512

Amenity Features		Area (m ²)
16.	Chimney shaft	–
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	–
18.(#)	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room	8.373
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	–
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature	–
21.	Void in duplex domestic flat and house	–
22.	Sunshade and reflector	–
23.(#)	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window	–
24.	Other projection such as A/C box and platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway	–
Other Exempted Items		
25.(#)	Refuge floor including refuge floor cum sky garden	–
26.	Covered area under large projecting/ overhanging feature	–
27.	Public transport terminus	–
28.(#)	Party structure and common staircase	–
29.(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	84.576
30.	Public passage	–
31.	Covered set back area	–
Bonus GFA		
32.	Bonus GFA	–
Additional Green Features under Joint Practice Note (No. 8)		
33.	Buildings adopting Modular Intergrated Construction	–

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

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

The Environmental Assessment of the Building

Green Building Certification

Assessment result under the **BEAM Plus** certification conferred / issued by Hong Kong Green Building Council Limited (HKGBC) for the building prior to the printing of the sales brochure or its addenda.

**Provisional
BRONZE**

Application no.: PAB0050/24



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. Gearless ACVWF Lifts ; 2. High Efficient Air Conditioning Units ; 3. High Efficient Lighting System

Part II : The predicted annual energy use of the proposed building / part of building (Note 1)					
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 unit/ m ² /annum	Electricity kWh/ m ² /annum	Town Gas / LPG unit/ m ² /annum
Area served by central building services installation(Note 3)	—	—	—	—	—
Podium(s)(non-central building services installation)	239.028	227.760	—	168.262	—

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

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:
 - "total annual energy use" has the same meaning of "annual energy use" in the BEAM Plus New Buildings (current version); and
 - "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)" in the BEAM Plus New Buildings (current version).
- "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

獲寬免總樓面面積的設施分項

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

根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		面積(平方米)
1.(#)	停車場及上落客貨地方(公共交通總站除外)	-
2.	機房及相類設施	
2.1	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》)或規例限制的強制性設施及必要機房，例如升降機機房、電訊及廣播設備室(訊播室)、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等	92.948
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	430.122
2.3	非強制性或非必要機房，例如空調機房、送風櫃房等	-
根據聯合作業備考第1及第2號提供的環保設施		
3.	露台	98.000
4.	加闊的公用走廊及升降機大堂	-
5.	公用空中花園	-
6.	隔聲簷	-
7.	翼牆、捕風器及風斗	-
8.	非結構預製外牆	-
9.	工作平台	73.500
10.	隔音屏障	-
適意設施		面積(平方米)
11.	管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處	4.096
12.	住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	47.120
13.	有蓋園景區及遊樂場地	-
14.	橫向屏障/有蓋人行道及花棚	-
15.	擴大升降機槽	108.512

適意設施		面積(平方米)
16.	煙囪管道	-
17.	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	-
18.(#)	強制性設施或必要機房所需的管槽、氣槽及垂直立管	8.373
19.	非強制性設施或非必要機房所需的管槽及氣槽	-
20.	環保系統及設施所需的機房、管槽及氣槽	-
21.	複式住宅單位及洋房的中空空間	-
22.	遮陽篷及反光罩	-
23.(#)	伸出式花槽及小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	-
24.	《作業備考》APP-19第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台，及維修通道	-
其他項目		
25.(#)	庇護層，包括庇護層兼空中花園	-
26.	大型伸出/外懸設施下的有蓋地方	-
27.	公共交通總站	-
28.(#)	共用構築物及公用樓梯	-
29.(#)	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	84.576
30.	公眾通道	-
31.	有蓋的後移部分	-
額外總樓面面積		
32.	額外總樓面面積	-
根據聯合作業備考(第8號)提供的額外環保設施		
33.	採用「組裝合成」建築法的樓宇	-

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

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

有關建築物的環境評估

綠色建築認證

在印刷此售樓說明書或其附頁前，本物業根據香港綠色建築議會有限公司頒授 / 發出的綠建環評認證評級。

暫定評級

銅級

申請編號: PAB0050/24



發展項目的公用部分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分的預計能量表現或消耗的最近期資料：

第 I 部分					
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. 無齒輪交流變壓變頻升降機； 2. 高效能空調機； 3. 高效能照明系統				
第 II 部分: 擬興建樓宇/部分樓宇預計每年能源消耗量 (備註1) : —					
位置	使用有關裝置的內部樓面面積 (平方米)	基線樓宇 (備註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
有使用中央屋宇裝備裝置 (備註3) 的部份	—	—	—	—	—
平台 (非中央屋宇裝備裝置)	239.028	227.760	—	168.262	—
第 III 部分: 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	—	—	✓		

備註:

- 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：—
(a) "每年能源消耗量"與新建樓宇BEAM Plus標準 (現行版本) 中的「年能源消耗」具有相同涵義；及
(b) 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 (現行版本) 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"與機電工程署發出的《屋宇裝備裝置能源效益實務守則》中的涵義相同。

The date on which this Sales Brochure is printed is 4 February 2025.
There may be future changes to the Development and the surrounding areas.

本售樓說明書印製日期為2025年2月4日。
發展項目及其周邊地區日後可能出現改變。

