

SALES BROCHURE
售樓說明書

Larchwood 

Larchwood



NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

4. Property area and its surroundings

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

5. Sales brochure

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

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

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

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

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

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

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

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

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

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

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

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

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

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

15. Estimated material date and handing over date

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

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

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts :

Consumer Council

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

Estate Agents Authority

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

Real Estate Developers Association of Hong Kong

Telephone	: 2826 0111
Fax	: 2845 2521

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

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您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

5. 售樓說明書

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

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

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

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6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

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

10. 表達購樓意向

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

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

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

- 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

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

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

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

一手住宅物業銷售監管局
2023年3月

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

INFORMATION ON THE DEVELOPMENT
發展項目的資料

Name of the Development

Larchwood

Name of the street at which the Development is situated

Larch Street

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

62

The Development consists of one multi-unit building

Total number of storeys

24 storeys

The above number of storeys does not include transfer plate, Roof and Top Roof

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

G/F, 1/F - 3/F, 5/F-12/F, 15/F-23/F, 25/F-27/F and Roof

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

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

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

There is no refuge floor

發展項目名稱

Larchwood

發展項目所位於的街道的名稱

洋松街

差餉物業估價署署長為識別發展項目的目的而編配的門牌號數

62

發展項目包含一幢多單位建築物

樓層的總數

24層

上述樓層數目不包括轉換層 、天台及頂層天台

發展項目的經批准的建築圖則所規定的該幢多單位建築物內的樓層號數

地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至27樓及天台

該幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數

不設4樓、13樓、14樓及24樓

該幢多單位建築物內的庇護層 (如有的話)

不設庇護層

INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT
賣方及有參與發展項目的其他人的資料

Vendor

Top Harmony Limited

Holding companies of the Vendor

More Action Investments Limited

Sparkle Hope Limited

Miracle Cheer Limited

Wang On Properties Limited

Earnest Spot Limited

Wang On Enterprises (BVI) Limited

Wang On Group Limited

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

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

Building contractor for the Development

Superb Interior Contracting Company Limited

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

Deacons

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

The Hongkong and Shanghai Banking Corporation Limited

(This Loan has been settled and the undertaking has been cancelled)

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

More Action Investments Limited

賣方

泰鏗有限公司

賣方的控權公司

More Action Investments Limited

Sparkle Hope Limited

Miracle Cheer Limited

宏安地產有限公司

Earnest Spot Limited

Wang On Enterprises (BVI) Limited

Wang On Group Limited

發展項目的認可人士的姓名或名稱，及該項目的認可人士以其專業身份擔任某商號或法團的經營人、董事或僱員的商號或法團

李景勳、雷煥庭建築師有限公司之周駿森先生

發展項目的承建商

卓越天工有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所的近律師行

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構

香港上海滙豐銀行有限公司

(貸款已清還及融資承諾已終止)

已為發展項目的建造提供貸款的任何其他人

More Action Investments Limited

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

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

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

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

INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

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

The range of thickness of the non-structural prefabricated external walls of the building is 150mm.
建築物的非結構的預製外牆的厚度範圍為150毫米。

There will be curtain walls forming part of the enclosing walls of the Development.
發展項目將會有構成圍封牆的一部分的幕牆。

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

Schedule of total area of the non-structural prefabricated external walls and curtain walls of each residential property

每個住宅物業的非結構的預製外牆及幕牆的總面積表

Floor 樓層	Unit 單位	Total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)	Total area of the curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
3/F 3樓	A	1.068	0.586
	B	0.331	—
	C	0.377	—
	D	0.383	—
	E	0.398	—
	F	0.517	0.718
	G	0.359	—
	H	0.405	—
	J	0.686	0.687
5/F-12/F, 15/F-23/F & 25/F 5樓至12樓、 15樓至23樓及 25樓	A	1.068	0.586
	B	0.331	—
	C	0.377	—
	D	0.383	—
	E	0.398	—

Floor 樓層	Unit 單位	Total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)	Total area of the curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
5/F-12/F, 15/F-23/F & 25/F 5樓至12樓、 15樓至23樓及 25樓	F	0.517	0.718
	G	0.359	—
	H	0.405	—
	J	0.686	0.687
26/F 26樓	A	1.068	0.586
	B	0.331	—
	C	0.377	—
	D	0.383	—
	E	0.398	—
	F	0.517	0.718
	G	0.359	—
	H	0.405	—
27/F 27樓	J	0.686	0.687
	A	1.068	0.586
	B	0.331	—
	C	0.377	—
	D	0.383	—
	E	0.398	—
	F	0.517	0.718
	G	1.058	—

Note : There is no designation of 4/F, 13/F, 14/F and 24/F.
備註 : 不設4樓、13樓、14樓及24樓。

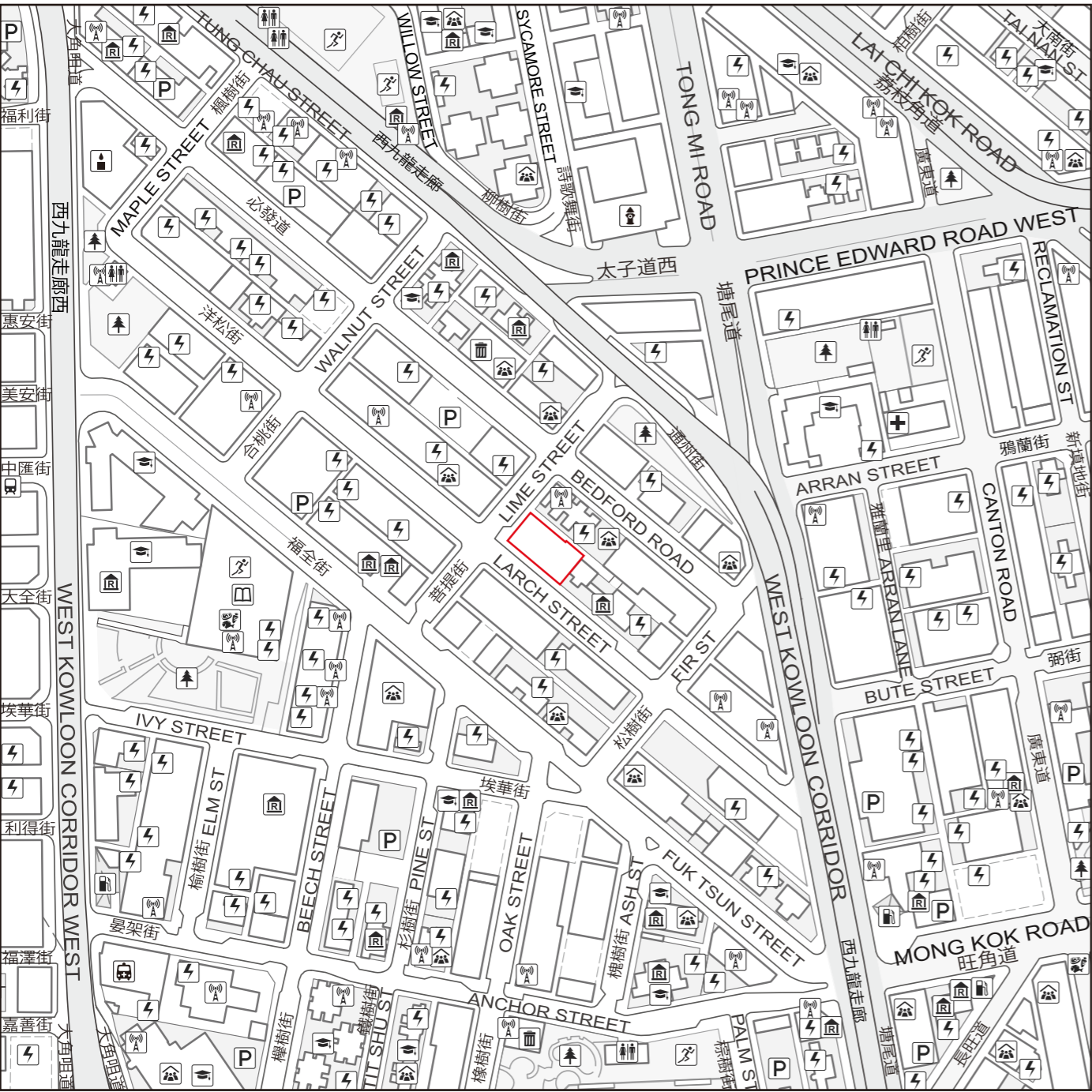
INFORMATION ON PROPERTY MANAGEMENT

物業管理的資料

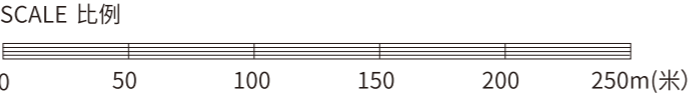
The person appointed as the manager of the Development under the deed of mutual covenant
Goodtech Management Limited

根據公契獲委任為發展項目的管理人的人
高達管理有限公司

LOCATION PLAN OF THE DEVELOPMENT
發展項目的所在位置圖



 Boundary Line of the Development
發展項目的邊界



The Map is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.
地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。



This location plan is prepared by the Vendor with reference to the Digital Topographic Map No. T11-NW-D dated 13 February 2025 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.
此位置圖是由賣方擬備並參考地政總署測繪處於2025年2月13日出版之數碼地形圖，圖幅編號T11-NW-D，有需要處經修正處理。

NOTATION 圖例

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

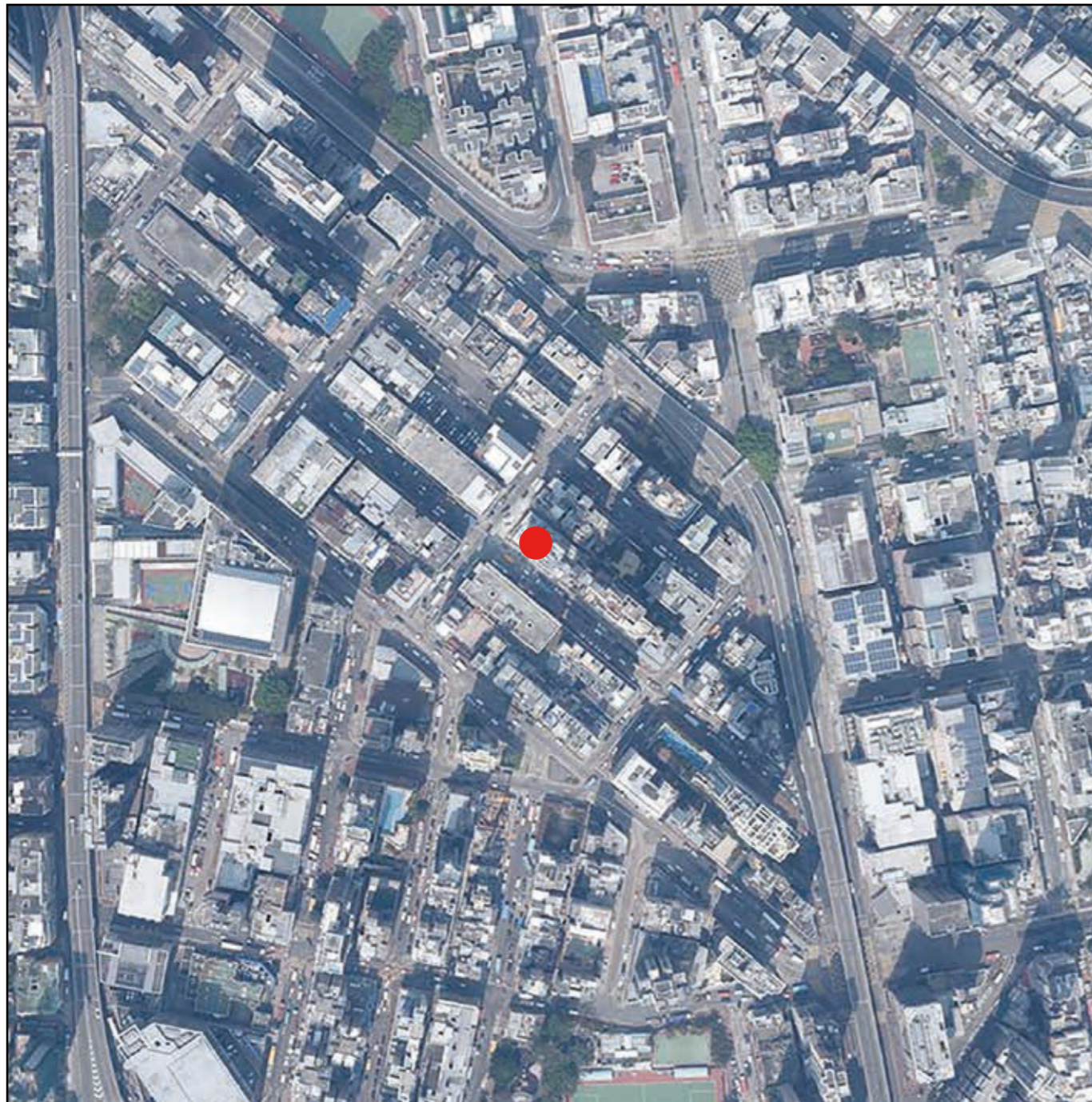
Street name(s) not shown in full on the Location Plan of the Development:
於發展項目的所在位置圖未能顯示之街道全名：

CEDAR STREET	柏樹街	FUK LEE STREET	福利街	TAI KOK TSUI ROAD	大角咀道
CHEUNG WONG ROAD	長旺道	KA SHIN STREET	嘉善街	TAI TSUN STREET	大全街
CHUNG WUI STREET	中匯街	LITAK STREET	利得街	WAI ON STREET	惠安街
FUK CHAK STREET	福澤街	MEI ON STREET	美安街		

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

- 備註：
- 賣方亦建議準買方到該發展地盤作實地考察，以對該發展地盤、以及周邊地區環境及附近的公共設施有較佳了解。
 - 因技術原因(例如發展項目之形狀)，此位置圖所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。

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



Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,000 feet, Photo No. E218632C, date of flight: 8 March 2024.
摘錄自地政總署測繪處在6,000呎的飛行高度拍攝之鳥瞰照片，照片編號E218632C，飛行日期：2024年3月8日。

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香港特別行政區政府地政總署測繪處 © 版權所有，未經許可，不得複製。

● Location of the Development
發展項目的位置

Notes:

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

備註：

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

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



This blank area falls outside the coverage of the Aerial Photograph
鳥瞰照片並不覆蓋空白範圍



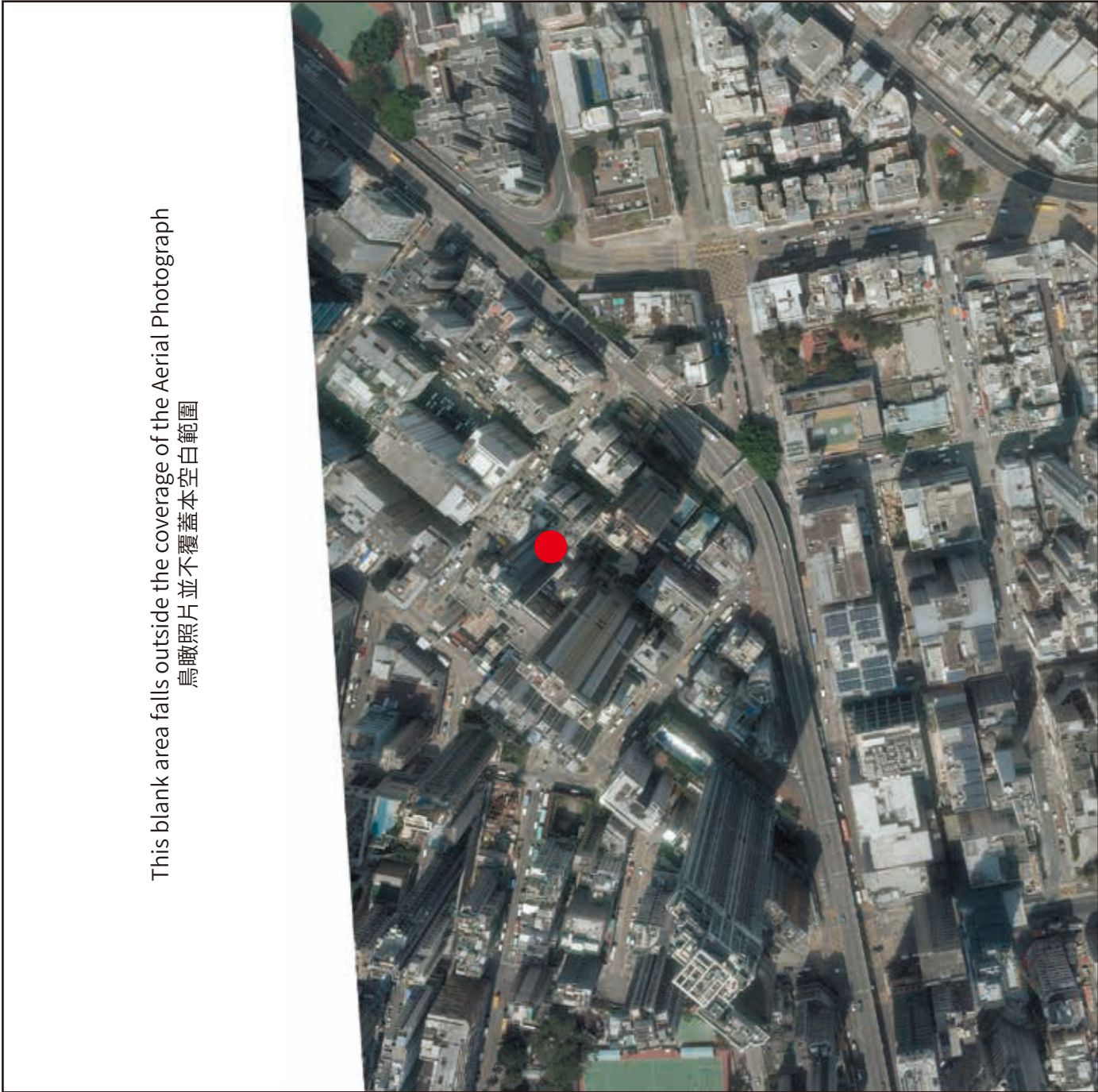
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 2,000 feet, Photo No. E220662C, date of flight: 20 March 2024.
摘錄自地政總署測繪處在2,000呎的飛行高度拍攝之鳥瞰照片，照片編號E220662C，飛行日期：2024年3月20日。

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● Location of the Development
發展項目的位置

- Notes:
1. Copy of the aerial photograph of the Development is available for free inspection at the sales office(s) during opening hours.
 2. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
 3. Due to technical reasons (such as the shape of the Development), the aerial photographs has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.
- 備註：
1. 發展項目的鳥瞰照片的副本可於開放時間內向售樓處免費查閱。
 2. 賣方亦建議準買方到該發展地盤作實地考察，以對該發展地盤、以及周邊地區環境及附近的公共設施有較佳了解。
 3. 因技術原因(例如發展項目之形狀)，鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。

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



This blank area falls outside the coverage of the Aerial Photograph
鳥瞰照片並不覆蓋空白範圍



Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 2,000 feet, Photo No. E220660C, date of flight: 20 March 2024.
摘錄自地政總署測繪處在2,000呎的飛行高度拍攝之鳥瞰照片，照片編號E220660C，飛行日期：2024年3月20日。

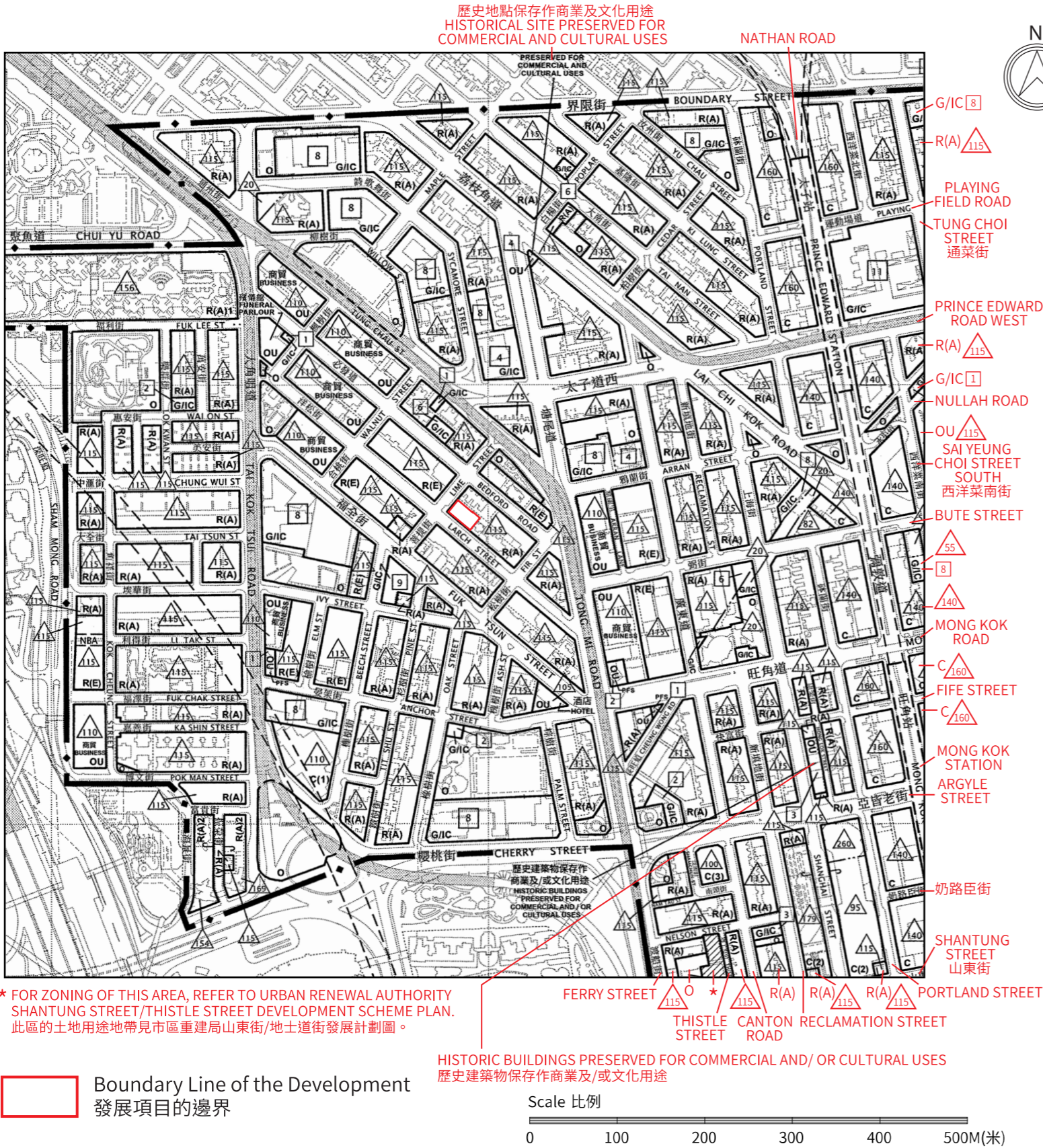
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香港特別行政區政府地政總署測繪處 © 版權所有，未經許可，不得複製。

● Location of the Development
發展項目的位置

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

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

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



Extract from the approved Mong Kok Outline Zoning Plan (Plan No. S/K3/38), gazetted on 8 November 2024, with adjustments where necessary as shown in red.
摘錄自2024年11月8日刊憲之旺角分區計劃大綱核准圖(圖則編號S/K3/38)，有需要處經修正處理，以紅色表示。

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

NOTATION 圖例

Zones 地帶

C	G/IC	Government, Institution or Community 政府、機構或社區
R(A)	O	Open Space 休憩用地
R(E)	OU	Other Specified Uses 其他指定用途

Communications 交通

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

Miscellaneous 其他

Boundary of Planning Scheme 規劃範圍界線	8	Maximum Building Height (in number of storeys) 最高建築物高度(樓層數目)
Urban Renewal Authority Development Scheme Plan Area 市區重建局發展計劃圖範圍	P F S	Petrol Filling Station 加油站
Building Height Control Zone Boundary 建築物高度管制區界線	NBA	Non-building Area 非建築用地
Maximum Building Height (in metres above Principal Datum) 最高建築物高度(在主水平基準上若干米)		

* FOR ZONING OF THIS AREA, REFER TO URBAN RENEWAL AUTHORITY SHANTUNG STREET/THISTLE STREET DEVELOPMENT SCHEME PLAN.
此區的土地用途地帶見市區重建局山東街/地士道街發展計劃圖。

HISTORIC BUILDINGS PRESERVED FOR COMMERCIAL AND/ OR CULTURAL USES
歷史建築物保存作商業及/或文化用途

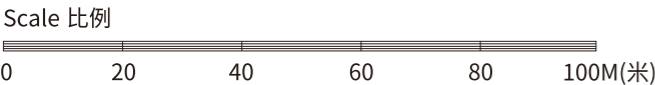
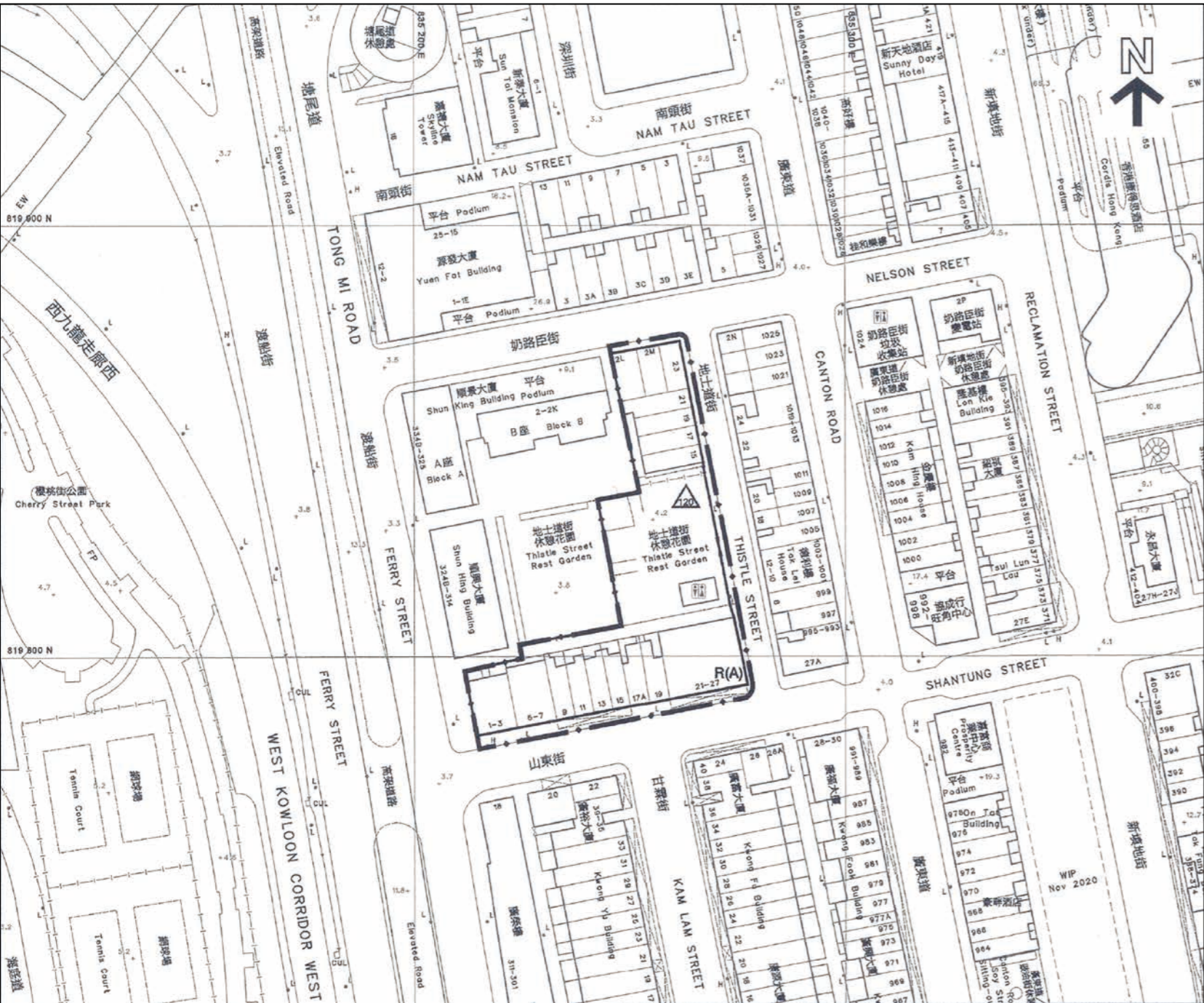
- Notes :
- The above outline zoning plan is available for free inspection at the sales office(s) during opening hours.
 - The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities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

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

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

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



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



Extract from the Urban Renewal Authority Shantung Street/Thistle Street Development Scheme Plan No. S/K3/URA4/2 prepared by the Hong Kong Town Planning Board pursuant to the Town Planning Ordinance approved by the Chief Executive in Council under Section 9(1)(a) of the Town Planning Ordinance on 8 February 2022.
摘錄自行政長官會同行政會議於2022年2月8日根據城市規劃條例第9(1)(a)條核准之香港城市規劃委員會依據城市規劃條例擬備的市區重建局山東街/地士道街發展計劃圖則編號S/K3/URA4/2。

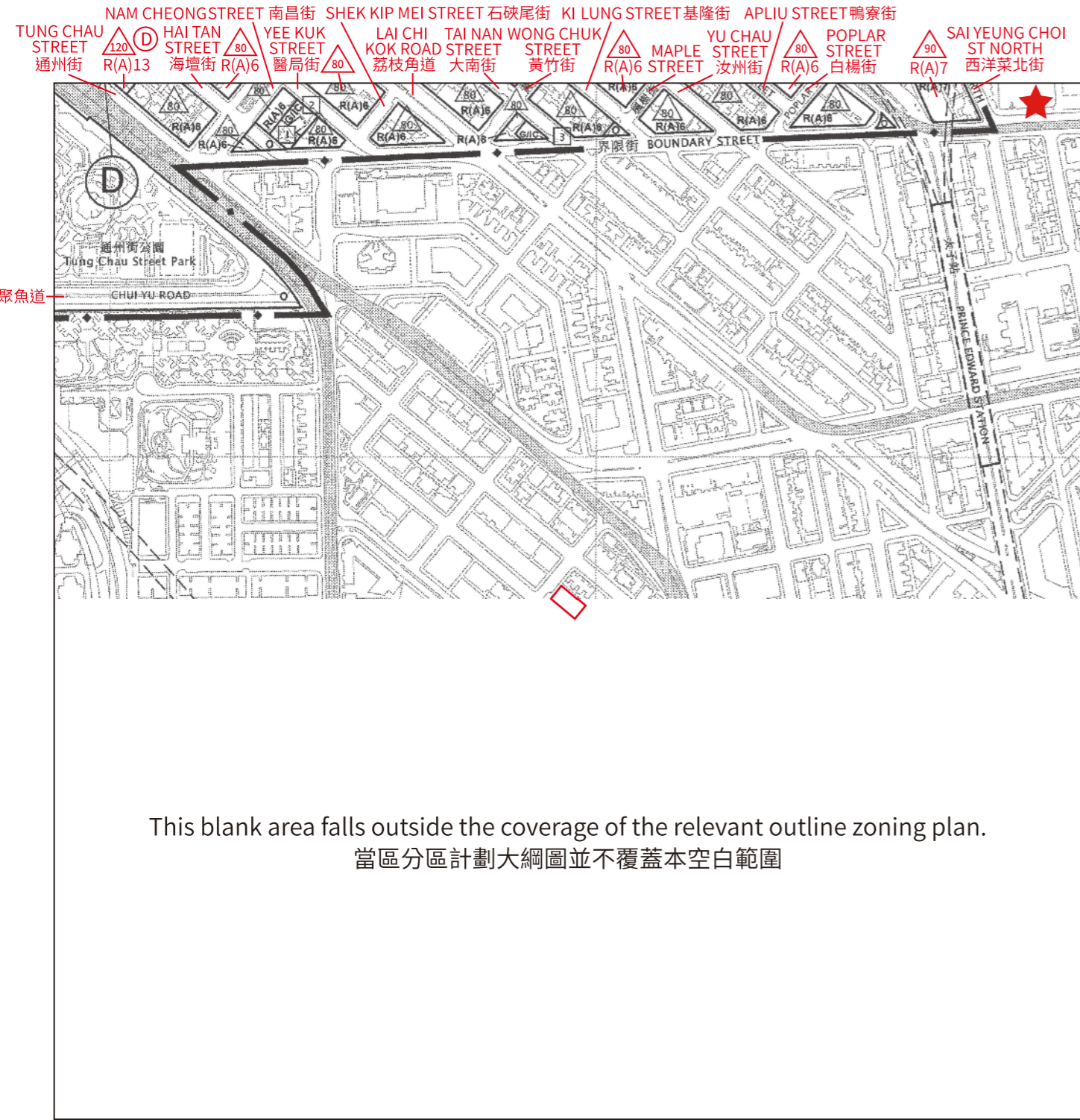
The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands.
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地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

NOTATION 圖例

- Boundary of Development Scheme
發展計劃範圍界線
- Residential (Group A)
住宅(甲類)
- Major Road and Junction
主要道路及路口
- Maximum Building Height
(in metres above Principal Datum)
最高建築物高度
(在主水平基準上若干米)

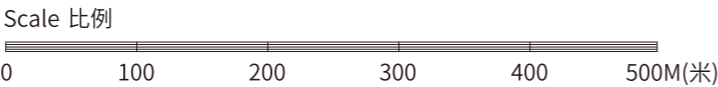
- 備註：
1. 上述發展計劃圖可於開放時間內向售樓處免費查閱。
 2. 賣方亦建議準買方到該發展地盤作實地考察，以對該發展地盤、以及周邊地區環境及附近的公共設施有較佳了解。
 3. 因技術原因(例如發展項目之形狀)，發展計劃圖所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。

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



★ This area is covered by other Outline Zoning Plan but falls outside 500 metres from the boundary of the Development.
此區域被其他分區計劃大綱圖所覆蓋但超出發展項目的界線500米之外。

Boundary Line of the Development
發展項目的邊界



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



Extract from the draft Cheung Sha Wan Outline Zoning Plan (Plan No. S/K5/38), gazetted on 28 January 2022, with adjustments where necessary as shown in red.
摘錄自2022年1月28日刊憲之長沙灣分區計劃大綱草圖(圖則編號S/K5/38),有需要處經修正處理,以紅色表示。

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

NOTATION 圖例

Zones 地帶

- R(A) Residential (Group A)
住宅(甲類)
- G/IC Government, Institution or Community
政府、機構或社區
- O Open Space
休憩用地

Communications 交通

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

Miscellaneous 其他

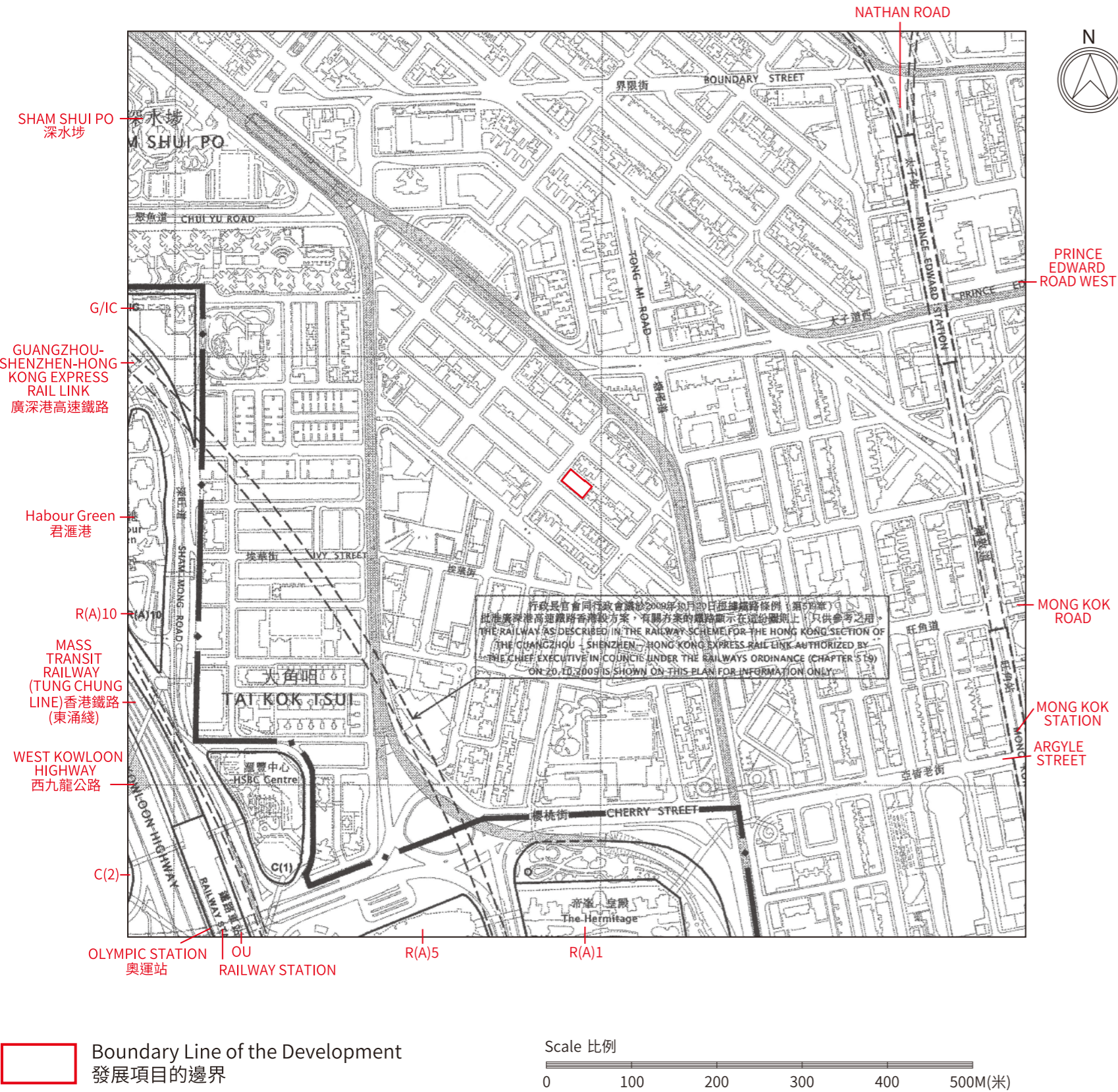
- Boundary of Planning Scheme
規劃範圍界線
- Maximum Building Height (in metres above Principal Datum)
最高建築物高度(在主水平基準上若干米)
- Maximum Building Height (in number of storeys)
最高建築物高度(樓層數目)

Amendments to Approved Plan No. S/K5/37
核准圖編號 S/K5/37 的修訂

- Amendment Item D
修訂項目D項
- Incorporation of the area covered by the approved URA Hai Tan Street/Kweilin Street and Pei Ho Street DSP No. S/K5/URA2/2 into the Plan and zoning the area as “R(A)13” with stipulation of building height restrictions.
把市區重建局海壇街/桂林街及北河街發展計劃核准圖編號S/K5/URA2/2的範圍納入大綱圖內,並劃為「住宅(甲類)13」地帶,並訂明建築物高度限制。

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

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



Extract from the approved South West Kowloon Outline Zoning Plan (Plan No. S/K20/30), gazetted on 3 October 2014, with adjustments where necessary as shown in red.
 摘錄自2014年10月3日刊憲之西南九龍分區計劃大綱核准圖(圖則編號S/K20/30), 有需要處經修正處理, 以紅色表示。

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

NOTATION 圖例

Zones 地帶

<div>C</div>	Commercial 商業	<div>O</div>	Open Space 休憩用地
<div>R(A)</div>	Residential (Group A) 住宅(甲類)	<div>OU</div>	Other Specified Uses 其他指定用途
<div>G/IC</div>	Government, Institution or Community 政府、機構或社區		

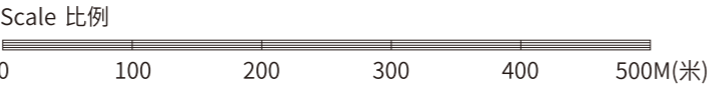
Communications 交通

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

Miscellaneous 其他

<div></div>	Boundary of Planning Scheme 規劃範圍界線
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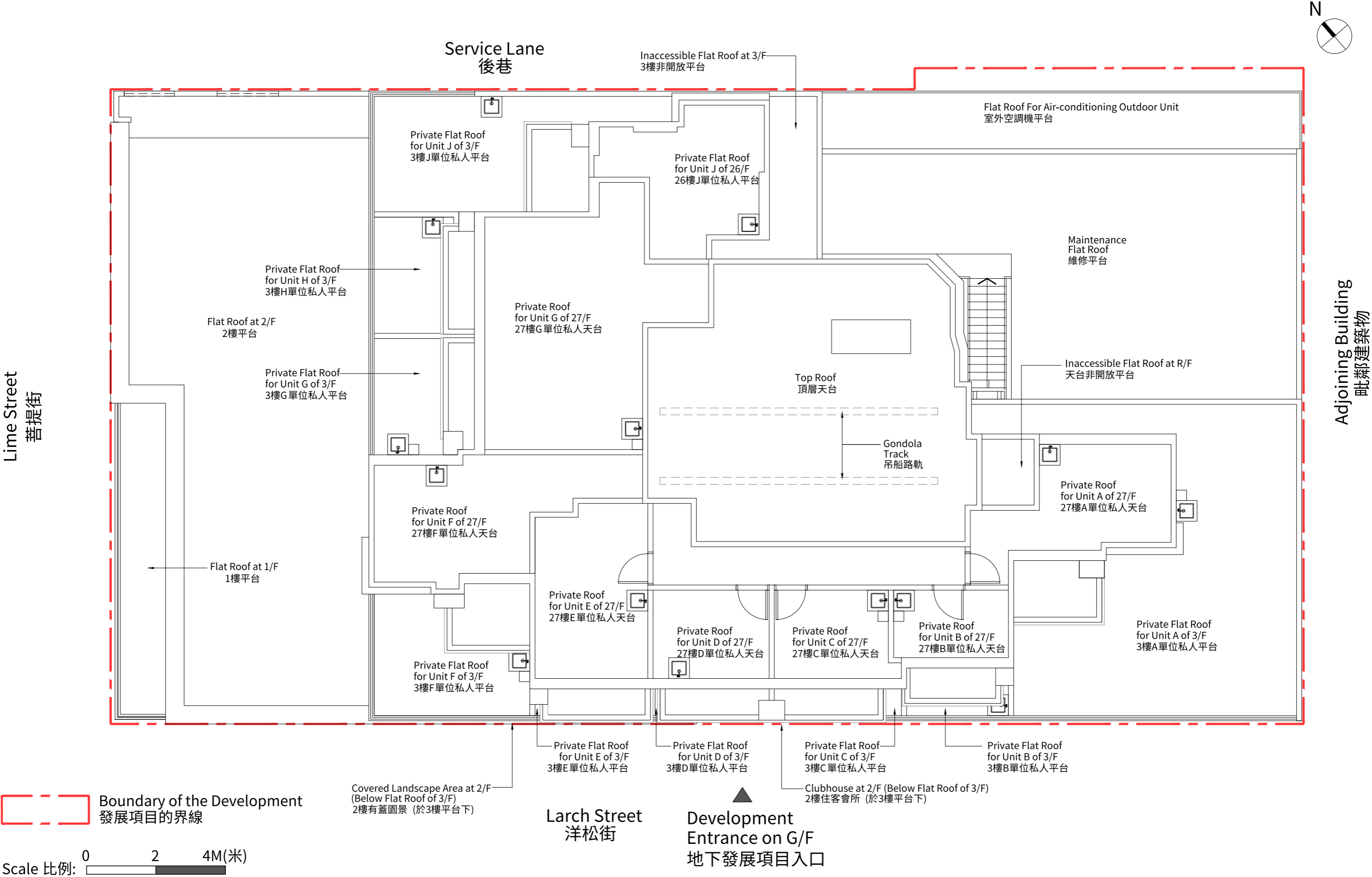
Boundary Line of the Development
發展項目的邊界



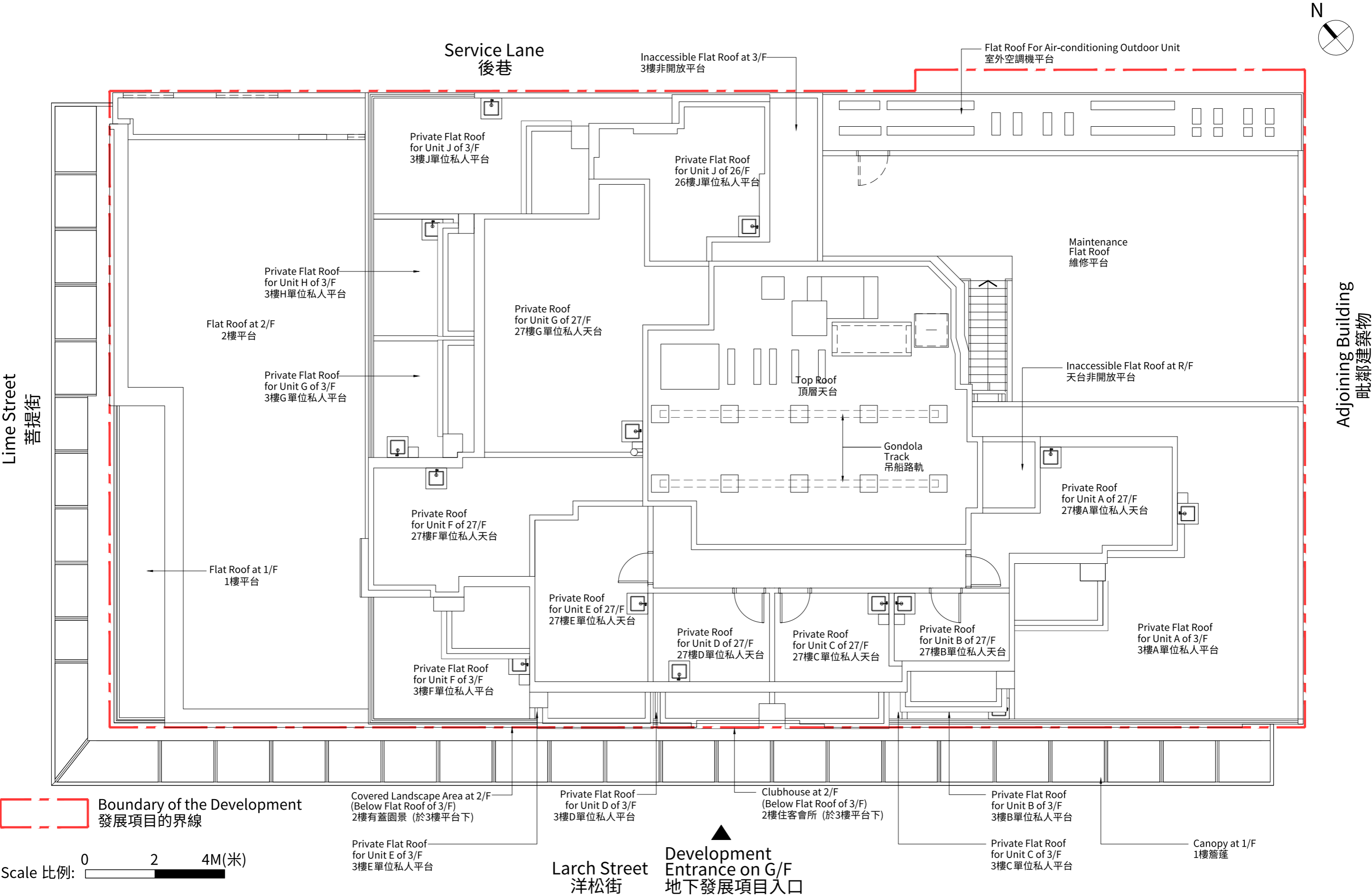
- Notes :
- The above outline zoning plan is available for free inspection at the sales office(s) during opening hours.
 - The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities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

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

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



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





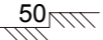
*Note : This plan shows the "as-is" layout of the development after completion of the latest approved alteration and addition works.
*備註：本圖顯示在完成最近的經批准的改動及加建工程後的發展項目的現狀布局。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Legend of Terms and Abbreviations used on Floor Plans: 樓面平面圖中所使用名詞及簡稱之圖例：

A/C	=	冷氣機 Air-Conditioner
A/C P.	=	冷氣機平台 Air-Conditioning Platform
A.F.	=	建築裝飾 Architectural Feature
Air Duct	=	風槽
Bal.	=	露台 Balcony
Bal. / U.P.	=	露台 / 工作平台 Balcony / Utility Platform
Bal. above	=	露台置上 Balcony above
Bath	=	浴室 Bathroom
Bathroom Partition Wall Height 2760mm	=	浴室間牆高度2760毫米
Bathroom Partition Wall Recess At High Level	=	浴室間牆於高位凹入
B.R.	=	睡房 Bedroom
B.R.1.	=	睡房 1 Bedroom 1
B.R.2.	=	睡房 2 Bedroom 2
C.D	=	電線槽 Cable Duct
DN	=	下 Down
E.M.R.	=	電錶房 Electrical Meter Room
Ext. P.D.	=	室外管槽 External Pipe Duct
H.R.	=	消防喉轆 Hose Reel
Inaccessible Flat Roof	=	非開放平台
Lift	=	升降機
Lift Lobby	=	升降機大堂
Lift Shaft	=	升降機槽
Liv. / Din.	=	客廳 / 飯廳 Living Room / Dining Room
Open Kit.	=	開放式廚房 Open Kitchen
Private Flat Roof for Unit A	=	A單位私人平台
Private Flat Roof for Unit B	=	B單位私人平台
Private Flat Roof for Unit C	=	C單位私人平台
Private Flat Roof for Unit D	=	D單位私人平台
Private Flat Roof for Unit E	=	E單位私人平台
Private Flat Roof for Unit F	=	F單位私人平台
Private Flat Roof for Unit G	=	G單位私人平台
Private Flat Roof for Unit H	=	H單位私人平台
Private Flat Roof for Unit J	=	J單位私人平台
Private Flat Roof (for 26/F Unit J)	=	26樓J單位私人平台
Private Roof (for 27/F Unit A)	=	27樓A單位私人天台
Private Roof (for 27/F Unit B)	=	27樓B單位私人天台
Private Roof (for 27/F Unit C)	=	27樓C單位私人天台
Private Roof (for 27/F Unit D)	=	27樓D單位私人天台
Private Roof (for 27/F Unit E)	=	27樓E單位私人天台
Private Roof (for 27/F Unit F)	=	27樓F單位私人天台
Private Roof (for 27/F Unit G)	=	27樓G單位私人天台

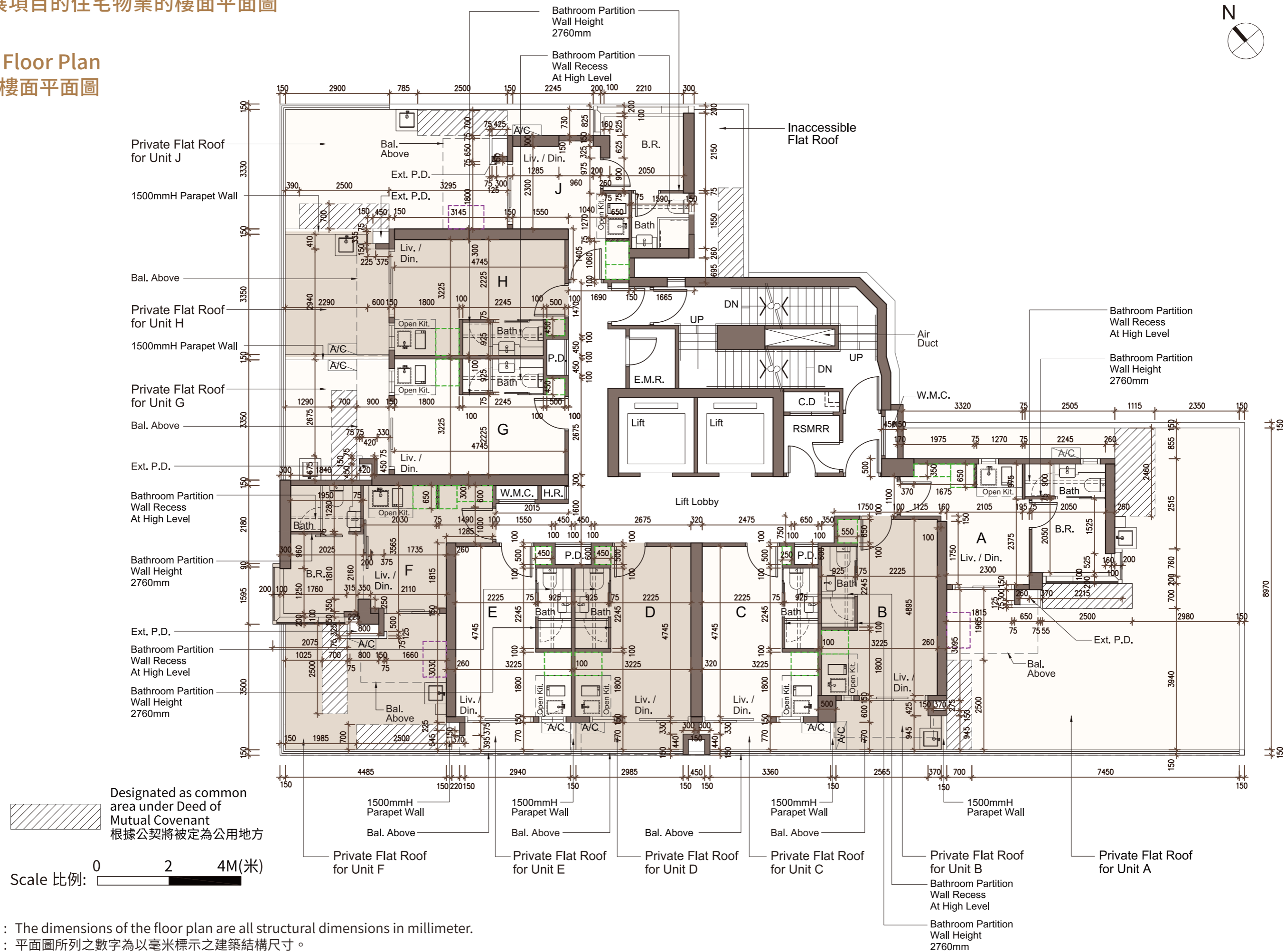
P.D.	=	管槽 Pipe Duct
Potable Water Tank	=	食水缸
Potable Water Tank & Pump Room	=	食水缸及泵房
R.C. Cover	=	鋼筋混凝土蓋 Reinforced Concrete Cover
RSMRR	=	垃圾及物料回收室 Refuse Storage and Material Recovery Room
Top of External P.D.	=	室外管槽上蓋 Top of External Pipe Duct
1500mmH Parapet Wall	=	1500毫米(高)分隔牆 1500mm (Height) Parapet Wall
UP	=	上 Up
W.M.C.	=	水錶櫃 Water Meter Cabinet
	=	隨樓附送之嵌入式裝置 Built-in fittings provided in the units
	=	隨樓附送之嵌入式裝置 (供安裝洗衣機) Built-in fittings provided in the units (for washing machine installation)
	=	50毫米水平差距 50mm level difference

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

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

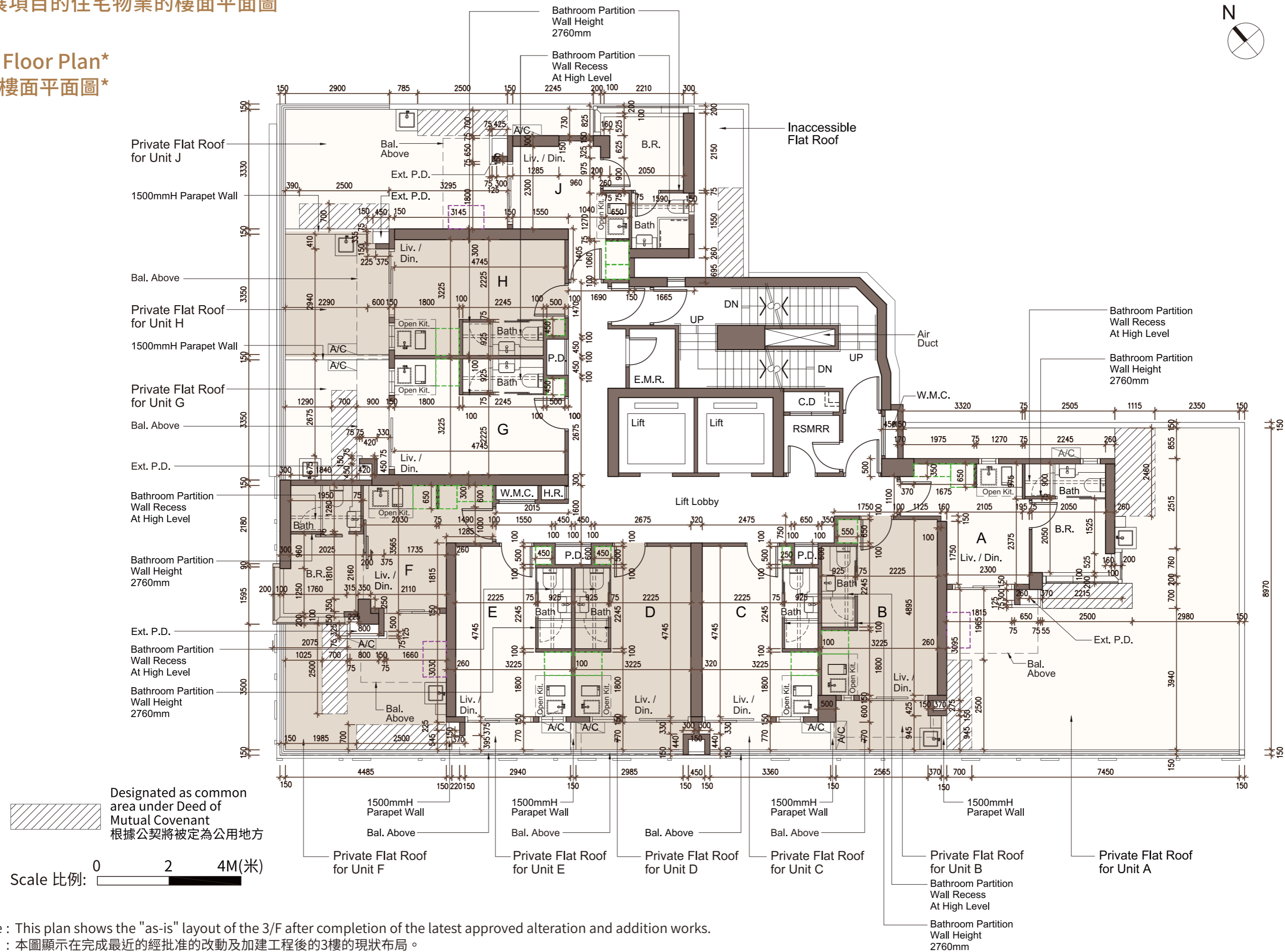
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

3/F Floor Plan
3樓樓面平面圖



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

3/F Floor Plan*
3樓樓面平面圖*



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Each of the Residential Property 每個住宅物業	Floor 樓層	Unit 單位								
		A	B	C	D	E	F	G	H	J
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	3/F 3樓	125, 150, 175, 200	125, 150, 175, 200	125, 150, 175, 200	125, 150, 175, 200	125, 150, 175, 200	125, 150, 175, 200	125, 150, 175, 200	125, 150, 175, 200	150, 175, 200
Floor-to-floor height (mm) 層與層之間的高度(毫米)		3100, 3300, 3450, 3500, 3525, 3725, 3775	3100, 3450, 3500, 3725, 3775	3100, 3450, 3500, 3725, 3775	3100, 3450, 3500, 3725, 3775	3100, 3450, 3500, 3725, 3775	3050, 3300, 3450, 3500, 3525, 3725, 3775	3100, 3450, 3500, 3725, 3775	3100, 3450, 3500, 3725, 3775	3100, 3300, 3500, 3525, 3725, 3775

Notes :

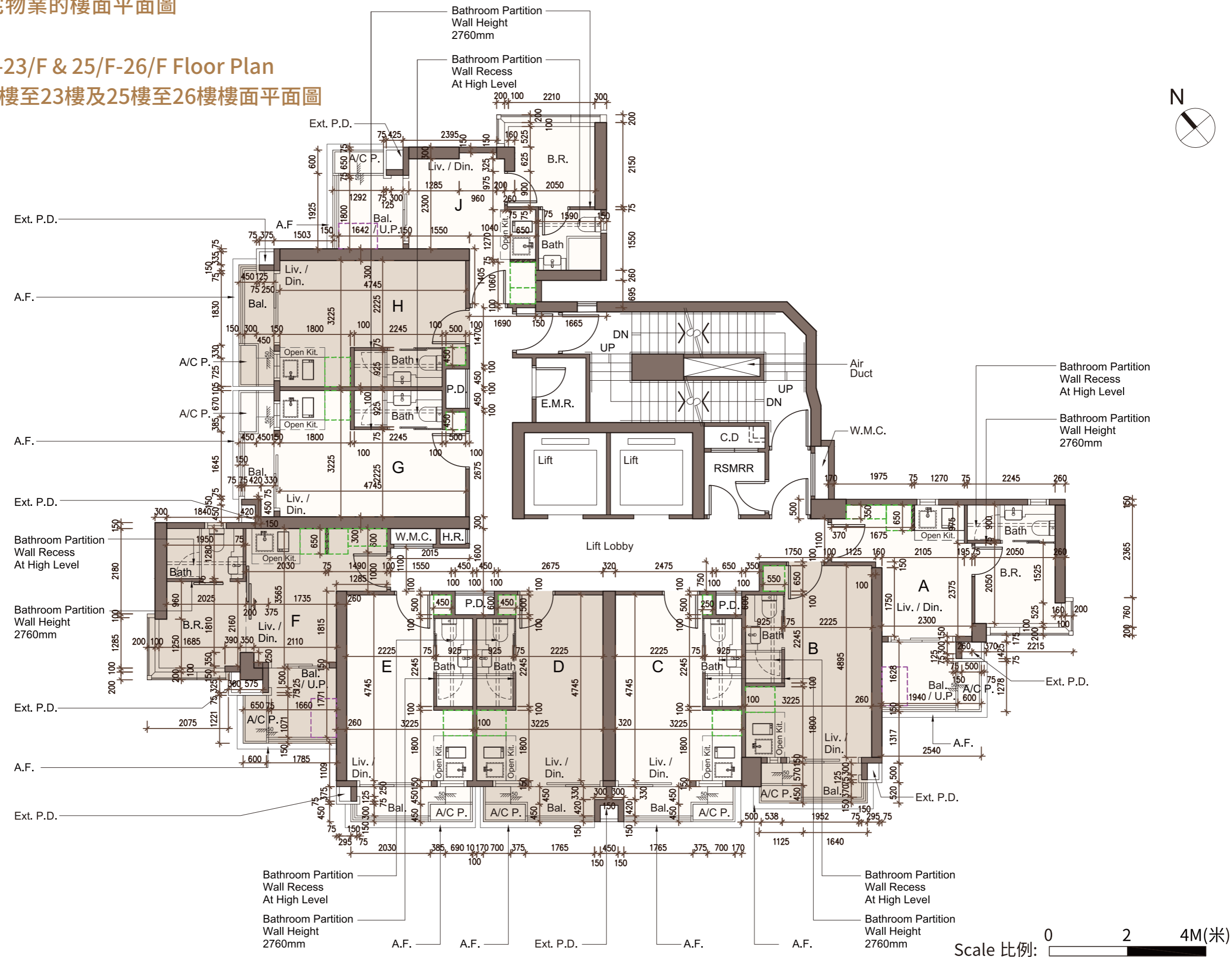
1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. Please refer to page 23 of this Sales Brochure for legend of the terms and abbreviations used on the floor plans and the explanatory notes that are applicable thereto.

備註：

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第23頁。

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

5/F-12/F, 15/F-23/F & 25/F-26/F Floor Plan
5樓至12樓、15樓至23樓及25樓至26樓樓面平面圖



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

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Each of the Residential Property 每個住宅物業	Floor 樓層	Unit 單位								
		A	B	C	D	E	F	G	H	J
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	5/F-12/F, 15/F-23/F & 25/F 5樓 - 12樓、 15樓 - 23樓及25樓	125, 150, 175, 200	125, 150, 175, 200	125, 150, 175, 200	125, 150, 175, 200	125, 150, 175, 200	125, 150, 175, 200	125, 150, 175, 200	125, 150, 175, 200	150, 175, 200
Floor-to-floor height (mm) 層與層之間的高度(毫米)		3100, 3300, 3450, 3500	3100, 3450, 3500	3100, 3450, 3500	3100, 3450, 3500	3100, 3450, 3500	3050, 3300, 3450, 3500	3100, 3450, 3500	3100, 3450, 3500	3100, 3300, 3500
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	26/F 26樓	125, 150, 175, 200	125, 150, 175, 200	125, 150, 175, 200	125, 150, 175, 200	125, 150, 175, 200	125, 150, 175, 200	125, 150, 175	125, 150, 175, 200	150, 175
Floor-to-floor height (mm) 層與層之間的高度(毫米)		3100, 3300, 3450, 3500	3100, 3450, 3500	3100, 3450, 3500	3100, 3450, 3500	3100, 3450, 3500	3050, 3300, 3450, 3500	3190, 3450, 3500	3500	3450, 3500

Notes :

- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
- Please refer to page 23 of this Sales Brochure for legend of the terms and abbreviations used on the floor plans and the explanatory notes that are applicable thereto.

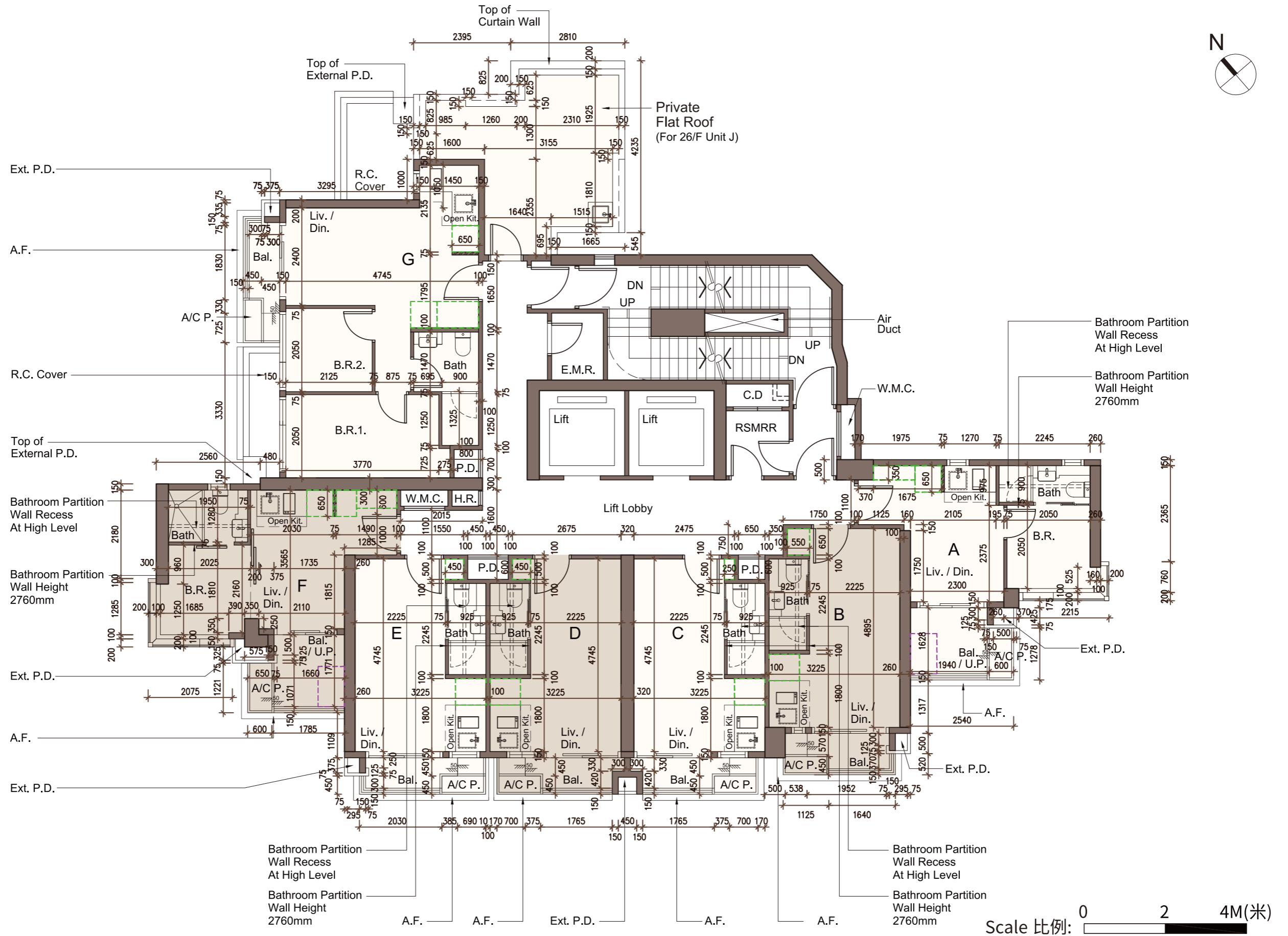
備註：

- 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
- 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第23頁。

發展項目的住宅物業的樓面平面圖

27/F Floor Plan

27樓樓面平面圖



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

備註：平面圖所列之數字為以毫米標示之建築結構尺寸。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Each of the Residential Property 每個住宅物業	Floor 樓層	Unit 單位						
		A	B	C	D	E	F	G
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	27/F 27樓	150, 175	150, 175	150, 175	150, 175	150, 175	150, 175	150, 175
Floor-to-floor height (mm) 層與層之間的高度(毫米)		3450, 3500	3450, 3500	3450, 3500	3450, 3500	3450, 3500	3450, 3500	3450, 3500

Notes :

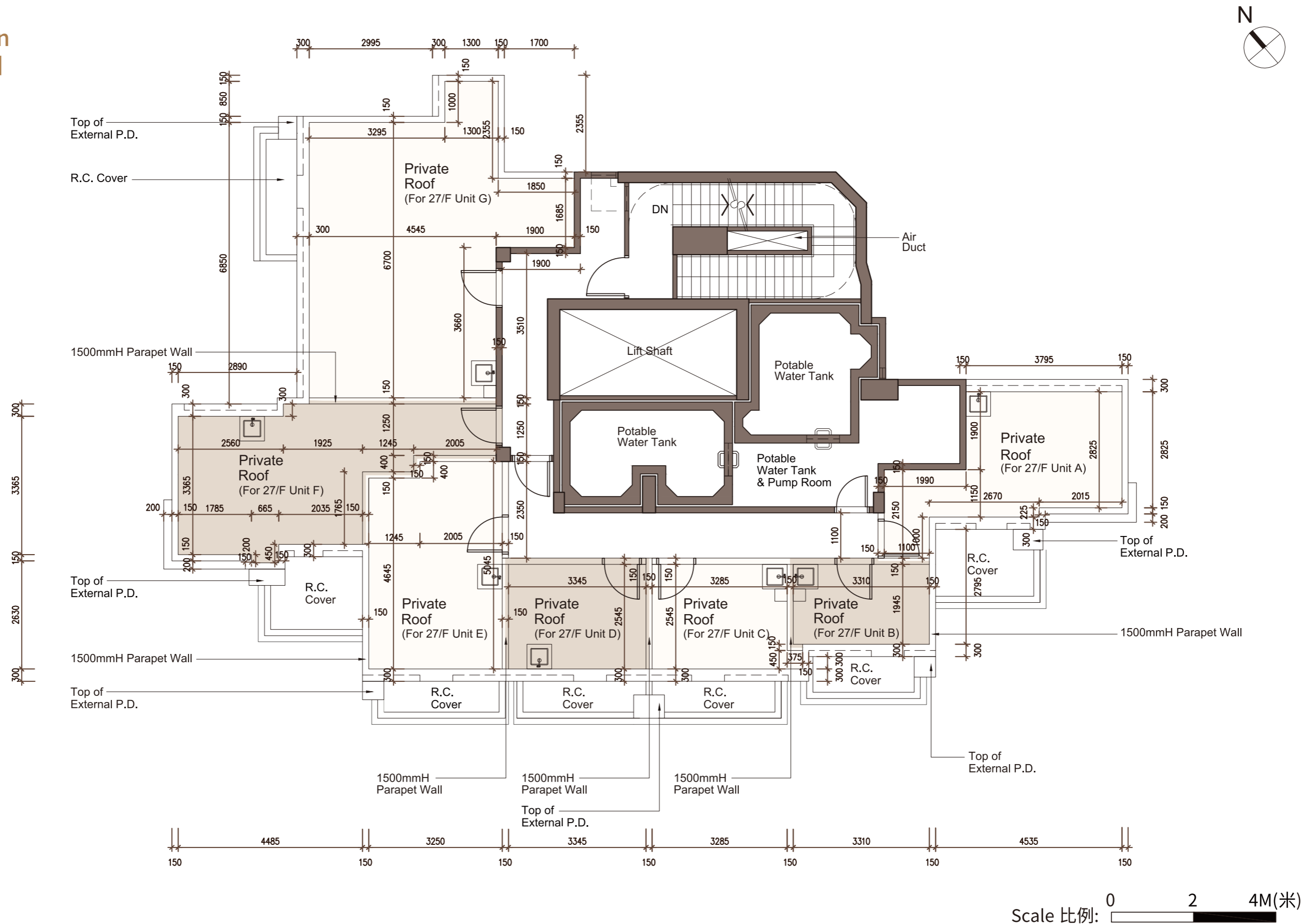
- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
- Please refer to page 23 of this Sales Brochure for legend of the terms and abbreviations used on the floor plans and the explanatory notes that are applicable thereto.

備註：

- 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
- 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第23頁。

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

Roof Floor Plan
天台樓面平面圖



Notes : 1. The dimensions of the floor plan are all structural dimensions in millimeter.
2. For the location of the roof, it was specified as private flat roof in the general building plans of the developer approved by the Building authority. In practice, it is a roof and its area is calculated under the roof.

備註 : 1. 平面圖所列之數字為以毫米標示之建築結構尺寸。
2. 有關天台的位置在該發展項目經建築事務監督批准的建築圖則上列為私人平台，實際上其用途為天台，其面積將以天台計算。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Each of the Residential Property 每個住宅物業	Floor 樓層	Unit 單位						
		A	B	C	D	E	F	G
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	Roof 天台	Not Applicable 不適用						
Floor-to-floor height (mm) 層與層之間的高度(毫米)		Not Applicable 不適用						

Notes :

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

2. Please refer to page 23 of this Sales Brochure for legend of the terms and abbreviations used on the floor plans and the explanatory notes that are applicable thereto.

備註 :

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

2. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第23頁。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積(不計算入實用面積) sq. metre (sq. ft.) 平方米 (平方呎)									
Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
3/F 3樓	A	19.479 (210) Balcony 露台:- (-) Utility Platform 工作平台: - (-)	—	—	—	50.532 (544)	—	—	—	—	—	—
	B	17.586 (189) Balcony 露台:- (-) Utility Platform 工作平台: - (-)	—	—	—	3.863 (42)	—	—	—	—	—	—
	C	17.008 (183) Balcony 露台:- (-) Utility Platform 工作平台: - (-)	—	—	—	2.686 (29)	—	—	—	—	—	—
	D	16.858 (181) Balcony 露台:- (-) Utility Platform 工作平台: - (-)	—	—	—	2.397 (26)	—	—	—	—	—	—
	E	17.039 (183) Balcony 露台:- (-) Utility Platform 工作平台: - (-)	—	—	—	2.410 (26)	—	—	—	—	—	—
	F	21.141 (228) Balcony 露台:- (-) Utility Platform 工作平台: - (-)	—	—	—	12.293 (133)	—	—	—	—	—	—
	G	17.110 (184) Balcony 露台:- (-) Utility Platform 工作平台: - (-)	—	—	—	7.529 (81)	—	—	—	—	—	—
	H	17.234 (186) Balcony 露台:- (-) Utility Platform 工作平台: - (-)	—	—	—	9.435 (102)	—	—	—	—	—	—
	J	20.292 (218) Balcony 露台:- (-) Utility Platform 工作平台: - (-)	—	—	—	18.467 (199)	—	—	—	—	—	—

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

住宅物業的實用面積，以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

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

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

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

2. 發展項目住宅物業不設陽台。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積(不計算入實用面積) sq. metre (sq. ft.) 平方米 (平方呎)									
Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
5/F-12/F, 15/F-23/F & 25/F 5樓至12樓、 15樓至23樓及 25樓	A	23.201 (250) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	B	19.513 (210) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	—	—	—	—	—	—	—	—	—	—
	C	18.858 (203) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	—	—	—	—	—	—	—	—	—	—
	D	18.858 (203) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	—	—	—	—	—	—	—	—	—	—
	E	18.789 (202) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	—	—	—	—	—	—	—	—	—	—
	F	24.819 (267) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	G	19.182 (206) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	—	—	—	—	—	—	—	—	—	—
	H	18.966 (204) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	—	—	—	—	—	—	—	—	—	—
	J	24.061 (259) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	—	—	—	—	—	—	—	—	—	—

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

住宅物業的實用面積，以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條 計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

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

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

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

2. 發展項目住宅物業不設陽台。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積(不計算入實用面積) sq. metre (sq. ft.) 平方米 (平方呎)									
Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
26/F 26樓	A	23.201 (250) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	B	19.513 (210) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	—	—	—	—	—	—	—	—	—	—
	C	18.858 (203) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	—	—	—	—	—	—	—	—	—	—
	D	18.858 (203) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	—	—	—	—	—	—	—	—	—	—
	E	18.789 (202) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	—	—	—	—	—	—	—	—	—	—
	F	24.819 (267) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	G	19.182 (206) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	—	—	—	—	—	—	—	—	—	—
	H	18.966 (204) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	—	—	—	—	—	—	—	—	—	—
	J	24.061 (259) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	—	—	—	14.598 (157)	—	—	—	—	—	—

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

住宅物業的實用面積，以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條 計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

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

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

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

2. 發展項目住宅物業不設陽台。

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

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積(不計算入實用面積) sq. metre (sq. ft.) 平方米 (平方呎)									
Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
27/F 27樓	A	23.201 (250) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	—	—	—	—	—	—	14.510 (156)	—	—	—
	B	19.513 (210) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	—	—	—	—	—	—	6.438 (69)	—	—	—
	C	18.858 (203) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	—	—	—	—	—	—	8.529 (92)	—	—	—
	D	18.858 (203) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	—	—	—	—	—	—	8.513 (92)	—	—	—
	E	18.789 (202) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	—	—	—	—	—	—	15.898 (171)	—	—	—
	F	24.891 (268) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	—	—	—	—	—	—	19.854 (214)	—	—	—
	G	38.393 (413) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	—	—	—	—	—	—	35.021 (377)	—	—	—

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.
住宅物業的實用面積，以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條 計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes : 1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.
2. There is no verandah in the residential properties of the Development.

備註 : 1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。
2. 發展項目住宅物業不設陽台。

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

Not Applicable

不適用

SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

臨時買賣合約的摘要

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

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

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

(a) The common parts of the Development:

- (i) **"Common Areas"** means the Development Common Areas, the Commercial Common Areas (for Ground Floor Commercial Units Only), the Commercial Common Areas (for First Floor Commercial Units Only) and the Residential Common Areas.
- (ii) **"Common Facilities"** means the Development Common Facilities, the Commercial Common Facilities (for Ground Floor Commercial Units Only), the Commercial Common Facilities (for First Floor Commercial Units Only) and the Residential Common Facilities.
- (iii) **"Development Common Areas"** means the whole of the Lot and the Development which are not otherwise specifically assigned to or for the exclusive use of an Owner and are designed or intended for common use and benefit of the Owners (which do not form part of the Units, the Commercial Common Areas (for Ground Floor Commercial Units Only), the Commercial Common Areas (for First Floor Commercial Units Only) or the Residential Common Areas) and shall include but not limited to load bearing walls, structural walls, foundations, columns, beams and floor slabs of the Development (which do not form part of the Units, the Commercial Common Areas (for Ground Floor Commercial Units Only), the Commercial Common Areas (for First Floor Commercial Units Only) or the Residential Common Areas), canopy, parts of the External Walls of the Ground Floor to the 2nd Floor of the Development as for identification purpose only shown and coloured yellow on the Elevation Plans (certified as to its accuracy by the Authorized Person) annexed to the DMC, such part of the Slope and Retaining Structures (if any) within the Lot, service channels, telecommunications and broadcasting equipment (TBE) lead-in, gas lead-in, recovery storage & material refuse chamber, water meter room, loading areas, independent staircase for CLP transformer room, fire service control room, fire service inlet, sprinkler inlet, cable riser duct, transformer room, switch room, electric meter room, potable flushing water tank & pump room, fire service sprinkler water tank & pump room, fire service water meter cabinet, maintenance flat roof, outdoor air-condition platform, telecommunications and broadcasting equipment room, flushing water & potable water pump room, pipe ducts, hose reel cabinets, flushing water tanks, potable water tanks, sprinkler water tank, fire service water tank, emergency generator room, maintenance flat roof, flat roof, top roof, staircases, landings and corridors and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Development designed or intended for common use and benefit of the Owners and not otherwise specifically assigned to or for the exclusive use of an Owner (which do not form part of the Units, the Commercial Common Areas (for Ground Floor Commercial Units Only), the Commercial Common Areas (for First Floor Commercial Units Only) or the Residential Common Areas). The Development Common Areas are for the purpose of identification shown and coloured [yellow] on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.
- (iv) **"Development Common Facilities"** means:
 - (I) Such of fire service control, main switch, water pumps, fire alarm system, fire hydrant/hose reel system, drains, pipes, gutters, surface channels, wells (if any), sewers, wires and cables, plant and machinery, electrical and mechanical installation servicing the Development Common Areas and other services facilities whether ducted or otherwise which are or at any time may be in, under or over or passing through the Lot and the Development through which water, sewage, electricity and any other services are supplied to the Lot and the Development or any part or parts thereof which are for the use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit;

- (II) Lighting including facade lighting within the Development which are for the use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit;
- (III) Automatic sprinkler system, fire detection and alarm system and fire hydrant and hose reel system within the Development which are for the use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit;
- (IV) Burglar alarm, metal gate and security system(s) (if any) which are for the use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit;

and other facilities and systems for the common use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit exclusively.

For avoidance of doubt, the term "Development Common Facilities" shall not include those facilities, equipment and other like structures forming part of the Commercial Common Facilities (for Ground Floor Commercial Units Only), the Commercial Common Facilities (for First Floor Commercial Units Only) or the Residential Common Facilities.

- (v) **"Residential Common Areas"** means those parts of the Lot and the Development designed or intended for the common use and benefit of the Owners of the Residential Units and not otherwise specifically assigned to or for the exclusive use of an Owner of a Residential Unit (which do not form part of the Units, the Development Common Areas, the Commercial Common Areas (for Ground Floor Commercial Units Only) or the Commercial Common Areas (for First Floor Commercial Units Only)) and shall include but not limited to :-
 - (I) the Recreational Areas;
 - (II) residential entrance lobby, caretaker counter, lift lobbies, refuse storage and material recovery room, hose reels, water meter cabinets, flat roof on the 1st Floor, electric meter rooms, planters, covered landscape area, refuse rooms, reinforced concrete canopies, pipe ducts, air ducts, RC cover above balconies, water meter cabinets, claddings, flat roofs, staircases, landings and corridors, lifts, lift pits, lift shafts, lift vents, lift machine room, flushing water pump room, potable water tank and potable water tank & pump room;
 - (III) parts of the External Walls of the Development from the Ground Floor to the 2nd Floor as for identification purpose only shown and coloured green on the Elevation Plans (certified as to its accuracy by the Authorized Person) annexed to the DMC and vertical green;
 - (IV) External Walls above the Second Floor up to the top roof of the Development;
 - (V) structural walls, partitions, columns, beams, floor slabs and other structural elements and supports of or within Residential Units or any of them

and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Development designed or intended for the common use and benefit of the Owners of the Residential Units and not otherwise specifically assigned to or for the exclusive use of an Owner of a Residential Unit.

The Residential Common Areas are for the purpose of identification shown and coloured [green] on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

- (vi) **"Residential Common Facilities"** means those facilities and ancillary equipment for the common use and benefit of the Owners of the Residential Units and not for the use and benefit of a particular Residential Unit exclusively and shall include but not limited to the Recreational Facilities, drains, pipes, gutters, sewers, signages, fire-fighting system, wires and cables, electrical equipment, air-conditioning or mechanical installation, lighting, burglar alarm, security system, lifts and manual fire alarm for the use and benefit of the Residential Units but excluding the Development Common Facilities, the Commercial Common Facilities (for Ground Floor Commercial Units Only) and the Commercial Common Facilities (for First Floor Commercial Units Only).
- (vii) **"Commercial Common Areas (for Ground Floor Commercial Units Only)"** means those parts of the Lot and the Development and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Development designed or intended for the common use and benefit of the Owners of the Commercial Units on Ground Floor and not otherwise specifically assigned to or for the exclusive use of the Owner of a Commercial Unit (which do not form part of the Units, the Development Common Areas, the Commercial Common Areas (for First Floor Commercial Units Only) or the Residential Common Areas) and shall include but not limited to the lavatories and corridors. The Commercial Common Areas (for Ground Floor Commercial Units Only) are for the purpose of identification shown and coloured indigo on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.
- (viii) **"Commercial Common Facilities (for Ground Floor Commercial Units Only)"** means those facilities and equipment ancillary to the Commercial Common Areas (for Ground Floor Commercial Units Only) for the common use and benefit of the Owners of the Commercial Units on Ground Floor and not otherwise for the use and benefit of a Commercial Unit exclusively including, but not limited to, lightings, ducts, pipes, wires, cables, plant and machinery.
- (ix) **"Commercial Common Areas (for First Floor Commercial Units Only)"** means those parts of the Lot and the Development and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Development designed or intended for the common use and benefit of the Owners of the Commercial Units on First Floor and not otherwise specifically assigned to or for the exclusive use of the Owner of a Commercial Unit (which do not form part of the Units, the Development Common Areas, the Commercial Common Areas (for Ground Floor Commercial Units Only) or the Residential Common Areas) and shall include but not limited to the retail lobby areas on the Ground Floor and 1st Floor, the lift areas on the Ground Floor and 1st Floor (which areas are for the purpose of identification shown and marked "LIFT '3'" on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC), lift pit, lavatories, lift lobby, corridors and staircases. The Commercial Common Areas (for First Floor Commercial Units Only) are for the purpose of identification shown and coloured pink on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.
- (x) **"Commercial Common Facilities (for First Floor Commercial Units Only)"** means those facilities and equipment ancillary to the Commercial Common Areas (for First Floor Commercial Units Only) for the common use and benefit of the Owners of the First Floor Commercial Units and not otherwise for the use and benefit of a Commercial Unit exclusively including, but not limited to, switches, lift, lift doors, lift control panel, lightings, ducts, pipes, wires, cables, plant and machinery.

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

Floor	Unit	No. of Undivided Shares allocated to each Residential Unit
3/F	A	246
	B	180
	C	173
	D	171
	E	172
	F	223
	G	179
	H	181
	J	221
5/F-12/F, 15/F-23/F & 25/F	A	232
	B	195
	C	189
	D	189
	E	188
	F	248
	G	192
	H	190
	J	241

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

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

Floor	Unit	No. of Undivided Shares allocated to each Residential Unit
26/F	A	232
	B	195
	C	189
	D	189
	E	188
	F	248
	G	192
	H	190
	J	256
27/F	A	247
	B	201
	C	198
	D	198
	E	204
	F	269
	G	419

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

Subject to the provisions of the Building Management Ordinance (Cap.344), the appointment of the Management Company as the Manager of the Lot and the Development shall be for an initial period of two (2) years from the date of the DMC and shall continue thereafter until termination of the appointment in accordance with the provisions of the DMC.

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

- (i) The Owners of each of the Units shall pay to the Manager monthly in advance the Management Fee in proportion to the Management Shares as set out in the Second Schedule to the DMC.

(ii) Where any expenditure relates to or is for the benefit of the Lot and the Development (but does not relate solely to or is not solely for the benefit of any Unit, Residential Common Areas, Commercial Common Areas (for Ground Floor Commercial Units Only), Commercial Common Areas (for First Floor Commercial Units Only), Residential Common Facilities, Commercial Common Facilities (for Ground Floor Commercial Units Only) or Commercial Common Facilities (for First Floor Commercial Units Only)), the Development Common Areas and/or the Development Common Facilities the full amount of such expenditure shall be apportioned between all the Owners of the Development in proportion to the number of Management Shares held by them.

(iii) Where any expenditure relates solely to or is solely for the benefit of the Residential Units (but does not relate solely to or is not solely for the benefit of any particular Residential Unit), the Residential Common Areas and/or the Residential Common Facilities the full amount of such expenditure shall be apportioned between the Owners of the Residential Units in proportion to the number of Management Shares held by them.

(vi) Where any expenditure relates solely to or is solely for the benefit of a Unit, the full amount of such expenditure shall be borne by the Owner of such Unit.

(v) Where in the Manager's opinion any expenditure has been incurred solely for the benefit of an Owner or group of Owners the Manager may charge that expenditure directly to that Owner or those Owners in such proportion as it may determine.

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

The management fee deposit of a residential property in the Development is the sum equivalent to two (2) months' Management Fee for such property.

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

Not Applicable

Notes:

1. "DMC" means the latest draft Deed of Mutual Covenant and Management Agreement in respect of the Lot and the Development.

2. Unless otherwise defined in the sales brochure, capitalized terms used in this section shall (save as expressly defined therein) have the same meaning of such capitalized terms used in the DMC. Please refer to the DMC for details.

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

(a) 發展項目的公用部分

- (i) 「**公用地方**」指發展項目公用地方、商業公用地方(僅適用於地下商業單位)、商業公用地方(僅適用於一樓商業單位)及住宅公用地方。
- (ii) 「**公用設施**」指發展項目公用設施、商業公用設施(僅適用於地下商業單位)、商業公用設施(僅適用於一樓商業單位)及住宅公用設施。
- (iii) 「**發展項目公用地方**」指設計或擬定供業主公用及共享而非特別轉讓給或供個別業主獨家使用的整個該地段及發展項目(不屬於單位、商業公用地方(僅適用於地下商業單位)、商業公用地方(僅適用於一樓商業單位)或住宅公用地方的一部分)，且包括但不限於發展項目的承重牆、結構牆、地基、柱、樑及樓板(不屬於單位、商業公用地方(僅適用於地下商業單位)、商業公用地方(僅適用於一樓商業單位)或住宅公用地方的一部分)、天篷、發展項目地下至二樓的部分外牆，在公契附夾的立面圖(經認可人士核證為準確)上僅為識別目的以黃色顯示、該地段內的斜坡及護土構築物部分(如有)、服務渠道、電訊及廣播設備(TBE)導入線、氣體導入線、物料回收及垃圾存放房、水錶房、裝載區、中電變壓器房獨立樓梯、消防控制室、消防進水口、花灑進水口、電纜立管、變壓器房、電掣房、電錶室、食水沖廁水箱及泵房、消防花灑水箱及泵房、消防水錶櫃、維修平台、室外空調機平台、電訊及廣播設備房、沖廁水及食水泵房、管道槽、喉轆櫃、沖廁水箱、食水箱、花灑水箱、消防水箱、緊急發電機房、維修平台、平台、頂層天台、樓梯、梯台及走廊和該地段及發展項目內設計或擬定供業主公用及共享而非特別轉讓給或供個別業主獨家使用在《建築物管理條例》(第344章)附表1指明的所有其他公用部分(如有)(不屬於位、商業公用地方(僅適用於地下商業單位)、商業公用地方(僅適用於一樓商業單位)或住宅公用地方一部分)。發展項目公用地方在公契附夾的圖則(經認可人士核證為準確)上為識別目的以[黃色]顯示。
- (iv) 「**發展項目公用設施**」指：
 - (I) 為發展項目公用地方而設的消防控制、總開關、水泵、火警警報系統、消火栓/喉轆系統、排水渠、管道、明渠、地面渠道、水井(如有)、污水渠、電線及電纜、機器及機械、機電裝置和現時或任何時候在該地段之內、之下、之上或通過該地段及發展項目將水、污水、電力及任何其他服務提供給該地段及發展項目或其任何一個或多個部分供該地段及發展項目使用及享用而非供個別單位使用或享用的其他服務設施(不論以管道或其他方式)；
 - (II) 發展項目內供該地段及發展項目使用及享用而非供個別單位使用或享用的照明設施，包括外牆照明；
 - (III) 發展項目內供該地段及發展項目使用及享用而非供個別單位使用或享用的自動花灑系統、火警探測及警報系統、消防栓及喉轆系統；
 - (IV) 供該地段及發展項目使用及享用而非供個別單位使用或享用的防盜鐘、鐵閘及保安系統(如有)；和供該地段及發展項目公用及共享而非供個別單位獨家使用或享用的其他設施及系統。
- 為免存疑，「發展項目公用設施」一詞不包括屬於商業公用設施(僅適用於地下商業單位)、商業公用設施(僅適用於一樓商業單位)或住宅公用設施一部分的該等設施、設備及其他類似構築物。
- (v) 「**住宅公用地方**」指定或擬定供住宅單位業主公用及共享而非特別轉讓給或供個別住宅單位業主獨家使用的該地段及發展項目的該等部分(不構成單位、發展項目公用地方、商業公用地方(僅適用於地下商業單位)或商業公用地方(僅適用於一樓商業單位)一部分)，包括但不限於：

- (I) 康樂地方；
- (II) 住宅入口大堂、管理員工作檯、升降機大堂、垃圾儲存及物料回收室、喉轆、水錶櫃、一樓平台、電錶房、花槽、有蓋園景區、垃圾房、鋼筋混凝土天篷、管道槽、排氣管、露台上方的鋼筋混凝土蓋、水錶櫃、面板、平台、樓梯、梯台及走廊、升降機、升降機坑、升降機井、升降機通風口、升降機機房、沖廁水泵房、食水箱和食水箱及泵房；
- (III) 發展項目地下至二樓的部分外牆，在公契附夾的立面圖(經認可人士核證為準確)上僅為識別目的以綠色顯示，及垂直綠化；
- (IV) 發展項目二樓以上至頂層天台的外牆；
- (V) 住宅單位內或所屬的結構牆、隔板、柱、樑、樓板及其他結構件及支撐物或其中部分；

和該地段及發展項目內設計或擬定供住宅單位業主公用及共享而非特別轉讓給或供個別住宅單位業主獨家使用在《建築物管理條例》(第344章)附表1指明的所有其他公用部分(如有)。

住宅公用地方在公契附夾的圖則(經認可人士核證為準確)上為識別目的以[綠色]顯示。

- (vi) 「**住宅公用設施**」指供住宅單位業主公用及共享而非供個別住宅單位獨家使用及享用的該等設施和輔助設備，包括但不限於供住宅單位使用及享用的康樂設施、排水渠、管道、明渠、污水渠、標牌、消防系統、電線及電纜、電氣設備、空調或機械裝置、照明、防盜鐘、保安系統、升降機和手動火警鐘，但不包括及發展項目公用設施、商業公用設施(僅適用於地下商業單位)及商業公用設施(僅適用於一樓商業單位)。
- (vii) 「**商業公用地方(僅適用於地下商業單位)**」指該地段及發展項目內設計或擬定供地下商業單位的業主公用及共享而非特別轉讓給或供個別商業單位業主獨家使用的該地段及發展項目的該等部分和在《建築物管理條例》(第344章)附表1指明的所有其他公用部分(如有)(不屬於單位、發展項目公用地方、商業公用地方(僅適用於一樓商業單位)或住宅公用地方一部分)，包括但不限於洗手間和走廊。商業公用地方(僅適用於地下商業單位)在公契附夾的圖則(經認可人士核證為準確)上為識別目的以靛藍色顯示。
- (viii) 「**商業公用設施(僅適用於地下商業單位)**」指供地下商業單位的業主公用及共享而非供個別商業單位獨家使用及享用的附屬於商業公用地方(僅適用於地下商業單位)的該等設施和設備，包括但不限於照明、槽、管道、電線、電纜、機器及機械。
- (ix) 「**商業公用地方(僅適用於一樓商業單位)**」指該地段及發展項目內設計或擬定供一樓商業單位的業主公用及共享而非特別轉讓給或供個別商業單位業主獨家使用的該地段及發展項目的該等部分和在《建築物管理條例》(第344章)附表1指明的所有其他公用部分(如有)(不屬於單位、發展項目公用地方、商業公用地方(僅適用於地下商業單位)或住宅公用地方一部分)，包括但不限於地下及一樓的零售大堂地方、地下及一樓的升降機地方(該等地方在公契附夾的圖則(經認可人士核證為準確)上為識別目的顯示及標明"LIFT '3'")、升降機坑、洗手間、升降機大堂、走廊及樓梯。商業公用地方(僅適用於一樓商業單位)在公契附夾的圖則(經認可人士核證為準確)上為識別目的以粉紅色顯示。
- (x) 「**商業公用設施(僅適用於一樓商業單位)**」指供一樓商業單位的業主公用及共享而非供個別商業單位獨家使用及享用的附屬於商業公用地方(僅適用於一樓商業單位)的該等設施和設備，包括但不限於電掣、升降機、升降機門、升降機控制面板、照明、槽、管道、電線、電纜、機器及機械。

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

(b) 分配予發展項目中的每個住宅物業的不分割份數的數目

樓層	單位	分配予每個住宅單位的不分割份數的數目
3樓	A	246
	B	180
	C	173
	D	171
	E	172
	F	223
	G	179
	H	181
	J	221
5樓至12樓、 15樓至23樓及 25樓	A	232
	B	195
	C	189
	D	189
	E	188
	F	248
	G	192
	H	190
	J	241

樓層	單位	分配予每個住宅單位的不分割份數的數目
26樓	A	232
	B	195
	C	189
	D	189
	E	188
	F	248
	G	192
	H	190
	J	256
27樓	A	247
	B	201
	C	198
	D	198
	E	204
	F	269
	G	419

備註：不設4樓、13樓、14樓及24樓。

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

(c) 發展項目管理人的委任年期

受制於《建築物管理條例》(第344章)的規定，管理公司作為該地段及發展項目的管理人的委任，初始任期由公契的日期起計兩年，其後繼續任職至根據公契的規定終止委任。

(d) 管理開支按甚麼基準在發展項目中的住宅物業的擁有人之間分擔

- (i) 每個單位業主須按公契第二附表列明管理份數之比例每月提前向管理人支付管理費，
- (ii) 如果任何開支涉及或有利於該地段及發展項目(但並非僅涉及或僅有利於任何單位、住宅公用地方、商業公用地方(僅適用於地下商業單位)、商業公用地方(僅適用於一樓商業單位)、住宅公用設施、商業公用設施(僅適用於地下商業單位)、商業公用設施(僅適用於一樓商業單位)、發展項目公用地方及/或發展項目公用設施，該等開支的全部金額應在發展項目所有業主之間按他們持有的管理份數數目之比例進行分攤；
- (iii) 如果任何開支僅涉及或僅有利於住宅單位(但並非僅涉及或僅有利於任何個別住宅單位)、住宅公用地方及/或住宅公用設施，該等開支的全部金額應在住宅單位業主之間按他們持有的管理份數數目之比例進行分攤；
- (vi) 如果任何開支僅涉及或僅有利於某個單位，該等開支的全部金額應由該單位業主承擔。
- (v) 如果管理人認為任何所招致的開支僅有利於某位業主或若干業主，則管理人可按其決定的比例直接向該業主或該等業主收取該等開支。

(e) 計算管理費按金的基準

發展項目中每個住宅物業的管理費按金應相當於該物業兩 (2) 個月的管理費。

(f) 擁有人在發展項目中保留作自用的範圍(如有的話)

不適用

備註：

1. 「公契」指有關該地段及發展項目的最新公契及管理協議擬稿。
2. 除非售樓說明書另行定義，否則本章節所採用之詞彙(除其中明確界定者外)與公契所界定者具備相同涵義。詳情請參閱公契。

SUMMARY OF LAND GRANT

批地文件的摘要

1. The Development is situated on Section D of Kowloon Inland Lot No.4303, The Remaining Portion of Kowloon Inland Lot No.4303, The Remaining Portion of Section D of Kowloon Inland Lot No.2241, The Remaining Portion of Section A of Kowloon Inland Lot No.2241, The Remaining Portion of Section B of Kowloon Inland Lot No.2241, The Remaining Portion of Section C of Kowloon Inland Lot No.2241 and The Remaining Portion of Kowloon Inland Lot No.2241.
2. The Remaining Portion of Section D of Kowloon Inland Lot No.2241, The Remaining Portion of Section A of Kowloon Inland Lot No.2241, The Remaining Portion of Section B of Kowloon Inland Lot No.2241, The Remaining Portion of Section C of Kowloon Inland Lot No.2241 and The Remaining Portion of Kowloon Inland Lot No.2241 are held under the Government Lease dated 25th April 1934 ("**Land Grant A**") of Kowloon Inland Lot No. 2241 for the term of 75 years from 28th August 1929 with a right of renewal for a further term of 75 years.
3. Section D of Kowloon Inland Lot No.4303 and The Remaining Portion of Kowloon Inland Lot No.4303 are held under Conditions of Sale No. UB4182 dated 24th March 1941 ("**Land Grant B**") of Kowloon Inland Lot No. 4303 for the term of 75 years from 24th March 1941 with a right of renewal for a further term of 75 years.
4. Land Grant A contains the following provisions:

"... Except and Reserved into His said Majesty all Mines Minerals Mineral Oils 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 may require for the Roads Public Buildings or other Public Purposes of the said Colony of Hong Kong with full liberty of Ingress Egress and Regress to and for His said Majesty His 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 Lessee And also Save and Except full power to His said Majesty to make and conduct in through and under the said premises all and any public or common sewers drains or watercourses ..."

"... And [the said Lessee] will before the expiration of thirty six calendar months from the twenty eighth day of August one thousand nine hundred and twenty nine at his her or their own proper costs and charges erect build and completely finish fit for use in a good substantial and workmanlike manner and with the best materials of their respective kinds one or more good substantial and safe brick or stone messuage or tenement messuages or tenements upon some part of the ground hereby demised with proper fences walls sewers drains and all other usual or necessary appurtenances ..."

"... and [the said Lessee] shall and will before the expiration of the said thirty six calendar months lay out and expend thereon the Sum of ten thousand dollars at the least which said messuage or tenement messuages or tenements shall be of the same rate of building elevation character and description and shall front and range in an uniform manner with the buildings (if any) immediately adjoining in the same Street and the whole to be done to the satisfaction of His said Majesty's Director of Public Works (hereinafter referred to as "the said Director") ..."

"... and [the said Lessee] shall and will from time to time and at all times hereafter when where and as often as need or occasion shall be and require at his her or their own proper costs and charges well and sufficiently Repair Uphold Support Maintain Pave Purge Scour Cleanse Empty Amend and keep the messuage or tenement messuages or tenements 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 said Director And the said messuage or tenement messuages or tenements erections buildings and premises so being well and sufficiently repaired sustained and amended at the end or sooner determination of the term hereby granted will peaceably and quietly deliver up to His said Majesty ..."

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

"... And that it shall and may be lawful to and for His said Majesty by the said Director or other persons deputed to act for Him twice or oftener in every year during the said term at all reasonable times in the day to enter 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 shall be found to give or leave notice in writing at or upon the said premises or some part thereof unto or for the said Lessee to repair and amend the same within Three Calendar Months then next following within which time the said Lessee will repair and amend the same accordingly ..."

"... And that the said Lessee or any other person or persons shall not nor will during the continuance of this demise use exercise or follow in or upon the said premises or any part thereof the trade or business of a Brazier Slaughterman Soap-maker Sugar-baker Fellmonger Melter of tallow Oilman Butcher Distiller Victualler or Tavern-keeper Blacksmith Nightman Scavenger or any other noisy noisome or offensive trade or business whatever without the previous licence of His said Majesty signified in writing by the Governor or other person duly authorized in that behalf ..."

"...And [the said Lessee] will not let underlet mortgage assign or otherwise part with all or any part of the said premises hereby expressed to be demised for all or any part of the term hereby granted without at the same time registering such alienation in the Land Office or in such other Office as may hereafter be instituted for the purposes of Registration in the said Colony and paying the prescribed fees therefor..."

"... that in case the said yearly rent of fifty four dollars hereinbefore reserved or any part thereof shall be in arrear and unpaid by the space of twenty one days next after any of the said days whereon the same ought to be paid as aforesaid (whether lawfully demanded or not) or in case of the breach or non-performance of any of the covenants and conditions herein contained and by or on the part of the said Lessee to be performed then and in either of the said cases it shall be lawful for His said Majesty by the Governor or other person duly authorized in that behalf into and upon the said premises hereby

SUMMARY OF LAND GRANT

批地文件的摘要

expressed to be demised or any part thereof in the name of the whole to re-enter and the same to have again repossess and enjoy as in His former estate as if these presents had not been made and the said Lessee and all other occupiers of the said premises thereout to expel this Indenture or anything contained herein to the contrary notwithstanding ..."

"... His said Majesty 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 or for any other public purpose whatsoever Three Calendar Months notice being given to the said Lessee of its being so required and a full and fair compensation for the said Land and the Buildings thereon being paid to the said Lessee at a Valuation to be fairly and impartially made by the said Director and upon the exercise of such power the term and estate hereby created shall respectively cease determine and be void ..."

5. Land Grant B contains the following provisions:

General Conditions

"9. The Purchaser of the Lot shall build and finish, fit for occupation, before the expiration of 24 calendar months from the day of sale in a good, substantial and work-manlike manner, one or more good and permanent buildings upon some part of the Lot with such materials as may be approved by the Director of Public Works, and in other respects in accordance with the provisions of all Ordinances, Byelaws and Regulations relating to Buildings or Sanitation as shall or may at any time be in force in the Colony and shall expend thereon a sum of not less than \$25,000.00 in the event of a factory and no residential premises being erected on the Lot or \$35,000.00 in the event of a factory and residential premises or residential premises only being erected on the Lot, in rateable improvements. Provided that notwithstanding any default by the purchaser in complying with this condition, and notwithstanding the acceptance on behalf of the Crown of any Crown rent or rates, or other payment whatever, the Director of Public Works may in his discretion, and whether the Purchaser consent or not, fix at any time and from time to time any extended period for the completion of the said buildings in substitution for the said period of 24 months, and thereupon the obligation hereunder of the Purchaser in question to complete the said buildings shall be taken to refer to such substituted period, and the right of re-entry reserved in these conditions shall arise upon default of completion within such substituted period as if it had been the period originally provided. Provided also that the period will be extended only in special circumstances and subject to such conditions as to payment or otherwise as Government may impose."

"10. No sewage or refuse water will be allowed to flow from the Lot on to any of the adjoining lands whether belonging to the Crown or to private persons : neither shall any decaying noisome, noxious, excrementitious, or other refuse matter be deposited on any portion of the Lot and in carrying out any works of excavation on the Lot no excavated earth shall be deposited on the Lot or (with permission) on Crown Land adjoining in such manner as shall expose the slopes of such excavated earth to be eroded and washed down by the rains, and all such slopes shall be properly turfed and, if necessary, secured in place by means of masonry toe walls. The Purchaser shall see that all refuse matters are properly removed daily from off the premises."

"13. Any scavenging lanes formed to be handed over to Government free of cost."

"15. ... If the Purchaser shall neglect or fail to comply with any other of these Conditions or of any of the Special Conditions hereinafter specified, His Majesty may re-enter and resume the Lot as if no sale had ever taken place, in which case any premium paid by the Purchaser shall be wholly forfeited to His Majesty. In the event of any such cancellation or re-entry as aforesaid His Majesty shall be at full liberty to resell the Lot at such time and place and in such manner as to His Majesty shall seem fit and in case of a resale the increased premium or purchase money, in the event of an increase shall be retained by His Majesty, and the deficiency, if any, and all costs and expenses shall be made good by the defaulting Purchaser and be recoverable as liquidated damages."

Special Conditions

"(1) The Purchaser, his executors, administrators and permitted assigns shall not except by way of mortgage, assign, underlet or part with the possession of or other-wise dispose of the lot in question or any part thereof or any interest therein nor enter into any agreement so to do without the consent of the Governor unless and until he has expended upon the erection of buildings on the lot the sum required in clause 9 of the general conditions of sale."

"(2) The whole of the areas coloured red and green on sale plan shall be formed by the purchaser at his own expense to such levels as the Director of Public Works may approve within 12 months from the day of sale. The areas coloured green shall be handed over to Government free of cost on completion."

"(3) The purchaser will not be allowed to utilize the areas coloured green for the purpose of storage or for the erection of any buildings or structures without the consent of the Director of Public Works first having been obtained."

"(6) The purchaser shall not interfere with any existing drain or nullah until the necessary diversion of such drain or nullah has been completed."

"(7) If any damage or obstruction is caused to the scavenging lane sewer adjoining the lot by the purchaser, his servants or agents, the same shall be made good by Government at the cost of the purchaser and the amount due in respect thereof shall be payable by the purchaser on demand."

SUMMARY OF LAND GRANT

批地文件的摘要

1. 發展項目位於九龍內地段第4303號D分段、九龍內地段第4303號餘段、九龍內地段第2241號D分段餘段、九龍內地段第2241號A分段餘段、九龍內地段第2241號B分段餘段、九龍內地段第2241號C分段餘段及九龍內地段第2241號餘段。
2. 九龍內地段第2241號D分段餘段、九龍內地段第2241號A分段餘段、九龍內地段第2241號B分段餘段、九龍內地段第2241號C分段餘段及九龍內地段第2241號餘段是根據一份日期為1934年4月25日的九龍內地段第2241號政府租契（「**批地文件A**」）持有，批租年期由1929年8月28日開始，為期75年，其後有權再續期75年。
3. 九龍內地段第4303號D分段及九龍內地段第4303號餘段是根據一份日期為1941年3月24日的九龍內地段第4303號售地條件編號UB4182（「**批地文件B**」）持有，批租年期由1941年3月24日開始，為期75年，其後有權再續期75年。
4. 批地文件A 載有下列條款：

".....保留給皇上陛下在上述處所之內、下方和上方的所有礦山、礦物、礦物油和採石場和目前或此後在批租的存續期內在上述處所或其任何部分之下或之上的所有該等泥土、土壤、泥灰、粘土、白堊、磚土、礫石、砂石和石頭和其他土地或物料按陛下要求提供給香港殖民地作道路、公共樓房或其他公共用途之用。皇上陛下及其代理人、僕人和工人享有完全自由進出和返回的權利，在批租的存續期的日間之合理時間內無論是否帶上或不帶馬車、車輛和其他必要的器具進出特此予以批租的處所全部或任何部分，以視察、挖掘、轉用及移走上述保留的礦物、石土和其他物質或其任何部分，盡量減少地對上述承租人造成損害，而且還保留給皇上陛下全權在上述處所之內、穿過及之下加置或接駁所有及任何公共或公用排污渠、排水渠或水道……"。

"……並且 [上述承租人] 將在自1929年8月28日起的三十六個曆月屆滿之前，自費在特此予以批租的部分土地之上，以良好、穩固及工匠的水準形式，用同類中最好的材料搭建、建築以及完成至可供使用一棟或多棟良好、堅固及安全的磚塊或石材建構的院宅或物業，配備適當的圍欄、牆壁、污水渠、排水渠以及所有其他一般或必要的附屬設施……”。

"……並且 [上述承租人]須及會在上述三十六個曆月屆滿之前，花費及支出最少10,000元的款項，而所有院宅或物業的建築、立面、特性及描述應保持一致的標準，也應當依同一街道上毗鄰的建築物(如有的話)以一致方式朝向和排列，至使皇上陛下的工務司 (以下稱為「工務司」) 對整體滿意……"。

"……並且 [上述承租人]須及會在此後，不時，無論何時及在每當有需要或情況要求時，自費妥善地及充分地修葺、維持、支持、保養、鋪飾、清洗、洗滌、潔淨、卸空、修改及保存現時或此後任何時間位於特此表明予以批租的該片或該幅土地上之宅院或物業及所有其他豎設物及建築物，以及所有屬於並以任何形式從屬於

或關連該處的牆、堤岸、路塹、籬笆、溝渠、路軌、電燈、行人道、水廁、洗滌槽、排水渠及水道，並且全面執行需要及必要的修葺、清洗及修改工程，以達致工務司對整體滿意。上述宅院或物業及所有其他豎設物及建築物和處所須在特此表明予以批租期限結束時或提早終止時以良好和充分修復維持及修改的狀況和平、安靜地交付給皇上陛下……"。

"……並且 [上述承租人] 會在特此予以批租的年期內，每當有需要時或情況要求時，承擔、支付及准許以合理份數和比例計算的費用及收費，以支付建造、建築、修葺及修改在特此表明予以批租的處所或其任何部分所需的、或於其內的、或屬於其的並與附近或毗鄰處所共用的所有或任何道路、行人路、渠道、圍欄及共用牆、排氣管、私家或公共污水渠及排水渠。有關的付款比例由工務司釐定及確定，並可當作欠繳地租的性質追討……"。

"……並且皇上陛下有合法權利透過工務司或獲其指派代表行事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特此表明予以批租的處所，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某部分留下書面通知，要求所述承租人在其後三個曆月內進行維修及修正，而所述承租人須在及後三個曆月內進行維修及修正……"。

"……並且如非事先獲得總督或就此獲妥為授權的其他人以書面表示皇上陛下已給予許可，承租人或任何其他一或多人在批租的存續期內不得及不會利用該處所或任何部分經營或從事銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理的行業或業務，或經營或從事任何其他發出噪音、惡臭或令人厭惡的行業或業務……"。

".....並且[上述承租人] 不得在特此表明予以批租的整個或部分存續期內出租、分租、抵押、轉讓或以任何其他方式放棄上述處所的全部或任何部分，而不同時在土地註冊處或此後在上述殖民地為註冊目的設立的其他辦事處註冊上述讓與並為此支付規定費用……"。

"……如果在上述任何應支付的日期之後的21天內拖欠和未支付 (無論是否法律要求) 上述保留的54元年租金或其任何部分，或如果該承租人違反或不履行本租契所載該承租人須履行的任何契諾和條件，則在上述任何一種情況下，皇上陛下可合法讓總督或為此獲妥為授權的其他人進入特此表明予以批租的該處所或其任何部分，並以整體名義收回和作為他以前的財產重新管有及享有，如同沒有訂立本租契一樣，儘管本租契或其條文有相反的規定，上述承租人和上述處所的所有其他佔用人將被驅逐出上述處所……"。

"……皇上陛下擁有全權就為改善該香港殖民地，或不論任何其他公眾目的所需為由，在向該承租人發出三個曆月的通知後收回、進入及再佔管特此表明予以批租的處所的全部或其任何部分，並根據工務司所作出的公平和客觀估值，就該土地及建於該處的建築物向該承租人作出全面和合理的賠償。本項權利一旦行使，就此設訂的年期及產業權將分別終止、終結及無效……"。

SUMMARY OF LAND GRANT

批地文件的摘要

5. 批地文件B 載有下列條款：

一般條款

"9. 該地段的買方應在出售之日後24個曆月屆滿之前，以良好、穩固及工匠的水準形式，用工務司批准的材料建造以及完成至可供佔用程度一棟或多棟良好及永久的建築物，並在其他方面符合目前或任何時候在香港殖民地實施的有關建築或衛生之一切法例、附例及規例。如果該地段上建造工廠而非住宅樓宇，須在該地段上支用不少於\$25,000.00於可課稅的改善工程，或如果在該地段上建造工廠和住宅樓宇或僅住宅樓宇，則支用不少於\$35,000.00於可課稅的改善工程。但是，儘管買方在遵守本條件方面存在任何違約，和儘管代表政府接受了任何政府租金或差餉或其他任何款項，工務司仍可酌情決定，不論買方同意與否，隨時和不時確定上述建築物竣工的任何延長期限，以代替上述24個月的期限，因此買方應承擔相關在項下完成上述建築物的責任將採用該替代期限，如果未能在該替代期限內完成時，在此等條件中保留的收回權利將適用，猶如該替代期限是最初規定的期限一樣。此外，該期限僅在特殊情況下才會延長，並受制於政府可能施加的付款或其他條件。"

"10. 任何污水或垃圾水均不得從該地段流入任何毗鄰的土地，無論是屬於官地還是私人土地。不得在該地段的任何部分存放任何腐爛的、及出惡臭的、有毒的、排泄物的或其他垃圾。在對該地段進行任何挖掘工程時，不得在該地段上或 (經許可) 在毗鄰的官土上存放挖掘泥土，使該挖掘泥土構成的斜坡遭受雨水侵蝕和沖走且所有該等斜坡都應適當地鋪上草皮，並在必要時用磚石矮牆固定。買方應確保每天將所有垃圾從該處所內妥善清除。"

"13. 任何建造成的後巷都應免費移交給政府。"

"15.如果買方忽視或未能遵守任何其他此等條款或下文規定的任何特別條款，皇上陛下可以重收並收回該地段，猶如沒有出售一樣，在這種情況下，買方支付的任何地價將被皇上陛下全部沒收。如果發生上述任何取消或重收，皇上陛下將完全自由地在皇上陛下認為合適的時間和地點以適當的方式轉售該地段，倘若在轉售的情況下增加地價或購買款項，如有增加，應歸皇上陛下所有；如有不足，以及所有成本和費用，則應由違約的買方補足，並可作為算定損害賠償追回。"

特別條款

"(1) 未經總督同意，買方、其執行人、管理人和獲准受讓人不得(除非通過按揭)轉讓、分租或放棄佔有或以其他方式處置該地段或其任何部分或其中的任何權益或訂立任何如此行事的協議，除非及直至已按售地一般條件第 9 條規定支用款項於在該地段上搭建建築物。"

"(2) 由該地段出售予買方的日期起計12個月內，買方需自費在賣地圖則中以紅色及綠色標示之整個範圍形成至工務司批准之水平。以綠色標示的範圍完成時需免費移交給政府。"

"(3) 未經工務司事先同意，買方不得用綠色標示的範圍作儲存或搭建任何建築 物或構築物。"

"(6) 買方不得干擾任何現有的排水渠或明渠，直至該排水渠或明渠的必要改道已完成。"

"(7) 如果買方、其僱員或代理人對毗鄰該地段的後巷排水管道造成任何損壞或阻塞，政府將進行修復並由買方承擔費用，有關應付的款項在要求時由買方支付。"

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

Not Applicable.

不適用。

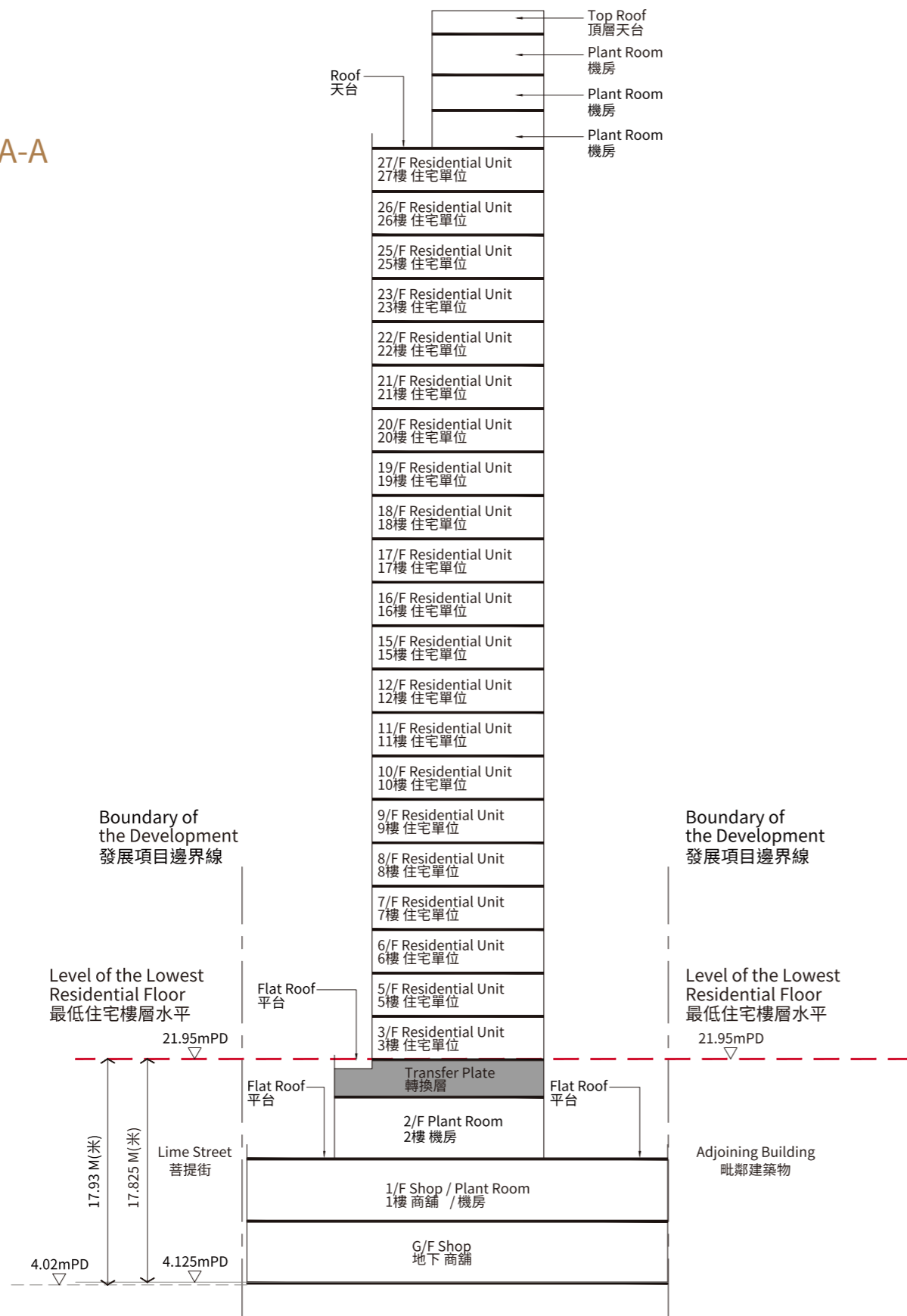
WARNING TO PURCHASERS

對買方的警告

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

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

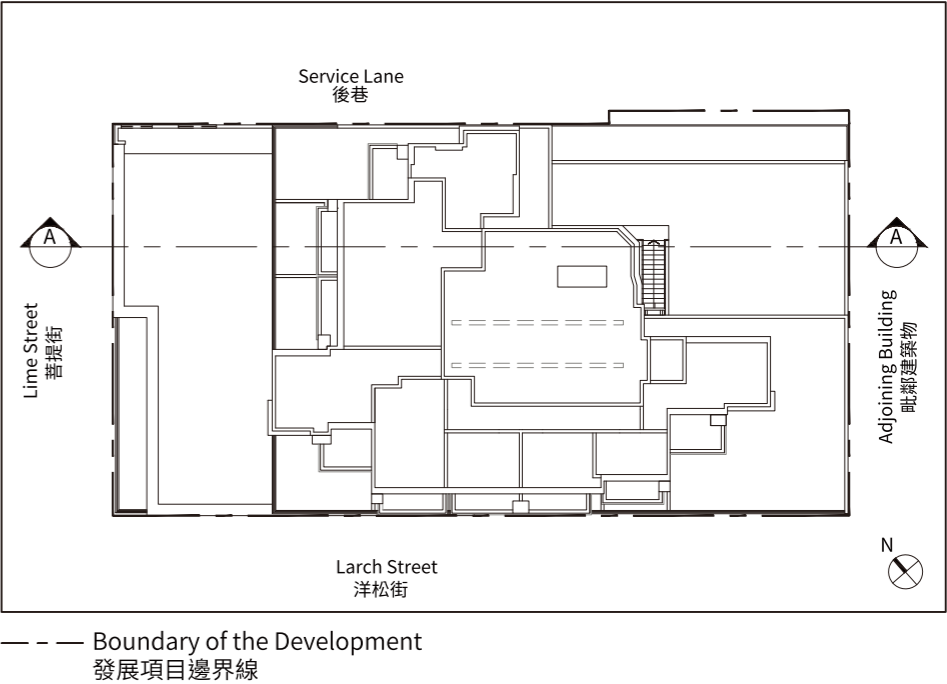
Cross-section Plan A-A
橫截面圖 A-A



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

1. The part of Lime Street adjacent to the building is 4.02 metres to 4.125 metres above the Hong Kong Principal Datum.
2. ▽ Denotes height (in metres) above the Hong Kong Principal Datum (mPD).

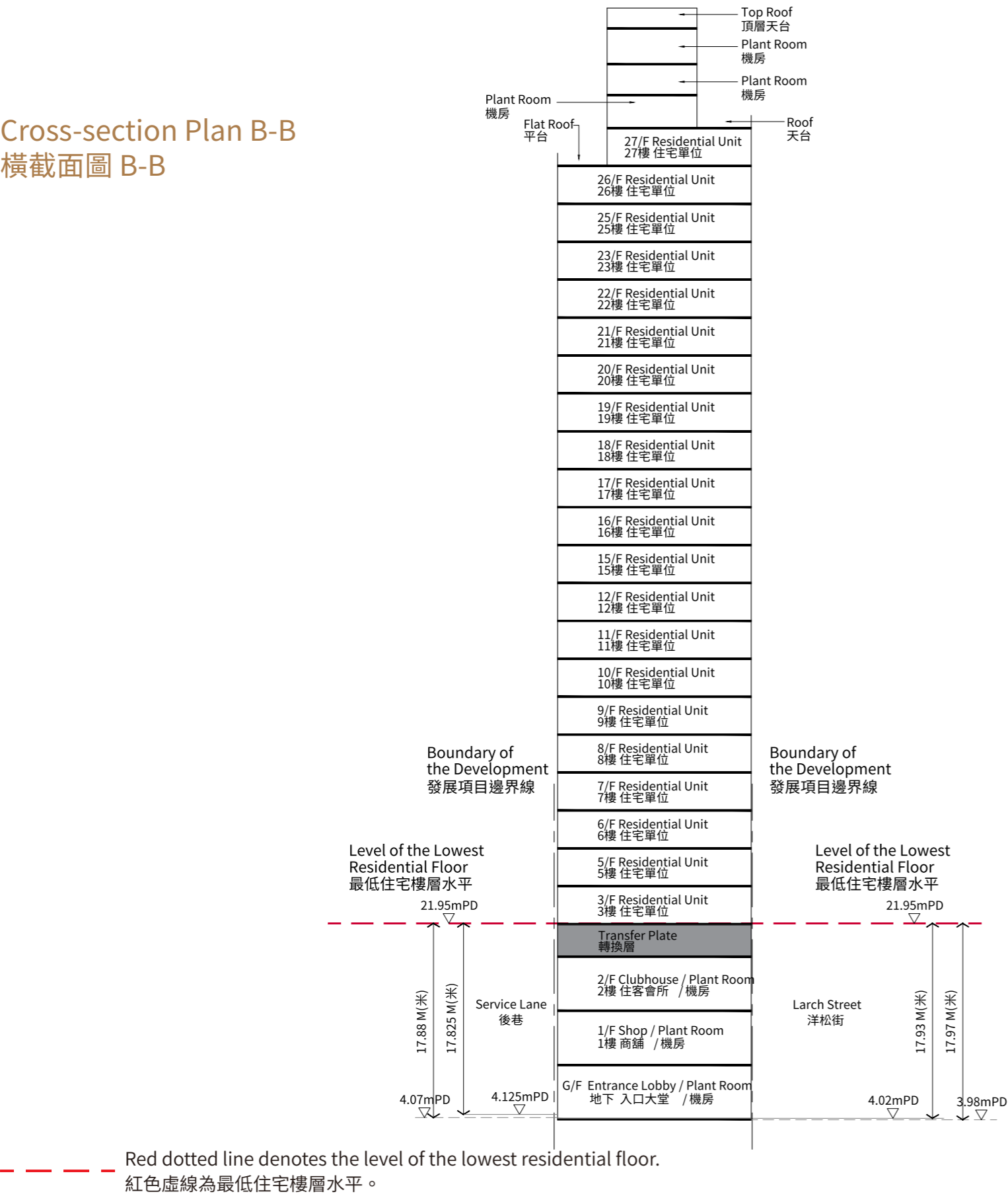
Key Plan 指示圖



1. 毗鄰建築物的一段菩提街為香港主水平基準以上4.02米至4.125米。
2. ▽ 為香港主水平基準以上高度(米)。

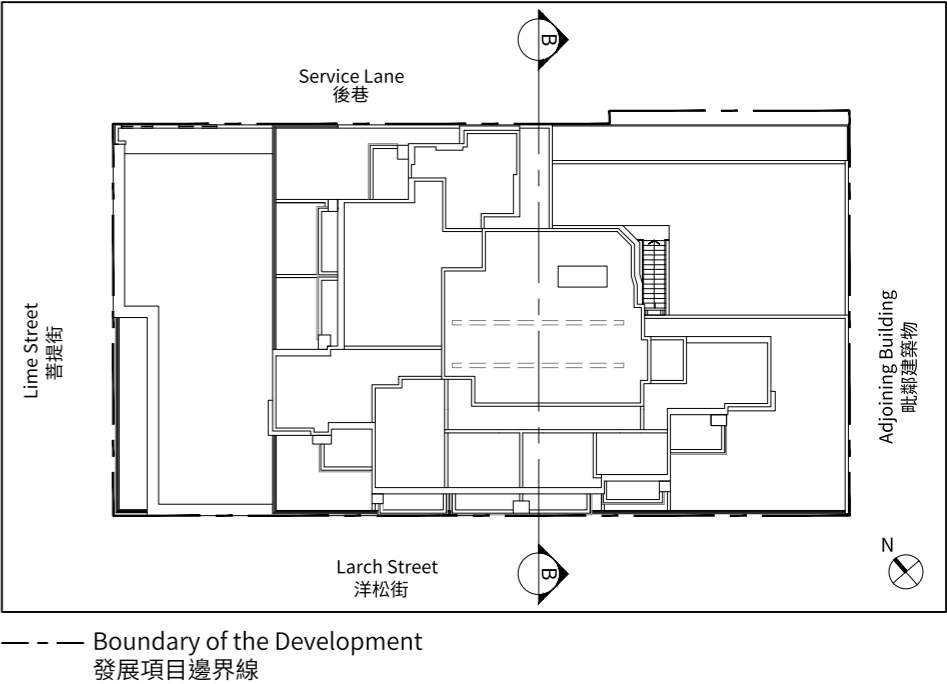
CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT
發展項目中的建築物的橫截面圖

Cross-section Plan B-B
橫截面圖 B-B



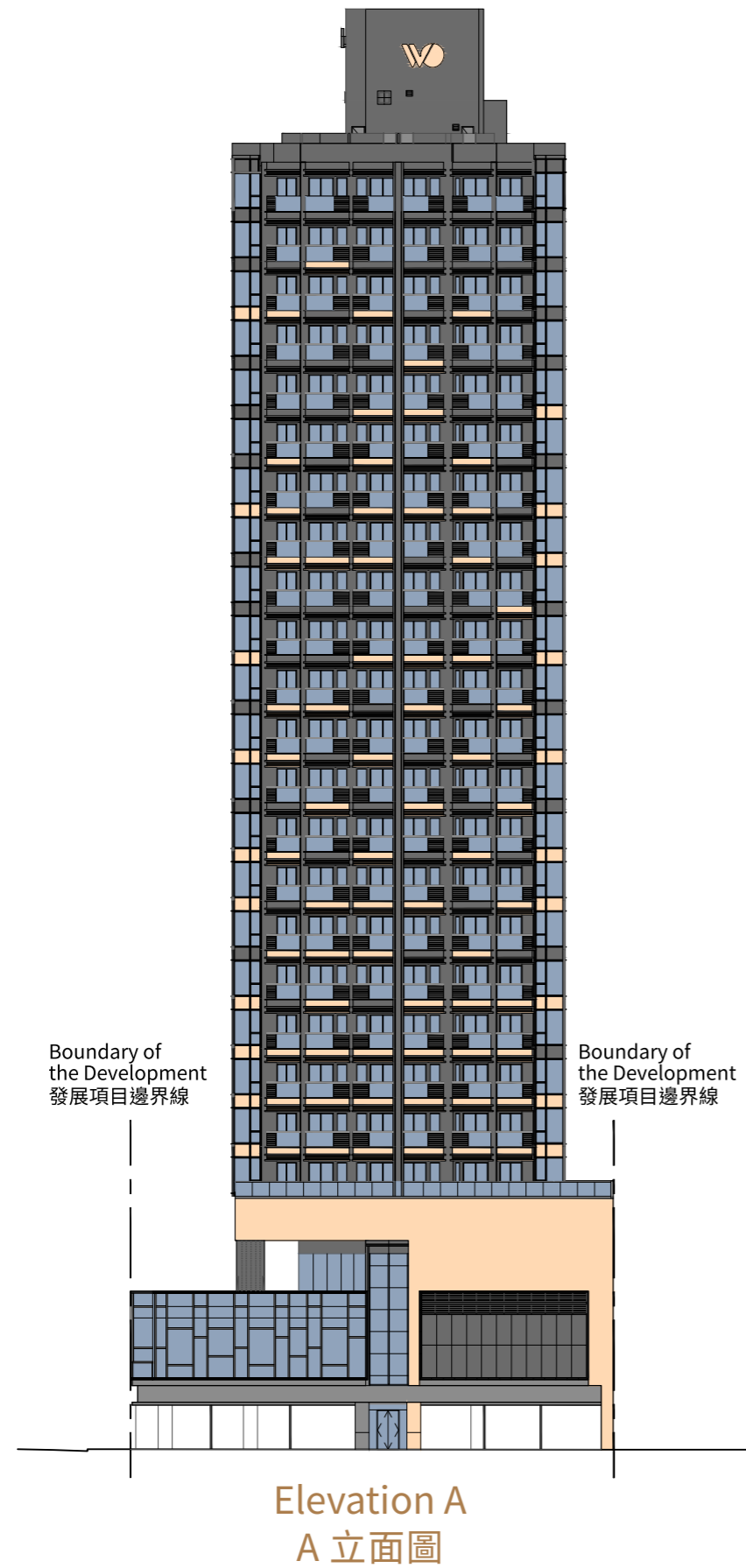
1. The part of Larch Street adjacent to the building is 3.98 metres to 4.02 metres above the Hong Kong Principal Datum.
2. The part of Service Lane adjacent to the building is 4.07 metres to 4.125 metres above the Hong Kong Principal Datum.
3. ▽ Denotes height (in metres) above the Hong Kong Principal Datum (mPD).

Key Plan 指示圖

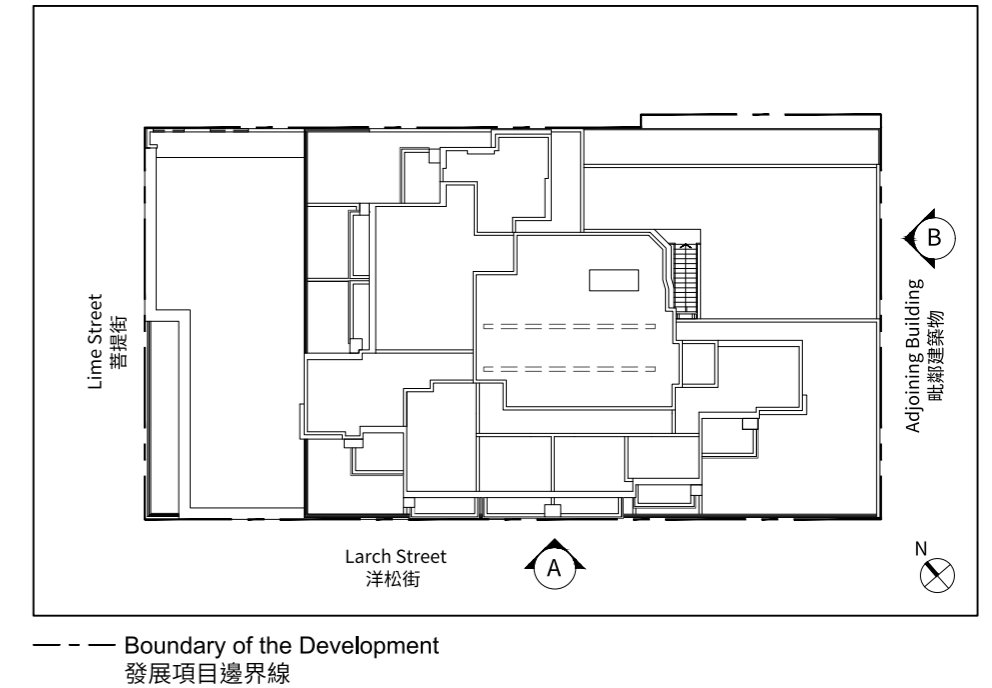


1. 毗鄰建築物的一段洋松街為香港主水平基準以上3.98米至4.02米。
2. 毗鄰建築物的一段後巷為香港主水平基準以4.07米至4.125米。
3. ▽ 為香港主水平基準以上高度(米)。

ELEVATION PLAN 立面圖



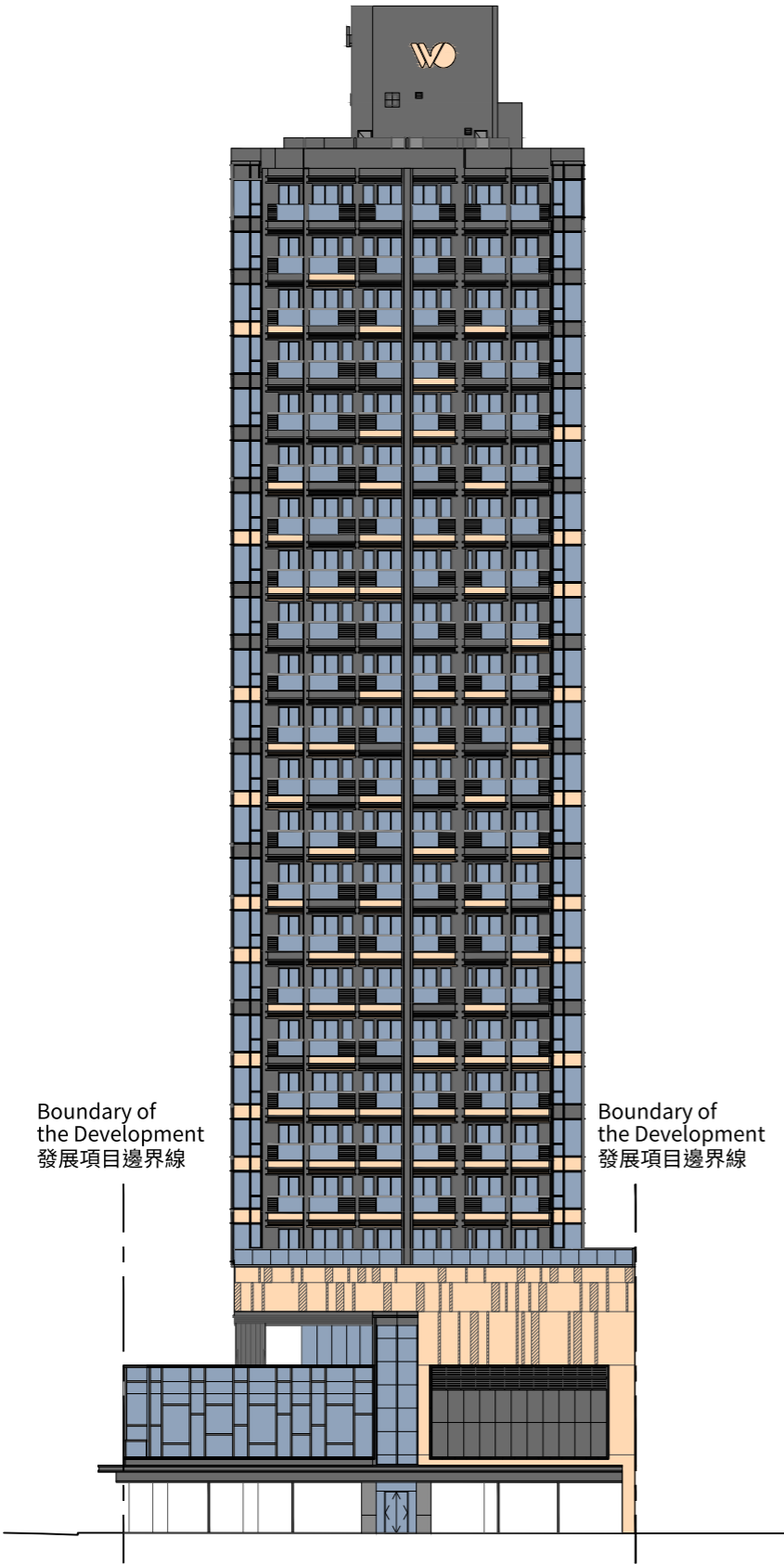
Key Plan 指示圖



Authorized person for the Development certified that the elevations shown on these plan:
1. are prepared on the basis of the approved building plans for the Development as of 12nd April 2024; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：
1. 以2024年4月12日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

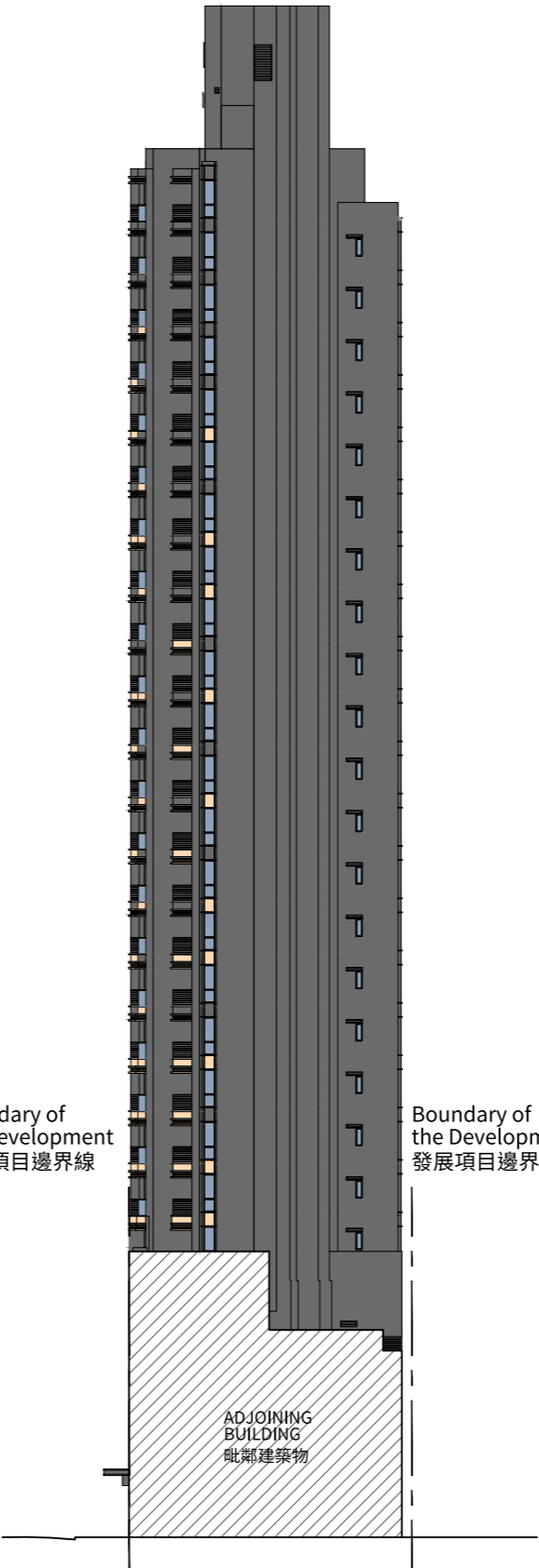
ELEVATION PLAN*
立面圖*



Boundary of the Development
發展項目邊界線

Boundary of the Development
發展項目邊界線

Elevation A
A 立面圖



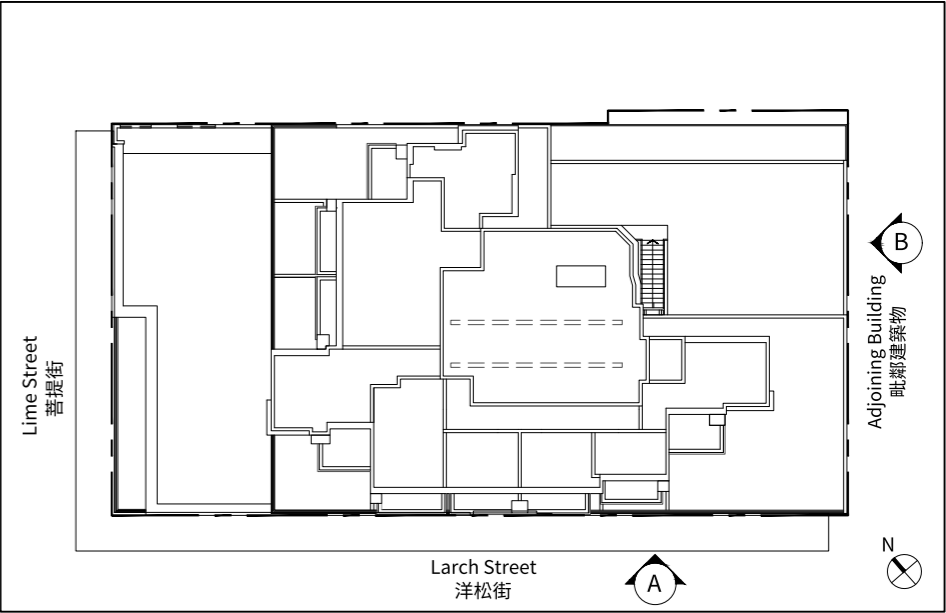
Boundary of the Development
發展項目邊界線

Boundary of the Development
發展項目邊界線

ADJOINING BUILDING
毗鄰建築物

Elevation B
B 立面圖

Key Plan 指示圖



--- Boundary of the Development
發展項目邊界線

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

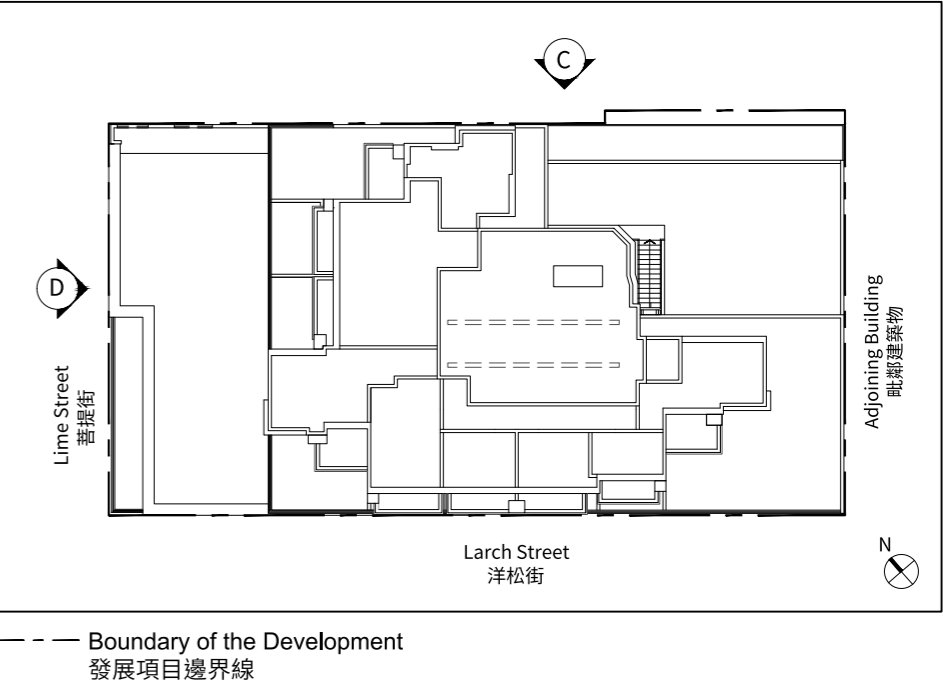
*Note : This plan shows the "as-is" elevations of the development after completion of the latest approved alteration and addition works.
*備註：本圖顯示在完成最近的經批准的改動及加建工程後的發展項目的現狀立面。

發展項目的認可人士證明本圖所顯示的立面：
1. 以2024年8月2日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

ELEVATION PLAN
立面圖



Key Plan 指示圖



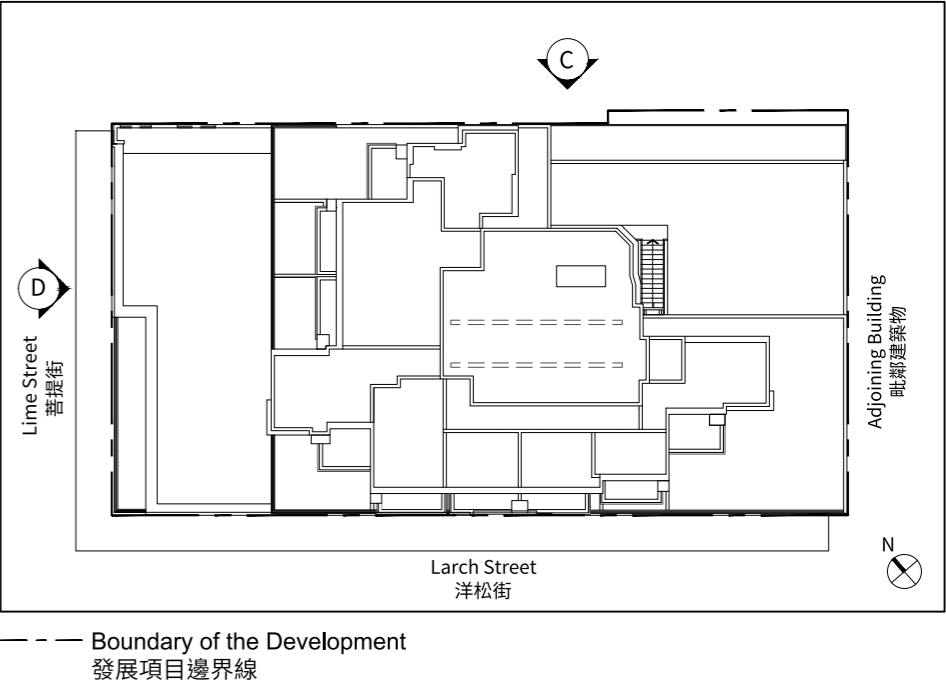
Authorized person for the Development certified that the elevations shown on these plan:
1. are prepared on the basis of the approved building plans for the Development as of 12nd April 2024; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：
1. 以2024年4月12日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

ELEVATION PLAN*
立面圖*



Key Plan 指示圖



Authorized person for the Development certified that the elevations shown on these plan:

- are prepared on the basis of the approved building plans for the Development as of 2nd August 2024; and
- are in general accordance with the outward appearance of the Development.

*Note : This plan shows the "as-is" elevations of the development after completion of the latest approved alteration and addition works.

*備註：本圖顯示在完成最近的經批准的改動及加建工程後的發展項目的現狀立面。

發展項目的認可人士證明本圖所顯示的立面：

- 以2024年8月2日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- 大致上與發展項目的外觀一致。

INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

發展項目中的公用設施的資料

Category of Common Facilities 公用設施的類別	Covered Area 有上蓋遮蓋面積		Uncovered Area 沒有上蓋遮蓋面積		Total Area 總面積	
	sq. m. 平方米	sq. ft. 平方呎	sq. m. 平方米	sq. ft. 平方呎	sq. m. 平方米	sq. ft. 平方呎
Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所 (包括供住客使用的任何康樂設施)	57.702	621	Not Applicable 不適用		57.702	621
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱)	Not Applicable 不適用		Not Applicable 不適用		Not Applicable 不適用	
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方 (不論是稱為有蓋及園景的遊樂場或有其他名稱)	52.813	568	106.854	1150	159.667	1719

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

備註 : 以平方呎顯示之面積均依據1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

閱覽圖則及公契

1. The address of the website on which copies of the outline zoning plans and development scheme plans relating to the Development are available is www.ozp.tpb.gov.hk.
2. A copy of the latest draft of every deed of mutual covenant in respect of the specified residential property as at the date on which the specified residential property is offered to be sold is available for inspection at the place at which the specified residential property is offered to be sold.
3. The inspection is free of charge.

1. 備有關於發展項目的分區計畫大綱圖及發展計劃圖的文本供閱覽的互聯網網站的網址為www.ozp.tpb.gov.hk。
2. 指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿存放在指明住宅物業的售樓處，以供閱覽。
3. 無須為閱覽付費。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. EXTERIOR FINISHES

Item		Description	
(a)	External wall	Type of finishes	Podium : Paint, tiles, aluminium cladding, metal feature, metal louvre, curtain wall, glass wall
			Residential Tower : Paint, tiles, aluminium cladding, curtain wall and metal louvre
(b)	Window	Material of Frame	Aluminium frame finished with fluorocarbon coating for all residential units
		Material of Glass	Insulated-Glass-Unit (IGU) with low-emissivity coating for all residential units
(c)	Bay window	Material	Not Applicable
		Finishes of Window Sill	Not Applicable
(d)	Planter	Type of finishes	Not Applicable
(e)	Verandah or balcony	Type of finishes	Balcony : Laminated glass balustrade with aluminium handrail and metal barrier, curb finished with metal cladding and tiles
			Floor : Tiles
			Wall : Tiles and aluminium cladding (Except 3/F Unit B, C, D, E, H and 5/F-12/F, 15/F-23/F and 25/F-27/F Unit C, D)
			: Tiles (3/F Unit B, C, D, E, H and 5/F-12/F, 15/F-23/F and 25/F-27/F Unit C, D only)
			Ceiling : Aluminium ceiling
		Whether balcony is covered	Yes
(f)	Drying facilities for clothing	Type	Foldable clothes rack (Except 3/F, 5/F-12/F, 15/F-23/F and 25/F-26/F Unit B, C, D, E, G and H) (Except 27/F Unit B, C, D, E and G)
		Material	Metal

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

1. 外部裝修物料

細項		描述	
(a)	外牆	裝修物料的類型	基座 : 油漆、磚、鋁飾板、金屬裝飾、金屬百葉、玻璃幕牆、玻璃牆
			住宅大樓 : 油漆、磚、鋁飾板、玻璃幕牆及金屬百葉
(b)	窗	框的用料	所有住宅單位為氟化碳塗料鋁窗框
		玻璃的用料	所有住宅單位為雙層中空玻璃配低幅射鍍膜
(c)	窗台	用料	不適用
		窗台板的裝修物料	不適用
(d)	花槽	裝修物料的類型	不適用
(e)	陽台或露台	裝修物料的類型	露台 : 設有夾層玻璃欄河配鋁扶手及金屬圍欄、圍邊以金屬飾板及磚作飾面
			地板 : 磚
			牆壁 : 磚及鋁飾板 (3樓B、C、D、E、H單位及5樓-12樓、15樓-23樓及25樓-27樓C、D單位除外)
			: 磚 (只適用於3樓B、C、D、E、H單位及5樓-12樓、15樓-23樓及25樓-27樓C、D單位)
			天花板 : 鋁天花
(f)	乾衣設施	露台是否有蓋	是
		陽台	不適用
		類型	折疊晾衣架 (3樓、5樓-12樓、15樓-23樓及25樓-26樓B、C、D、E、G及H單位除外) (27樓 B、C、D、E及G單位除外)
(g)	晾衣架	類型	折疊晾衣架 (3樓、5樓-12樓、15樓-23樓及25樓-26樓B、C、D、E、G及H單位除外) (27樓 B、C、D、E及G單位除外)
		用料	金屬

備註：不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. INTERIOR FINISHES

Item		Description				
				Wall	Floor	Ceiling
(a)	Lobby	Type of Finishes	Residential Entrance Lobby on Ground Floor	Natural stone, plastic laminate, metal and glass	Natural stone	Gypsum board false ceiling with emulsion paint
			Lift Lobby on First Floor	Cement sand plastering	Cement sand plastering	Cement sand plastering
			Lift Lobby on Second Floor	Plastic laminate, metal and glass	Vinyl flooring and metal	Gypsum board false ceiling with emulsion paint
			Lift Lobby on Residential Floor	Plastic laminate, metal and glass	Reconstituted stone, tiles and metal	Gypsum board false ceiling with emulsion paint and metal
				Wall	Ceiling	
(b)	Internal wall and ceiling	Type of Finishes	Living and Dining room	Emulsion paint, plastic laminate and metal (Except 3/F, 5/F-12/F and 15/F-21/F Unit A, F and J) (Except 22/F Unit A, F and J) (Except 23/F, 25/F-26/F Unit A, F and J) (Except 27/F Unit A, F and G)		Ceiling finished with emulsion paint, gypsum board false ceiling (if any) with emulsion paint
				Emulsion paint and plastic laminate (Except 3/F, 5/F-12/F, 15/F-23/F and 25/F-26/F Unit B, C, D, E, G and H) (Except 27/F Unit B, C, D and E)		
			Bedroom	Emulsion paint		

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

2. 室內裝修物料

細項		描述				
				牆壁	地板	天花板
(a)	大堂	裝修物料 的類型	地下住宅 入口大堂	天然石、 膠板、 金屬及玻璃	天然石	石膏板假天花 髹乳膠漆
			一樓 升降機大堂	水泥砂漿批盪	水泥砂漿批盪	水泥砂漿批盪
			二樓 升降機大堂	膠板、金屬及 玻璃	複合式地板 及金屬	石膏板假天花 髹乳膠漆
			住宅層 升降機大堂	膠板、金屬及 玻璃	再造石、磚及 金屬	石膏板假天花 髹乳膠漆及 金屬
				牆壁	天花板	
(b)	內牆及 天花板	裝修物料 的類型	客廳及飯廳	乳膠漆、膠板及金屬 (3樓、5樓-12樓及15樓-21樓A、F及J單位 除外) (22樓A、F及J單位除外) (23樓、25樓-26樓A、F及J單位除外) (27樓 A、F及G單位除外)	天花板 髹乳膠漆、 石膏板假天花 (如有) 髹乳膠漆	
				乳膠漆及膠板 (3樓、5樓-12樓、15樓-23樓及25樓-26樓 B、C、D、E、G及H單位除外) (27樓B、C、D及E單位除外)		
			睡房	乳膠漆		

備註：不設4樓、13樓、14樓及24樓。

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

2. INTERIOR FINISHES

Item		Description				
				Floor	Skirting	
(c)	Internal floor	Material	Living and Dining room	Tiles	Timber skirting and metal skirting	
			Bedroom	Tiles	Timber skirting	
			Wall		Floor	Ceiling
(d)	Bathroom	Type of finishes (Exposed surfaces)	Tiles		Tiles and reconstituted stone	Gypsum board false ceiling with emulsion paint
			Tiles and metal (3/F, 5/F-12/F, 15/F-23/F and 25/F-27/F Unit F only)			
		Whether the wall finishes run up to the ceiling	Exposed surfaces run up to false ceiling level			
			Wall	Floor	Ceiling	Cooking Bench
(e)	Kitchen	Type of finishes (Exposed surfaces)	Emulsion paint and metal. Wall behind kitchen cabinet finished with tiles. (3/F, 5/F-12/F, 15/F-23/F and 25/F-26/F Unit B, E and H only) (27/F Unit B, E and G only)	Tiles	Ceiling finished with emulsion paint, gypsum board false ceiling (if any) with emulsion paint	Solid surface material
			Metal. Wall behind kitchen cabinet finished with tiles. (3/F, 5/F-12/F, 15/F-23/F and 25/F-26/F Unit C, D, F and G only) (27/F Unit C, D and F only)			

Item		Description				
			Wall	Floor	Ceiling	Cooking Bench
(e)	Kitchen	Type of finishes (Exposed surfaces)	Emulsion paint, plastic laminate and metal. Wall behind kitchen cabinet finished with tiles. (3/F, 5/F-12/F, 15/F-23/F and 25/F-26/F Unit A and J only) (27/F Unit A only)	Tiles	Ceiling finished with emulsion paint, gypsum board false ceiling (if any) with emulsion paint	Solid surface material
		Whether the wall finishes run up to the ceiling	Exposed surfaces run up to false ceiling level			

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

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. 室內裝修物料

細項		描述				
				地板	牆腳線	
(c)	內部地板	用料	客廳及飯廳	磚	木腳線及金屬腳線	
			睡房	磚	木腳線	
			牆壁		地板	天花板
(d)	浴室	裝修物料的類型 (外露表面)	磚		磚及再造石	石膏板 假天花 髹乳膠漆
			磚及金屬 (只適用於3樓、5樓-12樓、 15樓-23樓及25樓-27樓F單位)			
		牆壁的裝修物料 是否鋪至天花板	外露表面鋪砌至假天花高度			
			牆壁	地板	天花板	灶台
(e)	廚房	裝修物料的類型 (外露表面)	乳膠漆及金屬 廚櫃背面牆身鋪砌磚 (只適用於3樓、 5樓-12樓、15樓-23樓 及25樓-26樓B、E及H 單位) (只適用於27樓B、E及 G單位)	磚	天花板髹 乳膠漆、 石膏板假天花 (如有) 髹 乳膠漆	實心面板
			金屬 廚櫃背面牆身鋪砌磚 (只適用於3樓、 5樓-12樓、15樓-23樓 及25樓-26樓C、D、F及 G單位) (只適用於27樓C、D及 F單位)			

細項		描述				
			牆壁	地板	天花板	灶台
(e)	廚房	裝修物料的類型 (外露表面)	乳膠漆、膠板及金屬 廚櫃背面牆身鋪砌磚 (只適於3樓、5樓-12樓、 15樓-23樓及25樓-26樓 A及J單位) (只適於27樓A單位)	磚	天花板髹 乳膠漆、 石膏板假天花 (如有) 髹 乳膠漆	實心面板
		牆壁的裝修物料 是否鋪至天花板	外露表面鋪砌至假天花高度			

備註：不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS

Item		Description			
			Material	Finishes	Accessories
(a)	Doors	Main entrance door	Fire rated solid core timber door	Plastic laminate	Electronic lockset, concealed door closer, door viewer concealed door hinges, drop seal, door stopper and handle
		Balcony door	Aluminium frame with glass door	Glass and aluminium with fluorocarbon coating	Door stopper, lockset with handle and sliding track
		Flat roof door at 3/F	Aluminium frame with glass door	Glass and aluminium with fluorocarbon coating	Door stopper, lockset with handle and sliding track
		Flat roof door for 26/F Unit J	Metal door	Metal	Lockset, handle and door hinge
		Roof door	Metal door	Metal	Lockset, handle and door hinge
		Roof gate	Metal door	Metal	Lockset, handle and door hinge
		Bedroom door	Hollow core timber door (3/F, 5/F-12/F, 15/F-23/F, 25/F-27/F Unit F only)	Plastic laminate (3/F, 5/F-12/F, 15/F-23/F, 25/F-27/F Unit F only)	Lockset with handle and sliding track (3/F, 5/F-12/F, 15/F-23/F, 25/F-27/F Unit F only)
			Hollow core timber door (3/F, 5/F-12/F, 15/F-23/F, 25/F, 27/F Unit A and J only)	Plastic laminate (3/F, 5/F-12/F, 15/F-23/F, 25/F, 27/F Unit A and J only)	Lockset, handle, door hinges and door stopper (3/F, 5/F-12/F, 15/F-23/F, 25/F, 27/F Unit A and J only)

Item		Description			
			Material	Finishes	Accessories
(a)	Doors	Bathroom door	Metal frame door with glass and metal louver (Except 3/F, 5/F-12/F, 15/F-23/F and 25/F-26/F Unit F and J) (Except 27/F Unit F and G)	Glass and metal (Except 3/F,5/F-12/F, 15/F-23/F and 25/F-26/F Unit F and J) (Except 27/F Unit F and G)	Lockset, handle and sliding track (Except 3/F, 5/F-12/F, 15/F-23/F and 25/F-26/F Unit F and J) (Except 27/F Unit F and G)
			Hollow core timber door (5/F-12/F, 15/F-23/F and 25/F-27/F Unit F only)	Plastic laminate and metal (5/F-12/F, 15/F-23/F and 25/F-27/F Unit F only)	Lockset, handle and sliding track (5/F-12/F, 15/F-23/F and 25/F-27/F Unit F only)
			Hollow core timber door (3/F, 5/F-12/F, 15/F-23/F and 25/F-26/F Unit J only)	Plastic laminate and metal (3/F, 5/F-12/F, 15/F-23/F and 25/F-26/F Unit J only)	Lockset, handle, door hinges and door stopper (3/F, 5/F-12/F, 15/F-23/F and 25/F-26/F Unit J only)
			Hollow core timber door with louver (3/F Unit F only)	Plastic laminate, wood veneer and metal (3/F Unit F only)	Lockset, handle and sliding track (3/F Unit F only)
			Hollow core timber door with louver (27/F Unit G only)	Plastic laminate, wood veneer and metal (27/F Unit G only)	Lockset, handle, door hinges and door stopper (27/F Unit G only)

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

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. 室內裝置

細項		描述			
			用料	裝修物料	配件
(a)	門	單位大門	實心防火木門	膠板	電子門鎖、暗氣鼓、防盜眼、暗門鉸、自動下降防煙條、門頂及把手
		露台門	鋁質框配玻璃門	玻璃及氟化碳塗料鋁質	門頂, 門鎖連把手及趟路軌
		3樓平台門	鋁質框配玻璃門	玻璃及氟化碳塗料鋁質	門頂, 門鎖連把手及趟路軌
		26樓J單位平台門	金屬門	金屬	門鎖、把手及門鉸
		天台門	金屬門	金屬	門鎖、把手及門鉸
		天台閘	金屬門	金屬	門鎖、把手及門鉸
		睡房門	空心木門 (只適用於3樓、5樓-12樓、15樓-23樓、25樓-27樓F單位)	膠板 (只適用於3樓、5樓-12樓、15樓-23樓、25樓-27樓F單位)	門鎖連把手及趟路軌 (只適用於3樓、5樓-12樓、15樓-23樓、25樓-27樓F單位)
			空心木門 (只適用於3樓、5樓-12樓、15樓-23樓、25樓及27樓A及J單位)	膠板 (只適用於3樓、5樓-12樓、15樓-23樓、25樓及27樓A及J單位)	門鎖、把手、門鉸及門頂 (只適用於3樓、5樓-12樓、15樓-23樓、25樓及27樓A及J單位)
	浴室門	金屬框門配以玻璃及金屬百葉 (3樓、5樓-12樓、15樓-23樓及25樓-26樓F及J單位除外) (27樓F及G單位除外)	玻璃及金屬 (3樓、5樓-12樓、15樓-23樓及25樓-26樓F及J單位除外) (27樓F及G單位除外)	門鎖、把手及趟路軌 (3樓、5-12樓、15樓-23樓及25樓-26樓F及J單位除外) (27樓F及G單位除外)	

細項		描述			
			用料	裝修物料	配件
(a)	門	浴室門	空心木門 (只適用於5樓-12樓、15樓-23樓及25樓-27樓F單位)	膠板及金屬 (只適用於5樓-12樓、15樓-23樓及25樓-27樓F單位)	門鎖、把手及趟路軌 (只適用於5樓-12樓、15樓-23樓及25樓-27樓F單位)
			空心木門 (只適用於3樓、5樓-12樓、15樓-23樓及25樓-26樓J單位)	膠板及金屬 (只適用於3樓、5樓-12樓、15樓-23樓及25樓-26樓J單位)	門鎖、把手、門鉸及門頂 (只適用於3樓、5樓-12樓、15-23樓及25樓-26樓J單位)
			空心木門連木百葉 (只適用於3樓F單位)	膠板,木皮飾面及金屬 (只適用於3樓F單位)	門鎖、把手及趟路軌 (只適用於3樓F單位)
			空心木門連木百葉 (只適用於27樓G單位)	膠板,木皮飾面及金屬 (只適用於27樓G單位)	門鎖、把手、門鉸及門頂 (只適用於27樓G單位)

備註：不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS

Item		Description			
			Fittings and equipment	Type	Material
(b)	Bathroom	(i) Type and material of fittings and equipment	Cabinet	Basin countertop	Reconstituted stone
				Basin cabinet	Timber cabinet with plastic laminate and metal handle
				Mirror cabinet	Timber cabinet with mirror, plastic laminate, glass and metal
			Bathroom fittings	Wash basin mixer	Powder coated
				Water closet	Vitreous china
				Wash basin	Vitreous china
				Shower set	Powder coated
				Shower compartment	Clear tempered glass
				Paper holder	Powder coated
				Shelf	Powder coated
			Bathroom appliances	For the brand name and model number appliances, please refer to the "Appliances Schedule"	
		(ii) Type and material of water supply system		Please refer to "3.(j) Water Supply" below	
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower	Shower set	Powder coated
		(iv) Size of bath tub (if applicable)		Not Applicable	

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

3. 室內裝置

細項		描述			
			裝置及設備	類型	用料
(b)	浴室	(i) 裝置及設備的類型及用料	櫃	洗手盆檯面	再造石
				洗手盆櫃	木製櫃配膠板及金屬把手
				鏡櫃	木製櫃配鏡、膠板、玻璃及金屬
			潔具	洗手盆水龍頭	粉末塗層
				坐廁	搪瓷
				洗手盆	搪瓷
				花灑套裝	粉末塗層
				淋浴間	強化清玻璃
				廁紙架	粉末塗層
				層架	粉末塗層
			浴室設備	有關設備之品牌及型號，請參閱「設備說明」	
		(ii) 供水系統的類型及用料		請參閱下文「3. (j) 供水」一欄	
		(iii) 沐浴設施 (包括花灑或浴缸 (如適用的話))	花灑	花灑套裝	粉末塗層
		(iv) 浴缸大小 (如適用的話)		不適用	

備註：不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS

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

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

3. 室內裝置

細項		描述		
			用料	
(c)	廚房	(i) 洗滌盆	不銹鋼	
		(ii) 供水系統	冷熱水喉均為銅喉	
			用料	裝修物料
		(iii) 廚櫃	木製廚櫃配木及金屬製門板	膠板、鏡及金屬
		(iv) 所有其他裝置及設備的類型	所有開放式廚房的單位配置以下消防裝置及設備： 開放式廚房內的消防花灑頭及開放式廚房附近的煙霧感應器	
			粉末塗層水龍頭	
			有關設備之品牌及型號，請參閱「設備說明」	

備註：不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS

Item		Description			
			Fittings	Type	Material
(d)	Bedroom	Type and material of Fittings (including built-in wardrobe)	Built-in wardrobe	Not applicable	Not applicable
			Other fittings	Not applicable	Not applicable
(e)	Telephone	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"		
(f)	Aerials	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"		
(g)	Electrical Installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets	
			Safety devices	Three phase electricity supply with miniature circuit breaker distribution board	
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed Other than those parts of the conduits concealed within concrete, the rest of them are exposed The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials		
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"		

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

3. 室內裝置

細項		描述			
			裝置	類型	用料
(d)	睡房	裝置 (包括嵌入式衣櫃) 的類型及用料	嵌入式衣櫃	不適用	不適用
			其他裝置	不適用	不適用
(e)	電話	接駁點的位置及 數目	請參閱「住宅物業的機電裝置數目表」		
(f)	天線	接駁點的位置及 數目	請參閱「住宅物業的機電裝置數目表」		
(g)	電力裝置	(i) 供電附件 (包括安全 裝置)	供電附件	提供電掣及電插座之面板	
			安全裝置	三相電力配電箱並裝妥微型斷路器	
		(ii) 導管是隱藏 或外露	導管是部分隱藏及部分外露 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露 外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土 間牆、指定之槽位或其他物料遮蓋或隱藏		
		(iii) 電插座及空調 機接駁點的 位置及數目	請參閱「住宅物業的機電裝置數目表」		

備註：不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS

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

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

3. 室內裝置

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

備註：不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

4. MISCELLANEOUS

Item		Description			
			Residential lift		
(a)	Lifts	(i) Brand name and model number	Brand Name	Hitachi	
			Model Number	MCA-900-CO150	
		(ii) Number and floors served by them	Number of lifts	2	
			Floor served by the lifts	Lift No. 1 : G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F and 25/F-27/F Lift No. 2 : G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F and 25/F-27/F	
(b)	Letter box	Material	Stainless steel		
(c)	Refuse collection	(i) Means of refuse collection	Collected by cleaners		
		(ii) Location of refuse room	Refuse Storage and Material Recovery Room is located in the common area of 3/F, 5/F-12/F, 15/F-23/F and 25/F-27/F Refuse Storage and Material Recovery Chamber is located on G/F		
			Water meter	Electricity meter	Gas meter
(d)	Water meter, electricity meter and gas meter	(i) Location	Common water meter cabinet on each floor	Common electrical meter room on each floor	Not Applicable
		(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Not Applicable

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

4. 雜項

細項		描述			
			住宅升降機		
(a)	升降機	(i) 品牌名稱及產品型號	品牌名稱	日立	
			產品型號	MCA-900-CO150	
		(ii) 升降機的數目及到達的樓層	升降機的數目	2	
			到達的樓層	升降機1號：地下、1樓-3樓、5樓-12樓、15樓-23樓及25樓-27樓 升降機2號：地下、1樓-3樓、5樓-12樓、15樓-23樓及25樓-27樓	
(b)	信箱	用料	不銹鋼		
(c)	垃圾收集	(i) 垃圾收集的方法	由清潔工人收集		
		(ii) 垃圾房的位置	3樓、5樓至12樓、15樓至23樓及25樓至27樓之公用地方均設有垃圾及物料回收室 中央垃圾及物料回收房設於地下		
			水錶	電錶	氣體錶
(d)	水錶、電錶及氣體錶	(i) 位置	每層之公用水錶櫃	每層之公用電錶房	不適用
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立錶	獨立錶	不適用

備註：不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

5. SECURITY FACILITIES

Item	Description	
Security system and equipment (including details of built-in provisions and their locations)	Access control and security system	Visitor intercom panel with card reader for access control are provided at residential entrance lobby on G/F. Card reader for access control is provided at lobby of clubhouse on 2/F and lifts.
	CCTV	CCTV system is provided at residential entrance lobby on G/F, lift lobby on 1/F and 2/F, lifts, clubhouse and covered landscape area and connected to caretaker's counter

6. APPLIANCES

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

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

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

5. 保安設施

細項	描述	
保安系統及設備 (包括嵌入式的裝備的細節及其位置)	入口通道控制及保安系統	用於入口通道控制的訪客對講機及讀咭器設於地下住宅入口大堂 用於入口通道控制讀咭器設於2樓會所大堂及升降機
	閉路電視	地下住宅入口大堂、1樓及2樓升降機大堂、升降機、會所及有蓋園景均設有閉路電視系統並連接至管理員櫃檯

6. 設備

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

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

備註：不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

APPLIANCES SCHEDULE 設備說明

Location 位置	Appliances 設備	Brand Name 品牌	Model No. 型號	Floor and Unit 樓層及單位								
				3/F 3樓								
				A	B	C	D	E	F	G	H	J
Living Room / Dining Room 客廳 / 飯廳	Router 路由器	TP-LINK	R473GP-AC	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Google Home Unit	Google	GA00638-GB	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Steam Oven 蒸焗爐	DE DIETRICH	DKR7580A	–	✓	✓	✓	✓	–	✓	✓	–
	Refrigerator 雪櫃	DE DIETRICH	DRS604MU1	–	✓	✓	✓	✓	–	✓	✓	–
		DE DIETRICH	DRP1906JE	✓	–	–	–	–	✓	–	–	✓
Living Room / Dining Room 客廳 / 飯廳	Split-type Air-Conditioning (Indoor Unit) 分體式空調機 (室內機)	Daikin 大金	FTXS50KAVMN	✓	–	–	–	–	✓	–	–	✓
Bedroom 睡房			FTXS25KVMN	✓	–	–	–	–	✓	–	–	✓
Private Flat Roof 私人平台	Split-type Air-Conditioning (Outdoor Unit) 分體式空調機 (室外機)	Daikin 大金	RXS50LVMN	–	✓	✓	✓	✓	–	✓	✓	–
			3MXS80AA	✓	–	–	–	–	✓	–	–	✓
	Washer Dryer 洗衣乾衣機	DE DIETRICH	DLZ8485U	✓	–	–	–	–	✓	–	–	✓
Open Kitchen 開放式廚房	Induction Hob 電磁爐	DE DIETRICH	DPI7360X	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Cooker Hood 抽油煙機	DE DIETRICH	DHT6605X	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Steam Oven 蒸焗爐	DE DIETRICH	DKR7580A	✓	–	–	–	–	✓	–	–	✓
	Washer Dryer 洗衣乾衣機	DE DIETRICH	DLZ8485U	–	✓	✓	✓	✓	–	✓	✓	–
	Split-type Air-Conditioning (Indoor Unit) 分體式空調機 (室內機)	Daikin 大金	FTXS50LVMN	–	✓	✓	✓	✓	–	✓	✓	–
Bathroom 浴室	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E21LCD	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Exhaust Fan 排氣扇	Wolter 華德	RA 150-13	✓	✓	✓	✓	✓	✓	✓	✓	✓

The Vendor undertakes that if appliances of the specified brand name or model number are not installed in the Development, appliances of comparable quality will be installed.
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的設備，便會安裝品質相若的設備。

Note : "✓" denotes "provided". "–"denotes "not provided".
備註：符號"✓" 表示 "提供"。符號"–" 表示 "不提供"。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

APPLIANCES SCHEDULE 設備說明

Location 位置	Appliances 設備	Brand Name 品牌	Model No. 型號	Floor and Unit 樓層及單位								
				5/F-12/F, 15/F-23/F & 25/F-26/F 5樓至12樓、15樓至23樓及25樓至26樓								
				A	B	C	D	E	F	G	H	J
Living Room / Dining Room 客廳 / 飯廳	Router 路由器	TP-LINK	R473GP-AC	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Google Home Unit	Google	GA00638-GB	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Steam Oven 蒸焗爐	DE DIETRICH	DKR7580A	–	✓	✓	✓	✓	–	✓	✓	–
	Refrigerator 雪櫃	DE DIETRICH	DRS604MU1	–	✓	✓	✓	✓	–	✓	✓	–
		DE DIETRICH	DRP1906JE	✓	–	–	–	–	✓	–	–	✓
Living Room / Dining Room 客廳 / 飯廳	Split-type Air-Conditioning (Indoor Unit) 分體式空調機 (室內機)	Daikin 大金	FTXS50KAVMN	✓	–	–	–	–	✓	–	–	✓
Bedroom 睡房			FTXS25KVMN	✓	–	–	–	–	✓	–	–	✓
Air-Conditioning Platform 空調機平台	Split-type Air-Conditioning (Outdoor Unit) 分體式空調機 (室外機)	Daikin 大金	RXS50LVMN	–	✓	✓	✓	✓	–	✓	✓	–
			3MXS80AA	✓	–	–	–	–	✓	–	–	✓
Balcony / Utility Platform 露台 / 工作平台	Washer Dryer 洗衣乾衣機	DE DIETRICH	DLZ8485U	✓	–	–	–	–	✓	–	–	✓
Open Kitchen 開放式廚房	Induction Hob 電磁爐	DE DIETRICH	DPI7360X	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Cooker Hood 抽油煙機	DE DIETRICH	DHT6605X	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Steam Oven 蒸焗爐	DE DIETRICH	DKR7580A	✓	–	–	–	–	✓	–	–	✓
	Washer Dryer 洗衣乾衣機	DE DIETRICH	DLZ8485U	–	✓	✓	✓	✓	–	✓	✓	–
	Split-type Air-Conditioning (Indoor Unit) 分體式空調機 (室內機)	Daikin 大金	FTXS50LVMN	–	✓	✓	✓	✓	–	✓	✓	–
Bathroom 浴室	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E21LCD	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Exhaust Fan 排氣扇	Wolter 華德	RA 150-13	✓	✓	✓	✓	✓	✓	✓	✓	✓

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

Notes : 1. "✓" denotes "provided". "–"denotes "not provided".
2. 4/F, 13/F, 14/F and 24/F are omitted.
備註 : 1. 符號"✓"表示"提供"。符號"–"表示"不提供"。
2. 不設4樓、13樓、14樓 及24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

APPLIANCES SCHEDULE 設備說明

Location 位置	Appliances 設備	Brand Name 品牌	Model No. 型號	Floor and Unit 樓層及單位						
				27/F 27樓						
				A	B	C	D	E	F	G
Living Room / Dining Room 客廳 / 飯廳	Router 路由器	TP-LINK	R473GP-AC	✓	✓	✓	✓	✓	✓	✓
	Google Home Unit	Google	GA00638-GB	✓	✓	✓	✓	✓	✓	✓
	Steam Oven 蒸焗爐	DE DIETRICH	DKR7580A	–	✓	✓	✓	✓	–	–
	Refrigerator 雪櫃	DE DIETRICH	DRS604MU1	–	✓	✓	✓	✓	–	–
		DE DIETRICH	DRP1906JE	✓	–	–	–	–	✓	✓
	Washer Dryer 洗衣乾衣機	DE DIETRICH	DLZ8485U	–	–	–	–	–	–	✓
	Split-type Air-Conditioning (Indoor Unit) 分體式空調機 (室內機)	Daikin 大金	FTXS50LVMN	–	–	–	–	–	–	✓
Living Room / Dining Room 客廳 / 飯廳	Split-type Air-Conditioning (Indoor Unit) 分體式空調機 (室內機)	Daikin 大金	FTXS50KAVMN	✓	–	–	–	–	✓	–
Bedroom 1 睡房 1				–	–	–	–	–	–	✓
Bedroom 2 睡房 2			FTXS25KVMN	–	–	–	–	–	–	✓
Bedroom 睡房				✓	–	–	–	–	✓	–
Air-Conditioning Platform 空調機平台	Split-type Air-Conditioning (Outdoor Unit) 分體式空調機 (室外機)	Daikin 大金	RXS50LVMN	–	✓	✓	✓	✓	–	–
			3MXS80AA	✓	–	–	–	–	✓	✓
Balcony / Utility Platform 露台 / 工作平台	Washer Dryer 洗衣乾衣機	DE DIETRICH	DLZ8485U	✓	–	–	–	–	✓	–

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Note : "✓" denotes "provided". "–"denotes "not provided".
備註：符號"✓" 表示 "提供"。符號"–" 表示 "不提供"。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

APPLIANCES SCHEDULE 設備說明

Location 位置	Appliances 設備	Brand Name 品牌	Model No. 型號	Floor and Unit 樓層及單位						
				27/F 27樓						
				A	B	C	D	E	F	G
Open Kitchen 開放式廚房	Induction Hob 電磁爐	DE DIETRICH	DPI7360X	✓	✓	✓	✓	✓	✓	✓
	Cooker Hood 抽油煙機	DE DIETRICH	DHT6605X	✓	✓	✓	✓	✓	✓	✓
	Steam Oven 蒸焗爐	DE DIETRICH	DKR7580A	✓	–	–	–	–	✓	✓
	Washer Dryer 洗衣乾衣機	DE DIETRICH	DLZ8485U	–	✓	✓	✓	✓	–	–
	Split-type Air-Conditioning (Indoor Unit) 分體式空調機 (室內機)	Daikin 大金	FTXS50LVMN	–	✓	✓	✓	✓	–	–
Bathroom 浴室	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E21LCD	✓	✓	✓	✓	✓	✓	✓
	Exhaust Fan 排氣扇	Wolter 華德	RA 150-13	✓	✓	✓	✓	✓	✓	✓
Private Roof 私人天台	Split-type Air-Conditioning (Outdoor Unit) 分體式空調機 (室外機)	Daikin 大金	RXS50LVMN	–	–	–	–	–	–	✓

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

Note : "✓" denotes "provided". "–"denotes "not provided".
備註：符號"✓"表示"提供"。符號"–"表示"不提供"。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位								
		3/F 3樓								
		A	B	C	D	E	F	G	H	J
Living Room / Dining Room 客廳 / 飯廳	Lighting Switch 燈掣	2	4	4	4	4	2	4	4	2
	Lighting Point 燈位	3	2	2	2	2	3	2	2	3
	TV&FM Outlet 電視及電台天線插座	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1
	Data Point 網絡插座	2	2	2	2	2	2	2	2	2
	Switch For Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1	–	–	–	–	1	–	–	1
	Switch For Electrical Water Heater and Exhaust Fan 電熱水爐及排氣扇開關掣	–	1	1	1	1	–	1	1	–
	Wireless Charger 無線充電器	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet With USB Outlet 13A單位電插座連USB插座	3	2	2	2	2	3	2	2	3
	13A Twin Socket Outlet With USB Outlet 13A雙位電插座連USB插座	–	1	1	1	1	–	1	1	–
	13A Single Socket Outlet 13A單位電插座	–	1	1	1	1	–	1	1	–
	13A Twin Socket Outlet 13A雙位電插座	2	2	2	2	2	2	2	2	2
	Fused Spur Unit For Cabinet Light 櫃燈接線座	1	1	1	1	1	1	1	1	1
	Fused Spur Unit For Light Fitting 燈具接線座	–	1	1	1	1	–	1	1	–
	Fused Spur Unit 接線座	–	1	1	1	1	–	1	1	–
	Fused Spur Unit For Curtain 窗簾接線座	1	1	1	1	1	1	1	1	1
	Miniature Circuit Breaker Board 配電箱	1	1	1	1	1	1	1	1	–
	Smoke Detector 煙霧感應器	1	1	1	1	1	1	1	1	1
	Connection Unit For Steam Oven 蒸焗爐接線蘇	–	1	1	1	1	–	1	1	–
	13A Single Socket Outlet For Refrigerator 雪櫃13A單位電插座	1	1	1	1	1	1	1	1	1

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

備註：上表內之數字表示安裝於單位內機電裝置的數量。符號"–"表示"不提供"。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位								
		3/F 3樓								
		A	B	C	D	E	F	G	H	J
Bedroom 睡房	Lighting Switch 燈掣	2	–	–	–	–	2	–	–	2
	Lighting Point 燈位	1	–	–	–	–	1	–	–	1
	Data Point 網絡插座	1	–	–	–	–	1	–	–	1
	Switch For Electrical Water Heater and Exhaust Fan 電熱水爐及排氣扇開關掣	1	–	–	–	–	1	–	–	1
	Switch For Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1	–	–	–	–	1	–	–	1
	Fused Spur Unit For Light Fitting 燈具接線座	1	–	–	–	–	1	–	–	1
	Fused Spur Unit 接線座	1	–	–	–	–	1	–	–	1
	Fused Spur Unit For Curtain 窗簾接線座	1	–	–	–	–	1	–	–	1
	13A Single Socket Outlet 13A單位電插座	1	–	–	–	–	1	–	–	1
	13A Single Socket Outlet With USB Outlet 13A單位電插座連USB插座	3	–	–	–	–	3	–	–	3
Open Kitchen 開放式廚房	Lighting Point 燈位	1	–	–	–	–	1	–	–	1
	Miniature Circuit Breaker Board 配電箱	–	–	–	–	–	–	–	–	1
	13A Single Socket Outlet For Cooker Hood 抽油煙機13A單位電插座	1	1	1	1	1	1	1	1	1
	Connection Unit For Steam Oven 蒸焗爐接線蘇	1	–	–	–	–	1	–	–	1
	13A Single Socket Outlet For Washer Dryer 洗衣乾衣機13A單位電插座	–	1	1	1	1	–	1	1	–
	Fused Spur Unit For Induction Hob 電磁爐接線座	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet With USB Outlet 13A雙位電插座連USB插座	1	1	1	1	1	1	1	1	1
	Fused Spur Unit For Cabinet Light 櫃燈接線座	1	1	1	1	1	1	1	1	1
	Switch For Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	–	1	1	1	1	–	1	1	–
	Water Outlet Connection Point for Washer Dryer 洗衣乾衣機去水位	–	1	1	1	1	–	1	1	–
	Water Inlet Connection Point for Washer Dryer 洗衣乾衣機來水位	–	1	1	1	1	–	1	1	–
	Sprinkler Head 消防花灑頭	2	3	3	3	3	2	3	3	2

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

備註：上表內之數字表示安裝於單位內機電裝置的數量。符號"–"表示"不提供"。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位								
		3/F 3樓								
		A	B	C	D	E	F	G	H	J
Bathroom 浴室	Lighting Point 燈位	3	3	3	3	3	3	3	3	3
	13A Single Socket Outlet With USB Outlet 13A單位電插座連USB插座	1	1	1	1	1	1	1	1	1
	Fused Spur Unit For Cabinet Light 櫃燈接線座	2	2	2	2	2	2	2	2	2
	Fused Spur Unit For Exhaust Fan 排氣扇接線座	1	1	1	1	1	1	1	1	1
	Triple Pole & Neutral Isolating Switch For Electrical Water Heater 電熱水爐三極隔離開關掣	1	1	1	1	1	1	1	1	1
Private Flat Roof 私人平台	Lighting Point 燈位	6	1	1	1	1	1	1	1	3
	Water Outlet Connection Point for Washer Dryer 洗衣乾衣機去水位	1	–	–	–	–	1	–	–	1
	Water Inlet Connection Point for Washer Dryer 洗衣乾衣機來水位	1	–	–	–	–	1	–	–	1
	13A Single Weatherproof Socket Outlet 13A單位防水電插座	2	1	–	–	–	2	1	1	2
	20A Double Pole Weatherproof Switch For Air-Conditioning (Outdoor Unit) 20A 空調機(室外機)雙極防水開關掣	1	1	1	1	1	1	1	1	1

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

備註：上表內之數字表示安裝於單位內機電裝置的數量。符號"–"表示"不提供"。

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES
住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位								
		5/F-12/F, 15/F-21/F, 23/F & 25/F 5樓至12樓、15樓至21樓、23樓及25樓								
		A	B	C	D	E	F	G	H	J
Living Room / Dining Room 客廳 / 飯廳	Lighting Switch 燈掣	2	4	4	4	4	2	4	4	2
	Lighting Point 燈位	3	2	2	2	2	3	2	2	3
	TV&FM Outlet 電視及電台天線插座	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1
	Data Point 網絡插座	2	2	2	2	2	2	2	2	2
	Switch For Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1	–	–	–	–	1	–	–	1
	Switch For Electrical Water Heater and Exhaust Fan 電熱水爐及排氣扇開關掣	–	1	1	1	1	–	1	1	–
	Wireless Charger 無線充電器	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet With USB Outlet 13A單位電插座連USB插座	3	2	2	2	2	3	2	2	3
	13A Twin Socket Outlet With USB Outlet 13A雙位電插座連USB插座	–	1	1	1	1	–	1	1	–
	13A Single Socket Outlet 13A單位電插座	–	1	1	1	1	–	1	1	–
	Fused Spur Unit For Cabinet Light 櫃燈接線座	1	1	1	1	1	1	1	1	1
	Fused Spur Unit For Light Fitting 燈具接線座	–	1	1	1	1	–	1	1	–
	Fused Spur Unit 接線座	–	1	1	1	1	–	1	1	–
	Fused Spur Unit For Curtain 窗簾接線座	1	1	1	1	1	1	1	1	1
	Miniature Circuit Breaker Board 配電箱	1	1	1	1	1	1	1	1	–
	Smoke Detector 煙霧感應器	1	1	1	1	1	1	1	1	1
	Connection Unit For Steam Oven 蒸焗爐接線蘇	–	1	1	1	1	–	1	1	–
	13A Single Socket Outlet For Refrigerator 雪櫃13A單位電插座	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	2	2	2	2	2	2	2	2	2

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

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

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

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位								
		5/F-12/F, 15/F-21/F, 23/F & 25/F 5樓至12樓、15樓至21樓、23樓及25樓								
		A	B	C	D	E	F	G	H	J
Bedroom 睡房	Lighting Switch 燈掣	2	–	–	–	–	2	–	–	2
	Lighting Point 燈位	1	–	–	–	–	1	–	–	1
	Data Point 網絡插座	1	–	–	–	–	1	–	–	1
	Switch For Electrical Water Heater and Exhaust Fan 電熱水爐及排氣扇開關掣	1	–	–	–	–	1	–	–	1
	Switch For Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1	–	–	–	–	1	–	–	1
	Fused Spur Unit For Light Fitting 燈具接線座	1	–	–	–	–	1	–	–	1
	Fused Spur Unit 接線座	1	–	–	–	–	1	–	–	1
	Fused Spur Unit For Curtain 窗簾接線座	1	–	–	–	–	1	–	–	1
	13A Single Socket Outlet 13A單位電插座	1	–	–	–	–	1	–	–	1
	13A Single Socket Outlet With USB Outlet 13A單位電插座連USB插座	3	–	–	–	–	3	–	–	3
Open Kitchen 開放式廚房	Lighting Point 燈位	1	–	–	–	–	1	–	–	1
	Miniature Circuit Breaker Board 配電箱	–	–	–	–	–	–	–	–	1
	13A Single Socket Outlet For Cooker Hood 抽油煙機13A單位電插座	1	1	1	1	1	1	1	1	1
	Connection Unit For Steam Oven 蒸焗爐接線蘇	1	–	–	–	–	1	–	–	1
	13A Single Socket Outlet For Washer Dryer 洗衣乾衣機13A單位電插座	–	1	1	1	1	–	1	1	–
	Fused Spur Unit For Induction Hob 電磁爐接線座	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet With USB Outlet 13A雙位電插座連USB插座	1	1	1	1	1	1	1	1	1
	Fused Spur Unit For Cabinet Light 櫃燈接線座	2	2	2	2	2	2	2	2	2
	Switch For Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	–	1	1	1	1	–	1	1	–
	Water Outlet Connection Point for Washer Dryer 洗衣乾衣機去水位	–	1	1	1	1	–	1	1	–
	Water Inlet Connection Point for Washer Dryer 洗衣乾衣機來水位	–	1	1	1	1	–	1	1	–
	Sprinkler Head 消防花灑頭	2	3	3	3	3	2	3	3	2

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Notes : 1. The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "–"denotes "not provided".

2. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 上表內之數字表示安裝於單位內機電裝置的數量。符號"–" 表示 "不提供"。

2. 不設4樓、13樓、14樓 及24樓。

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES
住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位								
		5/F-12/F, 15/F-21/F, 23/F & 25/F 5樓至12樓、15樓至21樓、23樓及25樓								
		A	B	C	D	E	F	G	H	J
Bathroom 浴室	Lighting Point 燈位	3	3	3	3	3	3	3	3	3
	13A Single Socket Outlet With USB Outlet 13A單位電插座連USB插座	1	1	1	1	1	1	1	1	1
	Fused Spur Unit For Cabinet Light 櫃燈接線座	2	2	2	2	2	2	2	2	2
	Triple Pole & Neutral Isolating Switch For Electrical Water Heater 電熱水爐三極隔離開關掣	1	1	1	1	1	1	1	1	1
	Fused Spur Unit For Exhaust Fan 排氣扇接線座	1	1	1	1	1	1	1	1	1
Balcony / Utility Platform 露台 / 工作平台	Lighting Point 燈位	1	1	1	1	1	1	1	1	1
	Water Outlet Connection Point for Washer Dryer 洗衣乾衣機去水位	1	–	–	–	–	1	–	–	1
	Water Inlet Connection Point for Washer Dryer 洗衣乾衣機來水位	1	–	–	–	–	1	–	–	1
	13A Single Weatherproof Socket Outlet 13A單位防水電插座	1	–	–	–	–	1	–	–	1
Air-conditioning Platform 空調機平台	20A Double Pole Weatherproof Switch For Air-Conditioning (Outdoor Unit) 20A 空調機(室外機)雙極防水開關掣	1	1	1	1	1	1	1	1	1

The Vendor undertakes that if appliances of the specified brand name or model number are not installed in the Development, appliances of comparable quality will be installed.
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的設備，便會安裝品質相若的設備。

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

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

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位								
		22/F 22樓								
		A	B	C	D	E	F	G	H	J
Living Room / Dining Room 客廳 / 飯廳	Lighting Switch 燈掣	2	4	4	4	4	2	4	4	2
	Lighting Point 燈位	3	2	2	2	2	3	2	2	3
	TV&FM Outlet 電視及電台天線插座	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1
	Data Point 網絡插座	2	2	2	2	2	2	2	2	2
	Switch For Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1	–	–	–	–	1	–	–	1
	Switch For Electrical Water Heater and Exhaust Fan 電熱水爐及排氣扇開關掣	–	1	1	1	1	–	1	1	–
	Wireless Charger 無線充電器	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet With USB Outlet 13A單位電插座連USB插座	3	2	2	2	2	3	2	2	3
	13A Twin Socket Outlet With USB Outlet 13A雙位電插座連USB插座	–	1	1	1	3	–	1	1	–
	13A Single Socket Outlet 13A單位電插座	–	1	1	1	1	–	1	1	–
	13A Twin Socket Outlet 13A雙位電插座	2	2	2	2	–	2	2	2	2
	Fused Spur Unit For Cabinet Light 櫃燈接線座	1	1	1	1	1	1	1	1	1
	Fused Spur Unit For Light Fitting 燈具接線座	–	1	1	1	1	–	1	1	–
	Fused Spur Unit 接線座	–	1	1	1	1	–	1	1	–
	Fused Spur Unit For Curtain 窗簾接線座	1	1	1	1	1	1	1	1	1
	Miniature Circuit Breaker Board 配電箱	1	1	1	1	1	1	1	1	–
	Smoke Detector 煙霧感應器	1	1	1	1	1	1	1	1	1
	Connection Unit For Steam Oven 蒸焗爐接線蘇	–	1	1	1	1	–	1	1	–
	13A Single Socket Outlet For Refrigerator 雪櫃13A單位電插座	1	1	1	1	1	1	1	1	1

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

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

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

備註：上表內之數字表示安裝於單位內機電裝置的數量。符號"–"表示"不提供"。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位								
		22/F 22樓								
		A	B	C	D	E	F	G	H	J
Bedroom 睡房	Lighting Switch 燈掣	2	–	–	–	–	2	–	–	2
	Lighting Point 燈位	1	–	–	–	–	1	–	–	1
	Data Point 網絡插座	1	–	–	–	–	1	–	–	1
	Switch For Electrical Water Heater and Exhaust Fan 電熱水爐及排氣扇開關掣	1	–	–	–	–	1	–	–	1
	Switch For Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1	–	–	–	–	1	–	–	1
	Fused Spur Unit For Light Fitting 燈具接線座	1	–	–	–	–	1	–	–	1
	Fused Spur Unit 接線座	1	–	–	–	–	1	–	–	1
	Fused Spur Unit For Curtain 窗簾接線座	1	–	–	–	–	1	–	–	1
	13A Single Socket Outlet 13A單位電插座	1	–	–	–	–	1	–	–	1
	13A Single Socket Outlet With USB Outlet 13A單位電插座連USB插座	3	–	–	–	–	3	–	–	3
Open Kitchen 開放式廚房	Lighting Point 燈位	1	–	–	–	–	1	–	–	1
	Miniature Circuit Breaker Board 配電箱	–	–	–	–	–	–	–	–	1
	13A Single Socket Outlet For Cooker Hood 抽油煙機13A單位電插座	1	1	1	1	1	1	1	1	1
	Connection Unit For Steam Oven 蒸焗爐接線蘇	1	–	–	–	–	1	–	–	1
	13A Single Socket Outlet For Washer Dryer 洗衣乾衣機13A單位電插座	–	1	1	1	1	–	1	1	–
	Fused Spur Unit For Induction Hob 電磁爐接線座	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet With USB Outlet 13A雙位電插座連USB插座	1	1	1	1	1	1	1	1	1
	Fused Spur Unit For Cabinet Light 櫃燈接線座	1	1	1	1	1	1	1	1	1
	Switch For Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	–	1	1	1	1	–	1	1	–
	Water Outlet Connection Point for Washer Dryer 洗衣乾衣機去水位	–	1	1	1	1	–	1	1	–
	Water Inlet Connection Point for Washer Dryer 洗衣乾衣機來水位	–	1	1	1	1	–	1	1	–
	Sprinkler Head 消防花灑頭	2	3	3	3	3	2	3	3	2

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

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

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

備註：上表內之數字表示安裝於單位內機電裝置的數量。符號"–"表示"不提供"。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位								
		22/F 22樓								
		A	B	C	D	E	F	G	H	J
Bathroom 浴室	Lighting Point 燈位	3	3	3	3	3	3	3	3	3
	13A Single Socket Outlet With USB Outlet 13A單位電插座連USB插座	1	1	1	1	1	1	1	1	1
	Fused Spur Unit For Cabinet Light 櫃燈接線座	2	2	2	2	2	2	2	2	2
	Triple Pole & Neutral Isolating Switch For Electrical Water Heater 電熱水爐三極隔離開關掣	1	1	1	1	1	1	1	1	1
	Fused Spur Unit For Exhaust Fan 排氣扇接線座	1	1	1	1	1	1	1	1	1
Balcony / Utility Platform 露台 / 工作平台	Lighting Point 燈位	1	1	1	1	1	1	1	1	1
	Water Outlet Connection Point for Washer Dryer 洗衣乾衣機去水位	1	–	–	–	–	1	–	–	1
	Water Inlet Connection Point for Washer Dryer 洗衣乾衣機來水位	1	–	–	–	–	1	–	–	1
	13A Single Weatherproof Socket Outlet 13A單位防水電插座	1	–	–	–	–	1	–	–	1
Air-conditioning Platform 空調機平台	20A Double Pole Weatherproof Switch For Air-Conditioning (Outdoor Unit) 20A 空調機(室外機)雙極防水開關掣	1	1	1	1	1	1	1	1	1

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

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

備註：上表內之數字表示安裝於單位內機電裝置的數量。符號"–"表示"不提供"。

FITTINGS, FINISHES AND APPLIANCES

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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位								
		26/F 26樓								
		A	B	C	D	E	F	G	H	J
Living Room / Dining Room 客廳 / 飯廳	Lighting Switch 燈掣	2	4	4	4	4	2	4	4	2
	Lighting Point 燈位	3	2	2	2	2	3	2	2	3
	TV&FM Outlet 電視及電台天線插座	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1
	Data Point 網絡插座	2	2	2	2	2	2	2	2	2
	Switch For Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1	–	–	–	–	1	–	–	1
	Switch For Electrical Water Heater and Exhaust Fan 電熱水爐及排氣扇開關掣	–	1	1	1	1	–	1	1	–
	Wireless Charger 無線充電器	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet With USB Outlet 13A單位電插座連USB插座	3	2	2	2	2	3	2	2	3
	13A Twin Socket Outlet With USB Outlet 13A雙位電插座連USB插座	–	1	1	1	1	–	1	1	–
	13A Single Socket Outlet 13A單位電插座	–	1	1	1	1	–	1	1	–
	13A Twin Socket Outlet 13A雙位電插座	2	2	2	2	2	2	2	2	2
	Fused Spur Unit For Cabinet Light 櫃燈接線座	1	1	1	1	1	1	1	1	1
	Fused Spur Unit For Light Fitting 燈具接線座	–	1	1	1	1	–	1	1	–
	Fused Spur Unit 接線座	–	1	1	1	1	–	1	1	–
	Fused Spur Unit For Curtain 窗簾接線座	1	1	1	1	1	1	1	1	1
	Miniature Circuit Breaker Board 配電箱	1	1	1	1	1	1	1	1	–
	Smoke Detector 煙霧感應器	1	1	1	1	1	1	1	1	1
	Connection Unit For Steam Oven 蒸焗爐接線蘇	–	1	1	1	1	–	1	1	–
	13A Single Socket Outlet For Refrigerator 雪櫃13A單位電插座	1	1	1	1	1	1	1	1	1

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

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

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

備註：上表內之數字表示安裝於單位內機電裝置的數量。符號"–"表示"不提供"。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位								
		26/F 26樓								
		A	B	C	D	E	F	G	H	J
Bedroom 睡房	Lighting Switch 燈掣	2	—	—	—	—	2	—	—	2
	Lighting Point 燈位	1	—	—	—	—	1	—	—	1
	TV&FM Outlet 電視及電台天線插座	—	—	—	—	—	1	—	—	—
	Data Point 網絡插座	1	—	—	—	—	1	—	—	1
	Switch For Electrical Water Heater and Exhaust Fan 電熱水爐及排氣扇開關掣	1	—	—	—	—	1	—	—	1
	Switch For Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1	—	—	—	—	1	—	—	1
	Fused Spur Unit For Light Fitting 燈具接線座	1	—	—	—	—	1	—	—	1
	Fused Spur Unit 接線座	1	—	—	—	—	1	—	—	1
	Fused Spur Unit For Curtain 窗簾接線座	1	—	—	—	—	1	—	—	1
	13A Single Socket Outlet 13A單位電插座	1	—	—	—	—	1	—	—	1
	13A Single Socket Outlet With USB Outlet 13A單位電插座連USB插座	3	—	—	—	—	3	—	—	3
Open Kitchen 開放式廚房	Lighting Point 燈位	1	—	—	—	—	1	—	—	1
	Miniature Circuit Breaker Board 配電箱	—	—	—	—	—	—	—	—	1
	13A Single Socket Outlet For Cooker Hood 抽油煙機13A單位電插座	1	1	1	1	1	1	1	1	1
	Connection Unit For Steam Oven 蒸焗爐接線蘇	1	—	—	—	—	1	—	—	1
	13A Single Socket Outlet For Washer Dryer 洗衣乾衣機13A單位電插座	—	1	1	1	1	—	1	1	—
	Fused Spur Unit For Induction Hob 電磁爐接線座	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet With USB Outlet 13A雙位電插座連USB插座	1	1	1	1	1	1	1	1	1
	Fused Spur Unit For Cabinet Light 櫃燈接線座	1	1	1	1	1	2	1	1	1
	Switch For Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣掣	—	1	1	1	1	—	1	1	—
	Water Outlet Connection Point for Washer Dryer 洗衣乾衣機去水位	—	1	1	1	1	—	1	1	—
	Water Inlet Connection Point for Washer Dryer 洗衣乾衣機來水位	—	1	1	1	1	—	1	1	—
	Sprinkler Head 消防花灑頭	2	3	3	3	3	2	3	3	2

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

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

備註：上表內之數字表示安裝於單位內機電裝置的數量。符號"—"表示"不提供"。

FITTINGS, FINISHES AND APPLIANCES

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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位								
		26/F 26樓								
		A	B	C	D	E	F	G	H	J
Bathroom 浴室	Lighting Point 燈位	3	3	3	3	3	3	3	3	3
	13A Single Socket Outlet With USB Outlet 13A單位電插座連USB插座	1	1	1	1	1	1	1	1	1
	Fused Spur Unit For Cabinet Light 櫃燈接線座	2	2	2	2	2	2	2	2	2
	Fused Spur Unit For Exhaust Fan 排氣扇接線座	1	1	1	1	1	1	1	1	1
	Triple Pole & Neutral Isolating Switch For Electrical Water Heater 電熱水爐三極隔離開關掣	1	1	1	1	1	1	1	1	1
Balcony / Utility Platform 露台 / 工作平台	Lighting Point 燈位	1	1	1	1	1	1	1	1	1
	Water Outlet Connection Point for Washer Dryer 洗衣乾衣機去水位	1	–	–	–	–	1	–	–	1
	Water Inlet Connection Point for Washer Dryer 洗衣乾衣機來水位	1	–	–	–	–	1	–	–	1
	13A Single Weatherproof Socket Outlet 13A單位防水電插座	1	–	–	–	–	1	–	–	1
Air-conditioning Platform 空調機平台	20A Double Pole Weatherproof Switch For Air-Conditioning (Outdoor Unit) 20A 空調機(室外機)雙極防水開關掣	1	1	1	1	1	1	1	1	1
Private Flat Roof 私人平台	Lighting Point 燈位	–	–	–	–	–	–	–	–	4
	Weatherproof Lighting Switch 防水燈掣	–	–	–	–	–	–	–	–	1
	13A Single Weatherproof Socket Outlet 13A單位防水電插座	–	–	–	–	–	–	–	–	1

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

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

備註：上表內之數字表示安裝於單位內機電裝置的數量。符號"–"表示"不提供"。

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住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位						
		27/F 27樓						
		A	B	C	D	E	F	G
Living Room / Dining Room 客廳 / 飯廳	Lighting Switch 燈掣	2	4	4	4	4	2	4
	Lighting Point 燈位	3	2	2	2	2	3	4
	TV&FM Outlet 電視及電台天線插座	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1
	Data Point 網絡插座	2	2	2	2	2	2	2
	Switch For Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1	–	–	–	–	1	1
	Switch For Electrical Water Heater and Exhaust Fan 電熱水爐及排氣扇開關掣	–	1	1	1	1	–	1
	Wireless Charger 無線充電器	1	1	1	1	1	1	1
	13A Single Socket Outlet With USB Outlet 13A單位電插座連USB插座	3	2	2	2	2	3	1
	13A Twin Socket Outlet With USB Outlet 13A雙位電插座連USB插座	–	1	1	1	1	–	2
	13A Single Socket Outlet 13A單位電插座	–	1	1	1	1	–	–
	13A Twin Socket Outlet 13A雙位電插座	2	2	2	2	2	2	3
	Fused Spur Unit For Cabinet Light 櫃燈接線座	1	1	1	1	1	1	1
	Fused Spur Unit For Light Fitting 燈具接線座	–	1	1	1	1	–	–
	Fused Spur Unit 接線座	–	1	1	1	1	–	–
	Fused Spur Unit For Curtain 窗簾接線座	1	1	1	1	1	1	1
	Miniature Circuit Breaker Board 配電箱	1	1	1	1	1	1	1
	Smoke Detector 煙霧感應器	1	1	1	1	1	1	1
	Connection Unit For Steam Oven 蒸焗爐接線蘇	–	1	1	1	1	–	–
	13A Single Socket Outlet For Refrigerator 雪櫃13A單位電插座	1	1	1	1	1	1	1
	Water Outlet Connection Point for Washer Dryer 洗衣乾衣機去水位	–	–	–	–	–	–	1
	Water Inlet Connection Point for Washer Dryer 洗衣乾衣機來水位	–	–	–	–	–	–	1

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

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

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

備註：上表內之數字表示安裝於單位內機電裝置的數量。符號"–"表示"不提供"。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位						
		27/F 27樓						
		A	B	C	D	E	F	G
Bedroom 睡房	Lighting Switch 燈掣	2	—	—	—	—	2	—
	Lighting Point 燈位	1	—	—	—	—	1	—
	Data Point 網絡插座	1	—	—	—	—	1	—
	Switch For Electrical Water Heater and Exhaust Fan 電熱水爐及排氣扇開關掣	1	—	—	—	—	1	—
	Switch For Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1	—	—	—	—	1	—
	Fused Spur Unit For Light Fitting 燈具接線座	1	—	—	—	—	1	—
	Fused Spur Unit 接線座	1	—	—	—	—	1	—
	Fused Spur Unit For Curtain 窗簾接線座	1	—	—	—	—	1	—
	13A Single Socket Outlet With USB Outlet 13A單位電插座連USB插座	3	—	—	—	—	3	—
	13A Single Socket Outlet 13A單位電插座	1	—	—	—	—	1	—
Bedroom 1 睡房 1	Lighting Switch 燈掣	—	—	—	—	—	—	1
	Lighting Point 燈位	—	—	—	—	—	—	2
	TV&FM Outlet 電視及電台天線插座	—	—	—	—	—	—	1
	Data Point 網絡插座	—	—	—	—	—	—	1
	Switch For Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	—	—	—	—	—	—	1
	Fused Spur Unit 接線座	—	—	—	—	—	—	1
	Fused Spur Unit For Curtain 窗簾接線座	—	—	—	—	—	—	1
	13A Single Socket Outlet With USB Outlet 13A單位電插座連USB插座	—	—	—	—	—	—	2
	13A Twin Socket Outlet With USB Outlet 13A雙位電插座連USB插座	—	—	—	—	—	—	1
	13A Single Socket Outlet 13A單位電插座	—	—	—	—	—	—	1

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

備註：上表內之數字表示安裝於單位內機電裝置的數量。符號"—"表示"不提供"。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位						
		27/F 27樓						
		A	B	C	D	E	F	G
Bedroom 2 睡房 2	Lighting Switch 燈掣	—	—	—	—	—	—	1
	Lighting Point 燈位	—	—	—	—	—	—	1
	TV&FM Outlet 電視及電台天線插座	—	—	—	—	—	—	1
	Data Point 網絡插座	—	—	—	—	—	—	1
	Switch For Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	—	—	—	—	—	—	1
	Fused Spur Unit 接線座	—	—	—	—	—	—	1
	Fused Spur Unit For Curtain 窗簾接線座	—	—	—	—	—	—	1
	13A Single Socket Outlet With USB Outlet 13A單位電插座連USB插座	—	—	—	—	—	—	2
	13A Single Socket Outlet 13A單位電插座	—	—	—	—	—	—	1
Open Kitchen 開放式廚房	Lighting Point 燈位	1	—	—	—	—	1	—
	13A Single Socket Outlet For Cooker Hood 抽油煙機13A單位電插座	1	1	1	1	1	1	1
	Connection Unit For Steam Oven 蒸焗爐接線蘇	1	—	—	—	—	1	1
	13A Single Socket Outlet For Washer Dryer 洗衣乾衣機13A單位電插座	—	1	1	1	1	—	1
	Fused Spur Unit For Induction Hob 電磁爐接線座	1	1	1	1	1	1	1
	13A Twin Socket Outlet With USB Outlet 13A雙位電插座連USB插座	1	1	1	1	1	1	1
	Fused Spur Unit For Cabinet Light 櫃燈接線座	1	1	1	1	1	1	1
	Water Outlet Connection Point for Washer Dryer 洗衣乾衣機去水位	—	1	1	1	1	—	—
	Water Inlet Connection Point for Washer Dryer 洗衣乾衣機來水位	—	1	1	1	1	—	—
	Sprinkler Head 消防花灑頭	2	3	3	3	3	2	2

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

備註：上表內之數字表示安裝於單位內機電裝置的數量。符號"—"表示"不提供"。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位						
		27/F 27樓						
		A	B	C	D	E	F	G
Bathroom 浴室	Lighting Point 燈位	3	3	3	3	3	3	4
	13A Single Socket Outlet With USB Outlet 13A單位電插座連USB插座	1	1	1	1	1	1	1
	Fused Spur Unit For Cabinet Light 櫃燈接線座	2	2	2	2	2	2	2
	Fused Spur Unit For Exhaust Fan 排氣扇接線座	1	1	1	1	1	1	1
	Triple Pole & Neutral Isolating Switch For Electrical Water Heater 電熱水爐三極隔離開關掣	1	1	1	1	1	1	1
Balcony / Utility Platform 露台 / 工作平台	Lighting Point 燈位	1	1	1	1	1	1	1
	Water Outlet Connection Point for Washer Dryer 洗衣乾衣機去水位	1	–	–	–	–	1	–
	Water Inlet Connection Point for Washer Dryer 洗衣乾衣機來水位	1	–	–	–	–	1	–
	13A Twin Weatherproof Socket Outlet 13A雙位防水電插座	1	–	–	–	–	1	–
Air-conditioning Platform 空調機平台	20A Double Pole Weatherproof Switch For Air-Conditioning (Outdoor Unit) 20A 空調機(室外機)雙極防水開關掣	1	1	1	1	1	1	1
Private Roof 私人天台	Lighting Point 燈位	4	2	2	2	4	4	6
	Weatherproof Lighting Switch 防水燈掣	1	1	1	1	1	1	1
	13A Single Weatherproof Socket Outlet 13A單位防水電插座	1	1	1	1	1	1	2
	20A Double Pole Weatherproof Switch For Split-type Air-Conditioning Outdoor Unit 20A 分體式空調機室外機雙極防水開關掣	–	–	–	–	–	–	1

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

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

備註：上表內之數字表示安裝於單位內機電裝置的數量。符號"–"表示"不提供"。

SERVICE AGREEMENTS

服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

GOVERNMENT RENT 地稅

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

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

MISCELLANEOUS PAYMENTS BY PURCHASER

買方的雜項付款

- (a) On the delivery of the vacant possession of the specified residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water, electricity and gas. As there is no gas supply for the residential property, the purchaser is not liable to pay the owner the deposits for the gas.
 - (b) On that delivery, the purchaser is also liable to pay a debris removal fee, to the manager of the Development, but not to the owner.
- (a) 在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金；由於住宅物業並無氣體供應，買方無須向擁有人補還氣體按金。
 - (b) 在交付時，買方應該將清理廢料的費用支付給發展項目的管理人而非擁有人。

DEFECT LIABILITY WARRANTY PERIOD

欠妥之處的保養責任期

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

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

MAINTENANCE OF SLOPES
斜坡維修

Not Applicable.

不適用。

MODIFICATION

修訂

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

發展項目現時並沒有向政府提出申請修訂批地文件。

RELEVANT INFORMATION

有關資料

I. Pipes

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

II. Operation of building maintenance system

1. During the regular and specially arranged inspection, cleaning, maintenance or repairing of the external walls (including the curtain wall structures and the common areas and facilities of the Development as arranged by the Manager, the building maintenance system including but not limited to gondola(s) or likewise equipment (whether its installation is permanent or temporary) may be installed and/or parked on the flat roofs and/or roofs and operated in air space directly above the flat roofs and the roofs as well as outside the windows and the balconies of the residential units.
2. Under the Deed of Mutual Covenant, the Manager shall have the right upon reasonable notice (except in an emergency), to access into those residential units in the Development consisting of flat roof(s) and/or roof(s) (with or without workmen) for operating the building maintenance system, including but not limited to the anchoring of the gondola or likewise equipment at the brackets located at the building perimeter along such part of the common areas and facilities of the Development adjacent to the roof and/or flat roof forming part of a residential unit and/or the resting of the gondola or likewise equipment on the roofs and/or the flat roofs forming part of a residential unit for cleaning, maintaining and/or repairing the external wall and the common areas and facilities of the Development.

III. Sunken Slabs

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

I. 喉管

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

II. 大廈保養系統操作

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

III. 跌級樓板

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

RELEVANT INFORMATION
有關資料

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RELEVANT INFORMATION
有關資料

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ADDRESS OF THE WEBSITE DESIGNATED BY THE VENDOR FOR THE DEVELOPMENT
賣方就發展項目指定的互聯網網站的網址

The address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: <http://www.themet.com.hk/larchwood>

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

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

Breakdown of GFA Concessions Obtained for All Features

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

		Area (m ²)
Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1.(#)	Carpark and loading/unloading area excluding public transport terminus	N/A
2.	Plant rooms and similar services	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	176.073
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.	606.279
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	N/A
Green Features under Joint Practice Notes 1 and 2		
3.	Balcony	196.000
4.	Wider common corridor and lift lobby	N/A
5.	Communal sky garden	N/A
6.	Acoustic fin	N/A
7.	Wing wall, wind catcher and funnel	N/A
8.	Non-structural prefabricated external wall	99.933
9.	Utility platform	48.750
10.	Noise barrier	N/A
Amenity Features		
11.	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	1.647
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	57.702
13.	Covered landscaped and play area	52.813
14.	Horizontal screens/covered walkways and trellis	N/A
15.	Larger lift shaft	72.441

Amenity Features		
16.	Chimney shaft	N/A
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	N/A
18.(#)	Pipe duct, air duct for mandatory feature or essential plant room	81.938
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	N/A
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature	N/A
21.	Void in duplex domestic flat and house	N/A
22.	Sunshade and reflector	N/A
23.(#)	Minor projection such as A/C box, A/C platform, window cill and projecting window	N/A
24.	Other projection such as A/C box and platform not covered in paragraph 3(b) and (c) of PNAP APP-19	N/A
Other Exempted Items		
25.(#)	Refuge floor including refuge floor cum sky garden	N/A
26.	Covered area under large projecting/ overhanging feature	N/A
27.	Public transport terminus	N/A
28.(#)	Party structure and common staircase	N/A
29.(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	58.294
30.	Public passage	N/A
31.	Covered set back area	N/A
Bonus GFA		
32.	Bonus GFA	N/A
Additional Green Features under Joint Practice Note (No. 8)		
33.	Buildings adopting Modular Intergrated Construction	N/A

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

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

The Environmental Assessment of the Building

Green Building Certification

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

Provisional
UNCLASSIFIED



HKGBC
香港綠色建築議會

Application no.: PAU0073/22

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

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

Part I					
Provision of Central Air Conditioning	No				
Provision of Energy Efficient Features	Yes				
Energy Efficient Features proposed:	1. Gearless ACVVVF Lifts ; 2. High Efficient Air Conditioning Units ; 3. High Efficient Lighting System				
Part II : The predicted annual energy use of the proposed building / part of building ^(Note 1)					
Location	Internal Floor Area Served(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
Area served by central building services installation ^(Note 3)	0	0	N/A	0	N/A
Part III: The following installations are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)					
Type of Installations	Yes	No		N/A	
Lighting Installations	✓	—		—	
Air Conditioning Installations	✓	—		—	
Electrical Installations	✓	—		—	
Lift & Escalator Installations	✓	—		—	
Performance-based Approach	—	—		✓	

- Notes:
1. In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency. The predicted annual energy use, in terms of electricity consumption (kWh/m²/annum) and town gas/LPG consumption (unit/m²/annum), of the development by the internal floor area served, where:
(a) "total annual energy use" has the same meaning of "annual energy use" in the BEAM Plus New Buildings (current version); and
(b) "internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.

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.

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

獲寬免總樓面面積的設施分項

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

		面積 (平方米)
根據《建築物 (規劃) 規例》第23(3)(b)條不計算的總樓面面積		
1.(#)	停車場及上落客貨地方（公共交通總站除外）	不適用
2.	機房及相類設施	
2.1	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》)或規例限制的強制性設施及必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	176.073
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及必要機房，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	606.279
2.3	非強制性或非必要機房，例如空調機房、送風櫃房等	不適用
根據聯合作業備考第 1 及第 2 號提供的環保設施		
3.	露台	196.000
4.	加闊的公用走廊及升降機大堂	不適用
5.	公用空中花園	不適用
6.	隔聲鰭	不適用
7.	翼牆、捕風器及風斗	不適用
8.	非結構預製外牆	99.933
9.	工作平台	48.750
10.	隔音屏障	不適用
適意設施		
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	1.647
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	57.702
13.	有蓋園景區及遊樂場地	52.813
14.	橫向屏障/有蓋人行道及花棚	不適用
15.	擴大升降機槽	72.441

適意設施		
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及氣槽	81.938
19.	非強制性設施或非必要機房所需的管槽及氣槽	不適用
20.	環保系統及設施所需的機房、管槽及氣槽	不適用
21.	複式住宅單位及洋房的中空空間	不適用
22.	遮陽篷及反光罩	不適用
23.(#)	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	不適用
其他項目		
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	58.294
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		
32.	額外總樓面面積	不適用
根據聯合作業備考(第 8 號)提供的額外環保設施		
33.	採用「組裝合成」建築法的樓宇	不適用

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

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

有關建築物的環境評估

綠色建築認證

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

暫定評級
不予評級



HKGBC
香港綠色建築議會

申請編號: PAU0073/22

發展項目的公用部分的預計能量表現或消耗

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

第 I 部分					
提供中央空調	否				
提供具能源效益的設施	是				
擬安裝的具能源效益的設施：—	1. 無齒輪交流變壓變頻升降機； 2. 高效能空調機； 3. 高效能照明系統				
第 II 部分: 擬興建樓宇/部分樓宇預計每年能源消耗量 (註腳1)：—					
位置	使用有關裝置的內部樓面面積 (平方米)	基線樓宇 (註腳2) 每年能源消耗量		擬興建樓宇每年能源消耗量	
		電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年	電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年
有使用中央屋宇裝備裝置(註腳3)的部份	0	0	不適用	0	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：—					
裝置類型	是	否		不適用	
照明裝置	✓	—		—	
空調裝置	✓	—		—	
電力裝置	✓	—		—	
升降機及自動梯的裝置	✓	—		—	
以總能源為本的方法	—	—		✓	

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. "基準樓宇"與新建樓宇BEAM Plus標準(現行版本)中的"基準建築物模式(零分標準)"具有相同涵義。

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。

The date on which this Sales Brochure is printed is 19 August 2022.
There may be future changes to the Development and the surrounding areas.

本售樓說明書印製日期為2022年8月19日。
發展項目及其周邊地區日後可能出現改變。

Examination Record

檢視紀錄

Examination/ Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
11 November 2022 2022年11月11日	13	Location Plan of the Development is updated 更新發展項目的所在位置圖
	41, 43	Summary of Deed of Mutual Covenant is updated 更新公契的摘要
	44, 46, 47	Summary of Land Grant is updated 更新批地文件的摘要
2 February 2023 2023年2月2日	13	Location Plan of the Development is updated 更新發展項目的所在位置圖
25 April 2023 2023年4月25日	1-6	Notes to Purchasers of First-Hand Residential Properties is updated 更新一手住宅物業買家須知
	13	Location Plan of the Development is updated 更新發展項目的所在位置圖
	15, 16	Aerial Photograph of the Development is updated 更新發展項目的鳥瞰照片
	27	Floor Plans of Residential Properties in the Development is updated 更新發展項目的住宅物業的樓面平面圖
	57, 78	Fittings, Finishes and Appliances is updated 更新裝置、裝修物料及設備
19 July 2023 2023年7月19日	13	Location Plan of the Development is updated 更新發展項目的所在位置圖
	15, 16	Aerial Photograph of the Development is updated 更新發展項目的鳥瞰照片
	17, 18	Outline Zoning Plan ETC. Relating to the Development is updated 更新關乎發展項目的分區計劃大綱圖等

Examination Record

檢視紀錄

Examination/ Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
12 October 2023 2023年10月12日	13	Location Plan of the Development is updated 更新發展項目的所在位置圖
	96, 97, 98, 99	Information in Application for Concession on Gross Floor Area of Building is updated 更新申請建築物總樓面面積寬免的資料
5 January 2024 2024年1月5日	8	Information on Vendor and Others Involved in the Development Is updated 更新賣方及有參與發展項目的其他人的資料
	13	Location Plan of the Development is updated 更新發展項目的所在位置圖
	60, 61, 68, 69, 70, 71, 81, 82	Fittings, Finishes and Appliances is updated 更新裝置、裝修物料及設備
28 March 2024 2024年3月28日	13	Location Plan of the Development is updated 更新發展項目的所在位置圖
	17, 18	Outline Zoning Plan ETC. Relating to the Development is updated 更新關乎發展項目的分區計劃大綱圖等
	22	Layout Plan of the Development is updated 更新發展項目的布局圖
	24, 26, 28, 30	Floor Plans of Residential Properties in the Development is updated 更新發展項目的住宅物業的樓面平面圖
	50, 51	Cross-Section Plan of Building in the Development is updated 更新發展項目中的建築物的橫截面圖
	52, 53	Elevation Plan is updated 更新立面圖
	54	Information on Common Facilities in the Development is updated 更新發展項目中的公用設施的資料

Examination Record
檢視紀錄

Examination/ Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
28 March 2024 2024年3月28日	56, 82	Fittings, Finishes and Appliances is updated 更新裝置、裝修物料及設備
	96, 97, 98, 99	Information in Application for Concession on Gross Floor Area of Building is updated 更新申請建築物總樓面面積寬免的資料
25 June 2024 2024年6月25日	7	Information on the Development is updated 更新發展項目的資料
	12	Information on Property Management is updated 更新物業管理的資料
	13	Location Plan of the Development is updated 更新發展項目的所在位置圖
	14, 15, 16	Aerial Photograph of the Development is updated 更新發展項目的鳥瞰照片
	22	Layout Plan of the Development is updated 更新發展項目的布局圖
	23, 24, 26, 28, 30	Floor Plans of Residential Properties in the Development is updated 更新發展項目的住宅物業的樓面平面圖
	32	Area of Residential Properties in the Development is updated 更新發展項目中的住宅物業的面積
	52, 53	Elevation Plan is updated 更新立面圖
23 September 2024 2024年9月23日	13	Location Plan of the Development is updated 更新發展項目的所在位置圖
	94A, 94B	Relevant Information is updated 更新有關資料

Examination Record
檢視紀錄

Examination/ Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
17 December 2024 2024年12月17日	8	Information on Vendor and Others Involved in the Development is updated 更新賣方及有參與發展項目的其他人的資料
	13	Location Plan of the Development is updated 更新發展項目的所在位置圖
	14	Aerial Photograph of the Development is updated 更新發展項目的鳥瞰照片
	17, 18	Outline Zoning Plan ETC. Relating to the Development is updated 更新關乎發展項目的分區計劃大綱圖等
12 March 2025 2025年3月12日	13	Location Plan of the Development is updated 更新發展項目的所在位置圖
	15, 16	Aerial Photograph of the Development is updated 更新發展項目的鳥瞰照片
	22A	Layout Plan of the Development is updated 更新發展項目的布局圖
	24A	Floor Plans of Residential Properties in the Development is updated 更新發展項目的住宅物業的樓面平面圖
	52A, 53A	Elevation Plan is updated 更新立面圖
	94A, 94B	Relevant Information is updated 更新有關資料

