

海灣

KENNEDY BAY

SALES BROCHURE 售樓說明書

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning

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.

plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.

- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property². The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

- Ensure that the sales brochure obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- In respect of an uncompleted development, the vendor may alter the building plans (if any) whenever the vendor considers necessary. To know the latest information of an

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 —

- the external dimensions of each residential property;
- the internal dimensions of each residential property;
- the thickness of the internal partitions of each residential property;
- 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.

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 date³ for the development in the sales brochure.

- The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.
- Handing over date
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document / a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
 - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
 - For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.

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.

- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
 - strike or lock-out of workmen;
 - riots or civil commotion;
 - force majeure or Act of God;
 - fire or other accident beyond the vendor's control;
 - war; or
 - inclement weather.
 - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts:

Consumer Council

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

Estate Agents Authority

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

Real Estate Developers Association of Hong Kong

Telephone	: 2826 0111
Fax	: 2845 2521

Sales of First-hand Residential Properties Authority
March 2023

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

- 賣方未必會把價單所涵蓋的住宅物業悉數推售，因此應留意有關的銷售安排，以了解賣方會推售的住宅物業為何。賣方會在有關住宅物業推售日期前最少三日公布銷售安排。
- 留意價單所載列的支付條款。倘買家可就購置有關住宅物業而連帶獲得價格折扣、贈品，或任何財務優惠或利益，上述資訊亦會在價單內列明。

- 如您擬選用由賣方指定的財務機構提供的各類按揭貸款計劃，在簽訂臨時買賣合約前，應先細閱有關價單內列出的按揭貸款計劃資料¹。如就該些按揭貸款計劃的詳情有任何疑問，應在簽訂臨時買賣合約前，直接向有關財務機構查詢。

4. 物業的面積及四周環境

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

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—

- 每個住宅物業的外部尺寸；
- 每個住宅物業的內部尺寸；
- 每個住宅物業的內部間隔的厚度；
- 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。

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，關於相當可能對享有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。

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」，或瀏覽地產代理管理局的網頁（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

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。

- 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
- 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。
- 認可人士可批予在預計關鍵日期之後完成發展項目
 - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
 - 工人罷工或封閉工地；
 - 暴動或內亂；
 - 不可抗力或天災；
 - 火警或其他賣方所不能控制的意外；
 - 戰爭；或
 - 惡劣天氣。
 - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
 - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

- 購置住宅物業前，確保已獲安排參觀您打算購置的住宅物業。倘參觀有關物業並非合理地切實可行，則應參觀與有關物業相若的物業，除非您以書面同意賣方無須開放與有關物業相若的物業供您參觀。您應仔細考慮，然後才決定是否簽署豁免上述規定的書面同意。

- 除非有關物業根據租約持有，或為確保物業參觀者的人身安全而須設定合理限制，您可以對該物業進行量度、拍照或拍攝影片。

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

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

其他相關聯絡資料：

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

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

香港地產建設商會
 電話：2826 0111
 傳真：2845 2521

一手住宅物業銷售監管局
 2023年3月

Name of the Development

Kennedy Bay

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

1D Davis Street*

*The provisional street number is subject to confirmation when the Development is completed.

The Development consists of one multi-unit building**Total number of storeys of the multi-unit building**

26 storeys (excluding B/F, Roof, Intermediate Roof, Upper Roof and Top Roof)

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

B/F, G/F, 1/F -3/F, 5-12/F, 15-23/F, 25-29/F, Roof, Intermediate Roof, Upper Roof and Top Roof

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

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

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

No refuge floor

The Development is an uncompleted development

- The estimated material date for the Development, as provided by the Authorized Person for the Development is 1 June 2026.
- The Estimated Material Date is subject to any extension of time that is permitted under the agreement for sale and purchase.
- For the purpose of the agreement for sale and purchase, the Development is deemed to be completed on the date on which an occupation permit for the Development is issued.

發展項目名稱

海嶼

發展項目所位於的街道的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

爹核士街1D號*

*此臨時門牌號數有待期數建成時確認。

發展項目包含一幢多單位建築物**該幢多單位建築物的樓層的總數**

共 26 層（不包括地庫、天台、中層天台、上層天台及頂層天台）

發展項目的經批准的建築圖則所規定的該幢多單位建築物內的樓層號數

地庫、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至29樓、天台、中層天台、上層天台及頂層天台

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、13樓、14樓及24樓

該幢多單位建築物內的庇護層(如有)

不設庇護層

本發展項目屬未落成發展項目

- 由發展項目的認可人士提供的該項目的預計關鍵日期為2026年6月1日。
- 預計關鍵日期是受到買賣合約所允許的任何延期所規限的。
- 為買賣協議的目的，該發展項目被當作在發展項目之佔用許可證發出的日期完成。

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 Success Mark Investments Limited	賣方 順滿投資有限公司
Holding company of the vendor Success Edge Limited and Asset Chain Limited	賣方的控權公司 Success Edge Limited 及財富鏈有限公司
Authorized Person for the development Cheung Man Ching Anthony	發展項目的認可人士 張文政
The firm or corporation of which an Authorized Person for the Development is a proprietor, director or employee in his or her professional capacity Ronald Lu & Partners (Hong Kong) Limited	發展項目的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 呂元祥建築師事務所(香港)有限公司
Building contractor for the Development New Build Construction Company Limited	發展項目的承建商 新營造建築有限公司
The firm of solicitors acting for the owner in relation to the sale of the residential properties in the Development Johnson Stokes & Master	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
Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development The Hongkong and Shanghai Banking Corporation Limited	已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構 香港上海滙豐銀行有限公司
Any other person who has made a loan for the construction of the development Asset Chain Limited	已為發展項目的建造提供貸款的任何其他人 財富鏈有限公司

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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. 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。	Not Applicable 不適用
(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. 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。	Not Applicable 不適用
(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. 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。	No 否
(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. 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。	Not Applicable 不適用
(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. 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。	Not Applicable 不適用
(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. 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。	No 否
(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. 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。	Not Applicable 不適用
(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. 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。	Not Applicable 不適用
(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. 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。	No 否
(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. 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。	No 否

4

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

(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. 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。	No 否
(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. 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。	No 否
(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. 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。	Not Applicable 不適用
(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. 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。	No 否
(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. 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。	No 否
(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. 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。	No 否
(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. 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。	Not Applicable 不適用
(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. 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。	No 否
(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. 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。	No 否

5

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

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

There will be curtain walls forming part of the enclosing walls of the Development.

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

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

每個住宅物業的幕牆的總面積表

Floor 樓層	Flat 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)
5/F 5樓	A	0.245
	B	0.238
	C	0.238
	D	0.193
	E	1.404
	F	0.203
6/F-12/F, 15/F-23/F and 25/F-26/F 6樓至12樓、 15樓至23樓及25樓至26樓	A	0.245
	B	0.238
	C	0.238
	D	0.193
	E	1.404
	F	0.203

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

備註：不設4樓、13樓、14樓及24樓。

發展項目將不會有構成圍封牆的一部分的非結構的預製外牆。

發展項目將會有構成圍封牆的一部分的幕牆。

發展項目中的幕牆的厚度範圍為200毫米。

Floor 樓層	Flat 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)
27/F 27樓	A	1.902
	B	0.238
	C	0.238
	D	0.455
	E	1.404
28/F 28樓	A	2.237
	B	0.238
	C	0.238
	D	0.455
	E	1.404
29/F 29樓	A	3.493

6

INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

Easyknit Properties Management Limited will be appointed as the manager of the Development under the latest draft of the deed of mutual covenant.

根據公契的最新擬稿，永義物業管理有限公司將獲委任為發展項目的管理人。

This blank area falls outside the coverage of the relevant aerial photograph
有關鳥瞰照片並不覆蓋本空白範圍



● Location of the Development
發展項目的位置

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香港特別行政區政府地政總署測繪處版權所有，未經許可，不得複製。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E255544C, date of flight: 22 March 2025.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E255544C，飛行日期：2025年3月22日。

Notes:

1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

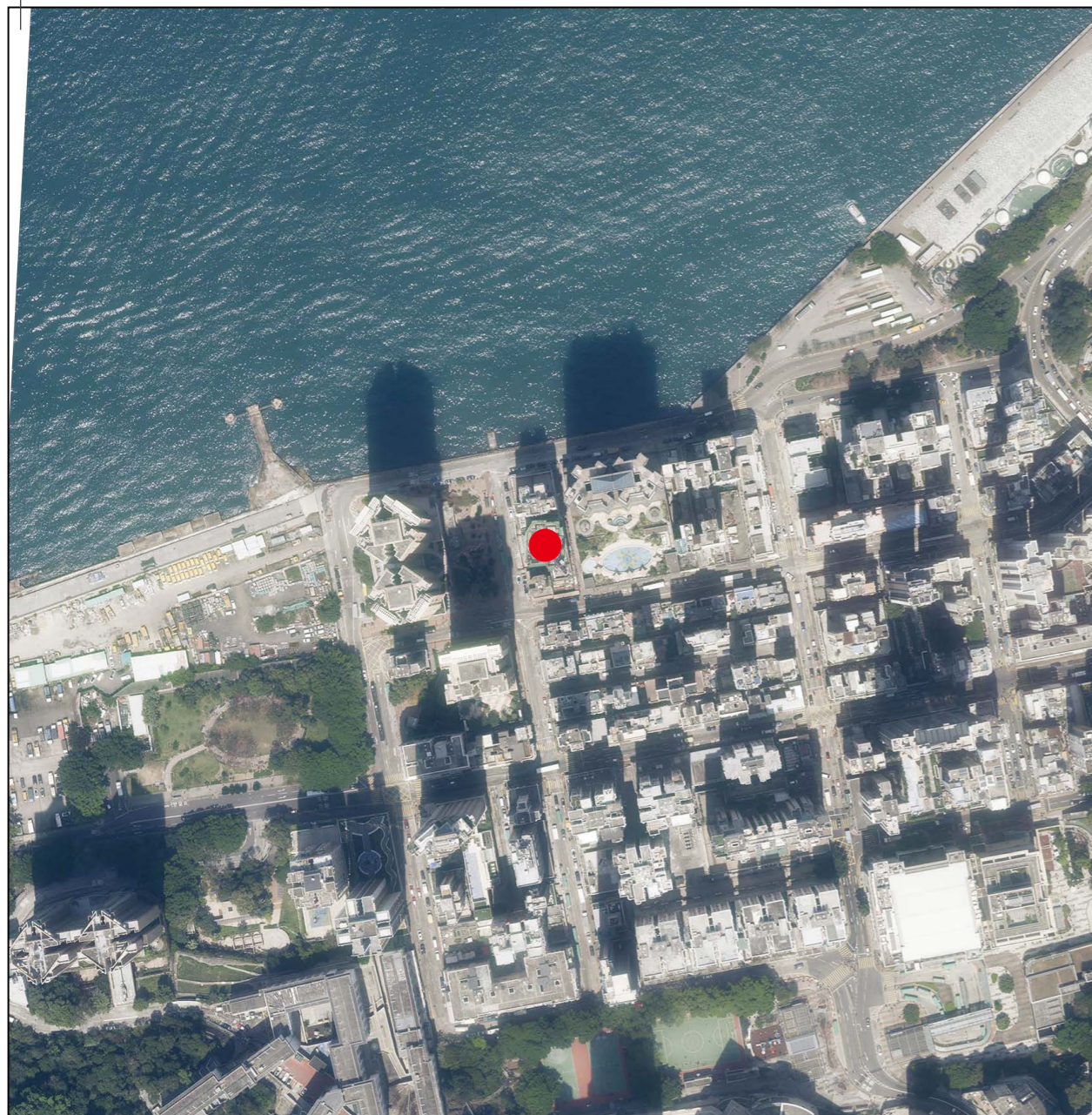
備註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

8

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

This blank area falls outside the coverage of the relevant aerial photograph
有關鳥瞰照片並不覆蓋本空白範圍



● Location of the Development
發展項目的位置

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Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E255543C, date of flight: 22 March 2025.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E255543C，飛行日期：2025年3月22日。

Notes:

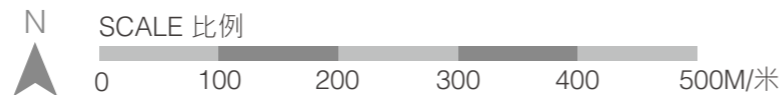
1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。



Boundary of the Development
 發展項目的界線



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
R(B)	Residential (Group B) 住宅 (乙類)	O	Open Space 休憩用地
R(C)	Residential (Group C) 住宅 (丙類)	OU	Other Specified Uses 其他指定用途
R(E)	Residential (Group E) 住宅 (戊類)	GB	Green Belt 綠化地帶

Communications 交通

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

Miscellaneous 其他

	Boundary of Planning Scheme 規劃範圍界線		Maximum Building Height (in number of storeys) 最高建築物高度 (樓層數目)
	Building Height Control Zone Boundary 建築物高度管制區界線		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)
	P F S Petrol Filling Station 加油站		

★ This area is not covered by Outline Zoning Plan or Development Permission Area Plan, or the plan deemed to be a draft plan.
 此地帶並不被納入於分區計劃大綱圖或發展審批地區圖，或被當作草圖的圖則。

Notes:

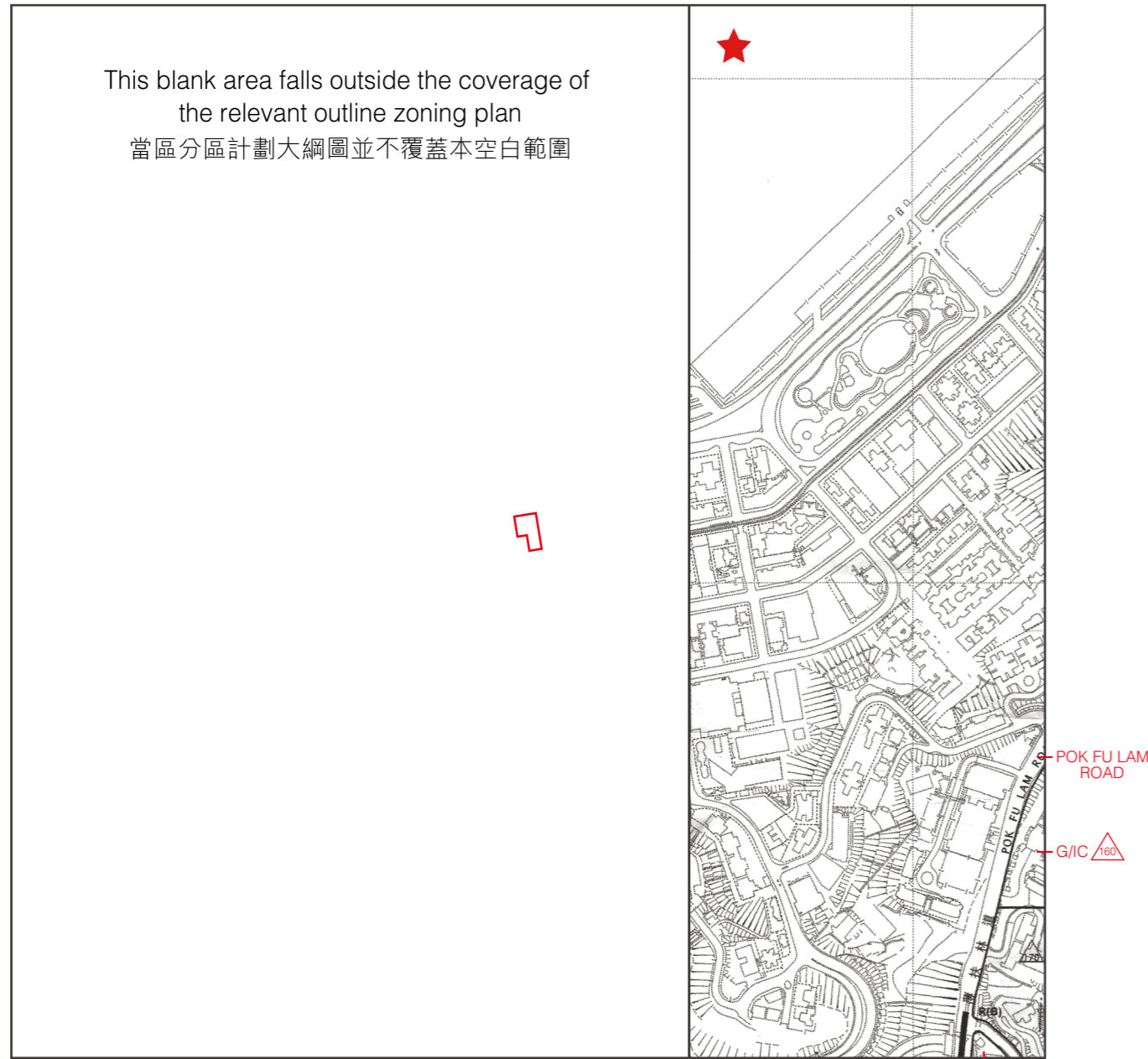
- The last updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
- The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
- The outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註:

- 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
- 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 由於發展項目的邊界不規則的技術原因，此分區計劃大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

Extracted from the approved Kennedy Town & Mount Davis Outline Zoning Plan (Plan no. S/H1/24), gazetted on 13 October 2023, with adjustments where necessary as shown in red.
 摘錄自2023年10月13日刊憲之堅尼地城及摩星嶺分區計劃大綱核准圖(圖則編號S/H1/24)，有需要處經修正處理，以紅色表示。

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



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

- 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

- Major Road and Junction
主要道路及路口

Miscellaneous 其他

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

★ This area is not covered by Outline Zoning Plan or Development Permission Area Plan, or the plan deemed to be a draft plan.
 此地帶並不被納入於分區計劃大綱圖或發展審批地區圖，或被當作草圖的圖則。

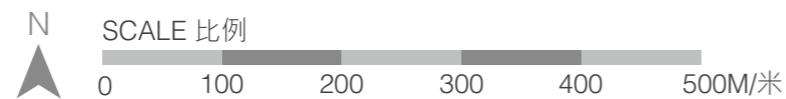
Notes:

1. The last updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註：

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此分區計劃大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

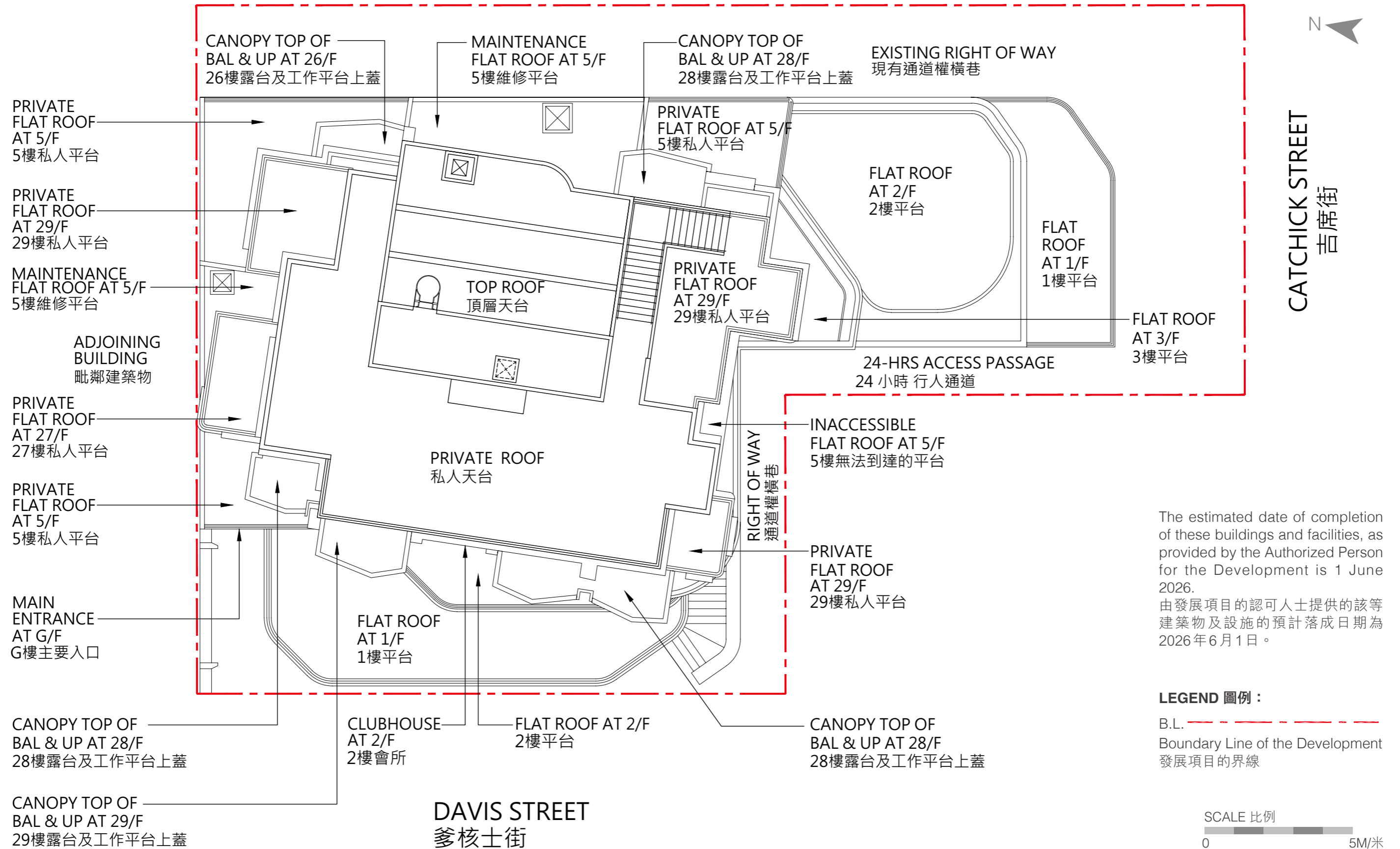
Boundary of the Development
發展項目的界線



Extracted from the approved Mid-Levels West Outline Zoning Plan (Plan no. S/H11/15), gazetted on 19 March 2010, with adjustments where necessary as shown in red.

摘錄自2010年3月19日刊憲之半山區西部分區計劃大綱核准圖(圖則編號S/H11/15)，有需要處經修正處理，以紅色表示。

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



The notes and legends on this page apply to all pages of "Floor plans of residential properties in the Development".

在本頁上備註和圖例適用於全部的「發展項目的住宅物業的樓面平面圖」頁面。

Legend of The Terms and Abbreviations for Floor Plans

樓面平面圖中所使用名詞及簡稱之圖例

Ⓐ	= Fireman's Lift 消防員升降機
ARCH. FEATURE	= Architectural Feature 建築裝飾
A.C.	= Air-conditioner Platform 冷氣機平台
A.C. PLINTH	= Air-conditioner Plinth 冷氣機基座
A.C. HOOD AT H/L	= Air-conditioner Hood at High Level 高位之空調機罩
BAL. & UP	= Balcony & Utility Platform 露台及工作平台
BATH	= Bathroom 浴室
B.R.	= Bedroom 睡房
B.R.1	= Bedroom 1 睡房 1
B.R.2	= Bedroom 2 睡房 2
CANOPY TOP OF BAL. & U.P.	= Canopy Top of Balcony & Utility Platform 露台及工作平台上蓋
COMBINED BAL. U.P. & A.C. ABOVE	= Combined Balcony & Utility Platform & Air-conditioner Platform Above 合併露台及工作平台及冷氣機平台置上
COMMON AREA FOR MAINTENANCE ONLY	= Common Area for Maintenance Only 僅供維修用的公用地方
Ⓓ	= Accessible Lift 暢通易達升降機
DIN.	= Dining Room 飯廳
DN	= Down 落
DOG HOUSE	= Dog House 喉管罩室
ELE	= Electrical Duct 電線槽
F.LIFT LOBBY	= Firemen's Lift Lobby 消防升降機大堂
F.H.	= Fire Hydrant 消防柱

Notes:

- Common pipes exposed or enclosed in cladding may be located at the balcony, utility platform, flat roof or external wall of some residential properties.
- There may be sunken slabs at some parts of the ceiling inside some residential properties for the installation of mechanical and electrical services of the floor above or due to the structural, architectural and/or decoration design requirements of the floor above.
- There may be ceiling bulkheads or false ceiling inside some residential properties for the installation of air-conditioning conduits and/or other mechanical and electrical services.
- The dimensions of the floor plans are all structural dimensions in millimeter.
- Those icons of fittings and appliances shown on the floor plans of residential properties like bathtubs, wash basins, water closets, shower cubicles, sink units, cabinets (if any) etc. are prepared in accordance with the latest approved building plans. Their shapes, dimensions, scales may be differed from the fittings and appliances actually provided and they are for indication and reference only.
- 4/F, 13/F, 14/F and 24/F are omitted.

HR	= Hose Reel 消防喉轆
INACCESSIBLE FLAT ROOF	= Inaccessible Flat Roof 無法進入的平台
KIT.	= Kitchen 廚房
LIFT CONTROL PANEL	= Lift Control Panel 升降機控制面板
LIFT 1	= Lift 1 升降機 1
LIFT 2	= Lift 2 升降機 2
LAV.	= Lavatory 洗手間
LIV.	= Living Room 客廳
LIV./DIN.	= Living Room/Dining Room 客廳 / 飯廳
LIFT 2 OVERRUN	= Lift 2 Overrun 升降機 2 槽頂
MAINTENANCE FLAT ROOF	= Maintenance Flat Roof 維修平台
M.B.R.	= Master Bedroom 主人睡房
M.BATH	= Master Bathroom 主人浴室
OPEN KIT.	= Open Kitchen 開放式廚房
P.D.	= Pipe Duct 管槽
P.D./A.D. FOR RSMRR	= Pipe Duct/Air Duct for Refuse Storage And Material Recovery Room 供垃圾及物料回收房的管槽 / 風管槽
PRIVATE FLAT ROOF	= Private Flat Roof 私人平台
PRIVATE ROOF	= Private Roof 私人天台
PUMP ROOM	= Pump Room 泵房
RSMRR	= Refuse Storage And Material Recovery Room 垃圾及物料回收房
UTILITY RM.	= Utility Room 雜物房
T.R.S.	= Temporary Refuge Space 臨時庇護處
UP	= Up 上
W.M.C.	= Water Meter Cabinet 水錶櫃

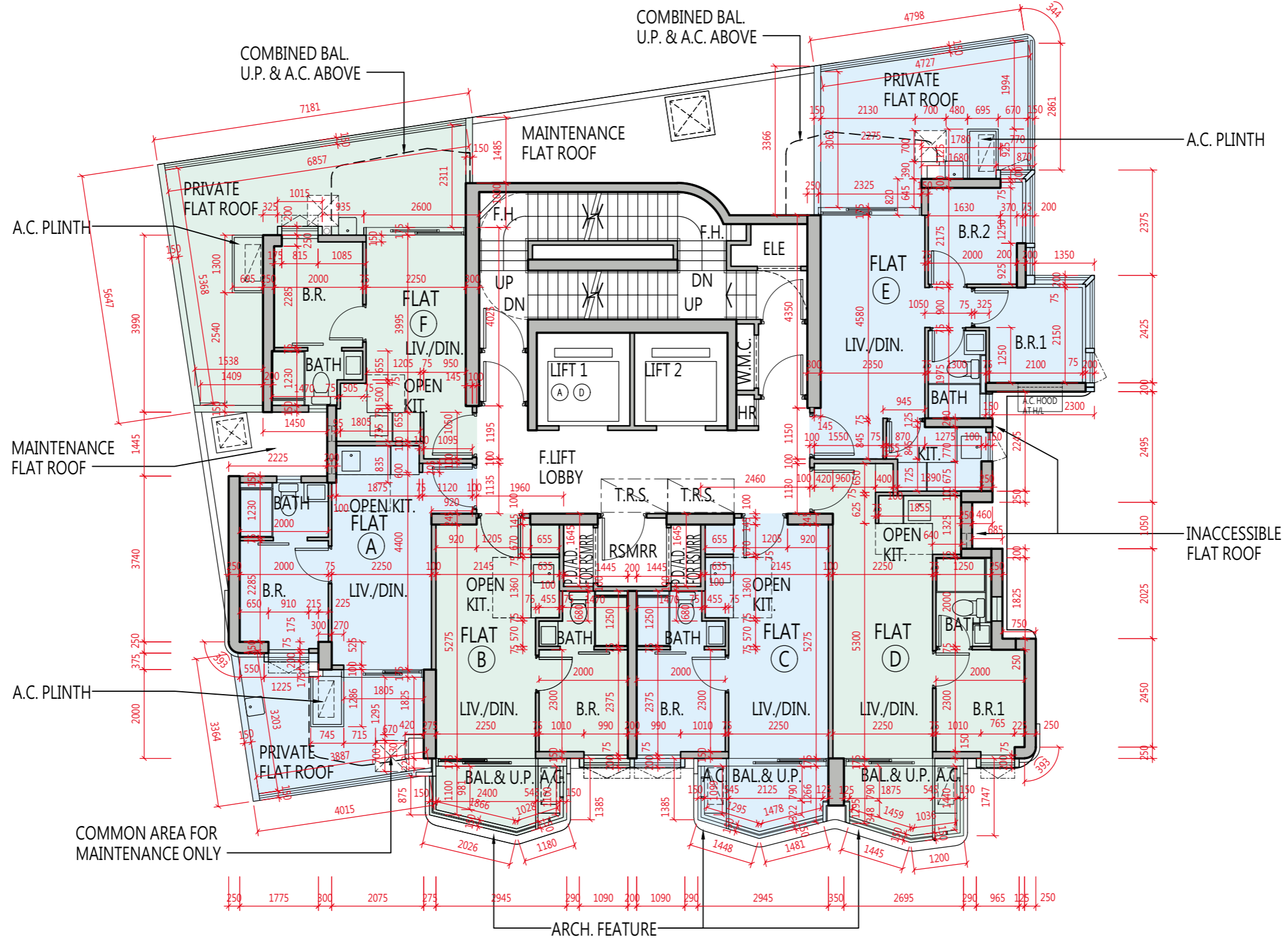
備註：

- 部份住宅物業的露台、工作平台、平台或外牆或設有外露之公用喉管，或外牆裝飾板內藏之公用喉管。
- 部份住宅物業內之部分天花或有跌級樓板，用以安裝上層之機電設備或配合上層之結構、建築設計及/或裝修設計上的需要。
- 部份住宅物業內或設有假陣或假天花用以安裝冷氣喉管及/或其他機電設備。
- 樓面平面圖所列之數字為以毫米標示之建築結構尺寸。
- 各住宅物業的樓面平面圖內所展示之裝置及設備的圖標如浴缸、洗面盆、座廁、淋浴間、洗滌盆、櫃(如有)等乃根據最新經批准的建築圖則擬備，其形狀、尺寸、比例或與實際提供的裝置及設備存在差異，僅供示意及參考之用。
- 不設4樓、13樓、14樓及24樓。

11

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

5/F
5樓



SCALE 比例

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

Description 描述	Floor 樓層	Flat 單位					
		A	B	C	D	E	F
Thickness of floor slab (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	5/F 5樓	150, 180	150, 180	150, 180	150, 180	150	150, 180
The 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) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）		3100, 3370, 3400, 3500	3100, 3200, 3370, 3400	3100, 3200, 3370, 3400	3100, 3370, 3400	3100, 3370, 3400, 3500	3100, 3370, 3400, 3500

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

Notes:

- 4/F, 13/F, 14/F and 24/F are omitted.
- Please refer to page 19 of this sales brochure for notes, legend of the terms and abbreviations shown in the floor plans.
- The dimensions of the floor plans are all structural dimensions in millimeter.

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。

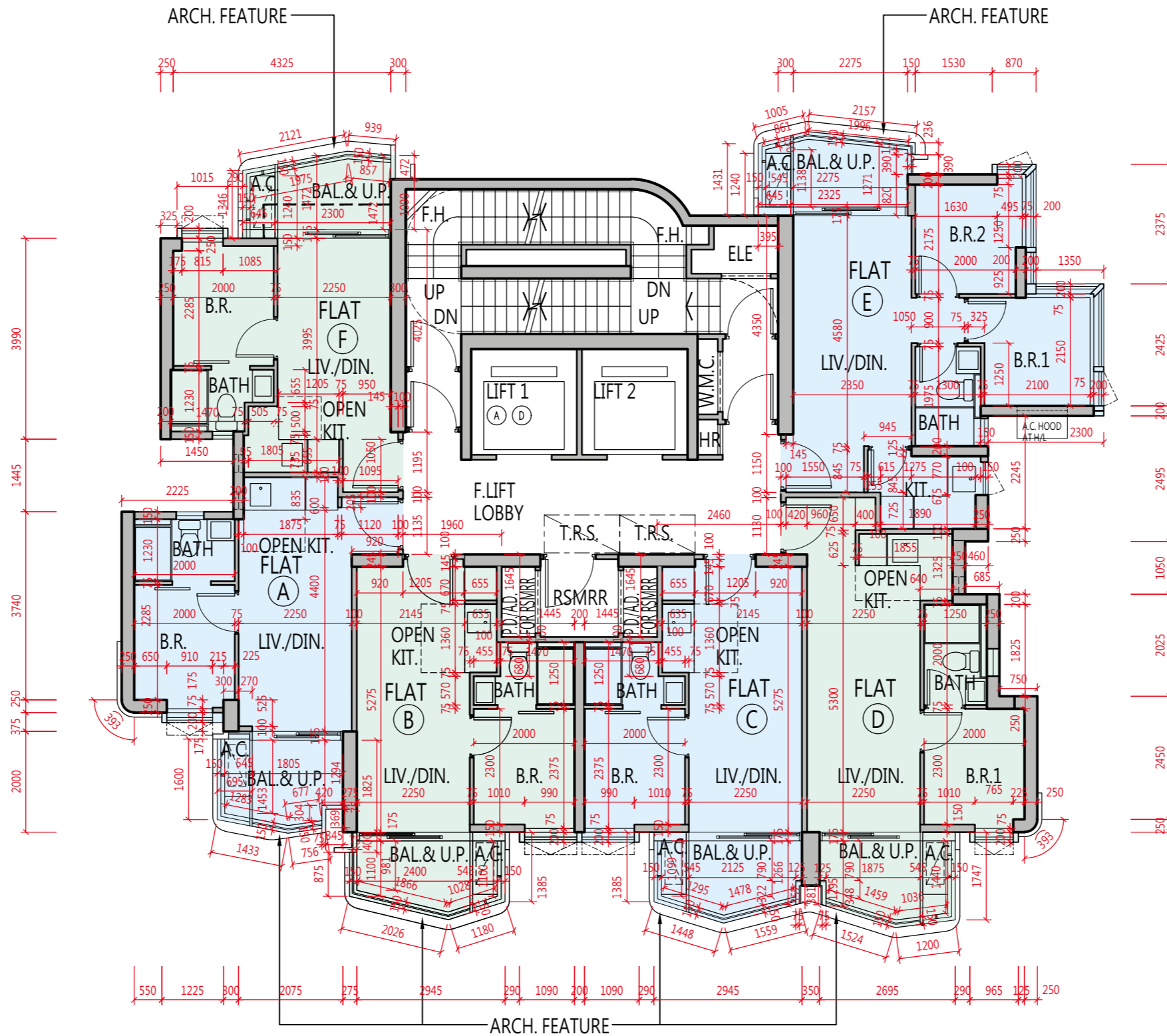
備註：

- 不設4樓、13樓、14樓及24樓。
- 樓面平面圖中顯示之備註、名詞及簡稱，請參閱本售樓說明書第19頁。
- 樓面平面圖所列之尺寸數字為以毫米標示之建築結構尺寸。

11

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

6/F - 12/F, 15/F - 23/F and 25/F - 26/F
6樓至12樓、15樓至23樓及25樓至26樓



SCALE 比例

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

Description 描述	Floor 樓層	Flat 單位					
		A	B	C	D	E	F
Thickness of floor slab (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	6/F - 12/F, 15/F - 23/F and 25/F 6樓至12樓、15樓至23樓 及25樓	150, 180	150, 180	150, 180	150, 180	150	150, 180
The 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) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)		3100, 3370, 3400	3100, 3200, 3370, 3400	3100, 3200, 3370, 3400	3100, 3370, 3400	3100, 3370, 3400	3100, 3370, 3400
Thickness of floor slab (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	26/F 26樓	150	150, 180	150, 180	150, 180	150	150, 180, 350
The 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) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)		3100, 3400	3100, 3200, 3370, 3400	3100, 3200, 3370, 3400	3100, 3370, 3400	3100, 3370, 3400	3050, 3100, 3370, 3400, 3600

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

Notes:

- 4/F, 13/F, 14/F and 24/F are omitted.
- Please refer to page 19 of this sales brochure for notes, legend of the terms and abbreviations shown in the floor plans.
- The dimensions of the floor plans are all structural dimensions in millimeter.

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。

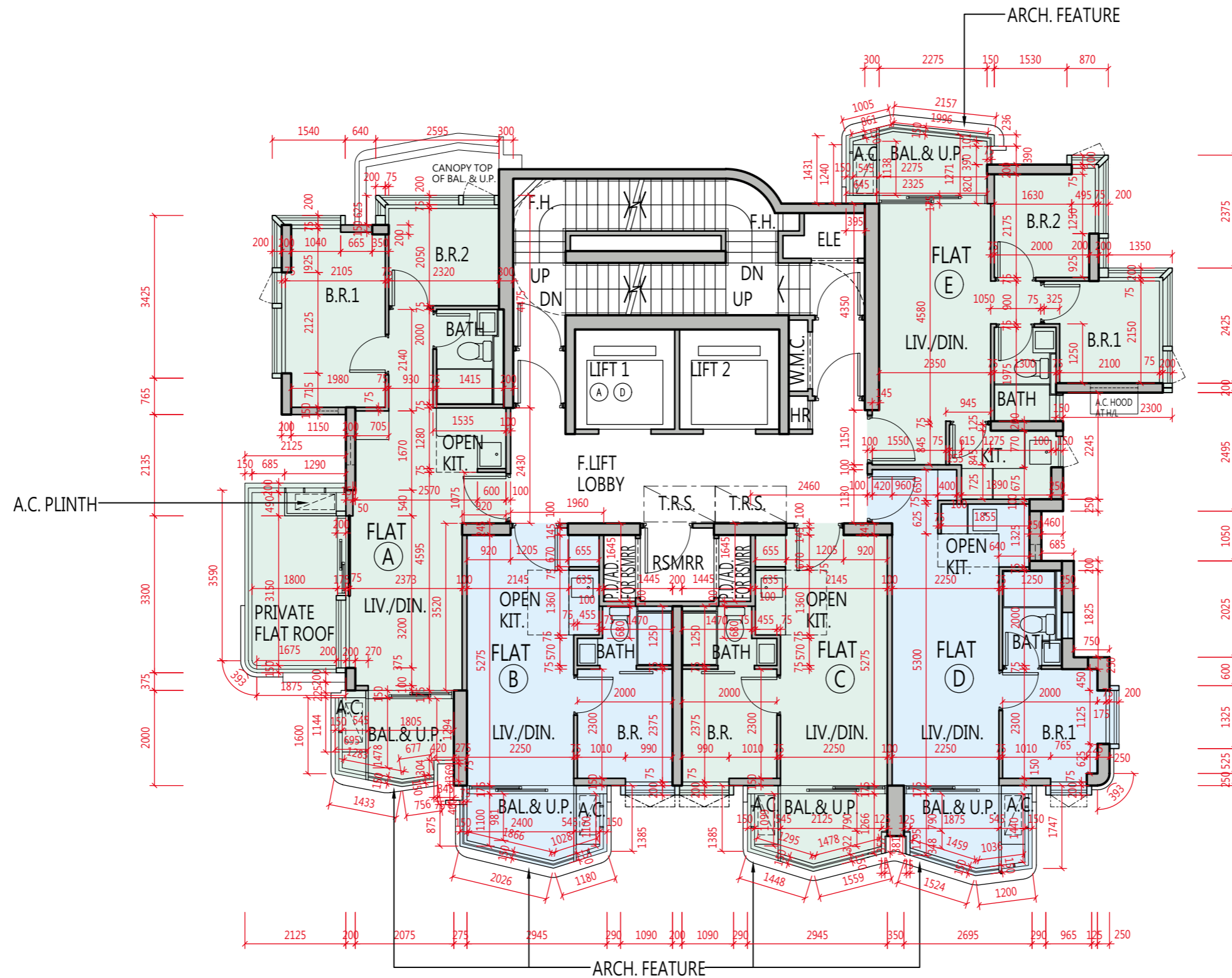
備註：

- 不設4樓、13樓、14樓及24樓。
- 樓面平面圖中顯示之備註、名詞及簡稱，請參閱本售樓說明書第19頁。
- 樓面平面圖所列之尺寸數字為以毫米標示之建築結構尺寸。

11

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

27/F
27樓



SCALE 比例

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

Description 描述	Floor 樓層	Flat 單位				
		A	B	C	D	E
Thickness of floor slab (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	27/F 27樓	150	150, 180	150, 180	150, 180	150
The 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) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）		3050, 3100, 3370, 3400	3100, 3200, 3370, 3400	3100, 3200, 3370, 3400	3100, 3370, 3400	3100, 3370, 3400

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

Notes:

- 4/F, 13/F, 14/F and 24/F are omitted.
- Please refer to page 19 of this sales brochure for notes, legend of the terms and abbreviations shown in the floor plans.
- The dimensions of the floor plans are all structural dimensions in millimeter.

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。

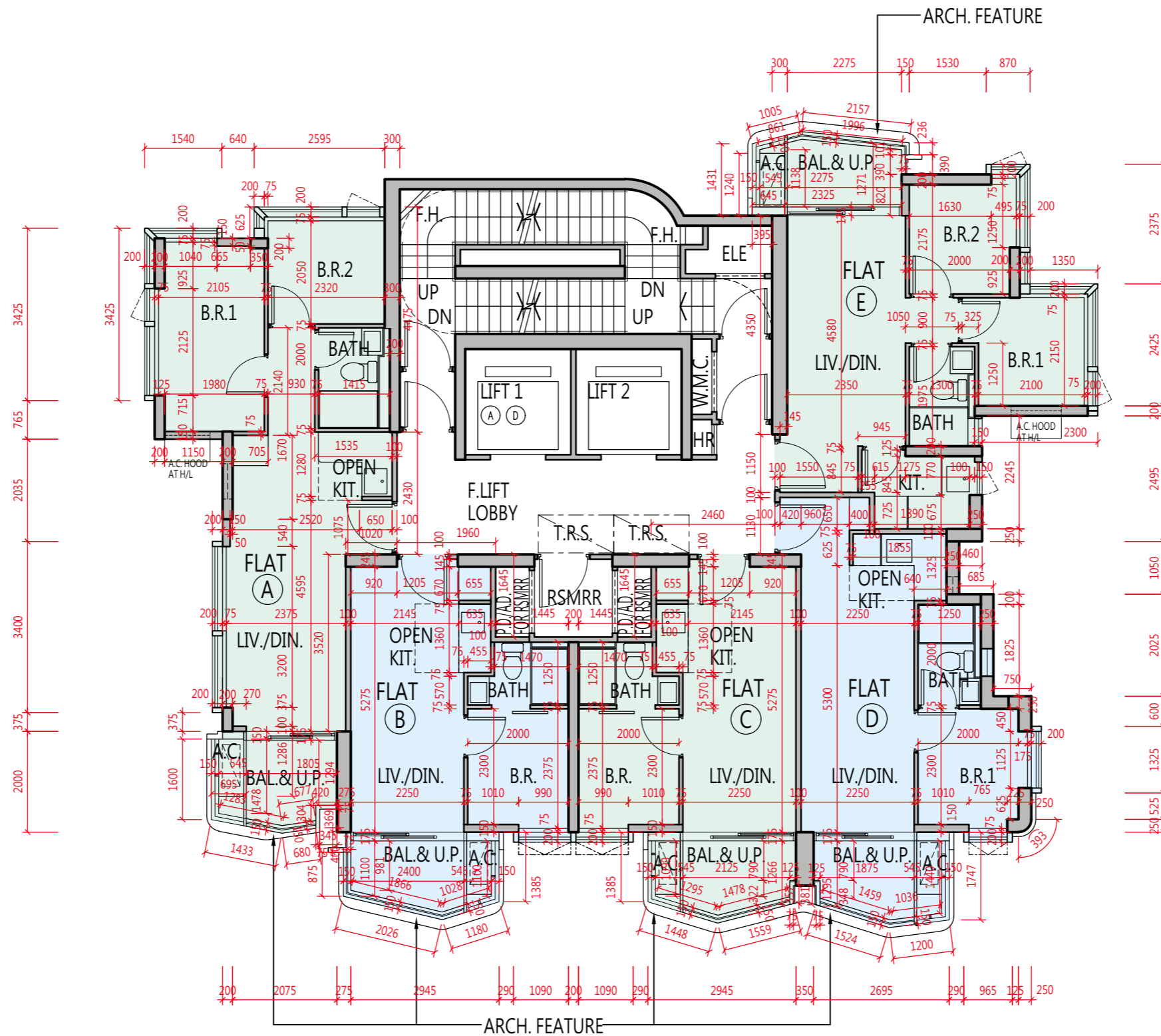
備註：

- 不設4樓、13樓、14樓及24樓。
- 樓面平面圖中顯示之備註、名詞及簡稱，請參閱本售樓說明書第19頁。
- 樓面平面圖所列之尺寸數字為以毫米標示之建築結構尺寸。

11

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

28/F
28樓



SCALE 比例



11

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

Description 描述	Floor 樓層	Flat 單位				
		A	B	C	D	E
Thickness of floor slab (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	28/F 28樓	150, 180	150, 180	150, 180	150	150, 200
The 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) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）		3050, 3100, 3370, 3400	3100, 3370, 3400	3400	3100, 3370, 3400	3100, 3250

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

Notes:

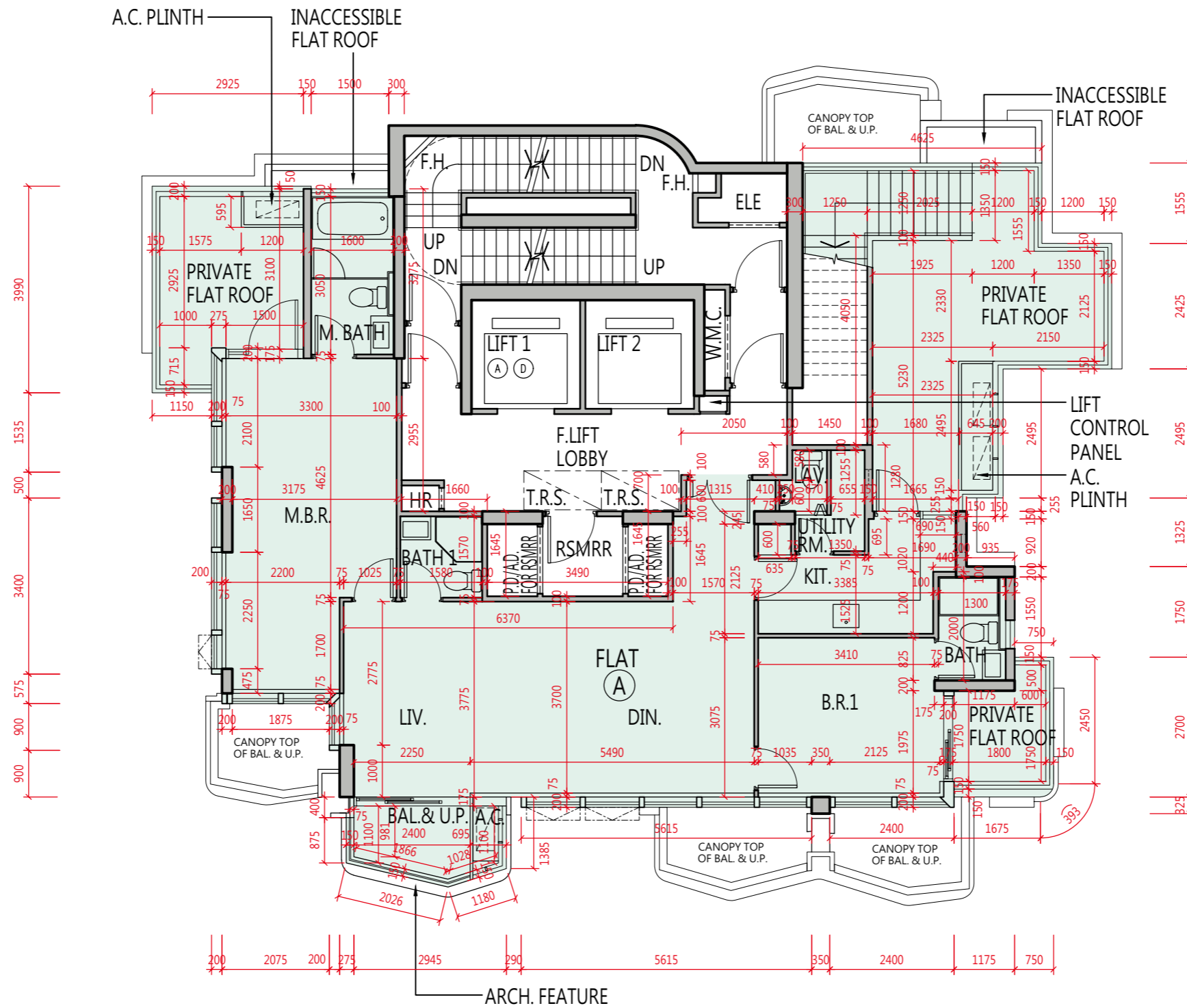
- 4/F, 13/F, 14/F and 24/F are omitted.
- Please refer to page 19 of this sales brochure for notes, legend of the terms and abbreviations shown in the floor plans.
- The dimensions of the floor plans are all structural dimensions in millimeter.

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。

備註：

- 不設4樓、13樓、14樓及24樓。
- 樓面平面圖中顯示之備註、名詞及簡稱，請參閱本售樓說明書第19頁。
- 樓面平面圖所列之尺寸數字為以毫米標示之建築結構尺寸。

29/F
29樓



SCALE 比例

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

Description 描述	Floor 樓層	Flat 單位
		A
Thickness of floor slab (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	29/F 29樓	150, 180, 250
The 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) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）		3600, 3800, 3850

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

Notes:

- 4/F, 13/F, 14/F and 24/F are omitted.
- Please refer to page 19 of this sales brochure for notes, legend of the terms and abbreviations shown in the floor plans.
- The dimensions of the floor plans are all structural dimensions in millimeter.

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。

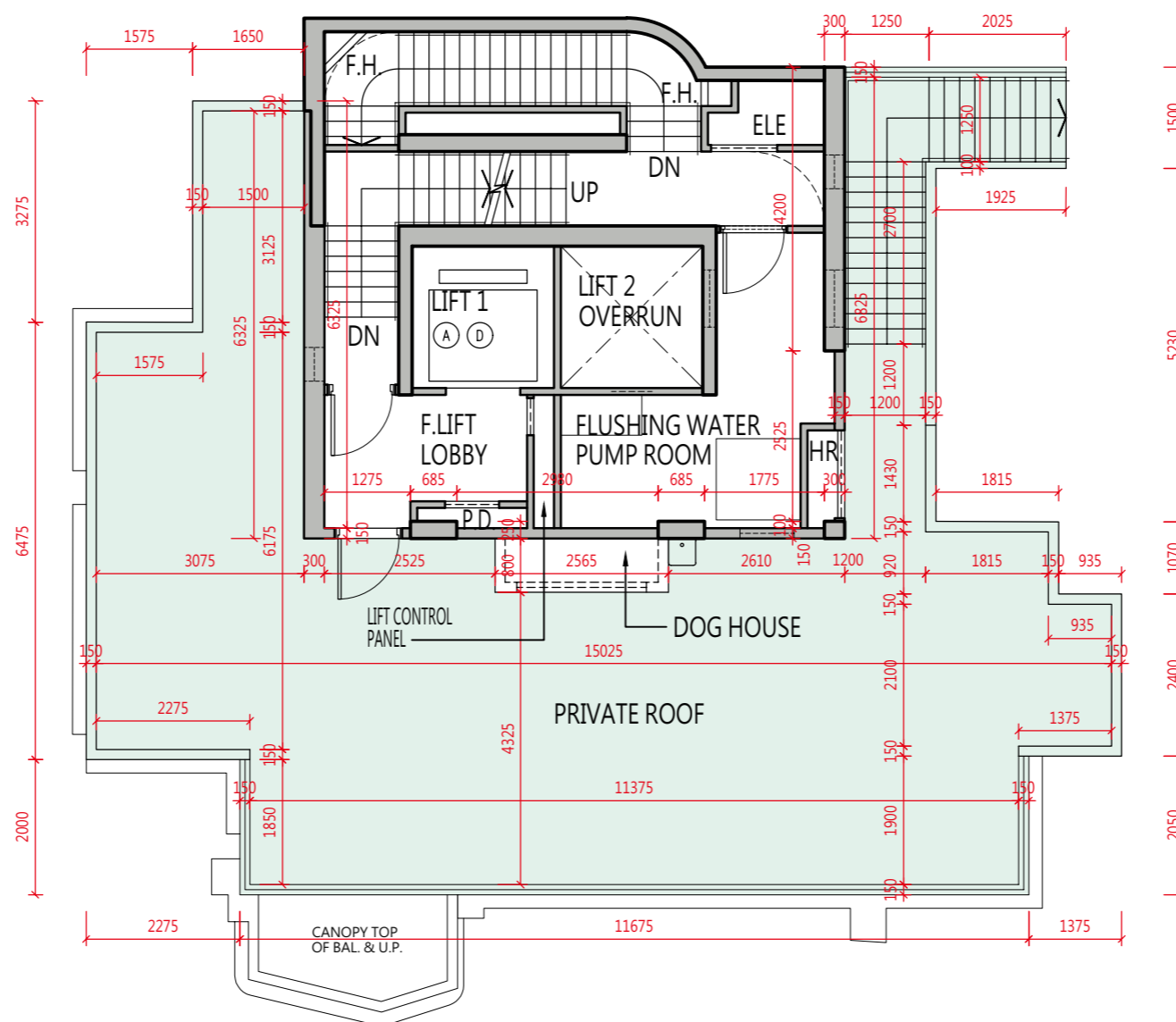
備註：

- 不設4樓、13樓、14樓及24樓。
- 樓面平面圖中顯示之備註、名詞及簡稱，請參閱本售樓說明書第19頁。
- 樓面平面圖所列之尺寸數字為以毫米標示之建築結構尺寸。

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
天台



SCALE 比例
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

Description 描述	Floor 樓層	Flat 單位
		A
Thickness of floor slab (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Roof 天台	Not applicable 不適用
The 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) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）		Not applicable 不適用

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

Notes:

- 4/F, 13/F, 14/F and 24/F are omitted.
- Please refer to page 19 of this sales brochure for notes, legend of the terms and abbreviations shown in the floor plans.
- The dimensions of the floor plans are all structural dimensions in millimeter.

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。

備註：

- 不設4樓、13樓、14樓及24樓。
- 樓面平面圖中顯示之備註、名詞及簡稱，請參閱本售樓說明書第19頁。
- 樓面平面圖所列之尺寸數字為以毫米標示之建築結構尺寸。

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	Flat 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
5/F 5樓	A	22.941 (247) Balcony 露台 : -- Utility Platform 工作平台 : --	--	--	--	9.171 (99)	--	--	--	--	--	--
	B	26.599 (286) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	--	--	--	--	--	--	--	--	--	--
	C	26.408 (284) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	--	--	--	--	--	--	--	--	--	--
	D	30.239 (325) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	--	--	--	--	--	--	--	--	--	--
	E	34.782 (374) Balcony 露台 : -- Utility Platform 工作平台 : --	--	--	--	13.618 (147)	--	--	--	--	--	--
	F	23.286 (251) Balcony 露台 : -- Utility Platform 工作平台 : --	--	--	--	18.626 (200)	--	--	--	--	--	--

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

Notes:

- Areas in square metres as specified in the above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest integer.
- There is no verandah in the residential properties of the Development.
- 4/F, 13/F, 14/F and 24/F are omitted

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

備註：

- 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。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。
- 發展項目住宅物業不設陽台。
- 不設4樓、13樓、14樓及24樓。

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	Flat 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
6/F-12/F, 15/F-23/F and 25/F-26/F 6樓至12樓、 15樓至23樓及 25樓至26樓	A	26.630 (287) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--
	B	26.410 (284) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--
	C	26.408 (284) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--
	D	30.239 (325) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--
	E	38.282 (412) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--
	F	26.786 (288) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--

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

Notes:

- Areas in square metres as specified in the above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest integer.
- There is no verandah in the residential properties of the Development.
- 4/F, 13/F, 14/F and 24/F are omitted

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

備註：

- 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。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。
- 發展項目住宅物業不設陽台。
- 不設4樓、13樓、14樓及24樓。

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	Flat 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
27/F 27樓	A	43.755 (471) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	--	--	--	6.579 (71)	--	--	--	--	--	--
	B	26.410 (284) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--
	C	26.408 (284) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--
	D	30.501 (328) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--
	E	38.282 (412) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--

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

Notes:

- Areas in square metres as specified in the above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest integer.
- There is no verandah in the residential properties of the Development.
- 4/F, 13/F, 14/F and 24/F are omitted

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

備註：

- 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。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。
- 發展項目住宅物業不設陽台。
- 不設4樓、13樓、14樓及24樓。

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	Flat 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
28/F 28樓	A	43.797 (471) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--
	B	26.410 (284) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--
	C	26.408 (284) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--
	D	30.501 (328) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--
	E	38.282 (412) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--

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

Notes:

- Areas in square metres as specified in the above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest integer.
- There is no verandah in the residential properties of the Development.
- 4/F, 13/F, 14/F and 24/F are omitted

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

備註：

- 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。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。
- 發展項目住宅物業不設陽台。
- 不設4樓、13樓、14樓及24樓。

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	Flat 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
29/F 29樓	A	98.744 (1063) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	--	--	--	30.563 (329)	--	--	91.898 (989)	--	--	--

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

Notes:

1. Areas in square metres as specified in the above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest integer.
2. There is no verandah in the residential properties of the Development.
3. 4/F, 13/F, 14/F and 24/F are omitted

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

備註：

1. 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。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. 發展項目住宅物業不設陽台。
3. 不設4樓、13樓、14樓及24樓。

13

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

Not Applicable.

不適用。

1. A preliminary deposit which is equal to 5% of the purchase price shall be paid by purchaser upon signing of the preliminary agreement for sale and purchase ("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. 買方須於簽署臨時買賣合約（「該臨時合約」）時支付相等於樓價5%之臨時訂金。
 2. 買方在簽署該臨時買賣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。

A. THE COMMON PARTS OF THE DEVELOPMENT

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

"Common Areas and Facilities"

means :-

- (a) the Development Common Areas and Facilities and the Residential Common Areas and Facilities; and
- (b) such other areas and facilities (if any) of the Building as are now or may from time to time be designated as common areas and facilities by the First Owner in accordance with the provisions of this Deed or by the relevant Owners in any Sub-Deed(s) (if any);

"Development Common Areas and Facilities"

means and includes :-

- (a) such areas and facilities of the Building intended for common use and benefit of the Development as a whole including the Right of Way, such parts of the external walls of the Building (excluding those forming part of (i) the Residential Units; (ii) the Commercial Accommodation; and (iii) the Residential Common Areas and Facilities), which are (if and where capable of being shown on plans) for the identification purposes only shown coloured Green on the DMC Plans;
- (b) such other areas, systems, devices, services and facilities of and in the Land and the Building as may be designated as Development Common Areas and Facilities by the First Owner in accordance with this Deed or by the relevant Owners in any Sub-Deed; and
- (c) to the extent not specifically provided in paragraphs (a) and (b) above, such other parts of the Land and the Building as may fall within the definition of "common parts" as defined in the BMO,

but excludes the Residential Common Areas and Facilities and such areas within the Building the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Building serving only any particular Owner PROVIDED THAT, where appropriate, if

- (i) any parts of the Building 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 and includes :-

- (a) such areas and facilities of the Building serving exclusively the Residential Units as a whole including covered landscape, the Greenery Area, the Recreational Facilities, such parts of the external walls of the Building (excluding the windows, sliding door, French door and balustrades of the Residential Units and those external walls of the Building forming part of the Residential Units, the Commercial Accommodation and the Development Common Areas and Facilities), which are (if and where capable of being shown on plans) for identification purposes only shown coloured Yellow, Yellow Cross Hatched Black, Yellow Stippled Black and Yellow Hatched Black on the DMC Plans;
- (b) such other areas and any other systems, services, devices and facilities provided for or installed in the Building intended for the common use and benefit of all the Residential Units as a whole and not just any particular Residential Unit; and
- (c) such other areas, systems, devices, services and facilities of and in the Land and the Building as may be designated as Residential Common Areas and Facilities by the First Owner in accordance with this Deed or by the relevant Owners in any Sub-Deed (if any),

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

15 SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

B. THE NUMBER OF UNDIVIDED SHARES ASSIGNED TO EACH RESIDENTIAL PROPERTY IN THE DEVELOPMENT

For the number of undivided shares assigned to each residential property, please refer to the Table of Allocation of Undivided Shares below:-

(A) Residential Units

Floor	Flat	No. of undivided shares allocated to each residential property
5/F	A	24
	B	27
	C	26
	D	30
	E	36
	F	25
6/F-12/F, 15/F-23/F & 25/F-26/F (18 Storeys)	A	27
	B	26
	C	26
	D	30
	E	38
	F	27
27/F	A	44
	B	26
	C	26
	D	31
	E	38
28/F	A	44
	B	26
	C	26
	D	31
	E	38
29/F	A	111

C. THE 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 two (2) years commencing from the date of the DMC and to be continued thereafter unless and until terminated in accordance with the terms of the DMC.

D. THE BASIS ON WHICH THE MANAGEMENT EXPENSES ARE SHARED AMONG THE OWNERS OF THE RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

Each Owner 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 Management Shares allocated to his Unit and the principles provided in the DMC.

E. THE BASIS ON WHICH THE MANAGEMENT FEE DEPOSIT IS FIXED

The amount of management fee deposit shall be a sum equal to three (3) months' monthly management contribution payable in respect of each undivided share allocated to the part of the Development of which he is the Owner.

F. THE AREA (IF ANY) 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. A copy of the DMC is available upon request and payment of the necessary photocopying charges.

15 SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

有關發展項目的公契有下述條文：

A. 發展項目的公用部分

根據發展項目的公共契約及管理協議（「公契」）：

「公用地方及設施」

指：

- (a) 發展項目公用地方及設施及住宅公用地方及設施；及
- (b) 該大廈現有或日後不時由第一擁有人按公契或有關業主按副公契（如有）指定為公用地方及設施的地方及設施（如有）。

「發展項目公用地方及設施」

指及包括：

- (a) 該大廈內擬供整個發展項目公用與共享的部分及設施，包括通行權、該大廈外牆的相關部分（不包括構成(i)住宅單位；(ii)商業樓宇；及(iii)住宅公用地方及設施的外牆），（如果可以在圖則上顯示的部分）現於公契圖則上用綠色顯示，僅供識別；
- (b) 第一擁有人按公契或有關業主按副公契指定為發展項目公用地方及設施的該土地及大廈的其他區域、系統、裝置、服務及設施；及
- (c) 倘若以上第(a)及(b)段沒有特別規定，該土地及大廈內屬於《建築物管理條例》「公用部分」界定的該等部分，

但不包括住宅公用地方及設施及大廈內專供任何個別業主有權專屬持有、使用、佔用及享用的區域和僅服務任何個別業主的設施，但是，如適用，如果：

- (i) 大廈任何部分受《建築物管理條例》第2條列明「公用部分」的定義(a)段所涵蓋；及/或
- (ii) 屬《建築物管理條例》第一附表指定的任何部分和受《建築物管理條例》第2條列明「公用部分」的定義(b)段所涵蓋，

該等部分亦應在上述條款中所涵蓋，並應被視為包括在並構成發展項目公用地方及設施的一部分；

「住宅公用地方及設施」

指及包括：

- (a) 該大廈內專供所有住宅單位使用的部分及設施，包括康樂設施、有蓋景觀、綠化區、康樂設施，該大廈外牆的相關部分（不包括住宅單位的窗戶、滑動門、落地窗和欄桿，以及構成(i)住宅單位；(ii)商業樓宇；及(iii)發展項目公用地方及設施的外牆），（如果可以在圖則上顯示的部分）現於公契圖則上用黃色、黃色間黑十字線、黃色加黑點及黃色間黑斜線顯示，僅供識別；
- (b) 在大廈內提供與安裝供所有住宅單位共同使用與享用而並非任何個別住宅單位使用與享用的其他區域、系統、裝置、服務及設施；及
- (c) 第一擁有人按公契或有關業主按副公契（如有）指定為住宅公用地方及設施的該土地及大廈的其他區域、系統、裝置、服務及設施，

但不包括發展項目公用地方及設施及大廈內專供任何個別業主有權專屬持有、使用、佔用及享用的區域和僅服務任何個別業主的設施。

15 SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

B. 分配予發展項目中的每個住宅物業的不分割份數的數目

關於分配予每個住宅物業的不分割份數數目，請參閱以下的「不分割份數分配表」:-

(A) 住宅單位

樓層	單位	分配到每個住宅物業的不分割份數數目
5樓	A	24
	B	27
	C	26
	D	30
	E	36
	F	25
6樓至12樓、15樓至23樓 及25樓至26樓 (18層)	A	27
	B	26
	C	26
	D	30
	E	38
	F	27
27樓	A	44
	B	26
	C	26
	D	31
	E	38
28樓	A	44
	B	26
	C	26
	D	31
	E	38
29樓	A	111

C. 有關發展項目的管理人的委任年期

發展項目的管理人的初始任期為自公契之日起兩年，並隨後續任，直至按公契條款終止委任。

D. 管理開支按甚麼基準在發展項目中的住宅物業擁有人之間分擔

每名住宅單位業主須按照公契訂明的方式、金額和比例，根據其住宅單位的管理份數和公契列明的準則，分攤發展項目的管理開支(根據管理人編製的預算案釐定)。

E. 計算管理費按金的基準

管理費按金的金額相等於3個月的管理費(即其作為發展項目的部分的業主的每個不分割份數的應付的管理費金額)。

F. 賣方在發展項目中保留作自用的範圍

不適用。

備註：

詳情請參考公契。完整的公契已備於售樓處，於開放時間可供免費查閱，並可在支付所需影印費後獲取公契之複印本。

A. Lot number of the land on which the Development is situated

1. The Development is constructed on Sub-Section 1 of Section A of Marine Lot No. 245, Sub-Section 3 of Section A of Marine Lot No. 245, Sub-Section 7 of Section A of Marine Lot No. 245, Sub-Section 8 of Section A of Marine Lot No. 245, Sub-Section 9 of Section A of Marine Lot No. 245 and The Remaining Portion of Section A of Marine Lot No. 245 (collectively, the "**Land**").

B. Term of years

2. The Land is granted for a term of 999 years commencing from 24 June 1892 held under the Government Lease of Marine Lot No. 245.

C. User restrictions applicable to the Land

3. The Land Grant stipulates that:-

"... the said Catchick Paul Chater, his Executors, Administrators or Assigns, or any other person or persons, shall not nor will, during the continuance of this demise, use, exercise or follow, in or upon the said premises or any part thereof, the trade or business of a 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 Her said Majesty, Her Heirs, Successors, or Assigns, signified in writing by the Governor of the said Colony of Hongkong, or other person duly authorized in that behalf..."

D. Facilities that are required to be constructed and provided for the Government, or for public use

4. Not applicable.

E. Grantee's obligation to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside the Land

5. According to the judgment of the Lands Tribunal dated 26 January 2021 and registered in the Land Registry by Memorial No. 21021902540027, the redevelopment of Sub-Section 7 of Section A of Marine Lot No. 245 and The Remaining Portion of Section A of Marine Lot No. 245 shall be completed and made fit for occupation within a period of 6 years after the date (i.e. 1 April 2021) on which the purchaser of the lots becomes the owner of the lots.

F. Lease conditions that are onerous to a purchaser

6. The Land Grant stipulates that :-

"... the said Catchick Paul Chater, his Executors, Administrators and Assigns, shall and will, from time to time, and at all times hereafter, when, where, and as often as need or occasion shall be and require, at his and their own proper costs and charges, well and sufficiently Repair, Uphold, Support, Maintain, Pave, Purge, Scour, Cleanse, Empty, Amend and keep the messuage or tenement, messuages or tenements, and all other erections and buildings, now or at any time hereafter standing upon the said piece or parcel or ground hereby expressed to be demised, and all the Walls, Rails, Lights, Pavements, Privies, Sinks, Drains and Watercourses thereunto belonging, and which shall in any-wise belong or appertain unto the same, in, by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever, the whole to be done to the satisfaction of the Surveyor of Her said Majesty, Her Heirs, Successors, or Assigns..."

7. The Land Grant stipulates that :-

"... the said Catchick Paul Chater, his Executors, Administrators and Assigns shall and will during the term hereby granted, as often as need shall require, bear, pay and allow a reasonable share and proportion for and towards the costs and charges of making, building, repairing, and amending, all or any roads, pavements, channels, fences and party-walls, draughts, private or public sewers and drains, requisite for, or in, or belonging to the said premises, hereby expressed to be demised or any part thereof, in common with other premises near or adjoining thereto, and that such proportion shall be fixed and ascertained by the Surveyor of Her said Majesty, Her Heirs, Successors, or Assigns, and shall be recoverable in the nature of rent in arrear..."

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 can be obtained upon paying necessary photocopying charges.

甲、發展項目所位於的土地的地段編號

1. 發展項目建於海旁地段第245號A分段第1小分段、海旁地段第245號A分段第3小分段、海旁地段第245號A分段第7小分段、海旁地段第245號A分段第8小分段、海旁地段第245號A分段第9小分段及海旁地段第245號A分段餘段（以下統稱為「**該土地**」）。

乙、批租年期

2. 該土地根據海旁地段第245號的政府租契持有，批租年期為由1892年6月24日起計999年。

丙、適用於該土地的用途限制

3. 批地文件規定：

「…上述 Catchick Paul Chater、其遺囑執行人、遺產管理人或受讓人或任何人士在政府租契存續期間，未經香港殖民地港督或就此獲正式授權的其他人以書面表示女皇陛下、其世襲繼承人、繼任人或受讓人已給予預先許可，不能亦不得使用批租的處所或其中任何部分進行或從事銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、掏糞、垃圾清理或任何產生噪音或令人厭惡的行業或業務…」

丁、按規定須興建並提供予政府或公眾使用的設施

4. 不適用。

戊、有關承授人在該土地內外鋪設、塑造或作環境美化的任何範圍，或興建或維持任何構築物或設施的責任

5. 根據土地審裁處於2021年1月26日以註冊摘要第21021902540027號在土地註冊處註冊的判決，海旁地段第245號A分段第7小分段及海旁地段第245號A分段餘段的重新發展須在購買該地段的購買者成為該地段的擁有人當日（即2021年4月1日）之後6年內屆滿的限期內建成至適宜佔用。

己、對買方造成負擔的租用條件

6. 批地文件規定：

「…上述 Catchick Paul Chater、其遺囑執行人、遺產管理人及受讓人須並且將會不時和在一切時候每當有需要或情況所需時及在有需要的地方，自行承擔恰當費用及收費妥善及充分地修理、維持、支持、維護、鋪設、清洗、洗刷、清潔、騰空、改動及保持現時或此後任何時間位於特此表明予以批租的該片或該幅地塊上的宅院或樓宇、以及所有其他架設物與建築物，以及任何方面所屬或附屬的一切牆壁、欄杆、燈具、行人路、盥洗室、洗滌槽、排水溝和水道，使之以一切方式得到所需及必需的修理、清潔和改動，全部須達至女皇陛下、其世襲繼承人、繼任人或受讓人的測量師滿意程度…」

7. 批地文件規定：

「…上述 Catchick Paul Chater、其遺囑執行人、遺產管理人及受讓人在此予以批租的年期內，須並且將會不時按需要承擔、支付及允許以合理份額和比例計算的費用及收費，以支付建造、建築、修葺及修改在特此表明予以批租的處所或其任何部分所需的、或於其內的、或屬於該處所並且與其他鄰近或毗鄰處所共用的所有或任何道路、行人道、渠道、圍欄及共用牆、排氣管、私家或公共污水渠及排水溝。有關的付款比例由全部須達至女皇陛下、其世襲繼承人、繼任人或受讓人的測量師釐定及確定，並且可當作欠繳地租的性質追討…」

備註：

詳情請參考批地文件。完整的批地文件已備於售樓處，於開放時間可供免費查閱，並可在支付所需影印費後獲取批地文件之複印本。

17

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

Not Applicable.

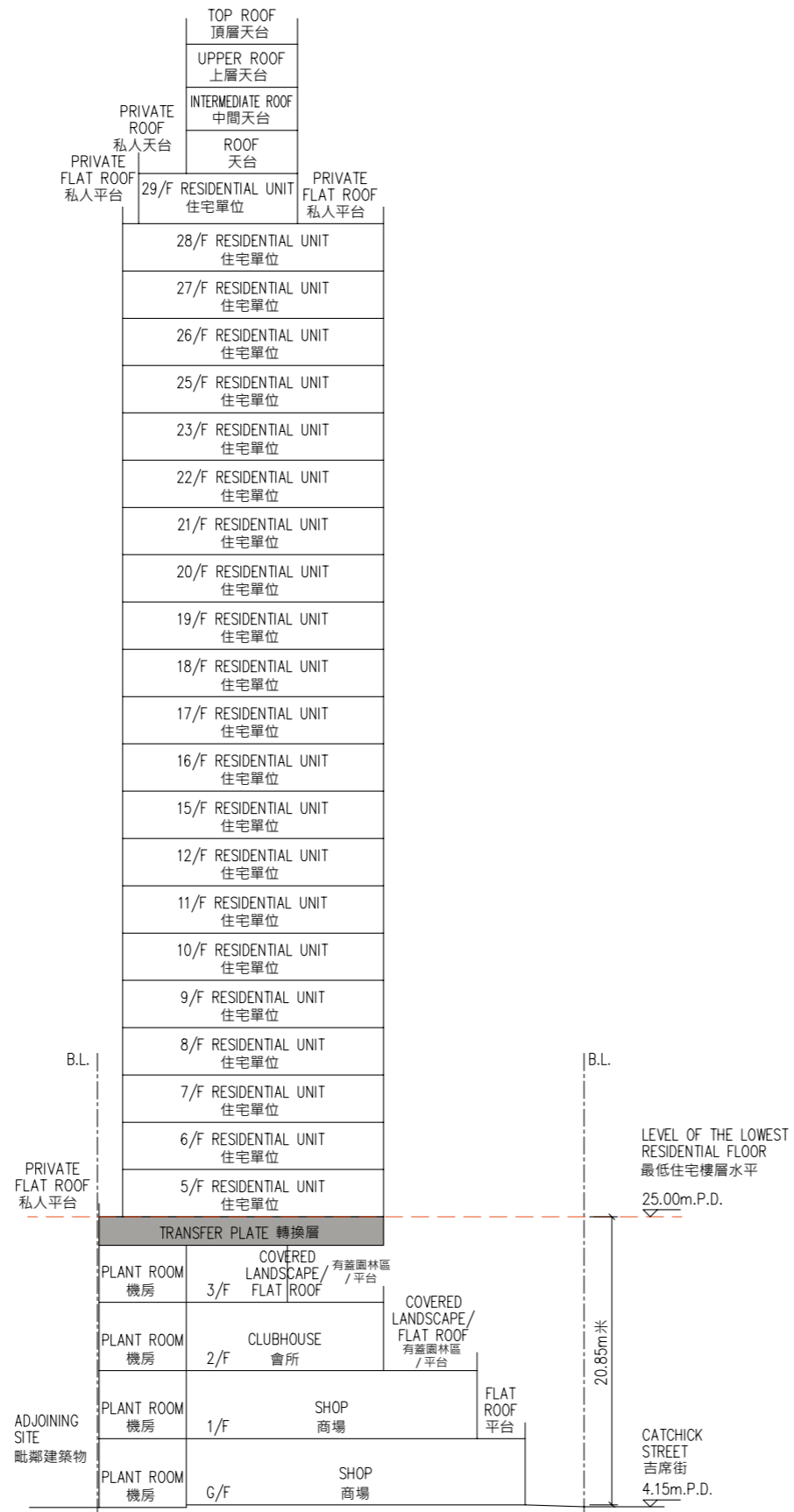
不適用。

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:
 - (a) that firm may not be able to protect the purchaser's interests; and
 - (b) the purchaser may have to instruct a separate firm of solicitors.
 4. In the case of paragraph 3(b), 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)，以在此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：
 - (a) 該律師事務所可能不能夠保障買方的利益；及
 - (b) 買方可能要聘用一間獨立的律師事務所。
 4. 如屬上述3(b)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而須支付的費用。

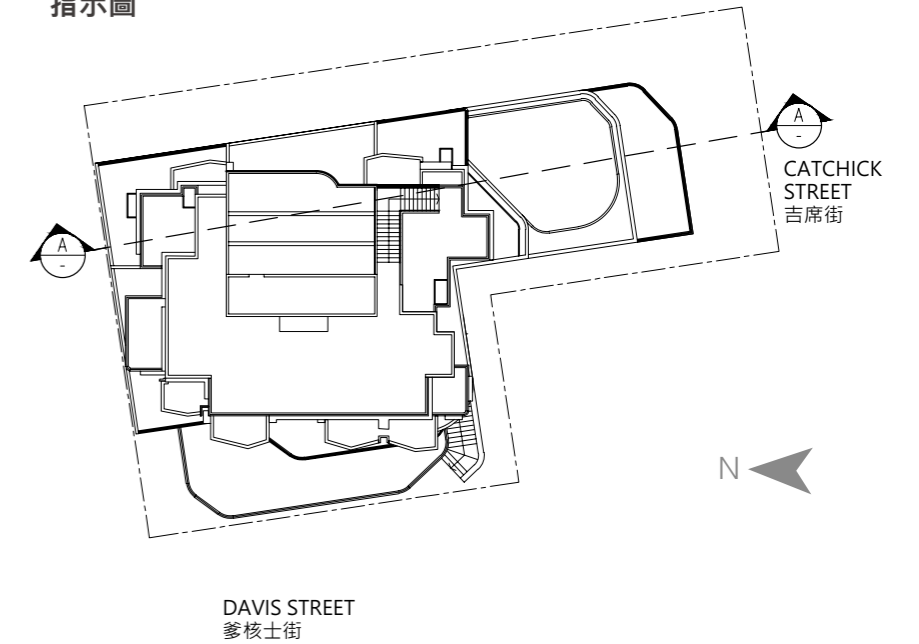
19

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 A-A



Key Plan
指示圖



The part of Catchick Street adjacent to the building is 4.15 metres above Hong Kong Principal datum (m.P.d.).
毗連建築物的一段吉席街為香港主水平基準以上 4.15 米。

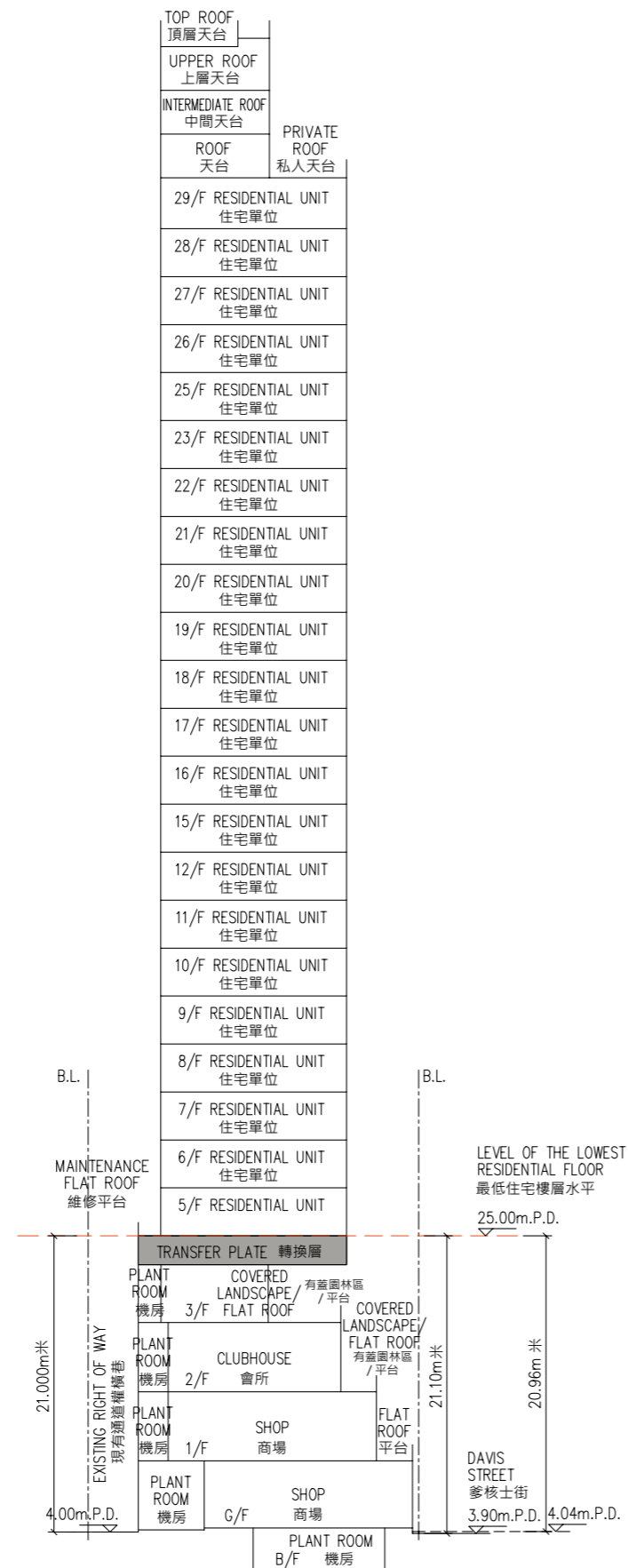
LEGEND 圖例：

- B.L. ——— Boundary of the development
發展項目的界線
- Dotted line denotes the level of the lowest residential floor.
虛線為最低住宅樓層水平。
- ($\nabla_{m.P.D.}$) Height in metres above the Hong Kong Principal Datum. (m.P.D)
香港主水平基準以上的高度 (米)。

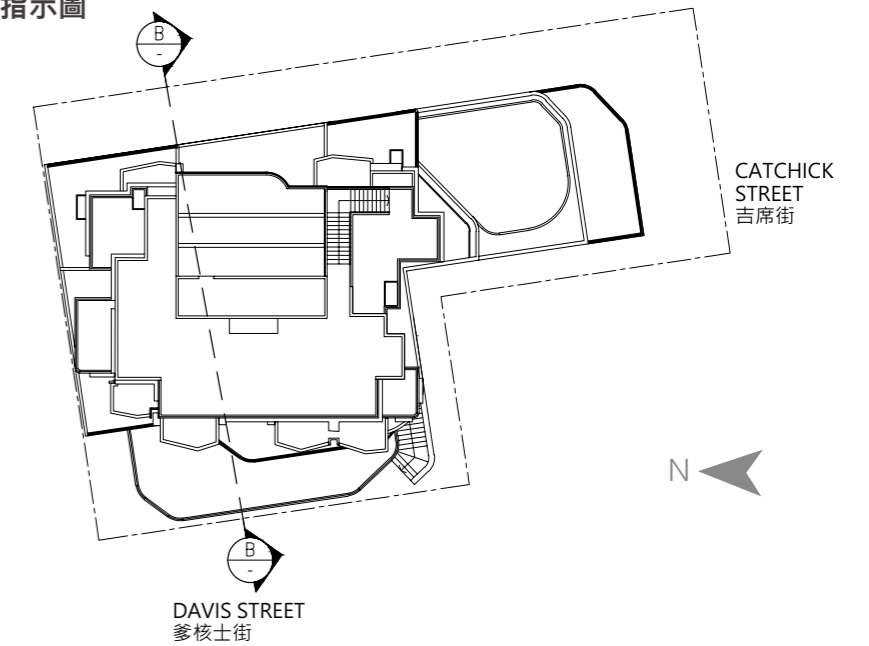
19

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 B-B



Key Plan
指示圖



The part of the Existing Right of Way adjacent to the building is 4.00 metres above Hong Kong Principal datum (m.P.d.).
毗連建築物的一段現有通道權橫巷為香港主水平基準以上4.00米。

The part of Davis Street adjacent to the building is 3.90 metres to 4.04 metres above Hong Kong Principal datum (m.P.d.).
毗連建築物的一段參核士街為香港主水平基準以上3.90米至4.04米。

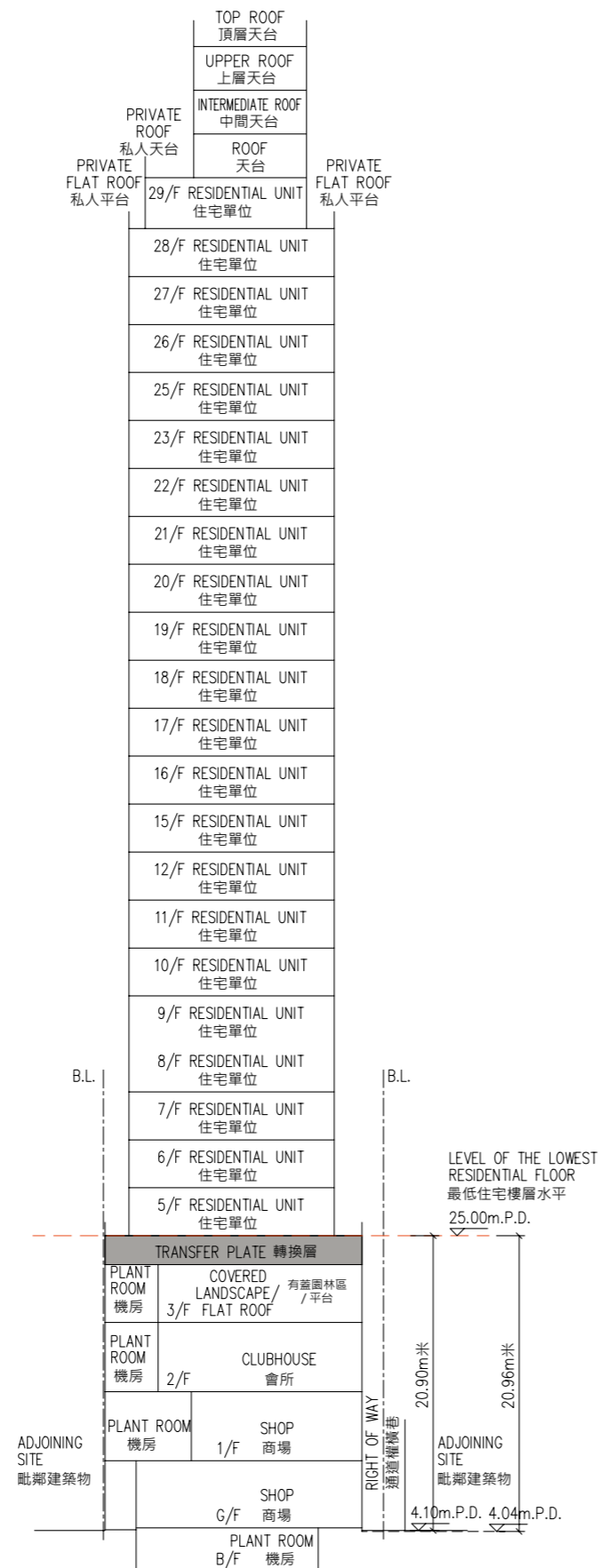
LEGEND 圖例：

- B.L. ——— Boundary of the development
發展項目的界線
- Dotted line denotes the level of the lowest residential floor.
虛線為最低住宅樓層水平。
- (∇ ^{m.P.D.}) Height in metres above the Hong Kong Principal Datum. (m.P.D)
香港主水平基準以上的高度 (米)。

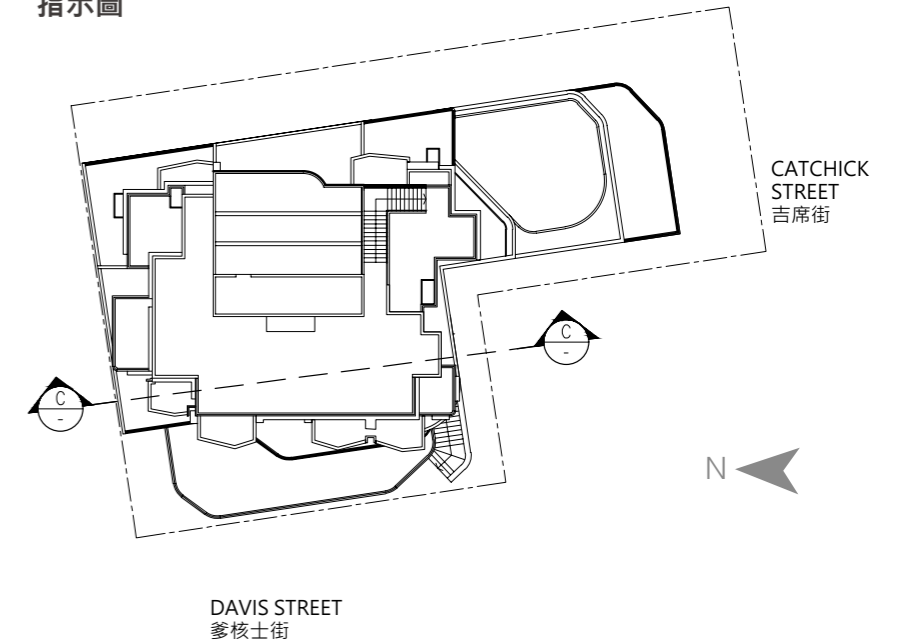
19

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

CROSS-SECTION C-C
橫截面 C-C



Key Plan
指示圖

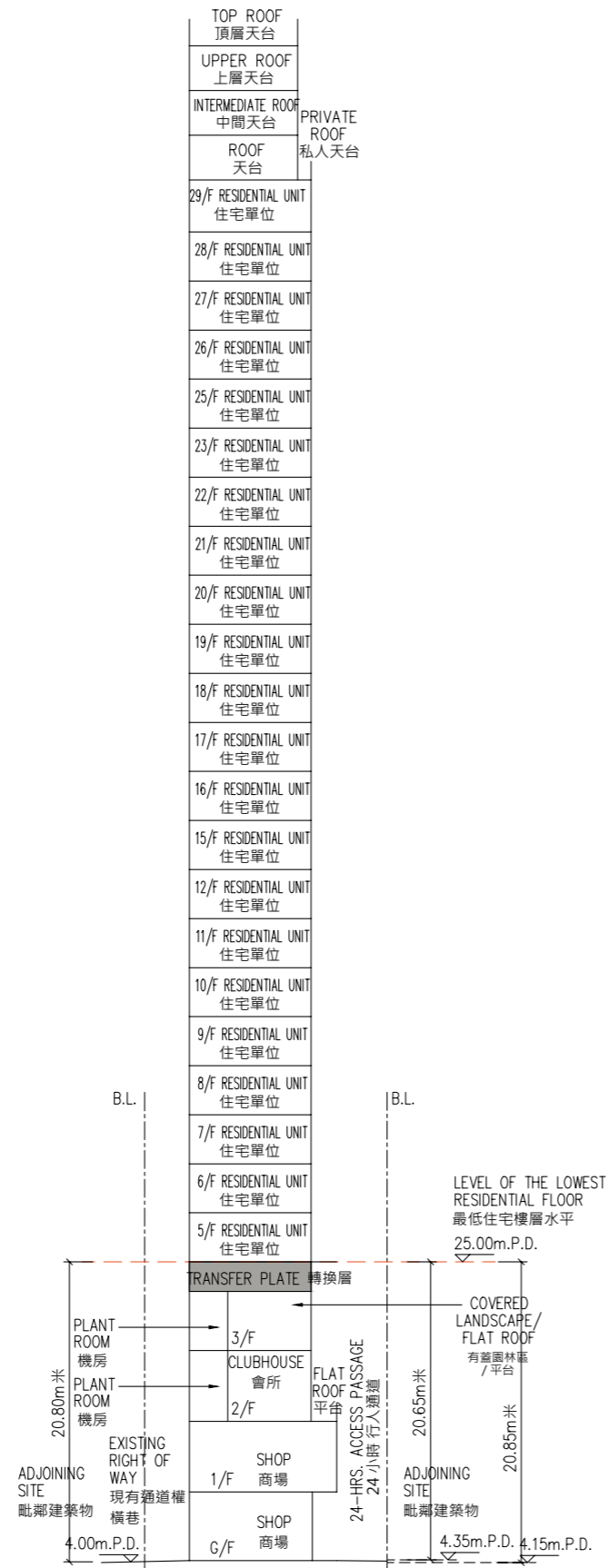


The part of the Existing Right of Way adjacent to the building is 4.04 metres to 4.10 metres above Hong Kong Principal datum (m.P.d.).
毗連建築物的一段通道權橫巷為香港主水平基準以上4.04米至4.10米。

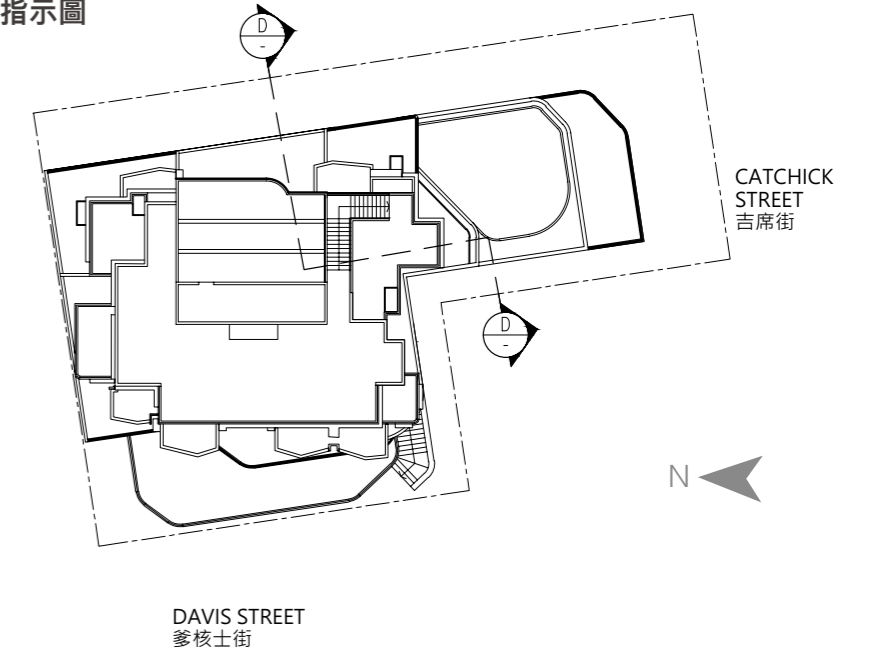
LEGEND 圖例：

- B.L. ——— Boundary of the development
發展項目的界線
- Dotted line denotes the level of the lowest residential floor.
虛線為最低住宅樓層水平。
- (∇ ^{m.P.D.}) Height in metres above the Hong Kong Principal Datum. (m.P.D)
香港主水平基準以上的高度 (米)。

CROSS-SECTION D-D
橫截面 D-D



Key Plan
指示圖



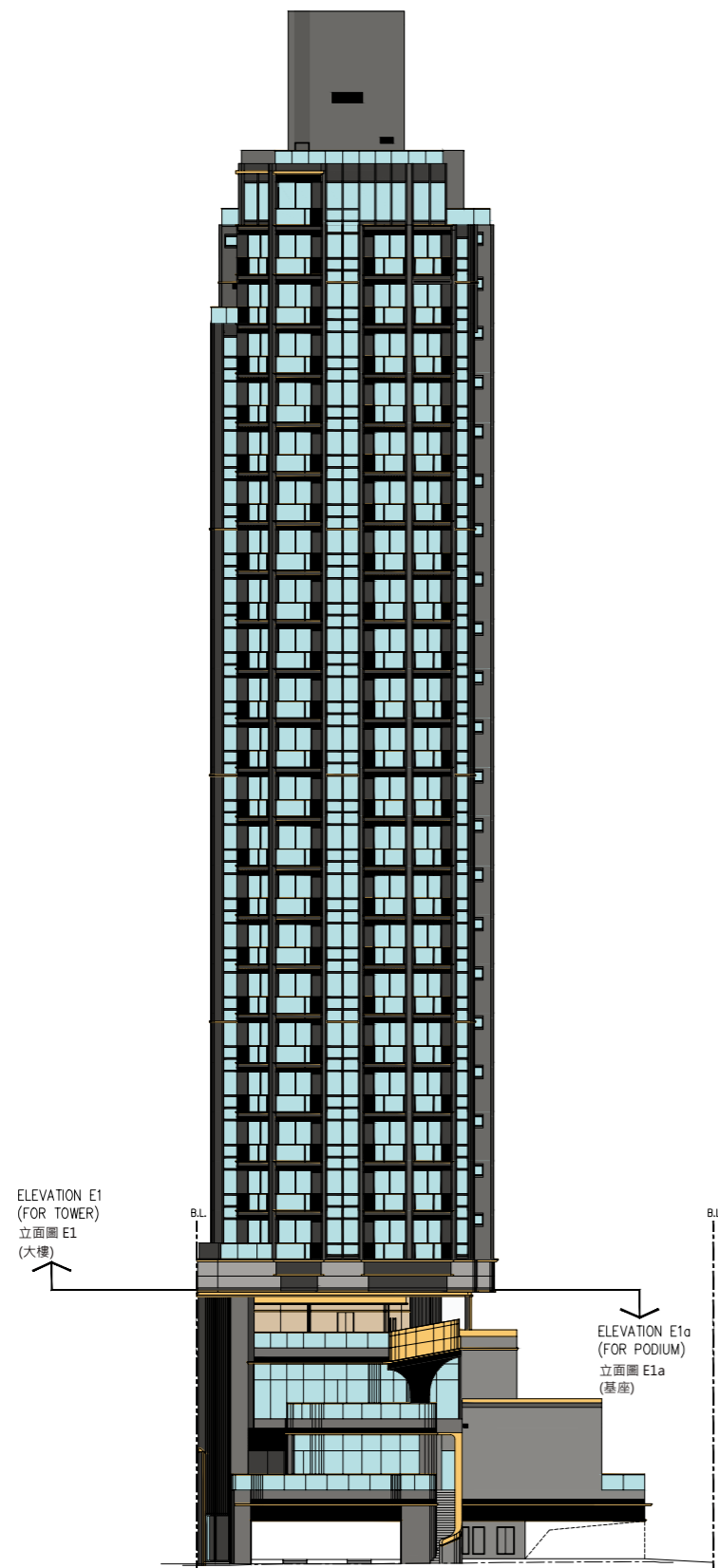
The part of the Existing Right of Way adjacent to the building is 4.00 metres above Hong Kong Principal datum (m.P.d.).
毗連建築物的一段現有通道權橫巷為香港主水平基準以上4.00米。

The part of 24-hrs. access passage adjacent to the building is 4.15 metres to 4.35 metres above Hong Kong Principal datum (m.P.d.).
毗連建築物的一段24小時行人通道為香港主水平基準以上4.15米至4.35米。

LEGEND 圖例：

- B.L. ——— Boundary of the development
發展項目的界線
- Dotted line denotes the level of the lowest residential floor.
虛線為最低住宅樓層水平。
- (∇ ^{m.P.D.}) Height in metres above the Hong Kong Principal Datum. (m.P.D)
香港主水平基準以上的高度 (米)。

20 ELEVATION PLAN 立面圖

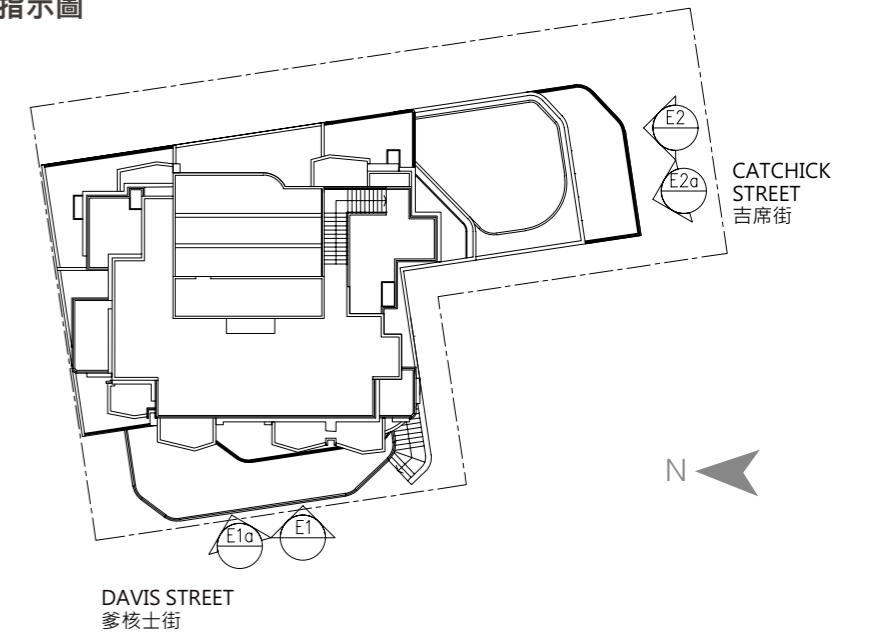


ELEVATION E1 & E1a
立面圖 E1 及 E1a



ELEVATION E2 & E2a
立面圖 E2 及 E2a

Key Plan 指示圖



LEGEND 圖例：

B.L. — — — Boundary of the development
發展項目的界線

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

1. are prepared on the basis of the approved building plans for the Development as of 30 December 2025; and
2. are in general accordance with the outward appearance of the Development.

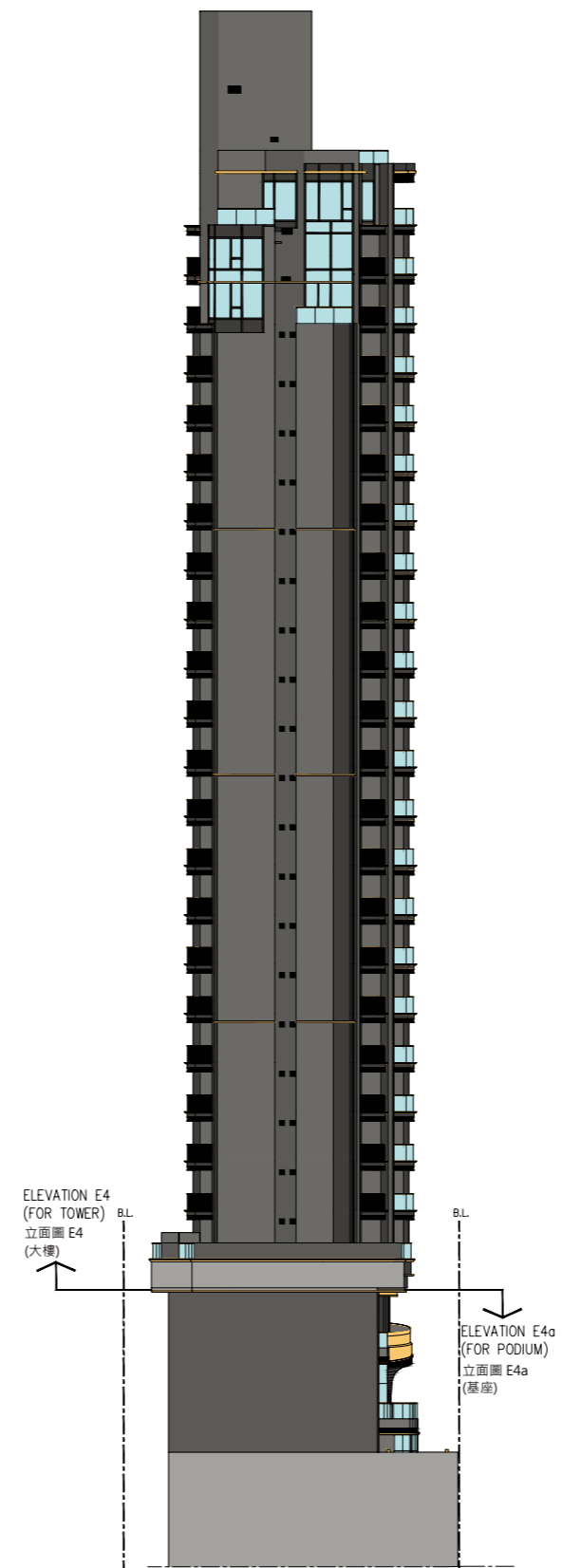
發展項目的認可人士證明本立面圖所顯示的立面：

1. 以2025年12月30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。

20 ELEVATION PLAN 立面圖

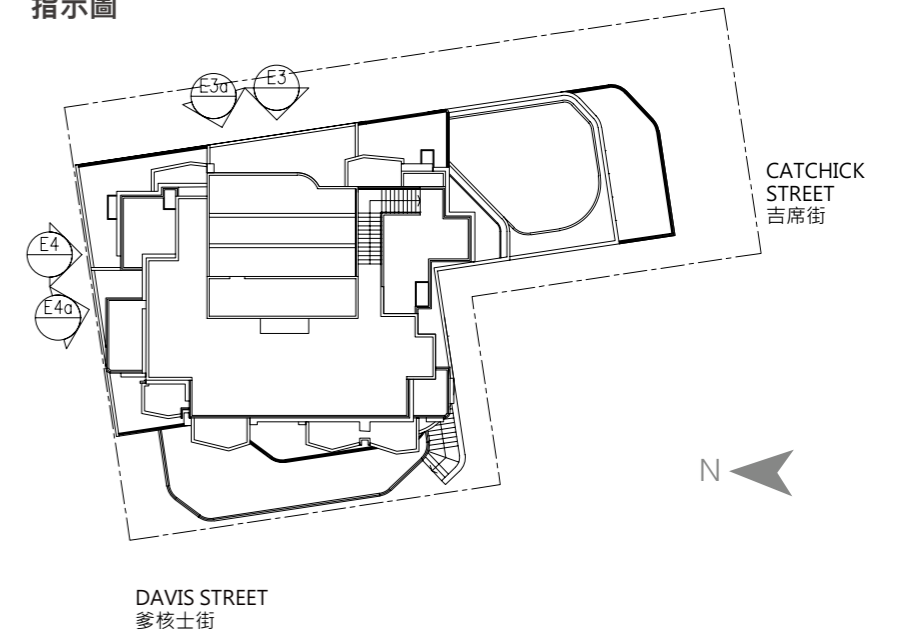


ELEVATION E3 & E3a
立面圖 E3 及 E3a



ELEVATION E4 & E4a
立面圖 E4 及 E4a

Key Plan 指示圖



LEGEND 圖例：

B.L. — — — Boundary of the development
發展項目的界線

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

1. are prepared on the basis of the approved building plans for the Development as of 30 December 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12月30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。

21

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

Category of Common Facilities 公用設施的類別	Covered Area 有蓋範圍		Uncovered Area 無蓋範圍		Total Area 總面積	
	Area (sq.m.) 面積 (平方米)	Area (sq.ft.) 面積 (平方呎)	Area (sq.m.) 面積 (平方米)	Area (sq.m.) 面積 (平方米)	Area (sq.m.) 面積 (平方米)	Area (sq.m.) 面積 (平方米)
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)	131.157	1412	Not Applicable 不適用	Not Applicable 不適用	131.157	1412
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 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
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)	141.963	1528	67.690	729	209.653	2257

Note : Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest integer.

備註：以平方呎列出的面積以1平方米 = 10.764平方呎換算至平方呎，並以四捨五入至整數。

22 INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

閱覽圖則及公契

1. Copies of the outline zoning plan relating to the Development are 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 residential property is offered to be sold.
3. The inspection is free of charge.

1. 備有關於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. 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	Description	
a. External wall	Type of finishes	Podium: Glass wall, tiles, aluminum cladding, stone cladding, aluminum louver, texture paint and paint Tower: Curtian wall, tiles, paint, aluminum cladding and aluminium louver
b. Window	Material of frame	Fluorocarbon coating aluminium frame
	Material of glass	Insulated-Glass-Unit (IGU) for windows (if any) in living room/dining room, master bedroom and bedroom Tempered glass for windows (if any) in bathroom and kitchen
c. Bay window	Material of bay window	Not applicable
	Finishes of window sill	Not applicable
d. Planter	Type of finishes	Tiles and paint
e. Verandah or balcony	Type of finishes of balcony	Balustrade: Laminated tempered glass balustrade with aluminium frame and aluminum capping Floor : Wood pattern tiles Wall : Aluminium cladding and tiles Ceiling : Aluminium panel There is no verandah
	Whether it is covered	Balconies are covered
	Type	Not applicable
f. Drying facilities for clothing	Type	Not applicable
	Material	Not applicable

1. 外部裝修物料

細項	描述	
a. 外牆	裝修物料的類型	平台：玻璃牆、瓷磚、鋁質飾面、石飾面、鋁質百葉、藝術漆及油漆 大廈：玻璃幕牆、瓷磚、油漆、鋁質飾面及鋁質百葉
b. 窗	框的用料	氟碳噴塗鋁窗框
	玻璃的用料	客廳/ 飯廳、主人睡房及睡房窗（如有）為中空玻璃 浴室、廚房窗（如有）為鋼化玻璃
c. 窗台	窗台的用料	不適用
	窗台板的裝修物料	不適用
d. 花槽	裝修物料的類型	瓷磚及油漆
e. 陽台或露台	露台裝修物料的類型	欄杆：夾層鋼化玻璃欄杆配鋁質框及鋁質頂口 地台：木紋磚 牆身：鋁質飾面板及瓷磚 天花：鋁質板 沒有陽台
	是否有蓋	露台設有蓋
f. 乾衣設施	類型	不適用
	用料	不適用

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. INTERIOR FINISHES

Item	Description			
		Wall	Floor	Ceiling
a. Lobby	Type of finishes of Lift Lobby on G/F (on exposed surface)	Stone plastic composite panel, porcelain tile, wood veneer, mirror, MSD panel, faux leather and stainless steel	Porcelain tile, natural stone and stainless steel	Gypsum board false ceiling with artistic coating and emulsion paint. Stainless steel and aluminium louvre
	Type of finishes of Lift Lobby on 1/F (on exposed surface)	Plastic laminate, liquid metal panel and stainless steel	Porcelain tile, reconstituted stone and stainless steel	Gypsum board false ceiling with emulsion paint
	Type of finishes of Lift Lobby on 2/F (on exposed surface)	Microcement, wood plastic composite panel, stone plastic composite panel, mirror, plastic laminate and stainless steel	Porcelain tile, natural stone and stainless steel	Gypsum board false ceiling with artistic coating, emulsion paint, and aluminium louvre
	Type of finishes of Lift Lobby on 3/F (on exposed surface)	Plastic laminate, mirror, stone plastic composite panel and stainless steel	Porcelain tile, natural stone and stainless steel	Gypsum board false ceiling with emulsion paint, and aluminium louvre
	Type of finishes of Lift Lobby on 5/F-12/F, 15/F-23/F and 25/F-28/F (on exposed surface)	Plastic laminate, polypropylene surface finish, mirror, porcelain tile, stainless steel and aluminium	Porcelain tile, reconstituted stone and stainless steel	Gypsum board false ceiling and glass fiber reinforced gypsum moulding with emulsion paint
	Type of finishes of Lift Lobby on 29/F (on exposed surface)	Plastic laminate, polypropylene surface finish, mirror, porcelain tile, stainless steel and aluminium	Porcelain tile, reconstituted stone and stainless steel	Gypsum board false ceiling and glass fiber reinforced gypsum moulding with emulsion paint, polypropylene surface finish, and stainless steel
	Type of finishes of Lift Lobby on roof (on exposed surface)	Plastic laminate, porcelain tile, mirror, stainless steel and aluminium	Porcelain tile, reconstituted stone and stainless steel	Gypsum board false ceiling with emulsion paint

2. 室內裝修物料

細項	描述			
		牆壁	地板	天花板
a. 大堂	地下升降機大堂的裝修物料的类型 (於外露位置)	石塑板、瓷磚、木皮、鏡、MSD 飾面板、仿造皮及不銹鋼	瓷磚、天然石材及不銹鋼	石膏板假天花髹藝術塗料及乳膠漆。不銹鋼及鋁質百葉
	1樓升降機大堂的裝修物料的类型 (於外露位置)	膠板、液態金屬面板及不銹鋼	瓷磚、人造石材及不銹鋼	石膏板假天花髹乳膠漆
	2樓升降機大堂的裝修物料的类型 (於外露位置)	微水泥、木塑板、石塑板、鏡、膠板及不銹鋼	瓷磚、天然石材及不銹鋼	石膏板假天花髹藝術塗料、乳膠漆及鋁質百葉
	3樓升降機大堂的裝修物料的类型 (於外露位置)	膠板、鏡、石塑板及不銹鋼	瓷磚、天然石材及不銹鋼	石膏板假天花髹乳膠漆及鋁質百葉
	5樓至12樓、15樓至23樓及25樓至28樓升降機大堂的裝修物料的类型 (於外露位置)	膠板、聚丙烯飾面、鏡、瓷磚、不銹鋼及鋁質材料	瓷磚、人造石材及不銹鋼	石膏板假天花及玻璃纖維石膏花線髹乳膠漆
	29樓升降機大堂的裝修物料的类型 (於外露位置)	膠板、聚丙烯飾面、鏡、瓷磚、不銹鋼及鋁質材料	瓷磚、人造石材及不銹鋼	石膏板假天花及玻璃纖維石膏花線髹乳膠漆、聚丙烯飾面及不銹鋼
	天台升降機大堂的裝修物料的类型 (於外露位置)	膠板、瓷磚、鏡、不銹鋼及鋁質材料	瓷磚、人造石材及不銹鋼	石膏板假天花髹乳膠漆

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

2. INTERIOR FINISHES

Item	Description	Wall	Ceiling
b. Internal wall and ceiling	Type of finishes for living room and dining room (on exposed surface) (Applicable to all Flat A, B, C, E & F only)	Emulsion paint except area covered by bulkhead if any	Emulsion paint and gypsum board false ceiling and bulkhead finish with emulsion paint
	Type of finishes for living room and dining room (on exposed surface) (Applicable to all Flat D only)	Emulsion paint except area covered by bulkhead if any and plastic laminate	Emulsion paint and gypsum board false ceiling and bulkhead finish with emulsion paint
	Type of finishes for bedroom (on exposed surface)	Emulsion paint except area covered by bulkhead if any	Emulsion paint and gypsum board false ceiling and bulkhead finish with emulsion paint
		Floor	Skirting
c. Internal floor	Material for living room and dining room (on exposed surface) (Applicable to all Flat A, B, C, E & F only)	Porcelain tile	Timber skirting
	Material for living room and dining room (on exposed surface) (Applicable to all Flat D only)	Porcelain tile	Timber skirting and stainless steel skirting
	Material for bedroom (on exposed surface)	Porcelain tile	Timber skirting

2. 室內裝修物料

細項	描述	牆壁	天花板
b. 室內牆壁及天花板	客廳及飯廳的裝修物料之類型(於外露位置)(只適用於所有A、B、C、E及F單位)	乳膠漆但不包括被假陣(如有)遮蓋之部份	乳膠漆、石膏板假天花及假陣髹乳膠漆
	客廳及飯廳的裝修物料之類型(於外露位置)(只適用於所有D單位)	乳膠漆但不包括被假陣(如有)遮蓋之部份及膠板	乳膠漆、石膏板假天花及假陣髹乳膠漆
	睡房的裝修物料之類型(於外露位置)	乳膠漆但不包括被假陣(如有)遮蓋之部份	乳膠漆、石膏板假天花及假陣髹乳膠漆
		地板	牆腳線
c. 室內地板	客廳及飯廳的用料(於外露位置)(只適用於所有A、B、C、E及F單位)	瓷磚	木牆腳線
	客廳及飯廳的用料(於外露位置)(只適用於所有D單位)	瓷磚	木牆腳線及不銹鋼牆腳線
	睡房的用料(於外露位置)	瓷磚	木牆腳線

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

2. INTERIOR FINISHES

Item	Description	Description		
		Wall	Floor	Ceiling
d. Bathroom	Type of finishes (on exposed surface)	Porcelain tile, glazed porcelain tile and stainless steel (Applicable to 5/F-12/F, 15/F-23/F and 25/F-26/F bathrooms for all Flat A only)	Porcelain tile and reconstituted stone	Gypsum board false ceiling with emulsion paint
		Porcelain tile, glazed porcelain tile, mirror and stainless steel (Applicable to 5/F-12/F, 15/F-23/F and 25/F-28/F bathrooms for all Flat B and C only)		
		Porcelain tile, glazed porcelain tile, reconstituted stone, solid surface material and stainless steel (Applicable to 5/F-12/F, 15/F-23/F and 25/F-28/F bathrooms for all Flat D and E and 27/F - 28/F bathrooms for all Flat A only)		
		Porcelain tile, glazed porcelain tile, mirror, reconstituted stone and stainless steel (Applicable to 5/F-12/F, 15/F-23/F and 25/F-26/F bathrooms for all Flat F only)		
		Porcelain tile, glazed porcelain tile, mirror, reconstituted stone, solid surface material and stainless steel (Applicable to 29/F bathroom for Flat A only)		
		Porcelain tile, glazed porcelain tile, mirror and stainless steel (Applicable to 29/F bathroom 1 for Flat A only)		
		Porcelain tile, glazed porcelain tile, mirror, natural stone, solid surface material and stainless steel (Applicable to 29/F master bathroom for Flat A only)		
	Whether the wall finishes run up to ceiling	Wall finished up to false ceiling level		

2. 室內裝修物料

細項	描述	Description		
		牆壁	地板	天花板
d. 浴室	裝修物料的類型 (於外露位置)	瓷磚、釉面瓷磚及不銹鋼 (只適用於5樓至12樓、15樓至23樓及25樓至26樓所有A單位浴室)	瓷磚及人造石材	石膏板假天花 髹乳膠漆
		瓷磚、釉面瓷磚、鏡及不銹鋼 (只適用於5樓至12樓、15樓至23樓及25樓至28樓所有B及C單位浴室)		
		瓷磚、釉面瓷磚、人造石材、實心面板材料及不銹鋼 (只適用於5樓至12樓、15樓至23樓及25樓至28樓所有D及E單位浴室及27樓至28樓所有A單位浴室)		
		瓷磚、釉面瓷磚、鏡、人造石材及不銹鋼 (只適用於5樓至12樓、15樓至23樓及25樓至26樓所有F單位浴室)		
		瓷磚、釉面瓷磚、鏡、人造石材、實心面板材料及不銹鋼 (只適用於29樓A單位浴室)		
		瓷磚、釉面瓷磚、鏡及不銹鋼 (只適用於29樓A單位浴室1)		
		瓷磚、釉面瓷磚、鏡、天然石、實心面板材料及不銹鋼 (只適用於29樓A單位主人浴室)		
	牆壁的裝修物料是否鋪至天花板	牆身裝修物料鋪至假天花底		

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

2. INTERIOR FINISHES

Item	Description				
		Wall	Floor	Ceiling	Cooking bench
e. Kitchen / Open Kitchen	Type of finishes for Kitchen (on exposed surface) (Applicable to 5/F-12/F, 15/F-23/F and 25/F-28/F kitchens for all Flat E only)	Porcelain tile and glass Glazed ceramic tile inside kitchen cabinet	Porcelain tile and reconstituted stone Glazed ceramic tile inside kitchen cabinet	Gypsum board false ceiling with emulsion paint and aluminium louvre	Solid surface material
	Type of finishes for Open Kitchen (on exposed surface) (Applicable to 28/F kitchen for Flat A only)	Glass Glazed ceramic tile inside kitchen cabinet	Porcelain tile Glazed ceramic tile inside kitchen cabinet	Gypsum board false ceiling with emulsion paint	Solid surface material
	Type of finishes for Open Kitchen (on exposed surface) (Applicable to 5/F-12/F, 15/F-23/F and 25/F-26/F kitchens for all Flat A, B, C & F, 27/F kitchens for all Flat A, B & C and 28/F kitchens for all Flat B & C only)	Glass Glazed ceramic tile inside kitchen cabinet	Porcelain tile Glazed ceramic tile inside kitchen cabinet	Emulsion paint and gypsum board false ceiling with emulsion paint	Solid surface material

2. 室內裝修物料

細項	描述				
		牆壁	地板	天花板	灶台
e. 廚房 / 開放式廚房	廚房的裝修物料的类型 (於外露位置) (只適用於5樓至12樓、15樓至23樓及25樓至28樓所有E單位廚房)	瓷磚及玻璃 廚櫃內鋪砌釉面陶瓷磚	瓷磚及人造石材 廚櫃內鋪砌釉面陶瓷磚	石膏板假天花 髹乳膠漆及鋁質百葉	實心面板材料
	開放式廚房的裝修物料的类型 (於外露位置) (只適用於28樓A單位廚房)	玻璃 廚櫃內鋪砌釉面陶瓷磚	瓷磚 廚櫃內鋪砌釉面陶瓷磚	石膏板假天花 髹乳膠漆	實心面板材料
	開放式廚房的裝修物料的类型 (於外露位置) (只適用於5樓至12樓、15樓至23樓及25樓至26樓所有A, B, C及F單位廚房, 27樓所有A, B及C單位廚房及28樓所有B及C單位廚房)	玻璃 廚櫃內鋪砌釉面陶瓷磚	瓷磚 廚櫃內鋪砌釉面陶瓷磚	乳膠漆及石膏板假天花 髹乳膠漆	實心面板材料

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

2. INTERIOR FINISHES

Item	Description	Wall	Floor	Ceiling	Cooking bench
e. Kitchen / Open Kitchen	Type of finishes for Open Kitchen (on exposed surface) (Applicable to 5/F-12/F, 15/F-23/F and 25/F-28/F kitchens for all Flat D only)	Glass, plastic laminate and stainless steel Glazed ceramic tile inside kitchen cabinet	Porcelain tile Glazed ceramic tile inside kitchen cabinet	Emulsion paint and gypsum board false ceiling with emulsion paint	Solid surface material
	Type of finishes for Kitchen (on exposed surface) (Applicable to 29/F kitchen for Flat A only)	Porcelain tile, mirror, reconstituted stone and stainless steel Glazed ceramic tile inside kitchen cabinet	Porcelain tile, reconstituted stone and stainless steel Glazed ceramic tile inside kitchen cabinet	Gypsum board false ceiling with emulsion paint and aluminium louvre	Reconstituted stone
	Whether the wall finishes run up to ceiling	Wall finished up to false ceiling level			

2. 室內裝修物料

細項	描述	牆壁	地板	天花板	灶台
e. 廚房 / 開放式廚房	開放式廚房的裝修物料的類型（於外露位置）（只適用於5樓至12樓、15樓至23樓及25樓至28樓所有D單位廚房）	玻璃、膠板及不銹鋼 廚櫃內鋪砌釉面陶瓷磚	瓷磚 廚櫃內鋪砌釉面陶瓷磚	乳膠漆及石膏板假天花髹乳膠漆	實心面板材料
	廚房的裝修物料的類型（於外露位置）（只適用於29樓A單位廚房）	瓷磚、鏡、人造石材及不銹鋼 廚櫃內鋪砌釉面陶瓷磚	瓷磚、人造石材及不銹鋼 廚櫃內鋪砌釉面陶瓷磚	石膏板假天花髹乳膠漆及鋁質百葉	人造石材
	牆壁的裝修物料是否鋪至天花板	牆身裝修物料鋪至假天花底			

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS

Item	Description	Material	Finishes	Accessories
a. Doors	Main Entrance door	Fire-resistant solid core timber swing door	Plastic laminate, polypropylene surface finish and wood veneer	Electrical lockset, door hinge, door closer, door viewer, door stopper, door chain and smoke seal
	Bedroom door	Hollow core timber swing door	Polypropylene surface finish and wood veneer	Lockset with handle, door stopper and door hinge
	Master Bedroom door	Hollow core timber swing door	Polypropylene surface finish and wood veneer	Lockset with handle, door stopper and door hinge
	Bathroom door (Applicable to 27/F-28/F bathrooms for all Flat A and 29/F bathroom 1 for Flat A only)	Hollow core timber swing door with louver	Polypropylene surface finish and wood veneer	Lockset with handle, door stopper, door hinge and hook
	Bathroom door (Applicable to 5/F-12/F, 15/F-23F and 25/F-28/F bathrooms for all Flat D and E and 29/F bathroom for Flat A only)	Hollow core timber swing door	Polypropylene surface finish and wood veneer	Lockset with handle, door stopper, door hinge and hook
	Bathroom door (Applicable to 5/F-12/F, 15/F-23/F and 25/F-26/F bathrooms for all Flat A, B, C and F and 27/F-28/F bathrooms for all Flat B and C only)	Hollow core timber sliding door with louvre	Polypropylene surface finish and wood veneer	Lockset with handle and sliding track

3. 室內裝置

細項	描述	用料	裝修物料	配件
a. 門	單位入口大門	防火實心木掩門	膠板、聚丙烯飾面及木皮	電子門鎖、門較、門鼓、防盜眼、門檔、防盜扣及防煙條
	睡房門	空心木掩門	聚丙烯飾面及木皮	門鎖連拉手、門檔及門較
	主人睡房門	空心木掩門	聚丙烯飾面及木皮	門鎖連拉手、門檔及門較
	浴室門 (只適用於27樓及28樓所有A單位浴室及29樓A單位浴室1)	空心木掩門連百葉	聚丙烯飾面及木皮	門鎖連拉手、門檔、門較及掛勾
	浴室門 (只適用於5樓至12樓、15樓至23樓及25樓至28樓所有D及E單位浴室及29樓A單位浴室)	空心木掩門	聚丙烯飾面及木皮	門鎖連拉手、門檔、門較及掛勾
	浴室門 (只適用於5樓至12樓、15樓至23樓及25樓至26樓所有A、B、C及F單位浴室及27樓至28樓所有B及C單位浴室)	空心木趟門連百葉	聚丙烯飾面及木皮	門鎖連拉手及路軌

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS

Item	Description	Material	Finishes	Accessories
a. Doors	Master Bathroom door	Hollow core timber swing door	Polypropylene surface finish panel and wood veneer	Lockset with handle, door stopper, door hinge and hook
	Kitchen door	Fire-resistant solid core timber swing door with fire rated glass	Polypropylene surface finish, wood veneer and stainless steel	Handle, door stopper, door hinge, door closer and smoke seal
	Utility Room door	Hollow core timber swing door	Polypropylene surface finish and wood veneer	Lockset with handle, door stopper and door hinge
	Lavatory door	Aluminium folding door with louvre	Powder coated aluminium	Lockset and handle
	Balcony and Utility Platform door	Aluminium frame glass door	Fluorocarbon coated aluminium frame and glass	Lockset and handle
	Private Flat Roof door	Aluminium frame glass door	Fluorocarbon coated aluminium frame and glass	Lockset and handle

3. 室內裝置

細項	描述	用料	裝修物料	配件
a. 門	主人浴室門	空心木掩門	聚丙烯飾面及木皮	門鎖連拉手、門檔、門較及掛勾
	廚房門	防火實心木掩門配防火玻璃	聚丙烯飾面、木皮及不銹鋼	拉手、門檔、門較、門鼓及防煙條
	工作間門	空心木掩門	聚丙烯飾面及木皮	門鎖連拉手、門檔及門較
	洗手間門	鋁摺門連百葉	粉末塗層鋁	門鎖及拉手
	露台及工作平台門	鋁框玻璃門	氟化碳塗鋁框及玻璃	門鎖及拉手
	私人平台門	鋁框玻璃門	氟化碳塗鋁框及玻璃	門鎖及拉手

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS

Item	Description			
	Type	Material		
b. Bathroom	Type and material of fittings and equipment	Basin countertop	Solid surface material	
		Basin cabinet	Wooden cabinet with plastic laminate, and stainless steel	
		Mirror cabinet	Wooden cabinet with mirror, plastic laminate, stainless steel and aluminium panel	
		Water closet	Vitreous china	
		Wash basin	Solid surface material	
		Wash basin mixer	Brass	
		Towel bar	Aluminium	
		Paper holder	Stainless steel	
		Robe hook	Brass	
		Type and material of water supply system	Cold water supply	Copper water pipes
	Hot water supply		Copper water pipes with thermal insulation	
	Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower compartment	Tempered glass and metal	
		Shower set	Brass	
		Bathtub	Enamel steel	
	Fittings & Equipment	Size		
	Size of bathtub, if applicable	1500W X 700L X410H(mm)		

3. 室內裝置

細項	描述			
	Type	用料		
b. 浴室	裝置及設備的類型及用料	洗手盆檯面	實心面板材料	
		洗手盆櫃	木製櫃配膠板及不銹鋼	
		鏡櫃	木製櫃配鏡、膠板、不銹鋼及鋁質物料	
		坐廁	陶瓷	
		洗手盆	實心面板材料	
		洗手盆水龍頭	黃銅	
		毛巾棍	鋁質物料	
		廁紙架	不銹鋼	
		掛勾	黃銅	
		供水系統的類型及用料	冷水供應	銅喉
	熱水供應		配有隔熱絕緣保護之銅喉	
	沐浴設施(包括花灑或浴缸(如適用的話))	淋浴間	鋼化玻璃及金屬	
		花灑套裝	黃銅	
		浴缸	鋼瓷釉	
	用料	尺寸		
	浴缸大小(如適用的話)	1500闊 X 700長 X410高(毫米)		

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

3. INTERIOR FITTINGS

Item	Description			
c. Kitchen/ Open Kitchen	Sink unit	Stainless steel		
	Water supply system	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply		
	Kitchen cabinet	Material	Finishes	
		Timber kitchen cabinet (Applicable to 5/F-12/F, 15/F-23/F and 25/F-28/F)	Plastic laminate, melamine surface finish and aluminium	
	Timber kitchen cabinet (Applicable to 29/F only)	Melamine surface finish, glass, plastic laminate and aluminium		
Type of all other fittings and equipment	Brass sink mixer Smoke detector and sprinkler head are fitted in or near open kitchen For the appliances brand name and model number, please refer to the "Appliances Schedule"			
		Fittings	Type	Material
d. Bedroom	Type of fittings (Including built-in wardrobe)	Not applicable	Not applicable	Not applicable
e. Telephone	Location and number of connection points	Please refer to the "Schedule for Mechanical & Electrical Provisions"		
f. Aerials	Location and number of connection points	Please refer to the "Schedule for Mechanical & Electrical Provisions"		

3. 室內裝置

細項	描述			
c. 廚房/開放式廚房	洗滌盆	不銹鋼		
	供水系統	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉		
	廚櫃	用料	裝修物料	
		木製廚櫃 (適用於5樓至12樓、15樓至23樓及25樓至28樓)	膠板、三聚氰胺飾面及鋁質物料	
木製廚櫃 (適用於29樓)	三聚氰胺飾面、玻璃、膠板及鋁質物料			
所有其他裝置及設備的類型	黃銅冷熱水龍頭 開放式廚房內或附近裝置煙霧探測器及消防花灑頭 有關設備之品牌及型號，請參閱「設備說明表」			
		裝置	類型	用料
d. 睡房	裝置 (包括嵌入式衣櫃) 的類型及用料	不適用	不適用	不適用
e. 電話	接駁點的位置及數目	請參考「機電裝置位置及數量說明表」		
f. 天線	接駁點的位置及數目	請參考「機電裝置位置及數量說明表」		

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS

Item	Description	
	Fittings	Type
g. Electrical installations	Electrical fittings (Including safety devices)	Electrical fittings Faceplate for all switches and power sockets
	Safety devices	Three phases electricity supply with miniature circuit breaker distribution board
	Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed ¹ 1. Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.
	Location and number of power points and air-conditioner points	Please refer to the "Schedule for Mechanical & Electrical Provisions"
Fittings		
h. Gas supply	Type	Not applicable
	System	Not applicable
	Location	Not applicable
i. Washing machine connection point	Location	Please refer to the "Schedule for Mechanical & Electrical Provisions"
	Design	Water point of a design of 22mm in diameter and drain point of a design of 40mm in diameter for washing machine are provided.
j. Water supply	Material of water pipes	Copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply
	Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed ² 2. Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.
	Whether hot water is available	Hot water supply for Kitchen, Bathroom and Lavatories

3. 室內裝置

細項	描述	
	裝置	類型
g. 電力裝置	供電附件 (包括安全裝置)	供電附件 所有開關制及插座之面板
	安全裝置	三相電力供應並裝妥微型斷路器
	導管是隱藏或外露	導管是部分隱藏及部分外露 ¹ 1除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或暗藏。
	電插座及空調機接駁點的位置及數目	請參閱「機電裝置位置及數量說明表」
裝置		
h. 氣體供應	類型	不適用
	系統	不適用
	位置	不適用
i. 洗衣機接駁點	位置	請參閱「機電裝置位置及數量說明表」
	設計	備有設計為直徑22毫米之洗衣機來水位及設計為直徑40毫米之洗衣機排水位。
j. 供水	水管的用料	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉
	水管是隱藏或外露	水管是部分隱藏及部分外露 ² 2除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或暗藏。
	有否熱水供應	廚房、浴室及洗手間有熱水供應

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

4. MISCELLANEOUS

Item	Description			
a. Lifts	Brand name and model number	Brand Name	KONE	
		Model Number	MonoSpace	
	Number and floors served by them	Number of lifts	2	
		Floor served by the lifts	Lift No. 1: G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-29/F and Roof Lift No. 2: G/F, 2/F-3/F, 5/F-12/F, 15/F-23/F and 25/F-29/F	
b. Letter box	Material	Stainless steel		
c. Refuse collection	Means of refuse collection	Collected by cleaners		
	Location of refuse room	Refuse storage and material recovery room is located at common area of each residential floor Refuse storage chamber is located at G/F		
		Water meter	Electricity meter	Gas meter
d. Water meter, electricity meter and gas meter	Location	Inside common water meter cabinet on each floor	Inside common electrical duct on each floor	Not applicable
	Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Not applicable

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.

4. 雜項

細項	描述			
a. 升降機	品牌名稱及產品型號	品牌名稱	通力	
		產品型號	MonoSpace	
	升降機的數目及到達的樓層	升降機的數目	2	
		到達的樓層	升降機 1 號：地下、1 樓至 3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 29 樓及天台 升降機 2 號：地下、2 樓至 3 樓、5 樓至 12 樓、15 樓至 23 樓及 25 樓至 29 樓	
b. 信箱	用料	不銹鋼		
c. 垃圾收集	垃圾收集的方法	由清潔工人收集垃圾		
	垃圾房的位置	垃圾及物料回收室位於每層住宅樓層之公用地方 垃圾房位於地下		
		水錶	電錶	氣體錶
d. 水錶、電錶及氣體錶	位置	設於每層之公共用水錶箱	每層之公共電力管道	不適用
	就住宅單位而言是獨立抑或公用的錶	獨立錶	獨立錶	不適用

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。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

5. SECURITY FACILITIES

Item	Description	
Security system and equipment (including details of built-in provisions and their locations)	Access control and security system	Smart card access control system are installed at main entrance door on G/F of the Development
	CCTV	CCTV system is provided at main entrance

6. APPLIANCES

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

5. 保安設施

細項	描述	
保安系統及設備 (包括嵌入式的裝修的細節及其位置)	入口通道控制及保安系統	發展項目地下入口大門裝有智能咭入口通道控制系統
	閉路電視	單位入口裝有閉路電視系統

6. 設備

細項	描述
設備	有關設備之品牌名稱及產品型號，請參閱「設備說明表」

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

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Appliances Schedule 設備說明表

Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	5/F 5樓						6/F-12/F, 15/F-23/F, 25/F-26/F 6樓至12樓、15樓至23樓、 25樓至26樓						27/F 27樓					28/F 28樓					29/F 29樓
			A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	A	B	C	D	E	A
Split Type Heat Pump Air-Conditioner (Indoor Unit) 分體式空調機(室內機)	Daikin 大金	FTXD25AV1H	-	-	-	-	✓	-	-	-	-	-	✓	-	✓	-	-	-	✓	✓	-	-	-	✓	-
	Daikin 大金	FTXD35AV1H	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
	Daikin 大金	FTXD50AV1H	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
	Daikin 大金	FTXS25KVMN	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	-	✓	✓	✓	✓	✓
	Daikin 大金	FTXS35KVMN	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	✓	-	-	-	-	-
	Daikin 大金	FTXS50KAVMN	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	-	✓	✓	-	✓	✓	-	✓	-	✓	✓	-	✓
	Daikin 大金	FTXS71KAVMN	-	-	-	✓	-	-	-	-	-	✓	-	-	✓	-	-	✓	-	✓	-	-	✓	-	✓
Split Type Heat Pump Air-Conditioner (Outdoor Unit) 分體式空調機(室外機)	Daikin 大金	RXD25AV1H	-	-	-	-	✓	-	-	-	-	-	✓	-	✓	-	-	-	✓	✓	-	-	-	✓	-
	Daikin 大金	RXD35AV1H	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
	Daikin 大金	RXD50AV1H	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
	Daikin 大金	3MXS80AA	✓	✓	✓	-	✓	✓	✓	✓	✓	-	✓	✓	-	✓	✓	-	✓	-	✓	✓	-	✓	-
	Daikin 大金	4MXS115HV2C	-	-	-	✓	-	-	-	-	-	✓	-	-	✓	-	-	✓	-	✓	-	-	✓	-	✓
Thermo Ventilator 浴室寶	Panasonic 樂聲牌	FV-40BE3H2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 18/21/24 LCD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Induction hob 電磁爐	Gorenje	GI3231BSCHK	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
Induction hob 電磁爐	Gorenje	IS646BG	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓

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

Note:

1. The symbol "✓" as shown in the above table denotes "Provided".
2. The symbol "-" as shown in the above table denotes "Not Provided".

備註:

1. 上表所示之「✓」代表「提供」。
2. 上表所示之「-」代表「不提供」。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Appliances Schedule 設備說明表

Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	5/F 5樓						6/F-12/F, 15/F-23/F, 25/F-26/F 6樓至12樓、15樓至23樓、 25樓至26樓						27/F 27樓					28/F 28樓					29/F 29樓
			A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	A	B	C	D	E	A
Cooker hood 抽油煙機	Gorenje	BHP623E13X	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
Cooker hood 抽油煙機	Gorenje	BHP923E13X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
Washing & Drying Machine 洗衣乾衣機	Gorenje	WDI854V/HK	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Refrigerator 雪櫃	Gorenje	RBI4122E1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
Refrigerator 雪櫃	Gorenje	NRKI5182A1HK	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
Microwave Oven 微波焗爐	Gorenje	BM201AG1BG	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
Combi Steam Oven 蒸焗爐	Gorenje	BCS598S24X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
Wine Cooler 酒櫃	Gorenje	WCIU3090A1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
Ventilation Fan 抽氣扇	Ostberg 奧斯博格	LPK 125 B1-c 50Hz	-	-	-	-	✓	-	-	-	-	-	✓	-	-	-	-	-	✓	-	-	-	-	✓	✓
Video Doorphone 視像對講機	Akuvox 睿雲聯	Akuvox S562	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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

Note:

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23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表

Location 位置	Mechanical & Electrical Provisions 機電裝置	5/F 5樓						6/F-12/F, 15/F-23/F, 25/F-26/F 6樓至12樓、15樓至23樓、 25樓至26樓						27/F 27樓					28/F 28樓					29/F 29樓
		A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	A	B	C	D	E	A
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Living Room/ Dining Room 客廳/飯廳	Video Doorphone 視像對講機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Door Bell 門鐘	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	3	2	2	3	4	3	3	2	2	3	4	3	3	2	2	4	4	3	2	2	4	4	6
	Lighting Switch 燈掣	2	2	2	3	5	2	2	2	2	3	5	2	4	2	2	3	5	4	2	2	3	5	5
	TV/FM Outlet 電視/電台天線插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3
	Telephone Outlet 電話插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3
	Data Outlet 上網插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3
	Twin Socket Outlet 雙位電插座	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	4
	Fused Spur Unit for Shoe Cabinet Lighting 鞋櫃燈接線位	-	-	-	1	-	-	-	-	-	1	-	-	-	-	-	1	-	-	-	-	1	-	1
	13A Single Socket Outlet (with USB port) 13安培單位電插座(附有USB接口)	-	-	-	1	-	-	-	-	-	1	-	-	-	-	-	1	-	-	-	-	1	-	1
	Switch for Air-Conditioner Indoor Unit 室內空調機接線掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2
	Double Pole Switch for Electric Water Heater and Thermo Ventilator 電熱水爐及浴室寶開關掣	-	-	-	-	1	-	-	-	-	-	1	-	1	-	-	-	1	1	-	-	-	1	1
	Smoke Detector 煙霧探測器	1	1	1	1	-	1	1	1	1	1	-	1	1	1	1	1	-	1	1	1	1	-	-
	Distribution Board 配電箱	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	1	/	/	/	/	/
	Data Outlet 上網插座	/	/	/	/	/	/	/	/	/	/	/	/	2	/	/	/	/	2	/	/	/	/	/
	Socket Outlet for Microwave Oven 微波焗爐電插座	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	1	/	/	/	/	/
Socket Outlet for Refrigerator 雪櫃電插座	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	1	/	/	/	/	/	
Double Pole Switch for Electric Water Heater 電熱水爐開關制	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	1	/	/	/	/	/	
Single Socket Outlet 單位電插座	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	1	/	/	/	/	/	

Notes:

- The numbers as shown in the above table denote the numbers provided.
- The symbol “-” as shown in the above table denotes “Not Provided”.
- The symbol “/” as shown in the above table denotes “Not Applicable”.

備註:

- 上表顯示的數目代表提供的數量。
- 上表所示之「-」代表「不提供」。
- 上表所示之「/」代表「不適用」。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表

Location 位置	Mechanical & Electrical Provisions 機電裝置	5/F 5樓						6/F-12/F, 15/F-23/F, 25/F-26/F 6樓至12樓、15樓至23樓、 25樓至26樓						27/F 27樓					28/F 28樓					29/F 29樓
		A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	A	B	C	D	E	A
Bedroom 睡房	Lighting Point 燈位	1	1	1	/	/	1	1	1	1	/	/	1	/	1	1	/	/	/	1	1	/	/	/
	Lighting Switch 燈掣	2	2	2	/	/	2	2	2	2	/	/	2	/	2	2	/	/	/	2	2	/	/	/
	TV/FM Outlet 電視/電台天線插座	1	1	1	/	/	1	1	1	1	/	/	1	/	1	1	/	/	/	1	1	/	/	/
	Telephone Outlet 電話插座	1	1	1	/	/	1	1	1	1	/	/	1	/	1	1	/	/	/	1	1	/	/	/
	Data Outlet 上網插座	1	1	1	/	/	1	1	1	1	/	/	1	/	1	1	/	/	/	1	1	/	/	/
	Twin Socket Outlet 雙位電插座	2	2	2	/	/	2	2	2	2	/	/	2	/	2	2	/	/	/	2	2	/	/	/
	Switch for Air-Conditioner Indoor Unit 室內空調機接線掣	1	1	1	/	/	1	1	1	1	/	/	1	/	1	1	/	/	/	1	1	/	/	/
Double Pole Switch for Electric Water Heater and Thermo Ventilator 電熱水爐及浴室寶開關掣	1	1	1	/	/	1	1	1	1	/	/	1	/	1	1	/	/	/	1	1	/	/	/	
Bedroom 1 睡房 1	Lighting Point 燈位	/	/	/	1	1	/	/	/	/	1	1	/	1	/	/	1	1	1	/	/	1	1	1
	Lighting Switch 燈掣	/	/	/	2	2	/	/	/	/	2	2	/	2	/	/	2	2	2	/	/	2	2	3
	TV/FM Outlet 電視/電台天線插座	/	/	/	1	1	/	/	/	/	1	1	/	1	/	/	1	1	1	/	/	1	1	1
	Telephone Outlet 電話插座	/	/	/	1	1	/	/	/	/	1	1	/	1	/	/	1	1	1	/	/	1	1	1
	Data Outlet 上網插座	/	/	/	1	1	/	/	/	/	1	1	/	1	/	/	1	1	1	/	/	1	1	1
	Twin Socket Outlet 雙位電插座	/	/	/	2	2	/	/	/	/	2	2	/	2	/	/	2	2	2	/	/	2	2	2
	Switch for Air-Conditioner Indoor Unit 室內空調機接線掣	/	/	/	1	1	/	/	/	/	1	1	/	1	/	/	1	1	1	/	/	1	1	1
Double Pole Switch for Electric Water Heater and Thermo Ventilator 電熱水爐及浴室寶開關掣	/	/	/	1	-	/	/	/	/	1	-	/	-	/	/	1	-	-	/	/	1	-	1	

Notes:

- The numbers as shown in the above table denote the numbers provided.
- The symbol “ - ” as shown in the above table denotes “Not Provided”.
- The symbol “ / ” as shown in the above table denotes “Not Applicable”.

備註:

- 上表顯示的數目代表提供的數量。
- 上表所示之「 - 」代表「不提供」。
- 上表所示之「 / 」代表「不適用」。

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

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表

Location 位置	Mechanical & Electrical Provisions 機電裝置	5/F 5樓						6/F-12/F, 15/F-23/F, 25/F-26/F 6樓至12樓、15樓至23樓、 25樓至26樓						27/F 27樓					28/F 28樓					29/F 29樓
		A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	A	B	C	D	E	A
Bedroom 2 睡房 2	Lighting Point 燈位	/	/	/	/	1	/	/	/	/	/	1	/	1	/	/	/	/	1	/	/	/	/	/
	Lighting Switch 燈掣	/	/	/	/	1	/	/	/	/	/	1	/	1	/	/	/	/	1	/	/	/	/	/
	TV/FM Outlet 電視/電台天線插座	/	/	/	/	1	/	/	/	/	/	1	/	1	/	/	/	/	1	/	/	/	/	/
	Telephone Outlet 電話插座	/	/	/	/	1	/	/	/	/	/	1	/	1	/	/	/	/	1	/	/	/	/	/
	Data Outlet 上網插座	/	/	/	/	1	/	/	/	/	/	1	/	1	/	/	/	/	1	/	/	/	/	/
	Single Socket Outlet 單位電插座	/	/	/	/	1	/	/	/	/	/	1	/	-	/	/	/	/	-	/	/	/	/	/
	Twin Socket Outlet 雙位電插座	/	/	/	/	1	/	/	/	/	/	1	/	2	/	/	/	/	2	/	/	/	/	/
	Switch for Air-Conditioner Indoor Unit 室內空調機接線掣	/	/	/	/	1	/	/	/	/	/	1	/	1	/	/	/	/	1	/	/	/	/	/
Master Bedroom 主人睡房	Lighting Point 燈位	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	2
	Lighting Switch 燈掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	4
	TV/FM Outlet 電視/電台天線插座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1
	Telephone Outlet 電話插座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1
	Data Outlet 上網插座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1
	Single Socket Outlet 單位電插座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	-
	Twin Socket Outlet 雙位電插座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	3
	Switch for Air-Conditioner Indoor Unit 室內空調機接線掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	2
Double Pole Switch for Electric Water Heater and Thermo Ventilator 電熱水爐及浴室寶開關掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	

Notes:

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備註:

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

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表

Location 位置	Mechanical & Electrical Provisions 機電裝置	5/F 5樓						6/F-12/F, 15/F-23/F, 25/F-26/F 6樓至12樓、15樓至23樓、 25樓至26樓						27/F 27樓					28/F 28樓					29/F 29樓
		A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	A	B	C	D	E	A
Bathroom 浴室	Fused Spur Unit for Bathroom Light Strip and Mirror Cabinet Lighting 浴室燈帶、鏡櫃燈接線位	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Lighting Point 燈位	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
	Fused Spur Unit For Thermal Ventilator 浴室實接線蘇	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Twin Socket Outlet 雙位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	30A TPN Isolator for Electric Water Heater Controller 30安培三相電熱水爐刀制	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bathroom 1 浴室 1	Fused Spur Unit for Mirror Cabinet Lighting 鏡櫃燈接線位	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	
	Lighting Point 燈位	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	4	
	Connection Unit For Thermal Ventilator 浴室實接線蘇	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	
	Twin Socket Outlet 雙位電插座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	
	30A TPN Isolator for Electric Water Heater Controller 30安培三相電熱水爐刀制	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	
Master Bathroom 主人浴室	Fused Spur Unit for Mirror Cabinet Lighting 鏡櫃燈接線位	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	
	Lighting Point 燈位	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	4	
	Connection Unit For Thermal Ventilator 浴室實接線蘇	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	
	Twin Socket Outlet 雙位電插座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	
	30A TPN Isolator for Electric Water Heater Controller 30安培三相電熱水爐刀制	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	

Notes:

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備註:

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

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表

Location 位置	Mechanical & Electrical Provisions 機電裝置	5/F 5樓						6/F-12/F, 15/F-23/F, 25/F-26/F 6樓至12樓、15樓至23樓、 25樓至26樓						27/F 27樓					28/F 28樓					29/F 29樓
		A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	A	B	C	D	E	A
Open Kitchen 開放式廚房	Distribution Board 配電箱	1	1	1	1	/	1	1	1	1	1	/	1	/	1	1	1	/	/	1	1	1	/	/
	Lighting Point 燈位	1	1	1	1	/	1	1	1	1	1	/	1	2	1	1	1	/	2	1	1	1	/	/
	Data Outlet 上網插座	2	2	2	2	/	2	2	2	2	2	/	2	/	2	2	2	/	/	2	2	2	/	/
	Socket Outlet for Cooker Hood 抽油煙機插座	1	1	1	1	/	1	1	1	1	1	/	1	1	1	1	1	/	1	1	1	1	/	/
	Socket Outlet for Washing & Drying Machine 洗衣乾衣機電插座	1	1	1	1	/	1	1	1	1	1	/	1	1	1	1	1	/	1	1	1	1	/	/
	20A Connection Unit for Induction Hob 電磁爐20A接線蘇	1	1	1	1	/	1	1	1	1	1	/	1	1	1	1	1	/	1	1	1	1	/	/
	Fused Spur Unit for Kitchen Cabinet Lighting 廚櫃燈接線位	1	1	1	1	/	1	1	1	1	1	/	1	1	1	1	1	/	1	1	1	1	/	/
	Socket Outlet for Microwave Oven 微波焗爐電插座	1	1	1	1	/	1	1	1	1	1	/	1	/	1	1	1	/	/	1	1	1	/	/
	Socket Outlet for Refrigerator 雪櫃電插座	1	1	1	1	/	1	1	1	1	1	/	1	/	1	1	1	/	/	1	1	1	/	/
	Double Pole Switch for Electric Water Heater 電熱水爐開關制	1	1	1	1	/	1	1	1	1	1	/	1	/	1	1	1	/	/	1	1	1	/	/
	30A SPN Isolator for Electric Water Heater Controller 30安培單相電熱水爐刀制	1	1	1	1	/	1	1	1	1	1	/	1	1	1	1	1	/	1	1	1	1	/	/
	13A Twin Socket Outlet (with USB port) 13安培雙位電插座(附有USB接口)	1	1	1	1	/	1	1	1	1	1	/	1	1	1	1	1	/	1	1	1	1	/	/
	Single Socket Outlet 單位電插座	1	1	1	1	/	1	1	1	1	1	/	1	/	1	1	1	/	/	1	1	1	/	/
	Water Supply for Washing & Drying Machine 洗衣乾衣機來去水	1	1	1	1	/	1	1	1	1	1	/	1	1	1	1	1	/	1	1	1	1	/	/
	Fire Sprinkler Head 消防花灑頭	3	2	2	4	/	3	3	2	2	4	/	3	2	2	2	4	/	2	2	2	4	/	/

Notes:

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2. The symbol “ - ” as shown in the above table denotes “Not Provided”.
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備註:

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

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表

Location 位置	Mechanical & Electrical Provisions 機電裝置	5/F 5樓						6/F-12/F, 15/F-23/F, 25/F-26/F 6樓至12樓、15樓至23樓、 25樓至26樓						27/F 27樓					28/F 28樓					29/F 29樓
		A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	A	B	C	D	E	A
Kitchen 廚房	Distribution Board 配電箱	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	1	1
	Lighting Point 燈位	/	/	/	/	3	/	/	/	/	/	3	/	/	/	/	/	3	/	/	/	/	3	6
	Lighting Switch 燈掣	/	/	/	/	-	/	/	/	/	/	-	/	/	/	/	/	-	/	/	/	/	-	2
	Data Outlet 上網插座	/	/	/	/	2	/	/	/	/	/	2	/	/	/	/	/	2	/	/	/	/	2	2
	Socket Outlet for Cooker Hood 抽油煙機插座	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	1	2
	Socket Outlet for Washing & Drying Machine 洗衣乾衣機電插座	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	1	1
	5A Switched Fused Spur for Ventilation Fan 抽氣扇5A熔斷開關	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	1	2
	20A Connection Unit for Induction Hob 電磁爐20A接線蘇	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	1	/
	45A Connection Unit for Induction Hob 電磁爐45A接線蘇	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1
	45A Double Pole Switch for Induction Hob 電磁爐45A開關制	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1
	Fused Spur Unit for Kitchen Cabinet Lighting 廚櫃燈接線位	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	1	1
	Socket Outlet for Microwave Oven 微波焗爐電插座	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	1	-
	Socket Outlet for Combi Steam Oven 蒸焗爐	/	/	/	/	-	/	/	/	/	/	-	/	/	/	/	/	-	/	/	/	/	-	1
	Socket Outlet for Refrigerator 雪櫃電插座	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	1	/
	Double Pole Switch for Electric Water Heater and Ventilation Fan 電熱水爐及抽氣扇開關制	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	1	/
Double Pole Switch for Ventilation Fan 抽氣扇開關制	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	

Notes:

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備註:

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23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表

Location 位置	Mechanical & Electrical Provisions 機電裝置	5/F 5樓						6/F-12/F, 15/F-23/F, 25/F-26/F 6樓至12樓、15樓至23樓、 25樓至26樓						27/F 27樓					28/F 28樓					29/F 29樓
		A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	A	B	C	D	E	A
Kitchen 廚房	30A SPN Isolator for Electric Water Heater Controller 30安培單相電熱水爐刀制	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	1	1
	13A Twin Socket Outlet (with USB port) 13安培雙位電插座(附有USB接口)	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	1	1
	Socket Outlet for Wine Fridge 酒櫃電插座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1
	Single Socket Outlet 單位電插座	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	1	3
	Water Supply for Washing & Drying Machine 洗衣乾衣機來去水	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	1	1
Utility Room 工作間	Lighting Point 燈位	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1
	Lighting Switch 燈掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1
	Switch for Air-Conditioner Indoor Unit 室內空調機接線掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1
	5A Switched Fused Spur for Ventilation Fan 抽氣扇5A熔斷開關	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1
	Double Pole Switch for Electric Water Heater and Ventilation Fan 電熱水爐及抽氣扇開關制	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1
Single Socket Outlet 單位電插座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	
Lavatory 洗手間	Lighting Point 燈位	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1
	30A SPN Isolator for Electric Water Heater Controller 30安培單相電熱水爐刀制	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1
Balcony and Utility Platform 露台及工作平台	Lighting Point 燈位	/	1	1	1	/	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Notes:

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23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表

Location 位置	Mechanical & Electrical Provisions 機電裝置	5/F 5樓						6/F-12/F, 15/F-23/F, 25/F-26/F 6樓至12樓、15樓至23樓、 25樓至26樓						27/F 27樓					28/F 28樓					29/F 29樓
		A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	A	B	C	D	E	A
Air-conditioning Platform 空調機平台	Waterproof Isolator Switch for Air-Conditioner Outdoor Unit 空調室外機防水隔離開關掣	/	1	1	1	/	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Air-conditioning Hood 空調機罩	Waterproof Isolator Switch for Air-Conditioner Outdoor Unit 空調室外機防水隔離開關掣	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	/	1	1	/	/	/	1	/
Private Flat Roof 私人平台	Lighting Point 燈位	1	/	/	/	1	2	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	5
	Water proof single socket 防水單位電插座	1	/	/	/	1	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	-
	Waterproof Isolator Switch for Air-Conditioner Outdoor Unit 空調室外機防水隔離開關掣	1	/	/	/	1	1	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	3
Roof 平台	Lighting Point 燈位	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	17
	Water proof single socket 防水單位電插座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	2
	Water proof Lighting Switch 防水燈掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	2

Notes:

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備註:

1. 上表顯示的數目代表提供的數量。
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24 SERVICE AGREEMENTS

服務協議

1. Potable and flushing water is supplied by Water Supplies Department.
2. Electricity is supplied by The Hongkong Electric Company Limited.

1. 食水及沖廁水由水務署供應。
2. 電力由香港電燈有限公司供應。

25 GOVERNMENT RENT 地稅

The owner will pay / has paid all outstanding Government rent in respect of each residential property up to and including the date of the Assignment of the relevant residential property.

擁有人將會繳付 / 已繳付有關住宅物業之地租直至並包括有關住宅物業之轉讓契日期為止。

26 MISCELLANEOUS PAYMENTS BY PURCHASER

買方的雜項付款

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

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金。
2. 交付住宅單位時，買方無須向擁有人支付廢料清理費。

Notes:

1. The purchaser is not liable to reimburse the owner for the deposit for gas as there will be no gas supply to the residential property.
2. The purchaser shall in fact pay the deposits for water and electricity to the manager of the Development.
3. The purchaser shall in fact pay the debris removal fee to the manager of the Development.

備註：

1. 由於住宅物業並無氣體供應，買方無須向有擁有人補還氣體按金。
2. 買方事實上須向期數的管理人支付水及電力的按金。
3. 買方事實上須向期數的管理人支付清理廢料的費用。

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

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

按買賣合約的規定，住宅單位及住宅單位內裝置、裝修物料及設備之欠妥之處的保養責任期為住宅單位之成交日期起計為期六(6)個月內。

28 MAINTENANCE OF SLOPES 斜坡維修

Not Applicable.

不適用。

29 MODIFICATION 修訂

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

本發展項目現時並沒有向政府提出申請中的修訂批地文件。

30 RELEVANT INFORMATION 有關資料

1. Gas

No gas supply is provided to the residential properties in the Development and no gas pipes for the supply of town gas or liquefied petroleum gas to the residential properties are installed. Flame cooking is not allowed in the residential properties in the Development.

2. Pipes

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

3. Operation of gondola

The Manager shall have the right at all times to extend, maintain, operate, move and have access to, over and/or into or partly into the portion of airspace above the flat roof or private flat roof or the parapet walls of the flat roof or private flat roof as may be determined by the Manager, a tracked telescopic jib gondola and/or any jib, davit arm, other equipment or device of maintenance (collectively referred as the "gondola" which expression shall include all jibs, brackets, hinges, posts or other related equipment) (i) to service, cleanse, enhance, maintain, repair, renovate, decorate, improve and/or replace any part of any exterior (other than such part or parts the exclusive right to use is vested in an Owner) of the Development, and (ii) to remain temporarily over and/or on the said airspace for such period as may be necessary, for the purpose of inspecting, rebuilding, repairing, renewing, maintaining, cleaning, painting or decorating all or any part of the Common Areas and Facilities and/or the Development.

4. Lighting

Facade lighting is installed on the external walls and/or architectural features of some residential properties and the Commercial Accommodation of the Development and may be turned on from time to time. The illumination of the facade lighting may affect the enjoyment of some residential properties in the Development in terms of the views, lighting and other aspects of the surrounding environment.

5. Areas for air-conditioning of the residential properties

Under the deed of mutual covenant ("DMC"), no individual air-conditioner platforms, air-conditioning or other units shall be installed through any window or external walls and any part thereof other than at areas for air conditioning of the residential properties and all possible measures shall be taken to prevent excessive noise, condensation or dripping on to any part of the lot or the Development. For the locations of the areas for air-conditioning of the residential properties, please refer to "Floor Plans of Residential Properties in the Development" section in this sales brochure.

6. Placing of air-conditioning outdoor units

Air-conditioning outdoor units for the residential property are placed on the flat roofs of the residential properties or the air-conditioner platforms adjacent to the combined balconies and utility platforms. The placing of air-conditioning outdoor units on the flat roofs or the air-conditioner platforms may affect the enjoyment of the relevant residential properties in terms of heat, noise, view, vibration or other aspects. For the locations of the air-conditioning outdoor units on the flat roofs or the air-conditioner platforms, please refer to the "Floor Plans of Residential Properties in the Development" section in this sales brochure.

7. Open kitchen

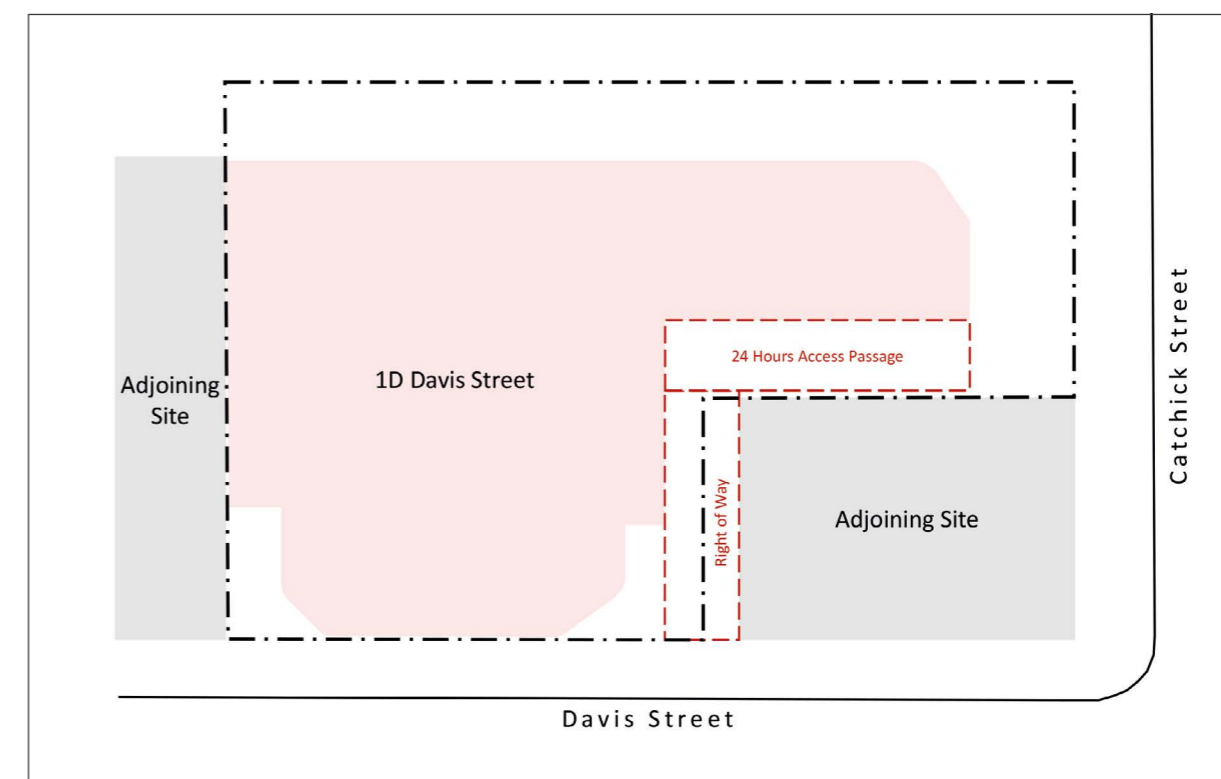
Under the DMC, in compliance with the requirements in the Fire Safety Management Plan, owners of the residential properties with open kitchen shall at all reasonable times on reasonable notice (except in an emergency when no notice is required) allow the Manager and the registered fire services installation contractor(s) to enter into his residential property to carry out check, inspection, testing or maintenance of the fire services installations therein (at the cost of the relevant owners) or verify observance and compliance of provisions referred to in the DMC.

8. Exhaust louvers

There may be exhaust louvers connecting from the shop(s) on G/F and 1/F for exhaust from air-conditioning system and business operations. The alignment and position of the exhaust louvers may be changed from time to time and are subject to compliance with the relevant statutory requirements and the directions from the relevant governmental authorities. Prospective purchasers should note the possible effect (if any) of such exhaust louvers on individual residential properties.

9. 24-hour access passage

In accordance with the agreement with statutory authorities, a 24-hour access passage must be maintained to ensure uninterrupted connectivity to the Right of Way with the adjoining site.



1. 氣體

發展項目的住宅物業沒有提供氣體供應，以及沒有安裝供應煤氣或石油氣至住宅物業的氣體喉。發展項目的住宅物業內不能明火煮食。

2. 喉管

發展項目部分住宅物業的平台及/或露台及/或工作平台及/或天台的外牆或毗鄰其外牆裝有喉管，部分住宅物業的景觀可能因此受到影響。有關喉管的位置，請參閱發展項目最新經批准的建築圖則。

3. 吊船的運作

管理人有權在任何時間在管理人決定的平台或私人平台及/或平台或私人平台的矮牆對上的空域及/或進佔其中部分範圍伸延、維持、操作和移動有軌伸縮吊船及/或任何搖臂、吊臂、其他設備或維修裝置（統稱為「吊船」，包括所有搖臂、支架、鉸鏈、支柱或其他有關設備），以及通行該處，(i) 旨在檢修、清潔、改良、保養、維修、翻新、裝飾、改善及/或更換發展項目外部任何部分（業主擁有專屬使用權的部分除外），並 (ii) 可按需要短暫逗留在前述空域之中及/或其上一段時間，以便檢查、重建、維修、更新、保養、清潔、清鬆漆或裝飾公用地方及設施及/或發展項目之所有或任何部分。

4. 燈飾

外牆裝飾燈裝設在發展項目部分住宅物業及商業樓宇的外牆及/或建築裝飾上，並可能不時開啟。外牆裝飾燈的照明可能對發展項目部份住宅物業的享用，諸如景觀、光或對周邊環境的其他方面造成影響。

5. 住宅物業的空調機範圍

根據公契，除安裝於住宅物業的空調機範圍內，不得通過任何窗戶或外牆及其任何部分安裝單獨的空調機平台、空調機或其他機體，並應採取一切可能的措施防止過度噪音、冷凝水或滴水到該地段或發展項目的任何部分。有關住宅物業的空調機範圍的位置，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」一節。

6. 放置室外冷氣機

住宅物業的室外冷氣機放置在住宅物業的平台或毗鄰於住宅物業的合併露台及工作平台的冷氣機平台。該等被放置於平台或冷氣機平台的室外冷氣機可能對有關的住宅物業的享用，諸如熱氣、噪音、景觀、震動或其他方面造成影響。有關平台或冷氣機平台的室外冷氣機的位置，請參閱本售樓說明書的「發展項目中的住宅物業的樓面平面圖」一節。

7. 開放式廚房

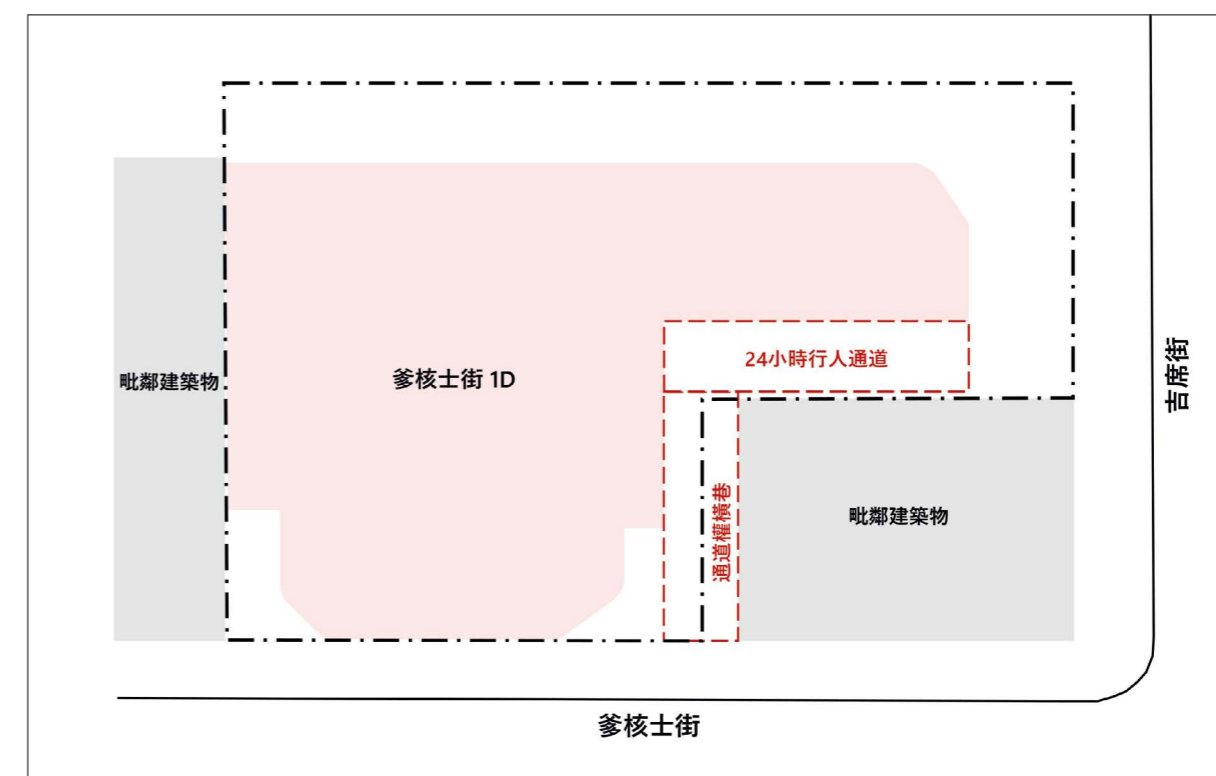
根據公契，為遵守《消防安全管理計劃》內的要求，開放式廚房的住宅物業的業主必須在任何合理時間在合理通知下（緊急情況除外）允許管理人及註冊消防裝置承辦商，進入其住宅物業以進行檢查、檢視、測試或保養該住宅物業內的消防裝置（費用及支出由相關業主承擔），或核實是否遵守及符合公契所述的規定。

8. 排氣口

位於地下及1樓的商舖可能會安裝排氣口以給空調系統及經營之業務作出排氣。排氣口的排列及位置或會不時更改，並須符合相關法例要求及有關政府部門的指引。準買家請注意上述排氣口對個別住宅物業可能造成的影響（如有）。

9. 24小時通行的通道

根據與法定機構的協議，須預留一條24小時行人通道，以連接與毗鄰建築物之間的通行權橫巷（Right of Way）。



31

THE ADDRESS OF WEBSITE DESIGNATED FOR THE DEVELOPMENT
發展項目的指定互聯網網站的網址

The address of the website designated by the Vendor for the Development:

www.KennedyBay.com.hk

賣方就本發展項目指定的互聯網網址：

www.KennedyBay.com.hk

32 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 獲寬免總樓面面積的設施分項

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.

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。

		Area (m ²) 面積 (平方米)
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		
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)	Not Applicable 不適用
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	70.559
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	452.530
2.3	Non-mandatory or non-essential plant room such as air-conditioning 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

		Area (m ²) 面積 (平方米)
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	128.000
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	96.000
10.	Noise barrier 隔音屏障	Not Applicable 不適用
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	8.075
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	131.208

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。

32 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

		Area (m ²) 面積 (平方米)
Amenity Features 適意設施		
13.	Covered landscaped and play area 有蓋園景區及遊樂場地	136.915
14.	Horizontal screen/covered walkway and 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	101.573
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、衛星電視共用天線房	Not Applicable 不適用
18. (#)	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽及垂直立管	87.888
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. (#)	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window 伸出式花槽及小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	Not Applicable 不適用
24.	Other projection such as A/C box and A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway 《作業備考》APP-19 第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台，及維修通道	Not Applicable 不適用

		Area (m ²) 面積 (平方米)
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 projection / 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, lift 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	105.855
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額外總樓面面積		
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。

32 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 建築物的環境評估

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**



Application no.: PAU0110/25

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**



申請編號: PAU0110/25

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

發展項目的公用部分的預計能量表現或消耗

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

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. Energy efficient air conditioning units 高能源效益空調機 2. Energy efficient lighting 高能源效益照明 3. Energy efficient lifts 高能源效益電梯系統

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/部分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) 基線樓宇每年能源消耗量 ^(備註2)		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	2000	122	0	99	0

32 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

Part III : The following installations 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	N/A 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		✓	

Notes:

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

備註：

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

33 DATE OF PRINTING OF SALES BROCHURE

售樓說明書印製日期

Date of printing of this sales brochure: 9 February 2026

本售樓說明書印製日期：2026年2月9日

34 POSSIBLE FUTURE CHANGES

日後可能出現的改變

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。

