

SERVICES AGREEMENTS

服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

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

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

煤氣由香港中華煤氣有限公司供應。

GOVERNMENT RENT

地稅

The Vendor will pay/has paid (as the case may be) all outstanding Government rent in respect of the residential property up to and including the date of the Assignment of the residential property.

賣方將會繳付/已繳付（視情況而定）有關住宅物業之地稅直至包括住宅物業之買賣成交日期。

MISCELLANEOUS PAYMENTS BY PURCHASER

買方的雜項付款

- a) On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the Vendor (Jet Group Limited) for the deposits for water, electricity and gas¹.
- b) On that delivery, the purchaser is not liable to pay to the Vendor (Jet Group Limited) a debris removal fee¹.

Note:

1. The purchaser should pay to the Manager and not the Vendor of the Phase the deposits for public water and electricity meters and debris removal fee.

- a) 在向買方交付住宅物業在空置情況下的管有權時，買方須負責向賣方（國集有限公司）補還水、電力及氣體的按金¹。

- b) 在交付時，買方不須向賣方（國集有限公司）支付清理廢料的費用¹。

備註：

1. 買方須向管理人而非期數賣方繳付公用水及電力錶按金及清理廢料的費用。

DEFECTS LIABILITY WARRANTY PERIOD

欠妥之處的保養責任期

Defects liability warranty period for the 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.

按買賣合約規定，住宅物業及其內裝置、裝修物料及設備之欠妥之處的保養責任期為住宅物業之成交日期起計為期六(6)個月內。

MAINTENANCE OF SLOPES
斜坡維修

Not Applicable

不適用

MODIFICATION 修訂

No application to the Government for a modification of the Land Grant for the Phase is underway.

本期數現時並沒有向政府提出申請修訂批地文件。

RELEVANT INFORMATION 有關資料

1. Noise mitigation measures

The following measures to mitigate road traffic noise impact from Wetland Park Road, have been provided in the Phase:

- a) Fixed glazing
- b) Fixed glazing with maintenance window - locked under normal circumstance and can be opened occasionally for cleaning or maintenance purpose only by a removable handle which is kept at the management office
- c) Acoustic windows (baffle type) - window with sliding panel behind an outer window
- d) Acoustic windows (baffle type) with MPA - window with sliding panel behind an outer window with micro-perforated absorber (MPA)
- e) Acoustic balcony – with solid parapet wall of minimum 1.2m high in 3 sides, depth of more than 1m and with sound absorption materials applied to the ceiling
- f) Enhanced acoustic balcony – 1.45m high solid parapet wall from finished floor level and sound absorptive materials at the ceiling of the balcony

Please refer to “Floor Plans of Residential Properties in the Phase” section of this Sales Brochure on pages AL01 to AL68 for details on the location of fixed glazing, fixed glazing with maintenance window, acoustic windows (baffle type), acoustic windows (baffle type) with MPA, acoustic balconies and enhanced acoustic balconies.

No owner shall alter, interfere with or remove, or permit or suffered to be altered, interfered with or removed any fixed glazing (if any), fixed glazing with maintenance window (if any), acoustic windows (baffle type) (if any), acoustic windows (baffle type) with MPA (if any), acoustic balconies (if any) and enhanced acoustic balconies (if any) which form part of his residential unit except in accordance with the building plans.

2. Gondola

During the necessary maintenance of the external wall of the following units arranged by the Manager of the Phase, the gondola will be operating in the airspace outside windows and above and on the roof / flat roof / garden / the parapet walls of the following units:-

- T1A – Flat B2, B7 & C5 of 1/F to 3/F and 5/F to 10/F and Flat A1 & A6 of 10/F
- T1B – Flat B2, B7 & C5 of 1/F to 3/F and 5/F to 10/F and Flat A1 & A6 of 10/F

1. 噪音緩解措施

期數已提供以下措施以緩解濕地公園路帶來的道路交通噪音影響：

- a) 固定玻璃
- b) 固定玻璃連維修窗 - 在一般情況下上鎖，只可以透過由管理處保管的拆卸式把手間中打開作清潔或維修之用
- c) 減音窗(擋音式) - 外層窗背面裝設滑動嵌板的窗戶
- d) 減音窗(擋音式)連微穿孔吸聲板 - 外層窗背面裝設滑動嵌板的窗戶連微穿孔吸聲板的窗戶
- e) 減音露台 - 三邊設有至少 1.2 米高的實心扶欄，深度多於 1 米及附有吸音材料應用於天花板
- f) 強效減音露台 - 設有由完成面以上 1.45 米高的實心扶欄及吸音材料於露台的天花板

有關固定玻璃、固定玻璃連維修窗、減音窗(擋音式)、減音窗(擋音式)連微穿孔吸聲板、減音露台及強效減音露台位置的詳情，請參閱本售樓說明書第 AL01 至 AL68 頁「期數的住宅物業的樓面平面圖」一節。

任何業主不可(除非根據建築圖則)更改、干擾或移除或准許他人更改、干擾或移除其住宅單位的任何固定玻璃(如有)、固定玻璃連維修窗(如有)、減音窗(擋音式)(如有)、減音窗(擋音式)連微穿孔吸聲板(如有)、減音露台(如有)及強效減音露台(如有)。

2. 吊船

在期數管理人安排以下單位外牆之必要維修期間，吊船將在該等單位之窗戶外及天台/平台/花園/護牆之上及其上空運作。

- 第 1A 座 - 1 樓至 3 樓及 5 樓至 10 樓 B2、B7 及 C5 單位及 10 樓 A1 及 A6 單位
- 第 1B 座 - 1 樓至 3 樓及 5 樓至 10 樓 B2、B7 及 C5 單位及 10 樓 A1 及 A6 單位

RELEVANT INFORMATION
有關資料

3. Residential Units affected by Communal Aerial Broadcast Distribution System/ Mobile Phone Antenna/ Lightning Pole/ Chimney for Emergency Generator Room/ A/C Outdoor Unit

Communal Aerial Broadcast Distribution System	Top roof of T1A
Mobile Phone Antenna	Top roof of T1A
Lightning Pole	Top roof of T1A & T1B Top roof of RV1, RV3, RV6 & RV8

The following facilities will be installed at the following locations of the Phase

Chimney for Emergency Generator Room	1/F flat roof of T1B
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Please refer to the “Layout Plan of the Development” section of this Sales Brochure on page AK02 for identification of their approximate locations. Prospective purchasers should note the impact (if any) of the above facilities on individual units.

4. Maintenance Window

Maintenance windows are openable for maintenances only.

Please refer to “Floor Plans of Residential Properties in the Phase” section of this Sales Brochure on pages AL01 to AL68 for details on the location of maintenance windows.

3. 受公共天線系統/流動電話天線/避雷針/緊急發電機機房煙囪/冷氣室外機影響之住宅單位

公共天線系統	第 1A 座上層天台
流動電話天線	第 1A 座上層天台
避雷針	第 1A 及 1B 座上層天台 別墅 RV1、RV3、RV6 及 RV8 上層天台

以下設施將會安裝於期數的以下位置

緊急發電機機房煙囪	第 1B 座 1 樓平台
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請參閱本售樓說明書第 AK02 頁的「發展項目的布局圖」一節，以識別其大約位置。請準買家注意上述設施對個別單位造成的影響（如有）。

4. 維修窗戶

維修窗戶只能在作維修時開啟。

有關維修窗戶位置的詳情，請參閱本售樓說明書第 AL01 至 AL68 頁「期數的住宅物業的樓面平面圖」一節。

RELEVANT INFORMATION 有關資料

5. Floodlights and Water Play Equipment at Outdoor Swimming Pool

Floodlights have been provided for lighting of the outdoor swimming pool of the Development in the evening at the following locations:

- At the top of 8 lamp poles reaching a height of +13.55mPD located at common landscape garden near the outdoor swimming pool.
- Floodlights reaching a height of +12.45mPD mounted at the external wall of the Residents' Clubhouse adjoining the outdoor swimming pool.

Water play equipment have been provided for outdoor swimming pool:

- At the top of the equipment reaching a height of +14.00mPD.

For location of the floodlights and water play equipment, please refer to the "Layout Plan of the Development" section of this Sales Brochure on page AK02. Prospective purchasers should note the impact (if any) of the illumination of the floodlights and water play equipment on individual units.

Note : "mPD" means metre above the Hong Kong Principal Datum.

6. Existing trees outside the Development along Tin Shui Road and Wetland Park Road

Prospective purchasers should note the impact (if any) of the existing trees along Tin Shui Road and Wetland Park Road on individual units.

7. Existing Lamp Poles outside the Development along Tin Shui Road and Wetland Park Road

Prospective purchasers should note the impact (if any) of the illumination of the lamp poles along Tin Shui Road and Wetland Park Road on individual units.

5. 室外游泳池之泛光燈及水上遊樂設施

以下位置已提供泛光燈以供發展項目室外游泳池的晚間照明：

- 設置於室外游泳池附近之公用園景花園內之 8 支燈柱，其高度達香港主水平基準以上 13.55 米。
- 毗鄰室外游泳池之住客會所外牆將設置泛光燈，懸掛於外牆上，其高度達香港主水平基準以上 12.45 米。

室外游泳池已設有水上遊樂設施：

- 其最高位置達香港主水平基準以上 14.00 米。

有關泛光燈及水上遊樂設施的位置，請參閱本售樓說明書第 AK02 頁之「發展項目的布局圖」。準買家請注意上述泛光燈之燈光及水上遊樂設施對個別單位造成之影響（如有）。

備註：“mPD”指以米計在香港主水平基準以上。

6. 發展項目以外，沿天瑞路及濕地公園路之現有樹木

準買家請注意沿天瑞路及濕地公園路之現有樹木對個別單位造成之影響（如有）。

7. 發展項目以外，沿天瑞路及濕地公園路之現有街燈

準買家請注意沿天瑞路及濕地公園路之街燈於照明時對個別單位造成之影響（如有）。

RELEVANT INFORMATION

有關資料

8. Public Vehicle Park

In accordance with Special Condition No. 25(a) of the land grant, public vehicle park shall be provided within the Development.

Please refer to the “Layout Plan of the Development” section of this Sales Brochure on page AK02 for identification of the entrance of Public Vehicle Park. Regarding the layout of Public Vehicle Park Car Parking Space, please refer to “Floor Plans of Parking Spaces in the Phase” section of this Sales Brochure on page AN01 to AN02.

Prospective purchasers should note the impact (if any) of the above facilities on individual units.

9. Kindergarten cum child care centre

Kindergarten cum child care centre will be provided in the Development. It is located at G/F of the phase of the Development.

Please refer to the “Layout Plan of the Development” section of this Sales Brochure on page AK02 for identification of their approximate locations. Prospective purchasers should note the impact (if any) of the above facilities on individual units.

10. Lau Fau Shan Fire Station cum Ambulance Depot and Visitor Facilities of Hong Kong Wetland Park

The Development is located in the vicinity of Lau Fau Shan Fire Station cum Ambulance Depot and visitor facilities of Hong Kong Wetland Park.

The Vendor 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.

11. Trees inside the Development

Location, crown spread and height of the trees planted inside the Development may change subject to actual built environment and condition.

8. 公共停車場

根據批地文件特別條款第 25(a)，公共停車場設於發展項目內。

請參閱本售樓說明書第 AK02 頁的「發展項目的布局圖」一節，以識別其公共停車場大約入口。有關公共停車場的樓面平面圖，請參閱本售樓說明書第 AN01 至 AN02 頁的「期數中的停車位的樓面平面圖」一節。

請準買家注意上述設施對個別單位造成的影響（如有）。

9. 幼兒園暨幼兒中心

幼兒園暨幼兒中將設於發展項目內。其位置於地下，屬發展項目的期數。

請參閱本售樓說明書第 AK02 頁的「發展項目的布局圖」一節，以識別其大約位置。請準買家注意上述設施對個別單位造成的影響（如有）。

10. 流浮山消防局暨救護站及香港濕地公園之訪客設施

發展項目鄰近流浮山消防局暨救護站及香港濕地公園之訪客設施。

賣方建議準買家到有關發展項目地盤作實地考察，以對該發地盤、其周邊地區環境及附近的公共設施有較佳了解。

11. 發展項目以內之樹木

種植於發展項目以內之樹木的位置、樹冠及高度或會因應現場的環境及狀況而改變。

WEBSITE ADDRESS FOR THE PHASE 期數的互聯網網站的網址

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

www.wetlandseasonsbay2.com.hk

賣方為施行《一手住宅物業銷售條例》第2部就期數指定的互聯網網站的網址：

www.wetlandseasonsbay2.com.hk

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)			Area (m ²)
Disregarded GFA under Building (Planning) Regulations 23(3)(b)					
1.	Carpark and loading/unloading area excluding public transport terminus	17.500	13.	Covered landscaped and play area	138.920
2.	Plant rooms and similar services		14.	Horizontal screen/covered walkway and trellis	Not Applicable
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc.	331.268	15.	Larger lift shaft	22.257
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.	2662.211	16.	Chimney shaft	Not Applicable
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	Not Applicable	17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	Not Applicable
Green Features under Joint Practice Notes 1 and 2			18.	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room	435.957
3.	Balcony	460.000	19.	Pipe duct, air duct for non-mandatory or non-essential plant room	Not Applicable
4.	Wider common corridor and lift lobby	71.892	20.	Plant room, pipe duct, air duct for environmentally friendly system and feature	Not Applicable
5.	Communal sky garden	Not Applicable	21.	Void in duplex domestic flat and house	Not Applicable
6.	Acoustic fin	Not Applicable	22.	Sunshade and reflector	Not Applicable
7.	Wing wall, wind catcher and funnel	Not Applicable	23.	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window	Not Applicable
8.	Non-structural prefabricated external wall	295.936	24.	Other projection such as A/C box and A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway	Not Applicable
9.	Utility platform	183.750	Other Exempted Items		
10.	Noise barrier	Not Applicable	25.	Refuge floor including refuge floor cum sky garden	Not Applicable
Amenity Features			26.	Covered area under large projecting/ overhanging feature	Not Applicable
11.	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	57.507	27.	Public transport terminus	Not Applicable
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	714.322	28.	Party structure and common staircase	Not Applicable
			29.	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	786.257
			30.	Public passage	Not Applicable
			31.	Covered set back area	Not Applicable
			Bonus GFA		
			32.	Bonus GFA	Not Applicable
			Additional Green Features under Joint Practice Note (No. 8)		
			33.	Buildings adopting Modular Integrated Construction	Not Applicable

Note:

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

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

Environmental Assessment of the Building



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. HIGHER COEFFICIENT OF PERFORMANCE AIR-CONDITIONER UNITS 2. LOWER LIGHTING POWER DENSITY IN COMMON AREA

Part II: The predicted annual energy use of the proposed building/ part of building (Note 1)					
Location	Internal Floor Area Served (m ²)	Annual Energy Use of Baseline Building (Note 2)		Annual Energy Use of Proposed Building	
		Electricity kWh/m ² /annum	Town Gas / LPG unit/m ² /annum	Electricity kWh/m ² /annum	Town Gas / LPG unit/m ² /annum
Area served by central building services installation (Note 3)	51,426.000	98.473	Not Applicable	93.570	Not Applicable

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

Notes:

- In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.
The predicted annual energy use, in terms of electricity consumption (kWh/m²/annum) and town gas/LPG consumption (unit/m²/annum), of the development by the internal floor area served, where:
(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.
- "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" in the BEAM Plus New Buildings (current version).
- "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.

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

獲寬免總樓面面積的設施分項

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

		面積(平方米)
根據《建築物（規劃）條例》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）	17. 500
2.	機房及相類設施	
2. 1	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》（《作業備考》）或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室（訊播室）、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等	331. 268
2. 2	所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	2662. 211
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	460. 000
4.	加闊的公用走廊及升降機大堂	71. 892
5.	公用空中花園	不適用
6.	隔聲緒	不適用
7.	翼牆、捕風器及風斗	不適用
8.	非結構預製外牆	295. 936
9.	工作平台	183. 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	57. 507
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	714. 322

		面積(平方米)
13.	有蓋園景區及遊樂場地	138. 920
14.	橫向屏障/有蓋人行道及花棚	不適用
15.	擴大升降機槽	22. 257
16.	煙囪管道	不適用
17.	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	不適用
18.	強制性設施或必要機房所需的管槽、氣槽及垂直立管	435. 957
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.	伸出式花槽及小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	不適用
24.	《作業備考》APP-19第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台，及維修通道	不適用
其他項目		
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	786. 257
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

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

建築物的環境評估



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份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. 高效空調機組 2. 公用地方使用低功率密度采光

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）的部分	51, 426. 000	98. 473	不適用	93. 570	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：

- 一般而言，一棟樓宇的預計"每年能源消耗量"愈低，其節約能源的效益愈高。如一棟樓宇預計的"每年能源消耗量"低於該樓宇的"基線樓宇每年能源消耗量"，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。
預計每年能源消耗量[以耗電量（千瓦小時/平方米/年）及煤氣/石油氣消耗量（用量單位/平方米/年）計算]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中： -
(a) "每年能源消耗量"與新建樓宇BEAM Plus標準（現行版本）中的「年能源消耗」具有相同涵義；及
(b) 樓宇、空間或單位的"內部樓面面積"，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。
- "基準樓宇"與新建樓宇BEAM Plus標準（現行版本）中的"基準建築物模式（零分標準）"具有相同涵義。
- "中央屋宇裝備裝置"與機電工程署發出的《屋宇裝備裝置能源效益實務守則》中的涵義相同。

DATE OF PRINTING OF SALES BROCHURE 售樓說明書印製日期

Date of printing of this Sales Brochure:
28th October, 2021

本售樓說明書印製日期：
2021年10月28日

POSSIBLE FUTURE CHANGE 日後可能出現改變

There may be future changes to the Phase and the surrounding area.

期數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 (If no revisions is required, please state "no revision made") (如無須作出修改, 請註明「並無作出修改」)	
	Page Number 頁次	Revision Made 所作修改
21 st January, 2022 2022年1月21日	AH	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AL06, AL12, AL14, AL20, AL22, AL24, AL28, AL30, AL34, AL36, AL40, AL42, AL46, AL48, AL52, AL54, AL58, AL60, AL64, AL66	Floor Plans of Residential Properties in the Phase are updated. 更新期數的住宅物業的樓面平面圖。
	AN02	Floor Plan of Parking Spaces in the Phase is updated. 更新期數中的停車位的樓面平面圖。
	AU01, AU02, AU03, AU04, AU05, AU06, AU07, AU08, AU09, AU10, AU11, AU12, AU13, AU14, AU15, AU16, AU17, AU18, AU19, AU20, AU21, AU22, AU23, AU24	Elevation Plans are updated. 更新立面圖。
13 th April, 2022 2022年4月13日	AC01, AC02	Information on the Phase is updated. 更新期數的資料。
	AF01, AF05	Information on Design of the Phase is updated. 更新期數的設計的資料。
	AG	Information on Property Management is updated. 更新物業管理的資料。
	AH	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AK02	Layout Plan of the Development is updated. 更新發展項目的布局圖。
	AL02	Floor Plans of Residential Properties in the Phase is updated. 更新期數的住宅物業的樓面平面圖。
	AU01, AU02, AU03, AU04, AU05, AU06, AU07, AU08, AU09, AU10, AU11, AU12, AU13, AU14, AU15, AU16, AU17, AU18, AU19, AU20, AU21, AU22, AU23, AU24	Elevation Plans are updated. 更新立面圖。
28 th June, 2022 2022年6月28日	AH	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AJ01, AJ02	Outline Zoning Plan Relating to the Development is updated. 更新發展項目的分區計劃大綱圖。
28 th September, 2022 2022年9月28日	AC02	Information on the Phase is updated. 更新期數的資料。

EXAMINATION RECORD
檢視紀錄

Examination/Revision Date 檢視/修改日期	Revision Made (If no revisions is required, please state "no revision made") (如無須作出修改, 請註明「並無作出修改」)	
	Page Number 頁次	Revision Made 所作修改
28 th September, 2022 2022年9月28日	AD	Information on Vendor and Others Involved in the Phase is updated. 更新賣方及有參與期數的其他人的資料。
	AG	Information on Property Management is updated. 更新物業管理的資料。
	AI01, AI02	Aerial Photographs of the Phase are updated. 更新期數的鳥瞰照片。
	AI03	Aerial Photograph of the Phase is added. 新增期數的鳥瞰照片。
	AL05, AL07, AL09, AL11, AL13, AL15, AL17, AL19, AL21, AL23, AL25, AL27, AL29, AL31, AL33, AL35, AL37, AL39, AL41, AL43, AL45, AL47, AL49, AL51, AL53, AL55, AL57, AL59, AL61, AL63, AL65, AL67	Floor Plans of Residential Properties in the Phase are updated. 更新期數的住宅物業的樓面平面圖。
	AP01, AP07, AP08, AP09, AP13	Summary of Deed of Mutual Covenant is updated. 更新公契的摘要。
	AW	Inspection of Plans and Deed of Mutual Covenant is updated. 更新閱覽圖則及公契。
	AX15, AX27	Fittings, Finishes and Appliances are updated. 更新裝置、裝修物料及設備。
	BA/BE	Miscellaneous Payments by Purchaser is updated. 更新買方的雜項付款。
	BE01, BE03	Relevant Information is updated. 更新有關資料。
	BJ01, BJ02, BJ03, BJ04	Information Required to be set out by the Director of Lands under Consent Scheme are deleted. 取消按地政總署署長同意方案要求列出的資料。
29 th November, 2022 2022年11月29日	AH	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AI01	Aerial Photograph of the Phase is updated. 更新期數的鳥瞰照片。
	AI02, AI03	Aerial Photographs of the Phase are deleted. 期數的鳥瞰照片刪除。

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	Page Number 頁次	Revision Made 所作修改
20 th February, 2023 2023年2月20日	AH	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AI01	Aerial Photograph of the Phase is updated. 更新期數的鳥瞰照片。
11 th May, 2023 2023年5月11日	AB02, AB04	Notes to Purchasers of First-Hand Residential Properties are updated. 更新一手住宅物業買家須知。
	AH	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	BE01	Relevant Information is updated. 更新有關資料。
3 rd August, 2023 2023年8月3日	-	No revision made. 並無作出修改。
30 th October, 2023 2023年10月30日	AH	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AI02	Aerial Photograph of the Phase is updated. 更新期數的鳥瞰照片。
	AI03	Additional Page for Aerial Photograph of the Phase. 附加頁供已更新期數的鳥瞰照片。
	BG01, BG02, BG03, BG04	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。
26 th January, 2024 2024年1月26日	AH	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	BG01, BG02, BG03	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。
24 th April, 2024 2024年4月24日	AH	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AI01, AI02, AI03, AI04	Aerial Photograph of the Phase are updated. 更新期數的鳥瞰照片。
	AJ01	Outline Zoning Plan Relating to the Development is updated. 更新關乎發展項目的分區計劃大綱圖。
23 rd July, 2024 2024年7月23日	-	No revision made. 並無作出修改。
22 nd October, 2024 2024年10月22日	AH	Location Plan of the Development is updated. 更新發展項目的所在位置圖。

EXAMINATION RECORD

檢視紀錄

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	Page Number 頁次	Revision Made 所作修改
21 st January, 2025 2025年1月21日	AD	Information on Vendor and Others Involved in the Phase is updated. 更新賣方及有參與期數的其他人的資料。
	AH	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AI01, AI02, AI03, AI04	Aerial Photographs of the Phase are updated. 更新期數的鳥瞰照片。
15 th April, 2025 2025年4月15日	AH	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AI01, AI02	Aerial Photographs of the Phase are updated. 更新期數的鳥瞰照片。
	AI03, AI04	Aerial Photographs of the Phase are deleted. 期數的鳥瞰照片刪除。
	AJ01	Outline Zoning Plan Relating to the Development is updated. 更新關於發展項目的分區計劃大綱圖。
	BG01, BG03	Information in Application for Concession on Gross Floor Area of Building is updated. 更新申請建築物總樓面積寬免的資料。



