

15 批地文件的摘要

SUMMARY OF LAND GRANT

1. 期數位處於紅磡海旁地段第1號A分段第2小分段A段、紅磡海旁地段第1號A分段第2小分段B段、紅磡海旁地段第1號A分段第2小分段C段、紅磡海旁地段第1號A分段第2小分段D段、紅磡海旁地段第1號A分段第2小分段E段、紅磡海旁地段第1號A分段第2小分段F段、紅磡海旁地段第1號A分段第2小分段餘段(下統稱「第一地段」)、紅磡海旁地段第1號A分段第3小分段A段、紅磡海旁地段第1號A分段第3小分段B段、紅磡海旁地段第1號A分段第3小分段C段、紅磡海旁地段第1號A分段第3小分段D段、紅磡海旁地段第1號A分段第3小分段E段、紅磡海旁地段第1號A分段第3小分段F段、紅磡海旁地段第1號A分段第3小分段G段、紅磡海旁地段第1號A分段第3小分段H段、紅磡海旁地段第1號A分段第3小分段I段、紅磡海旁地段第1號A分段第3小分段餘段(下統稱「第二地段」)、紅磡海旁地段第1號A分段第4小分段A段餘段、紅磡海旁地段第1號A分段第4小分段B段餘段、紅磡海旁地段第1號A分段第4小分段餘段及紅磡海旁地段第1號A分段第7小分段餘段(下統稱「第三地段」)。

第一地段、第二地段及第三地段下統稱「該等地段」。

2. 該等地段是根據一份日期為1915年11月16日有關紅磡海旁地段第1號的政府租契持有，批租年期為999年，由1887年3月21日開始生效(下稱「政府租契」)。

3. 政府租契包括，除其他以外，以下條款:-

- a) 「如非事先獲得香港殖民地港督或就此獲正式授權的其他人以書面表示陛下、其世襲繼承人、繼承人或受讓人已給予許可，所述公司、其繼承人或受讓人或任何其他一或多人在批租的持續期內，不得及不會利用該處所或其任何部分經營或從事屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、淘糞、垃圾清理的行業或業務，或任何其他發出惡臭或令人厭惡的行業或業務」；
- b) 「所述公司、其繼承人及受讓人在此後所有時候及不時在有需要或情況要求時，必須及將會自費妥善及充分地修葺、維持、支持、保養、鋪設、清洗、洗滌、清潔、清空、修改及保存現時或此後任何時候位於在此表明批租的該片或該幅土地上之宅院或物業單位及所有其他豎設物及建築物，以及所有屬於並且以任何形式附屬於或關連該處的牆壁、土堤、路塹、樹籬、溝渠、路軌、電燈、行人道、水廁、洗滌槽、排水渠及水道，並且全面執行需要及必須的修葺、清洗及修改工程，以令陛下、其世襲繼承人、繼承人或受讓人的測量師滿意(現為工務司司長)」；
- c) 「所述公司、其繼承人及受讓人於批租年期內，必須及將會不時按需要承擔、支付及允許以合理份額和比例計算的費用及收費，以支付建造、建築、修葺及修改在此表明批租的處所或其任何部分所需的、或於其內的、或屬於該處所並且與其他鄰近或毗鄰處所共用的所有或任何道路、行人道、渠道、圍欄及共用牆、排氣管、私家或公共污水渠及排水渠。有關的付款比例由陛下、其世襲繼承人、繼承人或受讓人的測量師釐定及確定，並且可當作欠繳地租的性質追討」；

- d) 「陛下、其世襲繼承人、繼承人及受讓人保留所有政府就其為香港殖民地的道路、公共建築或其他公共目的所需，在該處所之內、之下或之上的礦產、礦物及石礦、及所有現時或其後於在批租的持續期內於在該處所或其任何部分之下或之上的土壤、泥土、泥灰岩、黏土、白堊、磚土、礫石、砂、石頭及石堆、及其他土料或材料；陛下、其世襲繼承人、繼承人及受讓人、其代理人、傭人及工人有權於在批租的持續期內於日間合理時間內自由進出及穿越在此表明批租的處所或其任何部分，不論是否連同馬匹、馬車、車輛及其他機器及其他必需之事物，以視察、挖掘、轉用及移走上述保留之礦物、石頭、土料及其他事物或其任何部分，惟須對所述公司、其繼承人或受讓人造成盡可能少的損害；陛下、其世襲繼承人、繼承人及受讓人亦有全權於該處所內、穿過、或於其之下加置及接駁所有及任何公共或公用排污渠、排水渠或水道」；

- e) 「陛下、其世襲繼承人、繼承人或受讓人有合法權利透過其測量師或獲指派代表彼等的其他人在該批租年期內，每年兩次或多次在日間所有合理時間進入在此表明批租的處所從而視察、搜查及查看其狀況。每當視察時發現有任何頹敗、損壞及需要維修及修正之處，將會發出或在該處所或其任何部分留下書面通知或警告，要求所述公司、其繼承人或受讓人在其後三個曆月內進行維修及修正。所述公司、其繼承人或受讓人須於按照上文所述發出或留下每項通知或警告後三個曆月內進行維修及修正」；及

- f) 「如果為了改善所述香港殖民地或任何其他公共目的所需，陛下、其世襲繼承人、繼承人及受讓人擁有全權收回、進入及再佔管在此表明批租的處所或其任何部分，向所述公司、其繼承人及受讓人給予三個公曆月的通知後，並根據陛下、其世襲繼承人、繼承人或受讓人的測量師公平和客觀地對該土地及其上建築物作出估值，向所述公司、其繼承人或受讓人作出充分和合理的賠償。本項權利一旦行使，本文件所訂的年期及設定的產業權須分別予以終止、終結及無效」。

4. 儘管上文第3(a)段有所限制，根據一份日期為2020年11月4日，並在土地註冊處以註冊摘要編號21010800500018註冊的厭惡性行業牌照(就第一地段而言)、一份日期為2020年11月2日，並在土地註冊處以註冊摘要編號21032601830016註冊的厭惡性行業牌照(就第二地段而言)及一份日期為2020年11月4日，並在土地註冊處以註冊摘要編號21032501520017註冊的厭惡性行業牌照(就第三地段而言)，該等地段的註冊擁有人、其各自的遺囑執行人、遺產管理人及受讓人，如是公司，其各自的繼承人及受讓人，獲准於該等地段之內或之上經營或從事製糖、油料(加油站除外)、售肉、食物供應及旅館的行業或業務，惟須受該牌照施加的條件所規限。

備註：

1. 詳情請參考政府租契。政府租契全份文本已備於售樓處，在開放時間可供免費查閱，並可在支付必要的影印費用後獲取副本。
2. 除非本售樓說明書另有規定，本批地文件摘要內所採用的詞彙與該詞彙在有關政府租契內的意思相同。

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1. The Phase is situated on Section A of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section B of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section C of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section D of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section E of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section F of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Sub-section 2 of Section A of Hung Hom Marine Lot No.1 (collectively “the 1st Lot”), Section A of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section B of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section C of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section D of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section E of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section F of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section G of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section H of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section I of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Sub-section 3 of Section A of Hung Hom Marine Lot No.1 (collectively “the 2nd Lot”), The Remaining Portion of Section A of Sub-section 4 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Section B of Sub-section 4 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Sub-section 4 of Section A of Hung Hom Marine Lot No.1 and The Remaining Portion of Sub-section 7 of Section A of Hung Hom Marine Lot No.1 (collectively “the 3rd Lot”).

The 1st Lot, the 2nd Lot and the 3rd Lot are collectively referred to as “the Lots”.

2. The Lots are held under the Government lease of Hung Hom Marine Lot No.1 dated 16th November 1915 (“the Government Lease”) for a term of 999 years commencing on 21st March 1887.
3. The Government Lease contains, inter alia, the following provisions:-
 - a) “that the said Company their Successors or Assigns, 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 Slaughterman, Soap-maker, Sugar-baker, Fellmonger, Melter of tallow, Oilman, Butcher, Distiller, Victualler, or Tavern-keeper, Nightman, Scavenger, or any other noisome or offensive trade or business whatever, without the previous licence of His said Majesty, His Heirs, Successors, or Assigns, signified in writing by the Governor of the said Colony of Hongkong, or other person duly authorized in that behalf”;
 - b) “that the said Company their Successors and Assigns, shall and will, from time to time, and at all times hereafter, when, where, and as often as need or occasion shall be and require, at his and their own proper costs and charges, well and sufficiently Repair, Uphold, Support, Maintain, Pave, Purge, Scour, Cleanse, Empty, Amend and keep the messuage or tenement, messuages or tenements, and all other erections and buildings, now or at any time hereafter standing upon the said piece or parcel of ground hereby expressed to be demised, and all the Walls, Banks, Cuttings, Hedges, Ditches, Rails, Lights, Pavements, Privies, Sinks, Drains and Watercourses thereunto belonging, and which shall in any-wise belong or appertain unto the

same in by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever, the whole to be done to the satisfaction of the Surveyor of His said Majesty, His Heirs, Successors or Assigns (now the Director of Public Works)”;

- c) “that the said Company their Successors and Assigns shall and will during the term hereby granted, as often as need shall require, bear, pay, and allow a reasonable share and proportion for and towards the costs and charges of making, building, repairing, and amending, all or any roads, pavements, channels, fences and party-walls, draughts, private or public sewers and drains, requisite for, or in, or belonging to the said premises hereby expressed to be demised or any part thereof, in common with other premises near or adjoining thereto, and that such proportion shall be fixed and ascertained by the Surveyor of His said Majesty, His Heirs, Successors, or Assigns, and shall be recoverable in the nature of rent in arrear”;
- d) “except and reserved unto His said Majesty, His Heirs, Successors and Assigns, all Mines, Minerals, and Quarries of Stone in, under and upon the said premises, and all such Earth, Soil, Marl, Clay, Chalk, Brick-earth, Gravel, Sand, Stone and Stones, and other Earths or Materials, which now are or hereafter during the continuance of this demise, shall be under or upon the said premises, or any part or parts thereof, as His said Majesty, His Heirs, Successors and Assigns may require for the Roads, Public Buildings, or other Public Purposes of the said Colony of Hongkong; with fully liberty of Ingress, Egress and Regress, to and for His said Majesty, His Heirs, Successors and Assigns, His and their Agents, servants and workmen, at reasonable times in the day during the continuance of this demise, with or without horses, carts, carriages and all other necessary things into, upon, from and out of all or any part or parts of the premises hereby expressed to be demised, to view, dig for, convert, and carry away, the said excepted Minerals, Stone, Earths and other things respectively, or any part or parts thereof respectively, thereby doing as little damage as possible to the said Company their Successors or Assigns; and also save and except full power to His said Majesty, His Heirs, Successors and Assigns, to make and conduct in, through and under the said premises, all and any public or common sewers, drains or watercourses”;
- e) “that it shall and may be lawful to and for His said Majesty, His Heirs, Successors or Assigns by His or their Surveyor, or other persons deputed to act for Him or them 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 said Company their Successors or Assigns, 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 said Company their Successors or Assigns will repair and amend the same accordingly”; and

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- f) “His said Majesty, His Heirs, Successors and Assigns, shall have full power to resume, enter into, and re-take possession of all or any part of the premises hereby expressed to be demised, if required for the improvement of the said Colony of Hongkong, or for any other public purpose whatsoever, Three Calendar Months’ notice being given to the said Company their Successors and Assigns of its being so required, and a full and fair Compensation for the said Land and the Buildings thereon, being paid to the said Company their Successors or Assigns, at a valuation, to be fairly and impartially made by the Surveyor of His said Majesty, His Heirs, Successors or Assigns, and upon the exercise of such power the term and estate hereby created shall respectively cease, determine and be void”.
4. Notwithstanding the above restrictions at paragraph 3(a) above, an Offensive Trade Licence dated 4th November 2020 and registered in the Land Registry by Memorial No. 21010800500018 (for the 1st Lot), an Offensive Trade Licence dated 2nd November 2020 and registered in the Land Registry by Memorial No. 21032601830016 (for the 2nd Lot) and an Offensive Trade Licence dated 4th November 2020 and registered in the Land Registry by Memorial No. 21032501520017 (for the 3rd Lot) were granted allowing the registered owners of the Lots, their respective executors, administrators and assigns, and in the case of corporations their respective successors and assigns, to carry out the trade or business of sugar baker, oilman (excluding petrol filling station), butcher, victualler and tavern keeper, in or upon the Lots subject to the conditions imposed therein.

Notes:

1. For full details, please refer to the Government Lease. Full script of the Government Lease is available for free inspection upon request at the sales office during open hours and copies of the Government Lease can be obtained upon paying necessary photocopying charges.
2. Unless otherwise defined in this sales brochure, the capitalized terms used in this Summary of Land Grant shall have the same meaning of such terms in the Government Lease.

16 公共設施及公眾休憩用地的資料

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

- A. 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施
不適用。
- B. 根據批地文件規定須由期數中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施
不適用。
- C. 根據批地文件規定須由期數中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地的大小
不適用。
- D. 期數所位於的土地中為施行《建築物(規劃)規例》(第123章，附屬法例F)第22(1)條而撥供公眾用途的任何部分
不適用。
- E. 在切實可行的範圍內顯示上述該等設施、休憩用地及土地中的該等部分的位置；及以與批地文件或撥出私人地方供公眾使用的契據(視屬何情況而定)中相同的顏色、格式或圖案(視何者適用而定)著色或以陰影顯示該等設施、休憩用地及土地中的該等部分的圖則
不適用。
- F. 公眾之使用權
不適用。
- G. 批地文件、撥出私人地方供公眾使用的契據及指明住宅物業的每一公契中關於上述該等設施、休憩用地及土地中的該等部分的條文
不適用。

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

17 對買方的警告

WARNING TO PURCHASERS

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

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

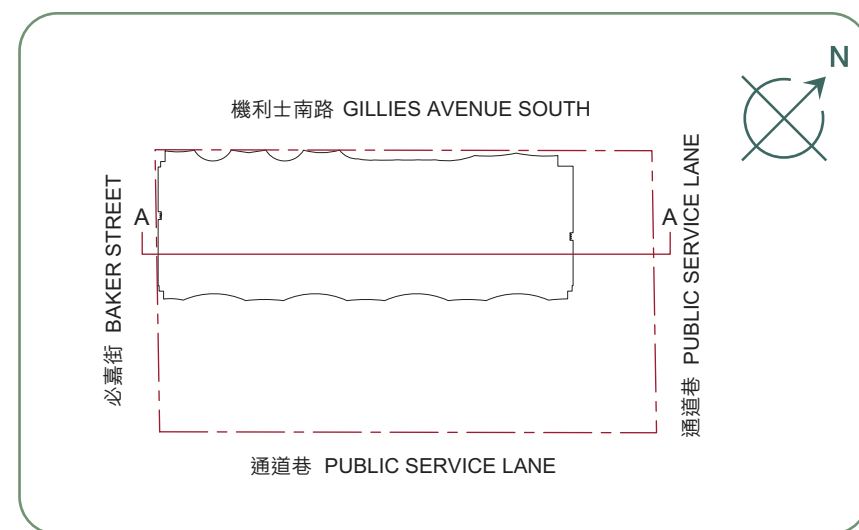
18 期數中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE PHASE

橫截面圖 A-A

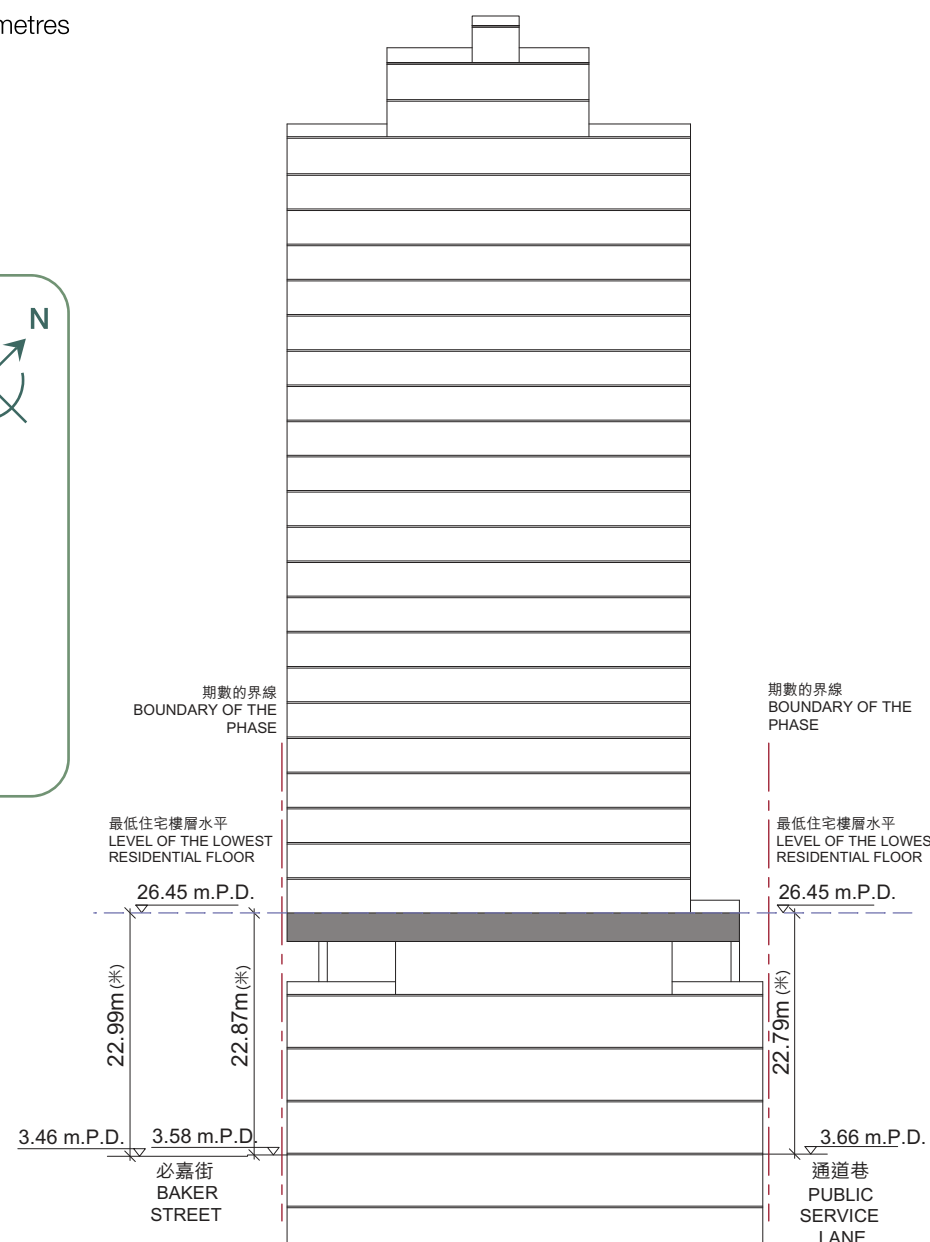
CROSS - SECTION PLAN A-A

1. 毗鄰建築物的一段必嘉街為香港主水平基準以上3.46至3.58米。
2. 毗鄰建築物的一段通道巷為香港主水平基準以上3.66米。
1. The part of Baker Street adjacent to the building is 3.46 To 3.58 metres above the Hong Kong Principal Datum.
2. The part of Public Service Lane adjacent to the building is 3.66 metres above the Hong Kong Principal Datum.



圖例 LEGEND

- 期數的界線
Boundary of the Phase
- ▽ 香港主水平基準以上高度(米)
Height in metres above the Hong Kong Principal Datum (m.P.D.)
- 虛線為該建築物最低住宅層水平
Dotted line denotes the level of the lowest residential floor of the building



頂層天台	TOP ROOF	天台	ROOF
高層天台 2	UPPER ROOF 2	天台 / 機電房	ROOF / PLANT ROOM
高層天台 1	UPPER ROOF 1	機電房	PLANT ROOM
天台	ROOF	私人天台 / 機電房	PRIVATE ROOF / PLANT ROOM
29樓	29/F	住宅單位	RESIDENTIAL PROPERTIES
28樓	28/F	住宅單位	RESIDENTIAL PROPERTIES
27樓	27/F	住宅單位	RESIDENTIAL PROPERTIES
26樓	26/F	住宅單位	RESIDENTIAL PROPERTIES
25樓	25/F	住宅單位	RESIDENTIAL PROPERTIES
23樓	23/F	住宅單位	RESIDENTIAL PROPERTIES
22樓	22/F	住宅單位	RESIDENTIAL PROPERTIES
21樓	21/F	住宅單位	RESIDENTIAL PROPERTIES
20樓	20/F	住宅單位	RESIDENTIAL PROPERTIES
19樓	19/F	住宅單位	RESIDENTIAL PROPERTIES
18樓	18/F	住宅單位	RESIDENTIAL PROPERTIES
17樓	17/F	住宅單位	RESIDENTIAL PROPERTIES
16樓	16/F	住宅單位	RESIDENTIAL PROPERTIES
15樓	15/F	住宅單位	RESIDENTIAL PROPERTIES
12樓	12/F	住宅單位	RESIDENTIAL PROPERTIES
11樓	11/F	住宅單位	RESIDENTIAL PROPERTIES
10樓	10/F	住宅單位	RESIDENTIAL PROPERTIES
9樓	9/F	住宅單位	RESIDENTIAL PROPERTIES
8樓	8/F	住宅單位	RESIDENTIAL PROPERTIES
7樓	7/F	住宅單位	RESIDENTIAL PROPERTIES
6樓	6/F	住宅單位	RESIDENTIAL PROPERTIES
5樓	5/F	住宅單位	RESIDENTIAL PROPERTIES
		轉接層	TRANSFER PLATE
3樓	3/F	平台花園 / 機電房	PODIUM GARDEN / PLANT ROOM
2樓	2/F	康樂設施 / 機電房	RECREATIONAL FACILITIES / PLANT ROOM
1樓	1/F	商舖 / 餐廳 / 機電房	SHOP/ RESTAURANT / PLANT ROOM
地下	G/F	商舖 / 餐廳 / 機電房 / 入口大堂	SHOP/ RESTAURANT / PLANT ROOM / ENTRANCE LOBBY
地庫1層	BASEMENT LEVEL 1	停車場 / 機電房	CARPARK / PLANT ROOM
地庫2層	BASEMENT LEVEL 2	停車場 / 機電房	CARPARK / PLANT ROOM

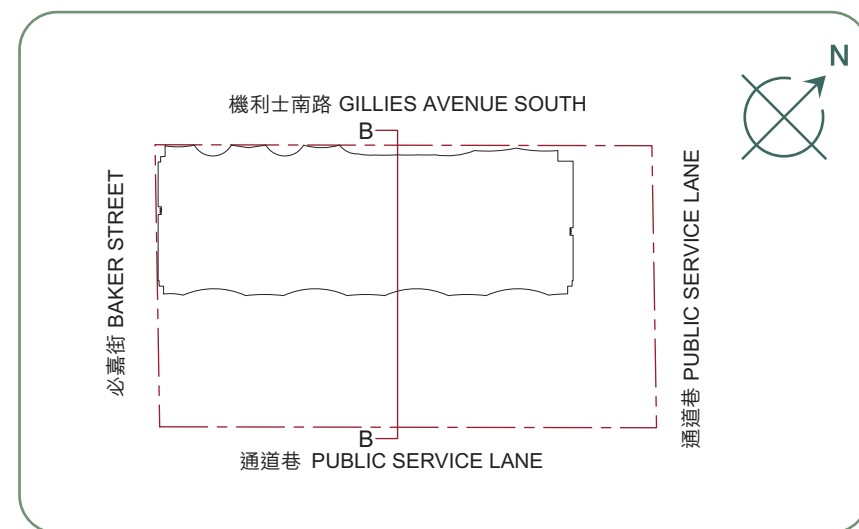
18 期數中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE PHASE

橫截面圖 B-B

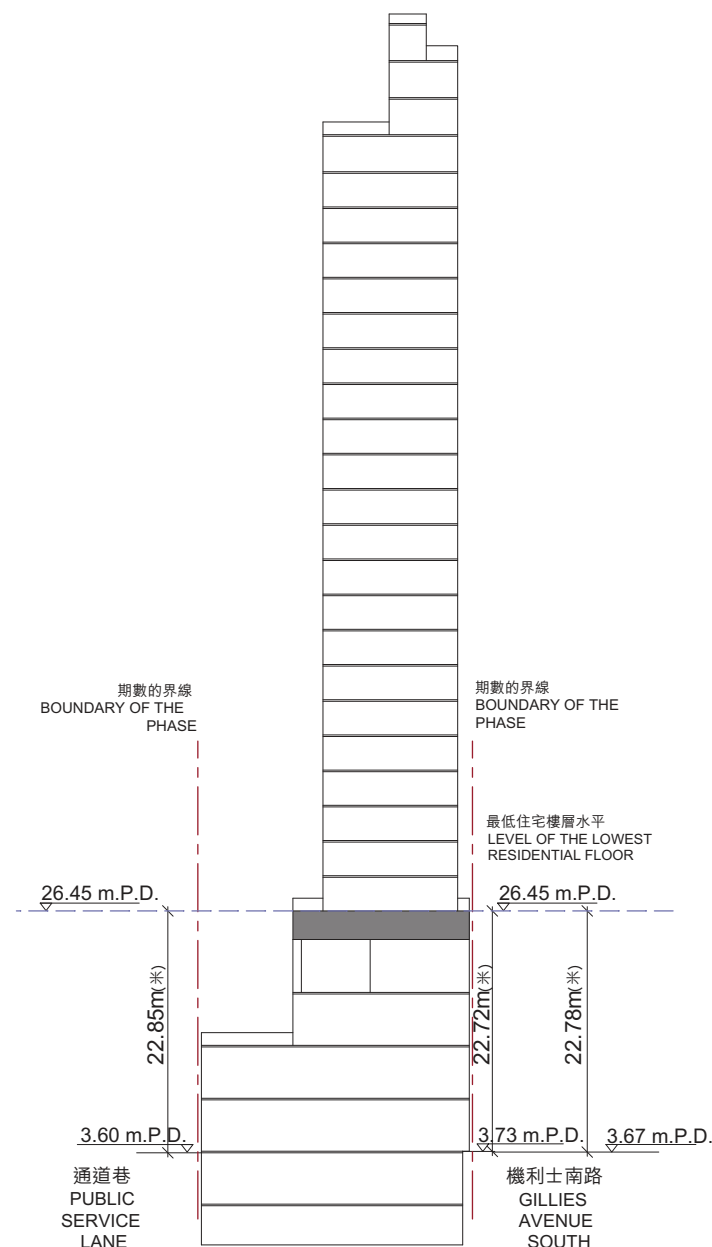
CROSS - SECTION PLAN B -B

1. 毗鄰建築物的一段機利士南路為香港主水平基準以上3.67至3.73米。
2. 毗鄰建築物的一段通道巷為香港主水平基準以上3.60米。
1. The part of Gillies Avenue South adjacent to the building is 3.67 To 3.73 metres above the Hong Kong Principal Datum.
2. The part of Public Service Lane adjacent to the building is 3.60 metres above the Hong Kong Principal Datum.



圖例 LEGEND

- 期數的界線
Boundary of the Phase
- ▽ 香港主水平基準以上高度(米)
Height in metres above the Hong Kong Principal Datum (m.P.D.)
- 虛線為該建築物最低住宅層水平
Dotted line denotes the level of the lowest residential floor of the building



頂層天台	TOP ROOF	天台	ROOF
高層天台 2	UPPER ROOF 2	天台 / 機電房	ROOF / PLANT ROOM
高層天台 1	UPPER ROOF 1	機電房	PLANT ROOM
天台	ROOF	私人天台 / 機電房	PRIVATE ROOF / PLANT ROOM
29樓	29/F	住宅單位	RESIDENTIAL PROPERTIES
28樓	28/F	住宅單位	RESIDENTIAL PROPERTIES
27樓	27/F	住宅單位	RESIDENTIAL PROPERTIES
26樓	26/F	住宅單位	RESIDENTIAL PROPERTIES
25樓	25/F	住宅單位	RESIDENTIAL PROPERTIES
23樓	23/F	住宅單位	RESIDENTIAL PROPERTIES
22樓	22/F	住宅單位	RESIDENTIAL PROPERTIES
21樓	21/F	住宅單位	RESIDENTIAL PROPERTIES
20樓	20/F	住宅單位	RESIDENTIAL PROPERTIES
19樓	19/F	住宅單位	RESIDENTIAL PROPERTIES
18樓	18/F	住宅單位	RESIDENTIAL PROPERTIES
17樓	17/F	住宅單位	RESIDENTIAL PROPERTIES
16樓	16/F	住宅單位	RESIDENTIAL PROPERTIES
15樓	15/F	住宅單位	RESIDENTIAL PROPERTIES
12樓	12/F	住宅單位	RESIDENTIAL PROPERTIES
11樓	11/F	住宅單位	RESIDENTIAL PROPERTIES
10樓	10/F	住宅單位	RESIDENTIAL PROPERTIES
9樓	9/F	住宅單位	RESIDENTIAL PROPERTIES
8樓	8/F	住宅單位	RESIDENTIAL PROPERTIES
7樓	7/F	住宅單位	RESIDENTIAL PROPERTIES
6樓	6/F	住宅單位	RESIDENTIAL PROPERTIES
5樓	5/F	住宅單位	RESIDENTIAL PROPERTIES
		轉接層	TRANSFER PLATE
3樓	3/F	平台花園 / 機電房	PODIUM GARDEN / PLANT ROOM
2樓	2/F	康樂設施 / 機電房	RECREATIONAL FACILITIES / PLANT ROOM
1樓	1/F	商舖 / 餐廳 / 機電房	SHOP/ RESTAURANT / PLANT ROOM
地下	G/F	商舖 / 餐廳 / 機電房 / 入口大堂	SHOP/ RESTAURANT / PLANT ROOM / ENTRANCE LOBBY
地庫1層	BASEMENT LEVEL 1	停車場 / 機電房	CARPARK / PLANT ROOM
地庫2層	BASEMENT LEVEL 2	停車場 / 機電房	CARPARK / PLANT ROOM

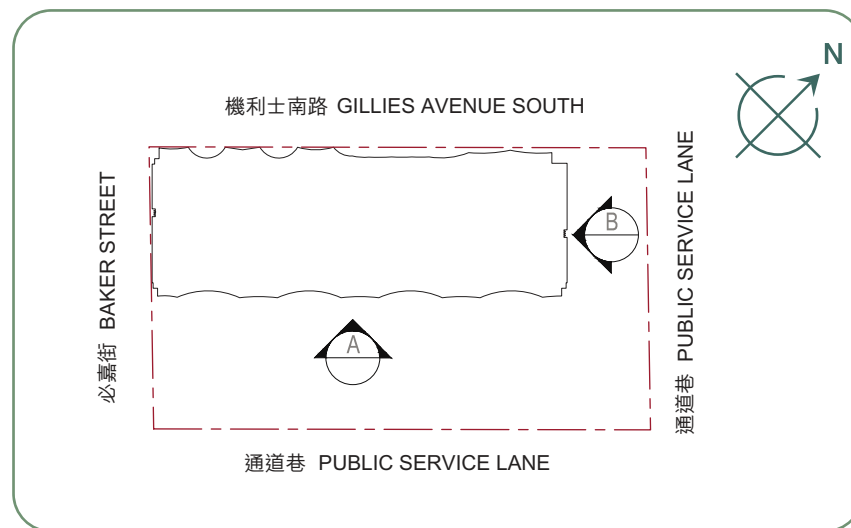
19 立面圖 ELEVATION PLAN

期數的認可人士已證明本圖所顯示的立面：

1. 以2023年8月23日的情況為準的期數的經批准的建築圖則為基礎擬備；及
2. 大致上與期數的外觀一致。

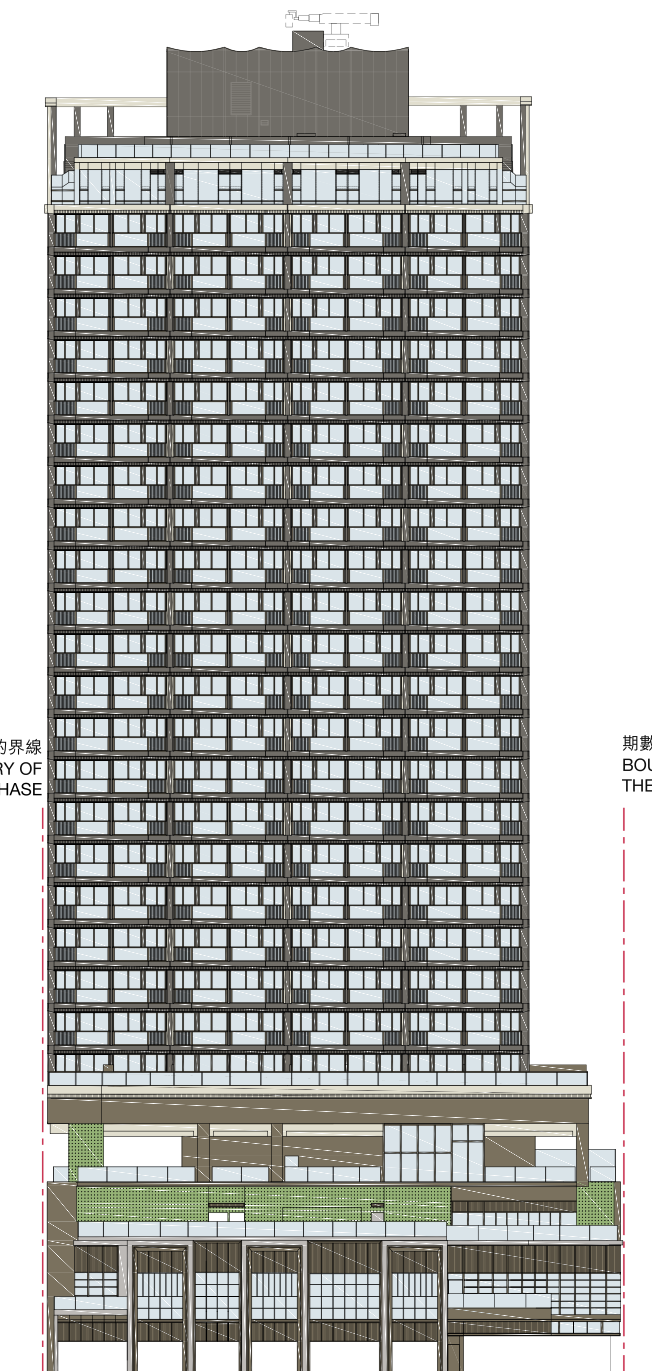
Authorized Person for the Phase certified that the elevations shown on these plans:

1. are prepared on the basis of the approved building plans for the Phase as of 23rd August 2023; and
2. are in general accordance with the outward appearance of the Phase.

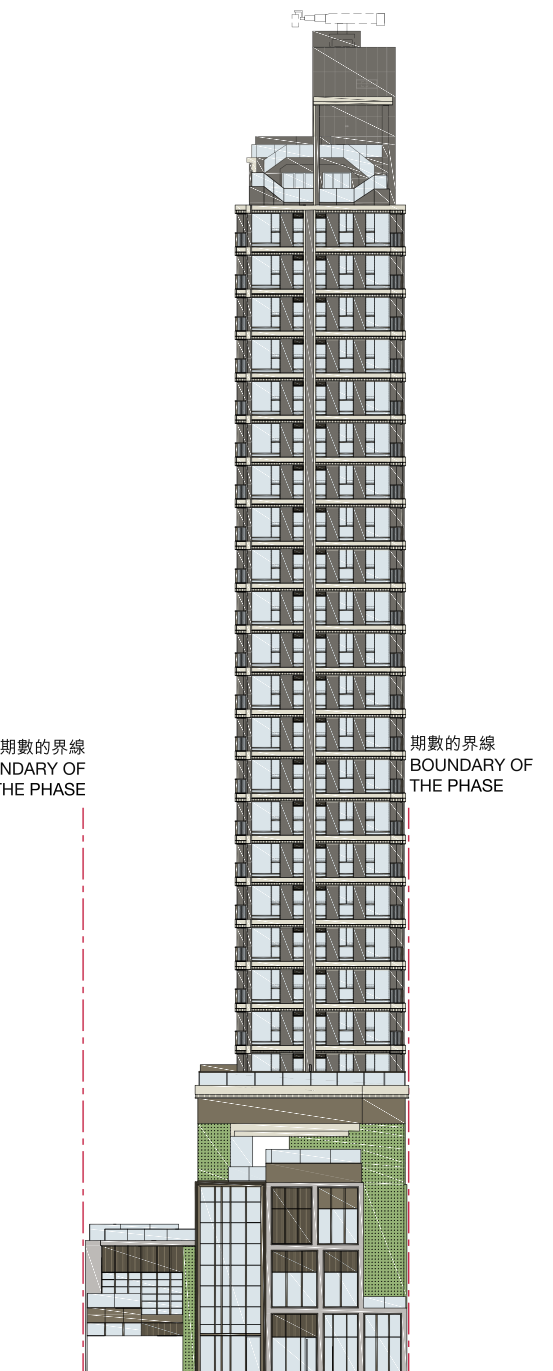


圖例 LEGEND

- 期數的邊界線
Boundary of the Phase



立面圖 A
ELEVATION PLAN A



立面圖 B
ELEVATION PLAN B

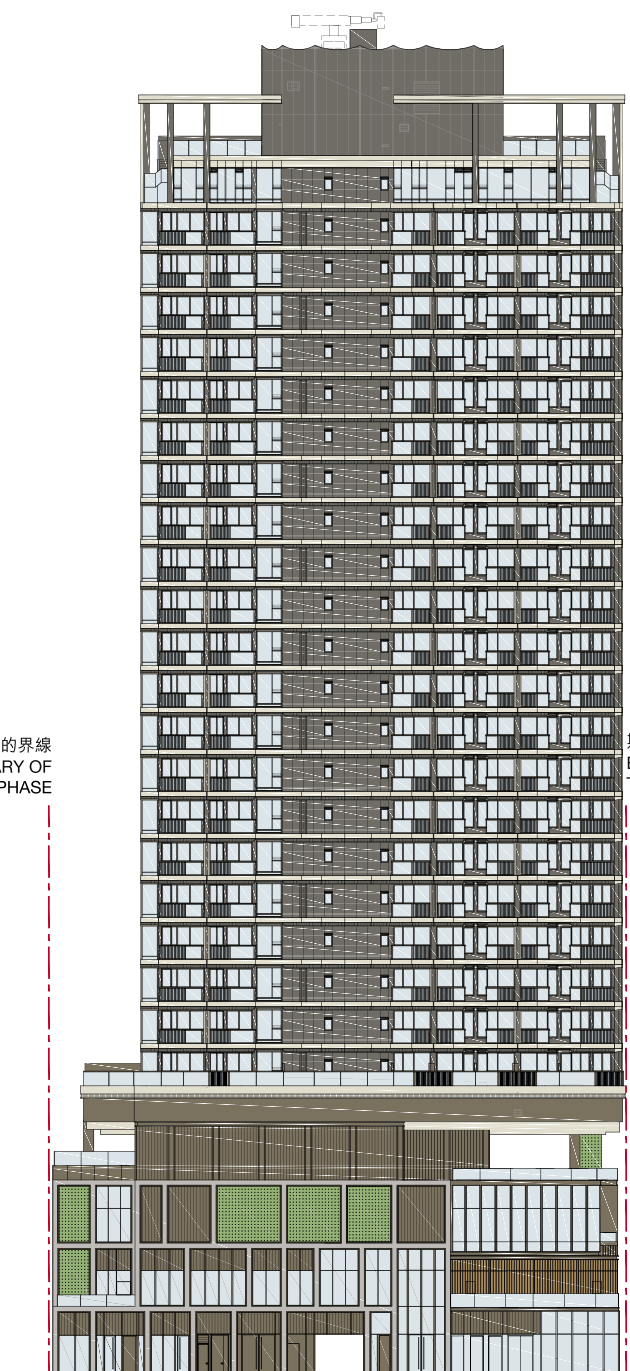
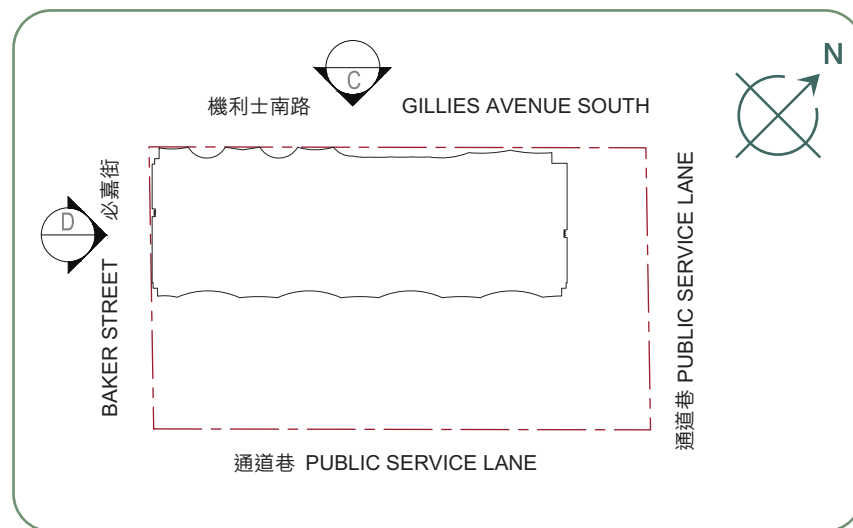
19 立面圖 ELEVATION PLAN

期數的認可人士已證明本圖所顯示的立面：

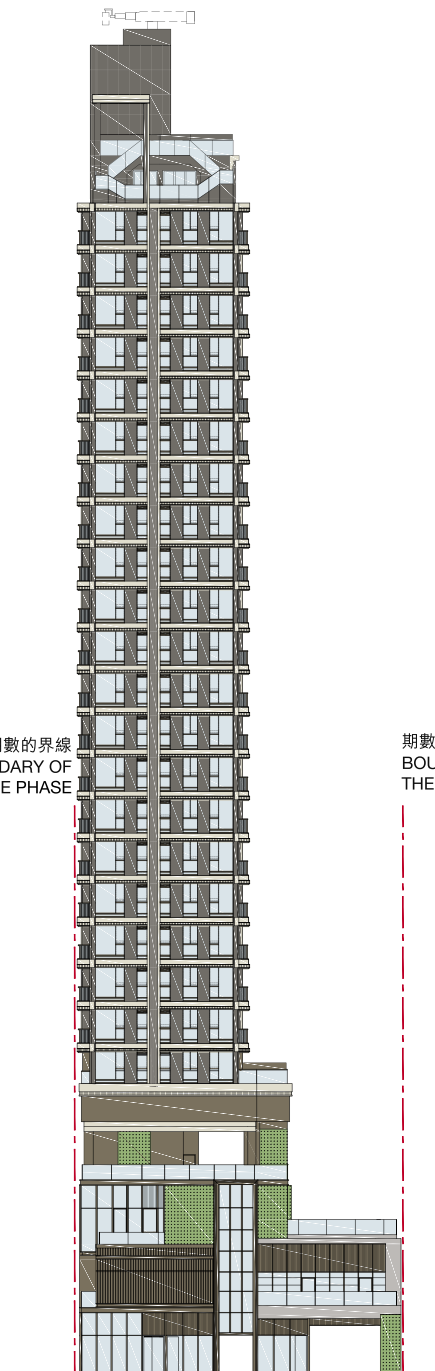
1. 以2023年8月23日的情況為準的期數的經批准的建築圖則為基礎擬備；及
2. 大致上與期數的外觀一致。

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

1. are prepared on the basis of the approved building plans for the Phase as of 23rd August 2023; and
2. are in general accordance with the outward appearance of the Phase.



立面圖 C
ELEVATION PLAN C



立面圖 D
ELEVATION PLAN D

圖例 LEGEND

- 期數的邊界線
Boundary of the Phase

20 期數中的公用設施的資料

INFORMATION ON COMMON FACILITIES IN THE PHASE

公用設施 Common Facilities	有上蓋遮蓋之面積 Covered Area		沒有上蓋遮蓋之面積 Uncovered Area		總面積 Total Area	
	平方米 sq. m.	平方呎 sq. ft.	平方米 sq. m.	平方呎 sq. ft.	平方米 sq. m.	平方呎 sq. ft.
(a) 住客會所(包括供住客使用的任何康樂設施) Residents' Clubhouse (including any recreational facilities for residents' use)	360.845	3884	327.400	3524	688.245	7408
(b) 位於期數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其他名稱) 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 Phase (whether known as a communal sky garden or otherwise)	不適用 Not applicable					
(c) 位於期數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) Communal garden or play area for residents' use below the lowest residential floor of a building in the Phase (whether known as a covered and landscaped play area or otherwise)	408.650	4399	27.814	299	436.464	4698

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。
- 以上「住客會所」的面積是供整個發展項目（由第一期、第二期及第三期組成）使用。各期數內的公用設施為供所有期數的住客及其訪客使用的公用及共享設施。詳情請參閱公契。
- 以上「位於期數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」的面積是供整個發展項目（由第一期、第二期及第三期組成）使用。各期數內的公用設施為供所有期數的住客及其訪客使用的公用及共享設施。詳情請參閱公契。
- 康樂設施有上蓋遮蓋之面積為核准圖則內獲建築事務監督豁免之康樂設施面積。康樂設施沒有上蓋遮蓋之面積包括泳池及曬台。

Notes :

- Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.
- The area of "Residents' Clubhouse" as specified above is for serving the whole Development comprising Phase 1, Phase 2 and Phase 3. Common facilities of all phases are intended for the common use and the benefit of the owner of residential units and their bona fide visitors of all phases. Please refer to the Deed of Mutual Covenant for details.
- The area of "Communal garden or play area for residents' use below the lowest residential floor of a building in the Phase" as specified above is for serving the whole Development comprising Phase 1, Phase 2 and Phase 3. Common facilities of all phases are intended for the common use and the benefit of the owner of residential units and their bona fide visitors of all phases. Please refer to the Deed of Mutual Covenant for details.
- The covered area of recreational facilities is the exempted recreational facilities area permitted by the Building Authority as shown on the approved building plans. The uncovered area of recreational facilities includes the swimming pool and sun deck.

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

1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 www.ozp.tpb.gov.hk
2. (a) 以下文件的文本存放在發售有關住宅物業的售樓處，以供閱覽 —
本住宅物業的每一已簽立的公契。
(b) 無須為閱覽付費。

1. Copies of outline zoning plans relating to the development are available for inspection at www.ozp.tpb.gov.hk
2. (a) Copies of the following document are available for inspection at the place at which the residential property is offered to be sold —
every deed of mutual covenant in respect of the residential property that has been executed.
(b) The inspection is free of charge.

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

1. 外部裝修物料

		描述	
(a)	外牆	裝修物料的類型	基座：綠化牆、石飾板、玻璃幕牆、玻璃飾板、玻璃欄河、鋁格柵、鋁飾板、鋁飾裝飾及鋁百葉 住宅大樓：玻璃幕牆、鋁窗、玻璃飾板、玻璃格柵、玻璃欄河、鋁飾板、鋁飾裝飾及鋁百葉
(b)	窗	框的用料	鋁質氟化碳塗層窗框
		玻璃的用料	低輻射鍍膜雙層中空玻璃
(c)	窗台	用料及窗台板的裝修物料	不適用
(d)	花槽	裝修物料的類型	不適用
(e)	陽台或露台	(i) 裝修物料的類型	i) 露台：裝有玻璃格柵及玻璃欄河 地台：木平台及瓷磚 牆身：鋁質飾板及瓷磚 天花：鋁質假天花 ii) 陽台：不適用
		(ii) 是否有蓋	i) 露台：設有上蓋 ii) 陽台：不適用
(f)	乾衣設施	類型及用料	不適用

2. 室內裝修物料

		描述			
(a)	大堂		牆壁	地板	天花板
		地下住宅入口大堂的裝修物料的類型	外露牆身鋪砌金屬、天然石及牆布	天然石	中密度纖維板假天花設金屬飾面
		住宅樓層電梯大堂的裝修物料的類型	外露牆身鋪砌天然石、木材飾面及牆布	天然石	中密度纖維板假天花設金屬飾面及木材髹上乳膠漆
(b)	內牆及天花板		牆壁	天花板	
		客廳 / 飯廳的裝修物料的類型	乳膠漆及半光漆（只適用於5樓至12樓、15樓至23樓及25樓至28樓的A及H單位）	乳膠漆、石膏板假天花及玻璃纖維增強石膏板燈槽表面髹上乳膠漆（只適用於5樓至12樓、15樓至23樓、25樓至28樓的A及H單位）	
			乳膠漆、鏡飾面及納米技術智慧材料（只適用於5樓至12樓、15樓至23樓、25樓至28樓的G單位及29樓的E單位）	乳膠漆、石膏板假天花、金屬條及玻璃纖維增強石膏板燈槽表面髹上乳膠漆（除上述單位外）	
			乳膠漆、半光漆及鏡飾面（只適用於29樓A、B、H及J單位）		
			乳膠漆、半光漆、鏡飾面及納米技術智慧材料（除上述單位外）		
		睡房的裝修物料的類型	乳膠漆	乳膠漆	

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

2. 室內裝修物料

		描述				
(c)	內部地板		地板	牆腳線		
		客廳 / 飯廳的用料	瓷磚	木腳線（只適用於5樓至12樓、15樓至23樓、25樓至28樓的A及H單位）		
				金屬腳線及木腳線（除上述單位外）		
		睡房的用料	複合木地板及金屬條	木腳線		
(d)	浴室		牆壁	地板	天花板	
		(i) 裝修物料的類型	外露牆身鋪砌瓷磚、金屬、實心材料及玻璃	瓷磚	石膏板假天花表面髹上乳膠漆	
		(ii) 牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			
(e)	廚房		牆壁	地板	天花板	灶台
		(i) 裝修物料的類型	外露牆身鋪砌石英石（只適用於29樓的A、B、H及J單位）	瓷磚	乳膠漆、石膏板假天花及玻璃纖維增強石膏板燈槽表面髹上乳膠漆	石英石（只適用於29樓的A、B、H及J單位）
			外露牆身鋪砌不銹鋼及納米技術智慧材料（除上述單位外）			納米技術智慧材料（除上述單位外）
		(ii) 牆壁的裝修物料是否鋪至天花板	裝修物料鋪至吊櫃底			

3. 室內裝置

		描述			
(a)	門		用料	裝修物料	配件
		單位大門	防火實心木掩門	木飾面及半光漆（只適用於5樓至12樓、15樓至23樓、25樓至28樓的L及M單位、29樓的L及M單位）	電子門鎖、隱藏式氣鼓、防盜眼及門擋
				半光漆（除上述單位外）	
		睡房 / 睡房1 / 睡房2 / 主人睡房門	中空木掩門（只適用於5樓至12樓、15樓至23樓、25樓至28樓的A、G及H單位、29樓的A、B、E、H及J單位）	半光漆	門鎖及門擋
			中空木趟門（除上述單位外）		門鎖
		浴室 / 主人浴室門	中空百葉木趟門（只適用於29樓的A、B及J單位）	半光漆	門鎖
			中空百葉木掩門（除上述單位外）		門鎖及門擋

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

3. 室內裝置

		描述			
(a)	門		用料	裝修物料	配件
		儲物室門	中空木掩門（只適用於5樓至12樓、15樓至23樓、25樓至28樓的G單位及29樓的E單位）	半光漆	門鎖及門擋
			金屬掩門（只適用於29樓的A、B、H及J單位）	氟化碳塗層鋁框	門鎖
		露台門	鋁門框及中空玻璃趟門	氟化碳塗層鋁框	門鎖
		露台及工作平台門	鋁門框及中空玻璃趟門	氟化碳塗層鋁框	門鎖
		平台門	鋁門框及中空玻璃趟門（只適用於5樓的單位）	氟化碳塗層鋁框	門鎖
			鋁門框及中空玻璃趟摺門（只適用於29樓的A、B、H及J單位）	氟化碳塗層鋁框	門鎖
		私人天台門	不銹鋼掩門	不銹鋼	門鎖
(b)	浴室		裝置及設備	類型	用料
		(i) 裝置及設備的類型及用料	櫃	檯面	實心材料
				洗手盆櫃	木製櫃配實心材料飾面
				櫃	木製櫃配鏡及金屬飾面
			潔具	廁紙架	不銹鋼
				毛巾架	拉絲合金
				掛鈎	拉絲合金
				洗手盆水龍頭	拉絲黃銅
				洗手盆	實心材料
				座廁	搪瓷
				淋浴間	強化玻璃
				設備	設備之品牌及型號，請參閱「設備說明表」
		(ii) 供水系統的類型及用料	冷水喉採用銅喉，熱水喉採用隔熱絕緣銅喉		
		(iii) 沐浴設施（包括花灑或浴缸（如適用的話））	花灑	花灑水龍頭及花灑套裝	拉絲黃銅
			浴缸	不適用	
		(iv) 浴缸大小（如適用的話）	不適用		

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

3. 室內裝置

		描述				
(c)	廚房		用料			
		(i) 洗滌盆的用料	不銹鋼			
		(ii) 供水系統的類型及用料	冷水喉採用銅喉，熱水喉採用隔熱絕緣銅喉			
			用料		裝修物料	
		(iii) 廚櫃的用料及裝修物料	木製廚櫃配木製門板	吊櫃及高櫃配膠板飾面；地櫃配岩板、金屬框邊、膠板飾面及金屬腳線（只適用於29樓的A、B、H及J單位）		
				納米技術智慧材料飾面及金屬腳線（除上述單位外）		
		(iv) 所有其他裝置及設備的類型	消防裝置及設備		開放式廚房內或附近的天花裝置煙霧探測器及消防花灑頭	
			其他裝置		黃銅水龍頭	
			其他設備		設備之品牌及型號，請參閱「設備說明表」	
(d)	睡房 / 主人睡房			類型	用料	
		裝置的類型及用料（包括嵌入式衣櫃）	嵌入式衣櫃（只適用於5樓至12樓、15樓至23樓、25樓至28樓的B、G、J、K、L、M、N、P及Q單位、29樓的單位）		衣櫃	木製櫃配木飾面
			其他裝置		不適用	不適用
(e)	電話	接駁點的位置及數目	請參閱「住宅單位機電裝置位置及數量說明表」			
(f)	天線	接駁點的位置及數目	請參閱「住宅單位機電裝置位置及數量說明表」			

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

3. 室內裝置

		描述		
(g)	電力裝置	(i) 供電附件（包括安全裝置）	供電附件	提供電掣及插座之面板
			安全裝置	單相電力並裝妥微型斷路器配電箱
		(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露 ¹	
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「住宅單位機電裝置位置及數量說明表」	
(h)	氣體供應	類型	煤氣	
		系統	提供煤氣喉接駁煤氣煮食爐（5樓至12樓、15樓至23樓、25樓至28的樓C、D、E及F單位除外）及煤氣熱水爐，並有獨立煤氣錶	
		位置	請參閱「住宅單位機電裝置位置及數量說明表」	
(i)	洗衣機接駁點	位置	請參閱「住宅單位機電裝置位置及數量說明表」	
		設計	設有洗衣機來水及去水接駁喉位	
(j)	供水	(i) 水管的用料	冷水喉採用銅喉，熱水喉採用隔熱絕緣銅喉	
		(ii) 水管是隱藏或外露	冷熱水喉是部分隱藏及部分外露 ²	
		(iii) 有否熱水供應	開放式廚房及浴室供應熱水	

備註：

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

22 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

4. 雜項

		描述							
(a)	升降機			住宅升降機			商用升降機		
		(i) 品牌名稱及產品型號	品牌名稱	日立			日立		
			產品型號	MCA-900-CO180			LCA-O900-CO90 及 LCA-900-CO90		
		(ii) 升降機的數目及到達的樓層	升降機的數目	3			2		
			到達的樓層	升降機編號	升降機到達的樓層			升降機編號	升降機到達的樓層
				L1	地庫2層、地庫1層、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至29樓及天台			L4	地下、1樓及2樓
				L2	地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至29樓			L5	地庫2層、地庫1層、地下及1樓
		L3	地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至29樓						
(b)	信箱	用料	不銹鋼信箱配木材飾面門板						
(c)	垃圾收集	(i) 垃圾收集的方法	由清潔工人收集垃圾						
		(ii) 垃圾房的位置	各住宅層之公用地方設有垃圾及物料回收房及地下設有中央垃圾及物料回收房						
(d)	水錶、電錶及氣體錶		水錶		電錶		氣體錶		
		(i) 位置	每層之公共水錶櫃		每層之公共電錶房		露台高位（只適用於5樓至12樓、15樓至23樓、25樓至28樓的單位）；私人天台低位（只適用於29樓的單位）		
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立		獨立		獨立		

5. 保安設施

		描述	
保安系統及設備	入口通道控制及保安系統	地下入口大堂設有訪客對講機、智能咭閱讀器及密碼門鎖。地庫2層停車場電梯大堂及地庫1層停車場電梯大堂設有智能咭閱讀器及密碼門鎖。住宅大樓升降機內另設有智能咭閱讀器供住戶之用。	
	閉路電視	閉路電視設於地下住宅入口大堂、所有升降機內及公共地方，並直接連接地下接待處	
嵌入式的裝備的細節		各住宅單位均設有對講機，並直接連接地下住宅入口大堂之對講機系統	
嵌入式的裝備的位置		請參閱「住宅單位機電裝置位置及數量說明表」	

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

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

1. Exterior Finishes

		Description	
(a)	External wall	Type of finishes	Podium: green wall, stone cladding, curtain wall, glass cladding, glass balustrade, aluminium grille, aluminium cladding, aluminium feature and aluminium louvre Residential tower: curtain wall, aluminum window, glass cladding, glass grille, glass balustrade, aluminium cladding, aluminium feature and aluminium louvre
(b)	Window	Material of frame	Aluminium window frames finished with fluorocarbon coating
		Material of glass	Insulated Glazing Unit (IGU) with low-e coating glass
(c)	Bay window	Material and window sill finishes	Not applicable
(d)	Planter	Type of finishes	Not applicable
(e)	Verandah or balcony	(i) Type of finishes	i) Balcony: Installed with glass grille and glass balustrade Floor: Timber deck and ceramic tile Wall: Aluminium cladding and ceramic tile Ceiling: Aluminium false ceiling ii) Verandah: Not applicable
		(ii) Whether it is covered	i) Balcony: Covered ii) Verandah: Not applicable
(f)	Drying facilities for clothing	Type and material	Not applicable

2. Interior Finishes

		Description			
(a)	Lobby		Wall	Floor	Ceiling
		Type of G/F residential entrance lobby finishes	Metal, natural stone and wallcovering for the exposed surface	Natural stone	Medium density fiberboard false ceiling with metal finish
		Type of lift lobby finishes for residential floors	Natural stone, timber veneer and wallcovering for the exposed surface	Natural stone	Medium density fiberboard false ceiling with metal finish and timber with emulsion paint

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

2. Interior Finishes

		Description				
(b)	Internal wall and ceiling		Wall	Ceiling		
		Type of living room / dining room finishes	Emulsion paint and semi-gloss lacquer (For Flats A and H of 5/F - 12/F, 15/F - 23/F and 25/F - 28/F only)	Emulsion paint, gypsum board false ceiling and glass fiber reinforced gypsum board light trough with emulsion paint (For Flats A and H of 5/F - 12/F, 15/F - 23/F, 25/F - 28/F only)		
			Emulsion paint, mirror finish and nanotechnology smart material (For Flat G of 5/F - 12/F, 15/F - 23/F, 25/F - 28/F and Flat E of 29/F only)	Emulsion paint, gypsum board false ceiling, metal strip and glass fiber reinforced gypsum board light trough with emulsion paint (except the above residential properties)		
			Emulsion paint, semi-gloss lacquer and mirror finish (For Flats A, B, H and J of 29/F only)			
			Emulsion paint, semi-gloss lacquer, mirror finish and nanotechnology smart material (except the above residential properties)			
		Bedroom finishes	Emulsion paint	Emulsion paint		
(c)	Internal floor		Floor	Skirting		
		Material for living room / dining room	Ceramic tile	Timber skirting (For Flats A and H of 5/F - 12/F, 15/F - 23/F, 25/F - 28/F only)		
				Metal skirting and timber skirting (except the above residential properties)		
		Material for bedroom	Engineered timber flooring and metal strip	Timber skirting		
(d)	Bathroom		Wall	Floor	Ceiling	
		(i) Type of finishes	Ceramic tile, metal, solid surfacing and glass for the exposed surface	Ceramic tile	Gypsum board false ceiling with emulsion paint	
		(ii) Whether the wall finishes run up to the ceiling	Up to the bottom level of false ceiling			
(e)	Kitchen		Wall	Floor	Ceiling	Cooking Bench
		(i) Type of finishes	Quartz for the exposed surface (For Flats A, B, H and J of 29/F only)	Ceramic tile	Emulsion paint, gypsum board false ceiling and glass fiber reinforced gypsum board light trough with emulsion paint	Quartz (For Flats A, B, H and J of 29/F only)
			Stainless steel and nanotechnology smart material for the exposed surface (except the above residential properties)			Nanotechnology smart material (except the above residential properties)
		(ii) Whether the wall finishes run up to the ceiling	Up to the bottom level of overhead cabinet			

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

3. Interior Fittings

		Description			
(a)	Doors		Material	Finishes	Accessories
		Main entrance door	Fire rated solid core timber swing door	Wood veneer and semi-gloss lacquer (For Flats L and M of 5/F - 12/F, 15/F - 23/F, 25/F - 28/F and Flats L and M of 29/F only)	Digital lockset, concealed door closer, eye viewer and door stopper
				Semi-gloss lacquer (except the above residential properties)	
		Bedroom / Bedroom 1 / Bedroom 2 / Master bedroom door	Hollow core timber swing door (For Flats A, G and H of 5/F - 12/F, 15/F - 23/F, 25/F - 28/F, Flats A, B, E, H and J of 29/F only)	Semi-gloss lacquer	Door lock and door stopper
			Hollow core timber sliding door (except the above residential properties)		Door lock
		Bathroom / Master bathroom door	Hollow core timber sliding door with louver (For Flats A, B and J of 29/F only)	Semi-gloss lacquer	Door lock
			Hollow core timber swing door with louver (except the above residential properties)		Door lock and door stopper
		Store room door	Hollow core timber swing door (For Flat G of 5/F - 12/F, 15/F - 23/F, 25/F - 28/F and Flat E of 29/F only)	Semi-gloss lacquer	Door lock and door stopper
			Metal swing door (For Flats A, B, H and J of 29/F only)	Fluorocarbon-coated aluminium frame	Door lock
		Balcony door	Aluminium door frame and insulated glass unit sliding door	Fluorocarbon-coated aluminium frame	Door lock
		Balcony & Utility platform door	Aluminium door frame and insulated glass unit sliding door	Fluorocarbon-coated aluminium frame	Door lock
		Flat roof door	Aluminium door frame and insulated glass unit sliding door (For residential properties of 5/F only)	Fluorocarbon-coated aluminium frame	Door lock
			Aluminium door frame and insulated glass unit slide-folding door (For Flats A, B, H and J of 29/F only)	Fluorocarbon-coated aluminium frame	Door lock
		Private roof door	Stainless steel swing door	Stainless steel	Door lock

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

3. Interior Fittings

		Description			
(b)	Bathroom		Fittings and Equipment	Type	Material
		(i) Type and material of fittings and equipment	Cabinet	Countertop	Solid surfacing
				Basin Cabinet	Timber cabinet with solid surfacing
				Cabinet	Timber cabinet with mirror and metal
			Bathroom fittings	Paper holder	Stainless steel
				Towel holder	Brushed finish zinc alloy
				Robe hook	Brushed finish zinc alloy
				Wash basin mixer	Brushed finish brass
				Wash basin	Solid surfacing
				Water closet	Vitreous china
		Shower compartment		Tempered glass	
		Appliances	For the brand name and model number of appliances, please refer to the "Appliances Schedule"		
		(ii) Type and material of water supply system	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply		
(iii) Bathing facilities (including shower or bath tub, if applicable)	Shower	Shower mixer and shower set	Brushed finish brass		
	Bath tub	Not applicable			
(iv) Size of bath tub, if applicable	Not applicable				
		Description			
(c)	Kitchen		Material		
		(i) Material of sink unit	Stainless steel		
		(ii) Material of water supply system	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply		

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

3. Interior Fittings

		Description			
(c)	Kitchen		Material		Finishes
		(iii) Material and finishes of kitchen cabinet	Timber cabinet with timber door panel		Wall unit and tall unit in plastic laminate finish; base unit in matt laminam with metal frame, plastic laminate finish and metal skirting (For Flats A, B, H and J of 29/F only)
		(iv) Type of all other fittings and equipment	Fire service installations and equipment		Nanotechnology smart material and metal skirting (except the above residential properties)
			Other fittings		Ceiling-mounted smoke detector and sprinkler head are fitted in or near open kitchen
			Other equipment		Brass sink mixer
					For the brand name and model number of appliances, please refer to the "Appliances Schedule"
(d)	Bedroom / Master Bedroom	Type and material of fittings (including built-in wardrobe)		Type	Material
			Built-in wardrobe (For bedroom of Flats B, G, J, K, L, M, N, P and Q of 5/F - 12/F, 15/F - 23/F, 25/F - 28/F, residential properties of 29/F only)	Wardrobe	Timber wardrobe with timber veneer finish
			Other fittings	Not applicable	Not applicable
(e)	Telephone	Location and number of connection points	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Properties"		
(f)	Aerials	Location and number of connection points	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Properties"		

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

3. Interior Fittings

		Description		
(g)	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets
			Safety devices	Single-phase electricity supply with miniature circuit breaker distribution board
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed ¹	
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Properties"	
(h)	Gas supply	Type	Towngas	
		System	Gas supply pipe is provided and connected to gas hob (except Flats C, D, E and F of 5/F - 12/F, 15/F - 23/F and 25/F - 28/F) and gas water heater. Separate gas meter is provided	
		Location	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Properties"	
(i)	Washing machine connection point	Location	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Properties"	
		Design	Drain point and water point are provided for washing machine	
(j)	Water supply	(i) Material of water pipes	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply	
		(ii) Whether water pipes are concealed or exposed	Both hot and cold water pipes are partly concealed and partly exposed ²	
		(iii) Whether hot water is available	Hot water supply system is provided to open kitchen and bathroom	

Notes :

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

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

4. Miscellaneous

		Description					
(a)	Lifts			Residential lift		Commercial lift	
		(i) Brand name and model number	Brand name	Hitachi		Hitachi	
			Model number	MCA-900-CO180		LCA-O900-CO90 and LCA-900-CO90	
		(ii) Number and floors served by them	Number of lifts	3		2	
			Floor served by the lifts	Lift no.	Floor served	Lift no.	Floor served
				L1	Basement Level 2, Basement Level 1, G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 29/F and Roof	L4	G/F, 1/F - 2/F
				L2	G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 29/F	L5	Basement Level 2, Basement Level 1, G/F and 1/F
				L3	G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 29/F		
(b)	Letter box	Material	Stainless steel letterbox with timber veneer door panel				
(c)	Refuse collection	(i) Means of refuse collection	Collected by cleaners				
		(ii) Location of refuse room	Refuse storage & material recovery room is provided in the common area of each residential floor and refuse storage & material recovery chamber is located on G/F				
(d)	Water meter, electricity meter and gas meter		Water meter		Electricity meter		Gas meter
		(i) Location	Common water meter cabinet on each floor		Common electrical meter room on each floor		High level of balcony (For residential properties of 5/F - 12/F, 15/F - 23/F and 25/F - 28/F only); Low level of private roof (For residential properties of 29/F only)
		(ii) Whether they are separate or communal meters for residential properties	Separate meter		Separate meter		Separate meter

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

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

5. Security Facilities

	Description	
Security system and equipment	Access control and security system	Visitor panel, smart card reader and security door lock are installed at G/F entrance lobby. Smart card reader and security door lock are installed at Basement Level 2 lift lobby at carpark and Basement Level 1 lift lobby at carpark. Smart card reader is installed inside residential tower lifts
	CCTV	CCTV system is provided at G/F residential entrance lobby, all lifts and common areas, connecting directly to the caretaker's counter on G/F
Details of built-in provisions	Audio door phone in each residential properties is connected to the visitor panel at G/F residential entrance lobby	
Location of built-in provisions	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Properties"	

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

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

6. 設備說明表 Appliance Schedule

位置 Location		設備 Appliance	品牌名稱 Brand name	產品型號 Model number		5樓至12樓、15樓至23樓及25樓至28樓 5/F - 12/F, 15/F - 23/F and 25/F - 28/F															29樓 29/F								
				室內機 Indoor unit	室外機 Outdoor unit	A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	A	B	E	H	J	L	M	N	P
(a)	客廳 / 飯廳 Living Room / Dining Room	分體式空調機 Split type air-conditioner	大金 Daikin	FTXS50KAVMN	4MXS115HV2C	√	-	-	-	-	-	√	√	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
				FTXS50KAVMN	4MXS100AA	-	√	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
				FTXS35LVMN	RXS35LVMN	-	-	√	√	√	√	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
				FTXS35KVMN	3MXS80AA	-	-	-	-	-	-	-	-	√	√	√	√	√	√	√	-	-	-	-	-	√	√	√	√
				FTXS25KVMN + FTXS35KVMN	3MXS80AA + 4MXS100AA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	√	√	-	-	-	-
				FTXS25KVMN + FTXS35KVMN	4MXS100AA + 4MXS100AA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	-	-	-	-
				FTXS25KVMN + FTXS25KVMN	4MXS115HV2C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	-	-	-
		天花暗藏式 空氣淨化器 Ceiling type air purifier	RHT	RH-130C-BM		√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√		
		嵌入式雪櫃 Built-in fridge	西門子 Siemens	KI42LAFF0K		-	√	√	√	√	√	√	√	-	√	√	√	√	√	√	√	-	-	√	-	-	√	√	√
				KI86NAF31K		√	-	-	-	-	-	-	-	√	-	-	-	-	-	-	-	√	√	-	√	√	-	-	-
		嵌入式蒸焗爐 Built-in steam oven	Mia Cucina	GYV34S		√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	-	-	√	-	-	√	√	√
			Miele	DGC7440		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	-	√	√	-	-	-
		洗衣乾衣機 Washer dryer	西門子 Siemens	WK14D321HK		√	-	-	-	-	-	-	-	√	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		空氣淨化器 Air purifier	B-mola	BM10		√	-	√	√	√	√	√	-	√	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
(b)	睡房 / 睡房1 Bedroom / Bedroom 1	分體式空調機 Split type air-conditioner	大金 Daikin	FTXS35KVMN	4MXS115HV2C	√	-	-	-	-	-	√	√	-	-	-	-	-	-	-	-	√	-	-	-	-			
				FTXS35KVMN	4MXS100AA	-	√	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		

賣方承諾如該項目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。

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

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

6. 設備說明表 Appliance Schedule

位置 Location		設備 Appliance	品牌名稱 Brand name	產品型號 Model number		5樓至12樓、15樓至23樓及25樓至28樓 5/F - 12/F, 15/F - 23/F and 25/F - 28/F															29樓 29/F								
				室內機 Indoor unit	室外機 Outdoor unit	A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	A	B	E	H	J	L	M	N	P
(b)	睡房 / 睡房1 Bedroom / Bedroom 1	分體式空調機 Split type air-conditioner	大金 Daikin	FTXS25KVMN	3MXS80AA	-	-	-	-	-	-	-	-	√	√	√	√	√	√	√	-	-	-	-	-	√	√	√	√
				FTXS35KVMN	3MXS80AA + 4MXS100AA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	√	√	-	-	-	-
				FTXS35KVMN	4MXS100AA + 4MXS100AA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	-	-	-	-
		空氣淨化器 Air purifier	B-mola	BM10		-	√	-	-	-	-	√	-	√	√	√	√	√	√	√	-	-	√	-	-	√	√	√	√
		消毒衣櫃 Disinfection closet	三星 Samsung	DF60A8500CG/SH		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	√	-	-	-	-
(c)	睡房2 Bedroom 2	分體式空調機 Split type air-conditioner	大金 Daikin	FTXS25KVMN	4MXS115HV2C	√	-	-	-	-	-	-	√	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
				FTXS35KVMN	4MXS100AA + 4MXS100AA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	-	-	-
(d)	主人睡房 Master Bedroom	分體式空調機 Split type air-conditioner	大金 Daikin	FTXS35KVMN	3MXS80AA + 4MXS100AA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	√	√	-	-	-	-	
				FTXS35KVMN	4MXS100AA + 4MXS100AA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	-	-	-	-
		消毒衣櫃 Disinfection closet	三星 Samsung	DF60A8500CG/SH		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	√	-	-	-	-	
(e)	儲物室 Store Room	分體式空調機 Split type air-conditioner	大金 Daikin	FTXS25KVMN	4MXS115HV2C	-	-	-	-	-	-	√	-	-	-	-	-	-	-	-	-	√	-	-	-	-	-		
				FTXS25KVMN	3MXS80AA + 4MXS100AA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	√	√	-	-	-	
				FTXS25KVMN	4MXS100AA + 4MXS100AA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	-	-	-	

賣方承諾如該項目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。

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

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

6. 設備說明表 Appliance Schedule

位置 Location		設備 Appliance	品牌名稱 Brand Name	產品型號 Model number	5樓至12樓、15樓至23樓及25樓至28樓 5/F - 12/F, 15/F - 23/F and 25/F - 28/F														29樓 29/F									
					A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	A	B	E	H	J	L	M	N	P
(f)	開放式廚房 Open Kitchen	電磁爐 Induction hob	西門子 Siemens	EH375FBB1E	-	-	√	√	√	√	-	-	-	-	-	-	-	-	-	√	√	-	√	√	-	-	-	-
		氣體煮食爐 Gas hob	Mia Cucina	MYB31CT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	-	√	√	-	-	-	-
				MYB32CT	√	√	-	-	-	-	√	√	√	√	√	√	√	√	√	-	-	√	-	-	√	√	√	√
		抽油煙機 Cooker hood	Miele	DAS2620	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
		洗衣乾衣機 Washer dryer	西門子 Siemens	WK14D321HK	-	√	√	√	√	√	√	√	-	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
(g)	浴室 / 主人浴室 Bathroom / Master Bathroom	浴室寶 Thermo ventilator	三菱電機 Mitsubishi Electric	V-251BZ-HK	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
(h)	露台 (5樓及29樓的單位除外) Balcony (except residential properties of 5/F & 29/F)	煤氣熱水爐 Gas water heater	TGC	RBOX16L/R	-	-	√	√	√	√	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
(i)	露台及工作平台 (5樓及29樓的單位除外) Balcony & Utility Platform (except residential properties of 5/F & 29/F)		TGC	RBOX16L/R	-	√	-	-	-	-	-	-	√	√	√	√	√	√	-	-	-	-	-	-	-	-		
			TGC	RBOX16QL/R	√	-	-	-	-	-	√	√	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
			TGC	RBOX16L/R	-	√	√	√	√	√	√	-	-	√	√	√	√	√	√	-	-	-	-	-	-	-	-	
(j)	平台(只適用於5樓的單位) Flat Roof (For residential properties of 5/F only)		TGC	RBOX16QL/R	√	-	-	-	-	-	√	√	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
			TGC	RBOX16QL/R	√	-	-	-	-	-	√	√	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
(k)	私人天台 (只適用於29樓單位) Private Roof (For residential properties of 29/F only)		TGC	TRJW222TFQL	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√	√	√	√	

賣方承諾如該項目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。

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

7. 住宅單位機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions of Residential Properties

位置 Location		描述 Description		5樓 5/F														
				A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q
(a)	大門入口 Main Entrance	門鈴按鈕 Door bell push button		1	1	1	1	1	1	1	1	1	1	1	1	1	1	
(b)	客廳 / 飯廳 Living Room / Dining Room	門鈴 Door bell		1	1	1	1	1	1	1	1	1	1	1	1	1	1	
		對講機 Audio door phone		1	1	1	1	1	1	1	1	1	1	1	1	1	1	
		電視 / 電台天線插座 TV / FM outlet		1	2	1	1	1	1	1	1	2	2	2	2	2	2	
		電話插座 Telephone outlet		1	1	1	1	1	1	1	1	1	1	1	1	1	1	
		網路插座 Data outlet		1	1	1	1	1	1	1	1	1	1	1	1	1	1	
			連接 Wi-Fi 6 路由器 Connect to Wi-Fi 6 router	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
		13A 單位插座 13A single socket outlet	一般用途 For general use	-	-	-	-	-	-	-	-	-	-	2	2	-	-	-
			適用於雪櫃 For fridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
			適用於洗衣乾衣機 For washer dryer	1	-	-	-	-	-	-	1	-	-	-	-	-	-	-
			適用於天花暗藏式空氣淨化器及智能家居設備 For ceiling type air purifier and home automation equipment	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
		13A 雙位插座 13A twin socket outlet	一般用途 For general use	4	2	3	3	3	3	4	3	2	2	1	1	2	2	2
			連接 Wi-Fi 6 路由器 Connect to Wi-Fi 6 router	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		13A 雙位插座（附有USB插頭） 13A twin socket outlet (with USB port)		-	-	1	1	1	1	-	-	-	-	-	-	-	-	-
		熔斷器的接線座 Fused connection unit	適用於飾櫃燈 For display cabinet light	-	-	1	1	1	1	-	-	-	-	-	-	-	-	-
			適用於衣櫃燈 For wardrobe light	1	-	2	2	2	2	-	1	-	-	-	-	-	-	-
			適用於蒸焗爐櫃燈 For steam oven cabinet light	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1
		雙極開關掣 Double pole switch	適用於浴室寶 For thermos ventilator	1	1	-	-	-	-	1	1	1	-	-	-	-	-	-
			適用於空調機之室內機 For air-conditioning indoor unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

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

7. 住宅單位機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions of Residential Properties

位置 Location		描述 Description		5樓 5/F														
				A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q
(b)	客廳 / 飯廳 Living Room / Dining Room	雙極開關掣 Double pole switch	適用於煤氣熱水爐 For gas water heater	1	1	-	-	-	-	1	1	1	-	-	-	-	-	-
			適用於蒸焗爐 For steam oven	1	-	-	-	-	-	-	1	-	-	-	-	-	-	-
		雙位雙極開關掣 2-gang double pole switch	適用於浴室寶及煤氣熱水爐 For thermos ventilator and gas water heater	-	-	1	1	1	1	-	-	-	1	1	1	1	1	1
		雙極接線座 Double pole connection unit	適用於蒸焗爐 For steam oven	1	-	-	-	-	-	-	1	1	1	1	1	1	1	1
		無線充電器 Wireless charger		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		燈掣 Lighting switch		5	4	5	5	5	5	5	5	5	5	5	5	5	5	5
(c)	開放式廚房 Open Kitchen	13A 單位插座 13A single socket outlet	適用於洗衣乾衣機及 / 或氣體煮食爐 For washer dryer and / or gas hob	1	2	1	1	1	1	2	1	2	2	2	2	2	2	2
			一般用途 For general use	1	1	2	2	2	2	1	1	1	1	1	1	1	1	1
		13A 雙位插座 13A twin socket outlet	一般用途 For general use	1	1	-	-	-	-	1	1	1	1	1	1	1	1	1
		微型斷路器配電箱 Minature circuit breaker distribution board		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		熔斷器的接線座 Fused connection unit	適用於廚櫃燈 For kitchen cabinet light	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
			適用於抽油煙機 For cooker hood	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		雙極開關掣 Double pole switch	適用於蒸焗爐 For steam oven	-	1	1	1	1	1	1	-	1	1	1	1	1	1	1
			適用於電磁爐 For induction hob	-	-	1	1	1	1	-	-	-	-	-	-	-	-	-
		雙極接線座 Double pole connection unit	適用於蒸焗爐 For steam oven	-	1	1	1	1	1	1	-	-	-	-	-	-	-	-
		煤氣接駁點 Gas connection point	適用於氣體煮食爐 For gas hob	1	1	-	-	-	-	1	1	1	1	1	1	1	1	1
		來水及去水位 Water and drain points	適用於洗衣乾衣機 For washer dryer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

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

7. 住宅單位機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions of Residential Properties

位置 Location		描述 Description		5樓 5/F															
				A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	
(d)	睡房 / 睡房 1 Bedroom / Bedroom 1	電視機 / 電台天線插座 TV / FM outlet		1	1	-	-	-	-	1	1	1	1	1	1	1	1	1	
		電話插座 Telephone outlet		1	1	-	-	-	-	1	1	1	1	1	1	1	1	1	
		13A 單位插座 13A single socket outlet	一般用途 For general use	-	-	-	-	-	-	-	-	-	2	2	-	-	-		
		13A 雙位插座 13A twin socket outlet		1	1	-	-	-	-	1	1	1	1	-	-	1	1	1	
		13A 雙位插座（附有USB插頭） 13A twin socket outlet (with USB port)		1	1	-	-	-	-	1	1	1	1	1	1	1	1	1	
		熔斷器的接線座 Fused connection unit	適用於櫃燈 For cabinet light	-	1	-	-	-	-	1	-	1	1	1	1	1	1	1	
		雙極開關掣 Double pole switch	適用於浴室寶 For thermo ventilator	-	1	-	-	-	-	-	-	1	-	-	-	-	-	-	
			適用於空調機之室內機 For air-conditioning indoor unit	1	1	-	-	-	-	1	1	1	1	1	1	1	1	1	1
			適用於煤氣熱水爐 For gas water heater	-	1	-	-	-	-	-	-	1	-	-	-	-	-	-	
		燈掣 Lighting switch		1	2	-	-	-	-	1	1	1	1	1	1	1	1	1	
(e)	睡房 2 Bedroom 2	電視 / 電台天線插座 TV / FM outlet		1	-	-	-	-	-	1	-	-	-	-	-	-	-		
		電話插座 Telephone outlet		1	-	-	-	-	-	1	-	-	-	-	-	-	-		
		13A 雙位插座 13A twin socket outlet		1	-	-	-	-	-	1	-	-	-	-	-	-	-		
		13A 雙位插座（附有USB插頭） 13A twin socket outlet (with USB port)		1	-	-	-	-	-	1	-	-	-	-	-	-	-		

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

7. 住宅單位機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions of Residential Properties

位置 Location		描述 Description		5樓 5/F														
				A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q
(e)	睡房 2 Bedroom 2	雙極開關掣 Double pole switch	適用於空調機之室內機 For air-conditioning indoor unit	1	-	-	-	-	-	-	1	-	-	-	-	-	-	-
		燈掣 Lighting switch		1	-	-	-	-	-	-	1	-	-	-	-	-	-	-
(f)	浴室 Bathroom	13A 單位插座 13A single socket outlet		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		熔斷器的接線座 Fused connection unit	適用於浴室寶 For thermo ventilator	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
			適用於鏡櫃燈 For mirror cabinet light	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		煤氣熱水爐遙控器 Gas water heater remote control		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
(g)	儲物室 Store Room	13A 單位插座（附有USB插頭） 13A single socket outlet (with USB port)		-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
		燈掣 Lighting switch		-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
		雙極開關掣 Double pole switch	適用於空調機之室內機 For air-conditioning indoor unit	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
(h)	平台 Flat Roof	13A 雙位防水插座 13A twin waterproof socket outlet		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
		熔斷器的接線座 Fused connection unit	適用於煤氣熱水爐 For gas water heater	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		20A 防水雙極開關掣 20A weatherproof double pole Isolator	適用於空調機之室外機 For air-conditioning outdoor unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		煤氣接駁點 Gas connection point	適用於煤氣熱水爐 For gas water heater	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

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

7. 住宅單位機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions of Residential Properties

位置 Location		描述 Description		6樓至12樓、15樓至23樓及25樓至28樓 6/F - 12/F, 15/F - 23/F and 25/F - 28/F														
				A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q
(a)	大門入口 Main Entrance	門鈴按鈕 Door bell push button		1	1	1	1	1	1	1	1	1	1	1	1	1	1	
(b)	客廳 / 飯廳 Living Room / Dining Room	門鈴 Door bell		1	1	1	1	1	1	1	1	1	1	1	1	1	1	
		對講機 Audio door phone		1	1	1	1	1	1	1	1	1	1	1	1	1	1	
		電視 / 電台天線插座 TV / FM outlet		1	2	1	1	1	1	1	2	2	2	2	2	2	2	
		電話插座 Telephone outlet		1	1	1	1	1	1	1	1	1	1	1	1	1	1	
		網路插座 Data outlet		1	1	1	1	1	1	1	1	1	1	1	1	1	1	
			連接 Wi-Fi 6 路由器 Connect to Wi-Fi 6 router	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
		13A 單位插座 13A single socket outlet	一般用途 For general use	-	-	-	-	-	-	-	-	-	2	2	-	-	-	
			適用於雪櫃 For fridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
			適用於洗衣乾衣機 For washer dryer	1	-	-	-	-	-	-	1	-	-	-	-	-	-	
			適用於空氣淨化器及智能家居設備 For air purifier and home automation equipment	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
		13A 雙位插座 13A twin socket outlet	一般用途 For general use	4	2	3	3	3	3	4	3	2	2	1	1	2	2	2
			連接 Wi-Fi 6 路由器 Connect to Wi-Fi 6 router	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		13A 雙位插座（附有USB插頭） 13A twin socket outlet (with USB port)		-	-	1	1	1	1	-	-	-	-	-	-	-	-	
		熔斷器的接線座 Fused connection unit	適用於飾櫃燈 For display cabinet light	-	-	1	1	1	1	-	-	-	-	-	-	-	-	
			適用於衣櫃燈 For wardrobe light	1	-	2	2	2	2	-	1	-	-	-	-	-	-	
			適用於蒸焗爐櫃燈 For steam oven cabinet light	-	-	-	-	-	-	-	-	-	1	1	1	1	1	
		雙極開關掣 Double pole switch	適用於浴室寶 For thermos ventilator	1	1	-	-	-	-	1	1	1	-	-	-	-	-	
			適用於空調機之室內機 For air-conditioning indoor unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	

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

7. 住宅單位機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions of Residential Properties

位置 Location		描述 Description		6樓至12樓、15樓至23樓及25樓至28樓 6/F - 12/F, 15/F - 23/F and 25/F - 28/F														
				A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q
(b)	客廳 / 飯廳 Living Room / Dining Room	雙極開關掣 Double pole switch	適用於煤氣熱水爐 For gas water heater	1	1	-	-	-	-	1	1	1	-	-	-	-	-	-
			適用於蒸焗爐 For steam oven	1	-	-	-	-	-	-	1	-	-	-	-	-	-	-
		雙位雙極開關掣 2-gang double pole switch	適用於浴室寶及煤氣熱水爐 For thermos ventilator and gas water heater	-	-	1	1	1	1	-	-	-	1	1	1	1	1	1
		雙極接線座 Double pole connection unit	適用於蒸焗爐 For steam oven	1	-	-	-	-	-	-	1	1	1	1	1	1	1	1
		無線充電器 Wireless charger		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		燈掣 Lighting switch		5	4	5	5	5	5	5	5	5	5	5	5	5	5	5
(c)	開放式廚房 Open Kitchen	13A 單位插座 13A single socket outlet	適用於洗衣乾衣機及 / 或氣體煮食爐 For washer dryer and / or gas hob	1	2	1	1	1	1	2	1	2	2	2	2	2	2	2
			一般用途 For general use	1	1	2	2	2	2	1	1	1	1	1	1	1	1	1
		13A 雙位插座 13A twin socket outlet	一般用途 For general use	1	1	-	-	-	-	1	1	1	1	1	1	1	1	1
		微型斷路器配電箱 Minature circuit breaker distribution board		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		熔斷器的接線座 Fused connection unit	適用於廚櫃燈 For kitchen cabinet light	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
			適用於抽油煙機 For cooker hood	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		雙極開關掣 Double pole switch	適用於蒸焗爐 For steam oven	-	1	1	1	1	1	1	-	1	1	1	1	1	1	1
			適用於電磁爐 For induction hob	-	-	1	1	1	1	-	-	-	-	-	-	-	-	-
		雙極接線座 Double pole connection unit	適用於蒸焗爐 For steam oven	-	1	1	1	1	1	1	-	-	-	-	-	-	-	-
		煤氣接駁點 Gas connection point	適用於氣體煮食爐 For gas hob	1	1	-	-	-	-	1	1	1	1	1	1	1	1	1
		來水及去水位 Water and drain points	適用於洗衣乾衣機 For washer dryer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

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

7. 住宅單位機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions of Residential Properties

位置 Location		描述 Description	6樓至12樓、15樓至23樓及25樓至28樓 6/F - 12/F, 15/F - 23/F and 25/F - 28/F														
			A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q
(d)	睡房 / 睡房 1 Bedroom / Bedroom 1	電視機 / 電台天線插座 TV / FM outlet	1	1	-	-	-	-	1	1	1	1	1	1	1	1	1
		電話插座 Telephone outlet	1	1	-	-	-	-	1	1	1	1	1	1	1	1	1
		13A 單位插座 13A single socket outlet	-	-	-	-	-	-	-	-	-	-	2	2	-	-	-
		13A 雙位插座 13A twin socket outlet	1	1	-	-	-	-	1	1	1	1	-	-	1	1	1
		13A 雙位插座（附有USB插頭） 13A twin socket outlet (with USB port)	1	1	-	-	-	-	1	1	1	1	1	1	1	1	1
		熔斷器的接線座 Fused connection unit	-	1	-	-	-	-	1	-	1	1	1	1	1	1	1
		雙極開關掣 Double pole switch	-	1	-	-	-	-	-	-	1	-	-	-	-	-	-
			適用於浴室寶 For thermo ventilator	1	1	-	-	-	-	1	1	1	1	1	1	1	1
			適用於空調機之室內機 For air-conditioner indoor unit	-	1	-	-	-	-	-	1	-	-	-	-	-	-
(e)	睡房 2 Bedroom 2	電視 / 電台天線插座 TV / FM outlet	1	-	-	-	-	-	-	1	-	-	-	-	-	-	-
		電話插座 Telephone outlet	1	-	-	-	-	-	-	1	-	-	-	-	-	-	-
		13A 雙位插座 13A twin socket outlet	1	-	-	-	-	-	-	1	-	-	-	-	-	-	-
		13A 雙位插座（附有USB插頭） 13A twin socket outlet (with USB port)	1	-	-	-	-	-	-	1	-	-	-	-	-	-	-

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

7. 住宅單位機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions of Residential Properties

位置 Location		描述 Description		6樓至12樓、15樓至23樓及25樓至28樓 6/F - 12/F, 15/F - 23/F and 25/F - 28/F														
				A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q
(e)	睡房 2 Bedroom 2	雙極開關掣 Double pole switch	適用於空調機之室內機 For air-conditioning indoor unit	1	-	-	-	-	-	-	1	-	-	-	-	-	-	-
		燈掣 Lighting switch		1	-	-	-	-	-	-	1	-	-	-	-	-	-	-
(f)	浴室 Bathroom	13A 單位插座 13A single socket outlet		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		熔斷器的接線座 Fused connection unit	適用於浴室寶 For thermo ventilator	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
			適用於鏡櫃燈 For mirror cabinet light	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		煤氣熱水爐遙控器 Gas water heater remote control		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
(g)	儲物室 Store Room	13A 單位插座（附有USB插頭） 13A single socket outlet (with USB port)		-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
		燈掣 Lighting switch		-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
		雙極開關掣 Double pole switch	適用於空調機之室內機 For air-conditioning indoor unit	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
(h)	露台及工作平台 Balcony & Utility Platform	熔斷器的接線座 Fused connection unit	適用於煤氣熱水爐 For gas water heater	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		20A 防水雙極開關掣 20A Weatherproof Double pole Isolator	適用於空調機之室外機 For air-conditioning outdoor unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

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

7. 住宅單位機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions of Residential Properties

位置 Location		描述 Description		29樓 29/F								
				A	B	E	H	J	L	M	N	P
(a)	大門入口 Main Entrance	門鈴按鈕 Door bell push button		1	1	1	1	1	1	1	1	1
(b)	客廳 / 飯廳 Living Room / Dining Room	門鈴 Door bell		1	1	1	1	1	1	1	1	1
		對講機 Audio door phone		1	1	1	1	1	1	1	1	1
		電視 / 電台天線插座 TV / FM outlet		2	2	1	2	2	2	2	2	2
		電話插座 Telephone outlet		2	2	1	2	2	1	1	1	1
		網路插座 Data outlet		2	2	1	2	2	1	1	1	1
			連接 Wi-Fi 6 路由器 Connect to Wi-Fi 6 router	1	1	1	1	1	1	1	1	1
		13A 單位插座 13A single socket outlet	一般用途 For general use	-	1	-	-	-	2	2	-	-
			適用於雪櫃 For fridge	1	1	1	1	1	1	1	1	1
			適用於空氣淨化器及智能家居設備 For air purifier and home automation equipment	2	2	2	2	2	2	2	2	2
		13A 雙位插座 13A twin socket outlet	一般用途 For general use	5	5	3	5	5	1	1	2	2
			連接 Wi-Fi 6 路由器 Connect to Wi-Fi 6 router	1	1	1	1	1	1	1	1	1
		13A 雙位插座（附有USB插頭） 13A twin socket outlet (with USB port)		1	1	-	1	1	-	-	-	-
		熔斷器的接線座 Fused connection unit	適用於衣櫃燈 For Wardrobe light	1	1	1	1	1	1	1	1	1
			適用於蒸焗爐櫃燈 For steam oven cabinet light	-	-	-	-	-	1	1	1	1

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7. 住宅單位機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions of Residential Properties

位置 Location		描述 Description		29樓 29/F								
				A	B	E	H	J	L	M	N	P
(b)	客廳 / 飯廳 Living Room / Dining Room	雙極開關掣 Double pole switch	適用於空調機之室內機 For air-conditioning indoor unit	2	2	2	2	2	1	1	1	1
		雙位雙極開關掣 2-gang double pole switch	適用於浴室寶及煤氣熱水爐 For thermos ventilator and gas water heater	1	1	1	1	1	1	1	1	1
		雙極接線座 Double pole connection unit	適用於蒸焗爐 For steam oven	-	-	-	-	-	1	1	1	1
		無線充電器 Wireless charger		1	1	1	1	1	1	1	1	1
		燈掣 Lighting switch		7	7	4	7	7	4	4	4	4
(c)	開放式廚房 Open Kitchen	13A 單位插座 13A single socket outlet	適用於洗衣乾衣機及氣體煮食爐 For washer dryer and gas hob	2	2	2	2	2	2	2	2	2
			一般用途 For general use	1	1	1	1	1	1	1	1	1
		13A 雙位插座 13A twin socket outlet	一般用途 For general use	1	1	1	1	1	1	1	1	1
		微型斷路器配電箱 Minature circuit breaker distribution board		1	1	1	1	1	1	1	1	1
		熔斷器的接線座 Fused connection unit	適用於廚櫃燈 For kitchen cabinet light	1	1	1	1	1	1	1	1	1
			適用於抽油煙機 For cooker hood	1	1	1	1	1	1	1	1	1
		雙極開關掣 Double pole switch	適用於蒸焗爐 For steam oven	1	1	1	1	1	1	1	1	1
			適用於電磁爐 For induction hob	1	1	-	1	1	-	-	-	-

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

7. 住宅單位機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions of Residential Properties

位置 Location		描述 Description		29樓 29/F								
				A	B	E	H	J	L	M	N	P
(c)	開放式廚房 Open Kitchen	雙極接線座 Double pole connection unit	適用於蒸焗爐 For steam oven	1	1	1	1	1	-	-	-	-
		煤氣接駁點 Gas connection point	適用於氣體煮食爐 For gas hob	1	1	1	1	1	1	1	1	1
		來水及去水位 Water and drain points	適用於洗衣乾衣機 For washer dryer	1	1	1	1	1	1	1	1	1
(d)	睡房 / 睡房 1 Bedroom / Bedroom 1	電視機/電台天線插座 TV/FM outlet		1	1	1	1	1	1	1	1	1
		電話插座 Telephone outlet		1	1	1	1	1	1	1	1	1
		13A 單位插座 13A single socket outlet	一般用途 For general use	1	-	-	-	1	2	2	-	-
		13A 雙位插座 13A twin socket outlet		1	1	1	1	-	-	-	1	1
		13A 雙位插座（附有USB插頭） 13A twin socket outlet (with USB port)		1	1	1	1	1	1	1	1	1
		熔斷器的接線座 Fused connection unit	適用於衣櫃燈 For wardrobe light	1	-	1	-	1	1	1	1	1
		雙極開關掣 Double pole switch	適用於浴室寶 For thermo ventilator	-	-	-	-	-	-	-	-	-
			適用於空調機之室內機 For air-conditioning indoor unit	1	1	1	1	1	1	1	1	1
			適用於煤氣熱水爐 For gas water heater	-	-	-	-	-	-	-	-	-
		燈掣 Lighting switch		1	1	1	1	1	1	1	1	1
(e)	睡房 2 Bedroom 2	電視 / 電台天線插座 TV / FM outlet		-	1	-	-	-	-	-	-	
		電話插座 Telephone outlet		-	1	-	-	-	-	-	-	-

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

7. 住宅單位機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions of Residential Properties

位置 Location		描述 Description		29樓 29/F								
				A	B	E	H	J	L	M	N	P
(e)	睡房 2 Bedroom 2	13A 雙位插座 13A twin socket outlet		-	1	-	-	-	-	-	-	-
		13A 雙位插座 (附有USB插頭) 13A twin socket outlet (with USB port)		-	1	-	-	-	-	-	-	-
		雙極開關掣 Double pole switch	適用於空調機之室內機 For air-conditioning indoor unit	-	1	-	-	-	-	-	-	-
		燈掣 Lighting switch		-	1	-	-	-	-	-	-	-
(f)	主人睡房 Master Bedroom	電視 / 電台天線插座 TV / FM outlet		1	1	-	1	1	-	-	-	-
		電話插座 Telephone outlet		1	1	-	1	1	-	-	-	-
		13A 單位插座 13A single socket outlet	一般用途 For general use	-	1	-	1	-	-	-	-	-
		13A 雙位插座 13A twin socket outlet		1	1	-	1	1	-	-	-	-
		13A 雙位插座 (附有USB插頭) 13A twin socket outlet (with USB port)		1	1	-	1	1	-	-	-	-
		熔斷器的接線座 Fused connection unit	適用於衣櫃燈 For wardrobe light	-	1	-	1	-	-	-	-	-
		雙極開關掣 Double pole switch	適用於空調機之室內機 For air-conditioning indoor unit	1	1	-	1	1	-	-	-	-
		雙位雙極開關掣 2-gang double pole switch	適用於浴室寶及煤氣熱水爐 For thermos ventilator and gas water heater	1	1	-	1	1	-	-	-	-
		燈掣 Lighting switch		2	2	-	2	2	-	-	-	-

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

7. 住宅單位機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions of Residential Properties

位置 Location		描述 Description		29樓 29/F								
				A	B	E	H	J	L	M	N	P
(g)	浴室 Bathroom	13A 單位插座 13A single socket outlet		1	1	1	1	1	1	1	1	1
		熔斷器的接線座 Fused connection unit	適用於浴室寶 For thermo ventilator	1	1	1	1	1	1	1	1	1
			適用於鏡櫃燈 For mirror cabinet light	1	1	1	1	1	1	1	1	1
		煤氣熱水爐遙控器 Gas water heater remote control		1	1	1	1	1	1	1	1	1
(h)	主人浴室 Master Bathroom	13A 單位插座 13A single socket outlet		1	1	-	1	1	-	-	-	-
		熔斷器的接線座 Fused connection unit	適用於浴室寶 For thermo ventilator	1	1	-	1	1	-	-	-	-
			適用於鏡櫃燈 For mirror cabinet light	1	1	-	1	1	-	-	-	-
		煤氣熱水爐遙控器 Gas water heater remote control		1	1	-	1	1	-	-	-	-

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

7. 住宅單位機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions of Residential Properties

位置 Location		描述 Description		29樓 29/F								
				A	B	E	H	J	L	M	N	P
(i)	儲物室 Store Room	13A 單位插座 (附有USB插頭) 13A single socket outlet (with USB port)		1	1	-	1	1	-	-	-	-
		13A 雙位插座 (附有USB插頭) 13A twin socket outlet (with USB port)		-	-	1	-	-	-	-	-	-
		燈掣 Lighting switch		1	1	1	1	1	-	-	-	-
		雙極開關掣 Double pole switch	適用於空調機之室內機 For air-conditioning indoor unit	1	1	1	1	1	-	-	-	-
(j)	平台 Flat Roof	燈掣 Lighting Switch		1	1	-	1	1	-	-	-	-
(k)	私人天台 Private Roof	13A 雙位防水插座 13A twin waterproof socket outlet		2	2	2	2	2	2	2	2	2
		熔斷器的接線座 Fused connection unit	適用於煤氣熱水爐 For gas water heater	1	1	1	1	1	1	1	1	1
		20A 防水雙極開關掣 20A weatherproof double pole Isolator	適用於空調機之室外機 For air-conditioning outdoor unit	2	2	1	2	2	1	1	1	1
		煤氣接駁點 Gas connection point	適用於煤氣熱水爐 For gas water heater	1	1	1	1	1	1	1	1	1
		燈掣 Lighting switch		1	1	1	1	1	1	1	1	1

23 服務協議 SERVICE AGREEMENTS

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

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

24 地稅 GOVERNMENT RENT

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

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

25 買方的雜項付款 MISCELLANEOUS PAYMENTS BY PURCHASER

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須向賣方(擁有人)補還水、電力及氣體的按金。
2. 在交付時，買方不須向賣方(擁有人)支付清理廢料的費用。

備註：買方須向管理人而不須向賣方(擁有人)繳付水、電力及氣體的按金及清理廢料的費用。

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

Note : The purchaser should pay to the manager instead of the vendor (the owner) the deposits for water, electricity and gas and the debris removal.

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

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

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

27 斜坡維修 MAINTENANCE OF SLOPES

不適用。

Not applicable.

28 修訂 MODIFICATION

沒有向政府申請中而未獲批准的批地文件的修訂。

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

29 申請建築物總樓面面積寬免的資料

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA (GFA) OF BUILDING

獲寬免總樓面面積的設施分項

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

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)	2049.752
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或必要機房，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	196.207
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	770.331
2.3	非強制性或非必要機房，例如空調機房、送風櫃房等	75.022
根據聯合作業備考第1及第2號提供的環保設施		面積(平方米)
3.	露台	330.794
4.	加闊的公用走廊及升降機大堂	不適用
5.	公用空中花園	不適用
6.	隔聲簷	不適用
7.	翼牆、捕風器及風斗	不適用
8.	非結構預製外牆	不適用
9.	工作平台	181.500
10.	隔音屏障	不適用

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

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	不適用
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	360.845
13.	有蓋園景區及遊樂場地	408.650
14.	橫向屏障 / 有蓋人行道及花棚	不適用
15.	擴大升降機槽	65.301
16.	煙囪管道	不適用
17.	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	不適用
18.(#)	強制性設施或必要機房所需的管槽、氣槽及垂直立管	78.131
19.	非強制性設施或非必要機房所需的管槽及氣槽	26.096
20.	環保系統及設施所需的機房、管槽及氣槽	不適用
21.	複式住宅單位及洋房的中空空間	不適用
22.	遮陽篷及反光罩	不適用
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	不適用
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	不適用
其他項目		面積(平方米)
25.(#)	庇護層，包括庇護層兼空中花園	不適用
26.	大型伸出 / 外懸設施下的有蓋地方	不適用
27.	公共交通總站	不適用
28.(#)	共用構築物及公用樓梯	不適用
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	290.056
30.	公眾通道	不適用
31.	有蓋的後移部分	不適用
額外總樓面面積		面積(平方米)
32.	額外總樓面面積	207.260
根據聯合作業備考(第8號)提供的額外環保設施		面積(平方米)
33.	採用「組裝合成」建築法的樓宇	不適用

29 申請建築物總樓面面積寬免的資料

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA (GFA) OF BUILDING

有關建築物的環境評估



期數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有關期數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		是				
提供具能源效益的設施		是				
擬安裝的具能源效益的設施		(1)設計建築物方向以減少太陽熱能吸收 (2)高能源效益的空調系統 (3)降低窗牆比例				
第 II 部分：擬興建樓宇/部分樓宇之預計每年能源消耗量 ^(註腳1)						
發展項目類型	位置	使用有關裝置的內部樓面面積 (平方米)	基線樓宇 ^(註腳2) 每年能源消耗量		擬興建樓宇每年能源消耗量	
			<u>電力</u> 千瓦小時 / 平方米 / 年	<u>煤氣 / 石油氣</u> 用量單位 / 平方米 / 年	<u>電力</u> 千瓦小時 / 平方米 / 年	<u>煤氣 / 石油氣</u> 用量單位 / 平方米 / 年
住用發展項目 (不包括酒店)	有使用中央屋宇裝備裝置 ^(註腳3) 的部分	6,464	290.89	85.28	215.69	47.58
非住用發展項目 (包括酒店) ^(註腳4)	平台 (非中央屋宇裝備置)	1,633	340.40	不適用	320.60	不適用
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						
照明裝置	是	升降機及自動梯的裝置			是	
空調裝置	是	以總能源為本的方法			不適用	
電力裝置	是					

- 註腳： 1. 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。
2. “基線樓宇”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。
3. “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。
4. 平台一般指發展項目的最低部分(通常為發展項目最低15米部分及其地庫(如適用))，並與其上的塔樓具有不同用途。對於並無明確劃分平台與塔樓的發展項目，應視整個發展項目為塔樓。

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

Breakdown of GFA Concessions Obtained for All Features

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

Disregarded GFA under Building (Planning) Regulations 23(3)(b)		Area (m ²)
1.(#)	Carpark and loading / unloading area excluding public transport terminus	2049.752
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.	196.207
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.	770.331
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	75.022
Green Features under Joint Practice Notes 1 and 2		Area (m ²)
3.	Balcony	330.794
4.	Wider common corridor and lift lobby	Not applicable
5.	Communal sky garden	Not applicable
6.	Acoustic fin	Not applicable
7.	Wing wall, wind catcher and funnel	Not applicable
8.	Non-structural prefabricated external wall	Not applicable
9.	Utility platform	181.500
10.	Noise barrier	Not applicable

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.

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	Not applicable
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	360.845
13.	Covered landscaped and play area	408.650
14.	Horizontal screen/covered walkway and trellis	Not applicable
15.	Larger lift shaft	65.301
16.	Chimney shaft	Not applicable
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	Not applicable
18.(#)	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room	78.131
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	26.096
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature	Not applicable
21.	Void in duplex domestic flat and house	Not applicable
22.	Sunshade and reflector	Not applicable
23.(#)	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window	Not applicable
24.	Other projection such as A/C box and A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway	Not applicable
Other Exempted Items		Area (m ²)
25.(#)	Refuge floor including refuge floor cum sky garden	Not applicable
26.	Covered area under large projecting/ overhanging feature	Not applicable
27.	Public transport terminus	Not applicable
28.(#)	Party structure and common staircase	Not applicable
29.(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	290.056
30.	Public passage	Not applicable
31.	Covered set back area	Not applicable
Bonus GFA		Area (m ²)
32.	Bonus GFA	207.260
Additional Green Features under Joint Practice Note (No. 8)		Area (m ²)
33.	Buildings adopting Modular Integrated Construction	Not applicable

29 申請建築物總樓面面積寬免的資料

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA (GFA) OF BUILDING

The Environmental Assessment of the Building



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

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

Part I						
Provision of Central Air Conditioning			Yes			
Provision of Energy Efficient Features			Yes			
Energy Efficient Features proposed			(1) Design building orientation for reducing solar heat gain (2) Select more energy-efficient air-conditioning units (3) Reduce the window-to-wall ratio			
Part II: The predicted annual energy use of the proposed building / part of building ^(Note 1)						
Type of Development	Location	Internal Floor Area Served (m²)	Annual Energy Use of Baseline Building ^(Note 2)		Annual Energy Use of Proposed Building	
			<u>Electricity</u> kWh / m² / annum	<u>Town Gas / LPG</u> unit / m² / annum	<u>Electricity</u> kWh / m² / annum	<u>Town Gas / LPG</u> unit / m² / annum
Domestic Development (excluding Hotel)	Area served by central building services installation ^(Note 3)	6,464	290.89	85.28	215.69	47.58
Non-domestic Development (including Hotel) ^(Note 4)	Podium(s) (non-central building services installation)	1,633	340.40	Not applicable	320.60	Not applicable
Part III : The following installations are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)						
Lighting Installations	Yes		Lift & Escalator Installations		Yes	
Air Conditioning Installations	Yes		Performance-based Approach		Not Applicable	
Electrical Installations	Yes					

- Notes: 1. In general, the lower the estimated “Annual Energy Use” of the building, the more efficient the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency. The predicted annual energy use, in terms of electricity consumption (kWh/m²/annum) and town gas/LPG consumption (unit/m²/annum), of the development by the internal floor area served, where: –
- (a) “total annual energy use” has the same meaning of “annual energy use” in the BEAM Plus New Buildings (current version); and
- (b) “internal floor area”, in relation to 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.
2. “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” in the BEAM Plus New Buildings (current version).
3. “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.
4. Podium(s) normally means the lowest part of the development (usually the lowest 15m of the development and its basement, if any) carrying different use(s) from that of the tower(s) above. For development without clear demarcation between podium(s) and tower(s), the development, as a whole, should be considered as tower(s).

1. 後續期數的施工

後續期數的施工可能對期數內住宅物業之享用，諸如景觀、噪音、沙塵及/或周邊環境方面，造成重大影響。

2. 建築裝飾

期數的部分住宅單位外設有建築裝飾。此等建築裝飾可能對部份單位的景觀造成影響。有關建築裝飾的位置，請參閱本售樓說明書的「期數的住宅物業的樓面平面圖」。

3. 放置室外空調機

部分室外空調機(不論是為該住宅單位而設或是為其他住宅單位而設)放置在露台/工作平台上的空調機平台、露台上的空調機平台、私人平台或私人天台。室外空調機的放置可能對期數的住宅單位的享用，諸如熱氣及噪音或其他方面造成影響。有關室外空調機的位置，請參閱「期數的住宅物業的樓面平面圖」。

4. 燈飾

發展項目部分住宅單位及商業部分的外牆及/或建築裝飾裝置外牆裝飾燈，該等燈飾可能不時開啟。

期數的室外游泳池有安裝照明系統及可能不時開啟。

該等照明可能對期數住宅物業的享用，諸如景觀、光及對周邊環境的其他方面造成影響。

5. 喉管

期數部分住宅單位的平台及/或露台的外牆或毗鄰平台及/或露台及/或工作平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。

6. 建築物維修系統的操作

根據公契，管理人有權不時為清潔、保養及/或維修外牆、玻璃幕牆及公用地方及設施的目的，於構成住宅單位一部分的私人平台或私人天台的建築周邊安裝及拆除錨及其他裝置以便建築物維修系統的操作，包括但不限於吊船或其他類似裝置。吊船或其他類似裝置可以經過及/或停泊於構成住宅單位一部分的私人平台或私人天台。

7. 避雷針

在發展項目第一座的高層天台2提供及裝置一支避雷針，其高度達香港主水平基準以上約+115.950米。在發展項目第二座的高層天台2提供及裝置一支避雷針，其高度達香港主水平基準以上約+116.615米。在發展項目第三座的高層天台2提供及裝置一支避雷針，其高度達香港主水平基準以上約+115.970米。避雷針可能對期數住宅物業的享用，諸如景觀或對周邊環境的其他方面造成影響。

8. 綠化範圍

根據公契，位於期數一樓、二樓、三樓、高層天台2及外牆的綠化範圍被指定為並構成第一期公用地方、第一期屋苑住宅公用地方、或第一期商業發展項目一部分。期數的每一擁有人均須分擔管理及維修構成屋苑公用地方(如有)或第一期公用地方一部分的部分綠化範圍的費用，而期數的每一住宅單位的擁有人均須分擔管理及維修構成屋苑住宅公用地方(包括第一期屋苑住宅公用地方)一部分的部分綠化範圍的費用。

9. 附近的其他地段

(a) 第一毗鄰地段

一間賣方的有聯繫公司(「第一毗鄰地段的擁有人」)擁有發展項目附近的其他地段，即紅磡海旁地段第1號A分段第9小分段A段、紅磡海旁地段第1號A分段第9小分段B段、紅磡海旁地段第1號A分段第9小分段C段、紅磡海旁地段第1號A分段第9小分段D段、紅磡海旁地段第1號A分段第9小分段E段、紅磡海旁地段第1號A分段第9小分段F段、紅磡海旁地段第1號A分段第9小分段G段、紅磡海旁地段第1號A分段第9小分段H段、紅磡海旁地段第1號A分段第9小分段I段、紅磡海旁地段第1號A分段第9小分段J段、紅磡海旁地段第1號A分段第9小分段K段、紅磡海旁地段第1號A分段第9小分段L段及紅磡海旁地段第1號A分段第9小分段餘段(統稱為「第一毗鄰地段」)，亦即九龍機利士南路2 - 28號及必嘉街76-78號。第一毗鄰地段並不構成發展項目的一部分。

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

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

(b) 第二毗鄰地段

另一間賣方的有聯繫公司(「第二毗鄰地段的擁有人」)擁有發展項目附近的其他地段，即期數位處於紅磡海旁地段第1號A分段第10小分段、紅磡海旁地段第1號A分段第12小分段A段、紅磡海旁地段第1號A分段第12小分段B段、紅磡海旁地段第1號A分段第12小分段餘段及紅磡海旁地段第1號A分段第14小分段(統稱為「第二毗鄰地段」)，亦即九龍黃埔街1 - 21C號及必嘉街80-86號。第二毗鄰地段並不構成發展項目的一部分。

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

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

(c) 第三毗鄰地段

另一間賣方的有聯繫公司(「第三毗鄰地段的擁有人」)擁有發展項目附近的其他地段，即紅磡海旁地段第1號A分段第11小分段、紅磡海旁地段第1號A分段第13小分段A段、紅磡海旁地段第1號A分段第13小分段B段及紅磡海旁地段第1號A分段第13小分段C段小分段(統稱為「第三毗鄰地段」)，亦即九龍黃埔街2 - 16A號。第三毗鄰地段並不構成發展項目的一部分。

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

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

(d) 第四毗鄰地段

另一間賣方的有聯繫公司（「第四毗鄰地段的擁有人」）擁有發展項目附近的其他地段，即期數位處於紅磡海旁地段第1號A分段第15小分段（稱為「第四毗鄰地段」），亦即九龍黃埔街22 - 24號及必嘉街88 - 90A號。第四毗鄰地段並不構成發展項目的一部分。

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

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

(e) 第五毗鄰地段

另一間賣方的有聯繫公司（「第五毗鄰地段的擁有人」）擁有發展項目附近的其他地段，即期數位處於紅磡海旁地段第1號A分段第8小分段、紅磡海旁地段第1號A分段第6小分段餘段、紅磡海旁地段第1號A分段第6小分段B段及紅磡海旁地段第1號A分段第6小分段A段（統稱為「第五毗鄰地段」），亦即九龍黃埔街26 - 40A號及必嘉街83 - 85號。第五毗鄰地段並不構成發展項目的一部分。

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

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

10. 商業部分

商業部分現有的設計僅為設計師的初步構思，只供參考。賣方將會向屋宇署遞交一份改動的建築圖則以更改商業部分現有的設計並保留一切權利，按實際情況需要就商業部分作出改動，而無須另行通知，並一切皆以入伙時之實際提供及政府有關部門最後批准之圖則或所需之同意書或許可證為準。

註: 除非本售樓說明書另有定義，本有關資料內所採用的詞彙與該詞彙在公契內的涵義相同。

1. Construction of Subsequent Phases

The construction works of the subsequent phases may materially affect the enjoyment of the residential properties in the Phase in terms of views, noise, dust and/or other aspects of the surrounding environment.

2. Architectural features

Some architectural features are installed outside some residential units of the Phase. The views of some residential units may be affected by these architectural features. For the locations of the architectural features, please refer to the “Floor Plans of Residential Properties in the Phase” in this sales brochure.

3. Placement of outdoor air-conditioning units

Some outdoor air-conditioning units (either serving its own residential unit or other residential units) are placed on the air-conditioning platforms in balconies/utility platforms, air-conditioning platforms in balconies, private flat roofs or private roofs. The placement of the outdoor air-conditioning units may affect the enjoyment of the residential units of the Phase in terms of heat and noise or other aspects. For the locations of the outdoor air-conditioning units, please refer to “Floor Plans of Residential Properties in the Phase”.

4. Lighting

Facade lighting is installed on the external walls and /or architectural features of some residential units and the Commercial Development of the development and may be turned on from time to time.

Lightings are installed at the outdoor swimming pool of the Phase and may be turned on from time to time.

The illumination of these lighting may affect the enjoyment of some residential units in the Phase in terms of views, lighting and other aspects of the surrounding environment.

5. Pipes

Some common pipes and/or exposed pipes are located on the external walls at or adjacent to the flat roofs and/or balconies and/or utility platforms of some residential units of the Phase. It is possible that the views of some residential units may be affected by these pipes.

6. Operation of building maintenance system

Under the Deed of Mutual Covenant, the Manager shall have the right from time to time for the purposes of cleaning, maintaining and/or repairing the external wall, curtain wall and the Common Areas and Facilities to install and remove anchors and other provisions at the building perimeter of the private flat roof or private roof forming part of a Residential Unit for the operation of the building maintenance system including but not limited to gondola or an equipment of the like which shall be entitled to pass through and/or rest on private flat roof or private roof forming part of a Residential Unit.

7. Lightning Poles

One lightning pole reaching a height of approximately +115.950 m.P.D. is provided and installed at the upper roof 2 of Tower 1 of the development. One lightning pole reaching a height of approximately +116.615 m.P.D. is provided and installed at the upper roof 2 of Tower 2 of the development. One lightning pole reaching a height of approximately +115.970 m.P.D. is provided and installed at the upper roof 2 of Tower 3 of the development. The existence of the lightning poles may affect the enjoyment of some residential units in the Phase in terms of the views and other aspects of the surrounding environment.

Note: “m.P.D.” means metre above the Hong Kong Principal Datum.

8. Greenery Areas

Under the Deed of Mutual Covenant, greenery areas on 1/F, 2/F, 3/F, upper roof 2, and the external walls of the Phase are designated as and form part of the Phase 1 Common Areas, Estate Residential Common Areas In Phase 1 or the Phase 1 Commercial Development. The owner of each unit of the Phase is obliged to contribute towards the cost of management and maintenance of the portion of such greenery areas which form parts of the Estate Common Areas (if any) or the Phase 1 Common Areas, and the owner of each residential unit in the Phase is obliged to contribute towards the costs of management and maintenance of the portion of such greenery areas which form part of the Estate Residential Common Areas (including the Estate Residential Common Areas In Phase 1).

9. Other Lots Nearby

(a) 1st Adjacent Lots

An associate corporation of the Vendor (the “Owner of the 1st Adjacent Lots”) owns other lots near the development, namely, Section A of Sub-section 9 of Section A of Hung Hom Marine Lot No.1, Section B of Sub-section 9 of Section A of Hung Hom Marine Lot No.1, Section C of Sub-section 9 of Section A of Hung Hom Marine Lot No.1, Section D of Sub-section 9 of Section A of Hung Hom Marine Lot No.1, Section E of Sub-section 9 of Section A of Hung Hom Marine Lot No.1, Section F of Sub-section 9 of Section A of Hung Hom Marine Lot No.1, Section G of Sub-section 9 of Section A of Hung Hom Marine Lot No.1, Section H of Sub-section 9 of Section A of Hung Hom Marine Lot No.1, Section I of Sub-section 9 of Section A of Hung Hom Marine Lot No.1, Section J of Sub-section 9 of Section A of Hung Hom Marine Lot No.1, Section K of Sub-section 9 of Section A of Hung Hom Marine Lot No.1, Section L of Sub-section 9 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Sub-section 9 of Section A of Hung Hom Marine Lot No.1 (collectively the “1st Adjacent Lots”) at Nos. 2-28 Gillies Avenue South and Nos. 76-78 Baker Street, Kowloon, which do not form part of the development.

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

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

(b) 2nd Adjacent Lots

Another associate corporation of the Vendor (the “Owner of the 2nd Adjacent Lots”) owns other lots near the development, namely, Sub-section 10 of Section A of Hung Hom Marine Lot No.1, Section A of Sub-section 12 of Section A of Hung Hom Marine Lot No.1, Section B of Sub-section 12 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Sub-section 12 of Section A of Hung Hom Marine Lot No.1 and Sub-section 14 of Section A of Hung Hom Marine Lot No.1 (collectively the “2nd Adjacent Lots”) at Nos. 1-21C Whampoa Street and Nos. 80-86 Baker Street, Kowloon, which do not form part of the development.

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

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

(c) 3rd Adjacent Lots

Another associate corporation of the Vendor (the “Owner of the 3rd Adjacent Lots”) owns other lots near the development, namely, Sub-section 11 of Section A of Hung Hom Marine Lot No.1, Section A of Sub-section 13 of Section A of Hung Hom Marine Lot No.1, Section B of Sub-section 13 of Section A of Hung Hom Marine Lot No.1 and Section C of Sub-section 13 of Section A of Hung Hom Marine Lot No.1 (collectively the “3rd Adjacent Lots”) at Nos. 2-16A Whampoa Street, Kowloon, which do not form part of the development.

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

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

(d) 4th Adjacent Lot

Another associate corporation of the Vendor (the “Owner of the 4th Adjacent Lot”) owns another lot near the development, namely, Sub-section 15 of Section A of Hung Hom Marine Lot No.1 (the “4th Adjacent Lot”) at Nos.22-24 Whampoa Street and Nos. 88-90A Baker Street, Kowloon, which does not form part of the development.

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

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

(e) 5th Adjacent Lots

Another associate corporation of the Vendor (the “Owner of the 5th Adjacent Lots”) owns other lots near the development, namely, Sub-section 8 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Sub-section 6 of Section A of Hung Hom Marine Lot No.1, Section B of Sub-section 6 of Section A of Hung Hom Marine Lot No.1 and Section A of Sub-section 6 of Section A of Hung Hom Marine Lot No.1 (collectively the “5th Adjacent Lots”) at Nos. 26-40A Whampoa Street and Nos. 83-85 Baker Street, Kowloon, which do not form part of the development.

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

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

10. Commercial Development

The current design concept of the Commercial Development of the development is the preliminary idea generated by the designer and is for reference only. The vendor intends to submit a revised general building plans to the Buildings Department to revise the design of the Commercial Development and reserves the right to make modifications and changes to the Commercial Development according to actual circumstances without prior notice. All should be subject to the actual provisions upon completion and the final plans approved by relevant Government authorities or the consent letter(s) or permit(s) that are required.

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



賣方就期數指定的互聯網網站的網址：
The address of the website designated by the vendor for the Phase：
www.bakercircle.com.hk

期數及其周邊地區日後可能出現改變。
There may be future changes to the Phase and the surrounding areas.

本售樓說明書印製日期：2022年6月6日。 Date of printing of this Sales Brochure : 6th June 2022

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
2022年6月10日 10th June 2022	頁次 Page Number	所作修改 Revision Made
	24, 26	更新期數的住宅物業的樓面平面圖。 Update the floor plans of residential properties in the Phase.
2022年6月13日 13th June 2022	55, 56	更新立面圖。 Update the elevation plans.
2022年6月17日 17th June 2022	15	更新發展項目的所在位置圖。 Update the location plan of the Development.
	17	更新關乎發展項目的分區計劃大綱圖等。 Update the outline zoning plan etc. relating to the Development.
	23, 24, 26, 28	更新期數的住宅物業的樓面平面圖。 Update the floor plans of residential properties in the Phase.
	43	更新公契的摘要。 Update the summary of deed of mutual covenant
	59 - 61, 65 - 67, 73, 75, 77, 81, 85, 86	更新裝置、裝修物料及設備。 Update the fittings, finishes and appliances.
	90	更新服務協議。 Update the service agreements.
2022年6月27日 27th June 2022	28, 30	更新期數的住宅物業的樓面平面圖。 Update the floor plans of residential properties in the Phase.
	60 - 62, 66 - 67, 69, 73 - 76, 80, 84 - 89	更新裝置、裝修物料及設備。 Update the fittings, finishes and appliances.

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
2022年9月23日 23rd September 2022	頁次 Page Number	所作修改 Revision Made
	15	更新發展項目的所在位置圖。 Update the location plan of the Development.
	16, 16-1, 16-2	更新及增加期數的鳥瞰照片。 Update and add aerial photographs of the Phase.
	22	修訂發展項目的布局圖。 Revise the layout plan of the Development.
	23, 24, 26, 28	修訂期數的住宅物業的樓面平面圖。 Revise the floor plans of residential properties in the Phase.
	41, 42, 46	修訂公契的摘要。 Revise the summary of deed of mutual covenant.
2022年12月20日 20th December 2022	59, 60, 65, 66, 67, 69, 76, 78, 80, 82	修訂裝置、裝修物料及設備。 Revise the fittings, finishes and appliances.
	97, 99	更新申請建築物總樓面面積寬免的資料。 Update the information in application for concession on gross floor area of building.
	15	更新發展項目的所在位置圖。 Update the location plan of the Development.
2023年3月17日 17th March 2023	20	更新關乎發展項目的分區計劃大綱圖等。 Update the outline zoning plan etc. relating to the Development.
	61, 64, 67, 71	修訂裝置、裝修物料及設備。 Revise the fittings, finishes and appliances.
2023年3月17日 17th March 2023	15	更新發展項目的所在位置圖。 Update the location plan of the Development.
	16, 16-1, 16-2	更新期數的鳥瞰照片，並刪除第16-2頁中已過時的資料。 Update the aerial photographs of the Phase and delete the information on page 16-2 which were outdated.

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
2023年6月15日 15th June 2023	頁次 Page Number	所作修改 Revision Made
	15	更新發展項目的所在位置圖。 Update the location plan of the Development.
	16, 16-1, 16-2	更新及增加期數的鳥瞰照片。 Update and add aerial photographs of the Phase.
	23, 24, 26, 28, 30	更新期數的住宅物業的樓面平面圖。 Update the floor plans of residential properties in the Phase.
	33	更新期數中的住宅物業的面積。 Update the area of residential properties in the Phase.
	55, 56	更新立面圖。 Update the elevation plan.
	57	更新期數中的公用設施的資料。 Update the information on common facilities in the Phase.
	59, 60, 66, 67, 75, 77, 81, 85, 86, 89	更新裝置、裝修物料及設備。 Update the fittings, finishes and appliances.
	96, 98	更新申請建築物總樓面面積寬免的資料。 Update the information in application for concession on gross floor area of building.
	100, 102	更新有關資料。 Update the relevant information.

2023年9月14日 14th September 2023	1	修訂第29項的標題描述。 Revise the heading description for Section 29.
	15	更新發展項目的所在位置圖。 Update the location plan of the Development.
	22	更新發展項目的布局圖。 Update the layout plan of the Development.
	24, 26, 28, 30	更新期數的住宅物業的樓面平面圖。 Update the floor plans of residential properties in the Phase.
	32, 33	更新期數中的住宅物業的面積。 Update the area of residential properties in the Phase.
	55, 56	更新立面圖。 Update the elevation plan.
	96 - 99	更新申請建築物總樓面面積寬免的資料。 Update the information in application for concession on gross floor area (GFA) of building.

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
2023年12月12日 12th December 2023	頁次 Page Number	所作修改 Revision Made
	15	更新發展項目的所在位置圖。 Update the location plan of the Development.
	20	更新關乎發展項目分區計劃大綱圖等。 Update the outline zoning plan etc. relating to the Development.
	30	修訂期數的住宅物業的樓面平面圖。 Revise the floor plans of residential properties in the Phase.
	38, 39	更新期數中的停車位的樓面平面圖。 Update the floor plans of parking spaces in the Phase.

2024年1月15日 15th January 2024	9	更新期數，必嘉坊•曦滙的資料。 Update the information of the Phase, BAKER CIRCLE • DOVER.
	13	更新期數的設計的資料。 Update the information on design of the Phase.
	15	更新發展項目的所在位置圖。 Update the location plan of the Development.
	22	更新發展項目的布局圖。 Update the layout plan of the Development.

2024年3月19日 19th March 2024	15	更新發展項目的所在位置圖。 Update the location plan of the Development.
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2024年6月17日 17th June 2024	15	更新發展項目的所在位置圖。 Update the location plan of the Development.
	16-1, 16-2	更新期數的鳥瞰照片。 Update the aerial photographs of the Phase.

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2024年9月16日 16th September 2024	14	更新物業管理的資料。 Update the information on property management.
	15	更新發展項目的所在位置圖。 Update the location plan of the Development.
	20	更新關乎發展項目的分區計劃大綱圖等。 Update the outline zoning plan etc. relating to the Development.
	22	更新發展項目的布局圖。 Update the layout plan of the Development.
	43、47	更新公契的摘要。 Update the summary of deed of mutual covenant.
	58	更新閱覽圖則及公契。 Update the inspection of plans and deed of mutual covenant.
	92	更新買方的雜項付款。 Update the miscellaneous payments by purchaser.
2024年12月13日 13th December 2024	15	更新發展項目的所在位置圖。 Update the location plan of the Development.
	16, 16-1, 16-2	更新期數的鳥瞰照片，並刪除第16-1及16-2頁中已過時的版本。 Update the aerial photograph of the Phase and delete the outdated version on page 16-1 and 16-2.
2025年3月11日 11th March 2025	15	更新發展項目的所在位置圖。 Update the location plan of the Development.
	16-1, 16-2, 16-3, 16-4	新增期數的鳥瞰照片。 Add the aerial photographs of the Phase.
	19	更新關乎發展項目的分區計劃大綱圖等。 Update the outline zoning plan etc. relating to the Development.
	96, 98	更新申請建築物總樓面面積寬免的資料。 Update the information in application for concession on gross floor area (GFA) of building.

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2025年4月15日 15th April 2025	15	更新發展項目的所在位置圖。 Update the location plan of the Development.
	22	更新發展項目的布局圖。 Update the layout plan of the Development.
	43, 47	修訂公契的摘要。 Revise the summary of deed of mutual covenant.

此版乃特意留白

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