PARK COLLEGE

SALES BROCHURE

售樓說明書

PARK COLLEGE

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1 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 plans[1] 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 property[2]. 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.

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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.

1 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES
一手住宅物業買家須知

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.

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.
- 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 date[3] 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.

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.

1 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES
一手住宅物業買家須知

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
March 2023

1 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES
一手住宅物業買家須知

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和內部尺寸[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。

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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。

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。

- 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等同買家的「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。

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。

1 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES
一手住宅物業買家須知

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

2 INFORMATION ON THE DEVELOPMENT
發展項目的資料

Name of the Development
Park College

Name of the street at which the Development is situated and the street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development
57A Nga Tsin Wai Road

Total number of storeys of the multi-unit building
8 storeys

The above number of storeys does not include B2/F, B1/F, Roof and Upper Roof.

Floor numbering in the multi-unit building as provided in the approved building plans for the development
B2/F, B1/F, G/F, 1/F, 2/F, 3/F, 5/F, 6/F, 7/F, 8/F, Roof & Upper Roof

Omitted floor numbers in the multi-unit building in which the floor numbering is not in consecutive number
4/F is omitted.

Refuge floors of the multi-unit building
No refuge floor is provided.

發展項目名稱
Park College

發展項目所位於的街道名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數
衙前圍道57A號

該幢多單位建築物的樓層的總數
8層

上述樓層數目不包括地庫2樓、地庫1樓、天台及上層天台

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
地庫2樓、地庫1樓、地下、1樓、2樓、3樓、5樓、6樓、7樓、8樓、天台及上層天台

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

該幢多單位建築物內的庇護層
不設庇護層

3 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
Fortune Shiner Development Limited

Holding Company of the Vendor
Prime Success Global Limited

Honour Advent Limited

Authorized Person for the Development
Mr. Dianto Sadlie

The Firm or Corporation of which an Authorized Person for the Development is a proprietor, director or employee in his or her professional capacity
Integrated Design Associates Limited

Building Contractor for the Development
Hanison Contractors Limited

The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development
Johnson Stokes & Master

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development
Industrial and Commercial Bank of China (Asia) Limited

Any other person who has made a loan for the construction of the Development
Not Applicable

賣方
富暉發展有限公司

賣方的控權公司
盛成環球有限公司

譽臨有限公司

發展項目的認可人士
張明禮先生

認可人士以其專業身份擔任經營人、董事或僱員的商號或法團
綜匯建築設計有限公司

發展項目的承建商
興勝營造有限公司

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
孖士打律師行

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
中國工商銀行(亞洲)有限公司

已為發展項目的建造提供貸款的任何其他人
不適用

4 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.	Not Applicable
(l)	The vendor or a building contractor for the development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	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.	Not Applicable
(p)	The vendor or a building contractor for the development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	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

4 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。	不適用
(l)	賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書。	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。	不適用
(p)	賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書。	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

5 INFORMATION ON DESIGN OF THE DEVELOPMENT
發展項目的設計的資料

There are no non-structural prefabricated external walls forming part of the enclosing walls of the Development.

There are curtain walls forming part of the enclosing walls of the Development.

The thickness of the curtain walls of the building is 200mm.

發展項目沒有構成圍封牆的一部分的非結構的預製外牆。

發展項目有構成圍封牆的一部分的幕牆。

建築物的幕牆之厚度為200毫米。

Schedule of Total Area of the Curtain Walls of each Residential Property:
每個住宅物業的幕牆的總面積表：

Floor 樓層	Unit 單位	Total area of curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積(平方米)
G/F - 1/F 地下至 1 樓	Garden Villa	3.632
2/F 2 樓	A	3.271
	B	3.271
3/F - 6/F (4/F Omitted) 3 樓至 6 樓 (不設 4 樓)	A	3.271
	B	3.271
7/F - 8/F 7 樓至 8 樓	A (Duplex)	7.010
	B (Duplex)	7.010

6 INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

The person appointed as the manager of the Development under the latest draft deed of mutual covenant as at the date on which the sales brochure is printed

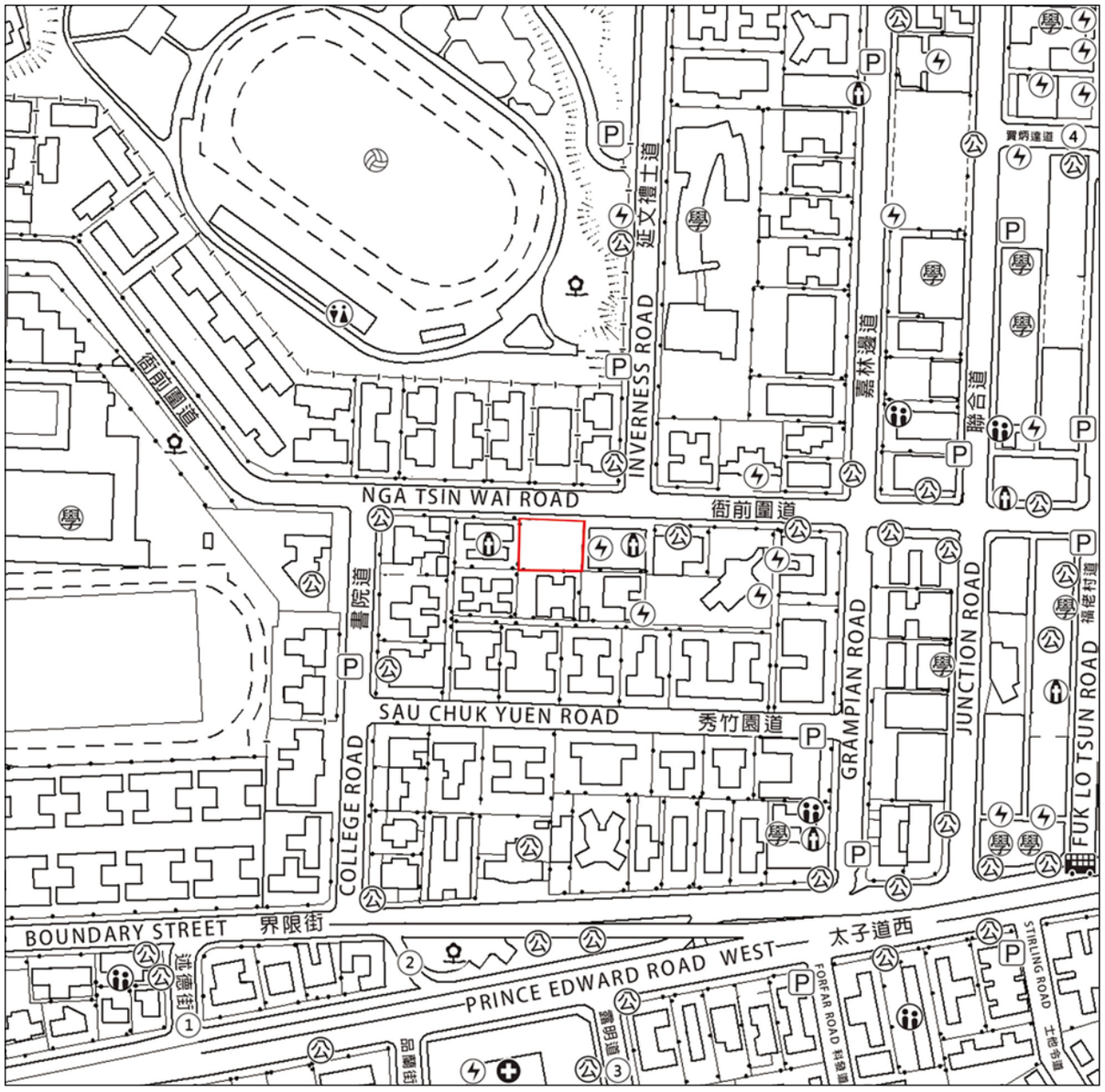
Hanison Estate Services Limited

根據公契在該售樓說明書的印製日期的最新擬稿獲委任為發展項目管理人的人

興勝物業服務有限公司

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

This location plan is prepared by the Vendor with reference to Survey Sheet Nos. T11-NW-B and T11-NW-D from the Survey and Mapping Office of the Lands Department,with adjustments where necessary.
此所在位置圖是由賣方擬備並參考地政總署測繪處之測繪圖編號T11-NW-B和T11-NW-D，經修正處理。



NOTATION 圖例

- Power plant (including electricity sub-stations) 發電廠 (包括電力分站)
- Hospital 醫院
- Public carpark (including a lorry park) 公眾停車場 (包括貨車停泊處)
- Public convenience 公廁
- Public transport terminal (including a rail station) 公共交通總站 (包括鐵路車站)
- Public utility installation 公用事業設施裝置
- Religious institution (including a church, a temple and a Tsz Tong) 宗教場所 (包括教堂、廟宇及祠堂)
- School (including a kindergarten) 學校 (包括幼稚園)
- Social welfare facilities (including an elderly centre and a 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)
- Sports facilities (including a sports ground and a swimming pool) 體育設施 (包括運動場及游泳池)
- Public park 公園

Street names in Chinese and English not shown in full in the location plan of the Development:
於發展項目的所在位置圖未能顯示之街道的中英文全名:

① Short Street 述德街
② Pentland Street 品蘭街
③ Lomond Road 露明道
④ Carpenter Road 賈炳達道

Location of the Development 發展項目的位置

Scale 比例尺
0 250 M/米

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

Notes

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

備註

1. 因技術原因(例如發展項目之形狀)，此所在位置圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
2. 賣方建議買方到該發展地盤作實地考察，以對該發展地盤及其周邊地區環境及附近的公共設施有較佳的了解。

8 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. E218537C, 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E218537C ，飛行日期：2024年3月8日。

Location of the Development
發展項目的位置

N

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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 advises purchasers to conduct 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.

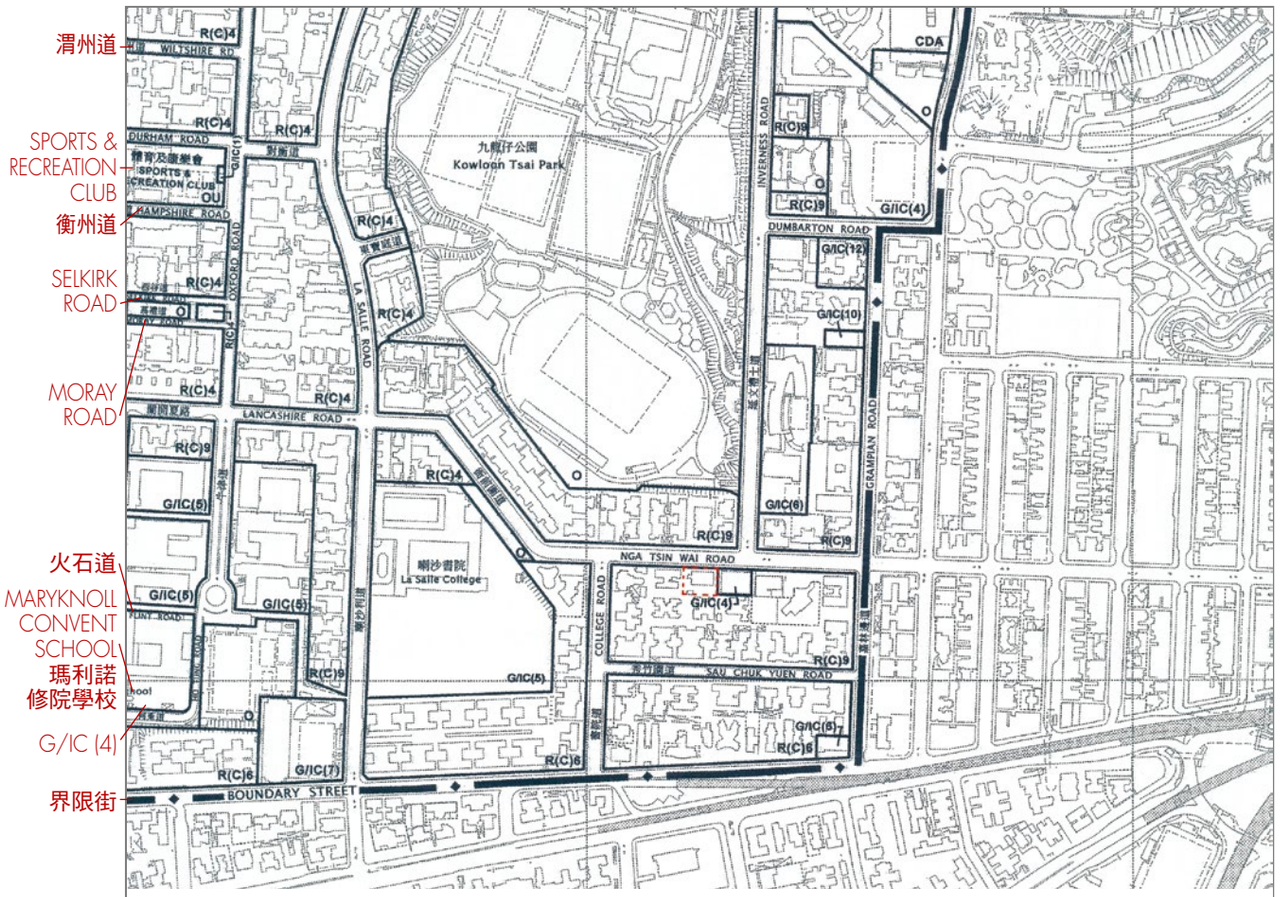
備註

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. 賣方建議買方到該發展地盤作實地考察，以獲取對該發展地盤、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。

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

Adopted from part of the approved Kowloon Tong Outline Zoning Plan (Plan no. S/K18/21), gazetted on 15 December 2017, with adjustments where necessary as shown in red.

摘錄自2017年12月15日刊憲之九龍塘分區計劃大綱核准圖（圖則編號S/K18/21），有需要處經修正處理，並以紅色表示。



This blank area falls outside the coverage of the relevant Outline Zoning Plan.

當區分區計劃大綱圖並不覆蓋本空白範圍。

NOTATION 圖例

ZONES 地帶

CDA	COMPREHENSIVE DEVELOPMENT AREA 綜合發展區
R (C)	RESIDENTIAL (GROUP C) 住宅（丙類）
G / IC	GOVERNMENT, INSTITUTION OR COMMUNITY 政府、機構或社區
O	OPEN SPACE 休憩用地
OU	OTHER SPECIFIED USES 其他指定用途

COMMUNICATIONS 交通

MAJOR ROAD AND JUNCTION
主要道路及路口

ELEVATED ROAD
高架道路

MISCELLANEOUS 其他

BOUNDARY OF PLANNING SCHEME
規劃範圍界線

Location of the Development
發展項目的位置

Scale 比例尺
0 500 M/米

N

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此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。

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 purchasers to conduct 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 outline zoning plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.

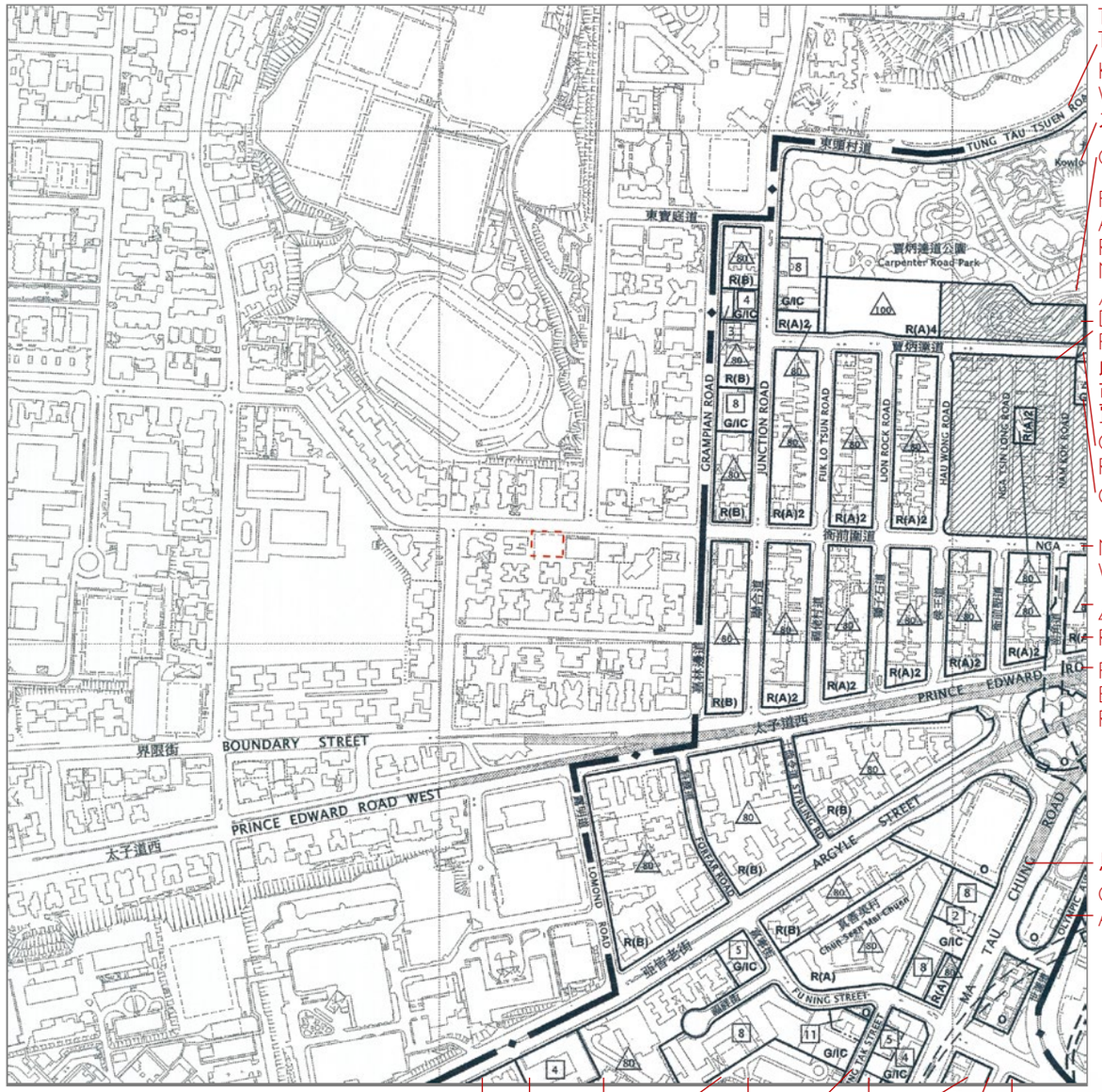
備註

1. 上述分區計劃大綱圖可於開放時間向售樓處免費查閱。
2. 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤、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。

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

Adopted from part of the approved Ma Tau Kok Outline Zoning Plan (Plan no. S/K10/30), gazetted on 8 September 2023, with adjustments where necessary as shown in red.

摘錄自2023年9月8日刊憲之馬頭角分區計劃大綱核准圖（圖則編號S/K10/30），有需要處經修正處理，並以紅色表示。



Location of the Development
發展項目的位置

NOTATION 圖例

ZONES 地帶

- R (A) — RESIDENTIAL (GROUP A) 住宅（甲類）
- R (B) — RESIDENTIAL (GROUP B) 住宅（乙類）
- G / IC — GOVERNMENT, INSTITUTION OR COMMUNITY 政府、機構或社區
- O — OPEN SPACE 休憩用地

COMMUNICATIONS 交通

- 車站 STATION — RAILWAY AND STATION (UNDERGROUND) 鐵路及車站（地下）
- MAJOR ROAD AND JUNCTION 主要道路及路口
- ELEVATED ROAD 高架道路

MISCELLANEOUS 其他

- BOUNDARY OF PLANNING SCHEME 規劃範圍界線
- URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA 市區重建局發展計劃圖範圍
- BUILDING HEIGHT CONTROL ZONE BOUNDARY 建築物高度管制區界線
- 100 — 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）
- 8 — MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) 最高建築物高度（樓層數目）

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此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。

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 purchasers to conduct 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 outline zoning plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.

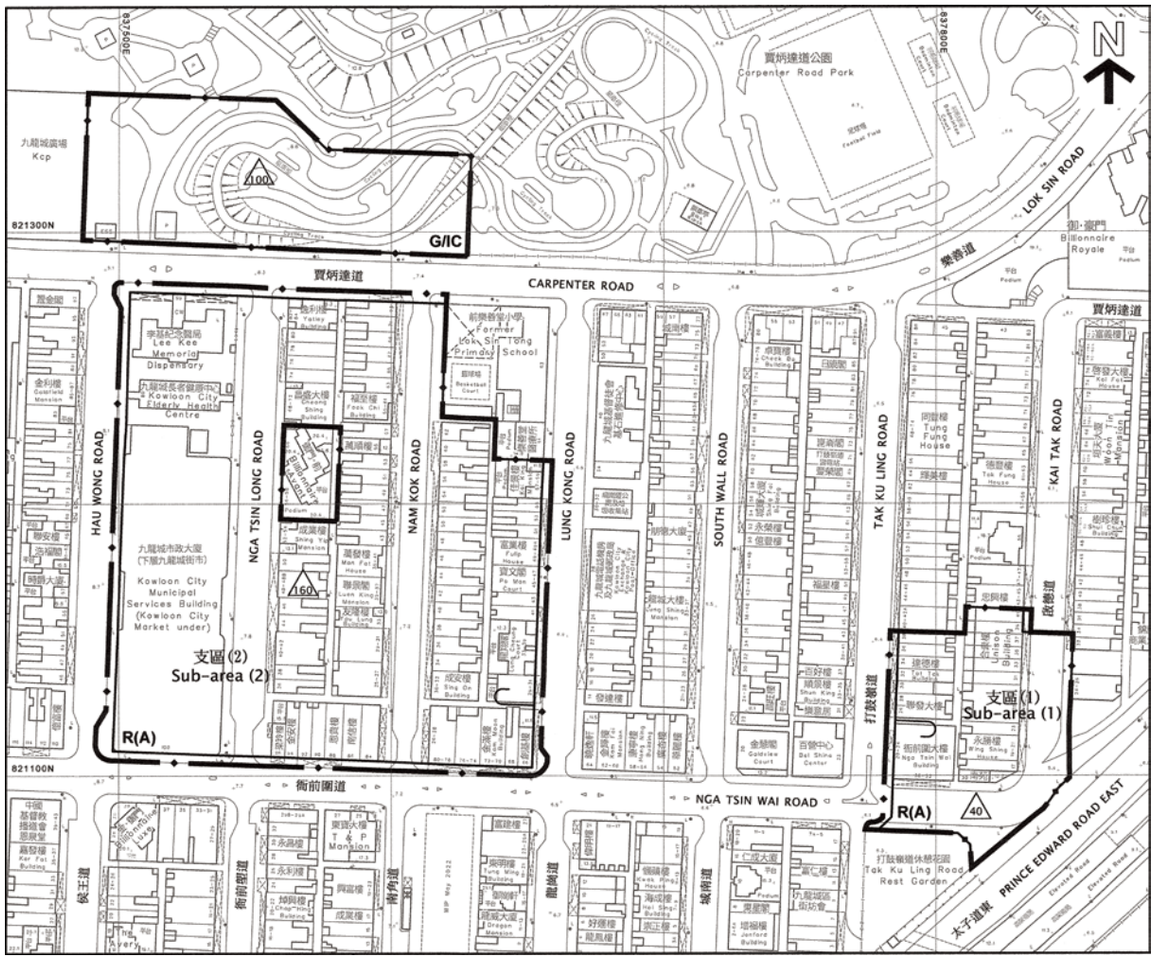
備註

1. 上述分區計劃大綱圖可於開放時間向售樓處免費查閱。
2. 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤、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。

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

Adopted from part of Urban Renewal Authority Nga Tsin Wai Road / Carpenter Road Development Scheme Plan, Plan No. S/K10/URA3/2, approved on 5 September 2023.

摘錄自2023年9月5日核准之市建局衙前圍路 / 賈炳達道發展計劃圖，圖則編號為S/K10/URA3/2。



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

COMMUNICATIONS 交通

MAJOR ROAD AND JUNCTION 主要道路及路口

MISCELLANEOUS 其他

BOUNDARY OF PLANNING SCHEME 規劃範圍界線

160 — 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）

Scale 比例尺
0 60 M/米

N

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此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。

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 purchasers to conduct 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 outline zoning plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.

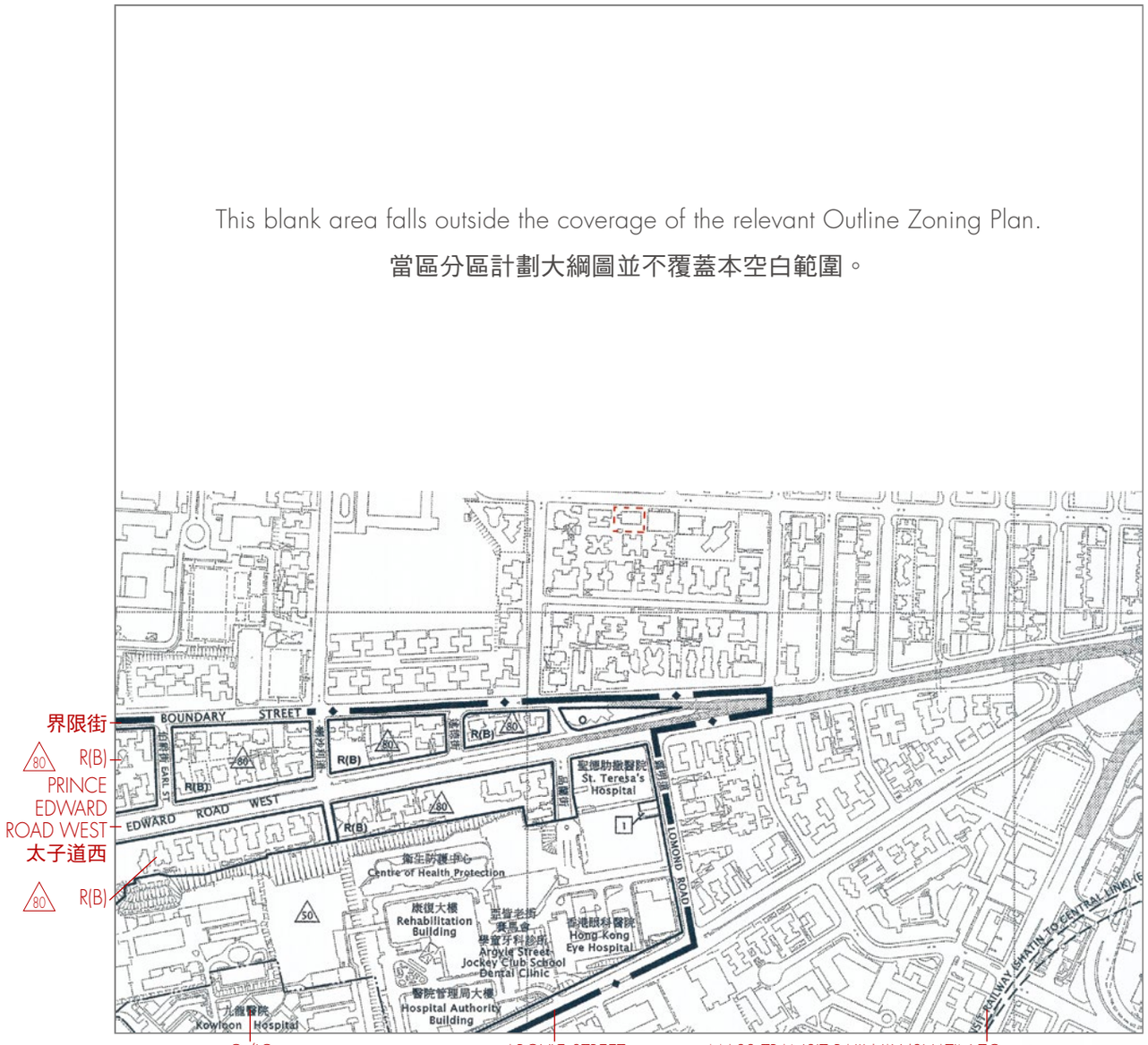
備註

1. 上述分區計劃大綱圖可於開放時間向售樓處免費查閱。
2. 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤、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。

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

Adopted from part of the approved Ho Man Tin Outline Zoning Plan (Plan no. S/K7/24), gazetted on 18 September 2015, with adjustments where necessary as shown in red.

摘錄自2015年9月18日刊憲之何文田分區計劃大綱核准圖（圖則編號S/K7/24），有需要處經修正處理，並以紅色表示。



Location of the Development
發展項目的位置

Scale 比例尺
0 500 M/米

N

NOTATION 圖例

ZONES 地帶

R (B) RESIDENTIAL (GROUP B)
住宅（乙類）

G / IC GOVERNMENT, INSTITUTION OR COMMUNITY
政府、機構或社區

O OPEN SPACE
休憩用地

COMMUNICATIONS 交通

車站 STATION RAILWAY AND STATION (UNDERGROUND)
鐵路及車站（地下）

MAJOR ROAD AND JUNCTION
主要道路及路口

ELEVATED ROAD
高架道路

MISCELLANEOUS 其他

BOUNDARY OF PLANNING SCHEME
規劃範圍界線

BUILDING HEIGHT CONTROL ZONE BOUNDARY
建築物高度管制區界線

100 MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
最高建築物高度（在主水平基準上若千米）

8 MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
最高建築物高度（樓層數目）

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此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。

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 purchasers to conduct 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 outline zoning plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.

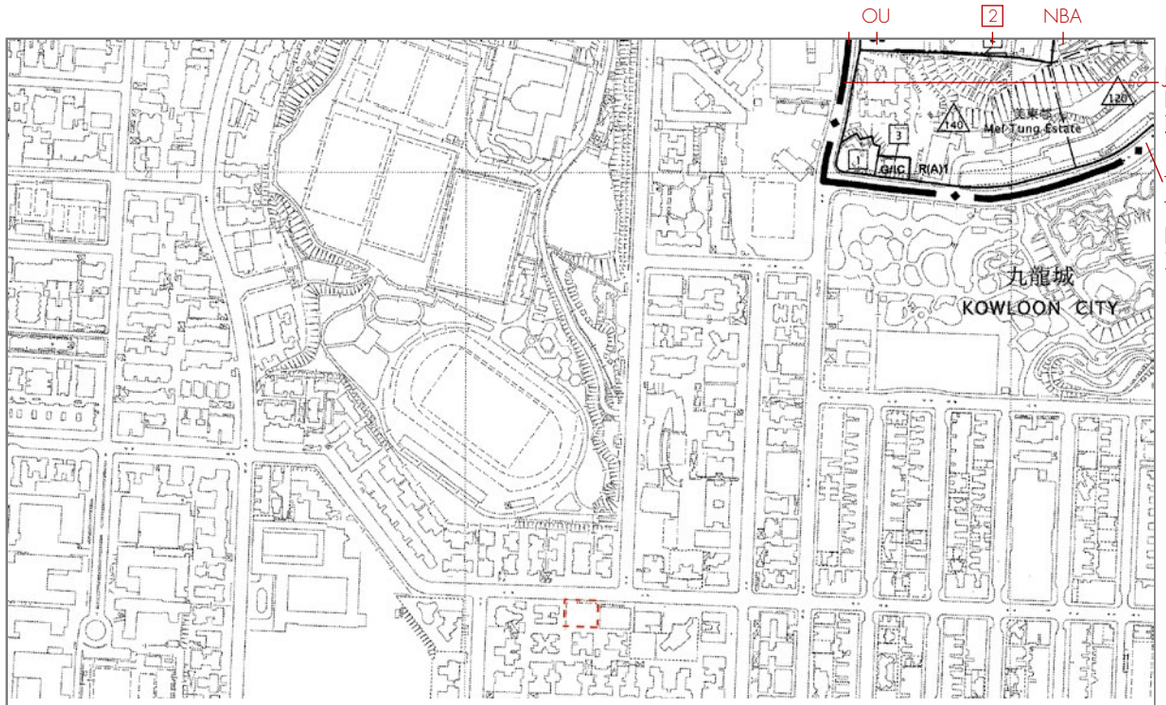
備註

1. 上述分區計劃大綱圖可於開放時間向售樓處免費查閱。
2. 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤、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。

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

Adopted from part of the approved Wang Tau Hom & Tung Tau Outline Zoning Plan (Plan no. S/K8/25), gazetted on 5 May 2023, with adjustments where necessary as shown in red.

摘錄自2023年5月5日刊憲之橫頭磡及東頭分區計劃大綱核准圖（圖則編號S/K8/25），有需要處經修正處理，並以紅色表示。



This blank area falls outside the coverage of the relevent Outline Zoning Plan.

當區分區計劃大綱圖並不覆蓋本空白範圍。

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

OU — OTHER SPECIFIED USES 其他指定用途

COMMUNICATIONS 交通

MAJOR ROAD AND JUNCTION 主要道路及路口

MISCELLANEOUS 其他

BOUNDARY OF PLANNING SCHEME 規劃範圍界線

BUILDING HEIGHT CONTROL ZONE BOUNDARY 建築物高度管制區界線

100 — 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）

8 — MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) 最高建築物高度（樓層數目）

NBA — NON-BUILDING AREA 非建築用地

Location of the Development 發展項目的位置

Scale 比例尺
0 500 M/米

N

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此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。

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 purchasers to conduct 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 outline zoning plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.

備註

1. 上述分區計劃大綱圖可於開放時間向售樓處免費查閱。
2. 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤、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。

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

Adopted from part of the approved Kai Tak Outline Zoning Plan (Plan no. S/K22/8), gazetted on 28 October 2022, with adjustments where necessary as shown in red.

摘錄自2022年10月28日刊憲之啟德分區計劃大綱核准圖（圖則編號S/K22/8），有需要處經修正處理，並以紅色表示。

This blank area falls outside the coverage of the relevent Outline Zoning Plan.

當區分區計劃大綱圖並不覆蓋本空白範圍。



NOTATION 圖例

ZONES 地帶

G / IC — GOVERNMENT, INSTITUTION OR COMMUNITY
政府、機構或社區

O — OPEN SPACE
休憩用地

COMMUNICATIONS 交通

車站 STATION — RAILWAY AND STATION (UNDERGROUND)
鐵路及車站（地下）

MAJOR ROAD AND JUNCTION
主要道路及路口

ELEVATED ROAD
高架道路

MISCELLANEOUS 其他

BOUNDARY OF PLANNING SCHEME
規劃範圍界線

15 — 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）

Location of the Development
發展項目的位置

Scale 比例尺
0 500 M/米

N

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.
此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。

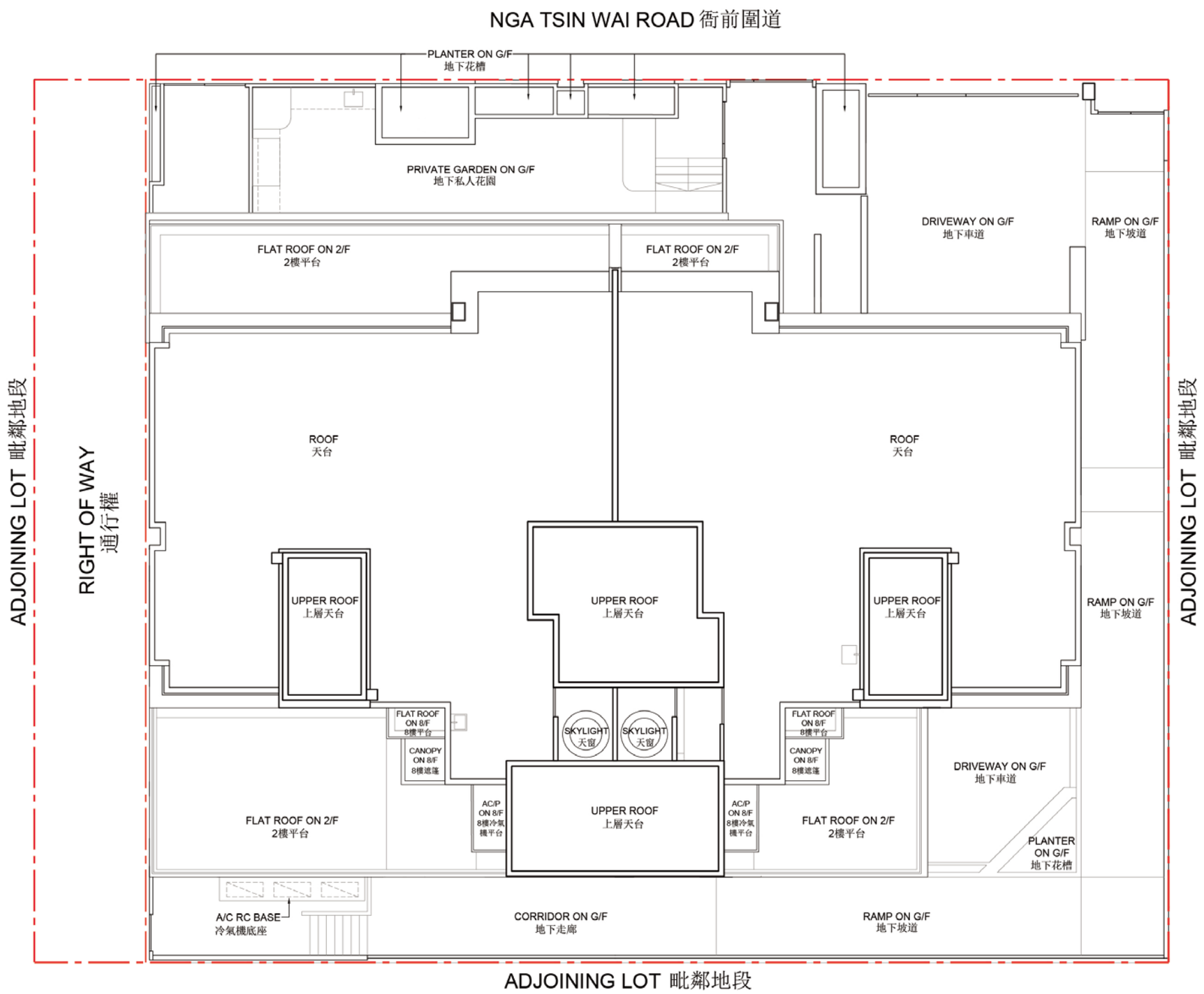
Notes

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2. The Vendor also advises purchasers to conduct 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 outline zoning plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.

備註

1. 上述分區計劃大綱圖可於開放時間向售樓處免費查閱。
2. 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤、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。

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



Legend 圖例

BOUNDARY LINE OF THE DEVELOPMENT
發展項目的界線

Scale 比例尺
0 5M /米

N

11 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/or Abbreviations used on Floor Plans
樓面平面圖中所使用名詞及簡稱之圖例：

A.P.	=	Acoustic Panel[1]	=	隔音板[1]
AC/P	=	Air-conditioner Platform	=	冷氣機平台
AC R.C. PLINTH	=	Air-conditioner Reinforced Concrete Plinth	=	冷氣機鋼筋混凝土底座
A.F.	=	Architecture Feature	=	建築裝飾
BATH 1	=	Bathroom 1	=	浴室 1
BATH 2	=	Bathroom 2	=	浴室 2
BATH 3	=	Bathroom 3	=	浴室 3
BR 1	=	Bedroom 1	=	睡房 1
BR 2	=	Bedroom 2	=	睡房 2
BR 3	=	Bedroom 3	=	睡房 3
BAL.	=	Balcony[2]	=	露台[2]
CANOPY	=		=	頂篷
COMMON CORRIDOR	=		=	公共走廊
ELE & ELV	=	Electrical Room & Extra-low Voltage Cable Duct	=	電房及特低壓電線槽
EMERGENCY GEN SET ROOM	=	Emergency Generator Set Room	=	緊急發電機機房
FAM	=	Family Room	=	家庭娛樂室
FLAT ROOF	=		=	平台
GUEST BATH	=	Guest Bathroom	=	客人浴室
GUEST BR	=	Guest Bedroom	=	客人睡房
H.R.	=	Hose Reel	=	消防喉轆
KIT	=	Kitchen	=	廚房
LAV	=	Lavatory	=	洗手間
LIFT 01	=		=	升降機 01
LIFT 02	=		=	升降機 02
LIFT OVERRUN	=		=	升降機緩衝
LIV. / DIN.	=	Living / Dining Room	=	客飯廳

Notes

1. Acoustic Panel refers to the Acoustic Window (baffle type) as mentioned in the Noise Impact Assessment Report prepared by Westwood Hong & Associates Limited dated 13 October 2022.
2. Balcony refers to the Enhanced Acoustic Balcony as mentioned in the Noise Impact Assessment Report prepared by Westwood Hong & Associates Limited dated 13 October 2022.

備註

1. 隔音板意指由康冠偉顧問有限公司於2022年10月13日擬備的噪音影響評估報告中提及的減音窗戶(擋音式)。
2. 露台意指由康冠偉顧問有限公司於2022年10月13日擬備的噪音影響評估報告中提及的強效減音露台。

MAINTENANCE WIN.	=	Maintenance Window	=	維修窗戶
M BATH	=	Master Bathroom	=	主人浴室
M BR	=	Master Bedroom	=	主人睡房
M.F.	=	Metal Fence	=	金屬護欄
P.D.	=	Pipe Duct	=	管道槽
PLANTER	=		=	花槽
POWDER ROOM	=		=	化妝間
PRIVATE GARDEN	=		=	私人花園
PRIVATE LIFT LOBBY	=		=	私人升降機大堂
REFUSE CHUTE	=		=	垃圾槽
ROOF	=		=	天台
RSR	=	Refuse Storage Room	=	垃圾貯存室
RSR DUCT	=	Refuse Storage Room Duct	=	垃圾貯存室管道
SKYLIGHT	=		=	天窗
STORE	=		=	儲物室
STORE 1	=		=	儲物室 1
S.A.P	=	Steel Access Panel	=	檢修面板
TRS	=	Temporary Refuge Space	=	臨時庇護處
U.P.	=	Utility Platform	=	工作平台
VENT DUCT (RSR)	=	Ventilation Duct (Refuse Storage Room)	=	通風管道（垃圾貯存室）
VOID	=		=	中空
WALK-IN CLOSET	=		=	衣帽間
WATER FEATURE	=		=	庭園水景

Notes

1. Acoustic Panel refers to the Acoustic Window (baffle type) as mentioned in the Noise Impact Assessment Report prepared by Westwood Hong & Associates Limited dated 13 October 2022.
2. Balcony refers to the Enhanced Acoustic Balcony as mentioned in the Noise Impact Assessment Report prepared by Westwood Hong & Associates Limited dated 13 October 2022.

備註

1. 隔音板意指由康冠偉顧問有限公司於2022年10月13日擬備的噪音影響評估報告中提及的減音窗戶(擋音式)。
2. 露台意指由康冠偉顧問有限公司於2022年10月13日擬備的噪音影響評估報告中提及的強效減音露台。

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

Notes applicable to the floor plans in this section :

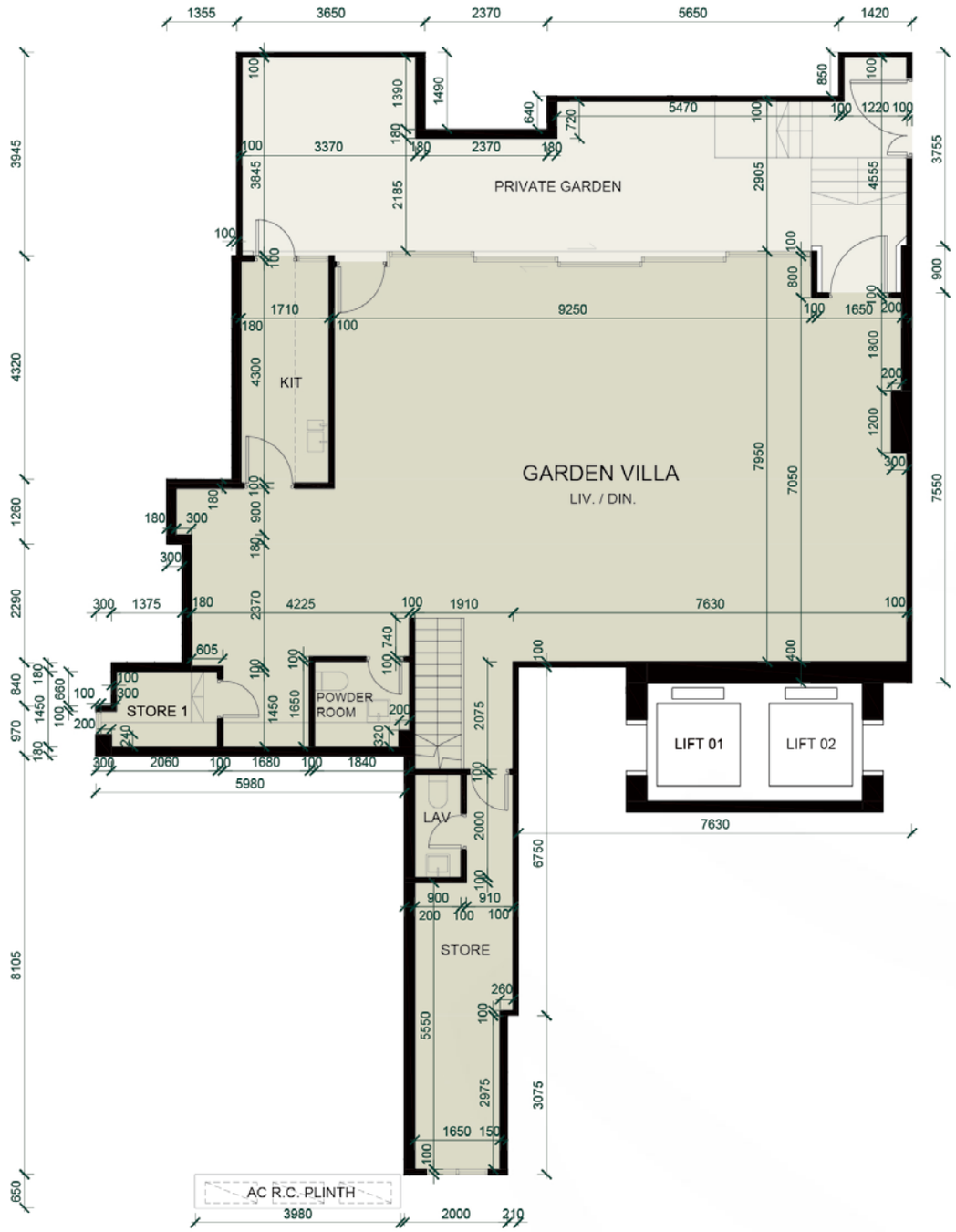
1. There may be architectural features and/ or exposed pipes/ductings on external walls of some of the floors.
2. There may be ceiling bulkheads and sunken slab of the above units at living room, dining room, bedrooms, utility room, kitchen, bathroom, lavatory and/or corridors of some residential units for the air-conditioner system and/or mechanical and electrical services.
3. Symbols of fittings and fitments shown on the floor plans, such as bathtubs, sink, water closets, shower, sink counter, etc. are architectural symbols retrieved from the latest approved general building plans and are for general indication only.
4. The internal ceiling height within some units may vary due to structural, architectural and/ or decoration design variations.
5. There may be common pipes and/or mechanical and electrical services within balconies, utility platforms, flat roofs and roofs of some residential units.
6. Balconies, utility platforms and air-conditioning platforms are non-enclosed area.
7. For some residential units, the air conditioner platform(s) outside the unit will be placed with outdoor air conditioner unit(s) belonging to that unit and/or other residential units.
8. The dimensions of the floor plans are all structural dimensions in millimetre.

適用於本節各樓面平面圖之備註：

1. 部份樓層外牆或設有建築裝飾及/或外露喉管/管道。
2. 部份住宅單位之客廳、飯廳、睡房、工作間、廚房、浴室、洗手間及/或走廊，或設有假天花及上層跌級樓板，內裝有冷氣系統及/或其他機電設備。
3. 樓面平面圖上所顯示的形象裝置符號，例如浴缸、洗滌盆、坐厠、花灑、洗滌盆櫃等乃摘自最新的經批准的建築圖則，只作一般性標誌。
4. 部份單位之天花高度將會因應結構，建築設計及/或裝修設計上的需要而有差異。
5. 部分住宅單位之露台、工作平台、平台及天台內或裝有公用喉管及/或機電設備。
6. 露台、工作平台及冷氣機平台為不可封閉的地方。
7. 部分住宅單位外的冷氣機平台將會放置屬於其單位及 / 或其他住宅單位的一部或多部冷氣室外機。
8. 平面圖所列之數字為以毫米標示之建築結構尺寸。

G/F Floor Plan

地下平面圖



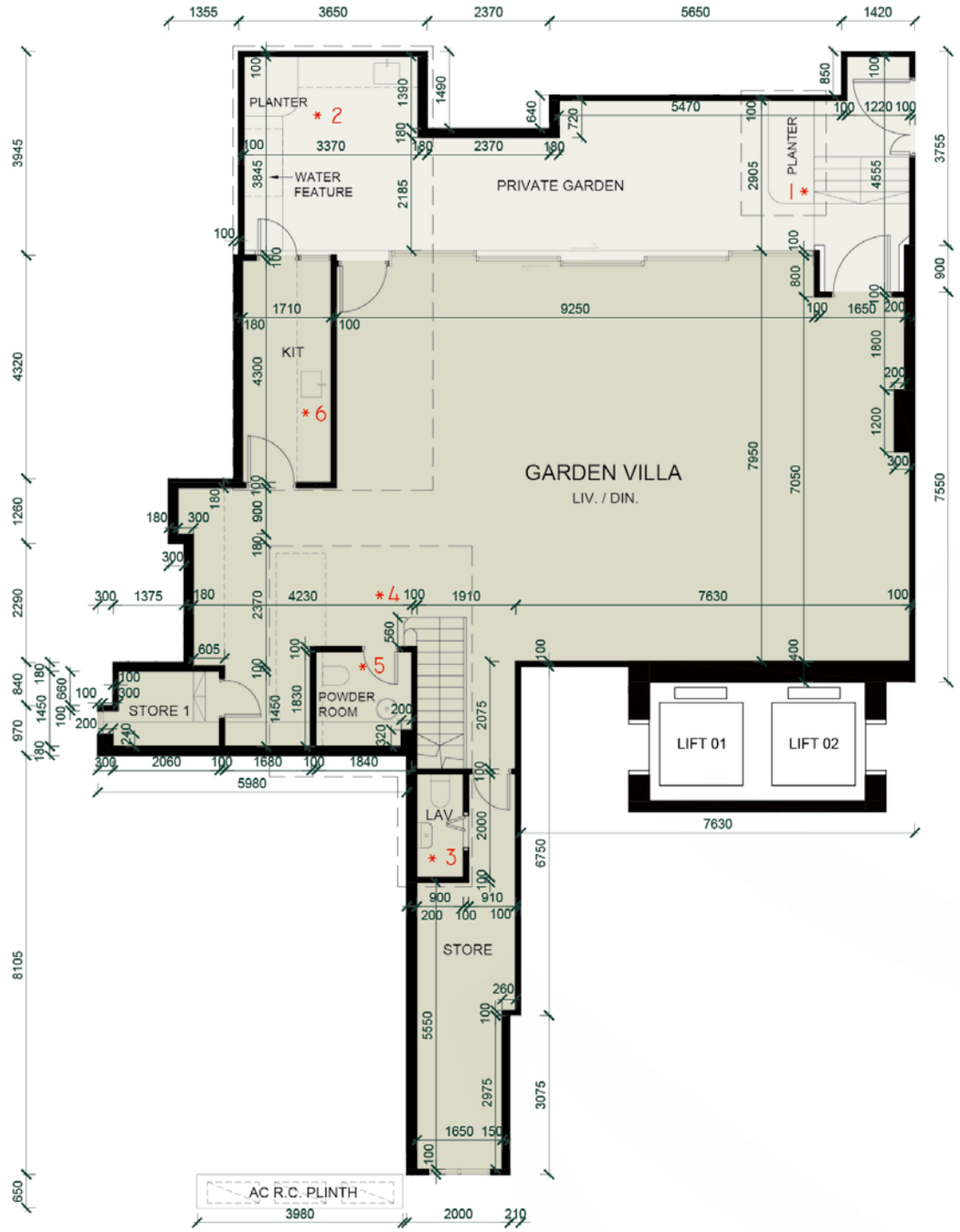
Scale 比例尺

0 5M /米

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

G/F Floor Plan Showing Latest Layout

地下現狀樓面平面圖



Scale 比例尺

0 5M / 米

*This part of layout has been altered by way of minor works or exempted building works under the Buildings Ordinance after completion of the Development.

The alteration works are as follows:

1. Layout at PRIVATE GARDEN have been amended.
2. Planter, water feature and sink have been added at PRIVATE GARDEN.
3. Single-leaf door at LAV has been changed to folding door and basin has been relocated.
4. Layout of staircase has been amended.
5. Layout at POWDER ROOM has been amended.
6. Double sink at KIT has been changed to single sink.

* 此部份因在發展項目落成後進行小型工程或獲《建築物條例》豁免的工程而有所改動。該等改動如下：

1. 私人花園佈局改動。
2. 私人花園加設花槽，庭園水景及洗滌盆。
3. 洗手間的單扇門更改為摺門及面盆移位。
4. 樓梯佈局改動。
5. 化妝間佈局改動。
6. 廚房的雙洗滌盆更改為單洗滌盆。

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

G/F Floor Plan

地下平面圖

Each of the Residential Property 每個住宅物業	Floor 樓層	Unit 單位
		Garden Villa
Floor-to-floor height of each residential property (mm)* 每個住宅物業的層與層之間的高度（毫米）*	G/F 地下	3500, 3800, 4050, 4250, 4450
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度（不包括灰泥）（毫米）		170, 200

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. (This does not apply to the residential properties in the Development because the design of the Development does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

Notes

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to pages 27 and 28 of this Sales Brochure for remarks, legend of the terms and abbreviations shown in the floor plan.

* Floor-to-Floor Height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor.

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。(不適用於發展項目內的住宅物業，因為發展項目的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

備註

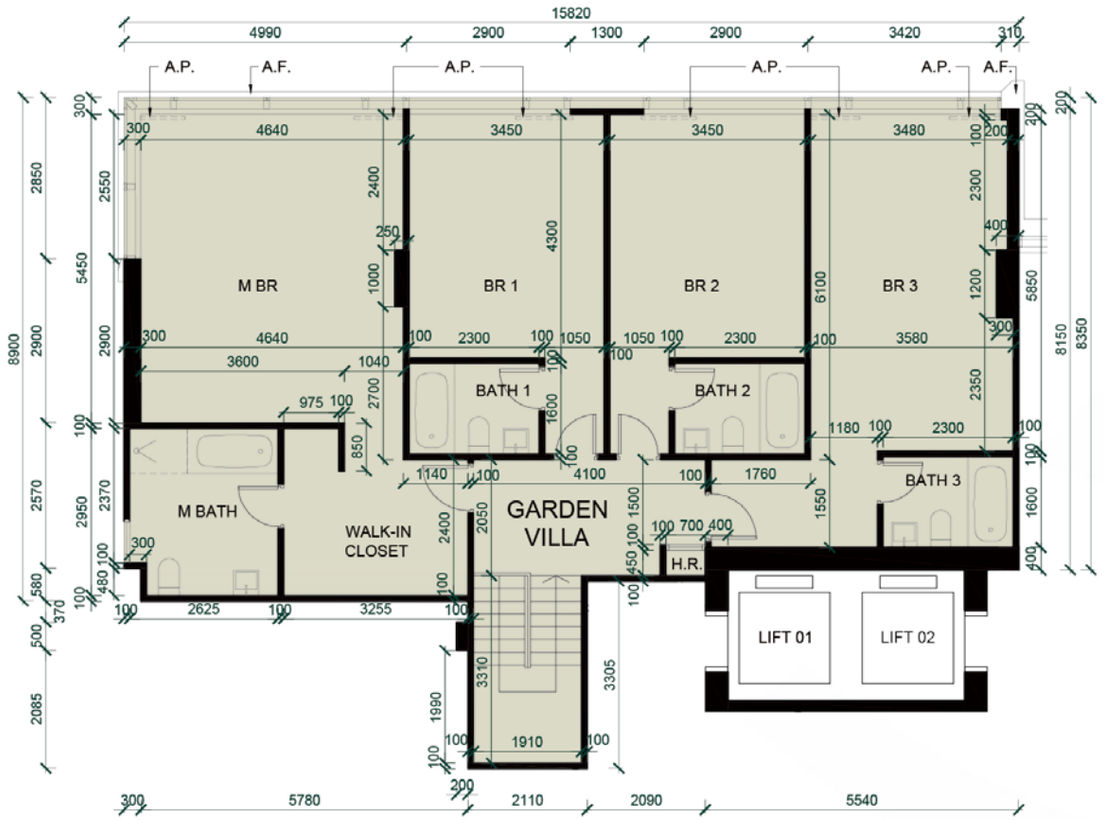
1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 有關樓面平面圖中顯示之附註、名詞之簡稱之圖例，請參閱本售樓說明書第27頁至第28頁。

* 層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。

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

1/F Floor Plan

1樓平面圖



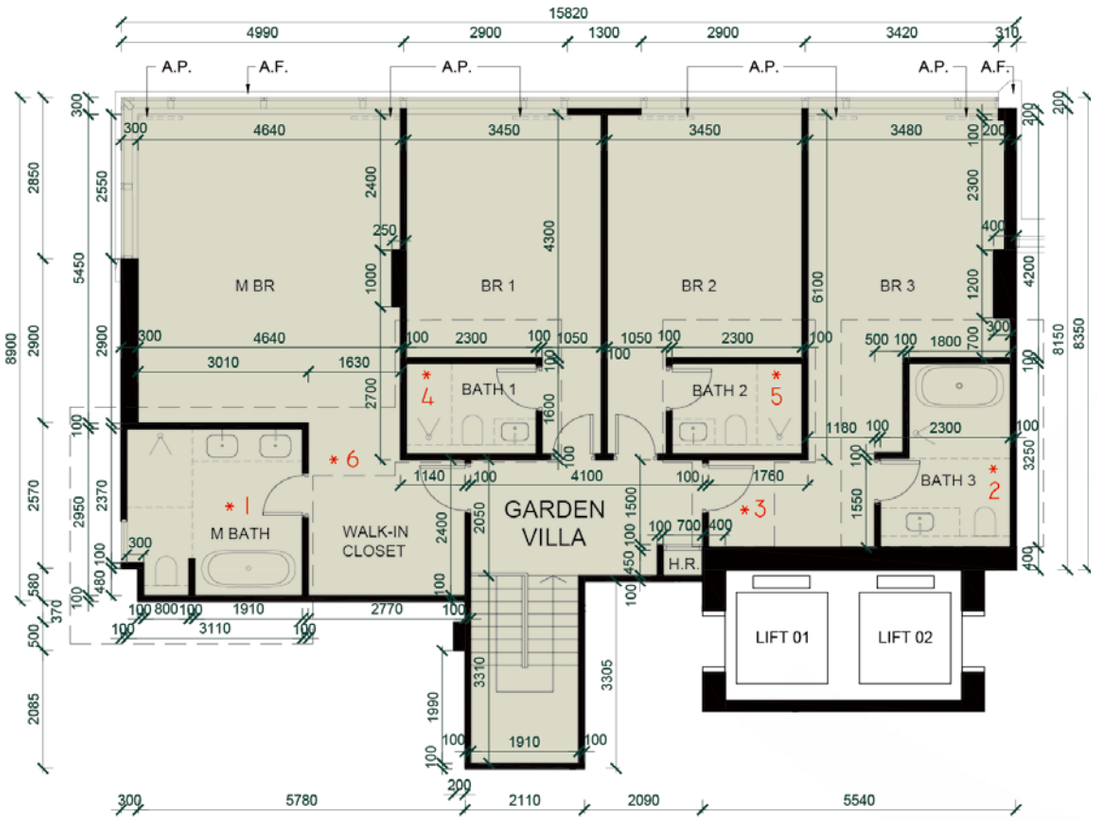
Scale 比例尺

0 5M /米

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

1/F Floor Plan Showing Latest Layout

1樓現狀樓面平面圖



* This part of layout has been altered by way of minor works or exempted building works under the Buildings Ordinance after completion of the Development.

The alteration works are as follows:

1. Layout at M BATH has been amended.
2. Layout at BATH 3 has been amended.
3. Door at BR 3 has been relocated.
4. Bathtub at BATH 1 has been changed to shower.
5. Bathtub at BATH 2 has been changed to shower.
6. Non-structural wall between M BR and WALK-IN CLOSET has been omitted.

＊此部份因在發展項目落成後進行小型工程或獲《建築物條例》豁免的工程而有所改動。該等改動如下：

1. 主人浴室佈局改動。
2. 浴室3佈局改動。
3. 睡房3門位置改動。
4. 浴室1的浴缸更改為淋浴間。
5. 浴室2的浴缸更改為淋浴間。
6. 主人睡房與衣帽間之間非結構牆移除。

Scale 比例尺

0 5M /米

N

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

1/F Floor Plan

1樓平面圖

Each of the Residential Property 每個住宅物業	Floor 樓層	Unit 單位
		Garden Villa
Floor-to-floor height of each residential property (mm)* 每個住宅物業的層與層之間的高度（毫米）*	1/F 1樓	4050, 4150, 4380, 4500
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度（不包括灰泥）（毫米）		150, 200

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. (This does not apply to the residential properties in the Development because the design of the Development does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

Notes

1. The dimensions in the floor plans are all structural dimensions in millimetre.
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* Floor-to-Floor Height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor.

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。(不適用於發展項目內的住宅物業，因為發展項目的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

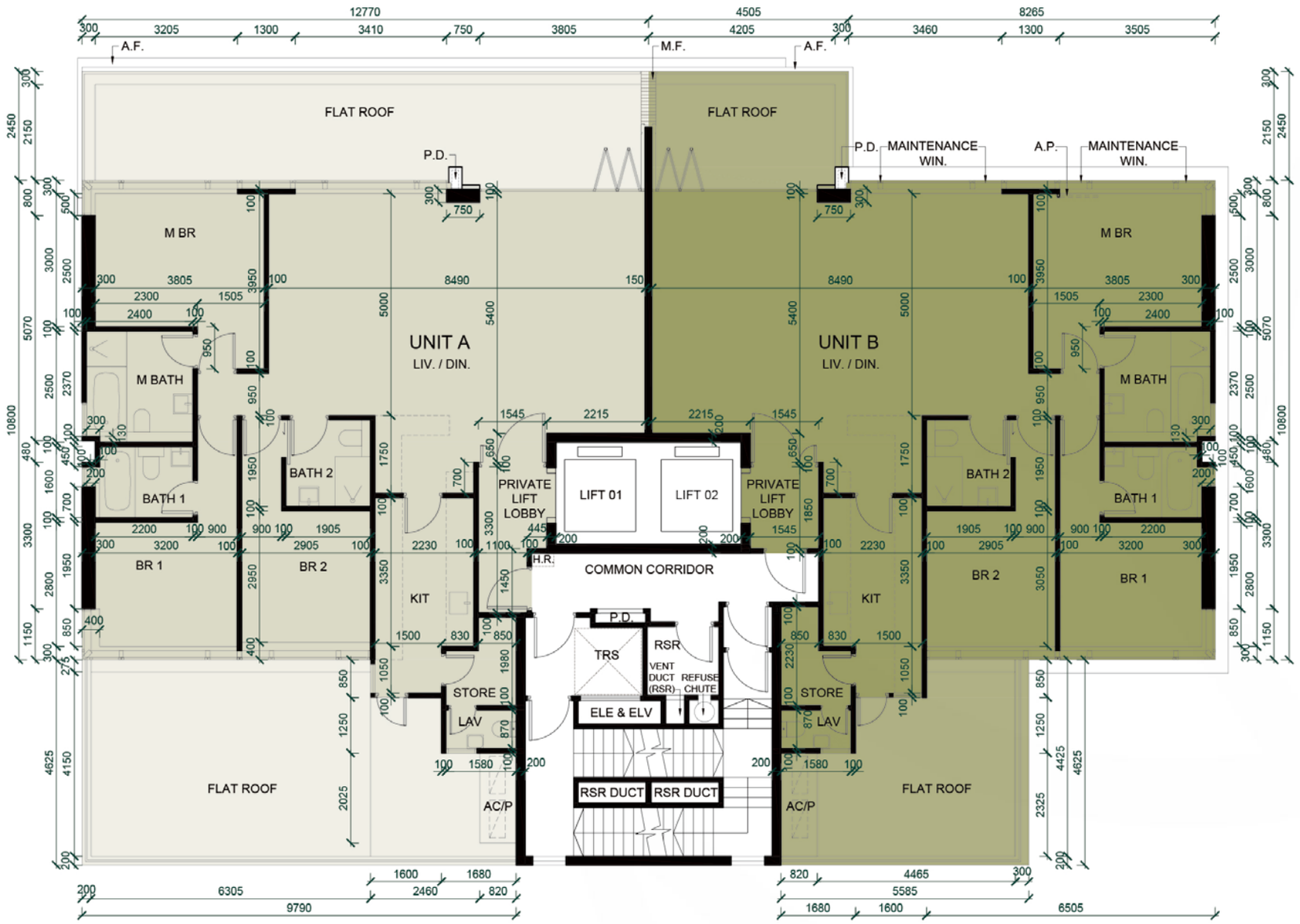
備註

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 有關樓面平面圖中顯示之附註、名詞之簡稱之圖例，請參閱本售樓說明書第27頁至第28頁。

* 層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。

2/F Floor Plan

2樓平面圖



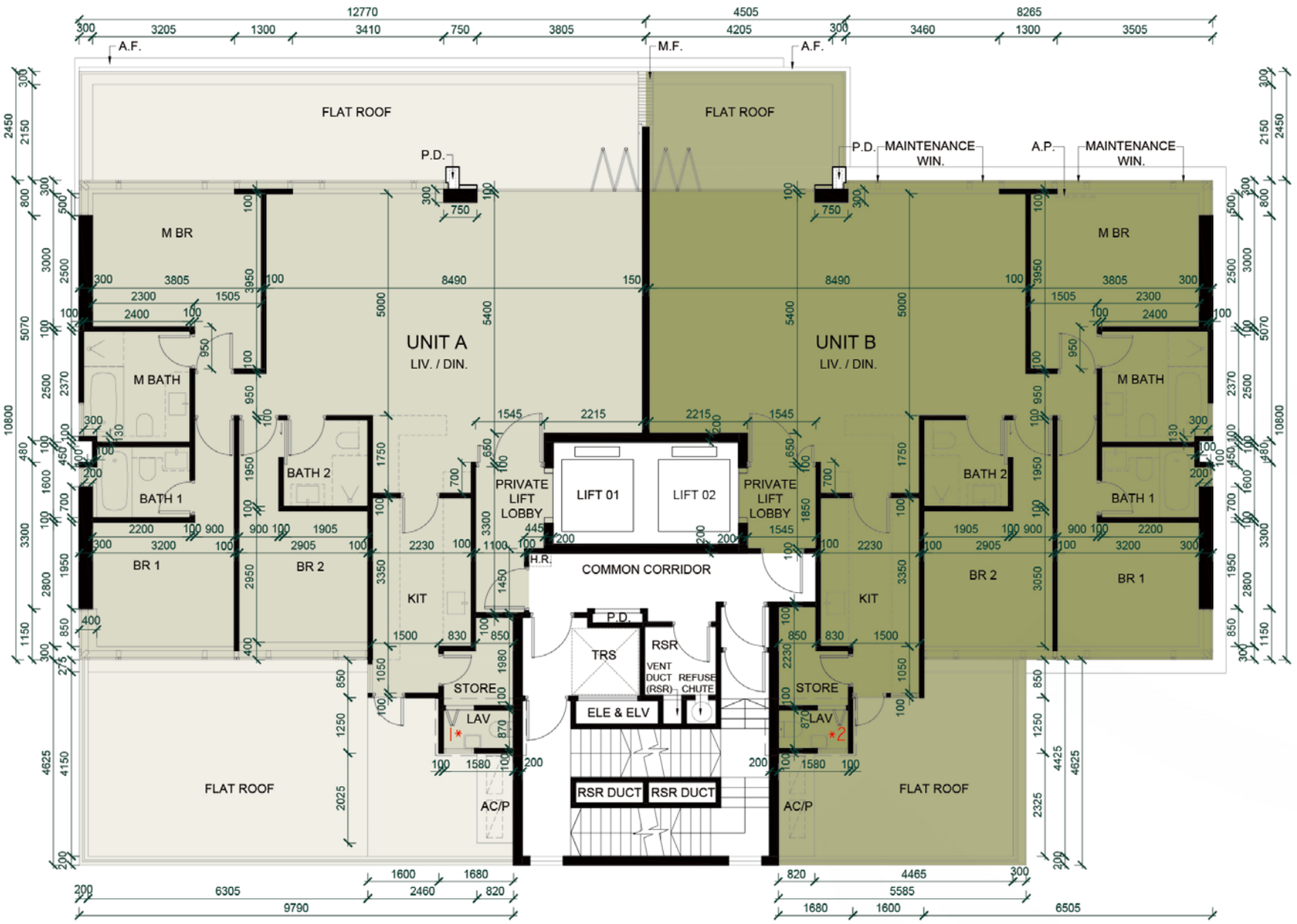
Scale 比例尺

0 5M /米

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

2/F Floor Plan Showing Latest Layout

2樓現狀樓面平面圖



* This part of layout has been altered by way of minor works or exempted building works under the Buildings Ordinance after completion of the Development.

The alteration works are as follows:

1. Single-leaf door at LAV has been changed to folding door.
2. Single-leaf door at LAV has been changed to folding door.

* 此部份因在發展項目落成後進行小型工程或獲《建築物條例》豁免的工程而有所改動。該等改動如下：

1. 洗手間的單扇門更改為摺門。
2. 洗手間的單扇門更改為摺門。

Scale 比例尺

0 5M /米

2/F Floor Plan

2樓平面圖

Each of the Residential Property 每個住宅物業	Floor 樓層	Unit 單位	
		A	B
Floor-to-floor height of each residential property (mm)* 每個住宅物業的層與層之間的高度（毫米）*	2/F 2樓	3050, 3100, 3150, 3500, 3700, 3850, 3950	3050, 3100, 3150, 3500, 3700
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度（不包括灰泥）（毫米）		200	200, 300, 900,1000

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. (This does not apply to the residential properties in the Development because the design of the Development does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

Notes

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to pages 27 and 28 of this Sales Brochure for remarks, legend of the terms and abbreviations shown in the floor plan.

* Floor-to-Floor Height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor.

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。(不適用於發展項目內的住宅物業，因為發展項目的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

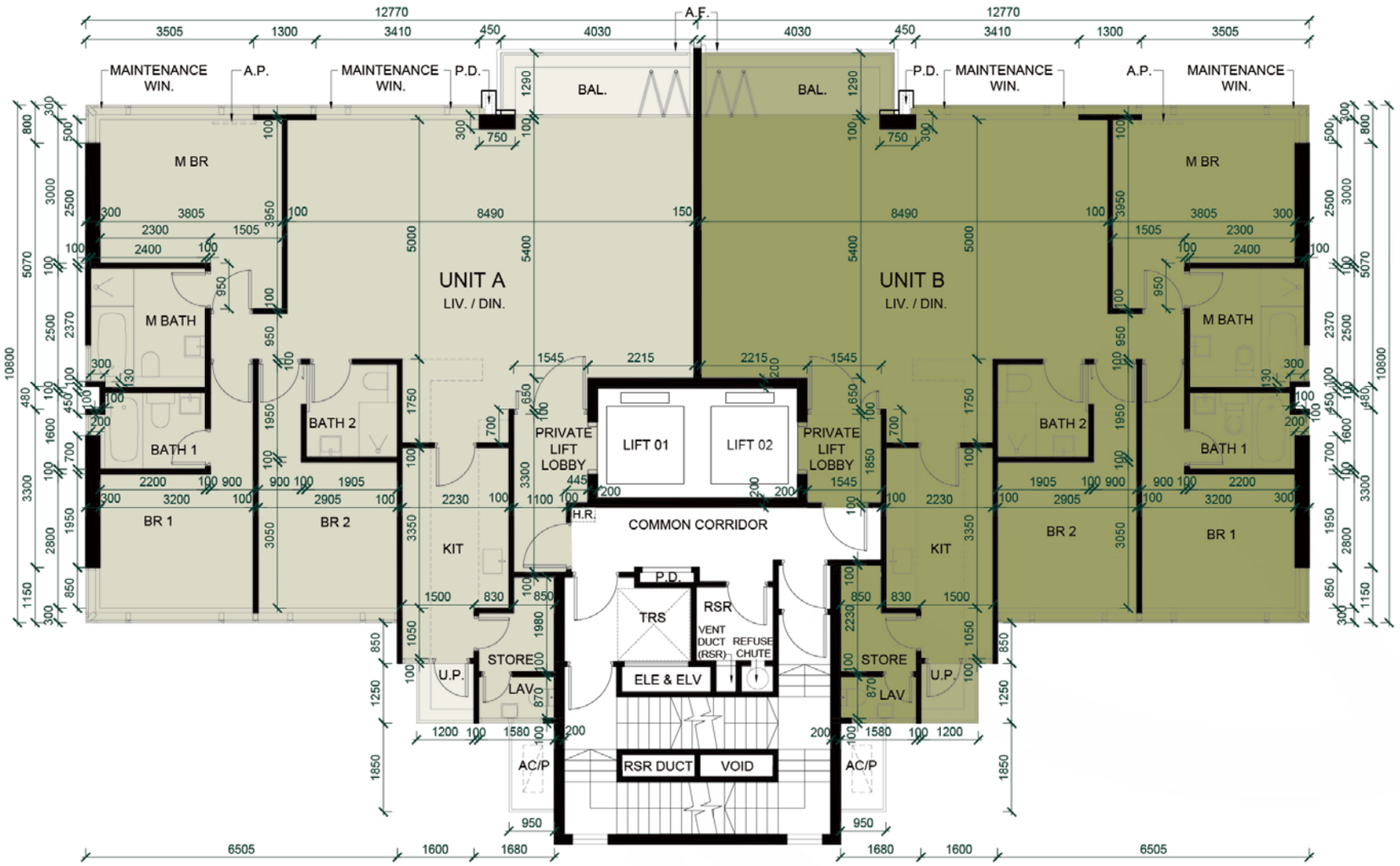
備註

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 有關樓面平面圖中顯示之附註、名詞之簡稱之圖例，請參閱本售樓說明書第27頁至第28頁。

* 層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。

3/F - 6/F Floor Plan (4/F Omitted)

3樓至6樓平面圖(不設4樓)

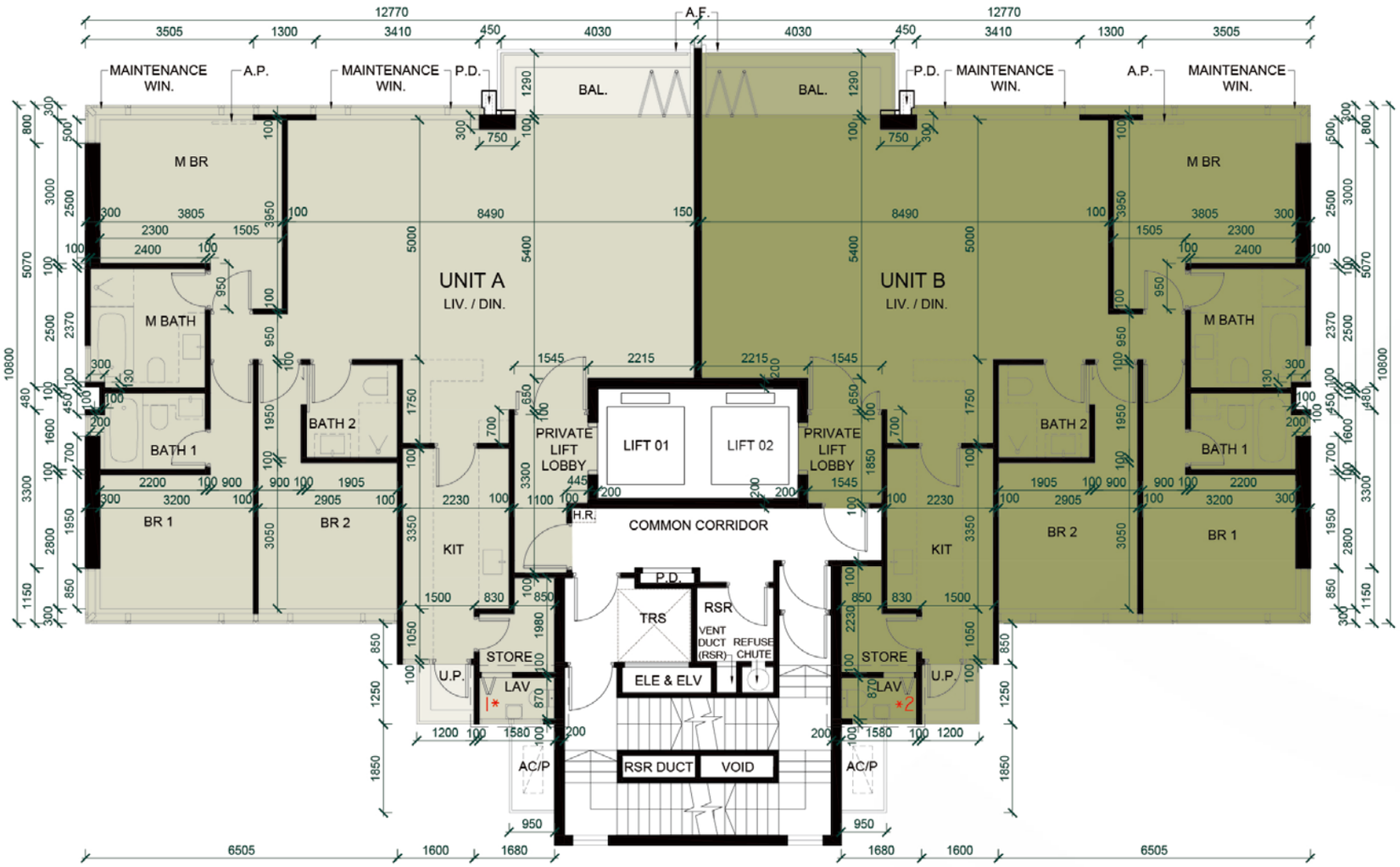


Scale 比例尺

0 5M /米

3/F - 6/F Floor Plan Showing Latest Layout (4/F Omitted)

3樓至6樓現狀樓面平面圖(不設4樓)



* This part of layout has been altered by way of minor works or exempted building works under the Buildings Ordinance after completion of the Development.

The alteration works are as follows:

1. Single-leaf door at LAV has been changed to folding door.
2. Single-leaf door at LAV has been changed to folding door.

* 此部份因在發展項目落成後進行小型工程或獲《建築物條例》豁免的工程而有所改動。該等改動如下：

1. 洗手間的單扇門更改為摺門。
2. 洗手間的單扇門更改為摺門。

Scale 比例尺

0 5M /米

11 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 - 6/F Floor Plan (4/F Omitted)

3樓至6樓平面圖(不設4樓)

Each of the Residential Property 每個住宅物業	Floor 樓層	Unit 單位	
		A	B
Floor-to-floor height of each residential property (mm)* 每個住宅物業的層與層之間的高度（毫米）*	3/F - 5/F (4/F Omitted) 3 樓至 5 樓 （不設 4 樓）	3500	3500
	6/F 6 樓	3100, 3150, 3200, 3500, 3650, 3850, 3900, 3950	3100, 3150, 3200, 3500, 3650, 3850, 3900, 3950
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度（不包括灰泥）（毫米）	3/F - 6/F (4/F Omitted) 3 樓至 6 樓 （不設 4 樓）	125, 150, 250, 300	125, 150, 250, 300

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. (This does not apply to the residential properties in the Development because the design of the Development does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

Notes

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to pages 27 and 28 of this Sales Brochure for remarks, legend of the terms and abbreviations shown in the floor plan.

* Floor-to-Floor Height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor.

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。(不適用於發展項目內的住宅物業，因為發展項目的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

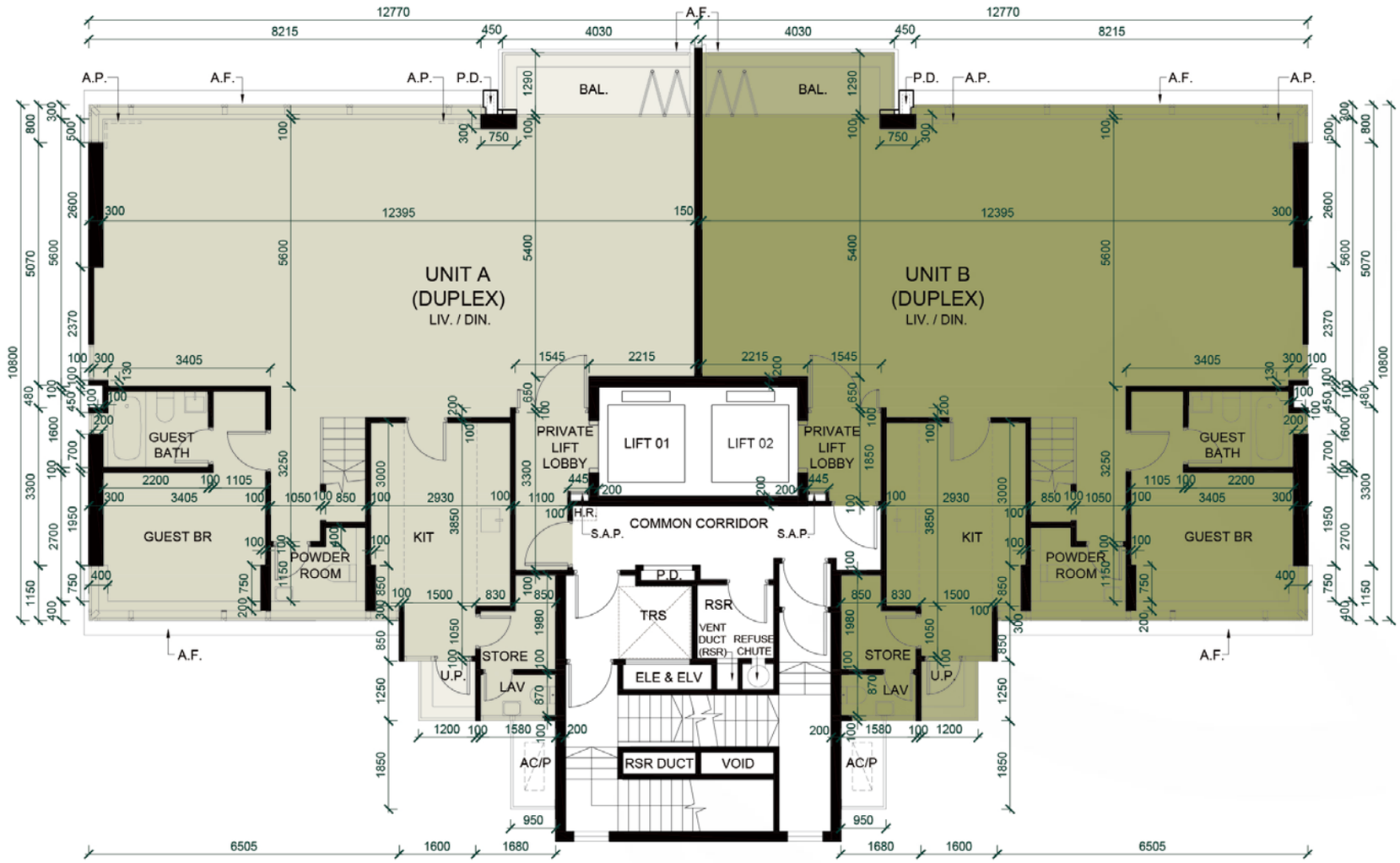
備註

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 有關樓面平面圖中顯示之附註、名詞之簡稱之圖例，請參閱本售樓說明書第27頁至第28頁。

* 層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。

7/F Floor Plan

7樓平面圖

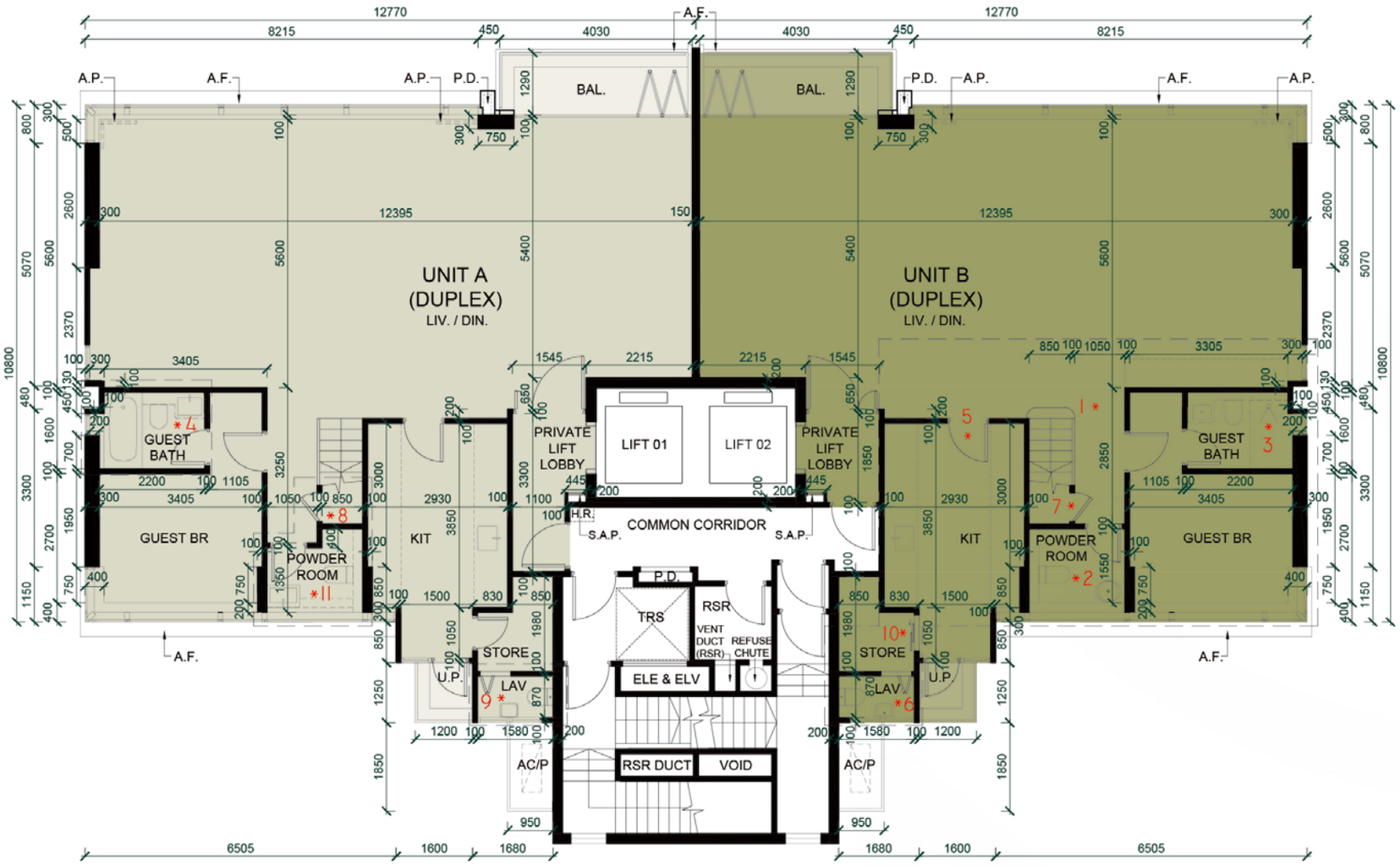


Scale 比例尺

0 5M /米

7/F Floor Plan Showing Latest Layout

7樓現狀樓面平面圖



Scale 比例尺

0 5M /米

* This part of layout has been altered by way of minor works or exempted building works under the Buildings Ordinance after completion of the Development.

The alteration works are as follows:

1. Layout of staircase has been amended.
2. Layout at POWDER ROOM has been amended.
3. Bathtub at GUEST BATH has been changed to shower.
4. Furring wall at low level has been added.
5. Swing direction of door at KIT has been changed.
6. Single-leaf door at LAV has been changed to folding door.
7. Door has been added.
8. Door has been added.
9. Single-leaf door at LAV has been changed to folding door.
10. Single-leaf door at Store has been changed to sliding door.
11. Layout of POWDER ROOM has been amended.

* 此部份因在發展項目落成後進行小型工程或獲《建築物條例》豁免的工程而有所改動。該等改動如下：

1. 樓梯佈局改動。
2. 化妝間佈局改動。
3. 客人浴室的浴缸更改為淋浴間。
4. 加設矮牆。
5. 廚房的擺門方向改動。
6. 洗手間的單扇門更改為摺門。
7. 加設門。
8. 加設門。
9. 洗手間的單扇門更改為摺門。
10. 儲物室的單扇門更改為趟門。
11. 化妝間佈局改動。

7/F Floor Plan

7樓平面圖

Each of the Residential Property 每個住宅物業	Floor 樓層	Unit 單位	
		A (Duplex)	B (Duplex)
Floor-to-floor height of each residential property (mm)* 每個住宅物業的層與層之間的高度（毫米）*	7/F 7樓	3350, 3500, 3650, 3800, 3850, 3900	3350, 3500, 3650, 3800, 3850, 3900
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度（不包括灰泥）（毫米）		125, 150, 250, 300, 400, 450, 500	125, 150, 250, 300, 400, 450, 500

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. (This does not apply to the residential properties in the Development because the design of the Development does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

Notes

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to pages 27 and 28 of this Sales Brochure for remarks, legend of the terms and abbreviations shown in the floor plan.

* Floor-to-Floor Height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor.

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。(不適用於發展項目內的住宅物業，因為發展項目的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

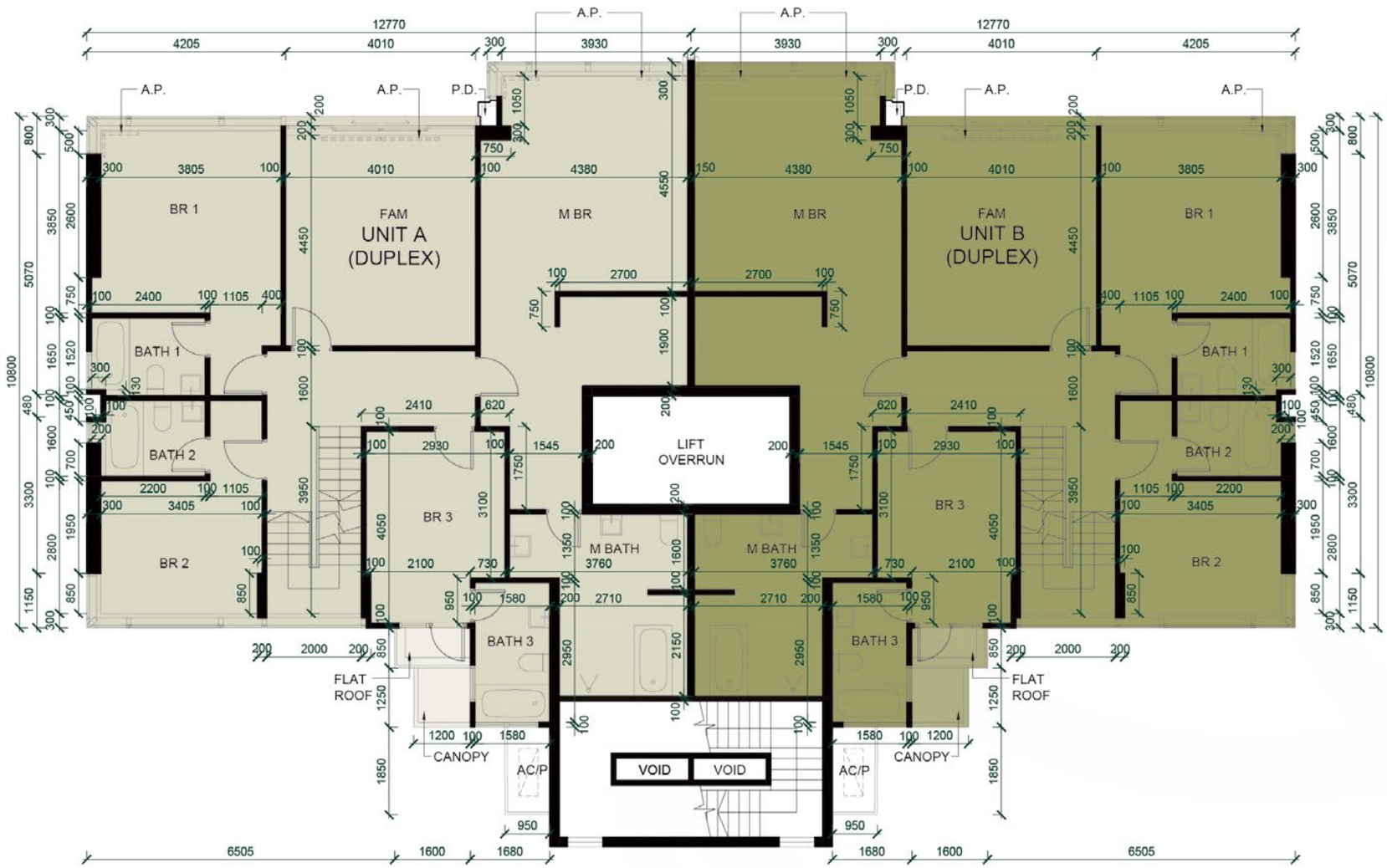
備註

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 有關樓面平面圖中顯示之附註、名詞之簡稱之圖例，請參閱本售樓說明書第27頁至第28頁。

* 層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。

8/F Floor Plan

8樓平面圖



Scale 比例尺

0 5M /米

8/F Floor Plan Showing Latest Layout

8樓現狀樓面平面圖



* This part of layout has been altered by way of minor works or exempted building works under the Buildings Ordinance after completion of the Development.

The alteration works are as follows:

1. Non-structural wall at M BR has been removed.
2. Single-leaf door at M BR has been changed to double-leaf door.
3. Non-structural wall at FAM has been removed.
4. Door at BR 3 has been relocated.
5. Layout at M BATH has been amended.
6. Bathtub at BATH 1 has been changed to shower.
7. Bathtub at BATH 2 has been changed to shower.
8. Bathtub at BATH 3 has been changed to shower.
9. Single-leaf door at FAM has been changed to glass bi-fold partition.
10. Layout at M BATH has been amended.
11. Furring wall at low level has been added.
12. Furring wall at low level has been added.
13. Furring wall at low level has been added.

＊此部份因在發展項目落成後進行小型工程或獲《建築物條例》豁免的工程而有所改動。該等改動如下：

1. 主人睡房非結構牆移除。
2. 主人睡房的單扇門更改為雙扇門。
3. 家庭娛樂室非結構牆移除。
4. 睡房3門位置改動。
5. 主人浴室佈局改動。
6. 浴室1的浴缸更改為淋浴間。
7. 浴室2的浴缸更改為淋浴間。
8. 浴室3的浴缸更改為淋浴間。
9. 家庭娛樂室的單扇門更改為玻璃摺門。
10. 主人浴室佈局改動。
11. 加設矮牆。
12. 加設矮牆。
13. 加設矮牆。

8/F Floor Plan

8樓平面圖

Each of the Residential Property 每個住宅物業	Floor 樓層	Unit 單位	
		A (Duplex)	B (Duplex)
Floor-to-floor height of each residential property (mm)* 每個住宅物業的層與層之間的高度（毫米）*	8/F 8樓	3500, 3600	3500, 3600
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度（不包括灰泥）（毫米）		125, 150, 250, 300	125, 150, 250, 300

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. (This does not apply to the residential properties in the Development because the design of the Development does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

Notes

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to pages 27 and 28 of this Sales Brochure for remarks, legend of the terms and abbreviations shown in the floor plan.

* Floor-to-Floor Height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor.

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。(不適用於發展項目內的住宅物業，因為發展項目的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

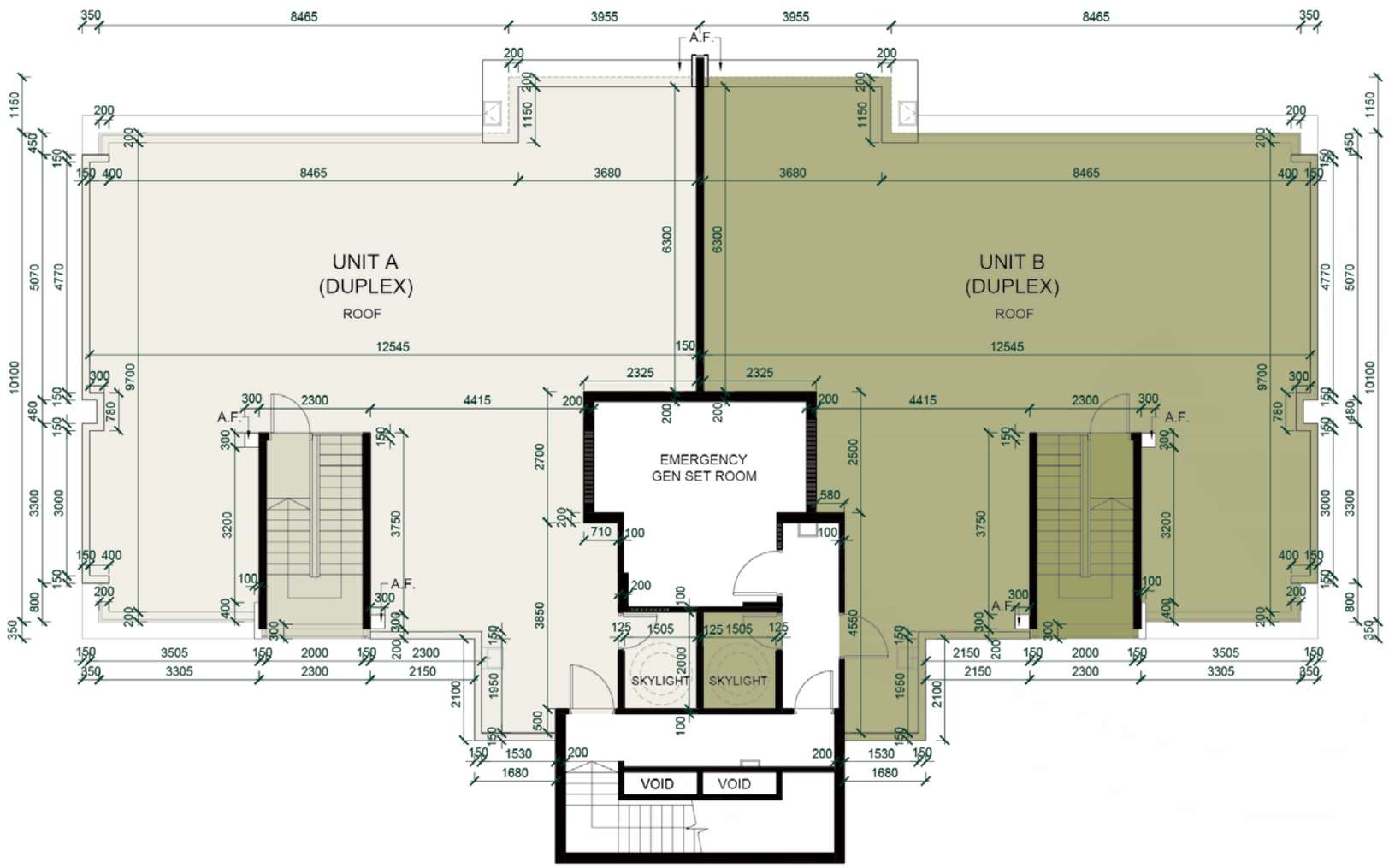
備註

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 有關樓面平面圖中顯示之附註、名詞之簡稱之圖例，請參閱本售樓說明書第27頁至第28頁。

* 層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。

Roof Floor Plan

天台平面圖



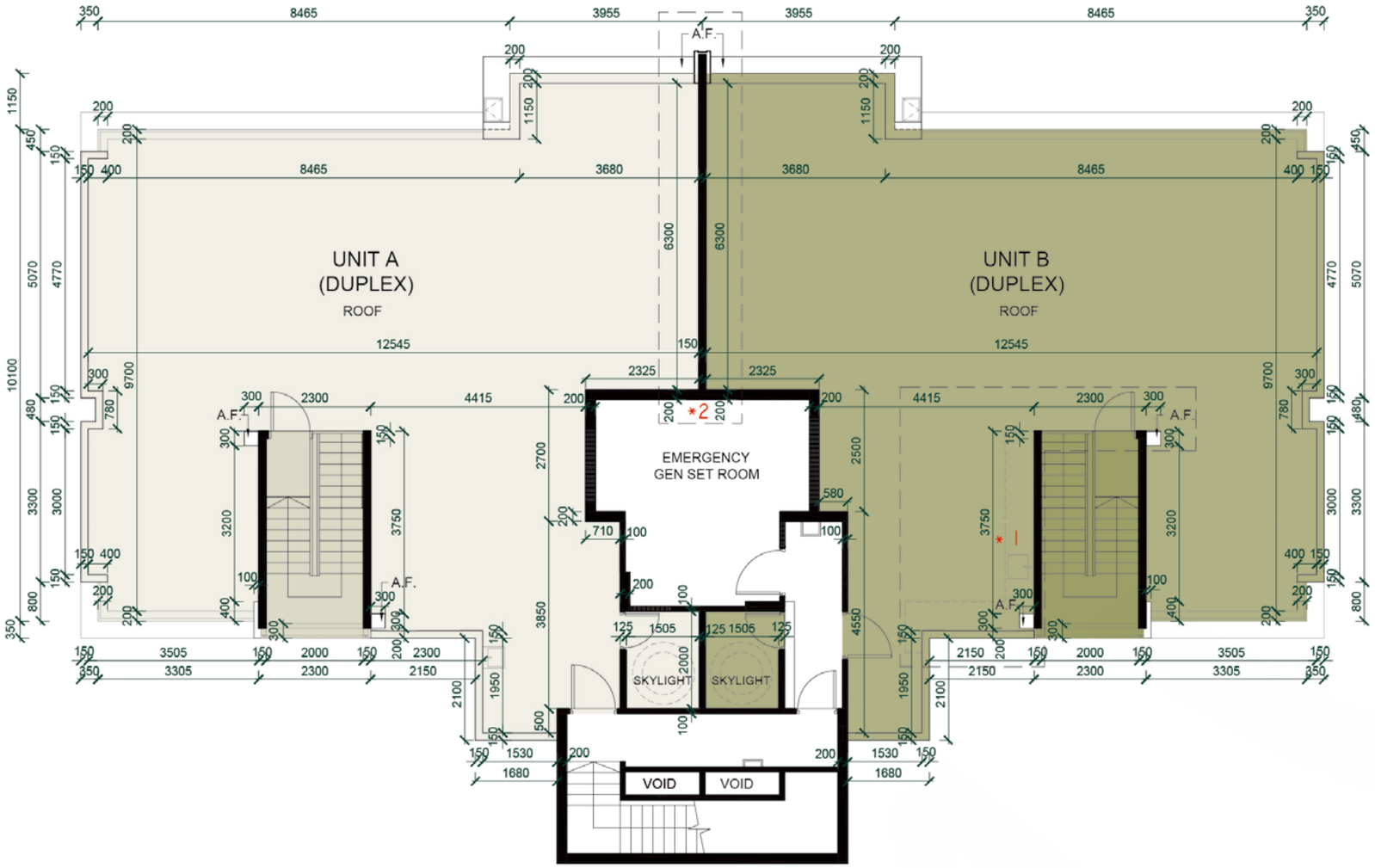
Scale 比例尺

0 5M /米

11 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 Showing Latest Layout

天台現狀樓面平面圖



* This part of layout has been altered by way of minor works or exempted building works under the Buildings Ordinance after completion of the Development.

The alteration works are as follows:

1. Sink has been relocated.
2. Metal capping has been added.

* 此部份因在發展項目落成後進行小型工程或獲《建築物條例》豁免的工程而有所改動。該等改動如下：

1. 洗滌盆移位。
2. 加設金屬頂蓋。

Scale 比例尺

0 5M /米

N

11 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

天台平面圖

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

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. (This does not apply to the residential properties in the Development because the design of the Development does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

Notes

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to pages 27 and 28 of this Sales Brochure for remarks, legend of the terms and abbreviations shown in the floor plan.

* Floor-to-Floor Height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor.

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。(不適用於發展項目內的住宅物業，因為發展項目的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

備註

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 有關樓面平面圖中顯示之附註、名詞之簡稱之圖例，請參閱本售樓說明書第27頁至第28頁。

* 層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。

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

Description of Residential Property 住宅物業的描述		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) sq. metre (sq.ft.) 其他指明項目的面積（不計算入實用面積）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
G/F - 1/F 地下至 1 樓	Garden Villa	284.294 (3,060) Balcony 露台：- Utility Platform 工作平台：-	-	-	-	-	40.114 (432)	-	-	-	-	-
2/F 2 樓	A	130.495 (1,405) Balcony 露台：- Utility Platform 工作平台：-	-	-	-	64.661 (696)	-	-	-	-	-	-
	B	129.122 (1,390) Balcony 露台：- Utility Platform 工作平台：-	-	-	-	27.947 (301)	-	-	-	-	-	-
3/F - 6/F (4/F Omitted) 3 樓至 6 樓（不設 4 樓）	A	137.298 (1,478) Balcony 露台：5.083 (55) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B	135.925 (1,463) Balcony 露台：5.083 (55) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
7/F - 8/F 7 樓至 8 樓	A (Duplex)	282.380 (3,040) Balcony 露台：5.083 (55) Utility Platform 工作平台：1.500 (16)	-	-	-	0.743 (8)	-	-	115.802 (1,246)	9.749 (105)	-	-
	B (Duplex)	280.740 (3,022) Balcony 露台：5.083 (55) Utility Platform 工作平台：1.500 (16)	-	-	-	0.743 (8)	-	-	110.766 (1,192)	9.749 (105)	-	-

The saleable area of each 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) (if any) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

每個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。其他指名項目的面積（不計算入實用面積）（如有），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

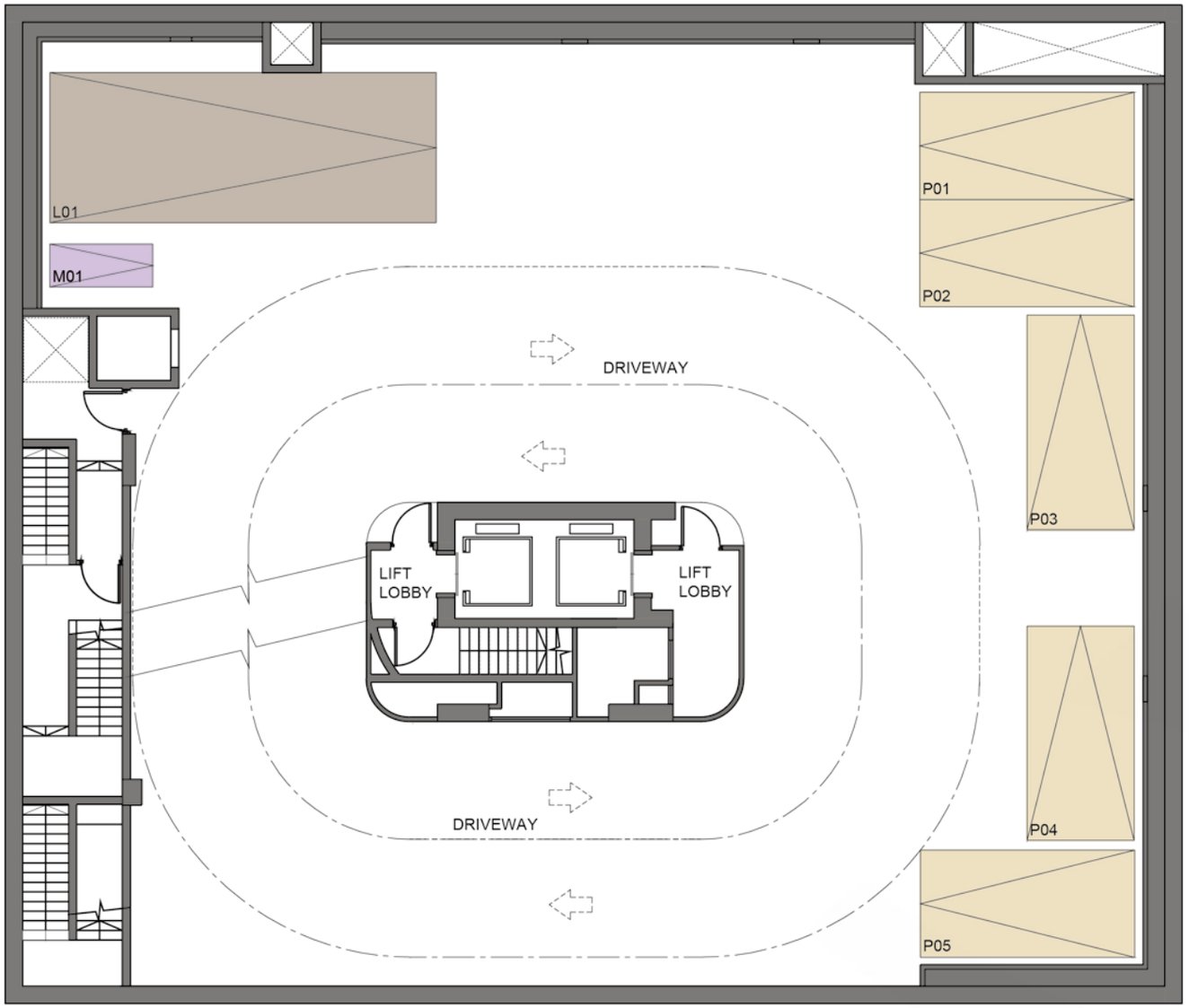
Notes
1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from that shown in square metre.
2. There is no verandah in the residential properties of the Development.
3. 4/F is omitted.

備註
1. 上述所列之面積是以英制之平方呎列明，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，平方呎與平方米之面積可能有些微差異。
2. 發展項目的住宅物業並無陽台 。
3. 不設4樓。

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

B1/F Floor Plan

地庫1樓樓面平面圖



Location, Number, Dimensions and Area of Parking Spaces :

停車位位置、數目、尺寸及面積表：

Legend 圖例	Type of Parking Space 停車位類別	Number 數目	Parking Space No. 車位編號	Dimension (L X W) (m) 尺寸（長 X 闊）(米)	Area of Parking Space (sq.m.) 每個停車位面積（平方米）
	Residential Car Parking Spaces 住宅停車位	5	P01 - P05	5.0 x 2.5	12.5
	Motor Cycle Parking Space 電單車停車位	1	M01	2.4 x 1.0	2.4
	Loading and Unloading Space 上落貨停車位	1	L01	11.0 x 3.5	38.5

Scale 比例尺

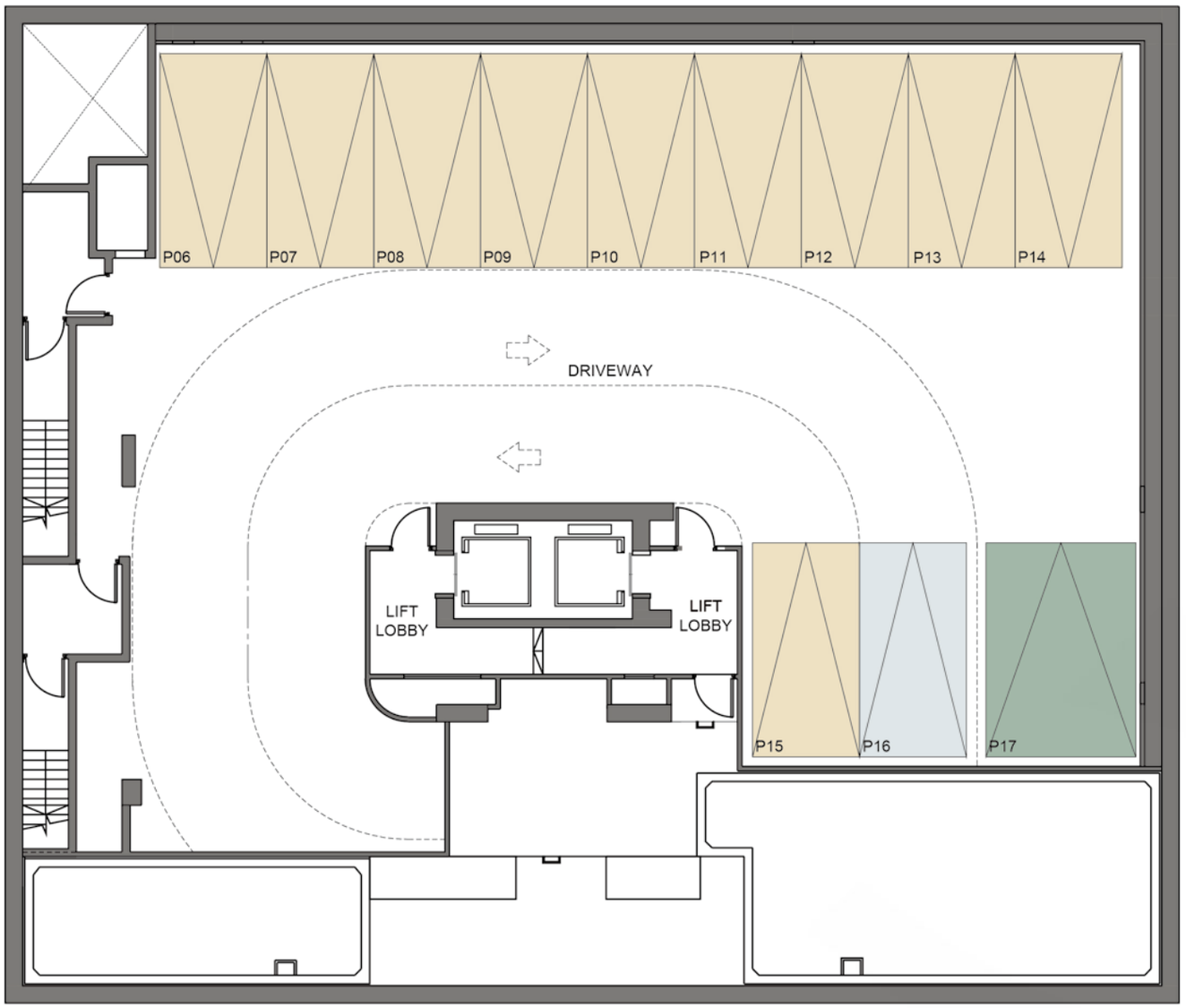
0 5M /米

N

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

B2/F Floor Plan

地庫2樓樓面平面圖



Location, Number, Dimensions and Area of Parking Spaces :

停車位位置、數目、尺寸及面積表：

Legend 圖例	Type of Parking Space 停車位類別	Number 數目	Parking Space No. 車位編號	Dimension (L X W) (m) 尺寸（長 X 闊）(米)	Area of Parking Space (sq.m.) 每個停車位面積（平方米）
	Residential Car Parking Spaces 住宅停車位	10	P06 - P15	5.0 x 2.5	12.5
	Visitor Car Parking Spaces 訪客停車位	1	P16	5.0 x 2.5	12.5
	Visitor Accessible Car Parking Spaces 訪客暢通易達停車位	1	P17	5.0 x 3.5	17.5

Scale 比例尺

0 5M /米

N

14 SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE
臨時買賣合約的摘要

1. A preliminary deposit of 5% of the purchase price is payable on the signing of the preliminary agreement for sale and purchase (the "preliminary agreement").

2. 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.

3. 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.

1. 在簽署臨時買賣合約（該"臨時合約"）時須支付款額為售價上5%的臨時訂金。

2. 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。

3. 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 the Deed of Mutual Covenant and Management Agreement

A. Common parts of the Development

According to the latest draft Deed of Mutual Covenant and Management Agreement of the Development ("**DMC**"):

"**Common Areas and Facilities**" means, collectively, the Development Common Areas and Facilities, the Residential Common Areas and Facilities and the Carpark Common Areas and Facilities;

"Carpark Common Areas and Facilities"

means:-

a. portion of the car park areas on Basement 2 Floor, Basement 1 Floor, Basement 1 Upper Floor and Ground Floor (except the Parking Spaces, the Accessible Parking Space, the Visitor Parking Spaces and the Loading and Unloading Bay); and

b. driveways, ramps, electric vehicle (EV) charger rooms, lift lobbies on Basement 2 Floor and Basement 1 Floor, protected lobbies (P.L.), staircases and smoke vents; and

c. such areas and facilities of and in the Land and the Development for the common use and benefit of the Carpark

which for identification purposes only are shown and coloured Green and Green Hatched Grey on the DMC Plans (as defined in the DMC),

but shall exclude the Development Common Areas and Facilities and the Residential Common Areas and Facilities and such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner,

PROVIDED THAT, where appropriate, if (i) any parts of the Carpark covered by paragraph (a) of the definition of "common parts" set out in section 2 of the BMO and/or (ii) any parts specified in the Schedule 1 to the BMO and included under paragraph (b) of the definition of "common parts" set out in section 2 of the BMO, shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Carpark Common Areas and Facilities;

"Development Common Areas and Facilities"

means:-

a. the Caretaker's Counter, lift 01, lift 02, fire services (FS) water check meter cabinets, fire services (FS) water tank, fire services (FS) pump and sprinkler pump room, sprinkler water tank, air ducts, pumped drainage pipe for mechanical and electrical (M&E) room, air ducts, pipe ducts (P.D.), electrical duct (ELE.), right of way, transformer room, fire services (FS) & sprinkler inlet sprinkler control valve set, water meter cabinet, lift lobbies, hose reel (HR), refuse storage & material recovery chamber (RS & MRC), fire services (FS) control room, ramps, voids, main switch room, extra low voltage (ELV), lift control panel, the Caretaker's Quarters, kitchen, accessible lavatory (LAV) 2, lift overrun, emergency gen set room, AC (air-conditioner) R.C (reinforced concrete) plinth, external walls of the Development (other than those forming part of the Residential Unit or the Residential Common Areas and Facilities), and architecture features; and

b. such areas and facilities of and in the Land and the Development intended for common use and benefit of the Development as a whole

which for the purpose of identification only are shown and coloured Indigo, Indigo Hatched Grey and Indigo Cross Hatched Grey on the DMC Plans (as defined in the DMC),

but shall exclude the Residential Common Areas and Facilities, the Carpark Common Areas and Facilities and such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner

PROVIDED THAT, where appropriate, if (i) any parts of the Development covered by paragraph (a) of the definition of "common parts" set out in section 2 of the BMO and/or (ii) any parts specified in the Schedule 1 to the BMO and included under paragraph (b) of the definition of "common parts" set out in section 2 of the BMO, shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Development Common Areas and Facilities;

"Residential Common Areas and Facilities"

means:-

a. the Accessible Parking Space, the Visitor Parking Spaces, the Common EV Facilities, the Loading and Unloading Bay, the Greenery Areas and the Residential Recreational Facilities;

b. telecommunication and broadcasting equipment (TBE) room, town gas cabinet, meter cabinet, potable & flushing water pump room, water meter, planters, staircases, lift lobbies, protected lobbies (P.L.), pipe ducts (P.D.), electrical duct (ELE.), refuse storage rooms (RSR), refuse storage rooms (RSR) ducts, refuse chutes, common corridors, extra low voltage (ELV), vent ducts, pipe ducts (P.D.), upper roofs, external walls of the Development (other than those forming part of the Residential Unit or the Development Common Areas and Facilities), those parts of the Curtain Walls which do not form part of any Residential Unit and architecture features; and

c. such areas and facilities of and in the Land and the Development intended for common use and benefit of the Residential Units as a whole;

which are for the purposes of identification only shown coloured Yellow, Yellow Hatched Grey, Yellow Horizonal Hatched Grey and Yellow Cross-Hatched Grey on the DMC Plans (as defined in the DMC),

but shall exclude the Development Common Areas and Facilities, the Carpark Common Areas and Facilities and such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner

PROVIDED THAT, where appropriate, if (i) any parts of the Residential Accommodation covered by paragraph (a) of the definition of "common parts" set out in section 2 of the BMO and/or (ii) any parts specified in the Schedule 1 to the BMO and included under paragraph (b) of the definition of "common parts" set out in section 2 of the BMO, shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Residential Common Areas and Facilities;

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

Floor	Unit	Number of Undivided Shares
G/F and 1/F	Garden Villa (Note 1)	294
2/F	A (Note 2)	147
	B (Note 2)	136
3/F	A (Note 3)	137
	B (Note 3)	136
5/F	A (Note 3)	137
	B (Note 3)	136
6/F	A (Note 3)	137
	B (Note 3)	136
7/F, 8/F and Roof	A (Duplex) (Note 4)	321
	B (Duplex) (Note 4)	318

Notes:-

1. means including the private garden and openable parts of curtain wall thereof.
2. means including the private lift lobby, openable parts of curtain wall and flat roofs adjacent thereto.
3. means including the private lift lobby, balcony, utility platform, openable parts of curtain wall and air-conditioner platform thereof.
4. means including the private lift lobby, balcony, utility platform, openable parts of curtain wall and air-conditioner platform thereof, flat roof adjacent thereto and roof on Roof Floor.

The floor numbering for the Development under the DMC is such that there is no floor no. 4th.

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

The manager for the Development shall be appointed for an initial term of not exceeding two (2) years from the date of the DMC and shall continue thereafter until terminated by not less than three (3) calendar months' notice in writing in accordance with the terms of the DMC.

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

Each Owner of a Residential Unit shall contribute towards the management expenses (which shall be based on the budget prepared by the Manager) of the Development in such manner, amount and proportion as provided in the DMC by reference to the Undivided Shares allocated to his Residential Unit and the principles provided in the DMC.

E. Basis on which the management fee deposit is fixed

A sum as security equivalent to two (2) months' monthly management contribution and such security amount shall be non-refundable but transferable.

F. The area in the Development retained by the Vendor for the Vendor's own use

Not applicable.

Note:

For full details, please refer to the DMC which is free for inspection during opening hours at the sales office. Full script of the DMC is available for inspection upon request and copies of the DMC can be obtained upon paying necessary photocopying charges.

15 SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

公契及管理協議的摘要

A. 發展項目的公用部分

根據發展項目的公契及管理協議的最新擬稿（「**公契**」）：

「**公用地方及設施**」統指發展項目公用地方及設施、住宅公用地方及設施及停車場公用地方及設施。

「**停車場公用地方及設施**」

指：

a. 地庫二樓、地庫一樓、地庫一樓上層及地面層的部分停車場區域（停車位、暢通易達停車位、訪客停車位及上落貨停車位除外）；

b. 車道、坡道、電動車（EV）充電室、地庫二樓和地庫一樓的升降機大堂、防護門廊（P.L.）、樓梯和排煙口；及

c. 該土地及發展項目內供停車場公用與共享的區域及設施，

在公契圖則（定義見公契）上以綠色和綠色間灰斜線顯示，僅供識別，

但不包括發展項目公用地方及設施、住宅公用地方及設施、發展項目內只賦予任何特定業主持有、使用、佔用和享用的專有權利及特權的地方及發展項目內只為任何特定業主服務的設施，

惟倘若情況適當，如(i)《建築物管理條例》第2條所列出「公用部分」的定義之(a)段所包含的任何停車場部分及/或(ii)《建築物管理條例》附表1所指明並包含於《建築物管理條例》第2條所列出「公用部分」的定義之(b)段的任何部分也應被上文提供之條款所涵蓋，該等部分將被視作已被包括為及構成停車場公用地方及設施一部分；

「**發展項目公用地方及設施**」

指：

a. 管理員櫃檯、01 號升降機、02 號升降機、消防(FS)水錶櫃、消防(FS)水箱、消防(FS)水泵及花灑泵房、花灑水箱、風槽、機電室的泵排水管道、風槽、管道槽(P.D.)、電氣槽(ELE.)、通行權、變壓器房、消防（FS）及花灑頭進水口花灑控制閥組、水錶櫃、升降機大堂、消防喉轆（HR）、垃圾收集及物料回收房（RS & MRC）、消防（FS）控制室、坡道、中空、主電掣房、超低電壓（ELV）、升降機控制面板、管理員宿舍、廚房、暢通易達洗手間（LAV）2、升降機超限區域、緊急發電機組房、冷氣機鋼筋混凝土底座、發展項目的外牆（不屬於住宅單位或住宅公用地方及設施的外牆）以及建築特徵；及

b. 該土地及發展項目內供發展項目整體公用與共享的區域及設施，

在公契圖則（定義見公契）上以靛藍色、靛藍色間灰斜線和靛藍色間灰交叉線顯示，僅供識別。

但不包括住宅公用地方及設施、停車場公用地方及設施、發展項目內只賦予任何特定業主持有、使用、佔用和享用的專有權利及特權的地方及發展項目內只為任何特定業主服務的設施，

惟倘若情況適當，如(i)《建築物管理條例》第2條所列出「公用部分」的定義之(a)段所包含的任何發展項目部分及/或(ii)《建築物管理條例》附表1所指明並包含於《建築物管理條例》第2條所列出「公用部分」的定義之(b)段的任何部分也應被上文提供之條款所涵蓋，該等部分將被視作已被包括為及構成發展項目公用地方及設施一部分；

「住宅公用地方及設施」

指：

a. 暢通易達停車位、訪客停車位、共用電動車設施、裝卸區、綠化區及住宅康樂設施；

b. 電訊及廣播設備室（TBE）、煤氣櫃、電錶櫃、食用水及沖洗水泵房、水錶、花槽、樓梯、升降機大堂、防護門廊（P.L.）、管道槽（P.D.）、電氣槽（ELE.）、垃圾房（RSR）、垃圾收集房（RSR）槽、垃圾槽、公共走廊、特低電壓（ELV）、排氣槽、管道槽（P.D.）、上層天台、發展項目的外牆（不屬於住宅單位或發展項目公共區域及設施的外牆）、不屬於任何住宅單位或發展項目公共區域及設施的幕牆部分及建築特徵；（RSR）牆（不屬於住宅單位或發展項目公用地方及設施的外牆）、不屬於任何住宅單位的幕牆部分及建築特徵；及

c. 該土地及發展項目內供住宅單位整體公用與共享的區域及設施，

在公契圖則（定義見公契）上以黃色、黃色間灰斜線、黃色間灰水平線和黃色間灰交叉線顯示，僅供識別。

但不包括發展項目公用地方及設施、停車場公用地方及設施、發展項目內只賦予任何特定業主持有、使用、佔用和享用的專有權利及特權的地方及發展項目內只為任何特定業主服務的設施，

惟倘若情況適當，如(i)《建築物管理條例》第2條所列出「公用部分」的定義之(a)段所包含的任何住宅樓宇部分及/或(ii)《建築物管理條例》附表1所指明並包含於《建築物管理條例》第2條所列出「公用部分」的定義之(b)段的任何部分也應被上文提供之條款所涵蓋，該等部分將被視作已被包括為及構成住宅公用地方及設施一部分；

B. 分配予發展項目中的每個住宅單位的不分割份數的數目

樓層	單位	不分割份數的數目
地下及1樓	Garden Villa (註1)	294
2樓	A (註2)	147
	B (註2)	136
3樓	A (註3)	137
	B (註3)	136
5樓	A (註3)	137
	B (註3)	136
6樓	A (註3)	137
	B (註3)	136
7樓、8樓及天台	A (Duplex) (註4)	321
	B (Duplex) (註4)	318

註：

1. 指包括私人花園及其可開啟部分的幕牆。
2. 指包括私人升降機大堂、可開啟部分的幕牆及其平台。
3. 指包括私人升降機大堂、露台、工作平台、可開啟部分的幕牆及空調機平台。
4. 指包括私人升降機大堂、露台、工作平台、可開啟部分的幕牆、空調機平台、平台及天台層的天台。

根據公契，發展項目不設4樓。

C. 有關發展項目管理人的委任年期

發展項目管理人的初期任期為公契之日起不超過兩（2）年，此後繼續任職，直至按照公契規定提前至少三 (3) 個月發出書面通知終止委任。

D. 在發展項目的住宅物業的業主之間分擔管理開支的基準

每個住宅單位業主應按照公契中規定的方式、金額和比例，參照他的住宅單位獲分配的不分割份數和公契中規定的原則，分擔發展項目的管理費用（以管理人編制的預算為基準）。

E. 計算管理費按金的基準

相當於兩 (2) 個月的每月管理分擔款項之保證金，該保證金不可退還，但可轉讓。

F. 賣方在發展項目中保留作為賣方自用的地方(如有)

不適用

註：

請參閱公契以了解全部詳情。公契全文可在售樓處的辦公時間內免費查閱並在要求與支付必要的影印費後索取其副本。

16 SUMMARY OF LAND GRANT
批地文件的摘要

1. The Development is constructed on New Kowloon Inland Lot No. 3764 (collectively the "**Lot**") which is held under a new Government Lease deemed to have been granted under and by virtue of the Government Leases Ordinance (Cap.40 of the Laws of Hong Kong) for the further term of 24 years less the last 3 days thereof (the "**Term**") commencing from 1 July 1973 (the said term is extended until the 30 June 2047 under Section 6 of the New Territories Leases (Extension) Ordinance (Cap. 150 of the Laws of Hong Kong) upon the expiration of the original term of 75 years created by the old Government Lease dated 12 January 1956 made between Queen Elizabeth II of the one part and Chan Yun Sang and The Ka Wah Bank Limited of the other part for a term of 75 years commencing from 1 July 1898 with a right of renewal for a further term of 24 years less the last 3 days thereof, as varied and/or modified by a Modification Letter (the "**Modification Letter**") dated 25 June 2024 and registered in the Land Registry by Memorial No.24071900370052 (collectively the "**Land Grant**").

2. Clause No.(2) of the Second Schedule to the Modification Letter stipulates that:

The Lot or any part thereof or any building or part or any building erected or to be erected thereon shall not be used for any purpose other than for private residential purposes.

3. The Lot shall not be used for any trade or business of a brazier, slaughterman, soap-maker, sugar-baker, fellmonger, melter of tallow, oilman, butcher, distiller, victualler or tavern-keeper, blacksmith, nightman, scavenger or any other noisy, noisome or offensive trade or business whatever without the previous licence of the Director of Lands.

4. Clause No.(1) of the Second Schedule to the Modification Letter stipulates that:

The Lessee shall develop the Lot by the erection thereon of a building or buildings complying in all respects with the covenants and conditions herein contained and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in the Hong Kong Special Administrative Region, such building or buildings to be completed and made fit for occupation on or before the 31st day of December 2028.

5. Clause No.(4) of the Second Schedule to the Modification Letter stipulates that:

Subject to the covenants and conditions therein contained, upon development or redevelopment of the Lot or any part thereof:

(a)

i. Unless the Director of Buildings agrees otherwise, the Lessee shall at his own expense submit to the Director of Buildings for his written approval a plan or plans demonstrating the configuration and layout of all the buildings, structures, supports for buildings or structures and any projections erected or constructed or to be erected or constructed at or above the ground level or levels of the Lot for providing the setback areas from the boundaries of the Lot, which submission shall in all respects be in compliance with the requirements of the Director of Buildings. The said submission shall include the paving and landscaping proposal of such setback areas and other relevant information as the Director of Buildings may require or specify at his sole discretion. The aforesaid submission as approved by the Director of Buildings is hereinafter referred to as the "**Approved Building Setback Submission**". Any buildings, structures, supports for buildings or structures and any projections erected or to be erected on the Lot shall in all respects comply with the Approved Building Setback Submission. For the purpose of this Clause No.(4)(a)(i) of the Second Schedule to the Modification Letter, the decision of the Director of Buildings as to whether there has been compliance with the Approved Building Setback Submission shall be final and binding on the Lessee.

ii. No amendment, variation, alteration, modification or substitution of the Approved Building Setback Submission shall be made without the prior written approval of the Director of Buildings, and if such approval is to be given, it shall be upon such terms and conditions as determined by the Director of Buildings at his sole discretion.

(b)

i. Unless the Director of Buildings agrees otherwise, the Lessee shall at his own expense submit to the Director of Buildings for his written approval a plan or plans demonstrating the configuration and layout of all the buildings or group of buildings erected or to be erected on the Lot including but not limited to continuous projected façade length, separating distance amongst and permeability of such buildings or group of buildings, which submission shall in all respects be in compliance with the building separation requirements of the Director of Buildings and shall include such other relevant information as the Director of Buildings may require or specify at his sole discretion.

ii. The submission under Clause No.(4)(b)(i) of the Second Schedule to the Modification Letter as approved by the Director of Buildings is hereinafter referred to as the "**Approved Building Separation Submission**". Any buildings or group of buildings erected or to be erected on the Lot shall in all respects comply with the Approved Building Separation Submission. For the purpose of this Clause No.(4)(b)(ii) of the Second Schedule to the Modification Letter, the decision of the Director of Buildings as to whether there has been compliance with the Approved Building Separation Submission shall be final and binding on the Lessee.

iii. No amendment, variation, alteration, modification or substitution of the Approved Building Separation Submission shall be made without the prior written approval of the Director of Buildings and if such approval is to be given, it shall be upon such terms and conditions as determined by the Director of Buildings at his sole discretion.

(c)

i. The Lessee shall at his own expense submit to the Director of Buildings for his written approval a plan indicating such portion or portions of the Lot or building or buildings erected or to be erected thereon at or within which greening (including but not limited to the provision of live plants with soil base) will be provided and maintained (the "**Greenery Area**"), the layout and size of the Greenery Area and such other information (including but not limited to the location and particulars of the building works for the Greenery Area) as the Director of Buildings may require or specify at his sole discretion (which submission with plan is hereinafter referred to as the "**Greenery Submission**"). The decision of the Director of Buildings as to what constitutes the provision of greening under the Greenery Submission and which portion or portions of the Lot or building or buildings constitute the Greenery Area shall be final and binding on the Lessee. The aforesaid submission as approved by the Director of Buildings is hereinafter referred to as the "**Approved Greenery Submission**".

ii. The Lessee shall at his own expense implement and complete the building works for the Greenery Area in accordance with the Approved Greenery Submission and shall thereafter maintain the same in all respects to the satisfaction of the Director of Buildings. No amendment, variation, alteration, modification or substitution of the Approved Greenery Submission or the plan indicating the Greenery Area shall be made without the prior written approval of the Director of Buildings.

iii. Except with the prior written approval of the Director of Buildings, the Greenery Area as shown in the Approved Greenery Submission shall be designated as and form part of the Common Areas referred to in Clause No.(13)(a)(v) of the Second Schedule to the Modification Letter, and shall not be used for any purpose other than as the Greenery Area in accordance with the layout, size, location and particulars as set out in the Approved Greenery Submission.

6. Clause No.(6)(a) of the Second Schedule to the Modification Letter stipulates that:

The Lessee may erect, construct and provide within the Lot such recreational facilities and facilities ancillary thereto (the "**Facilities**") as may be approved in writing by the Director of Lands. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director of Lands.

7. Clauses Nos. (6)(c)(ii) and (6)(c)(iii) of the Second Schedule to the Modification Letter stipulates that:

The Lessee shall at his own expense maintain the Exempted Facilities (as defined in the Modification Letter) in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director of Lands and the Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected on the Lot and their bona fide visitors and by no other person or persons.

8. Clause No.(7) of the Second Schedule to the Modification Letter stipulates that:

No tree growing on the Lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director of Lands who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.

9. Clause No.(8) of the Second Schedule to the Modification Letter stipulates that:

The Lessee shall at his own expense landscape and plant with trees and shrubs any portion of the Lot and podium (if any) not built upon and thereafter maintain and keep the same in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director of Lands.

10. Clause No.(17)(a)(i) of the Second Schedule to the Modification Letter stipulates that:

Spaces shall be provided within the Lot to the satisfaction of the Commissioner for Transport for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (the "**Road Traffic Ordinance**" at a prescribed rate (the "**Residential Parking Spaces**").

11. Clause No.(17)(a)(iii) of the Second Schedule to the Modification Letter stipulates that:

Additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance shall be provided within the Lot to the satisfaction of the Commissioner for Transport at a prescribed rate (the "**Visitors' Parking Spaces**").

12. Clause No.(17)(a)(iv) of the Second Schedule to the Modification Letter stipulates that:

The Residential Parking Spaces and the Visitors' Parking Spaces shall not be used for any purpose other than those respectively stipulated in Clauses Nos.(17)(a)(i) and (17)(a)(iii) of the Second Schedule to the Modification Letter and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services.

13. Clauses Nos.(17)(b)(i) and (17)(b)(ii) of the Second Schedule to the Modification Letter stipulates that:

Out of the Residential Parking Spaces and the Visitors' Parking Spaces, the Lessee shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance (the "**Parking Spaces for the Disabled Persons**") as the Building Authority may require or approve. The Parking Spaces for the Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance by disabled persons and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services.

14. Clauses Nos.(17)(c)(i) and (17)(c)(ii) of the Second Schedule to the Modification Letter stipulate that:

Spaces shall be provided within the Lot to the satisfaction of the Commissioner for Transport for the parking of motor cycles licensed under the Road Traffic Ordinance at a prescribed rate (the "**Motor Cycle Parking Spaces**"). The Motor Cycle Parking Spaces shall not be used for any purpose other than for the purpose set out in Clause No.(17)(c)(i) of the Second Schedule to the Modification Letter and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services.

15. Clauses Nos.(18)(a) and (18)(b) of Second Schedule to the Modification Letter stipulate that:

Spaces shall be provided within the Lot to the satisfaction of the Commissioner for Transport for the loading and unloading of goods vehicles at a prescribed rate (the "**Loading and Unloading Spaces**"). The Loading and Unloading Spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings erected or to be erected on the Lot.

16. Clauses Nos. (20)(a), (20)(b) and (20)(c) of Second Schedule to the Modification Letter stipulate that:

(a) The Lessee shall at all times throughout the Term permit the Commissioner for Transport, the Government, their officers, contractors, agents, workmen and any other persons authorized by any of them, with or without tools, equipment, plant, machinery or motor vehicles, free of charge, the right of free and unrestricted ingress, egress and regress to, from and through the Lot or any part thereof and any building erected or to be erected thereon for the purposes of inspecting, checking or ascertaining that there is no breach of or failure to comply with Clauses Nos. (17), (18) and (19) of Second Schedule to the Modification Letter by the Lessee.

(b) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Lessee or any other person arising whether directly or indirectly out of, in connection with or incidental to the exercise by the Commissioner for Transport, the Government, their officers, contractors, agents, workmen or any other persons authorized by any of them of the rights conferred under paragraph (a) above, and no claim whatsoever shall be made against the Government by the Lessee in respect of any such loss, damage, nuisance or disturbance.

(c) The Lessee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the exercise by the Commissioner for Transport, the Government, their officers, contractors, agents, workmen or any other persons authorized by any of them of the rights conferred under paragraph (a) above.

17. Clause No. (22)(a) of Second Schedule to the Modification Letter stipulate that:

The Residential Parking Spaces and the Motor Cycle Parking Spaces shall not be assigned except:

i. together with undivided shares in the Lot giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the Lot; or

ii. to a person who is already the owner of undivided shares in the Lot with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the Lot

Provided that in any event not more than three in number of the total of the Residential Parking Spaces and the Motor Cycle Parking Spaces shall be assigned to the owner of any one residential unit in the building or buildings erected or to be erected on the Lot.

18. Clauses Nos. (24)(a) and (24)(b) of Second Schedule to the Modification Letter stipulate that:

The Lessee shall at his own expense deposit with the Director of Lands and submit to the Commissioner for Transport a plan or plans approved by the Commissioner for Transport indicating the layout of all the parking, loading and unloading spaces to be provided within the Lot in accordance with the provisions of the Land Grant, or a copy of such plan or plans certified by an authorized person (as defined in the Buildings Ordinance) (the "**Car Park Layout Plans**")

The Lessee shall maintain all parking, loading and unloading spaces, and other areas, including but not restricted to the lifts, landings and manoeuvring and circulations areas indicated on the Car Park Layout Plans approved by and deposited with the Director of Lands accordance with the Car Park Layout Plans.

19. Clause No. (24)(e) of Second Schedule to the Modification Letter stipulate that:

The Lessee hereby:

i. gives his consent to the Commissioner for Transport, the Director of Lands, the Government, their officers, contractors, agents, workmen and any other persons authorized by any of them, at their sole and absolute discretion, to view, use, copy and modify the Car Park Layout Plans and to disclose and disseminate the Car Park Layout Plans by any means and in any manner (including but not limited to electronic means or through electronic platforms) to any government department or third party (whether individual, firm, corporate body, members of the public or other organization) as the Commissioner for Transport or the Director of Lands shall at their sole and absolute discretion consider appropriate for searching, viewing, copying, printing, disseminating, utilizing, analyzing, researching or otherwise, whether in response to public or media enquiries or otherwise, or on the Commissioner for Transport's, the Director of Lands' or the Government's own accord; and

ii. accept and acknowledge that the Commissioner for Transport, the Director of Lands, the Government, their officers, contractors, agents, workmen and any other persons authorized by any of them shall have the sole and absolute discretion and right to decide whether or not to view, use, copy, modify, disclose or disseminate the Car Park Layout Plans as provided under Clause No. (24)(e)(i) of Second Schedule to the Modification Letter.

20. Clause No. (24)(f) of Second Schedule to the Modification Letter stipulate that:

For the purpose of Clause No. (24)(e) of Second Schedule to the Modification Letter, the Lessee shall procure or cause to be procured the consent of the intellectual property right owners of the Car Park Layout Plan to the viewing, use, copying, modifying, disclosure and dissemination of the Car Park Layout Plans by the Commissioner for Transport, the Director of Lands, the Government, their officers, contractors, agents, workmen and any other persons authorized by any of them and to the searching, viewing, copying, printing, disseminating, utilizing, analyzing, researching or otherwise of the Car Park Layout Plans by any government department or third party.

21. Clause No. (24)(g) of Second Schedule to the Modification Letter stipulate that:

The Lessee hereby accepts and acknowledges that the consent given under Clauses Nos. (24)(e) and (24)(f) of Second Schedule to the Modification Letter shall survive and continue to be binding upon the Lessee after the expiry or sooner determination of the Term.

22. Clause No. (24)(h) of Second Schedule to the Modification Letter stipulate that:

The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Lessee or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Lessee's obligations under Clauses Nos. (24)(a), (24)(b), (24)(c), (24)(d) and (24)(f) of Second Schedule to the Modification Letter; any omission or mistake in the Car Park Layout Plans; the exercise by the Commissioner for Transport, the Director of Lands, the Government, their officers, contractors, agents, workmen or any other persons authorized by any of them of the discretion and rights conferred under Clause No. (24)(e) for Second Schedule to the Modification Letter; or the searching, viewing, copying, printing, disseminating, utilizing, analysing, researching or otherwise of the Car Park Layout Plans by any government department or third party as provided under Clause No. (24)(e)(i) of Second Schedule to the Modification Letter, and no claim whatsoever shall be made against the Government by the Lessee in respect of any such loss, damage, nuisance or disturbance.

23. Clause No. (24)(i) of Second Schedule to the Modification Letter stipulate that:

The Lessee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Lessee's obligations under Clauses Nos. (24)(a), (24)(b), (24) (c), (24)(d) and (24)(f) of Second Schedule to the Modification Letter; any omission or mistake in the Car Park Layout Plans.

24. Clause No.(26)(a) of the Second Schedule to the Modification Letter stipulates that:

Where there is or has been any cutting away, removal or setting back of any land, or any building up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director of Lands, either within the Lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the Lot or any part thereof or any other works required to be done by the Lessee under the covenants and conditions contained in the Land Grant, or for any other purpose, the Lessee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the Lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Lessee shall at all times during the Term maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director of Lands.

25. Clause No. (26)(c) of Second Schedule to the Modification Letter stipulates that:

In the event that as a result of or arising out of any formation, levelling, development or other works done by the Lessee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the Lot or from any adjacent or adjoining Government or leased land, the Lessee shall at his own expense reinstate and make good the same to the satisfaction of the Director of Lands and shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with such falling away, landslip or subsidence.

26. Clause No. (26)(d) of Second Schedule to the Modification Letter stipulates that:

In addition to any other rights or remedies therein provided for breach of any of the covenants and conditions therein contained, the Director of Lands shall be entitled by notice in writing to call upon the Lessee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Lessee shall neglect or fail to comply with the notice to the satisfaction of the Director of Lands within the period specified therein, the Director of Lands may forthwith execute and carry out any necessary works and the Lessee shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges.

27. Clause No. (27) of Second Schedule to the Modification Letter stipulates that:

Where prestressed ground anchors have been installed, upon development or redevelopment of the Lot or any part thereof, the Lessee shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director of Lands and shall supply to the Director of Lands such reports and information on all such monitoring works as the Director of Lands may from time to time in his absolute discretion require. If the Lessee shall neglect or fail to carry out the required monitoring works, the Director of Lands may forthwith execute and carry out the monitoring works and the Lessee shall on demand repay to the Government the cost thereof.

28. Clause No. (28) of Second Schedule to the Modification Letter stipulates that:

(a) In the event of earth, spoil, debris, construction waste or building materials (the "**waste**") from the Lot, or from other areas affected by any development of the Lot, or from other areas affected by any development of the Lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (the "**Government properties**"), the Lessee shall at his own expense remove the waste from and make good any damage done to the Government properties. The Lessee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with any damage or nuisance to private property caused by such erosion, washing down or dumping.

(b) Notwithstanding paragraph (a) above, the Director of Lands may (but is not obliged to), at the request of the Lessee, remove the waste from and make good any damage done to the Government properties and the Lessee shall pay to the Government on demand the cost thereof.

29. Clause No. (29) of Second Schedule to the Modification Letter stipulates that:

The Lessee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (the "**Works**"), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the Lot or any part thereof (the "**Services**"). The Lessee shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to

the Director of Lands for his approval in all respects, and shall not carry out any work whatsoever until the Director of Lands shall have given his written approval to the Works and to such aforesaid proposals. The Lessee shall comply with and at his own expense meet any requirements which may be imposed by the Director of Lands in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Lessee shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director of Lands any damage, disturbance or obstruction caused to the Lot or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director of Lands, unless the Director of Lands elects otherwise, and the Lessee shall pay to the Government on demand the cost of such works). If the Lessee fail to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the Lot or any part thereof or of any of the Services to the satisfaction of the Director of Lands, the Director of Lands may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Lessee shall pay to the Government on demand the cost of such works.

30. Clause No. (30)(a) of Second Schedule to the Modification Letter stipulates that:

The Lessee shall construct and maintain at his own expense and to the satisfaction of the Director of Lands such drains and channels, whether within the boundaries of the Lot or on Government land, as the Director of Lands may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the Lot, and the Lessee shall be solely liable for and shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with any damage or nuisance caused by such storm-water or rain-water.

31. Clause No. (30)(b) of Second Schedule to the Modification Letter stipulates that:

The works of connecting any drains and sewers from the Lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director of Lands who shall not be liable to the Lessee for any loss or damage thereby occasioned and the Lessee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Lessee at his own expense to the satisfaction of the Director of Lands and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Lessee at his own cost and upon demand be handed over by the Lessee to the Government for future maintenance thereof at the expense of the Government and the Lessee shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director of Lands may, upon failure of the Lessee to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the Lessee shall pay to the Government on demand the cost of such works.

32. Clause No. (32) of Second Schedule to the Modification Letter stipulates that:

(a) The Lessee shall on or before the 31st day of December 2024 or such other date as may be approved by the Director of Lands at the Lessee's own expense and in all respects to the satisfaction of the Director of Environmental Protection submit or cause to be submitted to the Director of Environmental Protection for his approval in writing a sewerage impact assessment (the "**SIA**") on the development of the Lot containing, among others, such information and particulars as the Director of Environmental Protection may require including but not limited to all adverse sewerage impacts on and as may arise from the development of the Lot, and recommendations for mitigation measures, improvement works and other measures and works (the "**SIA Mitigation Measures**").

(b) The Lessee shall at his own expense and within such time limit as may be stipulated by the Director of Environmental Protection carry out and implement the SIA Mitigation Measures contained in the SIA as approved by the Director of Environmental Protection under Clause No. (32)(a) of Second Schedule to the Modification Letter (the "**Approved SIA Mitigation Measures**") in all respects to the satisfaction of the Director of Environmental Protection and the Director of Drainage Services.

(c) The technical aspects of the SIA shall be undertaken by a member of the Hong Kong Institution of Engineers with civil engineering as the specialist discipline or a chartered civil engineer.

(d) No building works (other than the ground investigation and site formation works) shall be commenced on the Lot or any part thereof until the SIA shall have been approved in writing by the Director of Environmental Protection under Clause No. (32)(a) of Second Schedule to the Modification Letter.

(e) For the avoidance of doubt, the Lessee hereby expressly acknowledges and agrees that the Lessee shall have the sole responsibility at his own expense to carry out and implement the Approved SIA Mitigation Measures in all respects to the satisfaction of the Director of Environmental Protection and the Director of Drainage Services. The Government and its officers shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Lessee or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Lessee's obligations under this Clause No. (32) of Second Schedule to the Modification Letter, and no claim whatsoever shall be made against the Government or its officers by the Lessee in respect of any such loss, damage, nuisance or disturbance.

33. Clause No. (33) of Second Schedule to the Modification Letter stipulates that:

(a) The Lessee shall on or before the 31st day of December 2024 or such other date as may be approved by the Director of Lands, at his own expense and in all respects to the satisfaction of the Director of Lands, submit or cause to be submitted to the Director of Lands for his written approval a noise impact assessment (the "**NIA**") on the development of the Lot containing, among others, such information and particulars as the Director of Lands may require including but not limited to all adverse noise impacts on the development of the Lot, and recommendations for mitigation measures, improvement works and other measure and works (the "**Noise Mitigation Measures**").

(b) The Lessee shall at his own expense and within such time limit as may be stipulated by the Director of Lands, carry out and implement the Noise Mitigation Measures contained in the NIA as approved by the Director of Lands under Clause No. (33)(a) of Second Schedule to the Modification Letter (the "**Approved Noise Mitigation Measures**") in all respects to the satisfaction of the Director of Lands.

(c) No building works (other than the demolition and removal works, site formation works and ground investigation) shall be commenced on the Lot or any part thereof until the NIA shall have been approved in writing by the Director of Lands under Clause No. (33)(a) of Second Schedule to the Modification Letter.

(d) For the avoidance of doubt, the Lessee hereby expressly acknowledges and agrees that the Lessee shall have the sole responsibility at his own expense to carry out and implement the Approved Noise Mitigation Measures in all respects to the satisfaction of the Director of Lands. The Government and its officers shall be under no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Lessee or any other person arising whether directly or indirectly out of or incidental to the fulfilment of the Lessee's obligations under Clause No. (33) of Second Schedule to the Modification Letter or otherwise, and no claim whatsoever shall be made against the Government or its officers by the Lessee in respect of any such loss, damage, nuisance or disturbance.

34. Special Condition No. (34) of the Land Grant stipulates that:-

In the event that the Approved Noise Mitigation Measures comprise the erection or construction of a noise barrier or noise barriers on the Lot with projection extending beyond the boundary of the Lot and over and above any adjoining Government land (the "**Noise Barrier**"), the following conditions shall apply:

(a) the Lessee shall at his own expense design, erect and construct the Noise Barrier in accordance with the plans approved by the Building Authority and in all respects in compliance with the Buildings Ordinance, any regulations made thereunder and any amending legislation;

(b) no foundation or support for the Noise Barrier may be erected on, upon or underneath any Government land adjoining the Lot;

(c) no alteration, addition, replacement or attachment whatsoever shall be made or affixed to or upon the Noise Barrier or any part or parts thereof except with the prior written approval of the Director of Lands;

(d) the Lessee shall at all times and at his own expense uphold, maintain and repair the Noise Barrier or (where approved by the Director of Lands) any replacement thereof in good and substantial repair and condition in all respects to the satisfaction of the Director of Lands and if temporary road closure or traffic diversion shall be required for carrying out any works under Clause No. (34)(d) of Second Schedule to the Modification Letter, written agreement of the Commissioner for Transport on the temporary traffic arrangement shall have been obtained before commencement of any works;

(e) the Noise Barrier shall not be used for any purpose other than as noise barrier, and except with the prior written consent of the Director of Lands, the Lessee shall not use or suffer or allow to be used the Noise Barrier or any part or parts thereof for advertising or for the display of any signs, notices or posters whatsoever;

(f) subject to the prior written approval of the Director of Lands, the Lessee, his contractors, agents, workmen and any other persons authorized by the Lessee shall be permitted to enter into the Government land adjoining the Lot with or without tools, equipment, plant, machinery or motor vehicles for the purposes of carrying out any works under Clause No. (34)(f) of Second Schedule to the Modification Letter in relation to the part or parts of the Noise Barrier projecting over the Government land;

(g) the Lessee shall at all times take such precautions as may be necessary to prevent any damage or injury being caused to any Government land adjoining the Lot and the Noise Barrier or to any persons or vehicles entering or using any Government land adjoining the Lot and the Noise Barrier as a result of the erection, construction, presence, inspection, repair, maintenance, cleaning, alteration, addition, renewal, replacement, attachment, use, demolition or removal of the Noise Barrier or any part or parts thereof;

(h) the Director of Lands shall, at any time and at his absolute discretion, have the right to serve upon the Lessee a written notice requiring the Lessee to demolish and remove the part or parts of the Noise Barrier that project over the Government land without any replacement within six calendar months from the date of the written notice and upon receipt of such written notice, the Lessee shall at his own expense demolish and remove the aforesaid part or parts of the Noise Barrier within such period as stipulated in such written notice and in all respects to the satisfaction of the Director of Lands; found to give or leave notice in writing at or upon the Lot or some part thereof unto or for the Lessee to repair and amend the same within three calendar months.

(i) in the event of the non-fulfillment of any of the Lessee's obligations under Clause No. (34) of Second Schedule to the Modification Letter, the Director of Lands may carry out the necessary works and the Lessee shall pay to the Director of Lands on demand a sum equal to the cost thereof;

(j) the Lessee shall throughout the Term permit the Government, the Director of Lands, his officers, contractors, agents, workmen and any other persons authorized by the Director of Lands with or without tools, equipment, plant, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress free of charge to, from and through the Lot or any part thereof and any building or buildings erected or to be erected thereon for the purpose of inspecting, checking and supervising any works to be carried out in accordance with Clauses Nos. (34)(a), (34)(d) and (34)(h) of Second Schedule to the Modification Letter and carrying out any works in accordance with Clause No. (34)(i) of Second Schedule to the Modification Letter or any other works which the Director of Lands may consider necessary;

(k) the Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Lessee or any other person whether directly or indirectly out of or incidental to the fulfilment of the Lessee's obligations under Clause No. (34) of Second Schedule to the Modification Letter, the exercise by the Director of Lands of the right of entry under Clause No. (34)(j) of Second Schedule to the Modification Letter or the carrying out of any works under Clause No. (34)(i) of Second Schedule to the Modification Letter, and no claim whatsoever shall be made against the Government by the Lessee in respect of any such loss, damage, nuisance or disturbance; and

(l) the Lessee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the fulfilment of the Lessee's obligations under Clause No. (34) of Second Schedule to the Modification Letter, the exercise by the Director of Lands of the right of entry under Clause No. (34)(j) of Second Schedule to the Modification Letter or carrying out of any works under Clause No. (34)(i) of Second Schedule to the Modification Letter.

35. Clause No.(36) of the Second Schedule to the Modification Letter Stipulates that:

No grave or columbarium shall be erected or made on the Lot, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon.

36. The Lessee shall from time to time, and at all times, when, where and as often as need or occasion shall be and require, at his own costs and charges, well and sufficiently Repair, Uphold, Support, Maintain, Pave, Purge, Scour, Cleanse, Empty, Amend and keep the said messuage(s) and tenement(s), erections and buildings, and all the Walls, Banks, Cuttings, Hedges, Ditches, Rails, Lights, Pavements, Privies, Sinks, Drains and Watercourses thereunto belonging, and which shall in any wise belong or appertain unto the same, in, by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever, the whole to be done to the satisfaction of the Director of Lands.

37. The Director of Lands has reserved rights to all mines, minerals, mineral oils and quarries of stone in, under and upon the Lot and such earth, soil, marl, clay, chalk, brick-earth, gravel, sand, stone and stones and other earths or minerals which now or hereafter during the Term shall be under or upon the Lot as the Director of Lands may require for the roads, public buildings or other public purposes of Hong Kong, with full liberty at reasonable times in during the continuance of the Term, to enter the Lot to view, dig for, convert and carry away such things thereby doing as little damage as possible to the Lessee.

38. The Director of Lands has also reserved the power to make and conduct in, through and under the Lot all and any public or common sewers, drains or watercourses.

39. The Lessee will during the Term as often as need shall require, bear, pay and allow a reasonable share and proportion for and towards the costs and charges of making, building, repairing and amending all or any roads, lanes, pavements, channels, fences and party-walls, draughts, private or public sewers and drains requisite for or in or belonging to the Lot or any part thereof, in common with other premises near or adjoining thereto.

40. The Director of Lands may, twice or oftener in every year during the Term, at all reasonable times in the day, enter into and upon the Lot to view, search and see the condition of the items mentioned in paragraph (38) above 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 Lot or some part thereof unto or for the Lessee to repair and amend the same within three calendar months.

41. In case of the breach or non-performance of any covenant and condition on the part of the Lessee to be performed in the land grant or a failure to pay the Government Rent by the Lessee, it shall be lawful for the Director of Lands to re-enter, repossess and enjoy

the Lot or any part thereof and expel the Lessee and occupiers of the Lot.

42. The Director of Lands has the power to resume and take possession of the Lot or any part thereof if required for the improvement of Hong Kong or any other public purpose whatsoever three calendar months' notice being given to the occupant of its being so required and a full and fair compensation for the Lot and the buildings thereon being paid to the Lessee to be valued by the Director of Lands.

Remark:

The expression "Lessee" where the context admits be deemed to include its executor, administrator and assign.

Note:

For full details, please refer to the Land Grant. Full script of the Land Grant is available for free inspection upon request at the sales office during opening hours and copies of the Land Grant can be obtained upon paying necessary photocopying charges.

16 SUMMARY OF LAND GRANT
批地文件的摘要

1. 該發展項目興建於新九龍內地段第 3764 號(統稱「**該地段**」),依據新政府租契持有該地段。緊接在根據英女王伊利沙伯二世作一方與Chan Yun Sang及嘉華銀行有限公司作為一方於1956年1月12日簽訂的舊政府租約,自1898年7月1日起的原定75年期限屆滿後(有權再續約24年減去最後 3 天),新政府租契視為已根據《政府租契條例》(香港法例第 40 章)發出,自1973年7月1日起續期該24年減去最後 3 天(「**租期**」)(該租期依據《新界土地契約(續期)條例》(香港法例第150章)第6條續期至2047年6月30日),經日期為2024年6月25日並在土地註冊處以註冊摘要編號24071900370052登記的修訂函(「**修訂函**」)作出變更及/或修改(統稱為「**批地文件**」)。

2. 修訂函附表二第 (2) 條規定:

該地段或其中任何部分或在其上已建或擬建的任何建築物或任何建築物的部分不得用作私人住宅以外的任何用途。

3. 未經地政總署署長事先許可,該地段不得用作任何銅匠、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任何其他產生噪音、發出惡臭或令人厭惡的行業或業務。

4. 修訂函附表二第 (1) 條規定:

承租人須按修訂函的一切契諾及條件和當時或任何時候在香港特別行政區實施有關建築、衛生及規劃的一切條例、附例及規例發展該地段,在其上建造建築物,該等建築物須在2028年12月31日或之前完成並使其適合佔用。

5. 修訂函附表二第 (4) 條規定:

受制於修訂函的契諾和條件,在發展或重建該地段或其任何部分時:

(a)

i. 除非屋宇署署長另有同意,否則承租人須自費向屋宇署署長提交一份或多份圖則,證明地段的地面或以上已豎立或建造或將豎立或建造所有建築物、構築物、建築物或構築物的支撐物以及任何伸展物的配置和佈局及提供地段邊界的退縮區,以供其書面批准,上述提交的文件須在所有方面符合屋宇署署長的要求。上述提交的資料須包括該後退區的鋪路和美化建議,以及屋宇署署長全權酌情規定或指明的其他相關資料。上述經屋宇署署長批准的提交文件在下文稱為「**經批准建築物退縮提交書**」。該地段上已建或將建的任何所有建築物、構築物、建築物或構築物的支撐物以及任何伸展物均應在所有方面符合經批准建築物退縮提交書。就修訂函附表二第(4)(a)(i)條而言,屋宇署署長就是否遵守經批准建築物退縮提交書的決定將作終論,並對承租人具有約束力。

ii. 未經屋宇署署長事先書面批准,不得對經批准建築物退縮提交書進行修改、改變、更改、修訂或替換,如果需要給予批准,則應根據屋宇署署長全權決定的條款和條件作出。

(b)

i. 除非屋宇署署長另有同意,否則承租人須自費向屋宇署署長提交一份或多份圖則,證明該地段上已建或將建的所有建築物或建築物群的配置和佈局,包括但不限於該等建築物或建築物群的連續正面伸展外牆長度、間隔距離和滲透性,提交的資料須在各方面符合屋宇署署長的建築物間隔要求,並須包括屋宇署署長可全權酌情要求或指明其他相關資料,以供其書面批准。

ii. 經屋宇署署長批准按修訂函附表二第(4)(b)(i)條提交的文件在下文稱為「**經批准建築物分隔提交書**」。該地段上已建造或將建造的任何建築物或建築物群應在所有方面符合經批准建築物分隔提交書。就修訂函附表二第(4)(b)(ii)條而言,屋宇署署長就是否遵守經批准建築物分隔提交書的決定將作終論,並對承租人具有約束力。

iii. 未經屋宇署署長事先書面批准,不得對經批准建築物分隔提交書進行修改、改變、更改、修訂或替換,如果需要給予批准,則應根據屋宇署署長全權決定的條款和條件作出。

(c)

i. 承租人須自費向屋宇署署長提交一份圖則,該圖則應表明該地段或於其上已建或將建的建築物的部分之處或之內將提供和維護的綠化(包括但不限於提供有土壤基礎的活植物)(「**綠化區**」)、綠化區的佈局和大小以及屋宇署署長全權酌情規定或指明的該等其他資訊(包括但不限於綠化區建築工程的位置及詳情)(提交的文件連同圖則在下文稱為「**綠化提交書**」),以供其書面批准。屋宇署署長就綠化提交書中的綠化規定之解釋以及該地段或建築物的哪些部分構成綠化區的決定將作終論,並對承租人具有約束力。上述經屋宇署署長批准的提交文件在下文稱為「**經批准綠化提交書**」。

ii. 承租人須按經批准綠化提交書自費實施和完成綠化區的建築工程,並隨後在各方面進行維護,使屋宇署署長滿意。未經屋宇署署長事先書面批准,不得對經批准綠化提交書或標明綠化面積的圖則作出修訂、更改、改動、修改或替換。

iii. 除非事先獲得屋宇署署長書面批准,經批准綠化提交書中所示的綠化面積須指定為修訂函附表二第(13)(a)(v)條所述的公用地方並構成其一部分,不得用作綠化區以外的任何用途,並須依照經批准綠化提交書中所列明的佈局、大小、位置和詳情使用。

6. 修訂函附表二第 (6)(a) 條規定:

經地政總署署長書面批准,承租人可在該地段內搭建、建造及提供康樂設施及配套設施(以下簡稱為「**該設施**」),而且該設施的類型、面積、設計、高度及佈局亦須經地政總署署長的預先書面批准。

7. 修訂函附表二第 (6)(c)(ii) 及 (6)(c)(iii) 條規定：

承租人須自費保養獲豁免設施(定義見修訂函)處於良好及維修妥當狀態，並操作獲豁免設施使地政總署署長滿意。獲豁免設施只供在該地段內已建或擬建的住宅大廈的住戶和他們的真正訪客使用，而並非供其他人士使用。

8. 修訂函附表二第 (7) 條規定：

未經地政總署署長事先書面同意，不得移除或干擾該地段或毗連範圍內的樹木。地政總署署長在發出書面同意時，可向承租人施加其認為有關對樹木進行移植、補償美化或再植之合適的條件。

9. 修訂函附表二第 (8) 條規定：

承租人須自費美化該地段及平台(如有)未有建築物的任何部分並種植樹木及灌木和在其後保養及保持所有該等植物處於安全、清潔、整潔、整齊及衛生狀態，使地政總署署長滿意。

10. 修訂函附表二第 (17)(a)(i) 條規定：

必須於該地段內按一指定比率提供若干停車位，以供按《**道路交通條例**》、其附屬規例及任何修訂法例(《**道路交通條例**》)獲發牌之車輛停泊(「**住客停車位**」)，使運輸署署長滿意。

11. 修訂函附表二第 (17)(a)(iii) 條規定：

必須於該地段內按一指定比率提供若干額外停車位，以供按《道路交通條例》獲發牌之車輛停泊(「**訪客停車位**」)，使運輸署署長滿意。

12. 修訂函附表二第 (17)(a)(iv) 條規定：

住客停車位和訪客停車位不得用作修訂函附表二第(17)(a)(i)及(17)(a)(iii)條指定以外的任何用途，特別是該等停車位不能用作儲存、展示或陳列車輛作出售或其他用途或提供車輛清洗及美容服務。

13. 修訂函附表二第 (17)(b)(i) 及 (17)(b)(ii) 條規定：

經建築事務監督要求或批准，承租人必須從住客停車位和訪客停車位預留及指定若干車位，以供《道路交通條例》界定為傷殘人士的人士停泊車輛(「**傷殘人士停車位**」)。傷殘人士停車位除供傷殘人士停泊根據《道路交通條例》領有牌照的汽車外，不得用作任何其他用途，特別是該停車位不得用作存放、展示或展示汽車用於銷售或以其他方式或提供汽車清潔和美容服務。

14. 修訂函附表二第 (17)(c)(i) 及 (17)(c)(ii) 條規定：

必須於該地段內按一指定比率提供若干停車位，以供停泊根據《道路交通條例》領有牌照的電單車(「**電單車停車位**」)，令運輸署署長滿意。電單車停車位不得用作修訂函附表二第(17)(c)(i)條指定以外的任何用途，特別是該等停車位不能用作儲存、展示或陳列車輛作出售或其他用途或提供車輛清洗及美容服務。

15. 修訂函附表二第 (18)(a) 及 (18)(b) 條規定：

必須於該地段內按指定比率提供若干停車位，以供貨車上落貨之用(「**上落貨停車位**」)，令運輸署署長滿意。上落貨停車位不得用作與該地段已建或擬建的建築物有關的貨車裝卸以外的任何用途。

16. 修訂函附表二第(20)(a)、(20)(b)及(20)(c)條規定：

(a) 承租人須在租期的所有時候允許運輸署署長、政府、其官員、承辦商、代理、其工人及任何獲以上人士授權的其他人士，連同或不連同工具、設備、機械、機器或汽車，為巡查、檢查或確定承租人沒有違反或未能遵守修訂函附表二第(17)、(18)及(19)條規定的情況的目的，免費及不受限制地進出、往返及或　再經過該地段或其任何部分及任何該地段之上已建或擬建的建築物。

(b)就對承租人或任何其他人所造成或承租人或任何其他人蒙受的任何損失、損壞、滋擾或干擾，不論是否因運輸署署長、政府、其官員、承辦商、代理、其工人及任何獲以上人士授權的其他人士行使上述(a)段的權利，或其他原因而直接或間接引起、關聯的或附帶的，政府概不承擔任何義務或責任，承租人亦不得針對政府就該等損失、損壞、滋擾或干擾提出任何申索。

(c)對於運輸署署長、政府、其官員、承辦商、代理、其工人及任何獲以上人士授權的其他人士行使上述(a)段的權利，承租人須就所引致(不論是直接或間接引致的)或與之相關的一切責任、索償、損失、損害、開支、支出、費用、要求、法律行動及訴訟 (不論任何及如何引致)向政府作出彌償，並使其持續得到彌償。

17.　修訂函附表二第 (22)(a) 條規定：

住客停車位及電單車停車位不得被轉讓，除非：

i. 連同給予該地段已建或擬建建築物的住宅單位獨家使用及管有權的不分割份數一同轉讓；或

ii. 轉讓予一名已擁有該地段已建或擬建建築物的住宅單位的獨家使用及管有權的不分割份數的人士

但是在任何情況下，該地段已建或擬建建築物的任何一個住宅單位的業主不得接受轉讓或住戶不得租用多於3個住客停車位及電單車停車位。

16 SUMMARY OF LAND GRANT
批地文件的摘要

18. 修訂函附表二第 (24)(a)及(24)(b) 條規定：

承租人須自費將經運輸署署長批准的圖則或由認可人士認證(定義見《建築物條例》)的圖則副本，存放予地政總署署長並提交至運輸署署長，該圖顯示在該地段內的所有按批地條件提供的停車位、上落貨停車位的佈局(「**停車場佈局圖**」)。

承租人須按經地政總署署長批准並存放於地政總署署長處之停車場布局圖維持停車位、上落貨停車位其他範圍(包括但不限於升降機、樓梯平台及運轉及通道地方)。

19. 修訂函附表二第 (24)(e) 條規定：

承租人特此：

i. 同意運輸署署長、地政總署署長、政府、其官員、承包商、代理人、工人及任何其他獲其授權的人士有全權酌情決定查看、使用、複製、修改停車場佈局圖，並以任何途徑和方式(包括但不限於電子方式或透過電子平台)向任何政府部門或第三方(無論是個人、公司、法人團體、公眾成員或其他組織)披露和傳播停車場佈局圖，作運輸署署長或地政總署署長全權酌情決定認為適合的檢索、查看、複製、印刷、傳播、利用、分析、研究或以其他方式，不論是回應公眾或傳媒查詢或以其他方式，或作運輸署署長、地政總署署長或政府自用之目的；及

ii. 接受並承認運輸署署長、地政總署署長、政府、其官員、承包商、代理人、工人及任何其他獲其授權的人士擁有唯一及絕對的酌處權和權利決定是否查看、使用、複製、修改、披露或傳播修訂函附表二第(24)(e)(i)條規定的停車場佈局圖。

20. 修訂函附表二第 (24)(f) 條規定：

就修訂函附表二第(24)(e)條而言，承租人應取得或促使停車場佈局圖的知識產權擁有人同意運輸署署長、地政總署署長、政府、其官員、承包商、代理人、工人及任何其他獲其授權的人士檢視、使用、複製、修改、披露和傳播停車場佈局圖，並供任何政府部門或第三方檢索、查閱、複製、打印、傳播、利用、分析、研究或以其他方式使用停車場佈局圖。

21. 修訂函附表二第 (24)(g) 條規定：

承租人特此接受並確認，根據修訂函附表二第(24)(e)和(24)(f)條給予的同意在租期屆滿或提前終止後繼續有效並繼續對承租人具有約束力。

22. 修訂函附表二第 (24)(h) 條規定：

對於承租人履行或不履行修訂函附表二第(24)(a)、(24)(b)、(24)(c)、(24)(d)和(24)(f)條規定的任何義務；停車場佈局圖有任何遺漏或錯誤；運輸署署長、地政總署署長、政府、其官員、承包商、代理人、工人或任何其他經其授權的人士行使修訂函附表二第(24)(e)條賦予的酌情權和權利；任何政府部門或第三方根據附表二第(24)(e)(i)條規定對停車場佈局圖進行檢索、查看、複印、打印、傳播、利用、分析、研究或以其他方式有關或附帶及直接或間接造成承租人或任何其他人蒙受任何損失、損害、滋擾或干擾，政府概不承擔任何責任。承租人不得就任何此類損失、損壞、滋擾或干擾向政府提出任何索賠。

23. 修訂函附表二第 (24)(i) 條規定：

承租人須對承租人履行或不履行修訂函附表二第(24)(a)、(24)(b)、(24)(c)、(24)(d)和(24)(f)條規定的任何義務；停車場佈局圖有任何遺漏或錯誤而直接或間接引起有關或附帶的所有責任、索賠、損失、損害、開支、收費、費用、要求、訴訟和訴訟程序彌償政府並確保政府持續獲得彌償。

24. 修訂函附表二第 (26)(a) 條規定：

如果任何土地需要或已經被削去、排除或退讓，或進行任何類型的堆積或堆填或斜坡處理工程，不論有否經地政總署署長預先書面同意，亦不論是在該地段內或任何政府土地上，旨在開拓、平整或發展該地段或其中任何部分或承租人按批地文件內契諾和條件需要進行的任何其他工程或作任何其他用途，承租人須自費進行與修建該等斜坡處理工程、護土牆或其他承托、保護、排水或輔助工程或日後成為必要的其他工程，以便保護與承托該地段和任何毗鄰或毗連政府土地或出租土地內的泥土，及避免與防止日後發生任何泥土傾瀉、塌方或地陷。承租人須在租期期間任何時候自費保養該土地、斜坡處理工程、護土牆或其他承托、保護、排水或輔助工程或其他工程處於良好及維修妥當的狀態，令地政總署署長滿意。

25. 修訂函附表二第 (26)(c) 條規定：

倘若因為任何構建開拓、平整、發展或承租人進行其他工程或任何其他原因造成任何時候發生泥土傾瀉、塌方或地陷，不論發生在或來自該地段任何土地或任何毗鄰或毗連的政府土地或出租土地，承租人須自費進行修復及彌補，使地政總署署長滿意，並就上述泥土傾瀉、塌方或地陷而直接或間接引起有關或附帶的所有責任、索賠、損失、損害、開支、收費、費用、要求、訴訟和訴訟程序彌償政府並確保政府持續獲得彌償。

26. 修訂函附表二第 (26)(d) 條規定：

除了批地文件規定就違反任何該等契諾及條件的任何其他權利或補償外，地政總署署長有權發出書面通知要求承租人進行、修建及保養該土地、斜坡處理工程、護土牆或其他承托、保護及排水或輔助工程或其他工程或修復與彌補任何泥土傾瀉、塌方或地陷。如果承租人忽略或未能在通知指定的時期內遵守該通知要求，使地政總署署長滿意，地政總署署長可立即執行與進行任何必要工程。承租人須在要求時歸還政府因此產生的費用連同任何行政費和專業費用及開支。

27. 修訂函附表二第 (27) 條規定：

如果在發展或重建該地段或其中任何部分時已安裝預應力地錨，承租人須自費在預應力地錨的服務年限期間定期保養與監測預應力地錨，令地政總署署長滿意，並在地政總署署長行使絕對酌情決定權時不時要求提供上述監測工作的報告和資料，給地政總署署長該報告和資料。如果承租人忽略或未能進行上述要求的監測工作，地政總署署長可立即執行與進行該監測工作，而承租人須在要求時歸還政府因此產生的費用。

28. 修訂函附表二第 (28)條規定：

(a)倘若該地段或其他受發展該地段所影響區域之泥土、廢土、瓦礫、建築廢料材或建材(「**廢料**」)遭侵蝕、沖洗或傾倒到公共巷徑或道路上，或路旁暗渠、前濱或海牀、污水渠、雨水渠或溝渠或其他政府財產(「**政府財產**」)，承租人須自費清理該等廢料並補救該等廢料對該等政府財產造成的損壞。承租人須對上述侵蝕、沖洗或傾倒對私人財產造成的任何損壞或滋擾所直接或間接引起有關或附帶的引致的一切責任、索賠、損失、損害、開支、收費、費用、要求、訴訟和訴訟程序彌償政府並確保政府持續獲得彌償。

(b)儘管有上述第(a)段，地政總署署長可以(惟沒有義務)應承租人要求清理該等廢料並補救該等廢料對該等政府財產造成的損壞，而承租人須應要求向政府支付有關費用。

29. 修訂函附表二第 (29) 條規定：

承租人須在任何時候，特別是在任何建築、保養、翻新或維修工程(以下簡稱「**該工程**」)進行期間，採取或促使他人採取一切適當及充分的關注、技巧及預防措施，避免對任何政府擁有或其他現有排水渠、水路或水道、總水喉、道路、行人路、街道設施、污水渠、水道、管道、電纜、電線、公用服務設施或任何其他於該地段上面、之上、之下或毗鄰或其任何部分進行工程或裝置(以下統稱「**該等設施**」)造成任何損壞、干擾或阻塞。承租人在進行任何該工程之前須進行或促使他人進行適當的勘測及必要的了解，確定任何該等設施的現況及程度，並提交一切該工程可能影響該等設施各方面的書面建議給地政總署署長，供他在所有方面審批，但在未取得地政總署署長對該工程及上述建議作出的書面批准前，不得進行任何工程。承租人須遵守及自費達成地政總署署長於發出上述批准時可就該等設施施加的要求，包括任何必要的改道、重鋪或復修的成本。承租人須自費在各方面維修、修復及復原所有由該等工程以任何方式引起的對該地段或任何該等設施造成的損壞、干擾或阻礙，使地政總署署長滿意(溝渠、下水道、雨水渠或主水管除外，其之修復須由地政總署署長進行(除非地政總署署長另有決定)，且承租人須應政府要求向其繳付上述工程之費用)。若承租人未能對該地段或任何該等設施進行任何所需之改道、重鋪、維修、修復及復原至使地政總署署長滿意，地政總署署長可進行其認為有需要之改道、重鋪、維修、修復或復原，且承租人須應政府要求向其繳付上述工程之費用。

30. 修訂函附表二第 (30)(a) 條規定：

承租人須自費建造及保養排水渠及渠道使地政總署署長滿意，不論在該地段邊界內或在政府土地上，只要地政總署署長認為必要的，截斷與引導該地段的一切暴雨或雨水到最接近的河牀、集水井、渠道或政府雨水渠。承租人須對上述暴雨或雨水造成的任何損壞或滋擾而直接或間接引起有關或附帶的一切責任、索賠、損失、損害、開支、收費、費用、要求、訴訟和訴訟程序彌償政府並確保政府持續獲得彌償。

31. 修訂函附表二第 (30)(b) 條規定：

該地段的任何排水渠和污水渠至政府的雨水渠及污水渠(如已建及啓用)的連接工程可由地政總署署長進行，但地政總署署長毋須就因此產生的任何損失或損害對承租人負責。承租人須在政府要求時向政府支付上述連接工程的費用。此外該等連接工程亦可由承租人自費進行，令地政總署署長滿意。在該種情況下，上述連接工程的任何一段若在政府土地內修建，必須由承租人自費保養，及政府要求時承租人須移交該段給政府，由政府出資負責日後的保養。承租人須在政府要求時向政府支付有關上述連接工程的技術審計之費用。如果承租人未能保養上述連接工程中在政府土地內修建的任何一段，地政總署署長可進行其認為必要的保養工程，承租人須在政府要求時向政府支付上述工程費用。

32. 修訂函附表二第 (32) 條規定：

(a)承租人須在2024年3月31日或之前或地政總署署長可批准的其他期限內自費提交或安排他人提交一份發展該地段的排污影響評估(「**排污影響評估**」)給環境保護署署長作書面審批，在一切方面使環境保護署署長滿意。該評估除了其他事項外，還須載有環境保護署署長可要求的資料及詳情，包括但不限於發展該地段可能產生的一切不利的排污影響和實施緩解措施、改善工程及其他措施及工程(「**排污影響評估緩解措施**」)的建議。

(b)承租人應自費在環境保護署署長規定的期限內，進行和執行環境保護署署長根據修訂函附表二第(32)(a)條批准排污影響評估內載有的排污影響評估緩解措施(「**經批准的排污影響評估緩解措施**」)，在一切方面使環境保護署署長和渠務署署長滿意。

(c)排污影響評估的技術方面應由以土木工程為專業的香港工程師學會會員或特許土木工程師負責。

(d)在環境保護署署長根據修訂函附表二第(32)(a)條以書面形式批准排污影響評估之前，不得在該地段或其任何部分上進行建築工程(土地探勘及地盤平整工程除外)。

(e)為免存疑，承租人特此明文承認及同意他須獨自負責自費實施經批准的排污影響評估緩解措施，在一切方面使環境保護署署長和渠務署署長滿意。政府對承租人或任何其他人士因承租人履行或未履行修訂函附表二第(32)條直接或間接引起或附帶的任何損失、損害、滋擾或干擾，概不負責或承擔任何責任或義務。承租人不得就任何此類損失、損壞、滋擾或干擾向政府提出任何索賠。

33. 修訂函附表二第 (33) 條規定：

(a) 承租人須於 2024 年 12 月 31 日或地政總署署長批准的其他日期或之前，自費以地政總署署長全面滿意的方式，向地政總署署長提交或促使提交一份關於該地段發展的噪音影響評估報告(「**噪音影響評估報告**」)，其中包括地政總署署長可能要求的資料及詳情，包括但不限於所有對地段發展造成的不利噪音影響，以及緩解措施、改善工程和其他措施及工程的建議(「**噪音緩解措施**」)，供其書面批准。

(b)承租人應自費並在地政總署規定的期限內，執行並實施地政總署署長根據修改函附表二第(33)(a)條批准的噪音影響評估報告所載噪音緩解措施(以下簡稱「**經批准噪音緩解措施**」)，令地政總署署長滿意。

(c)在地政總署署長根據修改函附表二第(33)(a)款以書面形式批准噪音影響評估報告之前，不得在該地段或其任何部分展開進行任何建築工程(拆卸和遷移工程、場地平整工程和地面調查除外)。

(d)為免存疑，承租人在此明確承認並同意，承租人應獨自負責並自費執行和落實經批准噪音緩解措施，直至地政總署署長滿意為止。政府及其官員對承租人或任何其他人士因承租人履行或未履行修訂函附表二第(33)條直接或間接引起或附帶的任何損失、損害、滋擾或干擾，概不負責或承擔任何責任或義務。承租人不得就任何此類損失、損壞、滋擾或干擾向政府提出任何索賠。

34. 修訂函附表二第 (34) 條規定：

倘若經批准噪音緩解措施包括在地段上豎立或建造一道或多道隔音屏障，而其伸出範圍超出地段界線及跨越任何毗鄰政府土地之上（「**隔音屏障**」），則須遵守下列條件：

(a)承租人須自費依建築事務監督批准的圖則設計、豎立和建造隔音屏障，並須在各方面符合《建築物條例》、其任何附屬規例及任何修訂法例；

(b)不得在毗鄰該地段的任何政府土地之上、上方或之下設立隔音屏障的地基或支撐；

(c)除事先獲得地政總署署長的書面批准外，不得對隔音屏障或其任何部分進行或附加任何改動、增建、更換或附加物；

(d)承租人須隨時自費維持、保養及修葺噪音屏障或（經地政總署署長核准）任何更換物，使其在各方面均達良好及實質修葺及狀況良好，令地政總署署長滿意；如依照修訂函件附表二第(34)(d)條進行任何工程需要進行臨時封路或交通改道，則須在工程展開前取得運輸署署長的書面同意，作出臨時交通安排；

(e)不得將隔音屏障用作除隔音屏障以外任何其他用途。除非事先獲得地政總署署長的書面同意，否則承租人不得使用、容許或允許他人使用隔音屏障或其任何部分作廣告宣傳或展示任何標誌、告示或海報；

(f)經地政總署署長的事先書面批准，承租人、其承建商、代理人、工人及任何獲承租人授權的其他人士，不論是否攜帶工具、設備、機械、機器或車輛，可進入毗鄰該地段的政府土地，以根據修訂函件第二附表第(34)(f)條的規定，對跨越政府土地的全部或部分屏障進行工程。

(g)承租人須隨時採取必要的預防措施，以防止因設立、建造、存在、檢查、修葺、保養、清潔、改動、增建、更新、更換、附加、使用、拆卸或拆除隔音屏障或其任何部分而對毗鄰地段的任何政府土地及隔音屏障或對進入或使用毗鄰地段的任何政府土地及隔音屏障的任何人士或車輛造成任何損害；

(h)地政總署署長有權隨時酌情向承租人發出書面通知，規定承租人在書面通知日期起計六個曆月內，拆卸及移走跨越政府土地的隔音屏障部分，而毋須更換；而承租人接獲該書面通知後，須自費在該書面通知所訂期限內拆卸及移走上述隔音屏障部分，令地政總署署長全面滿意；

(i) 若承租人未履行修改函附表二第 (34) 條規定的任何義務，地政總署署長可進行必要的工程，而承租人應按要求向地政總署署長支付相等費用的款項；

(j)承租人應在整個租期內允許政府、地政總署署長、其官員、承包商、代理人、工人及任何經地政總署署長授權的其他人，無論是否攜帶工具、設備、機器、機械或車輛，自由和不受限制地進出和返回該地段或其任何部分以及在該地段上建造或將建造的任何建築物，以檢查、檢查和監督根據修改函附表二第(34)(a)、(34)(d)和(34)(h)款規定進行的任何工程、根據修改函附表二第(34)(i)條進行任何工程，或地政總署署長認為必要的任何其他工程；

(k) 政府對承租人或任何其他人士因承租人履行修訂函附表二第（34）條所訂的承租人義務、地政總署署長根據修改函第二附表第 (34)(j) 條行使進入權或根據修改函第二附表第(34)(i)條進行任何工程直接或間接引起或附帶的任何損失、損害、滋擾或干擾，概不負責或承擔任何責任或義務。承租人不得就任何此類損失、損壞、滋擾或干擾向政府提出任何索賠。

(l) 承租人須對承租人履行修訂函附表二第 (34) 條所訂的承租人義務、地政總署署長根據修改函第二附表第 (34)(j) 條行使進入權或根據修改函第二附表第 (34)(i) 條進行任何工程直接或間接引起或附帶的一切責任、申索、損失、損害、開支、收費、費用、要求、訴訟及法律程序向政府作出彌償，並使其持續得到彌償。

35.修訂函附表二第 (36) 條規定：

不准在該地段搭建或製作墳墓或骨灰龕，亦不准在其內或其上用泥壇、骨灰盒或其他形式埋葬或存放人類遺骸或動物遺骸。

36. 承租人應隨時、時刻或在需要時，自費充分地修繕、維護、支撐、保養、鋪設、清理、沖刷、清潔、清空、修繕和保養上述宅院、房屋、建築物和所有附屬或從屬的牆壁、堤岸、路塹、樹籬、溝渠軌道、照明、行人道、廁所、水池、排水及水道，並在所有方面使地政總署署長滿意。

37. 地政總署署長保留對地段內、地底及地上的所有礦山、礦物、礦物油和採石場的權利以及地政總署署長可為香港的道路、公共建築物或其他公共用途在租期持續期間的合理時間內，有充分的自由進入該地段查看、挖掘、改造和運走目前或今後在租期內在該地段內或地上的泥土、土壤、泥灰岩、粘土、白堊土、磚土、礫石、沙子、石頭和石頭以及其他泥土或礦物石頭的權利，儘量減少對承租人造成的損害。

38. 地政總署署長亦保留權力，於該地段內、該地段下及穿過該地段建造或接駁所有或任何公共或公用排污渠、排水渠或水道。

39. 若有需要，承租人須在租期內負擔、支付及分攤建造、興建、維修及改善處於、屬於該地段或其任何部分或為其所需而與附近或毗連範圍共用的所有或任何道路、小巷、行人路、渠道、圍欄及共用牆、通風道、私人或公共排污渠及排水渠的支出和收費的合理部分。

40. 政總署署長可在租期內每年兩次或以上於日間內的任何合理時間進入該地段以視察、搜索及檢查上述第(38)段的事物的狀況及所有變化、缺陷、失修及缺乏改善之處，並可就該地段或其部分發出書面通知，要求承租人於三個公曆月內修理及改善之。

41. 承租人若違反或不履行批地文件內其須履行之契諾或條件，或未能繳付地租，地政總署署長可合法重收、重新管有及享用該地段或其任何部分及逐出承租人或該地段的佔用人。

42. 如為改善香港或其他公共目的所需，經發出三個公曆月的通知予佔用人及就該地段及其上之建築物支付予承租人由地政總署署長評定的充分和公平賠償，地政總署署長有權收回及管有該地段或其任何部分。

註釋：

本節中提述「承租人」一詞如文意允許包括其遺囑執行人、遺產管理人及承讓人。

備註：

請查閱批地文件以了解全部詳情。完整的批地文件現存於售樓處，於開放時間可供免費查閱，並可在支付所需影印費後取得批地文件之複印本。

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

Any facilities that are required under the land grant to be constructed and provided for the Government, or for public use	Not applicable
Any facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development	Not applicable
Any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development	Not applicable
Any part of the land (on which the Development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap.123 sub. leg. F)	Not applicable

根據批地文件規定須興建並提供予政府或供公眾使用的任何設施	不適用
根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施	不適用
根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地	不適用
該項目所位於的土地中為施行《建築物(規劃)規例》(第123章，附屬法例F)第22(1)條而撥供公眾用途的任何部分	不適用

18 WARNING TO PURCHASERS
對買方的警告

1. The purchaser is hereby 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.

2. 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.

3. 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.

4. In the case of paragraph 3(ii) above, 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.

1. 謹此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。

2. 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。

3. 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：－

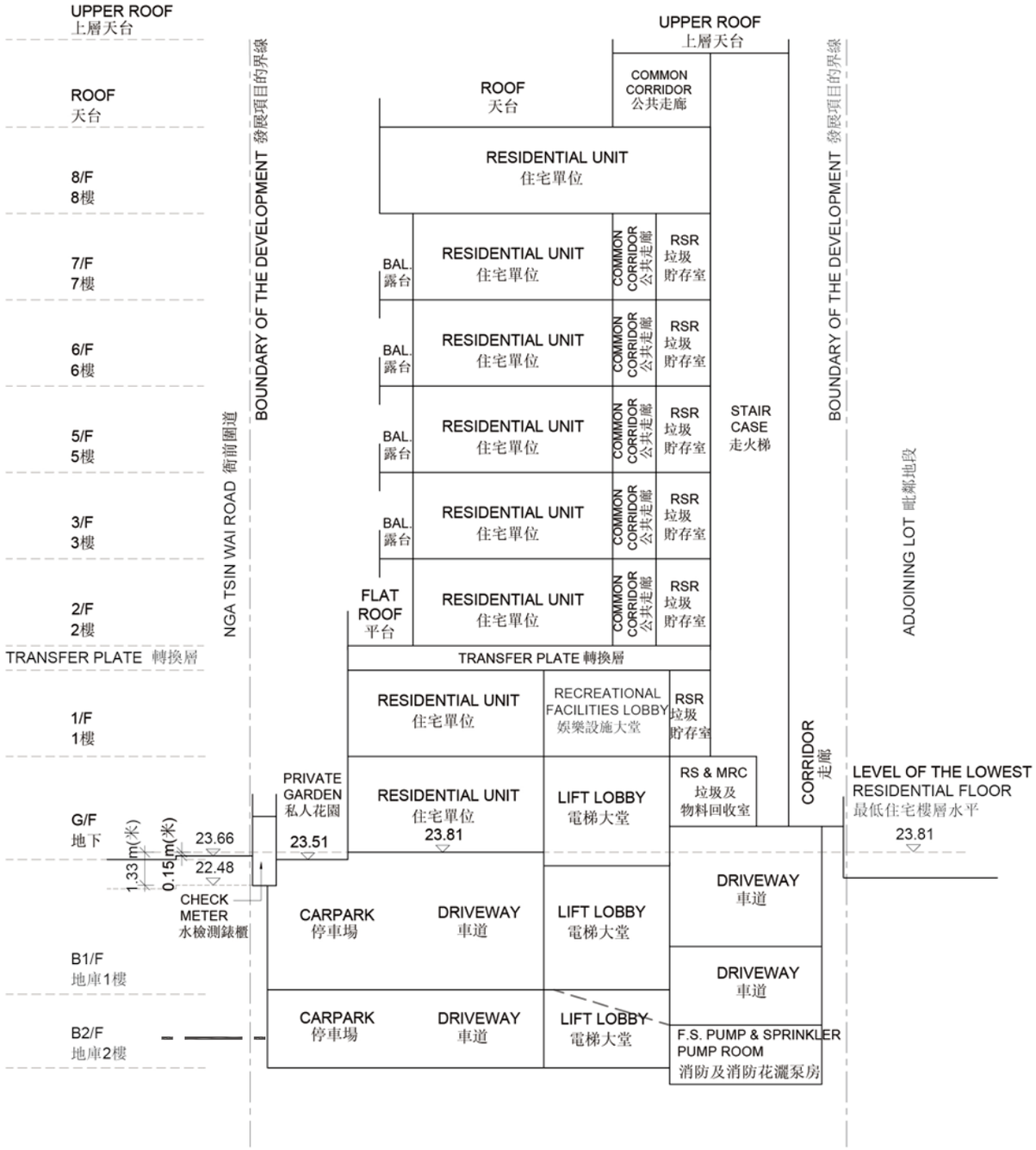
   i. 該律師事務所可能不能夠保障買方的利益；及

   ii. 買方可能要聘用一間獨立的律師事務所。

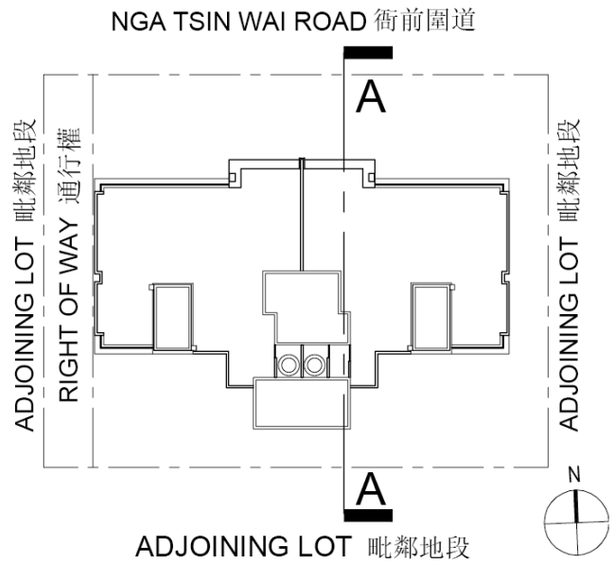
4. 如屬上述3(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

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

CROSS-SECTION A-A
橫截面圖 A-A



KEY PLAN
指示圖



BOUNDARY LINE OF THE DEVELOPMENT
發展項目的邊界

Notes

1. The part of Nga Tsin Wai road adjacent to the building is 22.48 to 23.66 metres above the Hong Kong Principal Datum.
2. --- Dotted line denotes level of the lowest residential floor.
3. ▽Height (in metres) above Hong Kong Principal Datum.

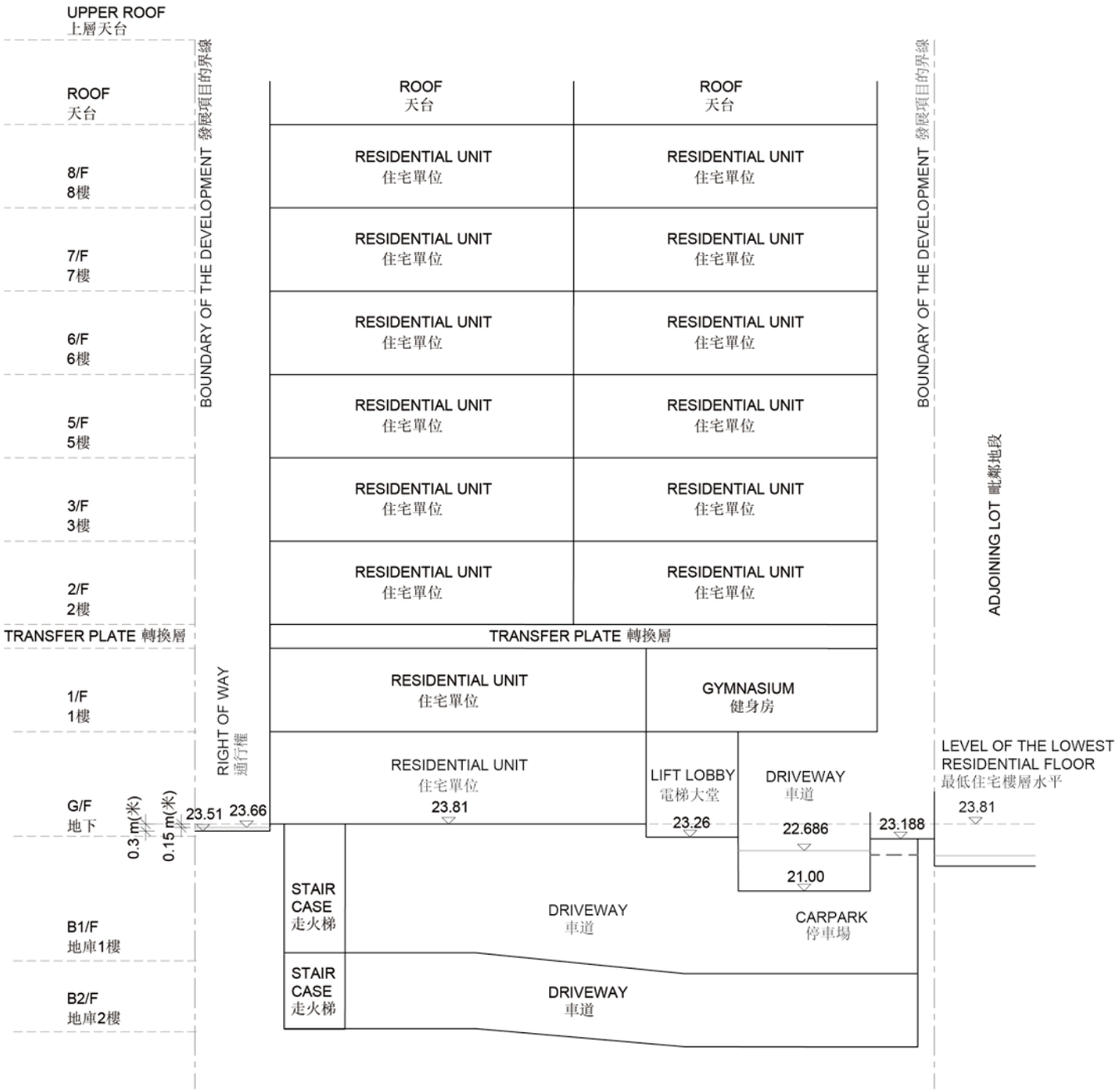
備註

1. 毗連建築物的一段衙前圍道為香港主水平基準以上22.48至23.66米
2. - - - 虛線為最低住宅樓層水平。
3. ▽ 香港主水平基準以上高度(米)

Scale 比例尺
0 5M /米

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

CROSS-SECTION B-B
橫截面圖 B-B



KEY PLAN
指示圖



- - — - BOUNDARY LINE OF THE DEVELOPMENT
發展項目的邊界

Notes

1. The part of Nga Tsin Wai road adjacent to the building is 23.51 to 23.66 metres above the Hong Kong Principal Datum.
2. --- Dotted line denotes level of the lowest residential floor.
3. ▽Height (in metres) above Hong Kong Principal Datum.

備註

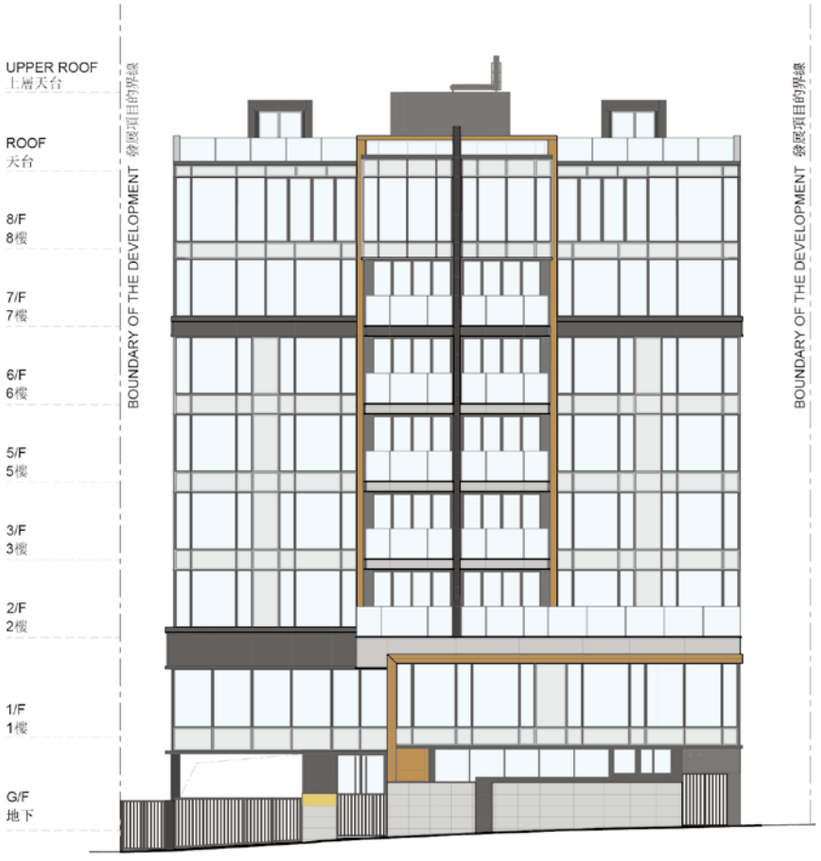
1. 毗連建築物的一段衙前圍道為香港主水平基準以上23.51至23.66米
2. - - - 虛線為最低住宅樓層水平。
3. ▽ 香港主水平基準以上高度(米)

Scale 比例尺
0 5M /米

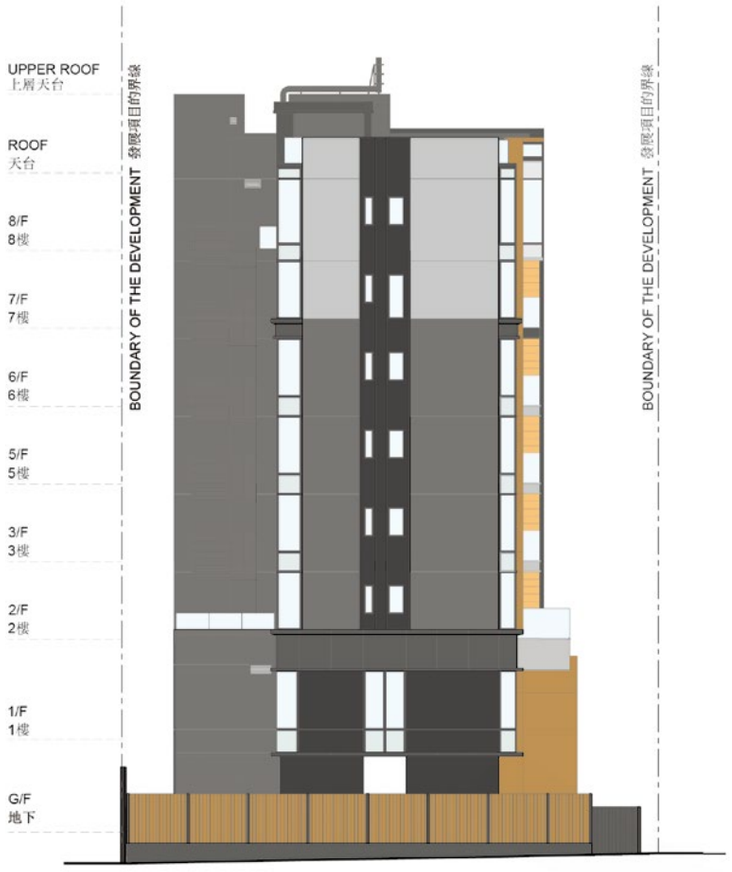
N

20 ELEVATION PLAN 立面圖

NORTH ELEVATION 北立面圖



EAST ELEVATION 東立面圖



KEY PLAN 指示圖



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

1. are prepared on the basis of the approved building plans for the Development as of 22 May 2025; and
2. are in general accordance with the outward appearance of the Development.

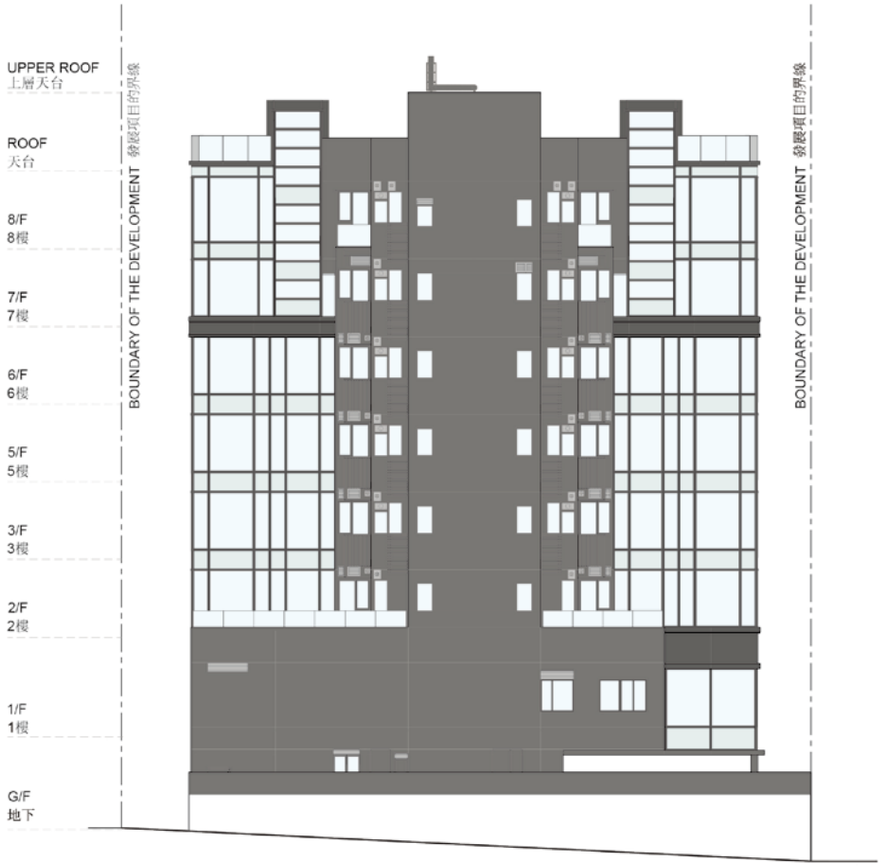
發展項目的認可人士證明本立面圖所顯示的立面:

1. 以2025年5月22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。

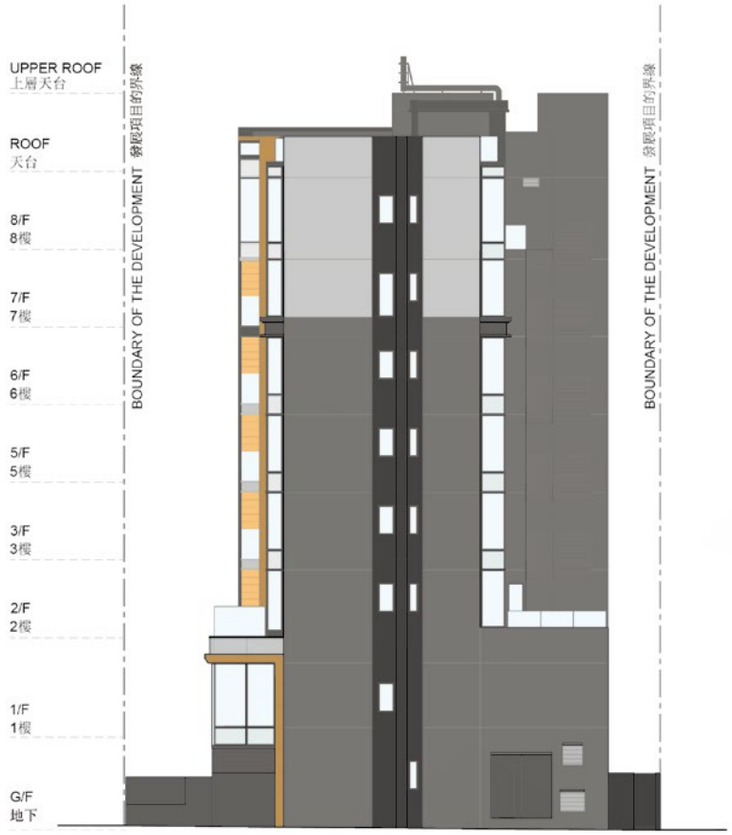
Scale 比例尺
0 5M /米

20 ELEVATION PLAN 立面圖

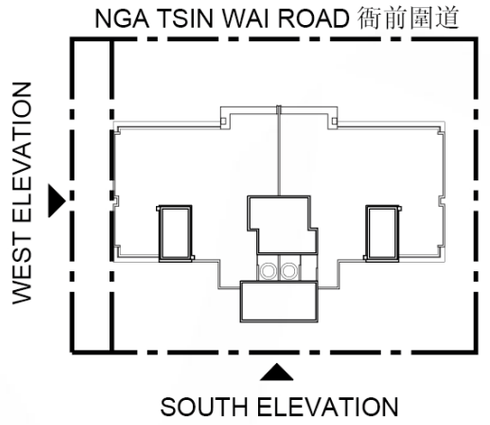
SOUTH ELEVATION 南立面圖



WEST ELEVATION 西立面圖



KEY PLAN 指示圖



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

1. are prepared on the basis of the approved building plans for the Development as of 22 May 2025; 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立面圖所顯示的立面:

1. 以2025年5月22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。

Scale 比例尺
0 5M /米

21 INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT
發展項目中的公用設施的資料

Common Facilities 公用設施	Covered Area 有上蓋遮蓋之面積		Uncovered Area 沒有上蓋遮蓋之面積		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）	112.609	1,212	-	-	112.609	1,212
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外稱）	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方（不論是稱為有蓋及園景的遊樂場或有其他名稱）	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用

Notes

1. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.
2. The covered area of "Residents' Clubhouse" include both the exempted residents ' recreational facilities area permitted by the Building Authority and the accountable residents' recreational facilities area as shown on the approved building plans.
3. Area in square metres as specified above are based on the latest approved building plans.

備註

1. 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。
2. 住宅康樂設施有上蓋遮蓋之面積為核准圖則內獲建築事務監督豁免之住宅康樂設施面積及住宅康樂設施建築面積。
3. 上述所列以平方米顯示之面積及依據最近的批准建築圖則計算。

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

1. A copy of the outline zoning plan relating to the Development is available at 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. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為www.ozp.tpb.gov.hk。
2. 關於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的文本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。

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

1. Exterior Finishes

Item		Descriptions	
(a) External wall	Type of finishes	Aluminum cladding, glass wall, curtain wall, external paint, external wall tile and stone cladding	
(b) Window	Material of frame	Aluminum	
	Material of glass	Living/ Dining Room, Master Bedroom, Bedroom 1, Bedroom 2, Bedroom 3 and Kitchen	Insulated Glass Unit (IGU) with low-emissivity coating
		Master Bathroom Applicable to the following units: - Garden Villa at G/F – 1/F - Units A and B at 2/F – 6/F (4/F Omitted)	Frosted Tempered Insulated Glass Unit (IGU)
		Bathroom 1 and Lavatory Applicable to the following units: - Units A and B at 2/F – 6/F (4/F Omitted) - Units A and B (Duplex) at 7/F – 8/F	Frosted Tempered Insulated Glass Unit (IGU)
		Bathroom 2, Bathroom 3 and Guest Bathroom Applicable to the following units: - Units A and B (Duplex) at 7/F – 8/F	Frosted Tempered Insulated Glass Unit (IGU)
		Guest Bedroom, Family Room, Powder Room and Staircase Applicable to the following units: - Units A and B (Duplex) at 7/F – 8/F	Insulated Glass Unit (IGU) with low-emissivity coating

1. Exterior Finishes

Item		Descriptions			
(b) Window		Store Applicable to the following unit: - Garden Villa at G/F – 1/F	Insulated Glass Unit (IGU) with low-emissivity coating		
		Store 1 Applicable to the following unit: - Garden Villa at G/F – 1/F	Frosted Tempered Insulated Glass Unit (IGU)		
		Skylight in Master Bathroom Applicable to the following units: - Units A and B (Duplex) at 7/F – 8/F	Insulated Glass Unit (IGU) with low-emissivity coating		
(c) Bay window	Material	Not applicable			
	Finishes of window sill	Not applicable			
(d) Planter	Type of finishes	Not applicable			
(e) Verandah or balcony	(i) Type of finishes of Balcony and Verandah	Balcony			
		Floor	Balustrade	Wall	Ceilings
		Wooden deck and aluminum cladding	Laminated tempered glass	Aluminum cladding	Aluminum cladding
		No Verandah			
	Whether it is covered	All Balconies are covered			
(f) Drying facilities for clothing	Type and Material	Not applicable			

2. Interior Finishes

Item		Descriptions		
		Types of wall finishes	Type of floor finishes	Type of ceiling finishes
(a) Lobby	Lift Lobby on B1/F – B2/F	Texture paint and stainless steel panel	Travertine stone	Gypsum board with emulsion paint
	Entrance Lobby and Lift Lobby on G/F	Tile, glass wall, wood veneer, aluminum panel, stainless steel panel and stainless steel trimming	Travertine stone	Gypsum board with emulsion paint and aluminum
	Recreational Facilities Lobby on 1/F	Tile, glass wall, stainless steel panel and stainless steel trimming	Travertine stone	Gypsum board with emulsion paint and aluminum
	Private Lift Lobby Applicable to the following units: - Units A and B at 2/F – 6/F (4/F Omitted) - Units A (Duplex) at 7/F – 8/F	Tile, stainless steel panel and stainless steel trimming	Travertine stone	Gypsum board with emulsion paint and aluminum
	Private Lift Lobby Applicable to the following units: - Units B (Duplex) at 7/F – 8/F	Resin panel, wood veneer, bronze tinted mirror and stainless steel trimming	Natural stone	Gypsum board with emulsion paint and aluminum

2a. Interior Finishes (Garden Villa at G/F – 1/F)

Item		Descriptions			
		Type of wall finishes	Type of ceiling finishes		
(b) Internal wall and ceiling	Living Room / Dining Room	Dolomite plaster, metal, wood veneer, artificial rock panel and travertine stone	Gypsum board with emulsion paint		
	Master Bedroom and Bedroom 1	Dolomite plaster, wood veneer and vinyl	Gypsum board with emulsion paint		
	Bedroom 2	Dolomite plaster, wall covering and plastic laminate	Gypsum board with emulsion paint		
	Bedroom 3	Dolomite plaster, wall covering and wood veneer	Gypsum board with emulsion paint		
		Material of Floor	Material of Skirting		
(c) Internal floor	Living Room / Dining Room	Travertine stone	Not applicable		
	Bedroom	Engineered timber flooring	Engineered timber skirting		
		Type of wall finishes	Type of floor finishes	Type of ceiling finishes	
(d) Bathroom	Bathroom	Tiles and emulsion paint	Tiles	Gypsum board with emulsion paint	
	Whether the wall finishes run up to ceiling	Run up to false ceiling level			
		Type of wall finishes	Type of floor finishes	Type of ceiling finishes	Type of cooking bench finishes
(e) Kitchen	Kitchen	Painted glass	Travertine stone	Gypsum board with emulsion paint	Quartz stone
	Whether the wall finishes run up to the ceiling	Run up to false ceiling level			

3a. Interior Fittings (Garden Villa at G/F – 1/F)

Item		Descriptions		
		Material	Finishes	Accessories
(a) Doors	Metal Gate	Metal	Metal	Door handle, lockset and door hinge
	Unit Main Entrance Door	Metal door	Metal	Door handle, lockset and door hinge
	Master Bedroom Door, Bedroom 1 Door, Bedroom 2 Door and Bedroom 3 Door	Solid core timber door	Wood veneer	Door handle, lockset, door hinge and door stopper
	Master Bathroom Door and Bathroom 1 Door	Solid core timber door	Wood veneer	Door handle, lockset, door hinge and door stopper
	Bathroom 2 Door	Solid core timber door	Plastic laminate	Door handle, lockset, door hinge and door stopper
	Bathroom 3 Door	Stainless steel framed glass door	Stainless steel frame and glass	Door handle, lockset, door hinge and door stopper
	Powder Room Door	Solid core timber door	Wood veneer	Door handle, lockset, door hinge and door stopper
	Kitchen Door	Fire-rated solid core timber door with glass vision panel	Wood veneer and glass vision panel	Door handle, lockset, door hinge, door stopper and smoke seal

3a. Interior Fittings (Garden Villa at G/F – 1/F)

Item		Descriptions		
		Material	Finishes	Accessories
(a) Doors	Store Door	Solid core timber door	Plastic laminate	Door handle, lockset, door hinge and door stopper
	Store 1 Door	Solid core timber door	Paint wood	Door handle, lockset, door hinge and door stopper
	Lavatory Door	Aluminum framed door	Aluminum	Door hinge and lockset
	Door from Kitchen to Private Garden	Aluminum framed glass door	Aluminum frame and glass	Door handle, lockset and door hinge
	Door from Living / Dining Room to Private Garden	Aluminum framed glass door	Aluminum frame and glass	Door handle, lockset and door hinge

		Type	Material
(b) Bathroom	Type and material of fittings and equipment	Basin countertop	Marble and Corian
		Basin cabinet	Wooden basin cabinet with plastic laminate
		Mirror cabinet	Not Applicable
		Basin mixer, towel bar and toilet paper holder	Stainless steel
		Wash basin	Master Bathroom and Bathroom 3 Ceramics Bathroom 1 and Bathroom 2, Corian
		Water closet	Ceramics

3a. Interior Fittings (Garden Villa at G/F – 1/F)

Item		Descriptions	
		Type	Material
(b) Bathroom	Type and material of water supply system	Cold water supply	Plastic coated copper pipes
		Hot water supply	Plastic coated copper pipes
	Type and material of bathing facilities (including shower or bathtub, if applicable)	Shower Set	Stainless steel
		Shower compartment	Stainless steel
		Bath mixer	Stainless steel
		Bathtub	Ceramics
	Size of bathtub, if applicable	Master Bathroom 1696mm (L) x 750mm (W) x 580mm (H) Bathroom 3 1550mm (L) x 750mm (W) x 506mm (H)	
		Material	
(c) Kitchen	Material of sink unit	Granite composite	
	Material of Water supply system	Plastic coated copper pipes	
		Material	Finishes
	Material and finishes of kitchen cabinet	Wooden cabinet	Plastic laminate and quartz stone
	Type of all other fittings and equipment	Not applicable For appliances provision, please refer to the "Appliances Schedule".	

3a. Interior Fittings (Garden Villa at G/F – 1/F)

Item		Descriptions
		Material
(d) Bedroom	Type and material of fittings (including built-in wardrobe)	Master Bedroom Wooden cabinet with vinyl finishes, metal and plastic laminate Master Bedroom (Walk-in Closet) Wooden cabinet with plastic laminate, metal and glass Bedroom 1 Wooden wardrobe with vinyl finishes, metal and plastic laminate Bedroom 2 Wooden wardrobe with vinyl finishes, metal and plastic laminate Bedroom 3 Wooden wardrobe with vinyl finishes, metal and plastic laminate
(e) Telephone	Location and number of connection points	Please refer to the "Schedule and Location of Mechanical & Electrical Provisions of Residential Property".
(f) Aerials	Location and number of connection points	Please refer to the "Schedule and Location of Mechanical & Electrical Provisions of Residential Property".
(g) Electrical installations	Electrical fittings (including safety devices)	Three phases electricity supply with distribution boards are provided. Please refer to the "Schedule and Location of Mechanical & Electrical Provisions of Residential Property".
	Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed[1].
	Location and number of power points and air-conditioner points	Please refer to the "Schedule and Location of Mechanical & Electrical Provisions of Residential Property".
(h) Gas supply	Type	Towngas
	System	Gas supply pipe is provided and connected to gas hob & gas heater in Kitchen.
	Location	Gas connection points are located inside Kitchen.

3a. Interior Fittings (Garden Villa at G/F – 1/F)

Item		Descriptions
(i) Washing machine connection point	Location	Store
	Design	40mm diameter drain point and 22mm diameter water point are provided.
(j) Water supply	Material of water pipes	Plastic coated copper pipes are used for cold water supply and hot water supply system.
	Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed[2].
	Whether hot water is available	Hot water supply to Bathroom and Kitchen.

Notes:

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

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

2b. Interior Finishes (Unit A and Unit B at 2/F – 6/F (4/F Omitted))

Item		Descriptions			
		Type of wall finishes		Type of ceiling finishes	
(b) Internal wall and ceiling	Living Room / Dining Room	Emulsion paint and tile where exposed		Emulsion paint where exposed and partially finished with gypsum board with emulsion paint	
	Master Bedroom and Bedroom	Emulsion paint where exposed		Emulsion paint where exposed and partially finished with gypsum board with emulsion paint	
		Material of Floor		Material of Skirting	
(c) Internal floor	Living Room / Dining Room	Engineered timber flooring		Engineered timber skirting	
	Bedroom	Engineered timber flooring		Engineered timber skirting	
		Type of wall finishes	Type of floor finishes		Type of ceiling finishes
(d) Bathroom	Bathroom	Tiles and mirror	Tiles and marble		Gypsum board false ceiling finished with emulsion paint
	Whether the wall finishes run up to ceiling	Run up to false ceiling level			
		Type of wall finishes	Type of floor finishes	Type of ceiling finishes	Type of cooking bench finishes
(e) Kitchen	Kitchen	Tiles	Tiles	Gypsum board with emulsion paint where exposed	Reconstituted stone countertop
	Whether the wall finishes run up to the ceiling	Run up to false ceiling level			

3b. Interior Fittings (Unit A and Unit B at 2/F – 6/F (4/F Omitted))

Item		Descriptions		
		Material	Finishes	Accessories
(a) Doors	Unit Main Entrance Door	Fire-rated solid core timber door	Wood veneer	Electrical lockset with door handle, door hinge, door stopper, flush bolts, concealed door closer and drop seal
	Master Bedroom Door, Bedroom 1 Door and Bedroom 2 Door	Solid core timber door	Wood veneer	Door handle, lockset, door hinge and door stopper
	Master Bathroom Door and Bathroom 1 Door	Solid core timber door	Wood veneer	Door handle, lockset, door hinge and door stopper
	Bathroom 2 Door	Solid core timber door	Wood veneer	Door handle, lockset and sliding track
	Door from Living / Dining Room to Bathroom 2	Solid core timber door	Wood veneer	Door handle, lockset, door hinge and door stopper
	Kitchen Door	Fire-rated solid core timber door with glass vision panel	Wood veneer, aluminum frame and glass vision panel	Door handle, door hinge, door stopper, concealed door closer and smoke seal
	Store Door	Solid core timber door	Emulsion paint	Door handle, lockset, door hinge and door stopper
	Lavatory Door	Aluminum door	Aluminum frame	Door handle and door hinge

3b. Interior Fittings (Unit A and Unit B at 2/F – 6/F (4/F Omitted))

Item		Descriptions		
		Material	Finishes	Accessories
(a) Doors	Door from Private Lift Lobby to Common Corridor	Solid core timber door with glass vision panel	Wood veneer and glass vision panel	Door handle, door hinge and door stopper
	Door from Living / Dining Room to Flat Roof (Applicable to Units A and Unit B at 2/F)	Aluminum framed glass door	Aluminum frame and glass	Door handle, lockset and door hinge
	Door from Kitchen to Flat Roof (Applicable to Units A and Unit B at 2/F)	Aluminum framed glass door	Aluminum frame and glass	Door handle, lockset, door hinge and concealed door closer
	Balcony Door (Applicable to Units A and Unit B at 3/F – 6/F (4/F Omitted))	Aluminum framed glass door	Aluminum frame and glass	Door handle, lockset and door hinge
	Utility Platform Door (Applicable to Units A and Unit B at 3/F – 6/F (4/F Omitted))	Aluminum framed glass door	Aluminum frame and glass	Door handle, lockset, door hinge and concealed door closer

3b. Interior Fittings (Unit A and Unit B at 2/F – 6/F (4/F Omitted))

Item		Descriptions	
		Type	Material
(b) Bathroom	Type and material of fittings and equipment	Basin countertop	Corian
		Basin cabinet	Wooden basin cabinet with plastic laminate, stainless steel and lacquer paint finish
		Mirror cabinet	Wooden mirror cabinet with plastic laminate, stainless steel and mirror panels
		Basin mixer, towel bar and toilet paper holder	Chrome plated
		Wash basin	Corian
		Water closet	Vitreous china
	Type and material of water supply system	Cold water supply	Plastic coated copper pipes
		Hot water supply	Plastic coated copper pipes
	Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower Set	Chrome plated
		Shower compartment	Glass
		Bath mixer	Chrome plated
		Bath tub	Enameled steel
	Size of bathtub, if applicable	Master Bathroom and Bathroom 1 1500mm (L) x 580mm (W) x 390mm (H)	
		Material	
(c) Kitchen	Material of sink unit	Stainless steel	
	Material of Water supply system	Plastic coated copper pipes	
		Material	Finishes
	Material and finishes of kitchen cabinet	Wooden cabinet	Plastic laminate
	Type of all other fittings and equipment	Not applicable For appliances provision, please refer to the "Appliances Schedule".	

3b. Interior Fittings (Unit A and Unit B at 2/F – 6/F (4/F Omitted))

Item		Descriptions	
		Type	Material
(d) Bedroom	Type and material of fittings (including built-in wardrobe)	Not applicable	
(e) Telephone	Location and number of connection points	Please refer to the "Schedule and Location of Mechanical & Electrical Provisions of Residential Property".	
(f) Aerials	Location and number of connection points	Please refer to the "Schedule and Location of Mechanical & Electrical Provisions of Residential Property".	
(g) Electrical installations	Electrical fittings (including safety devices)	Three phases electricity supply with distribution boards are provided. Please refer to the "Schedule and Location of Mechanical & Electrical Provisions of Residential Property".	
	Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed[1].	
	Location and number of power points and air-conditioner points	Please refer to the "Schedule and Location of Mechanical & Electrical Provisions of Residential Property".	
(h) Gas supply	Type	Towngas	
	System	Gas supply pipe is provided and connected to gas hob & gas water heater in Kitchen.	
	Location	Gas connection points are located inside Kitchen.	
(i) Washing machine connection point	Location	Kitchen	
	Design	40mm diameter drain point and 22mm diameter water point are provided.	

3b. Interior Fittings (Unit A and Unit B at 2/F – 6/F (4/F Omitted))

Item		Descriptions
(j) Water supply	Material of water pipes	Plastic coated copper pipes for cold water supply and hot water supply.
	Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed[2].
	Whether hot water is available	Hot water supply to Bathroom and Kitchen.

Notes:

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

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

2c. Interior Finishes (Unit A (Duplex) at 7/F – 8/F)

Item		Descriptions			
		Type of wall finishes		Type of ceiling finishes	
(b) Internal wall and ceiling	Living Room / Dining Room	Emulsion paint and tile where exposed		Emulsion paint where exposed and partially finished with gypsum board with emulsion paint	
	Master Bedroom, Bedroom and Guest Bedroom	Emulsion paint where exposed		Emulsion paint where exposed and partially finished with gypsum board with emulsion paint	
		Material of Floor		Material of Skirting	
(c) Internal floor	Living Room / Dining Room	Engineered timber flooring		Engineered timber skirting	
	Bedroom	Engineered timber flooring		Engineered timber skirting	
		Type of wall finishes	Type of floor finishes	Type of ceiling finishes	
(d) Bathroom	Bathroom	Tile and mirror	Tile and marble	Gypsum board false ceiling finished with emulsion paint	
	Whether the wall finishes run up to ceiling	Run up to false ceiling level			
		Type of wall finishes	Type of floor finishes	Type of ceiling finishes	Type of cooking bench finishes
(e) Kitchen	Kitchen	Tile	Tile	Gypsum board with emulsion paint where exposed	Reconstituted stone countertop
	Whether the wall finishes run up to the ceiling	Run up to false ceiling level			

3c. Interior Fittings (Unit A (Duplex) at 7/F – 8/F)

Item		Descriptions		
		Material	Finishes	Accessories
(a) Doors	Unit Main Entrance Door	Fire-rated solid core timber door	Wood veneer	Electrical lockset with door handle, door hinge, door stopper, flush bolts and concealed door closer
	Master Bedroom Door, Bedroom 1 Door, Bedroom 2 Door, Bedroom 3 Door and Guest Bedroom Door	Solid core timber door	Wood veneer	Door handle, lockset, door hinge and door stopper
	Master Bathroom Door, Bathroom 1 Door, Bathroom 2 Door, Bathroom 3 Door and Guest Bathroom Door	Solid core timber door	Wood veneer	Door handle, lockset, door hinge and door stopper
	Family Room Door	Aluminum framed glass door	Aluminum frame and glass	Door handle and door hinge
	Powder Room Door	Solid core timber door	Wood veneer	Door handle, lockset, door hinge and door stopper
	Kitchen Door	Fire-rated solid core timber door with glass vision panel	Wood veneer, aluminum frame and glass vision panel	Door handle, door hinge, door stopper, concealed door closer and smoke seal
	Store Door	Solid core timber door	Emulsion paint	Door handle, lockset, door hinge and door stopper

3c. Interior Fittings (Unit A (Duplex) at 7/F – 8/F)

Item		Descriptions		
		Material	Finishes	Accessories
(a) Doors	Utility Platform Door	Aluminum framed glass door	Aluminum frame and glass	Door handle, lockset, door hinge and concealed door closer
	Lavatory Door	Aluminum door	Aluminum frame	Door handle and door hinge
	Balcony Door	Aluminum framed glass door	Aluminum frame and glass	Door handle, lockset and door hinge
	Door from Bedroom 3 to Flat Roof	Aluminum framed glass door	Aluminum frame and glass	Door handle, lockset, door hinge and concealed door closer
	Door from Staircase to Roof	Aluminum framed glass door	Aluminum frame and glass	Door handle, lockset and door hinge
	Door from Private Lift Lobby to Common Corridor	Solid core timber door with glass vision panel	Wood veneer and glass vision panel	Door handle, door hinge and door stopper

3c. Interior Fittings (Unit A (Duplex) at 7/F – 8/F)

Item		Descriptions	
		Type	Material
(b) Bathroom	Type and material of fittings and equipment	Basin countertop	Corian
		Basin cabinet	Wooden basin cabinet with plastic laminate, stainless steel and lacquer paint finish
		Mirror cabinet	Wooden mirror cabinet with plastic laminate, stainless steel and mirror panels
		Basin mixer, towel bar and toilet paper holder	Chrome plated
		Wash basin	Corian
		Water closet	Vitreous china
	Type and material of water supply system	Cold water supply	Plastic coated copper pipes
		Hot water supply	Plastic coated copper pipes
	Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower Set	Chrome plated
		Shower compartment	Glass
		Bath mixer	Chrome plated
		Bath tub	Enameled steel
	Size of bathtub, if applicable	Master Bathroom 1800mm (L) x 1035mm (W) x 470mm (H) Bathroom 1, Bathroom 2, Bathroom 3 and Guest Bathroom 1500mm (L) x 580mm (W) x 390mm (H)	

3c. Interior Fittings (Unit A (Duplex) at 7/F – 8/F)

Item		Descriptions	
		Material	
(c) Kitchen	Material of sink unit	Stainless steel	
	Material of Water supply system	Plastic coated copper pipes	
		Material	Finishes
	Material and finishes of kitchen cabinet	Wooden cabinet	Plastic laminate
	Type of all other fittings and equipment	Not applicable For appliances provision, please refer to the "Appliances Schedule".	
(d) Bedroom	Type and material of fittings (including built-in wardrobe)	Not applicable	
(e) Telephone	Location and number of connection points	Please refer to the "Schedule and Location of Mechanical & Electrical Provisions of Residential Property".	
(f) Aerials	Location and number of connection points	Please refer to the "Schedule and Location of Mechanical & Electrical Provisions of Residential Property".	
(g) Electrical installations	Electrical fittings (including safety devices)	Three phases electricity supply with distribution boards are provided. Please refer to the "Schedule and Location of Mechanical & Electrical Provisions of Residential Property".	
	Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed[1].	
	Location and number of power points and air-conditioner points	Please refer to the "Schedule and Location of Mechanical & Electrical Provisions of Residential Property".	

3c. Interior Fittings (Unit A (Duplex) at 7/F – 8/F)

Item		Descriptions
(h) Gas supply	Type	Towngas
	System	Gas supply pipe is provided and connected to gas hob & gas water heater in Kitchen.
	Location	Gas connection points are located inside Kitchen.
(i) Washing machine connection point	Location	Kitchen
	Design	40mm diameter drain point and 22mm diameter water point are provided.
(j) Water supply	Material of water pipes	Plastic coated copper pipes for cold water supply and hot water supply.
	Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed[2].
	Whether hot water is available	Hot water supply to Bathroom and Kitchen.

Notes:

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

2d. Interior Finishes (Unit B (Duplex) at 7/F – 8/F)

Item		Descriptions			
		Type of wall finishes		Type of ceiling finishes	
(b) Internal wall and ceiling	Living Room / Dining Room	Wall covering, leather panel, mirror and wood veneer panel		Gypsum board with emulsion paint and bronzed tinted mirror	
	Master Bedroom	Wall covering, wood veneer panel and stainless steel trimming		Gypsum board with emulsion paint	
	Bedroom and Guest Bedroom	Emulsion paint where exposed		Gypsum board with emulsion paint	
	Family Room	Wall covering		Gypsum board with emulsion paint	
		Material of Floor		Material of Skirting	
(c) Internal floor	Living Room / Dining Room	Natural stone		Stainless steel skirting	
	Bedroom	Engineered wood flooring		Wood veneer skirting	
		Type of wall finishes	Type of floor finishes		Type of ceiling finishes
(d) Bathroom	Master Bathroom	Natural stone, vinyl panel, tiles and stainless steel trimming	Natural stone		Gypsum board with emulsion paint
	Bathroom and Guest Bathroom	Tiles, mirror and stainless steel trimming	Tiles		Gypsum board with emulsion paint
	Whether the wall finishes run up to ceiling	Run up to false ceiling level			
		Type of wall finishes	Type of floor finishes	Type of ceiling finishes	Type of cooking bench finishes
(e) Kitchen	Kitchen	Tiles	Tiles	Gypsum board with emulsion paint	Artificial marble
	Whether the wall finishes run up to the ceiling	Run up to false ceiling level			

3d. Interior Fittings (Unit B (Duplex) at 7/F – 8/F)

Item		Descriptions		
		Material	Finishes	Accessories
(a) Door	Unit Main Entrance Door	Fire-rated solid core timber door	Wood veneer and stainless steel trimming	Electrical lockset with door handle, door hinge, flush bolts and concealed door closer
	Master Bedroom Door, Bedroom 1 Door, Bedroom 2 Door, Bedroom 3 Door and Guest Bedroom Door	Hollow core timber door	Wood veneer	Door handle, lockset, door hinge and concealed door closer
	Master Bathroom Door, Bathroom 1 Door, Bathroom 2 Door, Bathroom 3 Door and Guest Bathroom Door	Hollow core timber door	Wood veneer	Door handle, lockset, door hinge and concealed door closer
	Powder Room Door	Hollow core timber door	Wood veneer and minor	Door handle, lockset, door hinge and concealed door closer
	Kitchen Door	Fire-rated solid core timber door with glass vision panel	Wood veneer, aluminum door frame and glass vision panel	Door handle, lockset, door hinge, smoke seal and concealed door closer
	Store Door	Aluminum framed door	Aluminum	Door handle, lockset and door hinge
	Utility Platform Door	Aluminum framed glass door	Aluminum frame and glass	Door handle, lockset, door hinge and concealed door closer

3d. Interior Fittings (Unit B (Duplex) at 7/F – 8/F)

Item		Descriptions		
		Material	Finishes	Accessories
(a) Door	Lavatory Door	Aluminum framed door	Aluminum	Door hinge and lockset
	Balcony Door	Aluminum framed glass door	Aluminum frame and glass	Door handle, lockset and door hinge
	Door from Bedroom 3 to Flat Roof	Aluminum framed glass door	Aluminum frame and glass	Door handle, lockset, door hinge and concealed door closer
	Door from Staircase to Roof	Aluminum framed glass door	Aluminum frame and glass	Door handle, lockset and door hinge
	Door from Private Lift Lobby to Common Corridor	Solid core timber with glass vision panel	Wood veneer and glass vision panel	Door handle, door hinge and door stopper

3d. Interior Fittings (Unit B (Duplex) at 7/F – 8/F)

Item		Descriptions	
		Type	Material
(b) Bathroom	Type and material of fittings and equipment	Basin countertop	Marble
		Basin cabinet	Wooden cabinet with stainless steel, wood veneer and plastic laminate finish
		Mirror cabinet	Wooden cabinet with stainless steel, bronzed tinted glass, mirror and plastic laminate finish
		Basin mixer, towel bar and toilet paper holder	Metal
		Wash basin	Ceramic
		Water closet	Ceramic
	Type and material of water supply system	Cold water supply	Plastic coated copper pipes
		Hot water supply	Plastic coated copper pipes
	Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower Set	Metal
		Shower compartment	Tempered glass
		Bath mixer	Metal
		Bath tub	QUARRYCAST
	Size of bathtub, if applicable	Master Bathroom 1701mm (L) x 793mm (W) x 614mm (H)	

3d. Interior Fittings (Unit B (Duplex) at 7/F – 8/F)

Item		Descriptions	
		Material	
(c) Kitchen	Material of sink unit	Artificial stone	
	Material of Water supply system	Plastic coated copper pipes	
		Material	Finishes
	Material and finishes of kitchen cabinet	Wooden cabinet	Plastic laminate
	Type of all other fittings and equipment	Not applicable For appliances provision, please refer to the "Appliances Schedule".	
(d) Bedroom	Type and material of fittings (including built-in wardrobe)	Master Bedroom Wooden cabinet with metal and plastic laminate finishes Bedroom 1 Wooden cabinet with metal and plastic laminate finishes Bedroom 2 Wooden cabinet with metal and plastic laminate finishes Bedroom 3 Wooden cabinet with metal and plastic laminate finishes Guest Bedroom Wooden cabinet with metal and plastic laminate finishes	
(e) Telephone	Location and number of connection points	Please refer to the "Schedule and Location of Mechanical & Electrical Provisions of Residential Properties".	
(f) Aerials	Location and number of connection points	Please refer to the "Schedule and Location of Mechanical & Electrical Provisions of Residential Properties".	

3d. Interior Fittings (Unit B (Duplex) at 7/F – 8/F)

Item		Descriptions
(g) Electrical installations	Electrical fittings (including safety devices)	Three phases electricity supply with distribution boards are provided. Please refer to the "Schedule and Location of Mechanical & Electrical Provisions of Residential Properties".
	Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed[1]
	Location and number of power points and air-conditioner points	Please refer to the "Schedule and Location of Mechanical & Electrical Provisions of Residential Properties".
(h) Gas supply	Type	Towngas
	System	Gas supply pipe is provided and connected to gas hob & gas water heater in Kitchen.
	Location	Gas connection points are located inside Kitchen.
(i) Washing machine connection point	Location	Kitchen
	Design	40mm diameter drain point and 22mm diameter water point are provided.
(j) Water supply	Material of water pipes	Plastic coated copper pipes are used for cold water supply and hot water supply system.
	Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed[2].
	Whether hot water is available	Hot water supply to Bathroom and Kitchen.

Notes:

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

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

4. Miscellaneous

Item	Descriptions			
(a) Lifts	Brand name	Mitsubishi Elevator Hong Kong Co. Ltd.		
	Model number	ELENESSA		
	Number of lifts	2		
	Floors served by the lifts	G/F – 7/F (4/F Omitted)		
(b) Letter box	Material	Stainless steel		
(c) Refuse collection	Means of refuse collection	The Refuse Storage and Material Recovery Room are located at G/F, and refuse is transported via the refuse chutes on 1/F – 7/F (4/F Omitted).		
	Location of refuse room	The Refuse Storage and Material Recovery Room is located at G/F.		
		Water meter	Electricity meter	Gas meter
(d) Water meter, electricity meter and gas meter	Location	Located in Common Meter Room on 1/F	Located in Common Meter Cabinet on 1/F – 7/F (4/F Omitted)	Located in the Store of each unit
	Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter

5. Security Facilities

Item	Descriptions	
Security system and equipment (including details of built-in provisions and their locations)	Access control and security system	Video door phone intercom system is provided in each residential unit. Visitor panel and smart card access reader are provided at the Entrance Lobby on G/F.
	CCTV	CCTV is provided at the Entrance Lobby and other entrance and exit doors on G/F, lifts and common areas.

6. Appliances

For brand names and model numbers of appliances provision, please refer to "Appliances Schedule".

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.

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

1. 外部裝修物料

細項		描述	
(a) 外牆	裝修物料的類型	鋁質飾板、玻璃牆、玻璃幕牆、外牆油漆、外牆瓷磚及石材飾板	
(b) 窗	框的用料	鋁質	
	玻璃的用料	客飯廳、主人睡房、睡房 1、睡房 2、睡房 3 及廚房	雙層中空玻璃配低幅射鍍膜
		主人浴室 適用於以下單位： - 地下至 1 樓的 Garden Villa - 2 樓至 6 樓的 A 及 B 單位（不設 4 樓）	強化磨砂雙層中空玻璃
		浴室 1 及洗手間 適用於以下單位： - 2 樓至 6 樓的 A 及 B 單位（不設 4 樓） - 7 樓至 8 樓的 A 及 B（Duplex）單位	強化磨砂雙層中空玻璃
		浴室 2、浴室 3 及客人浴室 適用於以下單位： - 7 樓至 8 樓的 A 及 B（Duplex）單位	強化磨砂雙層中空玻璃
		客人睡房、家庭娛樂室、化妝間及樓梯 適用於以下單位： - 7 樓至 8 樓的 A 及 B（Duplex）單位	雙層中空玻璃配低幅射鍍膜
		儲物室 適用於以下單位： - 地下至 1 樓的 Garden Villa	雙層中空玻璃配低幅射鍍膜

1. 外部裝修物料

細項		描述			
(b) 窗		儲物室 1 適用於以下單位： - 地下至 1 樓的 Garden Villa	強化磨砂雙層中空玻璃		
		主人浴室的天窗 適用於以下單位： - 7 樓至 8 樓的 A 及 B（Duplex）單位	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	(i) 裝修物料的類型	露台			
		地板	圍欄	牆壁	天花板
		木地板及鋁飾板	夾層強化玻璃	鋁飾板	鋁飾板
		沒有陽台			
	是否有蓋	露台有蓋			
(f) 乾衣設施	類型及用料	不適用			

2. 室內裝修物料

細項		描述		
		牆壁的裝修物料的類型	地板的裝修物料的類型	天花板的裝修物料的類型
(a) 大堂	地庫 1 樓至地庫 2 樓升降機大堂	紋理漆及不銹鋼面板	洞石	石膏板面髹上乳膠漆
	地下住宅入口大堂及升降機大堂	瓷磚、玻璃牆、木皮、鋁質面板、不銹鋼面板及不銹鋼裝飾邊	洞石	石膏板面髹上乳膠漆及鋁質
	1 樓休憩設施大堂	瓷磚、玻璃牆、不銹鋼面板及不銹鋼裝飾邊	洞石	石膏板面髹上乳膠漆及鋁質
	私人升降機大堂 適用於以下單位： - 2 樓至 6 樓的 A 及 B 單位（不設 4 樓） - 7 樓至 8 樓的 A（Duplex）單位	瓷磚、不銹鋼面板及不銹鋼裝飾邊	洞石	石膏板面髹上乳膠漆及鋁質
	私人升降機大堂 適用於以下單位： - 7 樓至 8 樓的 B（Duplex）單位	樹脂面板、木皮、古銅色調鏡及不銹鋼裝飾邊	天然石材	石膏板面髹上乳膠漆及鋁質

2a. 室內裝修物料（地下至 1 樓的 Garden Villa）

細項		描述			
		牆壁的裝修物料的類型		天花板的裝修物料的類型	
(b) 內牆及天花板	客飯廳	白雲石塗料、金屬、木皮、仿真石飾面及洞石		石膏板面髹上乳膠漆	
	主人睡房及睡房 1	白雲石塗料、木皮及仿皮		石膏板面髹上乳膠漆	
	睡房 2	白雲石塗料、牆紙及膠板		石膏板面髹上乳膠漆	
	睡房 3	白雲石塗料、牆紙及木皮		石膏板面髹上乳膠漆	
		地板的用料		牆腳線的用料	
(c) 內部地板	客飯廳	洞石		不適用	
	睡房	複合木地板		複合木腳線	
		牆壁的裝修物料的類型	地板的裝修物料的類型	天花板的裝修物料的類型	
(d) 浴室	浴室	瓷磚及乳膠漆	瓷磚	石膏板面髹上乳膠漆	
	牆壁的裝修物料是否鋪至天花板	鋪至假天花水平			
		牆壁裝修物料的類型	地板裝修物料的類型	天花板裝修物料的類型	灶台裝修物料的類型
(e) 廚房	廚房	色底玻璃	洞石	石膏板面髹上乳膠漆	石英石
	牆壁的裝修物料是否鋪至天花板	鋪至假天花水平			

3a. 室內裝置（地下至 1 樓的 Garden Villa）

細項		描述		
		用料	裝修物料	配件
(a) 門	金屬閘	金屬	金屬	門柄、門鎖及門鉸
	單位主入口大門	金屬門	金屬	門柄、門鎖及門鉸
	主人睡房門、 睡房 1 門、 睡房 2 門及 睡房 3 門	實心木門	木皮	門柄、門鎖、門鉸及門頂
	主浴室門及浴室 1 門	實心木門	木皮	門柄、門鎖、門鉸及門頂
	浴室 2 門	實心木門	膠板	門柄、門鎖、門鉸及門頂
	浴室 3 門	不銹鋼框玻璃門	不銹鋼框及玻璃	門柄、門鎖、門鉸及門頂
	化妝間門	實心木門	木皮	門柄、門鎖、門鉸及門頂
	廚房門	防火實心木門配玻璃視窗	木皮及玻璃視窗	門柄、門鎖、門鉸、門頂及防煙條
	儲物室門	實心木門	膠板	門柄、門鎖、門鉸及門頂
	儲物室 1 門	實心木門	木器漆	門柄、門鎖、門鉸及門頂
	洗手間門	鋁質框門	鋁質	門鉸及門鎖

3a. 室內裝置（地下至 1 樓的 Garden Villa）

細項		描述		
		用料	裝修物料	配件
(a) 門	廚房通往私人花園的門	鋁質框玻璃門	鋁質框及玻璃	門柄、門鎖及門鉸
	客飯廳通往私人花園的門	鋁質框玻璃門	鋁質框及玻璃	門柄、門鎖及門鉸

		類型	用料
(b) 浴室	裝置及設備的類型及用料	洗手盆台面	大理石及可麗耐
		洗手盆櫃	木製櫃連膠板飾面
		鏡櫃	不適用
		洗手盆水龍頭、毛巾架及廁紙架	不銹鋼
		洗手盆	主浴室及浴室 3 陶瓷 浴室 1 及浴室 2 可麗耐
		坐廁	陶瓷
	供水系統的類型及用料	冷水供應	膠層保護之銅喉
		熱水供應	膠層保護之銅喉
	沐浴設施（包括花灑或浴缸（如適用的話））的類型及用料	花灑套裝	不銹鋼
		淋浴間	不銹鋼
		浴缸水龍頭	不銹鋼
		浴缸	陶瓷
	浴缸大小（如適用的話）	主浴室 1696 毫米（長）x 750 毫米（闊）x 580 毫米（高） 浴室 3 1550 毫米（長）x 750 毫米（闊）x 506 毫米（高）	

3a. 室內裝置（地下至 1 樓的 Garden Villa）

細項		描述	
		類型	用料
(c) 廚房	洗滌盆的用料	花崗岩複合	
	供水系統用料	膠層保護之銅喉	
		用料	裝修物料
	廚櫃的用料及裝修物料	木製櫃	膠板及石英石
	所有其他裝置及設備的類型	不適用 有關供應之設備，請參閱「設備説明表」。	
(d) 睡房	裝置（包括嵌入式衣櫃）的類型及用料	主睡房 金屬、膠板及仿皮飾面木製櫃 主睡房（衣帽間） 金屬、玻璃及膠板飾面木製櫃 睡房 1 金屬、膠板及仿皮飾面木製衣櫃 睡房 2 金屬、膠板及仿皮飾面木製衣櫃 睡房 3 金屬、膠板及仿皮飾面木製衣櫃	
(e) 電話	接駁點的位置及數目	請參閱「住宅物業機電裝置數量説明表」。	
(f) 天線	接駁點的位置及數目	請參閱「住宅物業機電裝置數量説明表」。	
(g) 電力裝置	供電附件（包括安全裝置）	三相電力供應並裝妥配電箱提供。 請參閱「住宅物業機電裝置數量説明表」。	
	導管是隱藏或外露	導管是部份隱藏及部份外露[1]。	
	電插座及空調機接駁點的位置及數目	請參閱「住宅物業機電裝置數量説明表」。	

3a. 室內裝置（地下至 1 樓的 Garden Villa）

細項		描述
(h) 氣體供應	類型	煤氣
	系統	煤氣喉已安裝並接駁到廚房的煮食爐及煤氣熱水爐。
	位置	煤氣接駁點位於廚房內。
(i) 洗衣機接駁點	位置	儲物室
	設計	設有直徑 40 毫米的洗衣機去水接駁喉位及直徑 22 毫米的來水接駁喉位。
(j) 供水	水管的用料	冷熱供水系統採用膠層保護之銅喉。
	水管是隱藏或外露	水管是部份隱藏及部份外露[2]。
	有否熱水供應	浴室和廚房設有熱水供應。

備註：

1. 除部分隱藏於混凝土內之導管外，其他部份的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆蓋板、非混凝土間隔牆、指定之管道槽位或其他物料遮蓋或暗藏。
2. 除部分隱藏於混凝土內之水管外，其他部份的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆蓋板、非混凝土間隔牆、指定之管道槽位或其他物料遮蓋或暗藏。

2b. 室內裝修物料（2 樓至 6 樓的 A 及 B 單位（不設 4 樓））

細項		描述			
		牆壁的裝修物料的類型		天花板的裝修物料的類型	
(b) 內牆及天花板	客飯廳	外露牆身鋪砌瓷磚及髹上乳膠漆		外露天花板及部分裝設石膏板髹上乳膠漆	
	主人睡房及睡房	外露牆身髹上乳膠漆		外露天花板及部分裝設石膏板髹上乳膠漆	
		地板的用料		牆腳線的用料	
(c) 內部地板	客飯廳	複合木地板		複合木腳線	
	睡房	複合木地板		複合木腳線	
		牆壁的裝修物料的類型	地板的裝修物料的類型		天花板的裝修物料的類型
(d) 浴室	浴室	瓷磚及鏡	瓷磚及大理石		石膏板假天花髹上乳膠漆
	牆壁的裝修物料是否鋪至天花板	鋪至假天花水平			
		牆壁裝修物料的類型	地板裝修物料的類型	天花板裝修物料的類型	灶台裝修物料的類型
(e) 廚房	廚房	瓷磚	瓷磚	石膏板面髹上乳膠漆	複合石材枱面
	牆壁的裝修物料是否鋪至天花板	鋪至假天花水平			

3b. 室內裝置（2 樓至 6 樓的 A 及 B 單位（不設 4 樓））

細項		描述		
		用料	裝修物料	配件
(a) 門	單位主入口大門	防火實心木門	木皮	電子門鎖連門柄、門鉸、門頂、插恤、暗氣鼓及門底封條
	主人睡房門、睡房 1 門及睡房 2 門	實心木門	木皮	門柄、門鎖、門鉸及門頂
	主人浴室門及浴室 1 門	實心木門	木皮	門柄、門鎖、門鉸及門頂
	浴室 2 門	實心木門	木皮	門柄、門鎖及路軌
	客飯廳通往浴室 2 的門	實心木門	木皮	門柄、門鎖、門鉸及門頂
	廚房門	防火實心木門配玻璃視窗	木皮、鋁質框及玻璃視窗	門柄、門鉸、門頂、暗氣鼓及防煙條
	儲物室門	實心木門	乳膠漆	門柄、門鎖、門鉸及門頂
	洗手間門	鋁質門	鋁質框	門柄及門鉸
	私人升降機大堂通往公用走廊的門	實心木門配玻璃視窗	木皮及玻璃視窗	門柄、門鉸及門頂
	客飯廳通往平台的門（只適用於 2 樓 A 及 B 單位）	鋁質框玻璃門	鋁質框及玻璃	門柄、門鎖及門鉸
	廚房通往平台的門（只適用於 2 樓 A 及 B 單位）	鋁質框玻璃門	鋁質框及玻璃	門柄、門鎖、門鉸及暗氣鼓

3b. 室內裝置（2 樓至 6 樓的 A 及 B 單位（不設 4 樓））

細項		描述		
		用料	裝修物料	配件
(a) 門	露台門（只適用於 3 樓至 6 樓的 A 及 B 單位（不設 4 樓））	鋁質框玻璃門	鋁質框及玻璃	門柄、門鎖及門鉸
	工作平台門（只適用於 3 樓至 6 樓的 A 及 B 單位（不設 4 樓））	鋁質框玻璃門	鋁質框及玻璃	門柄、門鎖、門鉸及暗氣鼓
		類型	用料	
(b) 浴室	裝置及設備的類型及用料	洗手盆台面	可麗耐	
		洗手盆櫃	木製櫃連膠板、不銹鋼及焗漆面飾面	
		鏡櫃	木製櫃連膠板、不銹鋼及鏡飾面	
		洗手盆水龍頭、毛巾架及廁紙架	鍍鉻	
		洗手盆	可麗耐	
		坐廁	陶瓷	
	供水系統的類型及用料	冷水供應	膠層保護之銅喉	
		熱水供應	膠層保護之銅喉	
	沐浴設施（包括花灑或浴缸（如適用的話））的類型及用料	花灑套裝	鍍鉻	
		淋浴間	玻璃	
		浴缸水龍頭	鍍鉻	
		浴缸	搪瓷鑄鋼	
	浴缸大小（如適用的話）	主人浴室及浴室 1 1500 毫米（長）x 580 毫米（闊）x 390 毫米（高）		

3b. 室內裝置（2 樓至 6 樓的 A 及 B 單位（不設 4 樓））

細項		描述	
		用料	
(c) 廚房	洗滌盆的用料	不銹鋼	
	供水系統用料	膠層保護之銅喉	
		用料	裝修物料
	廚櫃的用料及裝修物料	木製櫃	膠板
	所有其他裝置及設備的類型	不適用 有關供應之設備，請參閱「設備說明表」。	
(d) 睡房	裝置（包括嵌入式衣櫃）的類型及用料	不適用	
(e) 電話	接駁點的位置及數目	請參閱「住宅物業機電裝置數量說明表」。	
(f) 天線	接駁點的位置及數目	請參閱「住宅物業機電裝置數量說明表」。	
(g) 電力裝置	供電附件（包括安全裝置）	三相電力供應並裝妥配電箱提供。 請參閱「住宅物業機電裝置數量說明表」。	
	導管是隱藏或外露	導管是部份隱藏及部份外露[1]。	
	電插座及空調機接駁點的位置及數目	請參閱「住宅物業機電裝置數量說明表」。	
(h) 氣體供應	類型	煤氣	
	系統	煤氣喉已安裝並接駁到廚房的煮食爐及煤氣熱水爐。	
	位置	煤氣接駁點位於廚房內。	
(i) 洗衣機接駁點	位置	廚房	
	設計	設有直徑 40 毫米的洗衣機去水接駁喉位及直徑 22 毫米的來水接駁喉位。	
(j) 供水	水管的用料	冷熱供水系統採用膠層保護之銅喉。	
	水管是隱藏或外露	水管是部份隱藏及部份外露[2]。	
	有否熱水供應	浴室和廚房設有熱水供應。	

備註：

1. 除部分隱藏於混凝土內之導管外，其他部份的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆蓋板、非混凝土間隔牆、指定之管道槽位或其他物料遮蓋或暗藏。
2. 除部分隱藏於混凝土內之水管外，其他部份的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆蓋板、非混凝土間隔牆、指定之管道槽位或其他物料遮蓋或暗藏。

2c. 室內裝修物料（7 樓至 8 樓的 A（Duplex）單位）

細項		描述			
		牆壁的裝修物料的類型		天花板的裝修物料的類型	
(b) 內牆及天花板	客飯廳	外露牆身鋪砌瓷磚及髹上乳膠漆		外露天花板及部分裝設石膏板髹上乳膠漆	
	主人睡房、睡房及客人睡房	外露牆身髹上乳膠漆		外露天花板及部分裝設石膏板髹上乳膠漆	
		地板的用料		牆腳線的用料	
(c) 內部地板	客飯廳	複合木地板		複合木腳線	
	睡房	複合木地板		複合木腳線	
		牆壁的裝修物料的類型	地板的裝修物料的類型	天花板的裝修物料的類型	
(d) 浴室	浴室	瓷磚及鏡	瓷磚及大理石	石膏板假天花髹上乳膠漆	
	牆壁的裝修物料是否鋪至天花板	鋪至假天花水平			
		牆壁裝修物料的類型	地板裝修物料的類型	天花板裝修物料的類型	灶台裝修物料的類型
(e) 廚房	廚房	瓷磚	瓷磚	外露天花板髹上乳膠	複合石材枱面
	牆壁的裝修物料是否鋪至天花板	鋪至假天花水平			

3c. 室內裝置（7 樓至 8 樓的 A（Duplex）單位）

細項		描述		
		用料	裝修物料	配件
(a) 門	單位主入口大門	防火實心木門	木皮	電子門鎖連門柄、門鉸、門頂、插恤、及暗氣鼓
	主人睡房門、睡房 1 門、睡房 2 門、睡房 3 門及客人睡房門	實心木門	木皮	門柄、門鎖、門鉸及門頂
	主人浴室門、浴室 1 門、浴室 2 門、浴室 3 門及客人浴室門	實心木門	木皮	門柄、門鎖、門鉸及門頂
	家庭娛樂室門	鋁質框玻璃門	鋁質框及玻璃	門柄及門鉸
	化妝間門	實心木門	木皮	門柄、門鎖、門鉸及門頂
	廚房門	防火實心木門配玻璃視窗	木皮、鋁質框及玻璃視窗	門柄、門鉸、門頂、暗氣鼓及防煙條
	儲物室門	實心木門	乳膠漆	門柄、門鎖、門鉸及門頂
	工作平台門	鋁質框玻璃門	鋁質框及玻璃	門柄、門鎖、門鉸及暗氣鼓
	洗手間門	鋁質門	鋁質框	門柄及門鉸

3c. 室內裝置（7 樓至 8 樓的 A（Duplex）單位）

細項		描述		
		用料	裝修物料	配件
(a) 門	露台門	鋁質框玻璃門	鋁質框及玻璃	門柄、門鎖及門鉸
	睡房 3 通往平台的門	鋁質框玻璃門	鋁質框及玻璃	門柄、門鎖、門鉸及暗氣鼓
	樓梯通往天台的門	鋁質框玻璃門	鋁質框及玻璃	門柄、門鎖及門鉸
	私人升降機大堂通往公用走廊的門	實心木門配玻璃視窗	木皮及玻璃視窗	門柄、門鉸及門頂

		類型	用料
(a) 浴室	裝置及設備的類型及用料	洗手盆台面	可麗耐
		洗手盆櫃	木製櫃連膠板、不銹鋼及焗漆面飾面
		鏡櫃	木製櫃連膠板、不銹鋼及鏡飾面
		洗手盆水龍頭、毛巾架及廁紙架	鍍鉻
		洗手盆	可麗耐
		坐廁	陶瓷
	供水系統的類型及用料	冷水供應	膠層保護之銅喉
		熱水供應	膠層保護之銅喉
	沐浴設施（包括花灑或浴缸（如適用的話））的類型及用料	花灑套裝	鍍鉻
		淋浴間	玻璃
		浴缸水龍頭	鍍鉻
		浴缸	搪瓷鑄鋼
	浴缸大小（如適用的話）	<u>主人浴室</u> 1800 毫米（長）x 1035 毫米（闊）x 470 毫米（高） <u>浴室 1、浴室 2、浴室 3 及客人浴室</u> 1500 毫米（長）x 580 毫米（闊）x 390 毫米（高）	

3c. 室內裝置（7 樓至 8 樓的 A（Duplex）單位）

細項		描述	
		用料	
(b) 廚房	洗滌盆的用料	不銹鋼	
	供水系統用料	膠層保護之銅喉	
		用料	裝修物料
	廚櫃的用料及裝修物料	木製櫃	膠板
	所有其他裝置及設備的類型	不適用 有關供應之設備，請參閱「設備說明表」。	
		類型	
(c) 睡房	裝置（包括嵌入式衣櫃）的類型及用料	不適用	
(d) 電話	接駁點的位置及數目	請參閱「住宅物業機電裝置數量說明表」。	
(e) 天線	接駁點的位置及數目	請參閱「住宅物業機電裝置數量說明表」。	
(f) 電力裝置	供電附件（包括安全裝置）	三相電力供應並裝妥配電箱提供。 請參閱「住宅物業機電裝置數量說明表」。	
	導管是隱藏或外露	導管是部份隱藏及部份外露[1]。	
	電插座及空調機接駁點的位置及數目	請參閱「住宅物業機電裝置數量說明表」。	
(g) 氣體供應	類型	煤氣	
	系統	煤氣喉已安裝並接駁到廚房的煮食爐及煤氣熱水爐。	
	位置	煤氣接駁點位於廚房內。	
(h) 洗衣機接駁點	位置	廚房	
	設計	設有直徑 40 毫米的洗衣機去水接駁喉位及直徑 22 毫米的來水接駁喉位。	

3c. 室內裝置（7 樓至 8 樓的 A（Duplex）單位）

細項		描述
		類型
(i) 供水	水管的用料	冷熱供水系統採用膠層保護之銅喉。
	水管是隱藏或外露	水管是部份隱藏及部份外露[2]。
	有否熱水供應	浴室和廚房設有熱水供應。

備註：

1. 除部分隱藏於混凝土內之導管外，其他部份的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆蓋板、非混凝土間隔牆、指定之管道槽位或其他物料遮蓋或暗藏。
2. 除部分隱藏於混凝土內之水管外，其他部份的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆蓋板、非混凝土間隔牆、指定之管道槽位或其他物料遮蓋或暗藏。

2d. 室內裝修物料（7 樓至 8 樓的 B（Duplex）單位）

細項		描述			
		牆壁的裝修物料的類型		天花板的裝修物料的類型	
(b) 內牆及天花板	客飯廳	牆紙、真皮面板、鏡及木皮面板		石膏板面髹上乳膠漆及古銅色調鏡	
	主人睡房	牆紙、木皮面板及不銹鋼裝飾邊		石膏板面髹上乳膠漆	
	睡房及客人睡房	外露牆身髹上乳膠漆		石膏板面髹上乳膠漆	
	家庭娛樂室	牆紙		石膏板面髹上乳膠漆	
		地板的用料		牆腳線的用料	
(c) 內部地板	客飯廳	天然石材		不銹鋼牆腳線	
	睡房	複合木地板		木皮腳線	
		牆壁的裝修物料的類型	地板的裝修物料的類型	天花板的裝修物料的類型	
(d) 浴室	主人浴室	天然石材、仿皮板、瓷磚及不銹鋼裝飾邊	天然石材	石膏板面髹上乳膠漆	
	浴室及客人浴室	瓷磚、鏡及不銹鋼裝飾邊	瓷磚	石膏板面髹上乳膠漆	
	牆壁的裝修物料是否鋪至天花板	鋪至假天花水平			
		牆壁裝修物料的類型	地板裝修物料的類型	天花板裝修物料的類型	灶台裝修物料的類型
(e) 廚房	廚房	瓷磚	瓷磚	石膏板面髹上乳膠漆	仿真大理石
	牆壁的裝修物料是否鋪至天花板	鋪至假天花水平			

3d. 室內裝置（7 樓至 8 樓的 B（Duplex）單位）

細項		描述		
		用料	裝修物料	配件
(a) 門	單位主入口大門	防火實心木門	木皮及不銹鋼裝飾邊	電子門鎖連門柄、門鉸、插恤及暗氣鼓
	主人睡房門、睡房 1 門、睡房 2 門、睡房 3 門及客人睡房門	空心木門	木皮	門柄、門鎖、門鉸及暗氣鼓
	主人浴室門、浴室 1 門、浴室 2 門、浴室 3 門及客人浴室門	空心木門	木皮	門柄、門鎖、門鉸及暗氣鼓
	化妝間門	空心木門	木皮及鏡	門柄、門鎖、門鉸及暗氣鼓
	廚房門	防火實心木門配玻璃視窗	木皮、鋁質框及玻璃視窗	門柄、門鎖、門鉸、防煙條及暗氣鼓
	儲物室門	鋁質框門	鋁質	門柄、門鎖及門鉸
	工作平台門	鋁質框玻璃門	鋁質框及玻璃	門柄、門鎖、門鉸及暗氣鼓
	洗手間門	鋁質框門	鋁質	門鉸及門鎖
	露台門	鋁質框玻璃門	鋁質框及玻璃	門柄、門鎖及門鉸

3d. 室內裝置（7 樓至 8 樓的 B（Duplex）單位）

細項		描述		
		用料	裝修物料	配件
(a) 門	睡房 3 通往平台的門	鋁質框玻璃門	鋁質框及玻璃	門柄、門鎖、門鉸及暗氣鼓
	樓梯通往天台的門	鋁質框玻璃門	鋁質框及玻璃	門柄、門鎖及門鉸
	私人升降機大堂往公用走廊的門	實心木門配玻璃視窗	木皮及玻璃視窗	門柄、門鉸及門頂

		類型	用料
(b) 浴室	裝置及設備的類型及用料	洗手盆台面	大理石
		洗手盆櫃	木製櫃連不銹鋼、木皮及膠板飾面
		鏡櫃	木製櫃連不銹鋼、銅色玻璃、鏡及膠板飾面
		洗手盆水龍頭、毛巾架及廁紙架	金屬
		洗手盆	陶瓷
		坐廁	陶瓷
	供水系統的類型及用料	冷水供應	膠層保護之銅喉
		熱水供應	膠層保護之銅喉
	沐浴設施（包括花灑或浴缸（如適用的話））的類型及用料	花灑套裝	金屬
		淋浴間	鋼化玻璃
		浴缸水龍頭	金屬
		浴缸	QUARRYCAST
	浴缸大小（如適用的話）	主浴室 1701 毫米（長）x 793 毫米（闊）x 614 毫米（高）	

3d. 室內裝置（7 樓至 8 樓的 B（Duplex）單位）

細項		描述	
		用料	
(c) 廚房	洗滌盆的用料	仿真石	
	供水系統用料	膠層保護之銅喉	
		用料	裝修物料
	廚櫃的用料及裝修物料	木製櫃	膠板
	所有其他裝置及設備的類型	不適用 有關供應之設備，請參閱「設備説明表」。	
(d) 睡房	裝置（包括嵌入式衣櫃）的類型及用料	主睡房 金屬及膠板飾面木製櫃 睡房 1 金屬及膠板飾面木製櫃 睡房 2 金屬及膠板飾面木製櫃 睡房 3 金屬及膠板飾面木製櫃 客房 金屬及膠板飾面木製櫃	
(e) 電話	接駁點的位置及數目	請參閱「住宅物業機電裝置數量説明表」。	
(f) 天線	接駁點的位置及數目	請參閱「住宅物業機電裝置數量説明表」。	

3d. 室內裝置（7 樓至 8 樓的 B（Duplex）單位）

細項		描述
(g) 電力裝置	供電附件（包括安全裝置）	三相電力供應並裝妥配電箱提供。 請參閱「住宅物業機電裝置數量說明表」。
	導管是隱藏或外露	導管是部份隱藏及部份外露[1]。
	電插座及空調機接駁點的位置及數目	請參閱「住宅物業機電裝置數量說明表」。
(h) 氣體供應	類型	煤氣
	系統	煤氣喉已安裝並接駁到廚房的煮食爐及煤氣熱水爐。
	位置	煤氣接駁點位於廚房內。
(i) 洗衣機接駁點	位置	廚房
	設計	設有直徑 40 毫米的洗衣機去水接駁喉位及直徑 22 毫米的來水接駁喉位。
(j) 供水	水管的用料	冷熱供水系統採用膠層保護之銅喉。
	水管是隱藏或外露	水管是部份隱藏及部份外露[2]。
	有否熱水供應	浴室和廚房設有熱水供應。

備註：

1. 除部分隱藏於混凝土內之導管外，其他部份的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆蓋板、非混凝土間隔牆、指定之管道槽位或其他物料遮蓋或暗藏。
2. 除部分隱藏於混凝土內之水管外，其他部份的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆蓋板、非混凝土間隔牆、指定之管道槽位或其他物料遮蓋或暗藏。

4. 雜項

細項	描述			
(a) 升降機	品牌名稱	三菱電梯香港有限公司		
	產品型號	ELENESSA		
	升降機的數目	2		
	升降機到達的樓層	地下至 7 樓（不設 4 樓）		
(b) 信箱	用料	不銹鋼		
(c) 垃圾收集	垃圾收集的方法	垃圾及物料回收房設於地下樓層，垃圾通過 1 樓至 7 樓（不設 4 樓）的垃圾通道運送至此。		
	垃圾房的位置	垃圾及物料回收房設於地下樓層。		
		水錶	電錶	氣體錶
(d) 水錶、電錶及氣體錶	位置	設於 1 樓的公用錶房內	設於 1 樓至 7 樓的公用錶櫃內（不設 4 樓）	設於每戶的儲物室內
	就住宅單位而言是獨立抑或公用的錶	獨立錶	獨立錶	獨立錶

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	每個住宅單位設有門口視像對講機 地下住宅入口大堂提供訪客對講機及智能卡出入保安系統。
	閉路電視	地下主入口大堂及其他位於地下的出入口門、升降機及公用地方均設有閉路電視。

6. 設備

有關設備的品牌名稱及產品型號，請參考「設備說明表」。

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。

Appliances Schedule 設備説明表

Location 位置	Appliance 設備	Brand 品牌	Model No. 型號	Floor and Unit 樓層及單位										
				G/F – 1/F 地下至 1 樓	2/F 2 樓		3/F 3 樓		5/F 5 樓		6/F 6 樓		7/F – 8/F 7 樓至 8 樓	
				Garden Villa	A	B	A	B	A	B	A	B	A (Duplex)	B (Duplex)
Air-Conditioner R.C. Plinth / Frame on G/F 於地下的冷氣機底座/機架	VRV Type Air-Conditioner Outdoor Unit 變頻多聯式空調室外機	Daikin 大金	RJZQ5BAV	3	/	/	/	/	/	/	/	/	/	/
			RJZQ6BAV	1	/	/	/	/	/	/	/	/	/	/
Flat Roof 平台			RJZQ6BAV	/	2	2	/	/	/	/	/	/	-	-
Air-Conditioner Platform 冷氣機平台			RJZQ6BAV	/	/	/	2	2	2	2	2	2	3	3
			RJZQ5BAV	/	/	/	-	-	-	-	-	-	1	1
Living / Dining Room 客飯廳	VRV Type Air-Conditioner Indoor Unit 變頻多聯式空調室內機	Daikin 大金	FJSP56AA	4	3	3	3	3	3	3	3	3	4	4
	VRV Type Air-Conditioner Indoor Unit 變頻多聯式空調室內機		FJFSPP36AA	1	-	-	-	-	-	-	-	-	-	-
	Video Door Phone System 視像對講系統	Aiphone	GT1C7	1	1	1	1	1	1	1	1	1	1	1
	Wine Cellar 酒櫃	Miele	KWT 6321 UG	-	1	1	1	1	1	1	1	1	-	-
	Television 電視機	Samsung 三星	UA75U8500FJXZK	1	-	-	-	-	-	-	-	-	-	1
	Built-in Bioethanol Burner 嵌入式生物乙醇壁爐	Ecosmart Fire	XL900	-	-	-	-	-	-	-	-	-	-	1

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

Notes:

1. The number shown in the above table denotes the quantity of such appliances provided in and/or installed in the residential property.
2. "-" denotes "not provided".
3. "/" denotes "not applicable".
4. Residential floors in the development are from G/F to 8/F, 4/F is omitted.

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

備註：

1. 上表內的數字表示此設備於該住宅物業內所提供/安裝之數量。
2. " - " 表示「不提供」。
3. "/ " 表示「不適用 」。
4. 項目住宅樓層由地下至8 樓，不設4 樓。

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

Appliances Schedule 設備說明表

Location 位置	Appliance 設備	Brand 品牌	Model No. 型號	Floor and Unit 樓層及單位										
				G/F – 1/F 地下至 1 樓	2/F 2 樓		3/F 3 樓		5/F 5 樓		6/F 6 樓		7/F – 8/F 7 樓至 8 樓	
				Garden Villa	A	B	A	B	A	B	A	B	A (Duplex)	B (Duplex)
Living / Dining Room 客飯廳	Built-Under Refrigerator 嵌入式雪櫃	Miele	K 31222 Ui	-	-	-	-	-	-	-	-	-	-	1
	Built-Under Wine Cabinet 嵌入式酒櫃		KWT 6322 UG	-	-	-	-	-	-	-	-	-	-	2
	Cooker Hood 抽油煙機		DAS 2620	1	-	-	-	-	-	-	-	-	-	-
	Built-in Fridge-Freezer 嵌入式雪櫃連冰箱		KFNS 7734D	1	-	-	-	-	-	-	-	-	-	-
	Built-in Coffee Machine 嵌入式咖啡機		CVA 7440	1	-	-	-	-	-	-	-	-	-	-
	Wine Cellar 酒櫃		KWT 6833 SG	1	-	-	-	-	-	-	-	-	-	-
	Oven 焗爐		H 7264 B	1	-	-	-	-	-	-	-	-	-	-
	Steam Oven 蒸爐		DG 7240	1	-	-	-	-	-	-	-	-	-	-
Corridor between Bedrooms and Staircase at 1/F 於 1 樓睡房與樓梯之間的走廊	VRV Type Air-Conditioner Indoor Unit 變頻多聯式空調室內機	Daikin 大金	FJSP71AA	1	/	/	/	/	/	/	/	/	/	/
	Video Door Phone System 視像對講系統	Aiphone	GT1C7	1	/	/	/	/	/	/	/	/	/	/
Family Room and Corridor between Family Room and Bedrooms at 8/F 於 8 樓家庭娛樂室及與睡房之間的走廊	VRV Type Air-Conditioner Indoor Unit 變頻多聯式空調室內機	Daikin 大金	FJSP71AA	/	/	/	/	/	/	/	/	/	2	2
	Television 電視機	Samsung 三星	UA65DU8000JXZK	/	/	/	/	/	/	/	/	/	-	1
	Built-Under Fridge with Ice Box 嵌入式雪櫃連冰盒	Baumatic	BRUI600	/	/	/	/	/	/	/	/	/	-	1

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

Notes:

1. The number shown in the above table denotes the quantity of such appliances provided in and/or installed in the residential property.
2. "-" denotes "not provided".
3. "/" denotes "not applicable".
4. Residential floors in the development are from G/F to 8/F, 4/F is omitted.

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

備註：

1. 上表內的數字表示此設備於該住宅物業內所提供/安裝之數量。
2. " - " 表示「不提供」。
3. "/ " 表示「不適用 」。
4. 項目住宅樓層由地下至8 樓，不設4 樓。

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

Appliances Schedule 設備説明表

Location 位置	Appliance 設備	Brand 品牌	Model No. 型號	Floor and Unit 樓層及單位										
				G/F – 1/F 地下至 1 樓	2/F 2 樓		3/F 3 樓		5/F 5 樓		6/F 6 樓		7/F – 8/F 7 樓至 8 樓	
				Garden Villa	A	B	A	B	A	B	A	B	A (Duplex)	B (Duplex)
Master Bedroom 主人睡房	VRV Type Air-Conditioner Indoor Unit 變頻多聯式空調室內機	Daikin 大金	FJSP71AA	1	-	-	-	-	-	-	-	-	1	1
	VRV Type Air-Conditioner Indoor Unit 變頻多聯式空調室內機		FJSP45AA	-	1	1	1	1	1	1	1	1	-	-
	VRV Type Air-Conditioner Indoor Unit 變頻多聯式空調室內機		FJSP36AA	-	-	-	-	-	-	-	-	-	1	1
	Exhaust Fan 抽氣扇	Wolter	RF225 ME-4	1	-	-	-	-	-	-	-	-	-	-
	Television 電視機	Samsung 三星	UA65DU8000JXZK	1	-	-	-	-	-	-	-	-	-	1
Bedroom 1 睡房 1	VRV Type Air-Conditioner Indoor Unit 變頻多聯式空調室內機	Daikin 大金	FJSP36AA	1	1	1	1	1	1	1	1	1	-	-
	VRV Type Air-Conditioner Indoor Unit 變頻多聯式空調室內機		FJSP45AA	-	-	-	-	-	-	-	-	-	1	1
Bedroom 2 睡房 2	VRV Type Air-Conditioner Indoor Unit 變頻多聯式空調室內機	Daikin 大金	FJSP36AA	1	1	1	1	1	1	1	1	1	1	1
Bedroom 3 睡房 3	VRV Type Air-Conditioner Indoor Unit 變頻多聯式空調室內機	Daikin 大金	FJSP36AA	2	/	/	/	/	/	/	/	/	1	1
Guest Bedroom 客人睡房	VRV Type Air-Conditioner Indoor Unit 變頻多聯式空調室內機	Daikin 大金	FJSP36AA	/	/	/	/	/	/	/	/	/	1	1

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

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

Notes:

1. The number shown in the above table denotes the quantity of such appliances provided in and/or installed in the residential property.
2. "-" denotes "not provided".
3. "/" denotes "not applicable".
4. Residential floors in the development are from G/F to 8/F, 4/F is omitted.

備註：

1. 上表內的數字表示此設備於該住宅物業內所提供/安裝之數量。
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3. "/ " 表示「不適用 」。
4. 項目住宅樓層由地下至8 樓，不設4 樓。

Appliances Schedule 設備説明表

Location 位置	Appliance 設備	Brand 品牌	Model No. 型號	Floor and Unit 樓層及單位										
				G/F – 1/F 地下至 1 樓	2/F 2 樓		3/F 3 樓		5/F 5 樓		6/F 6 樓		7/F – 8/F 7 樓至 8 樓	
				Garden Villa	A	B	A	B	A	B	A	B	A (Duplex)	B (Duplex)
Store 儲物室	VRV Type Air-Conditioner Indoor Unit 變頻多聯式空調室內機	Daikin 大金	FXAQ20A	1	1	1	1	1	1	1	1	1	1	1
	Washer 洗衣機	Miele	WCD 660	1	-	-	-	-	-	-	-	-	-	-
	Dryer 乾衣機		TEF 765 WP	1	-	-	-	-	-	-	-	-	-	-
Store 1 at G/F 於地下的儲物室 1	Exhaust Fan 抽氣扇	Wolter	SD 160L	1	/	/	/	/	/	/	/	/	/	/
Kitchen 廚房	VRV Type Air-Conditioner Indoor Unit 變頻多聯式空調室內機	Daikin 大金	FJFSP36AA	-	1	1	1	1	1	1	1	1	1	1
	VRV Type Air-Conditioner Indoor Unit 變頻多聯式空調室內機		FXAQ20A	1	-	-	-	-	-	-	-	-	-	-
	Cooker Hood 抽油煙機	Miele	DAS 2920	1	1	1	1	1	1	1	1	1	1	1
	Gas Hob 氣體煮食爐		CS 7151 FL	1	1	1	1	1	1	1	1	1	1	1
	Gas Hob (2 Burners) 氣體煮食爐(雙爐頭)		CS 7152 FL	1	1	1	1	1	1	1	1	1	1	1
	Induction Hob 電磁爐		CS 7612 FL	1	1	1	1	1	1	1	1	1	1	1
	Combi-Steam Oven 蒸焗爐		DGC 7250	-	1	1	1	1	1	1	1	1	-	-
	Oven 焗爐		H 7264 B	-	-	-	-	-	-	-	-	-	1	1
	Steam Oven 蒸爐		DG 7240	-	-	-	-	-	-	-	-	-	1	1
	Dishwasher 洗碗碟機		G 7150 C SCVi	1	-	-	-	-	-	-	-	-	-	-
	Washer Dryer 洗衣乾衣機		WTR 860 WPM	-	1	1	1	1	1	1	1	1	1	1
	Built-in Fridge 嵌入式雪櫃		KS 7743E	1	1	1	1	1	1	1	1	1	1	1
	Built-in Freezer 嵌入式冰箱		FNS 7740 F	1	1	1	1	1	1	1	1	1	1	1

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

Notes:

1. The number shown in the above table denotes the quantity of such appliances provided in and/or installed in the residential property.
2. "-" denotes "not provided".
3. "/" denotes "not applicable".
4. Residential floors in the development are from G/F to 8/F, 4/F is omitted.

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

備註：

1. 上表內的數字表示此設備於該住宅物業內所提供/安裝之數量。
2. " - " 表示「不提供」。
3. "/ " 表示「不適用 」。
4. 項目住宅樓層由地下至8 樓，不設4 樓。

Appliances Schedule 設備説明表

Location 位置	Appliance 設備	Brand 品牌	Model No. 型號	Floor and Unit 樓層及單位										
				G/F – 1/F 地下至 1 樓	2/F 2 樓		3/F 3 樓		5/F 5 樓		6/F 6 樓		7/F – 8/F 7 樓至 8 樓	
				Garden Villa	A	B	A	B	A	B	A	B	A (Duplex)	B (Duplex)
Kitchen 廚房	Exhaust Fan 抽氣扇	Wolter	RF225 ME-4	1	-	-	-	-	-	-	-	-	-	-
	Exhaust Fan 抽氣扇		SD 200ML	1	-	-	-	-	-	-	-	-	1	1
	Exhaust Fan 抽氣扇		RF200 ME-4	-	2	2	2	2	2	2	2	2	1	1
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	2	2	2	2	2	2	2	2	2	1	1
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6	1	1	1	1	1	1	1	1	1	1	1
Master Bathroom 主人浴室	Thermo Ventilator 浴室寶	Mitsubishi 三菱	V-251BZ-HK	1	-	-	-	-	-	-	-	-	-	-
	Exhaust Fan 抽氣扇	Wolter	RF225 ME-4	-	-	-	-	-	-	-	-	-	1	1
	Electric Heated Towel Rail 電熱毛巾架	Margaroli	622	1	-	-	-	-	-	-	-	-	-	-
		Roca	A815503001	-	-	-	-	-	-	-	-	-	-	1
Bathroom 1 浴室 1	Thermo Ventilator 浴室寶	Mitsubishi 三菱	V-251BZ-HK	1	-	-	-	-	-	-	-	-	-	-
Bathroom 2 浴室 2	Thermo Ventilator 浴室寶	Mitsubishi 三菱	V-251BZ-HK	1	-	-	-	-	-	-	-	-	-	-
Bathroom 3 浴室 3	Exhaust Fan 抽氣扇	Wolter	RF200ME-4	-	/	/	/	/	/	/	/	/	1	1
	Exhaust Fan 抽氣扇		RF250ME-4	1	/	/	/	/	/	/	/	/	-	-
	Thermo Ventilator 浴室寶	Mitsubishi 三菱	V-251BZ-HK	1	/	/	/	/	/	/	/	/	-	-
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	-	/	/	/	/	/	/	/	/	2	2

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

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

Notes:

1. The number shown in the above table denotes the quantity of such appliances provided in and/or installed in the residential property.
2. "-" denotes "not provided".
3. "/" denotes "not applicable".
4. Residential floors in the development are from G/F to 8/F, 4/F is omitted.

備註：

1. 上表內的數字表示此設備於該住宅物業內所提供/安裝之數量。
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3. "/ " 表示「不適用 」。
4. 項目住宅樓層由地下至8 樓，不設4 樓。

Appliances Schedule 設備説明表

Location 位置	Appliance 設備	Brand 品牌	Model No. 型號	Floor and Unit 樓層及單位										
				G/F – 1/F 地下至 1 樓	2/F 2 樓		3/F 3 樓		5/F 5 樓		6/F 6 樓		7/F – 8/F 7 樓至 8 樓	
				Garden Villa	A	B	A	B	A	B	A	B	A (Duplex)	B (Duplex)
Powder Room 化妝間	Exhaust Fan 抽氣扇	Wolter	RA150-13	1	/	/	/	/	/	/	/	/	-	-
Lavatory 洗手間	Window Fan 窗口式抽氣扇	Wolter	SMART 15/6 A	-	1	1	1	1	1	1	1	1	1	1
Private Garden 私人花園	BBQ Burner 燒烤爐	Uwall	G400	1	/	/	/	/	/	/	/	/	/	/
Roof 天台	BBQ Burner 燒烤爐	Kenyon USA	B70405WH	/	/	/	/	/	/	/	/	/	-	1

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

Notes:

1. The number shown in the above table denotes the quantity of such appliances provided in and/or installed in the residential property.
2. "-" denotes "not provided".
3. "/" denotes "not applicable".
4. Residential floors in the development are from G/F to 8/F, 4/F is omitted.

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

備註：

1. 上表內的數字表示此設備於該住宅物業內所提供/安裝之數量。
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3. “/ " 表示「不適用 」。
4. 項目住宅樓層由地下至8 樓，不設4 樓。

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業機電裝置數量說明表

Location 位置	Description 描述	Floor and Unit 樓層及單位										
		G/F – 1/F 地下至 1 樓	2/F 2 樓		3/F 3 樓		5/F 5 樓		6/F 6 樓		7/F – 8/F 7 樓至 8 樓	
		Garden Villa	A	B	A	B	A	B	A	B	A (Duplex)	B (Duplex)
Main Entrance 大門入口	Doorbell Push Button 門鐘按鈕	1	1	1	1	1	1	1	1	1	1	1
Living / Dining Room 客飯廳	13A 3-Pin Socket Outlet 13 安培插座	5	4	4	4	4	4	4	4	4	2	6
	13A Twin 3-Pin Socket Outlet 13 安培雙位插座	6	7	7	7	7	7	7	7	7	11	9
	Fuse Spur for Electric Curtain 電動窗簾接線座	4	2	2	2	2	2	2	2	2	2	2
	Fuse Connection Unit for A/C Indoor Unit 冷氣室內機開關接線座	5	3	3	3	3	3	3	3	3	4	4
	TV Outlet 電視天線接駁插座	1	2	2	2	2	2	2	2	2	2	2
	Data Point 網絡插座	3	1	1	2	2	2	2	2	2	2	1
	10A One-Gang Lighting Switch 一燈掣照明開關	1	2	2	2	2	2	2	2	2	4	2
	10A Two-Gang Lighting Switch 兩燈掣照明開關	7	-	-	-	-	-	-	-	-	2	4
	10A Three-Gang Lighting Switch 三燈掣照明開關	4	4	4	4	4	4	4	4	4	2	2
	DP Switch for Exhaust Fan 抽氣扇雙極開關	2	-	-	-	-	-	-	-	-	-	-
	DP Switch for Gas Water Heater 煤氣熱水爐雙極兩掣開關	2	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	32	5	5	5	5	5	5	5	5	4	22
Corridor between Bedrooms and Staircase at 1/F 於 1 樓的睡房與樓梯之間的走廊	13A 3-Pin Socket Outlet 13 安培插座	1	/	/	/	/	/	/	/	/	/	/
	13A Twin 3-Pin Socket Outlet 13 安培雙位插座	1	/	/	/	/	/	/	/	/	/	/
	Fuse Connection Unit for A/C Indoor Unit 冷氣室內機開關接線座	1	/	/	/	/	/	/	/	/	/	/
	10A Two-Gang Lighting Switch 兩燈掣照明開關	1	/	/	/	/	/	/	/	/	/	/
	10A Three-Gang Lighting Switch 三燈掣照明開關	1	/	/	/	/	/	/	/	/	/	/
	Lighting Point 燈位	1	/	/	/	/	/	/	/	/	/	/

Notes:

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3. "/" denotes "not applicable".
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3. " / " 表示「不適用 」。
4. 項目住宅樓層由地下至8樓，不設4樓。

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業機電裝置數量說明表

Location 位置	Description 描述	Floor and Unit 樓層及單位										
		G/F – 1/F 地下至 1 樓	2/F 2 樓		3/F 3 樓		5/F 5 樓		6/F 6 樓		7/F – 8/F 7 樓至 8 樓	
		Garden Villa	A	B	A	B	A	B	A	B	A (Duplex)	B (Duplex)
Staircase between G/F and 1/F 地下與 1 樓之間的樓梯	13A 3-Pin Socket Outlet 13 安培插座	1	/	/	/	/	/	/	/	/	/	/
	Lighting Point 燈位	1	/	/	/	/	/	/	/	/	/	/
Family Room and Corridor between Family Room and Bedrooms at 8/F 於 8 樓的家庭娛樂室及與睡房之間的走廊	13A 3-Pin Socket Outlet 13 安培插座	/	/	/	/	/	/	/	/	/	-	3
	13A Twin 3-Pin Socket Outlet 13 安培雙位插座	/	/	/	/	/	/	/	/	/	6	4
	Fuse Spur for Electric Curtain 電動窗簾接線座	/	/	/	/	/	/	/	/	/	1	1
	Fuse Connection Unit for A/C Indoor Unit 冷氣室內機開關接線座	/	/	/	/	/	/	/	/	/	2	2
	TV Outlet 電視天線接駁插座	/	/	/	/	/	/	/	/	/	2	1
	Data Point 網絡插座	/	/	/	/	/	/	/	/	/	1	1
	10A One-Gang Lighting Switch 一燈掣照明開關	/	/	/	/	/	/	/	/	/	2	3
	10A Two-Gang Lighting Switch 兩燈掣照明開關	/	/	/	/	/	/	/	/	/	1	-
	10A Three-Gang Lighting Switch 三燈掣照明開關	/	/	/	/	/	/	/	/	/	-	1
	Lighting Point 燈位	/	/	/	/	/	/	/	/	/	5	9

Notes:

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3. "/" denotes "not applicable".
4. Residential floors in the development are from G/F to 8/F, 4/F is omitted.

備註：

1. 上表內的數字表示此設備於該住宅物業內所提供/安裝之數量。
2. " - " 表示「不提供」。
3. " / " 表示「不適用 」。
4. 項目住宅樓層由地下至8樓，不設4樓。

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業機電裝置數量說明表

Location 位置	Description 描述	Floor and Unit 樓層及單位										
		G/F – 1/F 地下至 1 樓	2/F 2 樓		3/F 3 樓		5/F 5 樓		6/F 6 樓		7/F – 8/F 7 樓至 8 樓	
		Garden Villa	A	B	A	B	A	B	A	B	A (Duplex)	B (Duplex)
Master Bedroom 主人睡房	13A 3-Pin Socket Outlet 13 安培插座	4	3	3	3	3	3	3	3	3	3	1
	13A Twin 3-Pin Socket Outlet 13 安培雙位插座	4	2	2	2	2	2	2	2	2	2	5
	Fuse Spur for Electric Curtain 電動窗簾接線座	2	1	1	1	1	1	1	1	1	1	1
	Fuse Connection Unit for A/C Indoor Unit 冷氣室內機開關接線座	1	1	1	1	1	1	1	1	1	2	2
	TV Outlet 電視天線接駁插座	1	1	1	1	1	1	1	1	1	1	1
	Data Point 網絡插座	2	1	1	1	1	1	1	1	1	2	1
	10A One-Gang Lighting Switch 一燈掣照明開關	2	-	-	-	-	-	-	-	-	-	1
	10A Two-Gang Lighting Switch 兩燈掣照明開關	-	1	1	1	1	1	1	1	1	2	6
	10A Three-Gang Lighting Switch 三燈掣照明開關	3	1	1	1	1	1	1	1	1	1	2
	Lighting Point 燈位	12	1	1	1	1	1	1	1	1	5	16
	DP Switch for Exhaust Fan 抽氣扇雙極開關	-	-	-	-	-	-	-	-	-	1	-
	DP Switch for Thermo Ventilator 浴室寶雙極開關	1	-	-	-	-	-	-	-	-	-	-
Bedroom 1 睡房 1	13A 3-Pin Socket Outlet 13 安培插座	3	3	3	3	3	3	3	3	3	3	3
	13A Twin 3-Pin Socket Outlet 13 安培雙位插座	2	2	2	2	2	2	2	2	2	2	4
	Fuse Spur for Electric Curtain 電動窗簾接線座	-	1	1	1	1	1	1	1	1	1	1
	Fuse Connection Unit for A/C Indoor Unit 冷氣室內機開關接線座	1	1	1	1	1	1	1	1	1	1	1
	TV Outlet 電視天線接駁插座	-	1	1	1	1	1	1	1	1	1	-
	Data Point 網絡插座	1	1	1	1	1	1	1	1	1	1	1
	10A One-Gang Lighting Switch 一燈掣照明開關	1	-	-	-	-	-	-	-	-	-	-
	10A Two-Gang Lighting Switch 兩燈掣照明開關	2	1	1	1	1	1	1	1	1	1	4
	10A Three-Gang Lighting Switch 三燈掣照明開關	1	1	1	1	1	1	1	1	1	1	-
	DP Switch for Thermo Ventilator 浴室寶雙極開關	1	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	5	2	2	2	2	2	2	2	2	2	7

Notes:

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3. "/" denotes "not applicable".
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備註：

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3. " / " 表示「不適用 」。
4. 項目住宅樓層由地下至8樓，不設4樓。

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業機電裝置數量說明表

Location 位置	Description 描述	Floor and Unit 樓層及單位										
		G/F – 1/F 地下至 1 樓	2/F 2 樓		3/F 3 樓		5/F 5 樓		6/F 6 樓		7/F – 8/F 7 樓至 8 樓	
		Garden Villa	A	B	A	B	A	B	A	B	A (Duplex)	B (Duplex)
Bedroom 2 睡房 2	13A 3-Pin Socket Outlet 13 安培插座	3	3	3	3	3	3	3	3	3	4	3
	13A Twin 3-Pin Socket Outlet 13 安培雙位插座	2	2	2	2	2	2	2	2	2	2	5
	Fuse Spur for Electric Curtain 電動窗簾接線座	-	1	1	1	1	1	1	1	1	1	1
	Fuse Connection Unit for A/C Indoor Unit 冷氣室內機開關接線座	1	1	1	1	1	1	1	1	1	1	1
	TV Outlet 電視天線接駁插座	-	1	1	1	1	1	1	1	1	1	-
	Data Point 網絡插座	1	1	1	1	1	1	1	1	1	1	1
	10A One-Gang Lighting Switch 一燈掣照明開關	1	-	-	-	-	-	-	-	-	-	-
	10A Two-Gang Lighting Switch 兩燈掣照明開關	2	1	1	1	1	1	1	1	1	1	4
	10A Three-Gang Lighting Switch 三燈掣照明開關	1	1	1	1	1	1	1	1	1	1	-
	DP Switch for Thermo Ventilator 浴室寶雙極開關	1	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	7	2	2	2	2	2	2	2	2	2	4
Bedroom 3 睡房 3	13A 3-Pin Socket Outlet 13 安培插座	4	/	/	/	/	/	/	/	/	3	3
	13A Twin 3-Pin Socket Outlet 13 安培雙位插座	4	/	/	/	/	/	/	/	/	3	3
	Fuse Spur for Electric Curtain 電動窗簾接線座	-	/	/	/	/	/	/	/	/	-	1
	Fuse Connection Unit for A/C Indoor Unit 冷氣室內機開關接線座	2	/	/	/	/	/	/	/	/	1	1
	TV Outlet 電視天線接駁插座	1	/	/	/	/	/	/	/	/	1	-
	Data Point 網絡插座	1	/	/	/	/	/	/	/	/	1	1
	10A One-Gang Lighting Switch 一燈掣照明開關	4	/	/	/	/	/	/	/	/	1	-
	10A Two-Gang Lighting Switch 兩燈掣照明開關	1	/	/	/	/	/	/	/	/	-	4
	10A Three-Gang Lighting Switch 三燈掣照明開關	2	/	/	/	/	/	/	/	/	1	-
	Lighting Point 燈位	11	/	/	/	/	/	/	/	/	2	4
	DP 2-Gang Switch for Gas Water Heater 煤氣熱水爐雙極兩掣開關	-	/	/	/	/	/	/	/	/	1	-
	DP Switch for Thermo Ventilator 浴室寶雙極開關	1	/	/	/	/	/	/	/	/	-	-
	DP Switch for Exhaust Fan 抽氣扇雙極開關	-	/	/	/	/	/	/	/	/	1	-

Notes:

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3. "/" denotes "not applicable".
4. Residential floors in the development are from G/F to 8/F, 4/F is omitted.

備註：

1. 上表內的數字表示此設備於該住宅物業內所提供/安裝之數量。
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4. 項目住宅樓層由地下至8樓，不設4樓。

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業機電裝置數量說明表

Location 位置	Description 描述	Floor and Unit 樓層及單位										
		G/F – 1/F 地下至 1 樓	2/F 2 樓		3/F 3 樓		5/F 5 樓		6/F 6 樓		7/F – 8/F 7 樓至 8 樓	
		Garden Villa	A	B	A	B	A	B	A	B	A (Duplex)	B (Duplex)
Guest Bedroom 客人睡房	13A 3-Pin Socket Outlet 13 安培插座	/	/	/	/	/	/	/	/	/	3	3
	13A Twin 3-Pin Socket Outlet 13 安培雙位插座	/	/	/	/	/	/	/	/	/	2	4
	Fuse Spur for Electric Curtain 電動窗簾接線座	/	/	/	/	/	/	/	/	/	1	1
	Fuse Connection Unit for A/C Indoor Unit 冷氣室內機開關接線座	/	/	/	/	/	/	/	/	/	1	1
	TV Outlet 電視天線接駁插座	/	/	/	/	/	/	/	/	/	1	-
	Data Point 網絡插座	/	/	/	/	/	/	/	/	/	1	1
	10A One-Gang Lighting Switch 一燈掣照明開關	/	/	/	/	/	/	/	/	/	1	-
	10A Two-Gang Lighting Switch 兩燈掣照明開關	/	/	/	/	/	/	/	/	/	-	4
	10A Three-Gang Lighting Switch 三燈掣照明開關	/	/	/	/	/	/	/	/	/	1	-
	Spare DP Switch 閒置雙極開關	/	/	/	/	/	/	/	/	/	1	-
	Lighting Point 燈位	/	/	/	/	/	/	/	/	/	2	6

Notes:

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備註：

1. 上表內的數字表示此設備於該住宅物業內所提供/安裝之數量。
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4. 項目住宅樓層由地下至8樓，不設4樓。

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

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業機電裝置數量說明表

Location 位置	Description 描述	Floor and Unit 樓層及單位										
		G/F – 1/F 地下至 1 樓	2/F 2 樓		3/F 3 樓		5/F 5 樓		6/F 6 樓		7/F – 8/F 7 樓至 8 樓	
		Garden Villa	A	B	A	B	A	B	A	B	A (Duplex)	B (Duplex)
Kitchen 廚房	13A 3-Pin Socket Outlet 13 安培插座	2	3	3	3	3	3	3	3	3	2	6
	13A Twin 3-Pin Socket Outlet 13 安培雙位插座	2	4	4	4	4	4	4	4	4	5	3
	Fuse Connection Unit for A/C Indoor Unit 冷氣室內機開關接線座	1	1	1	1	1	1	1	1	1	1	1
	Fuse Connection Unit for Kitchen Equipment 廚房器材開關接線座	1	2	2	2	2	2	2	2	2	2	-
	20A Connection Unit for Kitchen Equipment 廚房器材開關接線座	-	2	2	2	2	2	2	2	2	3	3
	Fuse Connection Unit for Exhaust Fan 抽氣扇開關接線座	-	2	2	2	2	2	2	2	2	2	2
	Fuse Connection Unit for Gas Water Heater 煤氣熱水爐開關接線座	2	2	2	2	2	2	2	2	2	1	1
	Isolator for Electric Water Heater 熱水爐隔離開關掣	1	1	1	1	1	1	1	1	1	1	1
	10A One-Gang Lighting Switch 一燈掣照明開關	-	-	-	1	1	1	1	1	1	1	1
	10A Two-Gang Lighting Switch 兩燈掣照明開關	-	1	1	-	-	-	-	-	-	-	-
	10A Three-Gang Lighting Switch 三燈掣照明開關	-	-	-	-	-	-	-	-	-	-	1
	Lighting Point 燈位	4	3	3	3	3	3	3	3	3	4	5
	Gas Water Heater Controller 煤氣熱水爐控制器	-	1	1	1	1	1	1	1	1	2	-
	DP 1-Gang Switch for Gas Water Heater 煤氣熱水爐雙極一掣開關	-	-	-	-	-	-	-	-	-	-	1
	DP 2-Gang Switch for Water Heater 熱水爐雙極兩掣開關	-	-	-	-	-	-	-	-	-	1	-
	DP 2-Gang Switch for Exhaust Fan 抽氣扇雙極兩掣開關	-	-	-	-	-	-	-	-	-	1	1

Notes:

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2. "-" denotes "not provided".
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4. Residential floors in the development are from G/F to 8/F, 4/F is omitted.

備註：

1. 上表內的數字表示此設備於該住宅物業內所提供/安裝之數量。
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4. 項目住宅樓層由地下至8樓，不設4樓。

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業機電裝置數量說明表

Location 位置	Description 描述	Floor and Unit 樓層及單位										
		G/F – 1/F 地下至 1 樓	2/F 2 樓		3/F 3 樓		5/F 5 樓		6/F 6 樓		7/F – 8/F 7 樓至 8 樓	
		Garden Villa	A	B	A	B	A	B	A	B	A (Duplex)	B (Duplex)
Master Bathroom 主人浴室	13A 3-Pin Socket Outlet 13 安培插座	2	-	-	-	-	-	-	-	-	-	3
	13A Twin 3-Pin Socket Outlet 13 安培雙位插座	-	1	1	1	1	1	1	1	1	2	1
	10A One-Gang Lighting Switch 一燈掣照明開關	-	-	-	-	-	-	-	-	-	1	-
	10A Four-Gang Lighting Switch 四燈掣照明開關	-	-	-	-	-	-	-	-	-	-	1
	Lighting Point 燈位	6	4	4	4	4	4	4	4	4	5	7
	Gas Water Heater Controller 煤氣熱水爐控制器	1	1	1	1	1	1	1	1	1	1	1
	DP Switch for Skylight Shade 天窗屏蔽開關	-	-	-	-	-	-	-	-	-	-	1
	Fuse Connection Unit 開關接線座	-	-	-	-	-	-	-	-	-	-	2
	DP Switch for Exhaust Fan 抽氣扇雙極開關	-	-	-	-	-	-	-	-	-	-	1
Bathroom 1 浴室 1	13A 3-Pin Socket Outlet 13 安培插座	2	1	1	1	1	1	1	1	1	-	2
	13A Twin 3-Pin Socket Outlet 13 安培雙位插座	-	-	-	-	-	-	-	-	-	1	1
	10A Three-Gang Lighting Switch 三燈掣照明開關	-	-	-	-	-	-	-	-	-	-	1
	Lighting Point 燈位	3	2	2	2	2	2	2	2	2	2	3
	Gas Water Heater Controller 煤氣熱水爐控制器	-	-	-	-	-	-	-	-	-	-	1
	Spare DP Switch 閒置雙極開關	-	-	-	-	-	-	-	-	-	-	1
Bathroom 2 浴室 2	13A 3-Pin Socket Outlet 13 安培插座	2	1	1	1	1	1	1	1	1	-	2
	13A Twin 3-Pin Socket Outlet 13 安培雙位插座	-	-	-	-	-	-	-	-	-	1	1
	10A Three-Gang Lighting Switch 三燈掣照明開關	-	-	-	-	-	-	-	-	-	-	1
	Lighting Point 燈位	3	2	2	2	2	2	2	2	2	2	3
	Spare DP Switch 閒置雙極開關	-	-	-	-	-	-	-	-	-	-	1

Notes:

1. The number shown in the above table denotes the quantity of such appliances provided in and/or installed in the residential property.
2. "-" denotes "not provided".
3. "/" denotes "not applicable".
4. Residential floors in the development are from G/F to 8/F, 4/F is omitted.

備註：

1. 上表內的數字表示此設備於該住宅物業內所提供/安裝之數量。
2. " - " 表示「不提供」。
3. " / " 表示「不適用 」。
4. 項目住宅樓層由地下至8樓，不設4樓。

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業機電裝置數量說明表

Location 位置	Description 描述	Floor and Unit 樓層及單位										
		G/F – 1/F 地下至 1 樓	2/F 2 樓		3/F 3 樓		5/F 5 樓		6/F 6 樓		7/F – 8/F 7 樓至 8 樓	
		Garden Villa	A	B	A	B	A	B	A	B	A (Duplex)	B (Duplex)
Bathroom 3 浴室 3	13A 3-Pin Socket Outlet 13 安培插座	2	/	/	/	/	/	/	/	/	-	2
	13A Twin 3-Pin Socket Outlet 13 安培雙位插座	-	/	/	/	/	/	/	/	/	1	1
	10A Three-Gang Lighting Switch 三燈掣照明開關	-	/	/	/	/	/	/	/	/	-	1
	Gas Water Heater Controller 煤氣熱水爐控制器	1	/	/	/	/	/	/	/	/	-	-
	Fuse Connection Unit for Gas Water Heater 煤氣熱水爐開關接線座	-	/	/	/	/	/	/	/	/	2	2
	Lighting Point 燈位	4	/	/	/	/	/	/	/	/	2	3
	DP Switch for Exhaust Fan 抽氣扇雙極開關	-	/	/	/	/	/	/	/	/	-	1
	DP 2-Gang Switch for Gas Water Heater 煤氣熱水爐雙極兩掣開關	-	-	-	-	-	-	-	-	-	-	1
Guest Bathroom 客人浴室	13A 3-Pin Socket Outlet 13 安培插座	/	/	/	/	/	/	/	/	/	-	2
	13A Twin 3-Pin Socket Outlet 13 安培雙位插座	/	/	/	/	/	/	/	/	/	1	1
	10A Three-Gang Lighting Switch 三燈掣照明開關	/	/	/	/	/	/	/	/	/	-	1
	Gas Water Heater Controller 煤氣熱水爐控制器	/	/	/	/	/	/	/	/	/	-	1
	Spare DP Switch 閒置雙極開關	/	/	/	/	/	/	/	/	/	-	1
	Lighting Point 燈位	/	/	/	/	/	/	/	/	/	2	3
Store 1 at G/F 於地下的儲物室 1	13A 3-Pin Socket Outlet 13 安培插座	1	/	/	/	/	/	/	/	/	/	/
	10A One-Gang Lighting Switch 一燈掣照明開關	1	/	/	/	/	/	/	/	/	/	/
	DP Switch for Exhaust Fan 抽氣扇雙極開關	1	/	/	/	/	/	/	/	/	/	/
	Lighting Point 燈位	2	/	/	/	/	/	/	/	/	/	/

Notes:

1. The number shown in the above table denotes the quantity of such appliances provided in and/or installed in the residential property.
2. "-" denotes "not provided".
3. "/" denotes "not applicable".
4. Residential floors in the development are from G/F to 8/F, 4/F is omitted.

備註：

1. 上表內的數字表示此設備於該住宅物業內所提供/安裝之數量。
2. " - " 表示「不提供」。
3. " / " 表示「不適用 」。
4. 項目住宅樓層由地下至8樓，不設4樓。

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業機電裝置數量說明表

Location 位置	Description 描述	Floor and Unit 樓層及單位										
		G/F – 1/F 地下至 1 樓	2/F 2 樓		3/F 3 樓		5/F 5 樓		6/F 6 樓		7/F – 8/F 7 樓至 8 樓	
		Garden Villa	A	B	A	B	A	B	A	B	A (Duplex)	B (Duplex)
Store 儲物室	13A 3-Pin Socket Outlet 13 安培插座	5	1	1	1	1	1	1	1	1	1	1
	13A Twin 3-Pin Socket Outlet 13 安培雙位插座	2	1	1	1	1	1	1	1	1	1	1
	Fuse Connection Unit for A/C Indoor Unit 冷氣室內機開關接線座	1	1	1	1	1	1	1	1	1	1	1
	10A Two-Gang Lighting Switch 兩燈掣照明開關	1	1	1	1	1	1	1	1	1	1	-
	10A Three-Gang Lighting Switch 三燈掣照明開關	1	-	-	-	-	-	-	-	-	-	1
	Lighting Point 燈位	5	1	1	1	1	1	1	1	1	1	1
	DP 2-Gang Switch for Gas Water Heater 煤氣熱水爐雙極兩掣開關	-	1	1	1	1	1	1	1	1	-	-
	Spare DP Switch 閒置雙極開關	1	-	-	-	-	-	-	-	-	-	-
	DP 2-gang Switch for Exhaust Fan 抽氣扇雙極兩掣開關	-	1	1	1	1	1	1	1	1	-	-
	DP Switch for Lavatory Window Fan 洗手間抽氣扇雙極開關	-	1	1	1	1	1	1	1	1	1	1
	DP Switch for Electric Water Heater 電熱水爐雙極開關	-	1	1	1	1	1	1	1	1	-	-
Lavatory 洗手間	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1
	13A Fuse Spur for Exhaust Fan 抽氣扇開關接線座	-	1	1	1	1	1	1	1	1	1	-
Powder Room 化妝間	13A 3-Pin Socket Outlet 13 安培插座	-	/	/	/	/	/	/	/	/	-	2
	10A Four-Gang Lighting Switch 四燈掣照明開關	-	/	/	/	/	/	/	/	/	-	1
	Spare DP Switch 閒置雙極開關	-	/	/	/	/	/	/	/	/	-	1
	Lighting Point 燈位	2	/	/	/	/	/	/	/	/	1	3

Notes:

1. The number shown in the above table denotes the quantity of such appliances provided in and/or installed in the residential property.
2. "-" denotes "not provided".
3. "/" denotes "not applicable".
4. Residential floors in the development are from G/F to 8/F, 4/F is omitted.

備註：

1. 上表內的數字表示此設備於該住宅物業內所提供/安裝之數量。
2. " - " 表示「不提供」。
3. " / " 表示「不適用 」。
4. 項目住宅樓層由地下至8樓，不設4樓。

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業機電裝置數量說明表

Location 位置	Description 描述	Floor and Unit 樓層及單位										
		G/F – 1/F 地下至 1 樓	2/F 2 樓		3/F 3 樓		5/F 5 樓		6/F 6 樓		7/F – 8/F 7 樓至 8 樓	
		Garden Villa	A	B	A	B	A	B	A	B	A (Duplex)	B (Duplex)
Balcony 露台	Lighting Point 燈位	/	/	/	1	1	1	1	1	1	1	1
Utility Platform 工作平台	Lighting Point 燈位	/	/	/	1	1	1	1	1	1	1	1
Private Garden 私人花園	13A 3-Pin Socket Outlet 13 安培插座	1	/	/	/	/	/	/	/	/	/	/
	13A Twin 3-Pin Socket Outlet 13 安培雙位插座	1	/	/	/	/	/	/	/	/	/	/
	Lighting Point 燈位	14	/	/	/	/	/	/	/	/	/	/
Flat Roof 平台	Lighting Point 燈位	/	2	2	/	/	/	/	/	/	-	-
Roof 天台	10A Two-Gang Lighting Switch 兩燈掣照明開關	/	/	/	/	/	/	/	/	/	-	1
	13A Twin 3-Pin Socket Outlet 13 安培雙位插座	/	/	/	/	/	/	/	/	/	-	1
	Lighting Point 燈位	/	/	/	/	/	/	/	/	/	-	4
	Isolator 隔離開關掣	/	/	/	/	/	/	/	/	/	1	2

Notes:

1. The number shown in the above table denotes the quantity of such appliances provided in and/or installed in the residential property.
2. "-" denotes "not provided".
3. "/" denotes "not applicable".
4. Residential floors in the development are from G/F to 8/F, 4/F is omitted.

備註：

1. 上表內的數字表示此設備於該住宅物業內所提供/安裝之數量。
2. " - " 表示「不提供」。
3. " / " 表示「不適用 」。
4. 項目住宅樓層由地下至8樓，不設4樓。

24 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.
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。

25 GOVERNMENT RENT 地稅

The vendor is liable to pay the Government rent in respect of each of the specified residential properties in the Development up to and including the date of completion of the sale and purchase of the relevant specified residential property (i.e. the date of assignment of that specified residential property).

賣方有法律責任繳付發展項目內每一個指明住宅物業之地稅直至並包括有關的指明住宅物業買賣完成日（即該指明物業轉讓契之日期）。

26 MISCELLANEOUS PAYMENTS BY PURCHASER 買方的雜項付款

1. On the delivery of the vacant possession of the specified residential property to the purchaser, the purchaser is liable to reimburse the vendor (the owner) for the deposits for water, electricity and gas.

2. On that delivery, the purchaser is not liable to pay to the vendor (the owner) a debris removal fee.

3. The amount of deposits for water, electricity and gas and debris removal fee is yet to be ascertained at the date on which the sales brochure is printed.

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

1. 在向買方交付指明住宅物業在空置情況下的管有權時，買方須向賣方(擁有人)補還水、電力及氣體的按金。

2. 在交付時，買方不須向賣方(擁有人)支付清理廢料的費用。

3. 水、電力及氣體的按金及清理廢料的費用的款額於售樓說明書印製日尚未決定。

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

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

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

按買賣合約規定，指明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指明住宅物業之買賣完成日期起計為期六(6)個月內。

28 MAINTENANCE OF SLOPES
斜坡維修

Not Applicable.

不適用。

29 MODIFICATION
修訂

Not Applicable

不適用

30 RELEVANT INFORMATION 有關資料

1. Noise Mitigation Measures

The following measures to mitigate noise impact from road traffic are provided in the Development:

Acoustic Window (baffle type)

- The Acoustic Window (baffle-type) is located in selected residential properties. The Acoustic Window (baffle-type) has an inner sliding glass panel behind an outer window, both readily openable, for creating an air gap for the supply of fresh air with noise mitigating effect. The Acoustic Window (baffle-type) comprises two glazing - (i) the outer window system with side hung / top hung openable window and (ii) the inner sliding panel.

Enhanced Acoustic Balcony

- The Enhanced Acoustic Balcony is located in selected residential properties. The Enhanced Acoustic Balcony will be constructed with 1.4m high solid glass balustrades without any gap in and between the 3 sides balustrades, the depth is more than 1m and the ceiling soffit and full-height solid side wall will be applied with sound absorptive material, providing screening effect to the residential flats.

Fixed Glazing with Maintenance Window

- The Fixed Glazing with Maintenance Window is provided at selected residential properties. The window can reduce noise entering into the rooms so that an acceptable indoor environment can be achieved. All maintenance windows will be equipped with removable handle or key lock system to ensure the window would be kept closed at all times except for occasional maintenance and cleaning.

All owners of residential properties shall comply with all the ordinances, by-laws, Government regulations of Hong Kong, and guidelines and directions as may be issued by any Government authorities from time to time in relation to the use, maintenance or operation of Noise Mitigation Measures. All owners of residential properties shall not perform or allow to perform any actions that may affect the Noise Mitigation Measures in any way.

For details of such noise mitigation measures and related units in the Development, prospective purchases should refer to the Noise Impact Assessment Report dated October 2022 (Report Number: 22414-N1).

Copy of the Environmental Noise Impact Assessment Report will be available for free inspection upon request by prospective purchasers at the sales office during its opening hours.

1. 噪音緩解措施

發展項目將提供以下噪音緩解措施，以緩解道路交通所造成之噪音：

減音窗戶（擋音式）

個別住宅物業提供減音窗戶（擋音式）。減音窗戶（擋音式）的外層窗戶背面附有可滑動的內層玻璃嵌板，兩者都是可開啟的，當中的氣隙能用作供應新鮮空氣及可減弱室外噪音。減音窗戶（擋音式）由雙層玻璃組成－(i)配有可開啟的側吊窗／上懸式窗的外層窗戶系統和(ii)可滑動的內層嵌板。

強效減音露台

個別住宅物業提供強效減音露台。強效減音露台採用1.4米高的實心玻璃欄桿，3邊欄桿內及欄桿之間無任何間隙，且深度大於1米，天花內面及全高實心側牆均採用消音材料，為住宅單位提供屏蔽作用。

固定玻璃窗戶配有維修用窗

個別住宅物業提供固定玻璃窗戶配有維修用窗。此窗戶可將傳入至室內的噪音減弱，從而達到可接受的室內環境。所有維修用窗裝有可拆卸手柄或鑰匙系統以確保窗戶經常保持關閉而只能在非經常性維修及清潔時開啓。

所有住宅物業之業主均須遵守香港所有法例、附例及政府規例，以及任何政府當局不時就噪音緩解措施的使用、維護或操作發出的指引和指示。所有住宅物業之業主不得作出或允許作出任何可能影響噪音緩解措施的行為。

有關噪音消減措施詳情及發展項目的相關單位，準買家應參考2022年10月的噪音影響評估報告（參考編號22414-N1）。

準買家可於售樓處開放時間內要求免費查閱噪音影響評估報告。

2. Placement of outdoor air-conditioning units

Some outdoor air-conditioning units (either serving its own residential unit or other residential units) are placed on the air-conditioner platforms or the back area of the building. The placement of the outdoor air-conditioning units may affect the enjoyment of the residential units of the Development in terms of heat and noise or other aspects. For the locations of the outdoor air-conditioning units, please refer to "Floor Plans of Residential Properties in the Development ".

3. Architectural features

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

4. 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.

5. Operation of building maintenance system

Under the Deed of Mutual Covenant, the Manager shall have the right from time to time for the purpose of inspecting, rebuilding, re pairing, altering, renewing, maintaining, cleaning, painting or decorating the Common Areas and Facilities or carrying out necessary repairs to the Development or abating any hazard or nuisance which does or may affect the Common Areas and Facilities or any part thereof or other Owners to install and remove anchors and other provisions at the building perimeter of the private garden, flat roof or roof forming part of a Residential Unit for operation of the building maintenance system including but not limited to gondola or an equipment of the like which shall be entitled to pass through and/ or rest on private garden, flat roof or root forming part of a Residential Unit.

2. 放置室外冷氣機

部分室外冷氣機(不論是為該住宅單位而設或是為其他住宅單位而設)放置在冷氣機平台或大廈的後方空間。室外冷氣機的放置可能對發展項目的住宅單位的享用，諸如熱氣及噪音或其他方面造成影響。有關室外冷氣機的位置，請參閱本售樓說明書的「發展項目的住宅物業的樓面平面圖」。

3. 建築裝飾

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

4. 喉管

發展項目部分住宅單位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。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。

5. 建築物維修系統的操作

根據公契，管理人有權不時為檢查、重建、維修、改動、翻新、保養、清潔、油漆或裝飾公用地方及設施進行發展項目必要的維修或減少任何對或可能對公用地方及設施或任何部分或其他業主造成影響的危害或滋擾的目的，於構成住宅單位一部分的私人花園、平台或天台的建設周邊安裝及拆除錨及其他裝置以便建築物維修系統的操作，包括但不限於吊船或其他類似裝置可以經過及／或停泊於構成住宅單位一部分的私人花園、平台或天台。

6. Common area(s) and facilities within Residential Units

Certain area(s) located within the private garden, flat roof or roof of the Residential Unit (the "**Area**") forms part of the common areas and facilities of the Development. The Area does not form part of the Residential Unit and the Owner will not have any exclusive right or privilege to hold, use, occupy or enjoy the Area.

The use and operation of the Area shall be subject to the Deed of Mutual Covenant and Management Agreement. Without limitation to the generality of the foregoing, the Manager shall have the full right and authority to manage the Area, and shall have power with or without workmen at all reasonable times on written notice (except in case of emergency) to enter into all parts of the Development including all parts of any Residential Unit for the purposes of carrying out necessary repairs or for the exercise and carrying out of any of its powers and duties under the provisions of the Deed of Mutual Covenant and Management Agreement.

Please refer to the plan(s) below for the location of the Area:

6. 住宅單位內的公用地方及設施

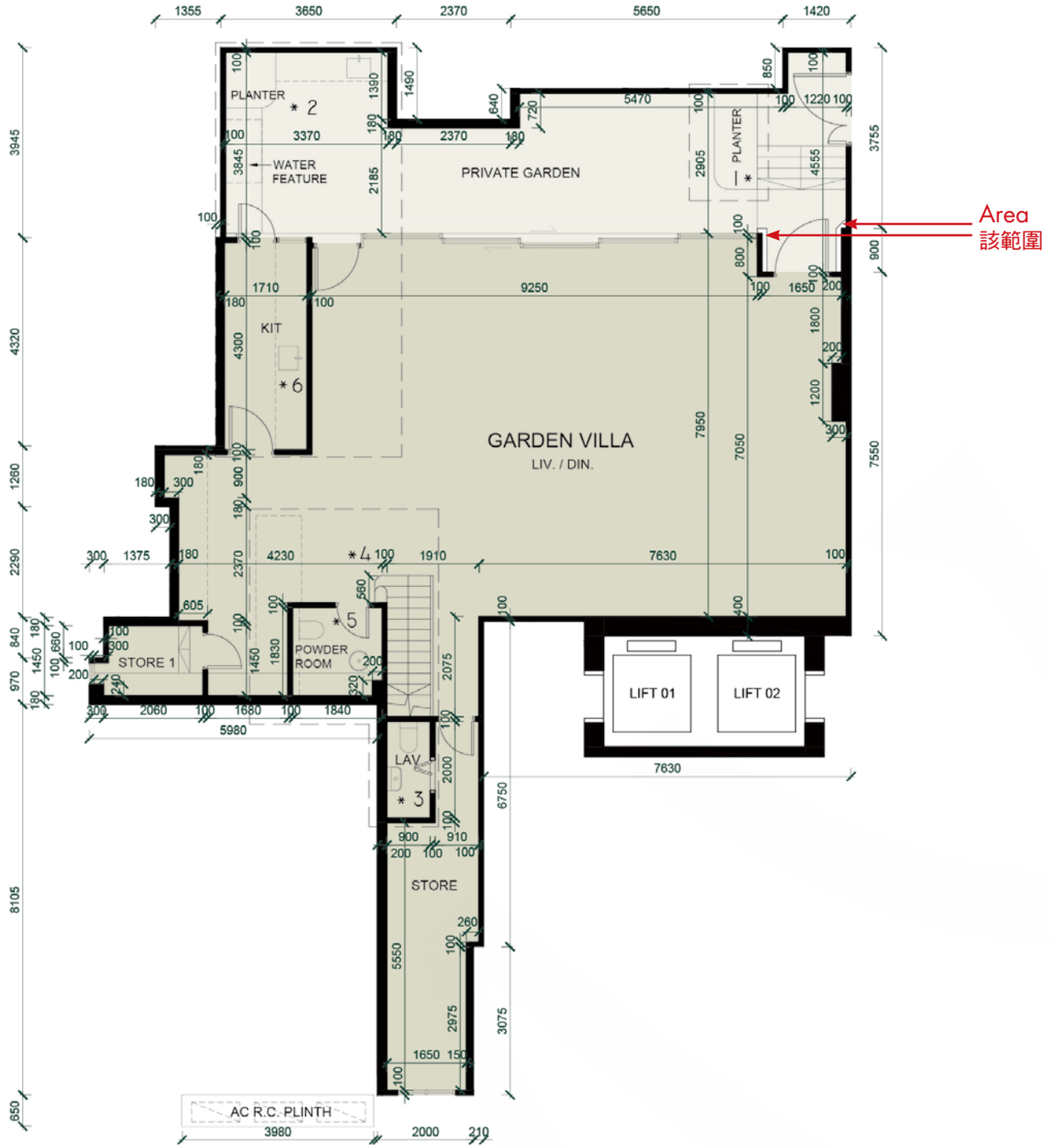
某些位於住宅單位的私人花園、平台或天台內的範圍(「**該範圍**」)屬發展項目公用地方及設施的一部分。該範圍並不屬於該住宅單位一部份，而業主將無任何獨有權利持有、使用、佔用或享用該範圍。

該範圍之使用及運作將受公契及管理協議規管。無損前文的概括性，管理人將有全權及授權管理該範圍，及有權在發出書面通知後於所有合理時間(如遇緊急情況則無須通知)攜同或不攜同工作人員進入發展項目的所有部分包括任何本物業的所有部分以進行必要維修或為行使及執行其在公契及管理協議條文下的權力及責任。

請參閱以下圖則了解該範圍的位置：

G/F Floor Plan Showing Latest Layout

地下現狀樓面平面圖

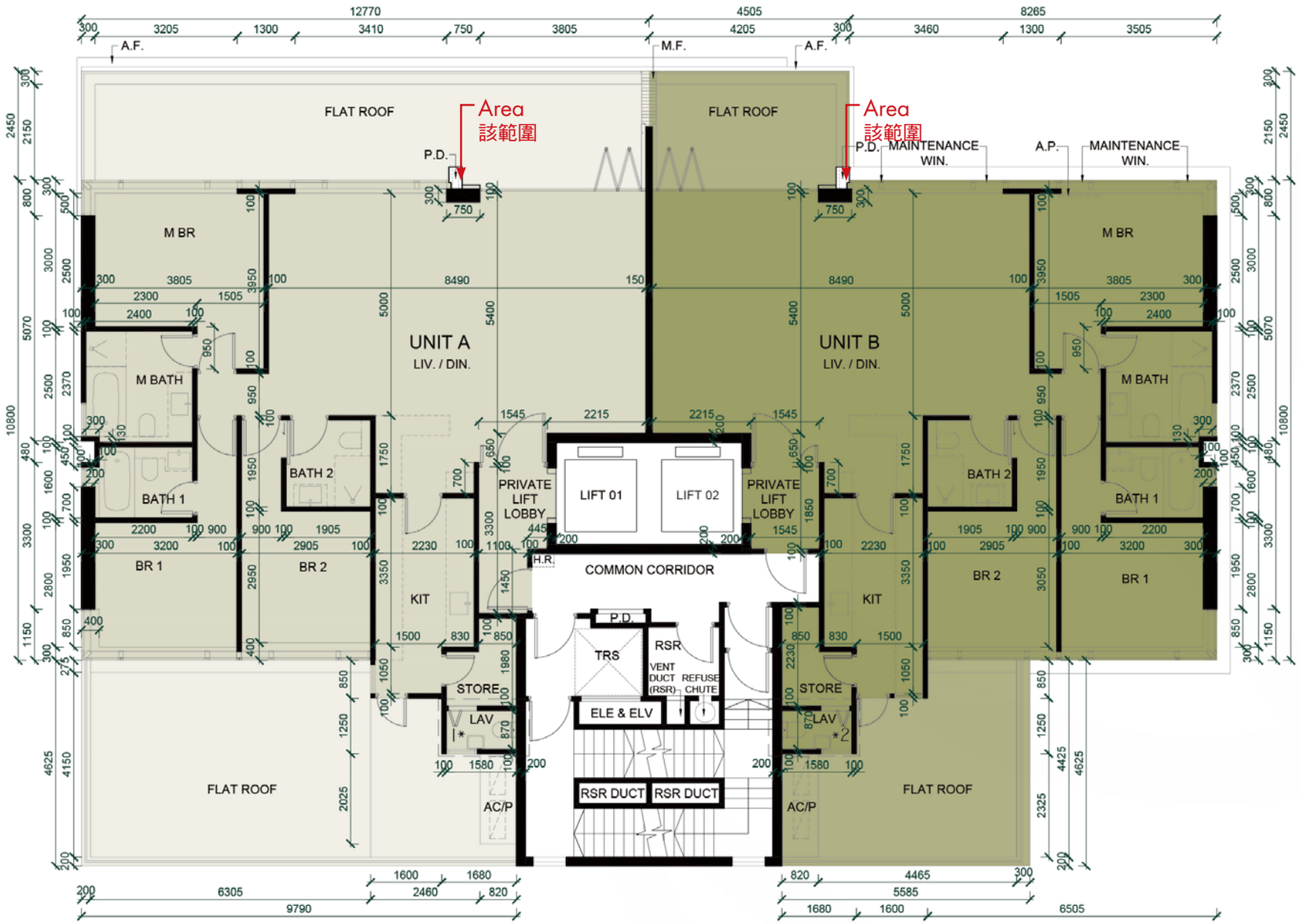


Scale 比例尺

0 5M /米

2/F Floor Plan Showing Latest Layout

2樓現狀樓面平面圖



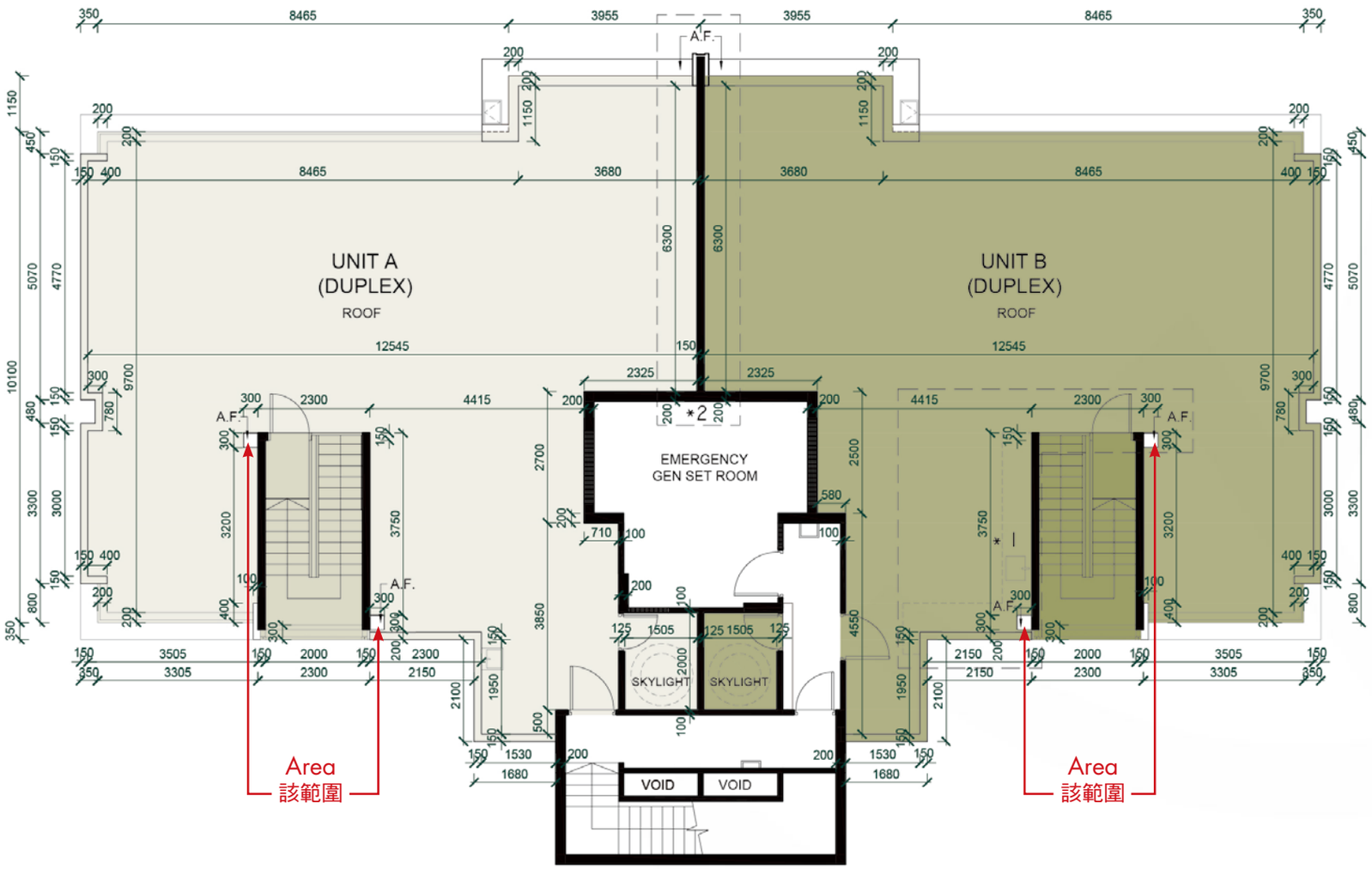
Scale 比例尺

0 5M /米

N

Roof Floor Plan Showing Latest Layout

天台現狀樓面平面圖



Scale 比例尺

0 5M /米

31 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.

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。

Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物（規劃)規例》第 23（3）（b）條不計算的總樓面面積		Area (sq.m.) 面積（平方米）
1 (#)	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方（公共交通總站除外）	907.760
2	Plant rooms and similar services 機房及相類設施	
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. 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	57.639
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. 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	239.417
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、送風櫃房等	Not Applicable 不適用

Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第 1 及第 2 號提供的環保設施		
3 (#)	Balcony 露台	30.487
4	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	Not Applicable 不適用
5	Communal sky garden 公用空中花園	Not Applicable 不適用
6	Acoustic fin 隔聲鰭	Not Applicable 不適用
7	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not Applicable 不適用
8	Non-structural prefabricated external wall 非結構預製外牆	Not Applicable 不適用
9	Utility platform 工作平台	9.000
10	Noise barrier 隔音屏障	Not Applicable 不適用

31 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

Amenity Features 適意設施		
11(#)	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office 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	29.449
12(#)	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc. serving solely the recreational facilities 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	112.609
13	Covered landscaped and play area 有蓋園景區及遊樂場地	Not Applicable 不適用
14	Horizontal screens/covered walkways, trellis 橫向屏障 / 有蓋人行道及花棚	Not Applicable 不適用
15	Larger lift shaft 擴大升降機槽	Not Applicable 不適用
16	Chimney shaft 煙囪管道	Not Applicable 不適用
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衞星電視共用天線房	Not Applicable 不適用
18(#)	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽及氣槽	16.838

19	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽及氣槽	Not Applicable 不適用
20	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	Not Applicable 不適用
21	Void in duplex domestic flat and house 複式住宅單位及洋房的中空空間	Not Applicable 不適用
22	Sunshade and reflector 遮陽篷及反光罩	Not Applicable 不適用
23	Minor projection such as A/C box, A/C platform, window cill and projecting window 小型伸出物， 例如空調機箱、空調機平台、窗檻及伸出的窗台	Not Applicable 不適用
24	Other projection such as A/C box and platform not covered in paragraph 3(b) and (c) of PNAP APP-19 《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	Not Applicable 不適用

31 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

Other Exempted Items 其他項目		
25	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	Not Applicable 不適用
26	Covered area under large projecting/ overhanging feature 大型伸出 / 外懸設施下的有蓋地方	Not Applicable 不適用
27	Public transport terminus 公共交通總站	Not Applicable 不適用
28	Party structure and common staircase 共用構築物及公用樓梯	Not Applicable 不適用
29(#)	Horizontal area of staircase, life shaft and vertical duct solely serving floor accepted as not being accountable for GFA 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	172.755
30	Public passage 公眾通道	Not Applicable 不適用
31	Covered set back area 有蓋的後移部分	Not Applicable 不適用

Bonus GFA 額外總樓面面積		
32	Bonus GFA 額外總樓面面積	Not Applicable 不適用
Additional Green Features under Joint Practice Note (No. 8) 根據聯合作業備考（第 8 號）提供的額外環保設施		
33	Buildings adopting Modular Integrated Construction 採用「組裝合成」建築法的樓宇	Not Applicable 不適用

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.

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。

31 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

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 brochures.

Provisional
UNCLASSIFIED

HKGBC 香港綠色建築議會

Application no.: PAU0108/25

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: PAU0108/25

31 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

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:

發展項目的公用部份的預計能量表現或消耗
於印製售樓說明書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:

Part I 第 I 部分	
Provision of Central Air Conditioning 提供中央空調	NO 否
Provision of Energy Efficient Features 提供具能源效益的設施	YES 是
Energy Efficient Features proposed: 擬安裝的具能源效益的設施:	1. High performance VRV system 高效能可變製冷劑流量系統 2. High performance split type air conditioning units 高效能分體式冷氣機 3. CO sensor installed in car park 在停車場安裝一氧化碳感應器

Note

1. In general, the lower the estimated "Annual Energy Use" of the building, the more efficient the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.

   The predicted annual energy use, in terms of electricity consumption (kWh/m^2/annum) and town gas/LPG consumption (unit/m^2/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

備註

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”低於該樓宇本身某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的商，當中：

   (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。

Part II: The predicted annual energy use of the proposed building / part of building (Note 1)
第 II 部分: 擬興建樓宇/部份樓宇預計每年能源消耗量(備註 1)

Location 位置	Internal Floor Area Served (m^2) 使用有關裝置的內部樓面面積（平方米）	Annual Energy Use of Baseline Building (Note 2) 基線樓宇(備註 2)每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		Electricity kWh/ m^2 /annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit/ m^2 /annum 煤氣/石油氣 用量單位/平方米/年	Electricity kWh/ m^2 /annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit/ m^2 /annum 煤氣/石油氣 用量單位/平方米/年
Area served by central building services installation (Note 3) 有使用中央屋宇裝備裝置(備註 3)的部份	1,818	123	Not Applicable 不適用	90	Not Applicable 不適用

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Part III: The following installation(s) are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD) 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：			
Type of Installations 裝置類型	YES 是	NO 否	Not Applicable 不適用
Lighting Installations 照明裝置	✓		
Air Conditioning Installations 空調裝置	✓		
Electrical Installations 電力裝置	✓		
Lift & Escalator Installations 升降機及自動梯的裝置	✓		
Performance-based Approach 以總能源為本的方法			✓

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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。

32 WEBSITE ADDRESS
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 (Cap 621) Residential Properties (First-hand Sales) Ordinance:
www.parkcollege.com.hk

賣方為施行《一手住宅物業銷售條例》(第621章)第2部而就發展項目指定的互聯網網站的網址：
www.parkcollege.com.hk

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

Date of printing of this sales brochure:
14 October 2025

本售樓說明書印製日期：
2025年10月14日

34 POSSIBLE FUTURE CHANGE
日後可能出現改變

There may be future changes to the Development and the surrounding areas.

發展項目及其周邊地區日後可能出現改變。