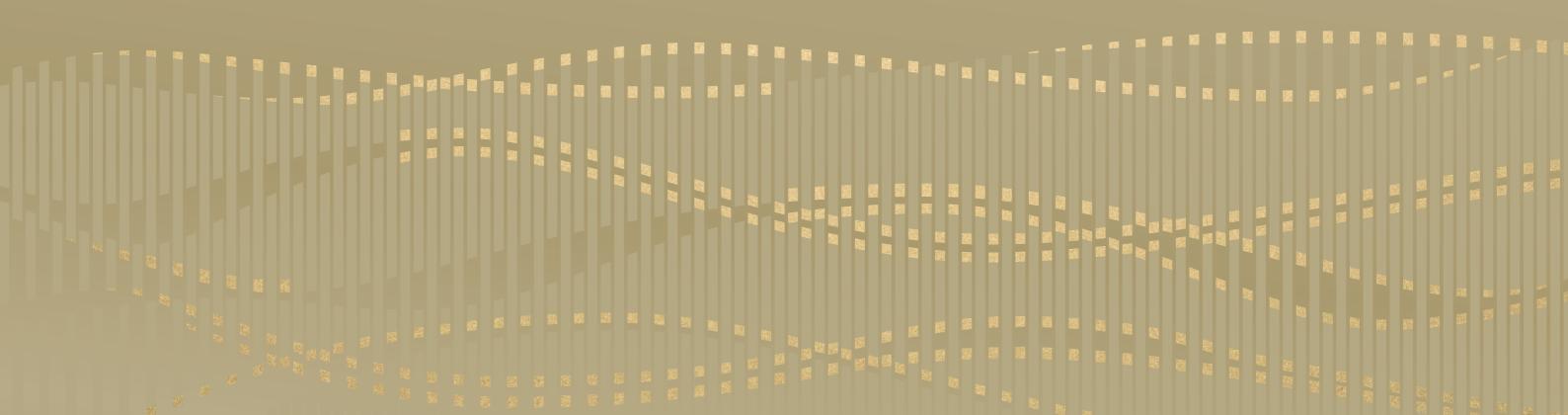


SALES BROCHURE 售樓説明書





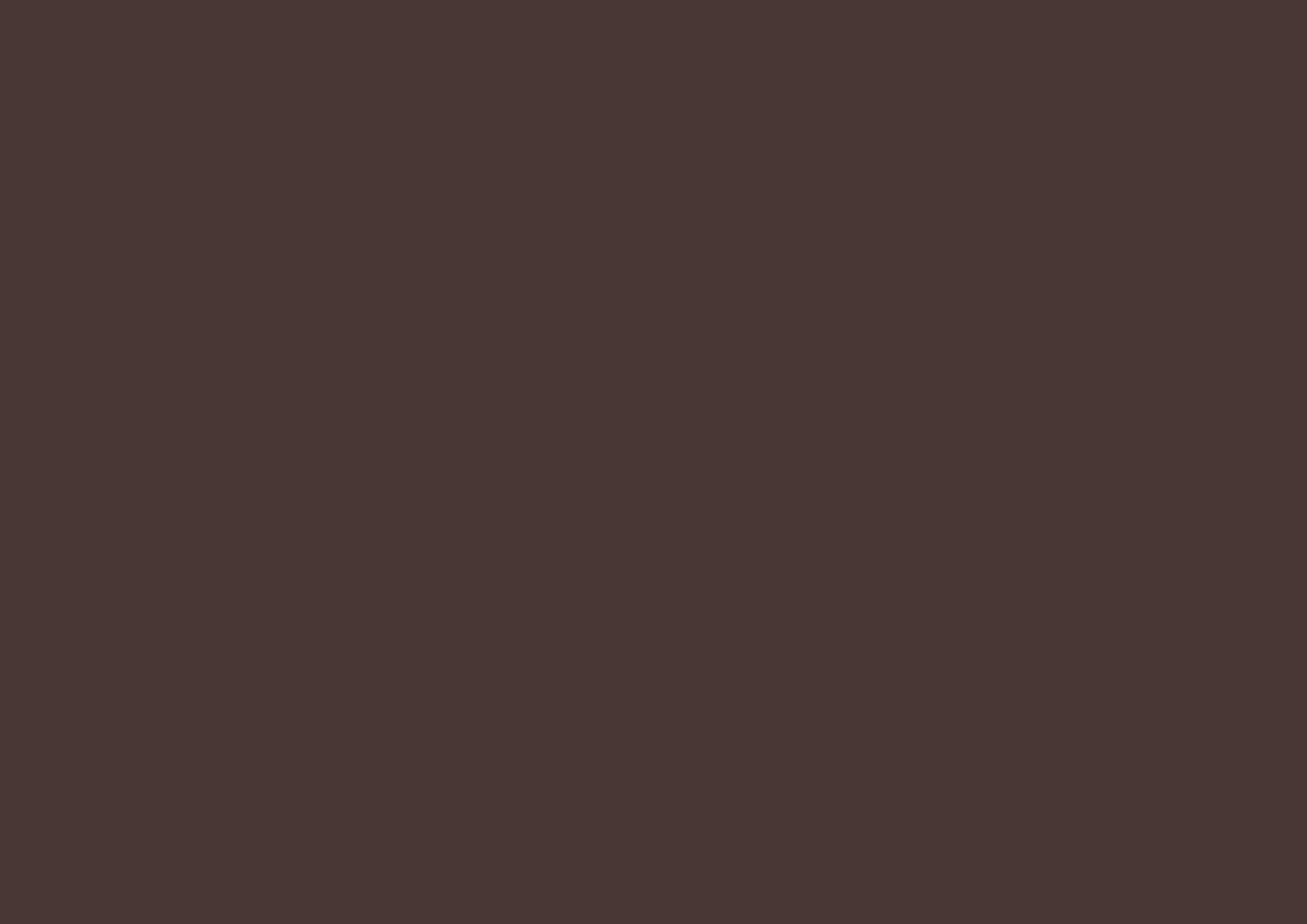


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You are advised to take the following steps before purchasing first-hand residential properties.

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

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.

- excludes the area of the following which forms part of the residential property air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property². The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

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

- whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
- whether individual owners have responsibility to maintain slopes.

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.

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.

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

⁽i) the external dimensions of each residential property;

⁽ii) the internal dimensions of each residential property;

⁽iii) the thickness of the internal partitions of each residential property;

⁽iv) the external dimensions of individual compartments in each residential property.

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.
- 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

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.

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

您在購置一手住宅物業之前,應留意下列事項:

適用於所有一手住宅物業

1.重要資訊

- · 瀏覽一手住宅物業銷售資訊網(下稱「銷售資訊網」)(網址:www.srpe.gov.hk),參考「銷售資訊網」內有關一手住宅物業的市場資料。
- 閲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

- 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。
- 售樓説明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓説明書所載有關發展項目中住宅物業的每一份樓面平面圖,均須述明每個住宅物業的外部和內部尺寸²。售樓説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。

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。

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;參閱載於售樓説明書內的位置圖、鳥瞰照片、分區計劃大綱圖,以及橫截面圖。

5. 售樓説明書

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

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税。
- 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。

 2 根據條例附表1第1部第10(2)(d)條述明,售樓説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一

- (i) 每個住宅物業的外部尺寸;
- (ji) 每個住宅物業的內部尺寸;
- (iii) 每個住宅物業的內部間隔的厚度;
- (iv) 每個住宅物業內個別分隔室的外部尺寸。

根據條例附表1第1部第10(3)條,如有關發展項目的經批准的建築圖則,提供條例附表1第1部第10(2)(d)條所規定的資料,樓面平面圖須述明如此規定的該資料。

• 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 合約須載有强制性條文,列明如有關改動在任何方面對該物業造成影響,賣方須在改動獲建築事務監督 批准後的14日內,將該項改動以書面通知買家。
- 訂立臨時買賣合約時,您須向擁有人(即賣方)支付樓價5%的臨時訂金。
- 如您在訂立臨時買賣合約後**五個工作日**(工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子)之內,沒有簽立買賣合約,該臨時買賣合約即告終止,有關臨時訂金(即樓價的5%)會被沒收,而擁有人(即賣方)不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內,倘您簽立買賣合約,則擁有人(即賣方)必須在訂立該臨時買 賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金,應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

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

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同音書

• 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. 示節單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

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

 $^{^{3}}$ 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。

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

- 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

2 INFORMATION ON THE DEVELOPMENT 發展項目的資料

Name of the Development

The Highline

Name of the street at which the Development is situated and the street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development 33 Catchick Street

Total number of storeys of the multi-unit building

27 storeys (exclusive of roof)

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

G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 30/F & R/F

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

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

Refuge floors of the multi-unit building

There is no refuge floor

Estimated material date for the Development as provided by the Authorized Person for the Development

31 October 2024

The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.

Under the land grant, the consent of the Director of Lands is not required to be given for the 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 every building in the development is issued.

Note:

"Material date" means the date on which the development is completed in all respects in compliance with the approved building plans.

發展項目的名稱

吉喆

發展項目所位於的街道名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數 吉席街33號

該幢多單位建築物的樓層的總數

27層(不包括天台)

發展項目的經批准的建築圖則所規定的該幢多單位建築物內的樓層號數

地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至30樓、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

不設庇護層

由發展項目的認可人士提供的發展項目的預計關鍵日期

2024年10月31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。

根據批地文件,進行該項買賣,不需獲地政總署署長同意。為買賣合約的目的,該項目當作在佔用許可證就該項目中的每幢建築物發出的日期落成。

備註:

「關鍵日期」指發展項目在遵照經批准的建築圖則的情況下在各方面均屬完成的日期。

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

Silver Wisdom Westpoint Investments Limited Glory Step Westpoint Investments Limited

(Remark : The place of incorporation of the above two companies is the British Virgin Islands, and liability of their members is limited.)

Holding companies of the Vendor

Right Honour Investments Limited Shanghai Commercial Bank Limited The Shanghai Commercial & Savings Bank, Limited

Authorized Person for the Development

CHUI Pak-Chung, Patrick

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

Building Contractor for the Development

Hanison Contractors Limited

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

Baker & McKenzie

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

Shanghai Commercial Bank Limited

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

賣方

Silver Wisdom Westpoint Investments Limited Glory Step Westpoint Investments Limited

(註:上述兩間公司的成立為法團所在地方為英屬維爾京群島,其成員的法律責任是有限的。)

賣方的控權公司

Right Honour Investments Limited

上海商業銀行有限公司

上海商業儲蓄銀行股份有限公司

發展項目的認可人士

徐柏松

發展項目的認可人士以其專業身分擔任經營人、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

發展項目的承建商

興勝營造有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所

貝克·麥堅時律師事務所

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

上海商業銀行有限公司

已為發展項目的建造提供貸款的任何其他人

不適用

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; 實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; 實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; 實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 |
| | | |

| (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 |
|-----|---|--------------------------|
| (1) | 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; | No 否 |
| (0) | 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; 實方、實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; 實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 |

9

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. 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。

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

發展項目將會有構成圍封牆的一部分的幕牆。

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

建築物的幕牆之厚度為200毫米。

| Total Area of the Curtain Walls of Each Residential Property 每個住宅物業的幕牆的總面積 | | | | | | | |
|---|--|--------------|--|--|--|--|--|
| | Description of Residential Property 物業的描述 | | | | | | |
| Floor 樓層 | Flat 單位 | sq.m. 平方米 | | | | | |
| | А | 3.579 | | | | | |
| | В | 1.118 | | | | | |
| | С | 1.085 | | | | | |
| 7.5 | D | 1.051 | | | | | |
| 7/F 7樓 | E | 0.000 | | | | | |
| | F | 0.323 | | | | | |
| | G | 0.000 | | | | | |
| | Н | 0.000 | | | | | |
| | J | 0.000 | | | | | |
| | А | 2.041 | | | | | |
| | В | 0.450 | | | | | |
| | С | 0.416 | | | | | |
| | D | 1.051 | | | | | |
| 8/F - 12/F, 15/F -23/F | E | 0.000 | | | | | |
| 8樓至12樓、15樓至23樓 | F | 0.323 | | | | | |
| | G | 0.000 | | | | | |
| | Н | 0.000 | | | | | |
| | J | 0.000 | | | | | |
| | K | 0.651 | | | | | |

| Total Area of the Curtain Walls of Each Residential Property 每個住宅物業的幕牆的總面積 | | | | | | | |
|---|-------------------|--------------|--|--|--|--|--|
| Description of Re 物業的 | Total Area 總面積 | | | | | | |
| Floor 樓層 | Flat 單位 | sq.m. 平方米 | | | | | |
| | А | 2.716 | | | | | |
| 25/F - 30/F | В | 2.595 | | | | | |
| 25樓至30樓 | С | 2.849 | | | | | |
| | D | 0.000 | | | | | |

Remark:

1. 13/F, 14/F & 24/F are omitted.

備註:

1. 不設13樓、14樓及24樓。

10



INFORMATION ON PROPERTY MANAGEMENT 物業管理的資料

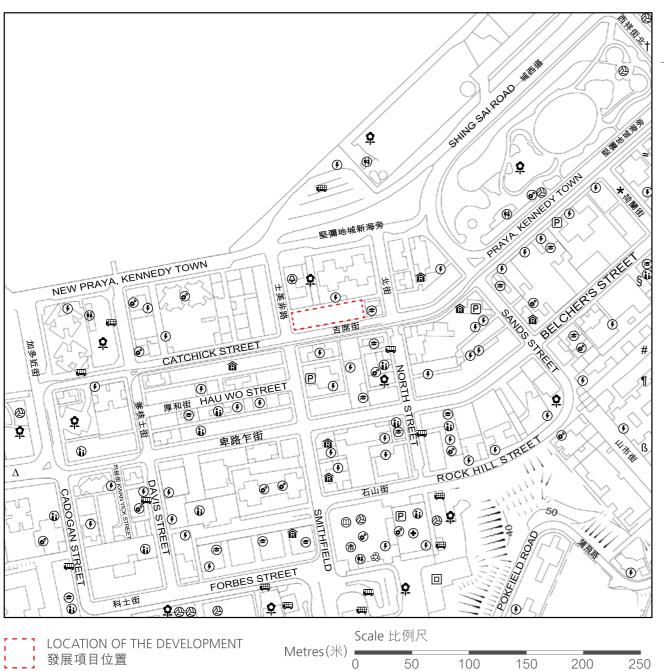
Person appointed as the Manager of the Development under the latest draft deed of mutual covenant:

Savills Property Management Limited

根據有關公契的最新擬稿,獲委任為發展項目管理人的人為:

第一太平戴維斯物業管理有限公司

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





This Location Plan is made with reference to the Digital Topographic Map No. T11-SW-A dated 24 April 2024 from Survey and Mapping Office of the Lands Department, with adjustments where necessary. 此位置圖是參考地政總署測繪處於2024年4月24日出版之數碼地形圖,圖幅編號T11-SW-A,有需要處經修正處理。

The map is provided by the Common Spatial Data Infrastructure (CSDI) Portal and intellectual property rights are owned by the Government of the HKSAR.

地圖由空間數據共享平台提供,香港特別行政區政府為知識產權擁有人。

NOTATION 圖例

- Power Plant (including electricity sub-stations) 發電廠(包括電力分站)
- Public Carpark (including lorry park) 公眾停車場(包括貨車停泊處)
- Public Utility Installation 公用事業設施裝置
- Clinic 診療所
- Public Park 公園
- Fire Station 消防局
- Religious Institution
 (including Church, Temple and Tsz Tong)
 宗教場所(包括教堂,廟宇及祠堂)
- Refuse Collection Point 垃圾收集站

- Sports Facilities
 (including Sports Ground and Swimming Pool)
 體育設施(包括運動場及游泳池)
- Public Convenience 公廁
- School (including Kindergarten) 學校(包括幼稚園)
- Library 圖書館
- Public Transport Terminal (including Rail Station) 公共交通總站(包括鐵路車站)
- Ventilation Shaft for the Mass Transit Railway 香港鐵路的通風井
- Market (including Wet Market and Wholesale Market) 市場(包括濕貨市場及批發市場)
- Social Welfare Facilities
 (including Elderly Centre and Home for the
 Mentally Disabled)
 社會福利設施(包括老人中心及弱智人士護理院)

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

*HOLLAND STREET # TAI PAK TERRACE ¶ HEE WONG TERRACE 青蓮臺

§ LI PO LUNG PATH 李寶龍路 † SAI CHEUNG STREET NORTH 西祥街北 △ VICTORIA ROAD 域多利道 ≈ SAI HONG LANE 西康里

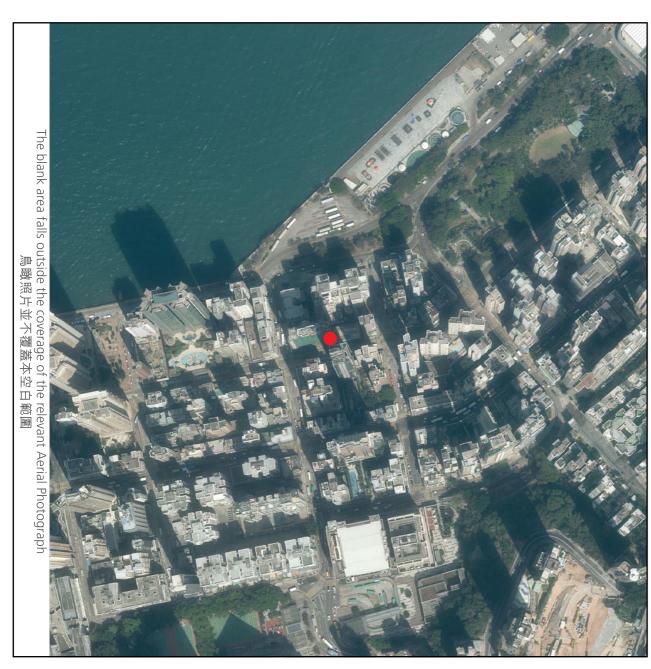
Notes

- 1. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
- 2. The 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. 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。
- 2. 由於發展項目的邊界不規則的技術原因,此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。

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



● LOCATION OF THE DEVELOPMENT 發展項目位置

Notes:

- 1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
- 2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.



Adopted from part of the aerial photograph taken by the Survey and Mapping Office, Lands Department at a flying height of 6,900 feet, photo No. E198629C, date of flight: 6 March 2023.

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E198629C,飛行日期:2023年3月6日。

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苗註:

- 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. 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



● LOCATION OF THE DEVELOPMENT 發展項目位置

Notes:

- 1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
- 2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.

Adopted from part of the aerial photograph taken by the Survey and Mapping Office, Lands Department at a flying height of 6,900 feet, photo No. E198628C, date of flight: 6 March 2023.

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E198628C,飛行日期:2023年 3月6日。

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- 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. 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。

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



Part of the Approved Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/24, gazetted on 13th 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核准圖編號S/H1/24,有需要處經修正處理,以紅色顯 示。

NOTATION 圖例

| ZONES | | 地帶 |
|---|---------------|-------------------------|
| RESIDENTIAL (Group A) | R(A) | 住宅(甲類) |
| RESIDENTIAL (Group B) | R(B) | 住宅(乙類) |
| RESIDENTIAL (Group C) | R(C) | 住宅(丙類) |
| GOVERNMENT, INSTITUTION OR COMMUNITY | G/IC | 政府、機構或社區 |
| OPEN SPACE | 0 | 休憩用地 |
| OTHER SPECIFIED USES | OU | 其他指定用途 |
| GREEN BELT | GB | 綠化地帶 |
| COMMUNICATIONS | | 交通 |
| RAILWAY AND STATION (UNDERGROUND) | 車站 STATION | 鐵路及車站(地下) |
| MAJOR ROAD AND JUNCTION | | 主要道路及路口 |
| ELEVATED ROAD | | 高架道路 |
| MISCELLANEOUS | | 其他 |
| BOUNDARY OF PLANNING SCHEME | —· — | 規劃範圍界線 |
| BUILDING HEIGHT CONTROL ZONE BOUNDARY | | 建築物高度管制區界線 |
| MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM) | 100 | 最高建築物高度 (在主水平基準上若干米) |
| MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) | 8 | 最高建築物高度 (樓層數目) |

Notes

- 1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
- 2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
- 3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
- 4. 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.

備註

- 1. 在印刷售樓説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。
- 4. 此圖為規劃署遵照城市規劃委員會指示擬備,版權屬香港特別行政區政府,經地政總署准許複印。

9

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





LOCATION OF THE DEVELOPMENT 發展項目位置

Metres(米) Scale 比例尺 0 100 200 300 400 500

Notes:

- 1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
- 2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
- 3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
- 4. 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.



Part of the Approved Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/34, gazette on 13th November 2020, with adjustments where necessary as shown in red.

摘錄自2020年11月13日刊憲之西營盤及上環核准圖編號S/H3/34,有需要處經修正處理,以紅色顯示。

NOTATION 圖例

ZONESOTHER SPECIFIED USES

OU

其他指定用途

COMMUNICATIONS

MISCELLANEOUS BOUNDARY OF PLANNING SCHEME

MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)



其他

規劃範圍界線 最高建築物高度 (樓層數目)

- 1. 在印刷售樓説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。
- 4. 此圖為規劃署遵照城市規劃委員會指示擬備,版權屬香港特別行政區政府,經地政總署准許複印。

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



Part of the Approved Mid-Levels West Outline Zoning Plan No. S/H11/15, gazette on 19th 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核准圖編號S/H11/15,有需要處經修正處理,以紅色顯示。

NOTATION 圖例

| ZONES | | 地帶 |
|---|--------------|-------------------|
| RESIDENTIAL (Group B) | R(B) | 住宅(乙類) |
| GOVERNMENT, INSTITUTION OR COMMUNITY | G/IC | 政府、機構或社區 |
| OTHER SPECIFIED USES | OU | 其他指定用途 |
| GREEN BELT | GB | 綠化地帶 |
| COUNTRY PARK | CP | 郊野公園 |
| | | |
| COMMUNICATIONS | | 交通 |
| MAJOR ROAD AND JUNCTION | | 主要道路及路口 |
| | | |
| MISCELLANEOUS | | 其他 |
| BOUNDARY OF PLANNING SCHEME | + | 規劃範圍界線 |
| BUILDING HEIGHT CONTROL ZONE BOUNDARY | | 建築物高度管制區界線 |
| MAXIMUM BUILDING HEIGHT | 140 | 最高建築物高度 |
| (IN METRES ABOVE PRINCIPAL DATUM) | <u>/140\</u> | (在主水平基準上若干米) |
| MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) | 5 | 最高建築物高度 (樓層數目) |
| PETROL FILLING STATION | PFS | 加油站 |

Notes

- 1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
- 2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
- 3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
- 4. 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.

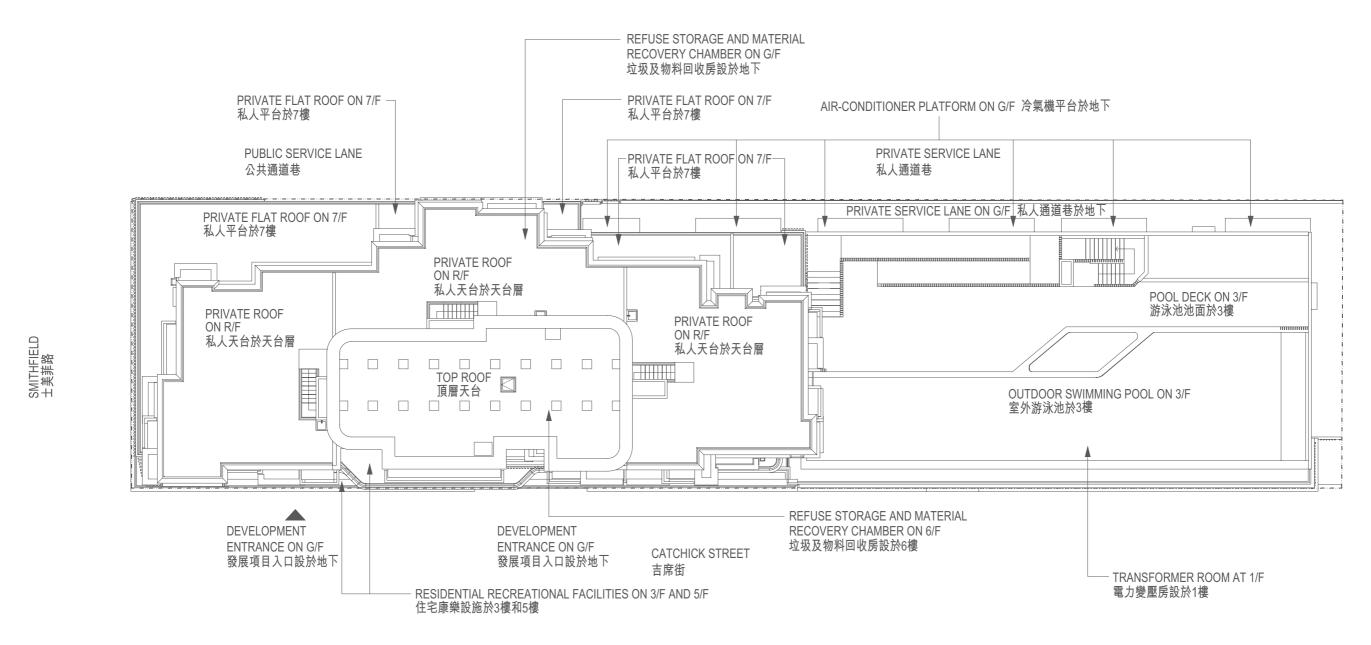
- 1. 在印刷售樓説明書當日所適用的最近期分區計劃大綱圖及其附表,可於售樓處開放時間內免費查閱。
- 2. 賣方建議準買家到有關發展地盤作實地考察,以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 3. 由於發展項目的邊界不規則的技術原因,此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
- 4. 此圖為規劃署遵照城市規劃委員會指示擬備,版權屬香港特別行政區政府,經地政總署准許複印。

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

The estimated date of completion of the buildings and facilities, as provided by the Authorized Person for the Development, is 31 October 2024.

由發展項目的認可人士提供的建築物及設施的預計落成日期為2024年10月31日。





BOUNDARY LINE OF THE DEVELOPMENT 發展項目的地界線

Scale 比例尺 Metres(米) 0 4 8 12 16

Legend for floor plans of residential properties in the Development 發展項目的住宅物業的樓面平面圖圖例

| A/C PLATFORM | = Air-conditioner Platform | 空調機平台 | LIV. | = Living Room | 客廳 |
|----------------------------------|---------------------------------------|--------------|------------------------------|-------------------------------|------------------|
| A.F. | = Architectural Feature | 建築裝飾 | M.B.R. | = Master Bedroom | 主人睡房 |
| A.F. ABOVE | = Architectural Feature Above | 建築裝飾於上方 | M. BATH. | = Master Bathroom | 主人浴室 |
| A.F. BELOW | = Architectural Feature Below | 建築裝飾於下方 | OPEN KIT. | = Open Kitchen | 開放式廚房 |
| ALUM. GRILLE FOR | = Aluminium Grille for | 鋁管蓋於外牆管道槽 | P.D. | = Pipe Duct | 管道槽 |
| EXTERNAL PIPE DUCT | External Pipe Duct | | POTABLE R.C. WATER TANK | = Potable Reinforced Concrete | 飲用水缸 |
| BATH. | = Bathroom | 浴室 | TO MEETING. WHEN THE | Water Tank | D/(1,11,1,14) |
| BAL. | = Balcony | 露台 | POTABLE R.C. WATER TANK ROOM | Potable Reinforced Concrete | 飲用水缸房(住宅) |
| BAL. ABOVE | = Balcony above | 露台設於上方 | (RESIDENTIAL) | Water Tank Room (Residential) | 队/11/11/四/万(1上七) |
| B.R. | = Bedroom | 睡房 | PRIVATE FLAT ROOF | = | 私人平台 |
| COMMON PART. NOT FORMING PART | 「 _ | 公用部分。不屬於住宅單位 | PRIVATE ROOF | = | 私人天台 |
| OF THE FLAT ROOF HELD WITH A FLA | T | 平台之一部分 | R.C. CANOPY | = Reinforced Concrete Canopy | 鋼筋混凝土簷篷 |
| CONC. PLINTH FOR A/C | = Concrete Plinth for Air-conditioner | 混凝土空調機基座 | R.S.M.R.R. | _ Refuse Storage and | 垃圾及物料回收室 |
| DN | = Down | 下 | N.S.W.I. | Material Recovery Room | |
| DIN. | = Dining Room | 飯廳 | ST. | = Store | 儲物房 |
| E.L.E. | = Electrical Duct / Meter Room | 電線槽/電錶房 | T. | = Toilet | 洗手間 |
| E.L.V. | = Extra Low Voltage Riser Duct | 低電壓槽 | TOP OF STAIRHOOD | = | 梯屋頂層 |
| E.M.C. | = Electrical Meter Cabinet | 電錶箱 | UP | = | 上 |
| H.R. | = Hose Reel | 消防喉轆 | U.P. | = Utility Platform | 工作平台 |
| KIT. | = Kitchen | 廚房 | U.P. ABOVE | = Utility Platform Above | 工作平台設於上方 |
| LIFT | = | 升降機 | VENT DUCT | = | 通風槽 |
| LIFT LOBBY | = | 升降機大堂 | W.M.C. | = Water Meter Cabinet | 水錶箱 |
| LIFT SHAFT | = | 升降機槽 | WINDOW EAVE ABOVE | = | 窗簷於上方 |
| | | | | | |

Notes applicable to the floor plans of this section:

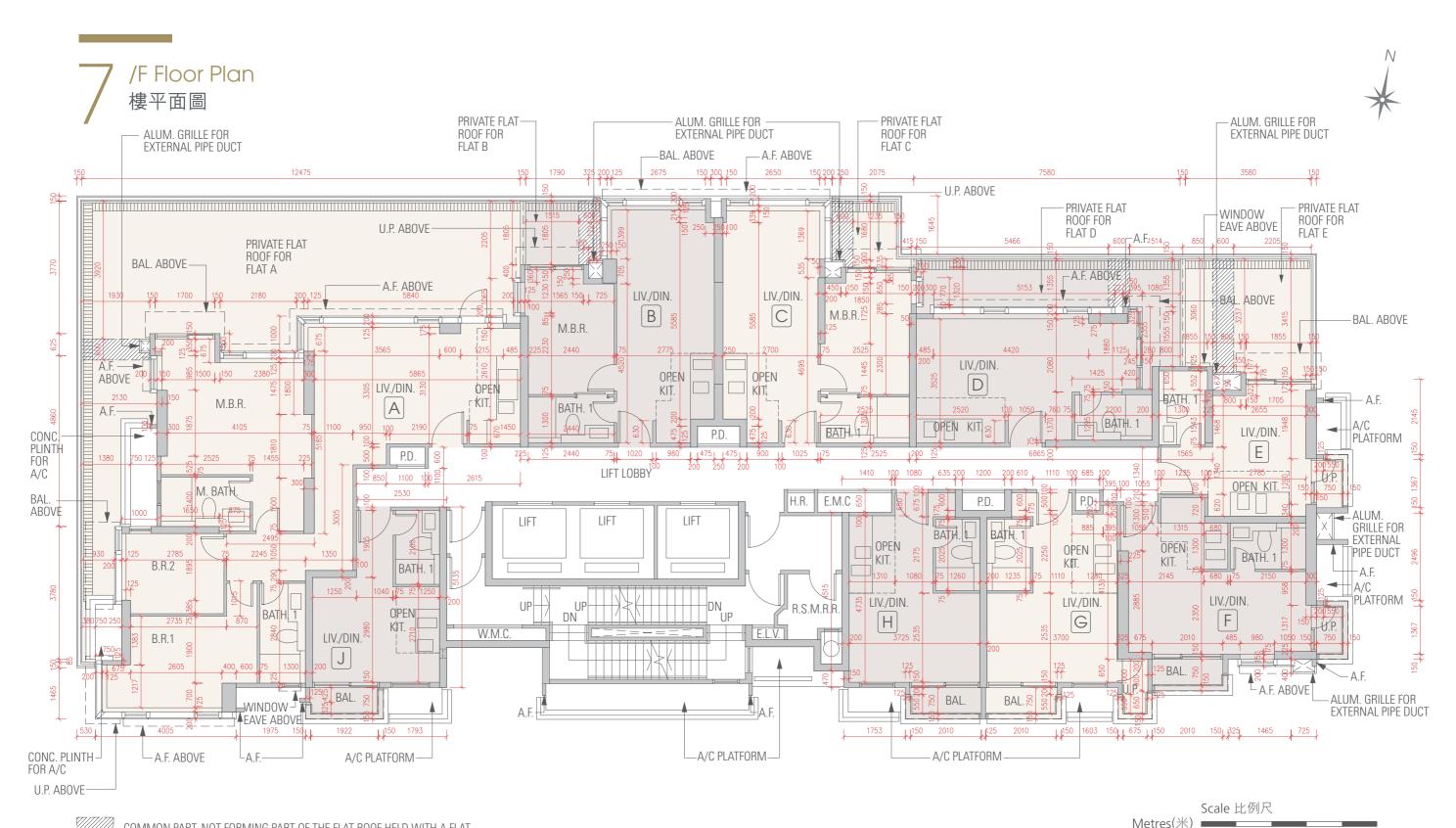
- 1. The floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor.
- 2. There may be architectural features and/or exposed pipes on external walls of some floors. For details, please refer to the latest approved building plans.
- 3. There may be common pipes and/or mechanical and electrical services within balconies, utility platforms, flat roofs and roofs of some residential units.
- 4. Some residential units have ceiling bulkheads and/or sunken slab at living room, bedrooms, bathrooms, corridor and kitchen for airconditioning system and/or other mechanical and electrical services.
- 5. Symbols of fittings and fitments shown on the floor plans, such as bathtubs, sink, water closets, sink counter, etc. are architectural symbols retrieved from the latest approved general building plans. They are indications of their approximate locations only and not indications of their actual size, designs and shapes.
- 6. Balconies and utility platforms are non-enclosed areas.

適用於本節各樓面平面圖之備註:

- 1. 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。
- 2. 部分樓層外牆或設有建築裝飾及/或外露喉管。詳情請參考最新批准之建築圖則。
- 3. 部分住宅單位之露台、工作平台、平台及天台內或裝有公用喉管及/或機電設備。

- 4. 部分住宅單位的客廳、睡房、浴室、走廊及廚房之天花有假天花及/或跌級樓板,用以安裝空調及/或其他機電設備。
- 5. 平面圖上所顯示的形象裝置符號,例如浴缸、洗滌盆、坐廁、洗滌盆櫃等乃摘自最新的經批准的建築圖則,只供展示其大約位置而非展示其實際大小、設計及形狀。
- 6. 露台和工作平台為不可封閉的地方。

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



20

COMMON PART. NOT FORMING PART OF THE FLAT ROOF HELD WITH A FLAT

0

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

/F Floor Plan 樓平面圖

| | FLOOR 樓層 | FLAT 單位 | | | | | | | | |
|--|-----------|------------------------------|----------------------|----------------------|----------------------|------------------------------|--------------|--------------|--------------|--------------|
| | FLOOK 俊僧 | А | В | С | D | Е | F | G | Н | J |
| 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) | 7/F 7樓 | 2850 2950 3050 3250 | 2950 3050 3250 | 2950 3050 3250 | 2900 3050 3250 | 2900 2950 3050 3250 | 2900 3250 | 2950 3250 | 2950 3250 | 2950 3250 |
| Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)厚度(毫米) | | 150 175 200 | 150 | 150 200 | 150 200 | 150 | 150 200 | 150 175 | 150 175 | 150 175 |

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Remark: This statement is not applicable to the Development.)

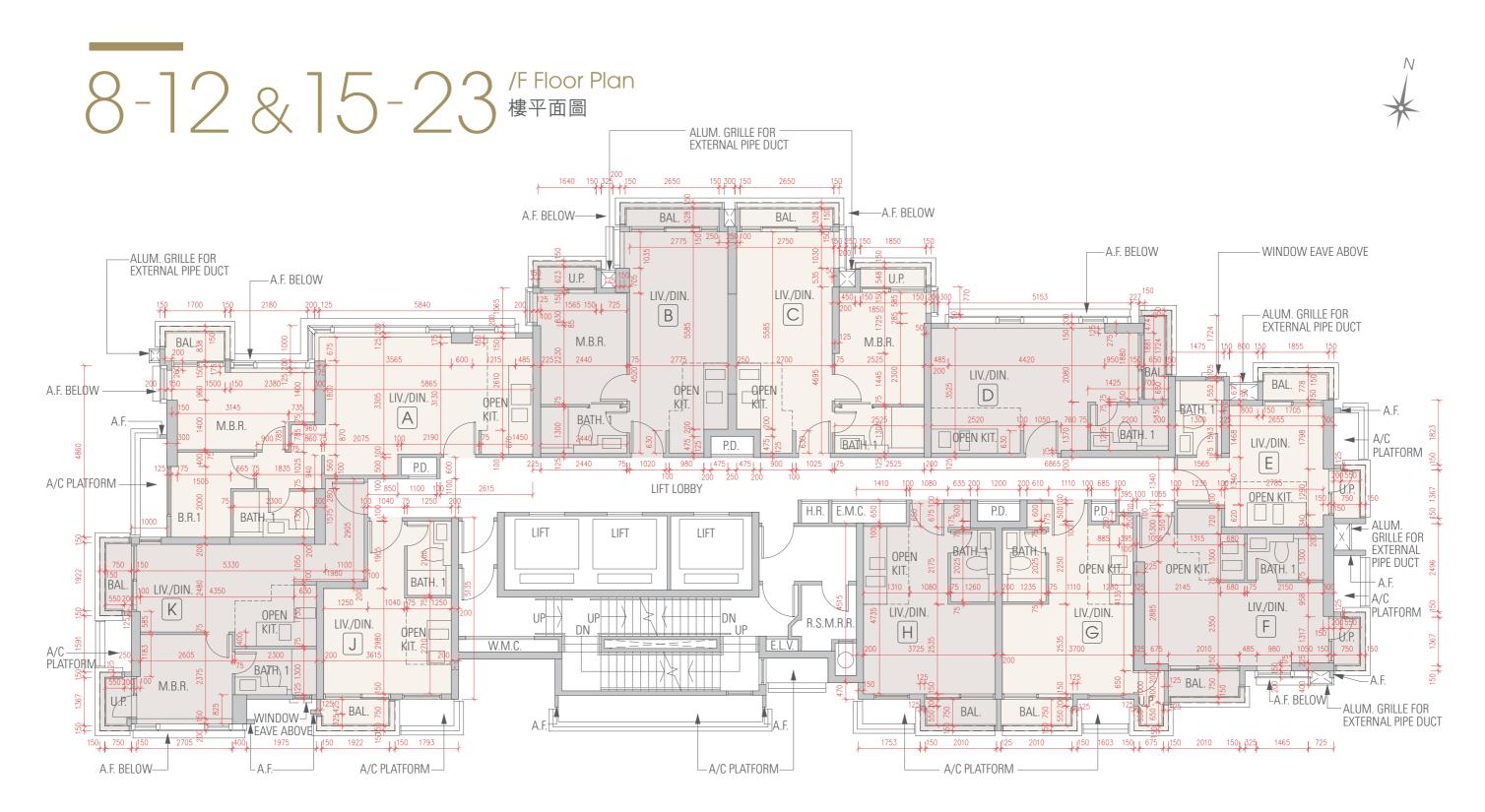
Notes:

- 1. The dimensions in the floor plans are all structural dimensions in millimetre.
- 2. Please refer to glossary in the beginning of this chapter for abbreviations shown in the floor plan.

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。 (註:此陳述不適用於發展項目。)

- 1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
- 2. 有關平面圖中顯示之英文簡稱之詮釋,請參閱本章節開首之詞彙表。

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



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

8-12 & 15-23 /F Floor Plan 樓平面圖

| | FI OOD 排屋 | FLAT 單位 | | | | | | | | | |
|--|--|---|--------------------------------|--------------------------------|--------------------------------|---|--------------------------------|--------------------------------|--------------------------------|-----------------------|--------------------------------|
| | FLOOR 樓層 | А | В | С | D | Е | F | G | Н | J | K |
| 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) | 8/F - 12/F & 15/F - 22/F 8樓至12樓及15樓至22樓 | 3100 ^3100 | 3100 *3100 | 3100 *3100 | 3100 #3100 | 3100 *3100 #3100 | 3100 #3100 | 3100 *3100 | 3100 *3100 | 3100 *3100 | 3100 *3100 |
| Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)厚度(毫米) | | 150 175 200 | 150 | 150 200 | 150 200 | 150 | 150 200 | 150 175 | 150 175 | 150 175 | 150 175 |
| 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) | 23/F 23樓 | 2800 ^3200 3250 *3550 ^3650 | 2800 *3100 3250 *3550 | 2900 *3200 3250 *3550 | 2900 *3200 3250 #3600 | 2800 #3150 3250 *3550 #3600 | 2800 #3150 3250 #3600 | 2900 *3200 3250 *3550 | 2900 *3200 3250 *3550 | 2800 3250 *3550 | 2800 *3100 3250 *3550 |
| Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)厚度(毫米) | 2.3 怪 | 150 175 200 | 150 | 150 200 | 150 200 | 150 | 150 200 | 150 175 | 150 175 | 150 175 | 150 175 |

- * Inclusive of the sunken depth of the sunken electrical and mechanical zone on the floor of this floor (300mm).
- # Inclusive of the sunken depth of the sunken electrical and mechanical zone on the floor of this floor (350mm).
- ^ Inclusive of the sunken depth of the sunken electrical and mechanical zone on the floor of this floor (400mm).

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Remark: This statement is not applicable to the Development.)

Notes:

- 1. The dimensions in the floor plans are all structural dimensions in millimetre.
- 2. Please refer to glossary in the beginning of this chapter for abbreviations shown in the floor plan.
- 3. 13/F, 14/F & 24/F are omitted.

* 包括本層地台跌級機電層之跌級深度(300毫米)。

- # 包括本層地台跌級機電層之跌級深度(350毫米)。
- ^ 包括本層地台跌級機電層之跌級深度(400毫米)。

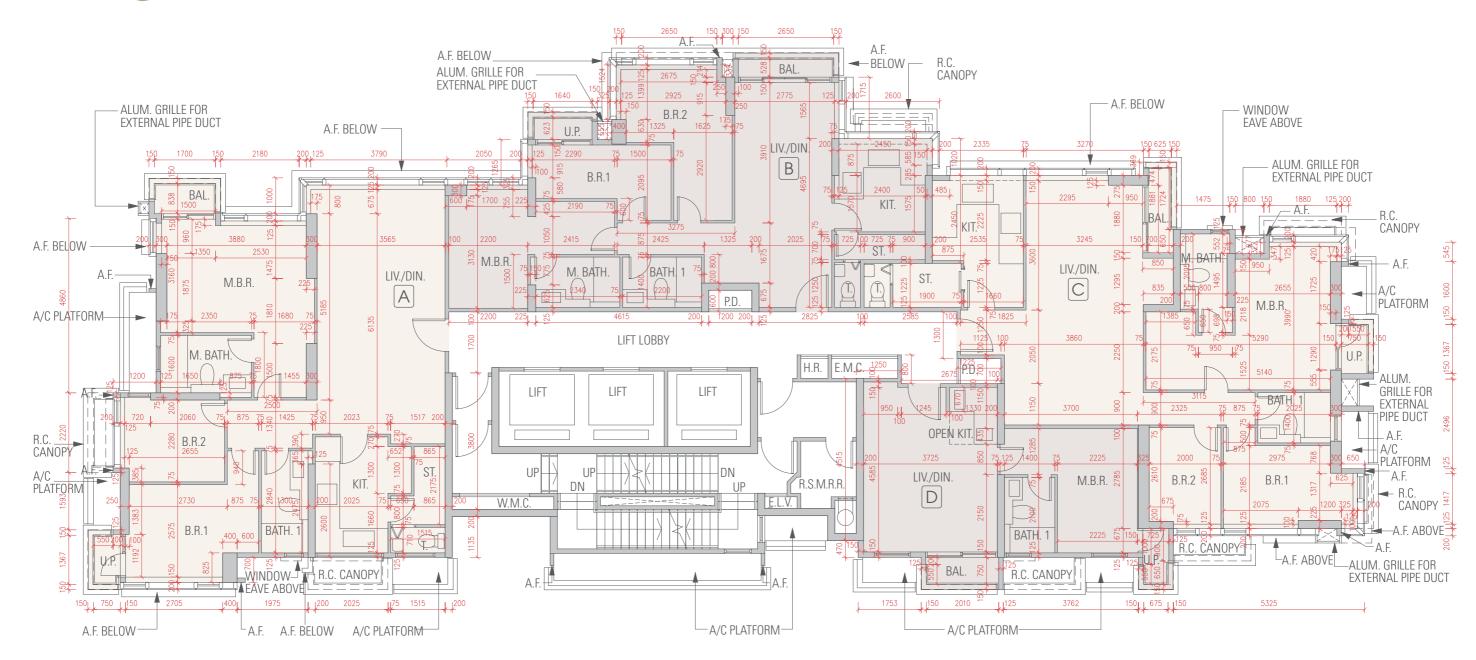
因住宅物業的較高樓層的結構牆的厚度遞減,較高樓層的內部面積,一般比較低樓層的內部面積稍大。 (註:此陳述不適用於發展項目。)

- 1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
- 2. 有關平面圖中顯示之英文簡稱之詮釋,請參閱本章節開首之詞彙表。
- 3. 不設13樓、14樓及24樓。

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

25 /F Floor Plan 樓平面圖







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

25 /F Floor Plan 樓平面圖

| | FLOOR 樓層 | | FLAT | 單位 | |
|--|-------------|---|---|--|--------------------------------|
| | FLOOR 俊眉 | А | В | С | D |
| 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) | 25/F 25樓 | 2800 2825 3250 ~3250 ~3275 ~3700 | 2900 3250 #3250 ~3250 ~3700 | 2800 2850 2900 #3200 3250 ~3250 #3600 ~3700 | 2900 3250 #3250 #3600 |
| Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)厚度(毫米) | | 150 175 200 | 150 200 | 150 200 | 150 175 |

- # Inclusive of the sunken depth of the sunken electrical and mechanical zone on the floor of this floor (350mm).
- ~ Inclusive of the sunken depth of the sunken electrical and mechanical zone on the floor of this floor (450mm).

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Remark: This statement is not applicable to the Development.)

Notes:

- 1. The dimensions in the floor plans are all structural dimensions in millimetre.
- 2. Please refer to glossary in the beginning of this chapter for abbreviations shown in the floor plan.

- # 包括本層地台跌級機電層之跌級深度(350毫米)。
- ~ 包括本層地台跌級機電層之跌級深度(450毫米)。

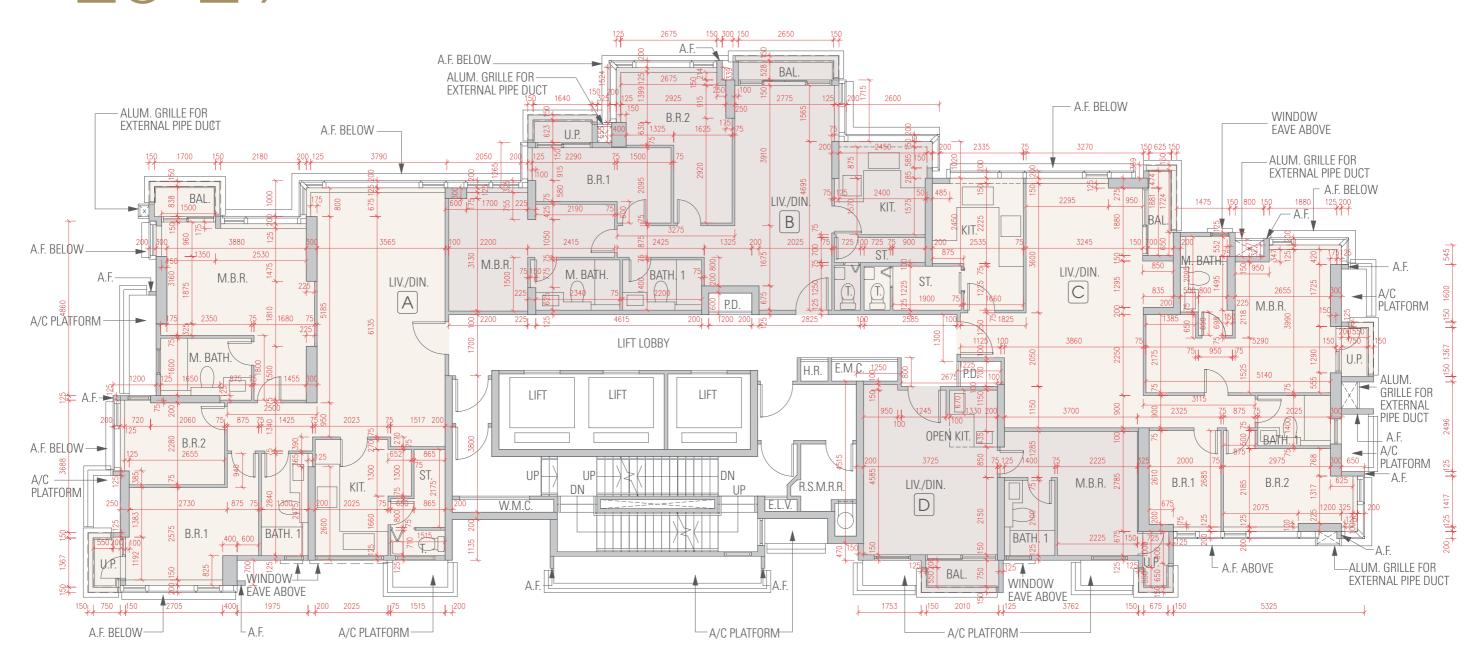
因住宅物業的較高樓層的結構牆的厚度遞減,較高樓層的內部面積,一般比較低樓層的內部面積稍大。 (註:此陳述不適用於發展項目。)

- 1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
- 2. 有關平面圖中顯示之英文簡稱之詮釋,請參閱本章節開首之詞彙表。

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

フーフタ /F Floor Plan 樓平面圖







26-29 /F Floor Plan 樓平面圖

| | FLOOD 排屋 | | FLAT 單位 | | | | | |
|--|---|------------------------|--|--|--------------------------------|--|--|--|
| | FLOOR 樓層 | А | В | С | D | | | |
| 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) | 26/F - 28/F 26樓至28樓 | 3250 °3250 ~3250 | 3250 #3250 ~3250 | 3250 ^3250 ~3250 | 3250 #3250 | | | |
| Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)厚度(毫米) | | 150 175 200 | 150 200 | 150 200 | 150 175 | | | |
| 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) | floor and the top ediate upper floor) (mm) 接樓層之石屎地台面 | | 2850 3250 #3250 ~3300 ~3400 #3600 | 2800 2900 3250 ~3250 ^3300 #3600 ~3700 | 2900 3250 #3250 #3600 | | | |
| Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)厚度(毫米) | | 150 175 200 | 150 200 | 150 200 | 150 175 | | | |

- # Inclusive of the sunken depth of the sunken electrical and mechanical zone on the floor of this floor (350mm).
- ^ Inclusive of the sunken depth of the sunken electrical and mechanical zone on the floor of this floor (400mm).
- $^{\circ}$ Inclusive of the sunken depth of the sunken electrical and mechanical zone on the floor of this floor (425mm).
- ~ Inclusive of the sunken depth of the sunken electrical and mechanical zone on the floor of this floor (450mm).

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Remark: This statement is not applicable to the Development.)

Notes:

- 1. The dimensions in the floor plans are all structural dimensions in millimetre.
- 2. Please refer to glossary in the beginning of this chapter for abbreviations shown in the floor plan.

包括本層地台跌級機電層之跌級深度(350毫米)。

- ^ 包括本層地台跌級機電層之跌級深度(400毫米)。
- 。 包括本層地台跌級機電層之跌級深度(425毫米)。
- ~ 包括本層地台跌級機電層之跌級深度(450毫米)。

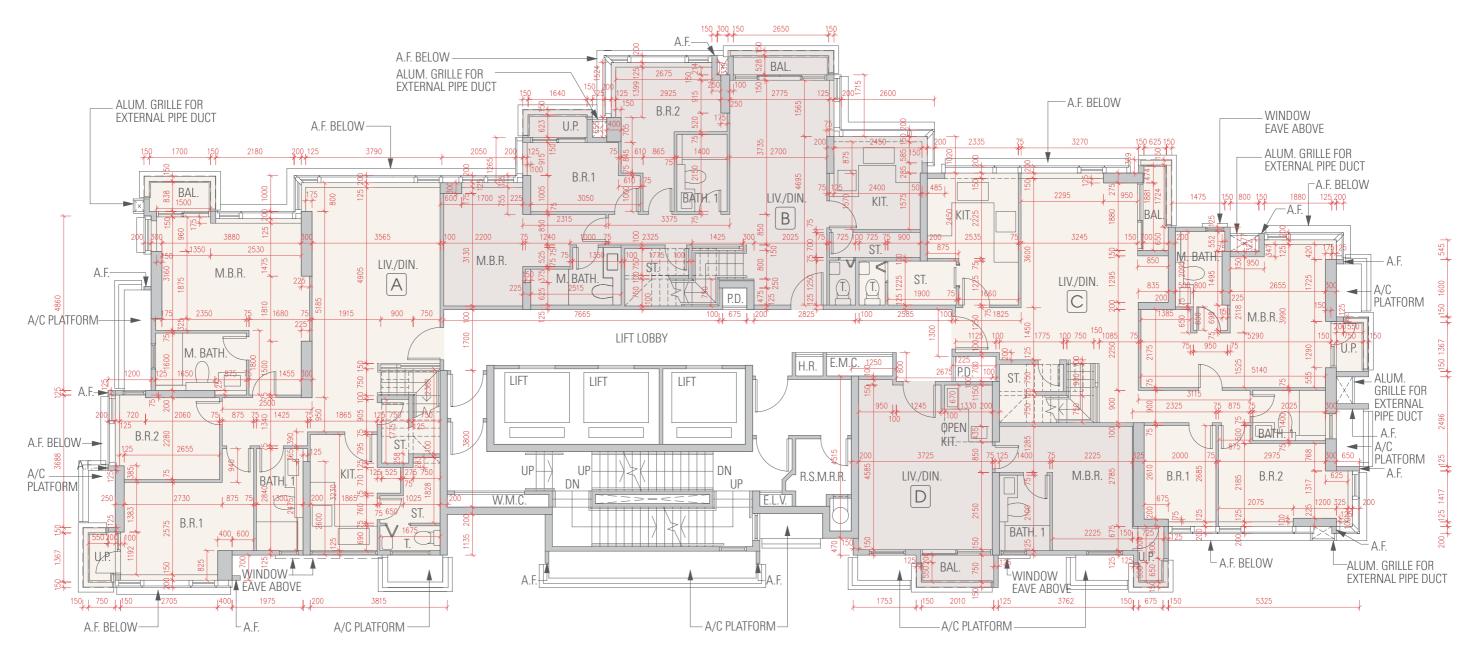
因住宅物業的較高樓層的結構牆的厚度遞減,較高樓層的內部面積,一般比較低樓層的內部面積稍大。 (註:此陳述不適用於發展項目。)

- 1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
- 2. 有關平面圖中顯示之英文簡稱之詮釋,請參閱本章節開首之詞彙表。

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









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

3 /F Floor Plan 樓平面圖

| | 51,000 抽屉 | | FLAT 單位 | | | | |
|--|-------------|------------------------|--|---|--------------------------------|--|--|
| | FLOOR 樓層 | А | В | С | D | | |
| 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) | 30/F 30樓 | 3450 °3875 ~3900 | 3450 *3750 #3800 ^3850 #4200 | 3450 #3800 3850 ~3900 #4200 | 3450 #3800 3850 #4200 | | |
| Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)厚度(毫米) | | 150 175 200 | 150 200 | 150 200 | 150 175 | | |

- * Inclusive of the sunken depth of the sunken electrical and mechanical zone on the floor of this floor (300mm).
- # Inclusive of the sunken depth of the sunken electrical and mechanical zone on the floor of this floor (350mm).
- ^ Inclusive of the sunken depth of the sunken electrical and mechanical zone on the floor of this floor (400mm).
- ° Inclusive of the sunken depth of the sunken electrical and mechanical zone on the floor of this floor (425mm).
- ~ Inclusive of the sunken depth of the sunken electrical and mechanical zone on the floor of this floor (450mm).

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Remark: This statement is not applicable to the Development.)

Notes:

- 1. The dimensions in the floor plans are all structural dimensions in millimetre.
- 2. Please refer to glossary in the beginning of this chapter for abbreviations shown in the floor plan.

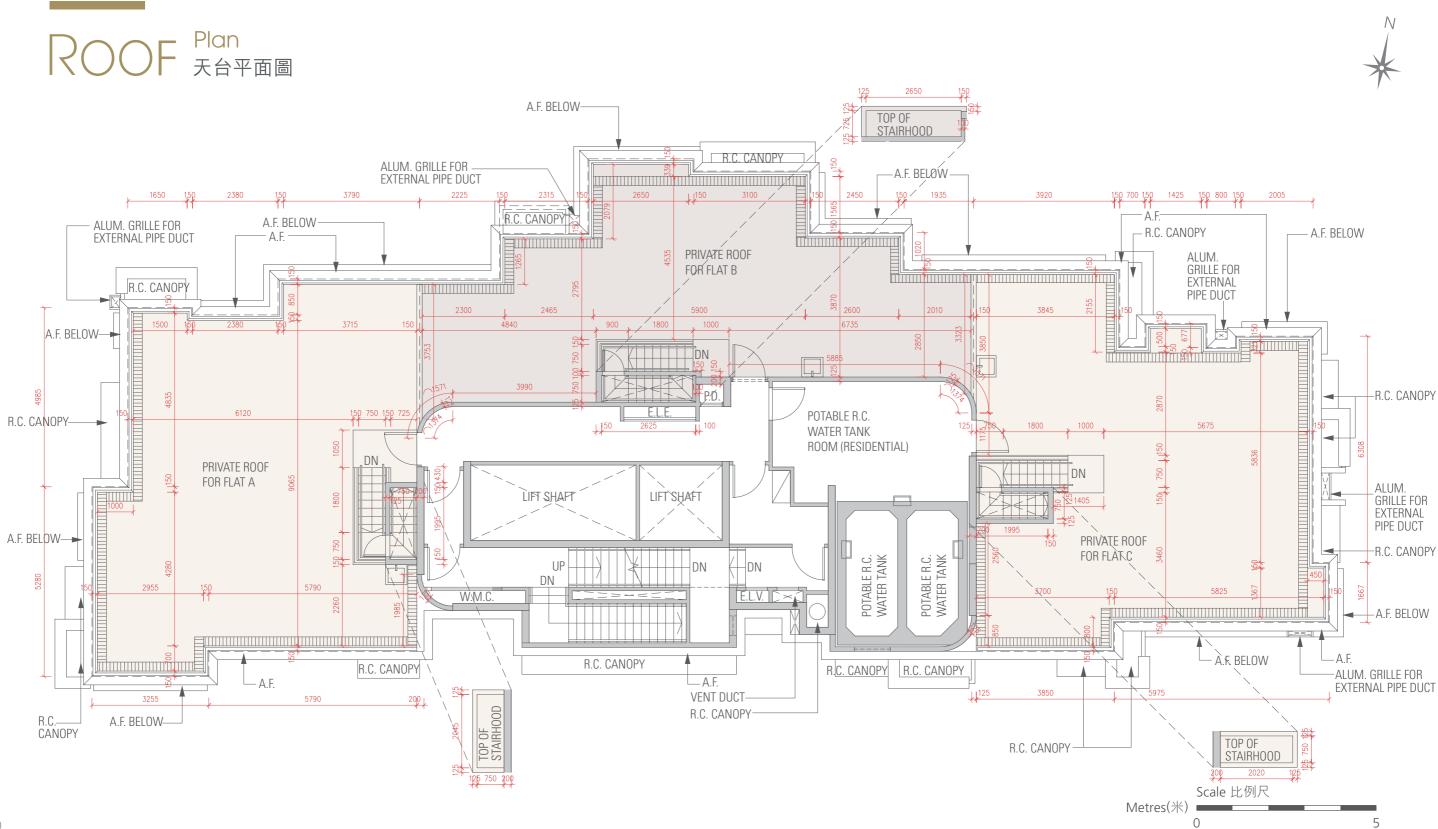
* 包括本層地台跌級機電層之跌級深度(300毫米)。

- # 包括本層地台跌級機電層之跌級深度(350毫米)。
- ^ 包括本層地台跌級機電層之跌級深度(400毫米)。
- 。 包括本層地台跌級機電層之跌級深度(425毫米)。
- ~ 包括本層地台跌級機電層之跌級深度(450毫米)。

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。 (註:此陳述不適用於發展項目。)

- 1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
- 2. 有關平面圖中顯示之英文簡稱之詮釋,請參閱本章節開首之詞彙表。

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



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

ROOF Plan 天台平面區

| | FLOOR 樓層 | FLAT 單位 | | | | |
|--|------------------|---------|--------|--------|--|--|
| | FLOOR 後 僧 | А | В | С | | |
| 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) | Roof 天台 | **2550 | **2550 | **2550 | | |
| Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)厚度(毫米) | | 150 | 150 | 150 | | |

^{**} Applicable to stairhood only.

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Remark: This statement is not applicable to the Development.)

Notes:

- 1. The dimensions in the floor plans are all structural dimensions in millimetre.
- 2. Please refer to glossary in the beginning of this chapter for abbreviations shown in the floor plan.

** 僅適用於梯屋。

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。 (註:此陳述不適用於發展項目。)

備註:

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

2. 有關平面圖中顯示之英文簡稱之詮釋,請參閱本章節開首之詞彙表。

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

| Description of Residential Property 物業的描述 | | Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) | 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 | 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) | 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 |
| 7/F 7樓 | А | 80.301 (864) Balcony 露台:- Utility Platform 工作平台:- | - | - | - | 54.124 (583) | - | - | - | - | - | - |
| | В | 34.804 (375) Balcony 露台:- Utility Platform 工作平台:- | - | - | - | 2.739 (29) | - | - | - | - | - | - |
| | С | 34.320 (369) Balcony 露台:- Utility Platform 工作平台:- | - | - | - | 2.419 (26) | - | - | - | - | - | - |
| | D | 26.580 (286) Balcony 露台:- Utility Platform 工作平台:- | - | - | - | 11.201 (121) | - | - | - | - | - | - |
| | Е | 19.180 (206) Balcony 露台:- Utility Platform 工作平台: 1.500 (16) | - | - | - | 9.840 (106) | - | - | - | - | - | - |
| | F | 27.255 (293) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | G | 24.733 (266) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.501 (16) | - | - | - | - | - | - | - | - | - | - |
| | Н | 23.384 (252) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - | - | - | - | - | - | - | - | - | - | - |
| | J | 19.627 (211) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - | - | - | - | - | - | - | - | - | - | - |

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

Notas

- 1. The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer and the areas shown in square feet maybe slightly different from that shown in square metre.
- 2. 13/F, 14/F and 24/F are omitted.
- 3. The symbol "-" as shown in the above table denotes "Not Provided".
- 4. There is no verandah in the residential properties of the Development.

每個住宅物業的實用面積以及構成住宅物業的一部分的範圍內的露台、工作平台及陽台(如有)之樓面面積, 是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部分的範圍內的其他指明項目 (如有)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。

註

- 1. 上述所列之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎;因四捨五入的關係,以平方呎計算之面積與以平方米計算 之面積可能有些微差異。
- 2. 不設13樓、14樓及24樓。
- 3. 上表「-」代表「不提供」。
- 4. 發展項目的住宅物業不設陽台。

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

| Description of Residential Property 物業的描述 | | Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) | 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 | 實用面積 (包括露台、工作平台及陽台(加有)) | 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 |
| | А | 48.684 (524) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - | - | - | - | - | - | - | - | - | - | - |
| | В | 35.831 (386) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | С | 35.476 (382) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| 8/F - 12/F | D | 27.631 (297) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - | - | - | - | - | - | - | - | - | - | - |
| & 15/F - 23/F | Е | 20.395 (220) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| 8樓至12樓 及 | F | 27.255 (293) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| 15樓至23樓 | G | 24.733 (266) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.501 (16) | - | - | - | - | - | - | - | - | - | - |
| | Н | 23.384 (252) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - | - | - | - | - | - | - | - | - | - | - |
| | J | 19.627 (211) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - | - | - | - | - | - | - | - | - | - | - |
| | K | 34.399 (370) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) | - | - | - | - | - | - | - | - | - | - |

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

Notes

- 1. The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer and the areas shown in square feet maybe slightly different from that shown in square metre.
- 2. 13/F, 14/F and 24/F are omitted.
- 3. The symbol "-" as shown in the above table denotes "Not Provided".
- 4. There is no verandah in the residential properties of the Development.

每個住宅物業的實用面積以及構成住宅物業的一部分的範圍內的露台、工作平台及陽台(如有)之樓面面積, 是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部分的範圍內的其他指明項目 (如有)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。

註:

- 1. 上述所列之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎;因四捨五入的關係,以平方呎計算之面積與以平方米計算 之面積可能有些微差異。
- 2. 不設13樓、14樓及24樓。
- 3. 上表「-」代表「不提供」。
- 4. 發展項目的住宅物業不設陽台。

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

| Description of Residential Property 物業的描述 | | Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) | 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 | 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) | 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 |
| | А | 94.014 (1,012) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| 25/F | В | 76.286 (821) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| 25樓 | С | 90.937 (979) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | D | 37.710 (406) Balcony 露台: 2.056 (22) Utility Platform 工作平台: 1.558 (17) | - | - | - | - | - | - | - | - | - | - |
| | А | 94.014 (1,012) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| 26/F - 29/F | В | 76.286 (821) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| 26樓至29樓 | С | 90.937 (979) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | D | 37.710 (406) Balcony 露台: 2.056 (22) Utility Platform 工作平台: 1.558 (17) | - | - | - | - | - | - | - | - | - | - |

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

Notas

- 1. The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer and the areas shown in square feet maybe slightly different from that shown in square metre.
- 2. 13/F, 14/F and 24/F are omitted.
- 3. The symbol "-" as shown in the above table denotes "Not Provided".
- 4. There is no verandah in the residential properties of the Development.

每個住宅物業的實用面積以及構成住宅物業的一部分的範圍內的露台、工作平台及陽台(如有)之樓面面積, 是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部分的範圍內的其他指明項目 (如有)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。

註

- 1. 上述所列之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎;因四捨五入的關係,以平方呎計算之面積與以平方米計算 之面積可能有些微差異。
- 2. 不設13樓、14樓及24樓。
- 3. 上表「-」代表「不提供」。
- 4. 發展項目的住宅物業不設陽台。

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

| Description of Resident 物業的描述 | | Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) | 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 | 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) | 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 |
| | А | 94.014 (1,012) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) | - | - | - | - | - | - | 77.433 (833) | 1.496 (16) | - | - |
| 30/F | В | 76.601 (825) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) | - | - | - | - | - | - | 65.808 (708) | 1.969 (21) | - | - |
| 30樓 | С | 90.937 (979) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) | - | - | - | - | - | - | 76.884 (828) | 1.496 (16) | - | - |
| | D | 37.710 (406) Balcony 露台: 2.056 (22) Utility Platform 工作平台: 1.558 (17) | - | - | - | - | - | - | - | - | - | - |

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

Notes

- 1. The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer and the areas shown in square feet maybe slightly different from that shown in square metre.
- 2. 13/F, 14/F and 24/F are omitted.
- 3. The symbol "-" as shown in the above table denotes "Not Provided".
- 4. There is no verandah in the residential properties of the Development.

每個住宅物業的實用面積以及構成住宅物業的一部分的範圍內的露台、工作平台及陽台(如有)之樓面面積, 是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部分的範圍內的其他指明項目 (如有)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。

註:

- 1. 上述所列之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎;因四捨五入的關係,以平方呎計算之面積與以平方米計算 之面積可能有些微差異。
- 2. 不設13樓、14樓及24樓。
- 3. 上表「-」代表「不提供」。
- 4. 發展項目的住宅物業不設陽台。

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

Not Applicable 不適用

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

- 1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase (the "preliminary agreement").
- 2. The preliminary deposit paid by the purchaser on the signing of that 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) that preliminary agreement is terminated;
 - (ii) the preliminary deposit is forfeited; and
 - (iii) the owner does not have any further claim against the purchaser for the failure.

- 1. 在簽署臨時買賣合約(該「臨時合約」)時須支付款額為5%的臨時訂金。
- 2. 買方在簽署臨時合約時支付的臨時訂金,會由代表擁有人行事的律師事務所以保證金保存人的身分持有。
- 3. 如買方沒有於訂立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。

15 SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

1. Common Parts of the Development

(a) Common Parts means all areas, systems, equipment, facilities, machinery, fixtures, fittings, conduits or other matters in the Land (meaning the land on which the Development is constructed, and, where the context permits, shall include the Development thereon):

- (i) which are intended for the common use and benefit of different owners, occupiers, licensees or invitees of the Land or any part thereof; or
- (ii) as will fall within the definition of "common parts" in section 2 of the Building Management Ordinance (Cap. 344); or
- (iii) which are from time to time designated by an owner to be Common Parts in accordance with the DMC.

These include certain lift lobbies, staircases, lifts, Recreational Facilities, Covered Landscape Area, external walls of the residential tower etc.

- (b) Common Parts are categorized into Development Common Parts (provided or installed for the common use and benefit of the Owners, occupiers, licensees or invitees of different Flats and the Commercial Accommodation) and Residential Common Parts (provided or installed for the common use and benefit of Owners, occupiers, licensees or invitees of different Flats).
- (c) The owners may use the Common Parts for all purposes connected with the proper use and enjoyment of his Unit.
- (d) The owners may not convert any of the Common Parts to his own use or for his own benefit unless the approval of the Owners' Committee has been obtained.
- (e) The owners may not obstruct the Common Parts nor do anything in or to the Common Parts which may be or become a nuisance to any other owner or occupiers of the Land or any neighbouring premises.
- (f) The owners may not alter the Common Parts or do anything which may, in the opinion of the Manager, interfere with or damage the Common Parts or adversely affect the normal functioning of the Common Parts.
- (g) The Manager has the full right and authority to control the Common Parts and to generally administer and manage the Common Parts. The Manager shall hold the Common Parts as trustee for all owners.

2. Number of Undivided Shares assigned to each residential property in the Development

Undivided Shares are allocated to each residential property. They are set out in the table below.

| Floor | Flat | No. of Undivided Shares |
|-----------------|------|-------------------------|
| | А | 83 |
| | В | 35 |
| | С | 35 |
| | D | 28 |
| 7/F | Е | 21 |
| | F | 27 |
| | G | 25 |
| | Н | 24 |
| | J | 20 |
| | А | 47 |
| | В | 36 |
| | С | 36 |
| | D | 27 |
| 8/F - 12/F & | Е | 21 |
| 15/F - 23/F | F | 27 |
| 13/1 23/1 | G | 25 |
| | Н | 24 |
| | J | 20 |
| | K | 34 |
| | А | 92 |
| 2E/E 20/E | В | 74 |
| 25/F - 29/F | С | 89 |
| | D | 38 |
| | А | 101 |
| 30/F | В | 83 |
| JUIT | С | 98 |
| | D | 38 |
| | | |

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

15 SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

3. Term of years for which the Manager of the Development is appointed

The Manager will be appointed for an initial term of two years from the date of the Deed of Mutual Covenant and Management Agreement ("DMC"). The appointment of the Manager may be terminated according to the provisions of the DMC.

4. Basis on which the Management Expenses are shared among the owners of residential properties in the Development

Each owner shall contribute towards the Management Expenses (which shall be the expenses, costs and charges necessarily and reasonably incurred in the management of the Development, and shall be based on the budget prepared by the Manager) (including the Manager's Remuneration) of the Development in such manner, amount and proportion as provided in the DMC by reference to the Management Shares allocated to his Unit. In general:

- (a) the owners of Units shall contribute towards the Management Expenses relating to the Development Common Parts in proportion to the Management Shares allocated to their Units; and
- (b) the owners of Flats shall contribute towards the Management Expenses relating to the Residential Common Parts in proportion to the Management Shares allocated to their Flats.

The number of Management Shares of a residential property is the same as the number of Undivided Shares allocated to that residential property. However, the total number of Undivided Shares in the Development is different from the total number of Management Shares in the Development. The total number of Management Shares of all residential properties in the Development is 6,241. The total number of Management Shares in the Development is 8,446.

5. Basis on which the Management Expenses are shared among the owners of residential properties in the Development

The amount of Management Fee Deposit is 3 months' monthly management fee.

6. Area (if any) in the Development retained by the owner (i.e. the Vendor) for its own use

There is no area in the Development which is retained by the owner for that owner's own use as referred to in section 14(2)(f), Part 1, Schedule 1 of Residential Properties (First-hand Sales) Ordinance (Cap. 621).

15 SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

1. 發展項目的公用部分

- (a) 公用部分指所有在該土地(指發展項目於其上興建之土地,及如文意允許包括其上之發展項目)內符合以下情況的區域、系統、裝備、設備、機器、固定裝置、裝置、管道及其他事宜:
 - (i) 該部分為該土地或其任何部分之不同業主、佔用人、被許可人或被邀請人共用使用與享用;或
 - (ii) 該部分符合《建築物管理條例》(第344章)第2條中「公用部分」的定義;或
 - (iii) 該部分由業主不時根據公契指定為公用部分。
 - 上述包括升降機大堂、樓梯、升降機、休憩設施、有蓋園景範圍、住宅大樓外牆等。
- (b) 公用部分分為發展項目公用部分(提供或安裝給所有不同住宅單位及商業物業業主、佔用人、被許可人或被邀請人共同使用與享用)及住宅公用部分(提供或安裝給不同住宅單位的業主、佔用人、被許可人或被邀請人共同使用與享用)。
- (c) 業主有權為了正當使用與享用他的單位有關的一切目的使用公用部分。
- (d) 除非已經取得業主委員會的批准,業主不得轉變任何公用部分供其個人使用或享用。
- (e) 業主不得阻塞公用部分,亦不得在或對該等地方作出任何事情,以致可能或成為對該土地或任何毗鄰 房產的任何其他業主或佔用人造成滋擾。
- (f) 業主不得更改公用部分或作出任何事情,以致管理人認為會干涉或損壞公用部分或對公用部分的正常 運作有不利影響。
- (g) 管理人具有充分權利及授權控制公用部分和全面控制與管理公用部分。管理人須作為全體業主的受託 人持有公用部分。

2. 分配予發展項目中各住宅物業的不分割份數的數目

發展項目中的各住宅物業配有不分割份數。詳細的分配狀況,請參閱下表。

| 樓層 | 單位 | 不分割份數的數目 |
|--------------|----|----------|
| | А | 83 |
| | В | 35 |
| | С | 35 |
| | D | 28 |
| 7樓 | Е | 21 |
| | F | 27 |
| | G | 25 |
| | Н | 24 |
| | J | 20 |
| | А | 47 |
| | В | 36 |
| | С | 36 |
| 0.坤云10.坤 | D | 27 |
| 8樓至12樓 及 | Е | 21 |
| 及 15樓至23樓 | F | 27 |
| 13後土23後 | G | 25 |
| | Н | 24 |
| | J | 20 |
| | K | 34 |
| | А | 92 |
| 25堆本20堆 | В | 74 |
| 25樓至29樓 | С | 89 |
| | D | 38 |
| | А | 101 |
| 20堆 | В | 83 |
| 30樓 | С | 98 |
| | D | 38 |
| ••••• | • | |

註:不設13樓、14樓及24樓

15 SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

3. 發展項目的管理人的委任年期

管理人的首屆任期為由公共契約暨管理協議(「公契」)簽署日期起計兩年。管理人的委任可按公契的條文 終止。

4. 在發展項目中的住宅物業的擁有人之間分擔管理開支的基準

每名業主須根據其單位分配到的管理份數按公契指明的方式、金額及比例分擔發展項目的管理開支(指管理發展項目時必須地和合理地招致的支出、費用及收費,且須基於管理人擬定之預算)(包括管理人之酬金)。 一般而言:

- (a) 業主須按分配到其單位之管理份數之比例分擔有關發展項目公用部分之管理開支;及
- (b) 住宅物業業主須按分配到其住宅物業之管理份數之比例分擔有關住宅公用部分之管理開支。

每個住宅物業之管理份數相等於其獲分配之不分割份數,唯發展項目不分割份數總數與發展項目管理份數總數不同。所有住宅物業之管理份數總數為6,241。發展項目之管理份數總數為8,446。

5. 計算管理費按金的基準

管理費按金相等於三個月之管理費。

6. 擁有人(即賣方)在發展項目中保留作自用的範圍(如有的話)

本發展項目並無《一手住宅物業銷售條例》(第621章)附表1第1部第14(2)(f)條所提及之擁有人在發展項目中保留作自用的範圍。

16 SUMMARY OF LAND GRANT 批地文件的摘要

1. The lot numbers of the land on which the Development is situated

Subsection 4 of Section A of Marine Lot No. 243, the Remaining Portion of Subsection 3 of Section A of Marine Lot No. 243, Section A of Subsection 3 of Section A of Marine Lot No. 243, the Remaining Portion of Subsection 2 of Section A of Marine Lot No. 243, Subsection 1 of Section A of Subsection 2 of Section A of Marine Lot No. 243, the Remaining Portion of Section A of Subsection 2 of Section A of Marine Lot No. 243 and Subsection 1 of Section A of Marine Lot No. 243 (the "Land").

2. The term of years under the lease

The term of years shall be 999 years from 24 June 1892.

3. The user restrictions applicable to that land

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

(Note: A licence for the carrying out of the trade or business of sugar baker, oilman (excluding petrol filling station), butcher, victualler and tavern keeper in the Land has been granted. Please refer to the Licence for Offensive Trade Clause dated 9 January 2023 and registered at the Land Registry with Memorial No.23021000800029.)

4. The facilities that are required to be constructed and provided for the Government, or for public use Not applicable.

5. The grantee's obligations to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside that land

The grantee shall and will, where and as often as need or occasion shall be or 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(s) or tenement(s) and all other erections and buildings standing upon the Land, and all the walls, rails, lights, pavements, privies, sinks, drains and watercourses thereunto belonging, and which shall in anywise 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 Government.

6. The lease conditions that are onerous to a purchaser

- (a) The Government has reserved rights to mines, minerals and quarries of stone in, under or upon the Land and all such earth, soil, marl, clay, chalk, brick-earth, gravel, sand, stone and stones, and other earths or materials, which at the time of the Land Grant or thereafter during the continuance of the grant, shall be under or upon the Land or any part or parts thereof as the Government may require for the roads, public buildings or other public purposes of Hong Kong, with full liberty to enter the Land to view, dig for, convert and carry way such things thereby doing as little damage as possible to the grantee.
- (b) The grantee shall and will 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 Land or any part thereof, in common with other premises near or adjoining thereto.
- (c) The Government may, twice or oftener in every year, at all reasonable times in the day, enter into and upon the Land to view, search and see the condition of same and of all decays, defects and wants of reparation and amendment and may issue notice in writing requiring the grantee to repair and amend the same within three calendar months.
- (d) In case of the breach or non-performance of any covenant and condition on the part of the grantee to be performed in the Land Grant or a failure to pay the Government Rent by the grantee, it shall be lawful for the Government to re-enter, repossess and enjoy the Land or any part thereof and expel the grantee and occupiers of the Land.
- (e) The Government has the power to resume, enter into and re-take possession of the Land or any part thereof if required for the improvement of Hong Kong or any other public purpose whatsoever three calendar months' notice being given to the grantee of its being so required and a full and fair compensation for the Land and the buildings thereon being paid to the said grantee to be valued by the Government.
- (f) See paragraph 5.

Note: The expression "grantee" as mentioned in this section means the grantee under the Land Grant and where the context admits or requires includes his executors, administrators and assigns.

16 SUMMARY OF LAND GRANT 批地文件的摘要

1. 發展項目所位於的土地的地段編號

海旁地段第243號A分段第4小分段、海旁地段第243號A分段第3小分段餘段、海旁地段第243號A分段第3小分段A分段、海旁地段第243號A分段第2小分段餘段、海旁地段第243號A分段第2小分段A分段第1小分段、海旁地段第243號A分段第2小分段A分段餘段及海旁地段第243號A分段第1小分段(「土地」)。

2. 有關租契規定的年期

由1892年6月24日起計999年。

3. 適用於該土地的用途限制

未經政府事先許可,土地不得用作任何銅匠、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理的行業或業務或任何其他產生噪音、發出惡臭或令人厭惡的行業或業務。

(備註:土地已獲發進行製糖、油料(不包括加油站)、售肉、食物供應及旅館行業或業務之牌照。詳情請參閱日期為2023年1月9日,並於土地註冊處以註冊備忘編號23021000800029註冊之厭惡性行業牌照。)

4. 按規定須興建並提供予政府或供公眾使用的設施

不適用。

5. 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

承授人須按需要及於有需要時,自費妥善及充分地透過所有和所有形式之所需和必須之維修、清洗及改善以維修、維護、支持、維持、鋪設、清除、沖刷、清洗、清空、改善及保養土地上之院宅或物業及所有其他搭建物或建築物,及屬於和以任何形式附屬於該等院宅或物業及所有其他搭建物或建築物之牆壁、軌道、照明、行人道、廁所、水槽、排水溝及水道,致使政府滿意。

6. 對買方造成負擔的租用條件

- (a) 政府已就土地之內、之下或之上的礦產、礦物、石礦及所有於批地文件發出之時或其後於批地存續時在土地或任何部分之下或之上、 可能為道路、公共建築或其他香港之公共目的所需的土壤、泥土、泥灰岩、黏土、白堊、製磚土、礫石、砂、石頭及石堆、及其他土料或材料保留權利,並有權充分自由進入土地以視察、挖掘、轉用及移走該等事物,唯須對承授人造成盡可能少的損害。
- (b) 若有需要,承授人須負擔、支付及備款支付加置、興建、維修及改善處於、屬於土地或其任何部分或 為其所需而與附近或毗連範圍共用的所有或任何道路、行人路、渠道、圍欄及共用牆、通風道、私人 或公共排污渠及排水渠的支出和收費的合理分攤。
- (c) 政府可每年兩次或以上於日間內的任何合理時間進入土地以視察、搜索及檢查土地的狀況及所有變化、缺陷、失修及缺乏改善之處,並可發出書面通知,要求承授人於三個公曆月內修理及改善之。
- (d) 承授人若違反或不履行批地文件內其須履行之契諾或條件,或未能繳付地租,政府可合法重收、重新 管有及享用土地或其任何部分及逐出承授人或土地的佔用人。
- (e) 如為改善香港或其他公共目的所需,經發出三個公曆月的通知予承授人及就土地及其上之建築物支付由政府評定的充分和公平賠償予承授人,政府有權收回、進入及重新管有土地或其任何部分。
- (f) 見第5段。

備註:本節中提述「承授人」一詞指根據批地文件中的承授人和如文意允許時包括其遺囑執行人、遺產管理 人及承讓人。

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

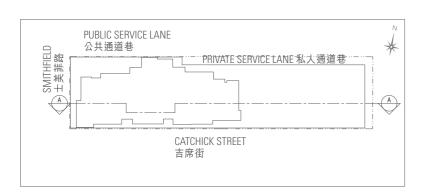
Not Applicable 不適用

18 WARNING TO PURCHASERS 對買方的警告

- a) 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.
- b) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
- c) If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser:
 - (i) that firm may not be able to protect the purchaser's interests; and
 - (ii) the purchaser may have to instruct a separate firm of solicitors.
- d) In the case of paragraph (c)(ii) above, the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

- a) 謹此建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外),以在交易中代表買方行事。
- b) 如買方聘用上述的獨立的律師事務所,以在交易中代表買方行事,該律師事務所將會能夠向買方提供獨立 意見。
- c) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事,而擁有人與買方之間出現利益衝突:
- (i) 該律師事務所可能不能夠保障買方的利益;及
- (ii) 買方可能要聘用一間獨立的律師事務所。
- d) 如屬上述(c)(ii)段的情況,買方須支付的律師費用總數,可能高於如買方自一開始即聘用一間獨立的律師 事務所便須支付的費用。

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



KEY PLAN 索引圖

— — Dotted line denotes the level of the lowest

residential floor

虛線為最低住宅樓層水平

∀ Height above the Hong Kong Principal

Datum (PD) (Metre)

香港主水平基準以上高度(米)

E&M ROOMS Electrical & Mechanical Plant Rooms

機電房

E&M FLOOR Electrical & Mechanical Floor

機電層

The part of Smithfield adjacent to the building is 4.23 metres to 4.37 metres above the Hong Kong Principal Datum.
毗連建築物的一段士美菲路為香港主水平

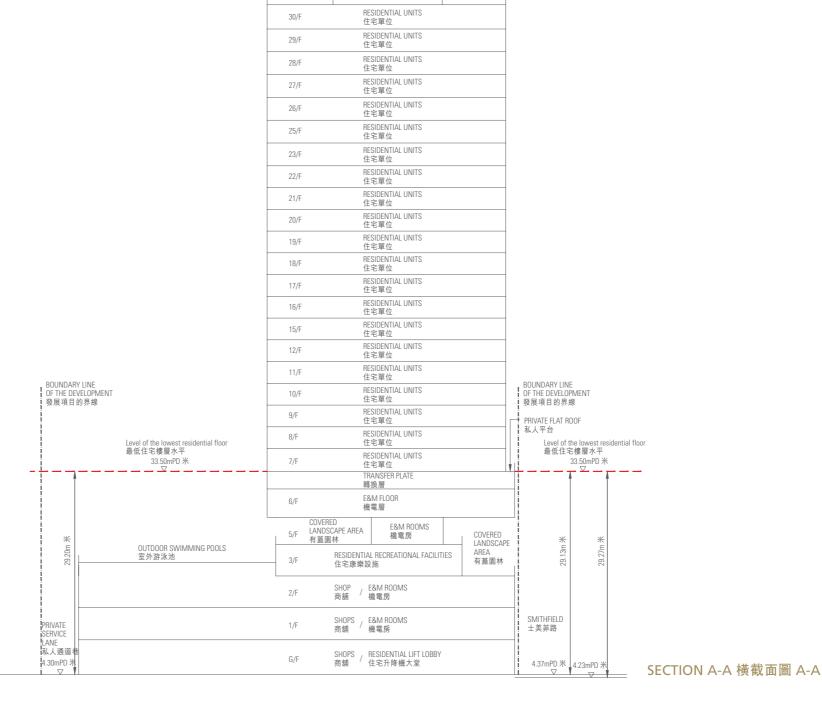
基準以上4.23米至4.37米。

The part of private service lane adjacent to the building is 4.30 metres above the Hong

Kong Principal Datum.

毗連建築物的一段私人通道巷為香港主水

平基準以上4.30米。



TOP ROOF 頂層天台

INTERMEDIATE ROOF E&M FLOOI 中層天台 機電層

機電房

PRIVATE ROOF 私人天台

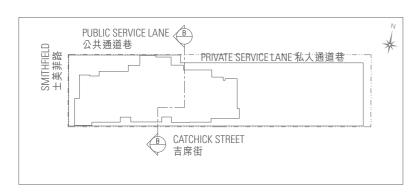
ROOF 天台

PRIVATE ROOF 私人天台

- 1. (-----) Dotted line denotes the level of the lowest residential floor.
- 2. (▽) denotes height (in metres) above Hong Kong Principal Datum.
- 3. 4/F, 13/F, 14/F and 24/F are omitted.

- 1. (-----) 虛線代表最低住宅樓層水平。
- 2. (▽) 指香港主水平基準以上高度(米)。
- 3. 不設4樓、13樓、14樓及24樓。

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



KEY PLAN 索引圖

Dotted line denotes the level of the lowest

residential floor

虚線為最低住宅樓層水平

 ∇ Height above the Hong Kong Principal

Datum (PD) (Metre)

香港主水平基準以上高度(米)

Electrical & Mechanical Plant Rooms E&M ROOMS

機電房

E&M FLOOR Electrical & Mechanical Floor

機電層

The part of Catchick Street adjacent to the building is 4.14 to 4.39 metres above the

Hong Kong Principal Datum.

毗連建築物的一段吉席街為香港主水平基準

以上4.14至4.39米。

The part of public service lane adjacent to the building is 4.18 to 4.35 metres above the Hong Kong Principal Datum.

毗連建築物的一段公共通道巷為香港主水平

基準以上4.18米至4.35米。

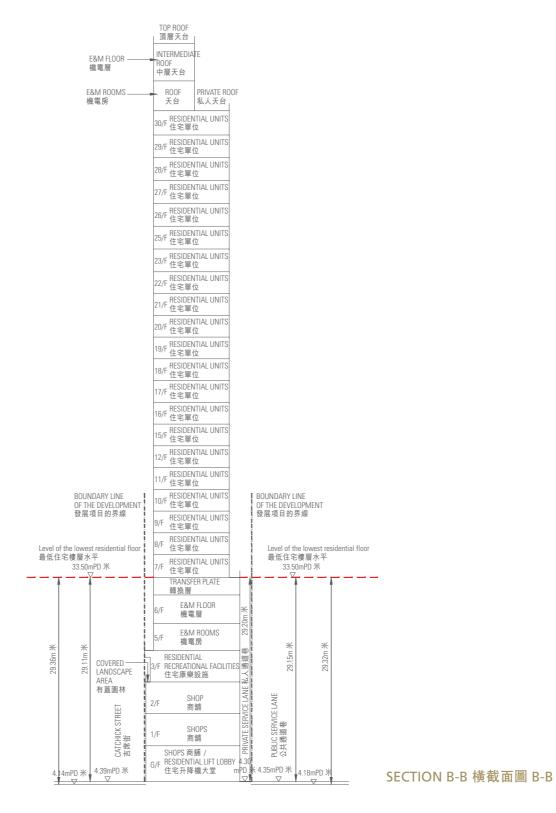
The part of private service lane adjacent to the building is 4.30 metres above the Hong

Kong Principal Datum.

毗連建築物的一段私人通道巷為香港主水平

基準以上4.30米。

- 1. (-----) Dotted line denotes the level of the lowest residential floor.
- 2. (▽) denotes height (in metres) above Hong Kong Principal Datum.
- 3. 4/F, 13/F, 14/F and 24/F are omitted.

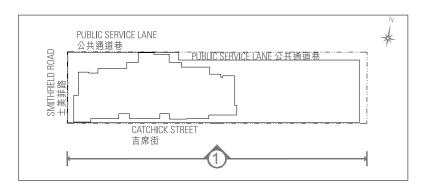


1. (-----) 虛線代表最低住宅樓層水平。

2. (▽) 指香港主水平基準以上高度(米)。

3. 不設4樓、13樓、14樓及24樓。

20 ELEVATION PLAN 立面圖



KEY PLAN 索引圖

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

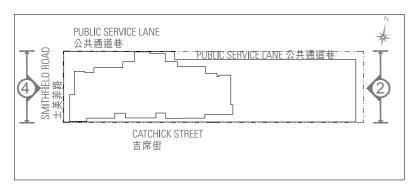
- 1. are prepared on the basis of the approved building plans for the Development as of 22 April 2024;
- 2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面:

- 1. 以2024年4月22日的情況為準的發展項目經批准的建築圖則為基礎擬備;
- 2. 大致上與該發展項目的外觀一致。



20 ELEVATION PLAN 立面圖



KEY PLAN 索引圖

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

- 1. are prepared on the basis of the approved building plans for the Development as of 22 April 2024;
- 2. are in general accordance with the outward appearance of the Development.

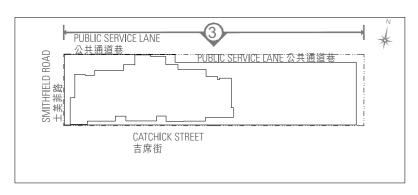
發展項目的認可人士已證明本圖所顯示的立面:

- 1. 以2024年4月22日的情況為準的發展項目經批准的建築圖則為基礎擬備;
- 2. 大致上與該發展項目的外觀一致。



ELEVATION 2 立面圖 2

20 ELEVATION PLAN 立面圖



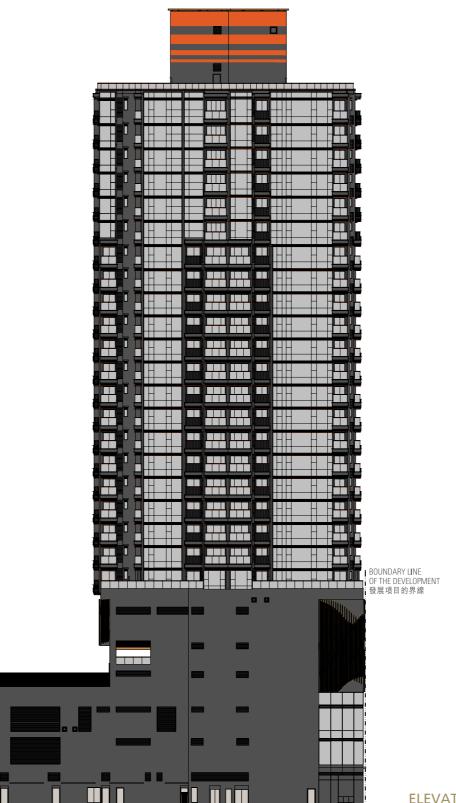
KEY PLAN 索引圖

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

- 1. are prepared on the basis of the approved building plans for the Development as of 22 April 2024;
- 2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面:

- 1. 以2024年4月22日的情況為準的發展項目經批准的建築圖則為基礎擬備;
- 2. 大致上與該發展項目的外觀一致。



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

| Common Facilities | | | rea ī積 | | Area 面積 |
|--|-------------------|---------|----------------|---------------|----------------|
| 公用設施 | 公用設施 | | sq. ft. 平方呎 | sq. m. 平方米 | sq. ft. 平方呎 |
| Residents' clubhouse (including any recreational facilities for residents' use) | Covered 有上蓋 | 254.421 | 2,739 | 450.003 | 4 9 4 4 |
| 住客會所(包括供住客使用的任何康樂設施) | Uncovered 沒有上蓋 | 195.582 | 2,105 | 430.003 | 4,844 |
| Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) | Covered 有上蓋 | - | - | | |
| 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、 供住客使用的公用花園或遊樂地方(不論是稱為公用空中花園或有其他名稱) | Uncovered 沒有上蓋 | - | - | - | - |
| 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) | Covered 有上蓋 | 290.985 | 3,132 | - 491.524 | F 201 |
| 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) | Uncovered 沒有上蓋 | 200.539 | 2,159 | 491.324 | 5,291 |

Remarks:

- 1. Areas in square metres as specified above are based on the latest approved building plans.
- 2. Areas in square feet are converted from areas in square metres at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest integer and the areas shown in square feet maybe slightly different from that shown in square metre.

備註:

1. 上述所列以平方米顯示之面積乃依據最新的經批准的建築圖則。

2. 以平方呎顯示之面積由以平方米顯示之面積以1平方米=10.764平方呎換算,並四捨五入至整數;因四 捨五入的關係,以平方呎計算之面積與以平方米計算之面積可能有些微差異。

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

- 1. The address of the website on which copies of the Outline Zoning Plans relating to Development are available at: http://www.ozp.tpb.gov.hk.
- 2. (a) A copy of the latest draft of every deed of mutual covenant in respect of the specified residential properties as at the date on which the specified residential property is offered to be sold is available for inspection at the place at which the specified residential property is offered to be sold.
 - (b) The inspection is free of charge.

- 1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為:http://www.ozp.tpb.gov.hk。
- 2. (a) 指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿的文本存放在指明住宅物業的售樓處,以供閱覽。
- (b) 無須為閲覽付費。

| 1. Exterior finish | es |
|------------------------------------|---|
| Item | Description |
| (a) External Wall | Finished with aluminium framed curtain wall, tiles, aluminium cladding, metal louvre, metal grille, metal balustrade, glass balustrade and external paint. |
| (b) Mindow | Aluminium window frames fitted with low iron glass for living room, dining room, master bedroom, bedroom and kitchen (if window is provided). |
| (b) Window | Aluminium window frames fitted with milky white laminated glass for master bathroom, bathroom and toilet (if window is provided). |
| (c) Bay Window | Not Applicable. |
| (d) Planter | Not Applicable. |
| (e) Verandah or Balcony | Balcony provided with glass balustrade and aluminium top rail. Wall finished with ceramic tiles. Floor finished with tiles. Ceiling finished with aluminium. Balconies are covered. There is no verandah. |
| (f) Drying facilities for clothing | Not provided. |

| 2. Interior finish | nes |
|----------------------------------|--|
| Item | Description |
| | Main Entrance Lobby of Residential Tower Wall finished with natural stone, stainless steel, wood veneer, and sintered stone. Floor finished with nature stone. Gypsum board false ceiling finished with plaster and paint. |
| (a) Lobby | Residential Floor Lift Lobby Wall finished with tiles, coloured aluminum, wood laminate and feature laminated glass. Floor finished with tiles. Crystal board false ceiling finished with wood laminate and coloured aluminum strips. |
| (b) Internal wall and ceiling | Living Room, Dining Room & Bedroom Wall - Wall finished with plaster and paint. Ceiling - Ceiling and gypsum board false ceiling with plaster and paint. |
| (c) Internal floor | Living Room, Dining Room & Bedroom Floor finished with engineered timber flooring and timber skirting. Tile border along open kitchen, window, curtain wall, balcony door and utility platform door are provided. |
| (d) Bathroom | Wall finished with tiles. Floor finished with tiles. Ceiling installed with aluminum false ceiling. Wall finishes run up to the level of false ceiling. |

| 1. 外部裝修物料 | |
|-----------|--|
| 細項 | 描述 |
| (a) 外牆 | 鋪砌鋁框幕牆、瓷磚、鋁覆蓋板、金屬百葉、金屬格柵、金屬圍欄、玻璃圍欄及室外 油漆。 |
| (b) 窗 | 客廳、飯廳、主人睡房、睡房及廚房選用鋁質窗框配超白玻璃(如有窗提供)。 |
| (D) 图 | 主人浴室、浴室及洗手間選用鋁質窗框配奶白色夾膠玻璃(如有窗提供)。 |
| (c) 窗台 | 不適用。 |
| (d) 花槽 | 不適用。 |
| (e) 陽台或露台 | - 露台裝設玻璃圍欄配鋁扶手。牆身鋪砌瓷磚。地台鋪砌瓷磚。天花設鋁面板。 - 露台有蓋。 - 沒有陽台。 |
| (f) 乾衣設施 | 沒有提供。 |

| 2. 室內裝修物料 | |
|------------|--|
| 細項 | 描述 |
| (a) 大堂 | 住宅大樓主要入口大堂 - 牆身鋪砌天然石、不銹鋼飾面、木皮飾面及岩板。 - 地台鋪砌天然石。 - 石膏板假天花經批盪及髹油漆。 |
| (d) 八王 | 住宅樓層升降機大堂 - 牆身以瓷磚、有色鋁合金飾面、木紋膠板及特色玻璃飾面。 - 地台鋪砌瓷磚。 - 麗晶板假天花配以木紋膠板及有色鋁合金飾條。 |
| (b) 內牆及天花板 | 客廳、飯廳及睡房 牆身 - 牆面經批盪及油漆。 天花板 - 天花板及石膏板假天花經批盪及油漆。 |
| (c) 內部地板 | 客廳、飯廳及睡房 - 地台鋪砌複合木地板連木牆身腳線。 - 開放式廚房、窗邊、幕牆邊、露台門及工作平台門邊配以瓷磚圍邊。 |
| (d) 浴室 | - 牆身鋪砌瓷磚。 - 地台鋪砌瓷磚。 - 天花裝設鋁板假天花。 - 牆面飾面鋪砌至假天花。 |

| 2. Interior fir | nishes |
|-----------------|---|
| Item | Description |
| (e) Kitchen | Open Kitchen (7-12/F, 15-23/F all units, 25 - 30/F Unit D) Wall finished with tiles and artificial stones. (Except areas covered by kitchen cabinet and areas above false ceiling level.) Floor finished with tiles, engineered timber flooring and stainless steel trimming. (Except areas covered by kitchen cabinet.) Gypsum board false ceiling finished with plaster and paint. Cooking bench finished with artificial stone surface. Wall finishes run up to the level of false ceiling. |
| | Kitchen (25 - 30/F Units A, B & C) Wall finished with tiles and artificial stones. (Except areas covered by kitchen cabinet) Floor finished with tiles. (Except areas covered by kitchen cabinet). Ceiling installed with aluminum false ceiling. Cooking bench finished with artificial stone surface. Wall finishes run up to the level of false ceiling. |

| 3. Interior fi | ttings |
|----------------|---|
| Item | Description |
| (a) Doors | Entrance Door Solid core fire rated timber door and hardwood doorframe finished with wood laminate and stainless steel. Fitted with fingerprinted door lockset, door closer, eye viewer, door stopper and door bell system. |
| | Kitchen Door (25 - 30/F Units A, B & C) Solid core fire rated timber door and hardwood doorframe finished with wood laminate, stainless steel and fire rated glass panel. Fitted with door lockset, door closer and door stopper. |
| | Bathroom DoorHollow core timber door finished with wood pattern PVC surface.Fitted with door lockset and door stopper.Fitted with wall louver panel. |
| | Bedroom DoorHollow core timber door finished with wood pattern PVC surface.Fitted with door lockset and door stopper. |
| | Bedroom Door (to Bathroom 1) (7-12/F, 15-23/F Units B & C) - Hollow core timber sliding door finished with wood pattern PVC surface Fitted with door lockset and door stopper. |
| | Store Door (inside Kitchen) (Swing Door (25 - 30/F Units A & B), Sliding Door (25 - 30/F Unit C)) - Hollow core timber door finished with wood PVC surface. - Fitted with door lockset and door stopper. - Fitted with wall louver panel. |

| 細項 | 描述 |
|--------|--|
| (e) 廚房 | 開放式廚房(7至12樓、15至23樓所有單位,25至30樓D單位) - 牆身鋪砌瓷磚及人造石。(廚櫃遮蓋範圍及假天花以上遮蓋範圍除外) - 地台鋪砌瓷磚、複合木地板及不鏽鋼條。(廚櫃遮蓋範圍除外) - 石膏板假天花經批盪髹及油漆。 - 灶台鋪設人造石枱面。 - 牆面飾面鋪砌至假天花。 - 廚房(25至30樓A、B和C單位) - 牆身鋪砌瓷磚及人造石。(廚櫃遮蓋範圍除外) - 地台鋪砌瓷磚。(廚櫃遮蓋範圍除外) - 天花裝設鋁板假天花。 - 廚房灶台鋪設人造石枱面。 - 牆面飾面鋪砌至假天花。 |

| 3. 室內裝置 | |
|---------|--|
| 細項 | 描述 |
| (a) 門 | 入口大門 - 實心防火大門和實木門框,配以木紋膠板飾面和不銹鋼飾面。 - 裝設指紋門鎖套裝、氣鼓、防盜眼、門擋及門鐘系統。 - 廣房門(25至30樓A、B和C單位) - 實心防火木門和實木門框,配以木紋膠板飾面、不銹鋼和防火玻璃視窗。 - 裝設門鎖套裝、氣鼓及門擋。 - 裝設門鎖套裝及門擋。 - 裝計 一 空心木門,配以仿木紋飾面。 - 裝設門鎖套裝及門擋。 - 裝計 一 空心木門,配以仿木紋飾面。 - 裝設門鎖套裝及門擋。 - 雙門 一 空心木門,配以仿木紋飾面。 - 裝設門鎖套裝及門擋。 - 壁房門(通往浴室1)(7至12樓、15至23樓B和C單位) - 空心木門,配以仿木紋飾面。 - 裝設門鎖套裝及門擋。 - 裝設門鎖套裝及門擋。 - 裝設門鎖套裝及門擋。 - 裝設門鎖套裝及門擋。 - 裝設門鎖套裝及門擋。 - 裝設門鎖套裝及門擋。 |

| tem | Description |
|---------------------------|---|
| | Store Door (Living and Dining Room) (30/F Units A, B & C) - Hollow core timber door finished with wood PVC surface. - Fitted with door lockset and door stopper. |
| | Toilet Door (25 - 30/F Units A, B & C) - Aluminum folding door fitted with wall louver panel Fitted with door lockset. |
| (a) Doors | Private Roof Door (to unit) - Aluminum frame door fitted with low iron glass and door lockset. |
| | Private Roof Door (to common area) - Metal door finished with wall tiles Fitted with panic bolt door lock, door closer and door handle. |
| | Balcony/ Utility Platform/ Private Flat Roof (7/F) Door - Aluminum frame door fitted with low iron glass and door lockset. |
| (b) Bathroom | Timber storage cabinet finished with wood laminate and natural stone counter top. Mirror cabinet finished with wood laminate, stainless steel and glass shelves. Vitreous china wash basin with chrome plated wash basin mixer. Vitreous china water closet with concealed cistern. Metal toilet paper holder. Metal cloth hook. Tempered glass shower cubicle with chrome plated rain shower & hand shower set. See "water supply" below for type and material of water supply system. For appliances provision, please refer to the "Appliances Schedule". |
| (c) Kitchen | Open Kitchen Timber kitchen cabinet finished with wood laminate and high gloss lacquer timber door. Artificial stone counter top fitted with stainless steel sink and chrome plated mixer. Fire service installations and equipment: Sprinkler head(s) installed in or near open kitchen; and sounder-base smoke detector installed at ceiling near open kitchen. See "water supply" below for type and material of water supply system. For appliances provision, please refer to the "Appliances Schedule". Kitchen Timber kitchen cabinet finished with wood laminate, high gloss lacquer timber door and glass door. Artificial stone countertop fitted with stainless steel sink and chrome plated mixer. Ventilation system is provided. See "water supply" below for type and material of water supply system. |
| / I) D | - For appliances provision, please refer to the "Appliances Schedule". |
| (d) Bedroom (e) Telephone | Not Applicable For the location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units". |
| (f) Aerials | For the location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units". |

| 3. 室內裝置 | |
|---------|--|
| 細項 | 描述 |
| | 儲物房門(客飯廳)(30樓A、B和C單位) - 空心木門,配以仿木紋飾面。 - 裝設門鎖套裝及門擋。 洗手間門(25至30樓A、B和C單位) - 鋁質摺門裝設通風百葉面板。 |
| (a) 門 | - 裝設門鎖套裝。 私人天台門(通往單位) |
| | - 裝設鋁框門配超白玻璃及門鎖套裝。 私人天台門(通往公家地方) - 金屬門配以牆磚飾面。 |
| | - 裝設緊急出口門鎖, 自動閉門器及門拉手。 露台/工作平台/私人平台(7樓)門 - 裝設鋁框門配超白玻璃及門鎖套裝。 |
| (b) 浴室 | - 設有木製儲物櫃組合,配以木紋膠板及天然石枱面。 - 鏡櫃配以木紋膠板、不銹鋼飾面及玻璃架。 - 搪瓷洗手盆配鍍鉻洗手盆水龍頭。 - 搪瓷座廁配隱藏式水箱。 - 金屬廁紙架。 - 金屬掛衣鈎。 - 強化玻璃淋浴間隔系統設有鍍鉻雨淋及手持花灑套裝。 - 供水系統的類型及用料見下文「供水」一欄。 - 有關供應之設備,請參閱「設備説明表」。 |
| (c) 廚房 | 開放式廚房 - 設有木製廚櫃組合,配以木紋膠板及高光漆飾面木門。 - 人造石枱面配有不銹鋼洗滌盆和鍍鉻水龍頭。 - 消防裝置及設備:消防花灑頭安裝在開放式廚房內或附近;及配置聲響警報基座煙霧探測器安裝在開放式廚房附近的天花。 - 供水系統的類型及用料見下文「供水」一欄。 - 有關供應之設備,請參閱「設備説明表」。 廚房 - 設有木製廚櫃組合,配以木紋膠板、高光漆飾面木門及玻璃門。 - 人造枱面配有不銹鋼洗滌盆和鍍鉻水龍頭。 |
| | - 設有通風系統。 - 供水系統的類型及用料見下文「供水」一欄。 - 有關供應之設備,請參閱「設備説明表」。 |
| (d) 睡房 | 不適用 |
| (e) 電話 | 接駁點的位置及數目,請參閱「住宅單位機電裝置數量説明表」。 |
| (f) 天線 | 接駁點的位置及數目,請參閱「住宅單位機電裝置數量説明表」。 |

| 3. Interior fitting | gs |
|---|--|
| Item | Description |
| (g) Electrical installations | Three-phase electricity supply with miniature circuit breaker distribution board is provided. Three-phase electricity supply located at residential units. Conduits are partly concealed and partly exposed*. For location and number of power points and air-conditioner points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units". |
| | * Remark: Other than those parts of the conduits concealed within concrete, the rest of them are exposed. Exposed conduits are mostly covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete walls, pipe ducts or other materials and are not readily visible. |
| (h) Gas supply | Separate gas meter with gas supply pipe is provided and connected to gas hob and gas water heater for the following units: Town gas supply pipes are connected to gas water heater and gas cooker hob for Unit A, 7/F. Town gas supply pipes are connected to gas cooker hob for Unit A, 8/F - 12/F & 15/F - 23/F. Town gas supply pipes are connected to gas water heater and gas cooker hob for Units A, B, C at 25/F - 30/F. |
| | No town gas supply for other units. Please refer to the "Schedule of Electrical & Mechanical Provisions of Residential Units" for the system and the location of gas supply. |
| (i) Washing machine connection point | Water point and drain point are provided for washing machine. Water supply point of a design of 22mm diameter and drainage point of a design of 40mm diameter. For location of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units". |
| | Copper pipes are used for cold and hot water supply system. Hot water is available. uPVC pipes are used for flushing water supply system. Water pipes are partly concealed and partly exposed*. |
| (j) Water Supply | * Note: Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. Some of the exposed water pipes are covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete walls, pipe ducts or other materials and are not readily visible. |

| 4. Miscellar | neous |
|--------------|--|
| Item | Description |
| (a) Lifts | 2 nos. of "Toshiba" (model no.: ELCOSMO-III-L) Passenger Lifts serve G/F, 3/F, 5/F, 7/F to 12/F, 15/F to 23/F & 25/F to 30/F. (L2, L3) 1 no. of "Toshiba" (model no.: ELCOSMO-III-L) Passenger/Disabled/Fireman's Lift serves G/F, 3/F, 5/F, 6/F, 7/F to 12/F, 15/F to 23/F & 25/F to 30/F. (L1) 1 no. of "Toshiba" (model no.: SPACEL-III) Passenger/Disabled/Fireman's Lift serves G/F, 1/F, 2/F, 6/F. (L4) 2 nos. of "Toshiba" (model no.: SPACEL-III) Passenger Lifts serve G/F, 1/F, 2/F. (L5, L6) 1 no. of "Toshiba" (model no.: SPACEL-III) Passenger Lift serves G/F, 1/F. (L7) (4/F, 13/F, 14/F & 24/F are omitted.) |

| 3. 室內裝置 | |
|------------|---|
| 細項 | 描述 |
| (g) 電力裝置 | - 提供三相電力配電箱並裝置有微型斷路器。 - 三相電力配電箱設置於住宅單位。 - 導管為部分隱藏,為部分外露*。 - 有關電插座及空調機接駁點的位置及數量,請參考「住宅物業機電裝置數量説明表」。 * 備註: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。外露的導管大部分以假天花、裝飾橫樑、櫃、裝飾板(覆蓋板)、非混凝土牆、管道槽或其他物料覆蓋或隱藏,並不容易看見。 |
| (h) 氣體供應 | 以下單位提供帶供氣喉的獨立煤氣錶,並連接至煤氣煮食爐和煤氣熱水爐: - 煤氣供氣喉接駁至7樓A單位之煤氣熱水爐及煤氣煮食爐。 - 煤氣供氣喉接駁至8樓至12樓及15樓至23樓A單位之煤氣煮食爐。 - 煤氣供氣喉接駁至25樓至30樓A、B、C單位之煤氣熱水爐及煤氣煮食爐。 其他單位沒有煤氣供應。 氣體供應之系統及位置,請參考「住宅單位機電裝置數量説明表」。 |
| (i) 洗衣機接駁點 | 設有洗衣機來水及去水接駁點。來水接駁喉位設計直徑為22毫米,去水接駁喉位設計直徑為40毫米。接駁點的位置,請參考「住宅物業機電裝置數量説明表」。 |
| (j) 供水 | - 冷熱水供水系統採用銅喉管。有熱水供應。 - 沖廁供水系統採用膠喉管。 - 水管為隱藏,部分外露*。 * 註釋:除部分隱藏於混凝土內的喉坑之水管外,其他部分的水管均為外露。部分外露的水管以假天花、裝飾橫樑、櫃、覆蓋板、非混凝土牆、管道槽或其他物料覆蓋或掩藏,並不容易看見。 |

| 4. 雜項 | |
|---------|---|
| 細項 | 描述 |
| (a) 升降機 | 設有2部「東芝」客用升降機,直達地下、3樓、5樓、7樓至12樓、15樓至23樓及25樓至30樓。(L2、L3)(產品型號:ELCOSMO-III-L) 設有1部「東芝」客用/傷殘人士/消防員升降機,直達地下、3樓、5樓、6樓、7樓至12樓、15樓至23樓及25樓至30樓。(L1)(產品型號:ELCOSMO-III-L) 1部「東芝」客用/傷殘人士/消防員升降機,直達地下、1樓、2樓、6樓。(L4)(產品型 SPACEL-III) 2部「東芝」客用升降機,直達地下、1樓、2樓。(L5、L6)(產品型號:SPACEL-III) 1部「東芝」客用升降機,直達地下、1樓。(L7)(產品型號:SPACEL-III) (不設4樓、13樓、14樓及24樓。) |

| 4. Miscellaneou | S |
|--|--|
| Item | Description |
| (b) Letter Box | Metal letter box. |
| (c) Refuse Collection | Refuse storage and material recovery room with refuse chute is provided at the common area of each residential floor. The refuse is collected and transported by cleaners from the refuse storage and material recovery chamber provided on 6/F to the refuse storage and material recovery chamber provided on G/F for removal. |
| | Water meter - Separate water meter for individual residential flat is provided in the water meter cabinet on each residential floor. |
| (d) Water Meter, Electricity Meter and | Electricity meter - Separate electricity meter for individual residential property is provided in the electricity meter cabinet on each residential floor. |
| Gas Meter | Town gas meter - Separate town gas meter is provided in the Open Kitchen of Unit at 7/F Separate town gas meter is provided in the Open Kitchen of Unit A at 8/F - 12/F & 15/F - 23/F. |
| | - Separate town gas meter is provided in the Kitchen of Units A, B, C at 25/F - 30/F. |

5. Security facilities

Description

- CCTV cameras are provided at lift lobby, commercial outdoor, outdoor pool, covered landscape, clubhouse, lift cars, temporary refuge space, back of house and staircase exit.
- Visitor panel is provided at residential main entrance with intercom connected to G/F caretaker's counter (residential) and 3/F electricity duct room.
- Smart card readers are provided at G/F lift lobby in commercial podium, lift cars for commercial podium and 6/F back of house. Octopus card readers are provided at G/F lift lobby entrance (residential), lift cars for residential tower, G/F mail room and 3/F & 5/F clubhouse.
- Each residential property is equipped with a IP videophone, connected to G/F caretaker's counter (residential) and 3/F electricity duct room.
- Intercom with CCTV cameras are equipped at temporary refuge space of each residential floor, 1/F, 2/F, 3/F, 5/F & 6/F connected to G/F caretaker's counter (residential).

6. Appliances

Description

- As set out in the "Appliances Schedule".

The Vendor hereby undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in item 4(a) and item 6 are not installed in the Development, lifts or appliances of comparable quality will be installed.

| 4. 雜項 | |
|-------------------|---|
| 細項 | 描述 |
| (b) 信箱 | 金屬信箱。 |
| (c) 垃圾收集 | 每層住宅樓層的公用地方設有裝設垃圾槽的垃圾及物料回收室,清潔工人會收集及運送在6樓垃圾及物料回收房貯存的垃圾到地下垃圾及物料回收房處理及運走。 |
| (d) 水錶、電錶 及氣體錶 | 水錶 - 每個住宅單位之獨立水錶安裝於每層住宅樓層之水錶箱內。 電錶 - 每戶住宅物業之獨立電錶安裝於大廈每層住宅樓層之電錶箱內。 煤氣錶 - 7樓A單位之獨立煤氣錶安裝於開放式廚房內。 - 8樓至12樓及15樓至23樓A單位之獨立煤氣錶安裝於開放式廚房內。 - 25樓至30樓A、B、C單位之獨立煤氣錶安裝於廚房內。 |

5. 保安設施

描述

- 電梯大堂、户外商業區、室外游泳池、有蓋園景美化區、會所、升降機、臨時庇護處、後勤用地及逃生 樓梯均裝設有閉路電視。
- 住宅主要入口設有對講機,對講機接駁至地下接待處(住宅)及3樓電槽房。
- 地下商業平台升降機大堂、商業平台升降機及6樓後勤用地均設有智能讀卡器。地下升降機大堂入口(住宅)、住宅大廈升降機、地下郵件室及3樓及5樓會所均設有八達通讀卡器。
- · 每個住宅物業均裝設有網絡電視電話,接駁至地下接待處(住宅)及3樓電槽房。
- · 每層住宅樓層、1樓、2樓、3樓、5樓及6樓臨時庇護處均裝設有對講機及閉路電視,接駁至地下接待處 (住宅)。

6. 設備

描述

- 於「設備説明表」列出。

賣方承諾,如發展項目中沒有安裝分別於第4(a)及第6項指明的品牌名稱或產品型號的升降機或設備,便會安裝品質相若的升降機或設備。

Appliances Schedule 設備説明表

| | | Brand Name 品牌 | Model Number 產品型號 | Floor and Unit Number 樓層及單位 7/F 7樓 | | | | | | | | |
|----------------------------------|---|---------------------|----------------------|--|---|----------|---|----------|----------|----------|----------|----------|
| Location 位置 | Appliance 設備 | | | | | | | | | | | |
| | | | | А | В | С | D | Е | F | G | Н | J |
| Living Room, | | | ASWG12LMCB | - | ✓ | ✓ | - | - | - | - | - | - |
| Dining Room, | | | ASWG18LFCB | ✓ | ✓ | ✓ | - | ✓ | - | ✓ | ✓ | ✓ |
| Master Bedroom | | | ASWG24LFCB | ✓ | - | - | ✓ | - | - | - | - | - |
| (if any), Bedroom 1 (if any), | Split-type Air-Conditioner (Indoor Unit) 分體空調機(室內機) | General 珍寶 | ASHG09LMCA | - | - | - | - | - | ✓ | - | - | - |
| Bedroom 2 (if any) | 刀 脏 工 阿 (| ガ貝 | ASHG14LMCA | - | - | - | - | - | ✓ | - | - | - |
| 客廳、飯廳、 主人睡房(如有)、 | | | ASHG12LMCA | ✓ | - | - | - | - | - | - | - | - |
| 睡房1(如有)、 | | | ASHG24LFCC | ✓ | - | - | - | - | - | - | - | - |
| 睡房2(如有) | Heat Recovery Ventilator 熱交換新風系統 | NU-AIR | ES100 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| | | General 珍寶 | AOWG12LMCB | - | - | - | - | - | - | - | - | - |
| Concrete Plinth for | Split-type Air-Conditioner (Outdoor Unit) 分體空調機(室外機) | | AOWG18LFCB | ✓ | - | - | - | - | - | - | - | - |
| Air-conditioner | | | AOWG24LFCB | ✓ | - | - | - | - | - | - | - | - |
| 混凝土空調機基座 | | | AOHG24LAT3 | - | - | - | - | - | - | - | - | - |
| | | | AOWG30LAT4 | ✓ | - | - | - | - | - | - | - | - |
| | | General 珍寶 | AOWG12LMCB | - | ✓ | ✓ | - | - | - | - | - | - |
| Common | | | AOWG18LFCB | - | ✓ | ✓ | - | ✓ | - | ✓ | ✓ | ✓ |
| Air-conditioner Platform | Split-type Air-Conditioner (Outdoor Unit) 分體空調機(室外機) | | AOWG24LFCB | - | - | - | ✓ | - | - | - | - | - |
| 公用空調機平台 | 刀 脸 生 响 (成 (至 外 (成) | | AOHG24LAT3 | - | - | - | - | - | ✓ | - | - | - |
| | | | AOWG30LAT4 | - | - | - | - | - | - | - | - | - |
| Open Kitchen 開放式廚房 | Electric Water Heater 電熱水爐 | Stiebel Eltron 斯寶亞創 | DHE 21 SLi | - | ✓ | √ | ✓ | √ | √ | √ | √ | √ |
| | Gas Water Heater 煤氣熱水爐 | TGC | TSTW220TFQL | ✓ | - | - | - | - | - | - | - | - |
| Bathroom 1 浴室 1 | Dehumidifier 抽濕機 | Cold Magic 高美 | CDH-22R2B | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| /l ± | Exhaust Fan 抽氣扇 | Gelec | DPT-10-24H | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Master Bathroom | Dehumidifier 抽濕機 | Cold Magic 高美 | CDH-22R2B | ✓ | - | - | - | - | - | - | - | - |
| 主人浴室 | Exhaust Fan 抽氣扇 | Gelec | DPT-10-24H | ✓ | - | - | - | - | - | _ | - | - |

Notes

- 1. "✓" denotes such appliance(s) is/are provided in the residential unit.
- 2. "-" denotes such appliance(s) is/are not provided in the residential unit.

備註:

- 1. 「✓」表示提供於該住宅單位的裝置。
- 2. 「-」表示不提供於該住宅單位的裝置。

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

Appliances Schedule 設備説明表

| | | Brand Name 品牌 | | | | | | nd Unit N | | | | | | |
|---------------------------------|---|---------------------|----------------------|--|---|----------|----------|-----------|----------|---|---|----------|----------|--|
| Location 位置 | Appliance 設備 | | Model Number 產品型號 | 8/F - 12/F & 15/F - 23/F 8樓至12樓及15樓至23樓 | | | | | | | | | | |
| | | | | А | В | С | D | Е | F | G | Н | J | K | |
| | | | ASWG12LMCB | - | ✓ | ✓ | - | - | - | - | - | - | - | |
| Living Room, Dining Room, | | | ASWG18LFCB | - | ✓ | ✓ | - | ✓ | - | ✓ | ✓ | ✓ | - | |
| Master Bedroom | Split-type Air-Conditioner (Indoor Unit) | General 珍寶 | ASWG24LFCB | ✓ | - | - | ✓ | - | - | - | - | - | - | |
| (if any), Bedroom 1 (if any) | 分體空調機(室內機) | | ASHG09LMCA | ✓ | - | - | - | - | ✓ | - | - | - | - | |
| 客廳、飯廳、 | | | ASHG14LMCA | ✓ | - | - | - | - | ✓ | - | - | - | - | |
| 主人睡房(如有)、睡房1(如有) | | | ASHG18LFCA | - | - | - | - | - | - | - | - | - | ✓ | |
| 平方(如有) | Heat Recovery Ventilator 熱交換新風系統 | NU-AIR | ES100 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | |
| | Split-type Air-Conditioner (Outdoor Unit) 分體空調機(室外機) | General 珍寶 | AOWG12LMCB | - | ✓ | ✓ | - | - | - | - | - | - | - | |
| Common | | | AOWG18LFCB | - | ✓ | ✓ | - | ✓ | - | ✓ | ✓ | ✓ | - | |
| Air-conditioner Platform | | | AOWG24LFCB | ✓ | - | - | ✓ | - | - | - | - | - | - | |
| 公用空調機平台 | | | AOHG24LAT3 | ✓ | - | - | - | - | ✓ | - | - | - | - | |
| | | | AOWG30LAT4 | - | - | - | - | - | - | - | - | - | ✓ | |
| Open Kitchen 開放式廚房 | Electric Water Heater 電熱水爐 | Stiebel Eltron 斯寶亞創 | DHE 21 SLi | ✓ | ✓ | ✓ | √ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | |
| Bathroom 1 | Dehumidifier 抽濕機 | Cold Magic 高美 | CDH-22R2B | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | |
| 浴室 1 | Exhaust Fan 抽氣扇 | Gelec | DPT-10-24H | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | |

Notes

- 1. "✓" denotes such appliance(s) is/are provided in the residential unit.
- 2. "-" denotes such appliance(s) is/are not provided in the residential unit.
- 3. 13/F, 14/F and 24/F are omitted.

備註:

- 1. 「✓」表示提供於該住宅單位的裝置。
- 2. 「-」表示不提供於該住宅單位的裝置。
- 3. 不設13樓,14樓和24樓

Appliances Schedule 設備説明表

| | | | | | | | | Floor an | d Unit N | umber t | 婁層及單位 | <u>V</u> | | | |
|--|---|---------------------|----------------------|----------|----------|-----------|----------|----------|----------|----------------|----------|----------|----------|-----------|----------|
| Location 位置 | Appliance 設備 | Brand Name 品牌 | Model Number 產品型號 | | | 5/F 5樓 | | | | - 29/F 至29樓 | | | | D/F)樓 | |
| | | | | А | В | С | D | А | В | С | D | А | В | С | D |
| | | | ASWG09LMCB | ✓ | - | - | - | ✓ | - | - | - | ✓ | - | - | - |
| Living Room, Dining Room, | | | ASWG12LMCB | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | - | ✓ | √ | ✓ |
| Master Bedroom | | | ASWG18LFCB | ✓ | - | ✓ | ✓ | ✓ | - | ✓ | ✓ | ✓ | - | ✓ | - |
| (if any), | | | ASWG24LFCB | - | - | - | - | - | - | - | - | - | - | - | ✓ |
| Bedroom 1 (if any), Bedroom 2 (if any), | Split-type Air-Conditioner (Indoor Unit) | General | ASHG09LMCA | - | ✓ | - | - | - | ✓ | - | - | - | - | - | - |
| Kitchen (if any) | 分體空調機(室內機) | 珍寶 | ASHG14LMCA | - | ✓ | - | - | - | ✓ | - | - | - | - | - | - |
| 客廳、飯廳、 主人睡房(如有)、 | | | ASHG12LMCA | - | - | ✓ | - | - | - | ✓ | - | - | - | ✓ | - |
| 垂房1(如有)、 睡房2(如有)、 | | | ASHG24LFCC | - | - | ✓ | - | - | - | ✓ | - | - | - | ✓ | - |
| 廚房(如有) | | | ASHG18LFCA | ✓ | ✓ | - | - | ✓ | ✓ | - | - | ✓ | ✓ | - | - |
| | Heat Recovery Ventilator 熱交換新風系統 | NU-AIR | ES100 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | √ | ✓ | ✓ |
| | | | AOWG09LMCB | ✓ | - | - | - | ✓ | - | - | - | √ | - | - | - |
| Common | Split-type Air-Conditioner (Outdoor Unit) 分體空調機(室外機) | | AOWG12LMCB | ✓ | ✓ | ✓ | ✓ | ✓ | √ | ✓ | ✓ | - | √ | ✓ | ✓ |
| Air-conditioner | | General | AOWG18LFCB | ✓ | - | ✓ | ✓ | ✓ | - | ✓ | ✓ | √ | - | √ | - |
| Platform | | 珍寶 | AOWG24LFCB | - | - | - | - | - | - | - | - | - | - | - | ✓ |
| 公用空調機平台 | | | AOHG24LAT3 | - | ✓ | - | - | - | ✓ | - | - | - | - | - | - |
| | | | AOWG30LAT4 | ✓ | ✓ | ✓ | - | ✓ | ✓ | ✓ | - | ✓ | ✓ | ✓ | - |
| Kitchen | Gas Water Heater 煤氣熱水爐 | TGC | TSTW220TFQL | - | ✓ | - | - | - | ✓ | - | - | - | ✓ | - | - |
| 廚房 | Exhaust Fan 抽氣扇 | Gelec | DPT-10-24H | ✓ | ✓ | ✓ | - | ✓ | ✓ | ✓ | - | ✓ | ✓ | ✓ | - |
| Open Kitchen 開放式廚房 | Electric Water Heater 電熱水爐 | Stiebel Eltron 斯寶亞創 | DHE 21 SLi | - | - | - | ✓ | - | - | - | ✓ | - | - | - | √ |
| - 1 . W T EB | Electric Water Heater 電熱水爐 | Stiebel Eltron 斯寶亞創 | DHE 21 SLi | ✓ | ✓ | ✓ | - | ✓ | ✓ | ✓ | - | √ | ✓ | √ | - |
| Toilet 洗手間 | Exhaust Fan 抽氣扇 | Gelec | DPT-07-13H | ✓ | ✓ | ✓ | - | ✓ | ✓ | ✓ | - | ✓ | ✓ | √ | - |
| | Gas Water Heater 煤氣熱水爐 | TGC | TSTW220TFQL | ✓ | - | - | - | ✓ | - | - | - | ✓ | - | - | - |
| Bathroom 1 | Dehumidifier 抽濕機 | Cold Magic 高美 | CDH-22R2B | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | √ | ✓ | ✓ | ✓ | ✓ |
| 浴室 1 | Exhaust Fan 抽氣扇 | Gelec | DPT-10-24H | ✓ | √ | √ | √ | √ | ✓ | √ | √ | ✓ | ✓ | ✓ | ✓ |
| | Gas Water Heater 煤氣熱水爐 | TGC | TSTW220TFQL | - | _ | √ | _ | - | - | ✓ | - | - | - | ✓ | _ |
| Master Bathroom | Dehumidifier 抽濕機 | Cold Magic 高美 | CDH-22R2B | ✓ | √ | √ | _ | √ | ✓ | √ | - | ✓ | ✓ | ✓ | - |
| 主人浴室 | Exhaust Fan 抽氣扇 | Gelec | DPT-10-24H | √ | √ | √ | _ | √ | ✓ | ✓ | _ | ✓ | ✓ | ✓ | _ |

Notes:

- 1. "✓" denotes such appliance(s) is/are provided in the residential unit.
- 2. "-" denotes such appliance(s) is/are not provided in the residential unit.

備註:

- 1. 「✓」表示提供於該住宅單位的裝置。
- 2. 「-」表示不提供於該住宅單位的裝置。

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

Kitchen Appliances Schedule 廚房設備説明表

| | | | | | | | loor and L | Init Numbe | r 樓層及單位 | Σ̈̀ | | |
|-----------------------|--|------------------|----------------------|---|---|---|------------|------------|---------|-----|----------|---|
| Location 位置 | Appliance 設備 | Brand Name 品牌 | Model Number 產品型號 | | | | | 7/F 7樓 | | | | |
| | | | | А | В | С | D | Е | F | G | Н | J |
| | Gas hob (2-burners) 雙頭氣體煮食爐 | | CS 1013-1 | ✓ | - | - | - | - | - | - | - | - |
| | Gas hob (Wok Burner) 炒鑊氣體煮食爐 | | CS 1018 G | ✓ | - | - | - | - | - | - | - | - |
| | Induction hob 電磁爐 | | CS 1212-1i | - | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | √ | ✓ |
| | Vacuum sealing drawer 真空處理櫃 | | EVS 7010 | ✓ | - | - | - | - | - | - | - | - |
| Open Kitchen 開放式廚房 | Built-under Wine conditioning unit 嵌入式酒櫃 | Miele | KWT 6321 UG | ✓ | - | - | - | - | - | - | - | - |
| FOI 12012 ACI [10] | Steam combination oven 蒸焗爐 | | DGC 7440 | ✓ | ✓ | ✓ | ✓ | - | - | - | - | - |
| | Slimline cooker hood 纖巧型抽油煙機 | | DA 3466 HP | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| | Fridge-freezer 雪櫃連冰箱 | | KFNS 37232 iD | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| | Washer dryer 洗衣乾衣機 | | WTH 120 WPM | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

Notes:

- 1. "✓" denotes such appliance(s) is/are provided in the residential unit.
- 2. "-" denotes such appliance(s) is/are not provided in the residential unit.

備註:

- 1. 「✓」表示提供於該住宅單位的裝置。
- 2. 「-」表示不提供於該住宅單位的裝置。

Kitchen Appliances Schedule 廚房設備説明表

| | | | | | | | Floor a | nd Unit Nเ | umber 樓區 | 層及單位 | | | |
|-----------------------|------------------------------|------------------|----------------------|---|---|---|---------|------------------------|----------|------|---|---|---|
| Location 位置 | Appliance 設備 | Brand Name 品牌 | Model Number 產品型號 | | | | | 8/F - 12/F & 樓至12樓及 | | | | | |
| | | | | А | В | С | D | Е | F | G | Н | | K |
| | Gas hob (2-burners) 雙頭氣體煮食爐 | | CS 1013-1 | ✓ | - | - | - | - | - | - | - | - | - |
| | Gas hob (Wok Burner) 炒鑊氣體煮食爐 | | CS 1018 G | ✓ | - | - | - | - | - | - | - | - | - |
| | Induction hob 電磁爐 | | CS 1212-1i | - | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Open Kitchen 開放式廚房 | Steam combination oven 蒸焗爐 | Miele | DGC 7440 | ✓ | ✓ | ✓ | ✓ | - | - | - | - | - | ✓ |
| 71377 - 712375 | Slimline cooker hood 纖巧型抽油煙機 | | DA 3466 HP | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| | Fridge-freezer 雪櫃連冰箱 | | KFNS 37232 iD | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| | Washer dryer 洗衣乾衣機 | | WTH 120 WPM | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

Notes:

- 1. "✓" denotes such appliance(s) is/are provided in the residential unit.
- 2. "-" denotes such appliance(s) is/are not provided in the residential unit.
- 3. 13/F, 14/F and 24/F are omitted.

備註:

- 1. 「✓」表示提供於該住宅單位的裝置。
- 2. 「-」表示不提供於該住宅單位的裝置。

3. 不設13樓,14樓和24樓

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

Kitchen Appliances Schedule 廚房設備説明表

| | | | | | | | | Floor an | d Unit N | umber 선 | 樓層及單位 | Ž | | | | |
|--|--|------------------|----------------------|---|----------|-----------|----------|------------------------|----------|----------|----------|----------|-------------|---|---|--|
| Location 位置 | Appliance 設備 | Brand Name 品牌 | Model Number 產品型號 | | | 5/F 5樓 | | 26/F - 29/F 26樓至29樓 | | | | | 30/F 30樓 | | | |
| | | | | А | В | С | D | А | В | C | D | А | В | С | D | |
| | Gas hob (2-burners) 雙頭氣體煮食爐 | | CS 1013-1 | ✓ | ✓ | ✓ | - | ✓ | ✓ | ✓ | - | ✓ | ✓ | ✓ | - | |
| | Gas hob (Wok Burner) 炒鑊氣體煮食爐 | | CS 1018 G | ✓ | ✓ | ✓ | - | ✓ | ✓ | ✓ | - | ✓ | ✓ | ✓ | - | |
| | Vacuum sealing drawer 真空處理櫃 | | EVS 7010 | ✓ | ✓ | √ | - | √ | ✓ | ✓ | - | ✓ | ✓ | ✓ | - | |
| | Built-under Wine conditioning unit 嵌入式酒櫃 | | KWT 6321 UG | ✓ | - | ✓ | - | √ | - | √ | - | ✓ | ✓ | ✓ | - | |
| | Built-under Wine conditioning unit 嵌入式酒櫃 | | KWT 6322 UG | - | √ | - | - | - | √ | - | - | - | - | - | - | |
| Kitchen 廚房 | Steam combination oven 蒸焗爐 | Miele | DGC 7440 | ✓ | ✓ | ✓ | - | ✓ | ✓ | ✓ | - | ✓ | ✓ | ✓ | - | |
| בעו נעו | Slimline Cooker hood 纖巧型抽油煙機 | | DA3466 HP | ✓ | ✓ | ✓ | - | ✓ | ✓ | ✓ | - | ✓ | ✓ | ✓ | - | |
| | Fridge-freezer 雪櫃連冰箱 | | KFNS 37232 iD | - | ✓ | - | - | - | ✓ | - | - | - | ✓ | - | - | |
| | Integrated Refrigerator 嵌入式雪櫃 | | KS 37472 iD | ✓ | - | ✓ | - | ✓ | - | ✓ | - | ✓ | - | ✓ | - | |
| | Integrated Freezer 嵌入式冰箱 | | FNS 37402 i | ✓ | - | ✓ | - | ✓ | - | ✓ | - | ✓ | - | ✓ | - | |
| | Washer dryer 洗衣乾衣機 | | WTH 120 WPM | ✓ | ✓ | ✓ | - | ✓ | ✓ | ✓ | - | - | - | - | - | |
| Store adjacent to Internal Staircase 內置樓梯旁之儲物房 | Washer dryer 洗衣乾衣機 | Miele | WTH 120 WPM | - | - | - | - | - | - | - | - | ✓ | ✓ | ✓ | - | |
| | Induction hob 電磁爐 | | CS 1212-1i | - | - | - | ✓ | - | - | - | ✓ | - | - | - | ✓ | |
| | Steam combination oven 蒸焗爐 | | DGC 7440 | - | - | - | ✓ | - | - | - | ✓ | - | - | - | ✓ | |
| Open Kitchen | Slimline cooker hood 纖巧型抽油煙機 | Miele | DA 3466 HP | - | - | - | ✓ | - | - | - | ✓ | - | - | - | ✓ | |
| 開放式廚房 | Fridge-freezer 雪櫃連冰箱 | TVIICIC | KFNS 37232 iD | - | - | - | ✓ | - | - | - | ✓ | - | - | - | ✓ | |
| | Washer dryer 洗衣乾衣機 | | WTH 120 WPM | - | - | - | √ | - | - | - | ✓ | - | - | - | ✓ | |

Notes

- 1. "✓" denotes such appliance(s) is/are provided in the residential unit.
- 2. "-" denotes such appliance(s) is/are not provided in the residential unit.

備註:

- 1. 「✓」表示提供於該住宅單位的裝置。
- 2. 「-」表示不提供於該住宅單位的裝置。

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

| | | | | i | loor and U | nit Numbe | er 樓層及單(| <u>V</u> | | |
|---------------------------|---|---|---|---|------------|-----------|----------|----------|---|---|
| Location 位置 | Description 描述 | | | | | 7/F 7樓 | | | | |
| | | А | В | С | D | E | F | G | Н | J |
| Unit Entrance 單位入口 | Door Bell Push Button 門鈴按鈕 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Switch 燈掣 | 5 | 4 | 4 | 4 | 5 | 6 | 5 | 4 | 3 |
| | Lighting Point 燈位 | 6 | 4 | 4 | 4 | 3 | 4 | 3 | 3 | 3 |
| | Connection Point for LED Strip LED 燈帶接線位 | - | - | - | - | - | - | 1 | 1 | - |
| | Switch for Exhaust Fan 抽氣扇開闢 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Video Door Phone 視像對講機 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 13A Twin Socket Outlet 13A雙位電插座 | 3 | 4 | 4 | 3 | 2 | 2 | 2 | 2 | 3 |
| | TV/FM Outlet 電視及電台接收插座 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Living Room / | Telephone Outlet 電話插座 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Dining Room / Corridor | Connection Point for Heat Recovery Ventilator 熱交換新風系統接線位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 客廳/飯廳/走廊 | Heat Recovery Ventilator Remote Control 熱交換新風系統控掣 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Door Bell 門鈴 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Connection Point for Indoor Air-Conditioner Unit 室內空調機接線位 | 1 | 1 | 1 | 1 | 1 | 2 | 1 | 1 | 1 |
| | Connection Point for Exhaust Fan 抽氣扇接線位 | - | - | - | - | 1 | - | - | 1 | - |
| | Twin Data Outlet 雙位數據位 | 2 | - | - | - | - | - | - | - | - |
| | Single Data Outlet 單位數據位 | 1 | - | - | - | - | - | - | - | - |
| | Sounder-base smoke detector 置聲警報基座煙霧探測器 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Switch for Gas Water Heater 氣體熱水爐開關 | 1 | - | - | - | - | - | - | - | - |
| | Lighting Switch 燈掣 | 4 | 3 | 3 | - | - | - | - | - | - |
| | Lighting Point 燈位 | 2 | 1 | 1 | - | - | - | - | - | - |
| | Switch for Exhaust Fan 抽氣扇開關 | 1 | - | - | - | - | - | - | - | - |
| _ | 13A Single Socket Outlet with USB Outlet 13A單位電插座配USB插座 | 1 | 3 | 3 | - | - | - | - | - | - |
| Master Bedroom 主人睡房 | 13A Twin Socket Outlet 13A雙位電插座 | 3 | 1 | 1 | - | - | - | - | - | - |
| エハモル | TV/FM Outlet 電視及電台接收插座 | 1 | 1 | 1 | - | - | - | - | - | - |
| | Telephone Outlet 電話插座 | 1 | 1 | 1 | - | - | - | - | - | - |
| | Connection Point for Indoor Air-Conditioner Unit 室內空調機接線位 | 1 | 1 | 1 | - | - | - | - | - | - |
| | Single Data Outlet 單位數據位 | 1 | - | - | - | - | - | - | - | - |

Notes

- 1. "1, 2..." denotes the quantity of such provision(s) provided in the residential unit.
- 2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch on/off button(s).
- 3. "-" denotes "not applicable".

備註:

- 1. 「1,2…」表示提供於該住宅單位內的裝置數量。
- 2. 説明表所顯示的燈掣數量是表示燈掣開/關的數量。

3. 「-」代表「不適用」。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

| | | | | ı | loor and U | | er 樓層及單位 | Ϋ́ | | |
|-----------------|---|---|---|---|------------|-----------|----------|----|---|---|
| Location 位置 | Description 描述 | | | | | 7/F 7樓 | | | | |
| | | А | В | С | D | Е | F | G | Н | J |
| | Lighting Switch 燈掣 | 1 | - | - | - | - | - | - | - | - |
| | Lighting Point 燈位 | 2 | - | - | - | - | - | - | - | - |
| | 13A Single Socket Outlet with USB Outlet 13A單位電插座配USB插座 | 1 | - | - | - | - | - | - | - | - |
| Bedroom 1 | 13A Twin Socket Outlet 13A雙位電插座 | 2 | - | - | - | - | - | - | - | - |
| 睡房 1 | TV/FM Outlet 電視及電台接收插座 | 1 | - | - | - | - | - | - | - | - |
| | Telephone Outlet 電話插座 | 1 | - | - | - | - | - | - | - | - |
| | Connection Point for Indoor Air-Conditioner Unit 室內空調機接線位 | 1 | - | - | - | - | - | - | - | - |
| | Single Data Outlet 單位數據位 | 1 | - | - | - | - | - | - | - | - |
| | Lighting Switch 燈掣 | 1 | - | - | - | - | - | - | - | - |
| | Lighting Point 燈位 | 1 | - | - | - | - | - | - | - | - |
| | 13A Single Socket Outlet with USB Outlet 13A單位電插座配USB插座 | 1 | - | - | - | - | - | - | - | - |
| Bedroom 2 | 13A Twin Socket Outlet 13A雙位電插座 | 2 | - | - | - | - | - | - | - | - |
| 睡房 2 | TV/FM Outlet 電視及電台接收插座 | 1 | - | - | - | - | - | - | - | - |
| | Telephone Outlet 電話插座 | 1 | - | - | - | - | - | - | - | - |
| | Connection Point for Indoor Air-Conditioner Unit 室內空調機接線位 | 1 | - | - | - | - | - | - | - | - |
| | Single Data Outlet 單位數據位 | 1 | - | - | - | - | - | - | - | - |
| | Lighting Point 燈位 | 2 | - | - | - | - | - | - | - | - |
| | 13A Single Socket Outlet 13A單位電插座 | 1 | - | - | - | - | - | - | - | - |
| Master Bathroom | Connection Point for Other Purpose 接線位供其他用途 | 1 | - | - | - | - | - | - | - | - |
| 主人浴室 | Connection Point for Mirror Cabinet Lighting 鏡櫃燈接線位 | 1 | - | - | - | - | - | - | - | - |
| | Connection Point For Exhaust Fan 抽氣扇接線位 | 1 | - | - | - | - | - | - | - | - |
| | Connection Point for Dehumidifier 抽濕機接線位 | 1 | - | - | - | - | - | - | - | - |

Notes

- 1. "1, 2..." denotes the quantity of such provision(s) provided in the residential unit.
- 2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch on/off button(s).
- 3. "-" denotes "not applicable".

備註:

- 1. 「1, 2...」表示提供於該住宅單位內的裝置數量。
- 2. 説明表所顯示的燈掣數量是表示燈掣開/關的數量。
- 3. 「-」代表「不適用」。

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

| | | | | F | loor and U | Init Numbe | r 樓層及單位 | <u>\(\frac{1}{V} \) \(\frac{1}{V} \)</u> | | |
|----------------|--|---|---|---|------------|------------|---------|--|---|---|
| Location 位置 | Description 描述 | | | | | 7/F 7樓 | | | | |
| | | А | В | С | D | Е | F | G | Н | J |
| | Lighting Point 燈位 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | 13A Single Socket Outlet 13A 單位電插座 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Connection Point for Other Purpose 接線位供其他用途 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Connection Point for Mirror Cabinet Lighting 鏡櫃燈接線位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Bathroom 1 | Connection Point For Exhaust Fan 抽氣扇接線位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 浴室 1 | Connection Point for Dehumidifier 抽濕機接線位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Connection Point for Gas Water Heater 氣體熱水爐接線位 | 1 | - | - | - | - | - | - | - | - |
| | Gas Water Heater Remote Control 氣體熱水爐溫度控掣 | 1 | - | - | - | - | - | - | - | - |
| | Electric Water Heater Remote Control 電熱水爐溫度控掣 | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Heat Recovery Ventilator Remote Control 熱交換新風系統控掣 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Switch 燈掣 | 1 | - | - | - | - | - | - | - | 1 |
| | Lighting Point 燈位 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 13A Twin Socket Outlet 13A雙位電插座 | 2 | 1 | 1 | 2 | 2 | 1 | 1 | 1 | 1 |
| | Connection Point for Built-in Refrigerator 嵌入式雪櫃接線位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Connection Point for Kitchen Cabinet Lighting 廚櫃燈接線位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Connection Point for Induction Cooking Hob 電磁爐接線位 | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Open Kitchen | Connection Point for Gas Hob 氣體煮食爐接線位 | 2 | - | - | - | - | - | - | - | - |
| 開放式廚房 | Connection Point for Combi Steam Oven 焗爐接線位 | 1 | 1 | 1 | 1 | - | - | - | - | - |
| | Connection Point for Telescopic Hood 抽油煙機接線位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Connection Point for Electric Water Heater 電熱水爐接線位 | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Connection Point for MasterCool Wine Conditioning Unit 酒櫃接線位 | 1 | - | - | - | - | - | - | - | - |
| | Connection Point for Vacuum Sealing Drawer 真空處理器接線位 | 1 | - | - | - | - | - | - | - | - |
| | Connection Point for Built-in Washer-Dryer 嵌入式洗衣乾衣機接線位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Connection Point for LED Strip LED燈帶接線位 | 1 | 1 | 1 | 1 | 1 | 1 | - | - | 1 |

Notes:

- 1. "1, 2..." denotes the quantity of such provision(s) provided in the residential unit.
- 2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch on/off button(s).
- 3. "-" denotes "not applicable".

備註:

1. 「1, 2...」表示提供於該住宅單位內的裝置數量。

- 2. 説明表所顯示的燈掣數量是表示燈掣開/關的數量。
- 3. 「-」代表「不適用」。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

| | | Floor and Unit Number 樓層及單位 | | | | | | | | | | | |
|--------------------------------------|--|-----------------------------|---|---|---|-----------|---|---|---|---|--|--|--|
| Location 位置 | Description 描述 | | | | | 7/F 7樓 | | | | | | | |
| | | А | В | С | D | Е | F | G | Н | J | | | |
| | Built-in Washer-Dryer Connection Point (Water Inlet) 嵌入式洗衣乾衣機接駁點(來水位) | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | | |
| Open Kitchen | Built-in Washer-Dryer Connection Point (Water Outlet) 嵌入式洗衣乾衣機接駁點(去水位) | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | | |
| 開放式廚房 | Miniature Circuit Breakers Board 總電掣箱 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | | |
| | Sprinkler head 消防花灑頭 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | | | |
| Utility Platform 工作平台 | Lighting Point 燈位 | - | - | - | - | 1 | 1 | 1 | - | - | | | |
| Balcony 露台 | Lighting Point 燈位 | - | - | - | - | - | 1 | 1 | 1 | 1 | | | |
| Flat Roof | Lighting Point 燈位 | 4 | 2 | 2 | 2 | 3 | - | - | - | - | | | |
| 平台 | 13A Single Watertight Socket Outlet 13A單位防水電插座 | 2 | 1 | - | 1 | 1 | - | - | - | - | | | |
| Air-Conditioner Platform 空調機平台 | Isolator for Outdoor Air-Conditioner 室外空調機開關掣 | 3 | 2 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | | | |

Notas:

- 1. "1, 2..." denotes the quantity of such provision(s) provided in the residential unit.
- 2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch on/off button(s).
- 3. "-" denotes "not applicable".

備註:

- 1. 「1, 2...」表示提供於該住宅單位內的裝置數量。
- 2. 説明表所顯示的燈掣數量是表示燈掣開/關的數量。
- 3. 「-」代表「不適用」。

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

| | | | | | | nd Unit N | | | | | |
|-----------------------------|---|---|---|---|---|------------------------|---|---|---|---|---|
| Location 位置 | Description 描述 | | | | | 3/F - 12/F 8 樓至12樓及 | | | | | |
| | | А | В | С | D | Е | F | G | Н | J | K |
| Unit Entrance 單位入口 | Door Bell Push Button 門鈴按鈕 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Switch 燈掣 | 5 | 5 | 5 | 4 | 5 | 5 | 5 | 4 | 3 | 4 |
| | Lighting Point 燈位 | 4 | 4 | 4 | 4 | 3 | 4 | 3 | 3 | 3 | 5 |
| | Connection Point for LED Strip LED燈帶接線位 | - | - | - | - | - | - | 1 | 1 | - | - |
| | Switch for Exhaust Fan 抽氣扇開關 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | - |
| | Video Door Phone 視像對講機 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Living Doom / | 13A Twin Socket Outlet 13A雙位電插座 | 3 | 4 | 4 | 3 | 2 | 2 | 2 | 2 | 3 | 2 |
| Living Room / Dining Room / | TV/FM Outlet 電視及電台接收插座 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Corridor | Telephone Outlet 電話插座 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| 客廳/飯廳/走廊 | Connection Point for Heat Recovery Ventilator 熱交換新風系統接線位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Heat Recovery Ventilator Remote Control 熱交換新風系統控掣 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Door Bell 門鈴 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Connection Point for Indoor Air-Conditioner Unit 室內空調機接線位 | 1 | 1 | 1 | 1 | 1 | 2 | 1 | 1 | 1 | 1 |
| | Sounder-base smoke detector 置聲警報基座煙霧探測器 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Connection Point for Exhaust Fan 抽氣扇接線位 | - | - | - | - | 1 | - | - | 1 | - | - |
| | Lighting Switch 燈掣 | 2 | 3 | 3 | - | - | - | - | - | - | 3 |
| | Lighting Point 燈位 | 1 | 1 | 1 | - | - | - | - | - | - | 1 |
| | Switch for Exhaust Fan 抽氣扇開關 | - | - | - | - | - | - | - | - | - | 1 |
| Master Bedroom | 13A Single Socket Outlet with USB Outlet 13A單位電插座配USB插座 | 1 | 3 | 3 | - | - | - | - | - | - | 1 |
| 主人睡房 | 13A Twin Socket Outlet 13A雙位電插座 | 2 | 1 | 1 | - | - | - | - | - | - | 2 |
| | TV/FM Outlet 電視及電台接收插座 | 1 | 1 | 1 | - | - | - | - | - | - | 1 |
| | Telephone Outlet 電話插座 | 1 | 1 | 1 | - | - | - | - | - | - | 1 |
| | Connection Point for Indoor Air-Conditioner Unit 室內空調機接線位 | 1 | 1 | 1 | - | - | - | - | - | - | 1 |

Notas

- 1. "1, 2..." denotes the quantity of such provision(s) provided in the residential unit.
- 2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch on/off button(s).
- 3. 13/F, 14/F and 24/F are omitted.
- 4. "-" denotes "not applicable".

備註:

- 1. 「1, 2...」表示提供於該住宅單位內的裝置數量。
- 2. 説明表所顯示的燈掣數量是表示燈掣開/關的數量。

- 3. 不設13樓,14樓和24樓。
- 4. 「-」代表「不適用」。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

| Location 位置 | Description 描述 | | Floor and Unit Number 樓層及單位 8/F - 12/F & 15/F - 23/F 8樓至12樓及15樓至23樓 | | | | | | | | | | | |
|-------------------|---|---|---|---|---|---|---|---|---|---|---|--|--|--|
| | | А | В | С | D | Е | F | G | Н | J | K | | | |
| | Lighting Switch 燈掣 | 1 | - | - | - | - | - | - | - | - | - | | | |
| | Lighting Point 燈位 | 1 | - | - | - | - | - | - | - | - | - | | | |
| | 13A Single Socket Outlet with USB Outlet 13A單位電插座配USB插座 | 1 | - | - | - | - | - | - | - | - | - | | | |
| Bedroom 1 睡房 1 | 13A Twin Socket Outlet 13A雙位電插座 | 2 | - | - | - | - | - | - | - | - | - | | | |
| H主 <i>l</i> 方 | TV/FM Outlet 電視及電台接收插座 | 1 | - | - | - | - | - | - | - | - | - | | | |
| | Telephone Outlet 電話插座 | 1 | - | - | - | - | - | - | - | - | - | | | |
| | Connection Point for Indoor Air-Conditioner Unit 室內空調機接線位 | 1 | - | - | - | - | - | - | - | - | - | | | |
| | Lighting Point 燈位 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | | | |
| | 13A Single Socket Outlet 13A單位電插座 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | | |
| | Connection Point for Other Purpose 接線位供其他用途 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | | |
| Bathroom 1 | Connection Point for Mirror Cabinet Lighting 鏡櫃燈接線位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | | |
| 浴室 1 | Connection Point For Exhaust Fan 抽氣扇接線位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | | |
| | Connection Point for Dehumidifier 抽濕機接線位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | | |
| | Electric Water Heater Remote Control 電熱水爐溫度控掣 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | | |
| | Heat Recovery Ventilator Remote Control 熱交換新風系統控掣 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | | |

Motos.

- 1. "1, 2..." denotes the quantity of such provision(s) provided in the residential unit.
- 2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch on/off button(s).
- 3. 13/F, 14/F and 24/F are omitted.
- 4. "-" denotes "not applicable".

備註:

- 1. 「1, 2...」表示提供於該住宅單位內的裝置數量。
- 2. 説明表所顯示的燈掣數量是表示燈掣開/關的數量。
- 3. 不設13樓,14樓和24樓。
- 4. 「-」代表「不適用」。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

| Location 位置 | Description 描述 | Floor and Unit Number 樓層及單位 8/F - 12/F & 15/F - 23/F 8樓至12樓及15樓至23樓 | | | | | | | | | | | | |
|--------------------------------------|--|---|---|---|---|---|---|---|---|---|---|--|--|--|
| | | А | В | С | D | E | F | G | Н | J | K | | | |
| | Lighting Switch 燈掣 | 1 | - | - | - | - | - | - | - | - | - | | | |
| | Lighting Point 燈位 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | | |
| | 13A Twin Socket Outlet 13A雙位電插座 | 2 | 1 | 1 | 2 | 2 | 1 | 1 | 1 | 1 | 1 | | | |
| | Connection Point for Built-in Refrigerator 嵌入式雪櫃接線位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | | |
| Open Kitchen 開放式廚房 | Connection Point for Kitchen Cabinet Lighting 廚櫃燈接線位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | | |
| | Connection Point for Induction Cooking Hob 電磁爐接線位 | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | | |
| | Connection Point for Gas Hob 氣體煮食爐接線位 | 2 | - | - | - | - | - | - | - | - | - | | | |
| | Connection Point for Combi Steam Oven 焗爐接線位 | 1 | 1 | 1 | 1 | - | - | - | - | - | 1 | | | |
| | Connection Point for Telescopic Hood 抽油煙機接線位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | | |
| | Connection Point for Electric Water Heater 電熱水爐接線位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | | |
| | Connection Point for Built-in Washer-Dryer 嵌入式洗衣乾衣機接線位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | | |
| | Connection Point for LED Strip LED燈帶接線位 | 1 | 1 | 1 | 1 | 1 | 1 | - | - | 1 | 1 | | | |
| | Built-in Washer-Dryer Connection Point (Water Inlet) 嵌入式洗衣乾衣機接駁點(來水位) | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | | |
| | Built-in Washer-Dryer Connection Point (Water Outlet) 嵌入式洗衣乾衣機接駁點(去水位) | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | | |
| | Miniature Circuit Breakers Board 總電掣箱 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | | |
| | Sprinkler head 消防花灑頭 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 3 | | | |
| Utility Platform 工作平台 | Lighting Point 燈位 | - | 1 | 1 | - | 1 | 1 | 1 | - | - | 1 | | | |
| Balcony 露台 | Lighting Point 燈位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | | |
| Air-Conditioner Platform 空調機平台 | Isolator for Outdoor Air-Conditioner 室外空調機開關掣 | 2 | 2 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | | |

Notas

- 1. "1, 2..." denotes the quantity of such provision(s) provided in the residential unit.
- 2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch on/off button(s).
- 3. 13/F, 14/F and 24/F are omitted.
- 4. "-" denotes "not applicable".

備註:

- 1. 「1, 2...」表示提供於該住宅單位內的裝置數量。
- 2. 説明表所顯示的燈掣數量是表示燈掣開/關的數量。

- 3. 不設13樓,14樓和24樓。
- 4. 「-」代表「不適用」。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

| | | | | | | Floor and | d Unit N | umber 档 | 樓層及單位 | Σ | | | |
|---------------------------|---|---|---|-----------|---|-----------|----------|----------------|-------|---|---|-----------|---|
| Location 位置 | Description 描述 | | | 5/F 5樓 | | | | - 29/F 至29樓 | | | |)/F)樓 | |
| | | A | В | С | D | А | В | С | D | А | В | С | D |
| Unit Entrance 單位入口 | Door Bell Push Button 門鈴按鈕 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Switch 燈掣 | 6 | 7 | 9 | 3 | 6 | 7 | 9 | 3 | 7 | 7 | 7 | 3 |
| | Lighting Point 燈位 | 4 | 5 | 7 | 3 | 5 | 5 | 7 | 3 | 7 | 7 | 8 | 3 |
| | Switch for Exhaust Fan 抽氣扇開關 | 2 | 2 | 2 | - | 2 | 2 | 2 | - | 2 | 2 | 2 | - |
| | Switch for Gas Water Heater 氣體熱水爐開關 | 1 | 1 | 1 | - | 1 | 1 | 1 | - | 1 | 1 | 1 | - |
| | Video Door Phone 視像對講機 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 13A Twin Socket Outlet 13A雙位電插座 | 4 | 4 | 3 | 4 | 4 | 4 | 3 | 4 | 4 | 4 | 4 | 4 |
| Living Room / | TV/FM Outlet 電視及電台接收插座 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Dining Room / Corridor | Telephone Outlet 電話插座 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| 客廳/飯廳/走廊 | Connection Point for Heat Recovery Ventilator 熱交換新風系統接線位 | 1 | - | 1 | - | 1 | - | 1 | - | 1 | - | 1 | - |
| | Heat Recovery Ventilator Remote Control 熱交換新風系統控掣 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Door Bell 門鈴 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Connection Point for Indoor Air-Conditioner Unit 室內空調機接線位 | 2 | 2 | 2 | 1 | 2 | 2 | 2 | 1 | 2 | 2 | 2 | 1 |
| | Twin Data Outlet 雙位數據位 | 2 | 2 | 2 | - | 2 | 2 | 2 | - | 2 | 2 | 2 | - |
| | Single Data Outlet 單位數據位 | 1 | 1 | 1 | - | 1 | 1 | 1 | - | 1 | 1 | 1 | - |
| | Sounder-base smoke detector 置聲警報基座煙霧探測器 | - | - | - | 1 | - | - | - | 1 | - | - | - | 1 |
| | Lighting Switch 燈掣 | 4 | 3 | 4 | 4 | 4 | 3 | 4 | 4 | 4 | 3 | 4 | 4 |
| | Lighting Point 燈位 | 2 | 2 | 3 | 2 | 2 | 2 | 3 | 2 | 2 | 2 | 3 | 2 |
| | Switch for Exhaust Fan 抽氣扇開關 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 13A Single Socket Outlet with USB Outlet 13A單位電插座配USB插座 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Master Bedroom | 13A Twin Socket Outlet 13A雙位電插座 | 3 | 3 | 3 | 2 | 3 | 3 | 3 | 2 | 3 | 3 | 3 | 2 |
| 主人睡房 | TV/FM Outlet 電視及電台接收插座 | 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 |
| | Connection Point for Indoor Air-Conditioner Unit 室內空調機接線位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Connection Point for Heat Recovery Ventilator 熱交換新風系統接線位 | - | 1 | - | 1 | - | 1 | - | 1 | - | 1 | - | 1 |
| | Single Data Outlet 單位數據位 | 1 | 1 | 1 | - | 1 | 1 | 1 | - | 1 | 1 | 1 | - |

Notes

- 1. "1, 2..." denotes the quantity of such provision(s) provided in the residential unit.
- 2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch on/off button(s).
- 3. 13/F, 14/F and 24/F are omitted.
- 4. "-" denotes "not applicable".

備註:

- 1. 「1, 2...」表示提供於該住宅單位內的裝置數量。
- 2. 説明表所顯示的燈掣數量是表示燈掣開/關的數量。
- 3. 不設13樓,14樓和24樓。
- 4. 「-」代表「不適用」。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

| | | | Floor and Unit Number 樓層及單位 | | | | | | | | | | | | |
|-------------------------|---|---|-----------------------------|-----------|---|---|---|----------------|---|-------------|---|---|---|--|--|
| Location 位置 | Description 描述 | | | 5/F 5樓 | | | | - 29/F 至29樓 | | 30/F 30樓 | | | | | |
| | | A | В | С | D | А | В | С | D | А | В | С | D | | |
| | Lighting Switch 燈掣 | 2 | 2 | 1 | - | 2 | 2 | 1 | - | 2 | 2 | 1 | - | | |
| | Lighting Point 燈位 | 2 | 1 | 1 | - | 2 | 1 | 1 | - | 1 | 1 | 1 | - | | |
| | 13A Single Socket Outlet with USB Outlet 13A單位電插座配USB插座 | 1 | 1 | 1 | - | 1 | 1 | 1 | - | 1 | 1 | 1 | - | | |
| Bedroom 1 | 13A Twin Socket Outlet 13A雙位電插座 | 2 | 2 | 2 | - | 2 | 2 | 2 | - | 2 | 2 | 2 | - | | |
| 睡房 1 | TV/FM Outlet 電視及電台接收插座 | 1 | 1 | 1 | - | 1 | 1 | 1 | - | 1 | 1 | 1 | - | | |
| | Telephone Outlet 電話插座 | 1 | 1 | 1 | - | 1 | 1 | 1 | - | 1 | 1 | 1 | - | | |
| | Connection Point for Indoor Air-Conditioner Unit 室內空調機接線位 | 1 | 1 | 1 | - | 1 | 1 | 1 | - | 1 | 1 | 1 | - | | |
| | Single Data Outlet 單位數據位 | 1 | 1 | 1 | - | 1 | 1 | 1 | - | 1 | 1 | 1 | - | | |
| | Lighting Switch 燈掣 | 1 | 1 | 1 | - | 1 | 1 | 1 | - | 1 | 1 | 1 | - | | |
| | Lighting Point 燈位 | 1 | 2 | 1 | - | 1 | 2 | 1 | - | 1 | 1 | 1 | - | | |
| | 13A Single Socket Outlet with USB Outlet 13A單位電插座配USB插座 | 1 | 1 | 1 | - | 1 | 1 | 1 | - | 1 | 1 | 1 | - | | |
| Bedroom 2 | 13A Twin Socket Outlet 13A雙位電插座 | 2 | 2 | 2 | - | 2 | 2 | 2 | - | 2 | 2 | 2 | - | | |
| 睡房 2 | TV/FM Outlet 電視及電台接收插座 | 1 | 1 | 1 | - | 1 | 1 | 1 | - | 1 | 1 | 1 | - | | |
| | Telephone Outlet 電話插座 | 1 | 1 | 1 | - | 1 | 1 | 1 | - | 1 | 1 | 1 | - | | |
| | Connection Point for Indoor Air-Conditioner Unit 室內空調機接線位 | 1 | 1 | 1 | - | 1 | 1 | 1 | - | 1 | 1 | 1 | - | | |
| | Single Data Outlet 單位數據位 | 1 | 1 | 1 | - | 1 | 1 | 1 | - | 1 | 1 | 1 | - | | |
| | Lighting Point 燈位 | 2 | 2 | 2 | - | 2 | 2 | 2 | - | 2 | 2 | 2 | - | | |
| | 13A Single Socket Outlet 13A單位電插座 | 1 | 1 | 1 | - | 1 | 1 | 1 | - | 1 | 1 | 1 | - | | |
| | Connection Point for Other Purpose 接線位供其他用途 | 1 | 1 | 1 | - | 1 | 1 | 1 | - | 1 | 1 | 1 | - | | |
| Master Bathroom 主人浴室 | Connection Point for Mirror Cabinet Lighting 鏡櫃燈接線位 | 1 | 1 | 1 | - | 1 | 1 | 1 | - | 1 | 1 | 1 | - | | |
| エハルエ | Connection Point For Exhaust Fan 抽氣扇接線位 | 1 | 1 | 1 | - | 1 | 1 | 1 | - | 1 | 1 | 1 | - | | |
| | Connection Point for Gas Water Heater 氣體熱水爐接線位 | - | - | 1 | - | - | - | 1 | - | - | - | 1 | - | | |
| | Connection Point for Dehumidifier 抽濕機接線位 | 1 | 1 | 1 | - | 1 | 1 | 1 | - | 1 | 1 | 1 | - | | |

Notes

- 1. "1, 2..." denotes the quantity of such provision(s) provided in the residential unit.
- 2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch on/off button(s).
- 3. 13/F, 14/F and 24/F are omitted.
- 4. "-" denotes "not applicable".

備註:

- 1. 「1, 2...」表示提供於該住宅單位內的裝置數量。
- 2. 説明表所顯示的燈掣數量是表示燈掣開/關的數量。

- 3. 不設13樓,14樓和24樓。
- 4. 「-」代表「不適用」。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

| | | Floor and Unit Number 樓層及單位 | | | | | | | | | | | |
|----------------|--|-----------------------------|---|-----------|---|---|---|----------------|---|---|---|-----------|---|
| Location 位置 | Description 描述 | | | 5/F 5樓 | | | | - 29/F 至29樓 | | | |)/F)樓 | |
| | | А | В | С | D | А | В | С | D | А | В | С | D |
| | Lighting Point 燈位 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | 13A Single Socket Outlet 13A單位電插座 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Connection Point for Other Purpose 接線位供其他用途 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Connection Point for Mirror Cabinet Lighting 鏡櫃燈接線位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Bathroom 1 | Connection Point For Exhaust Fan 抽氣扇接線位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 浴室 1 | Connection Point for Dehumidifier 抽濕機接線位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Connection Point for Gas Water Heater 氣體熱水爐接線位 | 1 | - | - | - | 1 | - | - | - | 1 | - | - | - |
| | Gas Water Heater Temperature Control 氣體熱水爐牆身溫度掣 | 1 | 1 | 1 | - | 1 | 1 | 1 | - | 1 | 1 | 1 | - |
| | Electric Water Heater Remote Control 電熱水爐溫度控掣 | - | - | - | 1 | - | - | - | 1 | - | - | - | 1 |
| | Heat Recovery Ventilator Remote Control 熱交換新風系統控掣 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Point 燈位 | 3 | 4 | 3 | - | 3 | 4 | 3 | - | 3 | 4 | 3 | - |
| | 13A Single Socket Outlet with USB Outlet 13A單位電插座配USB插座 | 1 | 1 | 1 | - | 1 | 1 | 1 | - | 1 | 1 | 1 | - |
| | 13A Twin Socket Outlet 13A雙位電插座 | 2 | 1 | 2 | - | 2 | 1 | 2 | - | 2 | 1 | 2 | - |
| | Connection Point for Built-in 2 Door Refrigerator 嵌入式雙門雪櫃接線位 | 2 | - | - | - | 2 | - | - | - | 2 | - | - | - |
| | Connection Point for Built-in Fridge-Freezer 嵌入式雪櫃連冰箱接線位 | - | 1 | 1 | - | - | 1 | 1 | - | - | 1 | 1 | - |
| | Connection Point for Exhaust Fan 抽氣扇接線位 | 1 | 1 | 1 | - | 1 | 1 | 1 | - | 1 | 1 | 1 | - |
| | Connection Point for Kitchen Cabinet Lighting 廚房櫃燈接線位 | 1 | 1 | 1 | - | 1 | 1 | 1 | - | 1 | 1 | 1 | - |
| | Connection Point for Combi Steam Oven 焗爐接線位 | 1 | 1 | 1 | - | 1 | 1 | 1 | - | 1 | 1 | 1 | - |
| Kitchen | Connection Point for Gas Water Heater 氣體熱水爐接線位 | - | 1 | - | - | - | 1 | - | - | - | 1 | - | - |
| 廚房 | Connection Point for Gas Hob 氣體煮食爐接線位 | 2 | 2 | 2 | - | 2 | 2 | 2 | - | 2 | 2 | 2 | - |
| | Connection Point for Telescopic Hood 抽油煙機接線位 | 1 | 1 | 1 | - | 1 | 1 | 1 | - | 1 | 1 | 1 | - |
| | Connection Point for MasterCool Wine Conditioning Unit 酒櫃接線位 | 1 | 1 | 1 | - | 1 | 1 | 1 | - | 1 | 1 | 1 | - |
| | Connection Point for Vacuum Sealing Drawer 真空處理櫃接線位 | 1 | 1 | 1 | - | 1 | 1 | 1 | - | 1 | 1 | 1 | - |
| | Connection Point for Built-in Washer-Dryer 嵌入式洗衣乾衣機接線位 | 1 | 1 | 1 | - | 1 | 1 | 1 | - | - | - | - | - |
| | Connection Point for LED Strip LED 燈帶接線位 | 1 | 1 | 2 | - | 1 | 1 | 2 | - | 1 | 1 | 2 | - |
| | Built-in Washer-Dryer Connection Point (Water Inlet) 嵌入式洗衣乾衣機接駁點(來水位) | 1 | 1 | 1 | - | 1 | 1 | 1 | - | 1 | 1 | 1 | - |
| | Built-in Washer-Dryer Connection Point (Water Outlet) 嵌入式洗衣乾衣機接駁點(去水位) | 1 | 1 | 1 | - | 1 | 1 | 1 | - | 1 | 1 | 1 | - |
| | Miniature Circuit Breakers Board 總電掣箱 | - | 1 | _ | - | _ | 1 | - | - | - | 1 | _ | - |

Notes

- 1. "1, 2..." denotes the quantity of such provision(s) provided in the residential unit.
- 2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch on/off button(s).
- 3. 13/F, 14/F and 24/F are omitted.
- 4. "-" denotes "not applicable".

備註

- 1. 「1, 2...」表示提供於該住宅單位內的裝置數量。
- 2. 説明表所顯示的燈掣數量是表示燈掣開/關的數量。
- 3. 不設13樓,14樓和24樓。
- 4. 「-」代表「不適用」。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

| | | Floor and Unit Number 樓層及單位 | | | | | | | | | | | | |
|-----------------------|--|-----------------------------|---|-----------|---|---|---|----------------|---|-------------|---|---|---|--|
| Location 位置 | Description 描述 | | | 5/F 5樓 | | | | - 29/F 至29樓 | | 30/F 30樓 | | | | |
| | | А | В | С | D | А | В | С | D | А | В | С | D | |
| | Lighting Point 燈位 | - | - | - | 2 | - | - | - | 2 | - | - | - | 2 | |
| | 13A Twin Socket Outlet 13A雙位電插座 | - | - | - | 2 | - | - | - | 2 | - | - | - | 2 | |
| | Connection Point for Built-in Refrigerator 嵌入式雪櫃接線位 | - | - | - | 1 | - | - | - | 1 | - | - | - | 1 | |
| | Connection Point for Kitchen Cabinet Lighting 廚櫃燈接線位 | - | - | - | 1 | - | - | - | 1 | - | - | - | 1 | |
| | Connection Point for Induction Cooking Hob 電磁爐接線位 | - | - | - | 1 | - | - | - | 1 | - | - | - | 1 | |
| | Connection Point for Combi Steam Oven 焗爐接線位 | - | - | - | 1 | - | - | - | 1 | - | - | - | 1 | |
| Open Kitchen | Connection Point for Telescopic Hood 抽油煙機接線位 | - | - | - | 1 | - | - | - | 1 | - | - | - | 1 | |
| 開放式廚房 | Connection Point for Electric Water Heater 電熱水爐接線位 | - | - | - | 1 | - | - | - | 1 | - | - | - | 1 | |
| | Connection Point for Built-in Washer-Dryer 嵌入式洗衣乾衣機接線位 | - | - | - | 1 | - | - | - | 1 | - | - | - | 1 | |
| | Connection Point for LED Strip LED燈帶接線位 | - | - | - | 1 | - | - | - | 1 | - | - | - | 1 | |
| | Built-in Washer-Dryer Connection Point (Water Inlet) 嵌入式洗衣乾衣機接駁點(來水位) | - | - | - | 1 | - | - | - | 1 | - | - | - | 1 | |
| | Built-in Washer-Dryer Connection Point (Water Outlet) 嵌入式洗衣乾衣機接駁點(去水位) | - | - | - | 1 | - | - | - | 1 | - | - | - | 1 | |
| | Miniature Circuit Breakers Board 總電掣箱 | - | - | - | 1 | - | - | - | 1 | - | - | - | 1 | |
| | Sprinkler head 消防花灑頭 | - | - | - | 3 | - | - | - | 3 | - | - | - | 3 | |
| | Lighting Switch 燈掣 | 2 | 2 | 2 | - | 2 | 2 | 2 | - | 2 | 2 | 2 | - | |
| Store adjacent | Lighting Point 燈位 | 1 | 1 | 1 | - | 1 | 1 | 1 | - | 1 | 1 | 1 | - | |
| to Toilet 洗手間旁之儲物房 | Switch for Exhaust Fan 抽氣扇開關 | 1 | 1 | 1 | - | 1 | 1 | 1 | - | 1 | 1 | 1 | - | |
| | Miniature Circuit Breakers Board 總電掣箱 | 1 | - | 1 | - | 1 | - | 1 | - | 1 | - | 1 | - | |
| Store adjacent to | Lighting Switch 燈掣 | - | - | - | - | - | - | - | - | 1 | 1 | 1 | - | |
| Internal Staircase | Lighting Point 燈位 | - | - | - | - | - | - | - | - | 1 | 1 | 1 | - | |
| 內置樓梯旁之儲物房 | Connection Point for Built-in Washer-Dryer 嵌入式洗衣乾衣機接線位 | - | - | - | - | - | - | - | - | 1 | 1 | 1 | - | |
| | Lighting Point 燈位 | 1 | 1 | 1 | - | 1 | 1 | 1 | - | 1 | 1 | 1 | - | |
| Toilet 洗手間 | Connection Point for Exhaust Fan 抽氣扇接線位 | 1 | 1 | 1 | - | 1 | 1 | 1 | - | 1 | 1 | 1 | - | |
| ₩u lel | Connection Point for Electric Water Heater 電熱水爐接線位 | 1 | 1 | 1 | - | 1 | 1 | 1 | - | 1 | 1 | 1 | - | |

Notes

- 1. "1, 2..." denotes the quantity of such provision(s) provided in the residential unit.
- 2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch on/off button(s).
- 3. 13/F, 14/F and 24/F are omitted.
- 4. "-" denotes "not applicable".

備註:

1. 「1, 2...」表示提供於該住宅單位內的裝置數量。

- 2. 説明表所顯示的燈掣數量是表示燈掣開/關的數量。
- 3. 不設13樓,14樓和24樓。
- 4. 「-」代表「不適用」。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

| | | Floor and Unit Number 樓層及單位 | | | | | | | | | | | | |
|---------------------------------------|--|-----------------------------|---|---|---|------------------------|---|---|---|-------------|----|---|---|--|
| Location 位置 | Description 描述 | 25/F 25樓 | | | | 26/F - 29/F 26樓至29樓 | | | | 30/F 30樓 | | | | |
| | | А | В | С | D | А | В | С | D | А | В | С | D | |
| Utility Platform 工作平台 | Lighting Point 燈位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | |
| Balcony 露台 | Lighting Point 燈位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | |
| | Lighting Switch 燈掣 | - | - | - | - | - | - | - | - | 2 | 2 | 2 | - | |
| Roof 天台 | Lighting Point 燈位 | - | - | - | - | - | - | - | - | 6 | 10 | 6 | - | |
| , , , , , , , , , , , , , , , , , , , | 13A Single Watertight Socket Outlet 13A單位防水電插座 | - | - | - | - | - | - | - | - | 2 | 2 | 2 | - | |
| Air-Conditioner Platform 空調機平台 | Isolator for Outdoor Air-Conditioner 室外空調機開關掣 | 4 | 3 | 4 | 2 | 4 | 3 | 4 | 2 | 4 | 3 | 4 | 2 | |

Notes:

- 1. "1, 2..." denotes the quantity of such provision(s) provided in the residential unit.
- 2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch on/off button(s).
- 3. 13/F, 14/F and 24/F are omitted.
- 4. "-" denotes "not applicable".

備註:

- 1. 「1, 2...」表示提供於該住宅單位內的裝置數量。
- 2. 説明表所顯示的燈掣數量是表示燈掣開/關的數量。
- 3. 不設13樓,14樓和24樓。
- 4. 「-」代表「不適用」。

24 SERVICE AGREEMENTS 服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by The Hongkong Electric Company, Limited.

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

食水及沖廁水由水務署供應。 電力由香港電燈有限公司供應。 煤氣由香港中華煤氣有限公司供應。

25 GOVERNMENT RENT 地税

The Owner is liable for the Government Rent payable for a residential property up to and including the date of completion of the sale and purchase of that residential property (i.e. the date of the assignment of that property).

擁有人有法律責任繳付住宅物業直至並包括該住宅物業買賣完成日(即該物業轉讓契日期)之地稅。

26 MISCELLANEOUS PAYMENTS BY PURCHASER 買方的雜項付款

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

Remark: On that delivery, the purchaser is liable to pay a debris removal fee to the manager (not the Owner) of the Development under the deed of mutual covenant, and where the Owner has paid the debris removal fee, the purchaser shall reimburse the Owner for the same.

在向買方交付指明住宅物業在空置情況下的管有權時,買方須負責向擁有人補還水、電力及氣體的按金。在交付時,買方不須向擁有人支付清理廢料的費用。

備註:在交付時,買方須根據公契向發展項目的管理人(而非擁有人)支付清理廢料的費用,而如擁有人已支付清理廢料的費用,買方須向擁有人補還清理廢料的費用。

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

The Vendor shall, at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 6 months after the date of completion of the sale and purchase of any specified residential property, remedy any defects in such property, or the fittings, finishes or appliances incorporated into such property as set out in the agreement for sale and purchase concerned, caused otherwise than by the act or neglect of the Purchaser.

凡任何指明住宅物業或於相關買賣合約列出之裝設於該物業內的裝置、裝修物料或設備有欠妥之處,而 該欠妥之處並非由買方行為或疏忽造成,則賣方在接獲買方在買賣成交日期後的6個月內送達的書面通知 後,須於合理地切實可行的範圍內,盡快自費作出補救。 28 MAINTENANCE OF SLOPES 斜坡維修

Not Applicable 不適用

29 MODIFICATION 修訂

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

本發展項目現時並沒有向政府提出申請修訂批地文件。

30 RELEVANT INFORMATION 有關資料

1. Operation of Gondola

The Manager has the power to operate the gondolas in the Development and for the avoidance of doubt the Manager may move and use a gondola in or through the airspace over any balcony, utility platform, flat roof or roof forming part of any Flat or the Commercial Accommodation.

2. Maintenance Area within Private Flat Roof of Residential Units at 7/F

The maintenance area within the private flat roof of Unit A, Unit B, Unit C, Unit D and Unit E on 7/F are designated for gondola access and electrical and mechanical maintenance and designated as common area in the Deed of Mutual Covenant and should not be occupied or obstructed by owners.

Please refer to the "Floor Plans of Residential Properties in the Development" section of this Sales Brochure for more details on the location of maintenance area.

3. Fire Safety Management Plan

According to the deed of mutual covenant in respect of the Development (the "DMC"):

(a) The owner of any Unit:

- (i) shall not remove, tamper or alter any fire service installations (Note: Please refer to the Fire Safety Management Plan on what constitutes the fire service installations).
- (ii) shall not remove or obstruct multi-sensors smoke detectors with sounder base provided inside any Flat with open kitchen and smoke detectors at the common lobby outside any Flat.
- (iii) shall not remove or obstruct sprinkler head provided at the ceiling immediately above the open kitchen of any Flat with open kitchen.
- (iv) The 600mm (width) full height wall having an fire resistance rating of not less than -/30/30 adjacent to the exit door of any Flat with open kitchen should not be removed or the stove of the open kitchen is 2 meter or more from the door handle of the flat exit door.
- (v) shall allow the fire service installations including but not limited to (ii) and (iii) above to be subject to annual check and maintenance conducted by the Manager's registered fire service installation contractor, to allow access to his Flat to the Manager and the Manager's registered fire service installation contractor for the purpose of carrying out such check and maintenance.
- (vi) shall observe and comply with the Fire Safety Management Plan.

(b) The Manager

- (i) shall remind the Owners, tenants, occupiers, licensees to maintain and not to damage the fire service installations and shall assist the Owners of the Flats with open kitchen to carry out, and shall arrange and coordinate the annual maintenance and check referred to in paragraph 11(e) of Schedule 5 of the DMC and submit the maintenance certificate to the Fire Services Department.
- (ii) shall observe and comply with the Fire Safety Management Plan and shall take such actions as the Manager may reasonably decide to prevent Owners from carrying out any illegal alteration of the fire service installations.
- (iii) shall display permanent notices at the Common Parts (such as in lift lobbies and on public notice boards) to remind Owners and occupants not to remove or tamper any fire service installations.

1. 吊船的操作

管理人有權於發展項目操作吊船且為免生疑,管理人可以於任何住宅單位或商業物業的露台、工作平台、平台或天台或其他部分上空操作吊船或使其進入或穿過任何住宅單位或商場的露台、工作平台、平台或天台或 其他部分上空。

2. 7樓住宅單位私人平台內之維修地方

7樓A、B、C、D及E單位私人平台內之維修地方指定為吊船可到達的地方及作機電維修之用途,並為發展項目根據公契的公用地方;該等地方不得被業主佔用或阻塞。

有關維修地方位置之詳情,請參閱本售樓説明書「發展項目的住宅物業的樓面平面圖」。

3. 消防安全管理計劃

根據發展項目公契(「公契」):

(a) 任何單位業主:

- (i) 不得移除、竄改或變更任何消防服務裝置(註:就何謂消防服務裝置,請參閱消防安全管理計劃)。
- (ii) 不得移除或阻礙任何有開放式廚房的單位內所提供具發聲器底座的多傳感器煙霧探測器及位於任何單位外公共大堂的煙霧探測器。
- (iii) 不得移除或阻礙任何有開放式廚房的單位內位於該開放式廚房正上方天花板的灑水噴頭。
- (iv) 不得拆除任何有開放式廚房的單位內靠近出口門且耐火等級不低於-/30/30的600毫米(寬)全高牆,或 該開放式廚房的爐頭距離該單位出口門門柄至少2米。
- (v) 須容許消防服務裝置包括但不限於上述(ii)及(iii)接受由管理人的註冊消防服務裝置承辦商進行的每年檢查及保養,及容許管理人及管理人的註冊消防服務裝置承辦商進入其住宅單位以進行該等檢查及保養。
- (vi) 須遵守和遵從消防安全管理計劃。

(b) 管理人:

- (i) 須提醒業主、租客、佔用人、被許可人保養及不得損壞消防服務裝置,並須協助有開放式廚房的住宅單位業主進行公契第五附件第11(e)條提及的每年保養及檢查,及須安排及協調該等保養及檢查,並向消防署遞交保養證書;
- (ii) 須遵守和遵從消防安全管理計劃,並須採取其可合理地決定的行動以防止業主對消防服務裝置進行任何非法改動;
- (iii) 須於公用部分(例如升降機大堂內及公眾告示板上)展示固定的通告,提醒業主及佔用人不得移除或竄改任何消防服務裝置;

30 RELEVANT INFORMATION 有關資料

- (iv) shall arrange annual check and maintenance against the fire service installations forming part of the Common Parts to be conducted by the Manager's registered fire service installation contractor;
- (v) shall arrange staff training (at a frequency to be reasonably determined by the Manager) for the management staff of the Development in relation to fire safety management including the course of actions to be carried out by them in case of fire;
- (vi) shall arrange for a fire drill of the Development to be carried out twice annually; and
- (vii) have the powers to do anything which it considers necessary or expedient for performing any of its duties set out in (i) to (vi) above.

The above is subject to the provisions of the DMC.

Copies of the DMC and the Fire Safety Management Plan are available for inspection free of charge at the sales office.

- (iv) 須為屬公用部分一部分的消防服務裝置安排由管理人的消防服務裝置承辦商進行的每年檢查及保養;
- (v) 須為發展項目的管理員工安排有關消防安全管理的員工訓練(頻密程度為管理人合理地決定),包括如 遇火警時他們須採取的行動;
- (vi) 須為發展項目安排每年進行兩次的消防演習;及

(vii)有權為履行上述(i)至(vi)列出的責任作出任何其認為有需要或適宜的行動。

上文以公契條款為準。

公契及消防安全管理計劃副本可於售樓處免費參閱。

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

Breakdown of GFA Concessions Obtained for All Features

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

| | | Area (m²) |
|--------|---|--|
| | Disregarded GFA under Building (Planning) Regulations 23(3)(b) | |
| 1(#) | Carpark and loading / unloading area excluding public transport terminus | Not Applicable |
| 2 | Plant rooms and similar services | |
| 2.1(#) | Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc. | 120.027 (Domestic) 56.998 (Non-Domestic) |
| 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. | 130.272 (Domestic) 937.313 (Non-Domestic) |
| 2.3 | Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc. | 60.443 (Non-Domestic) |
| | Green Features under Joint Practice Notes 1 and 2 | |
| 3 | Balcony | 181.682 (Domestic) |
| 4 | Wider common corridor and lift lobby | Not Applicable |
| 5 | Communal sky garden | Not Applicable |
| 6 | Acoustic fin | Not Applicable |
| 7 | Wing wall, wind catcher and funnel | Not Applicable |
| 8 | Non-structural prefabricated external wall | Not Applicable |
| 9 | Utility platform | 89.579 (Domestic) |
| 10 | Noise barrier | Not Applicable |
| | Amenity Features | |
| 11 | Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office | 4.985 (Domestic) |
| 12 | Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities | 292.280 (Domestic) |
| 13 | Covered landscaped and play area | 292.799 (Domestic) |

| | | Area (m²) |
|-------|---|---|
| | Amenity Features | |
| 14 | Horizontal screens / covered walkways, trellis | Not Applicable |
| 15 | Larger lift shaft | 195.267 (Domestic) |
| 16 | Chimney shaft | Not Applicable |
| 17 | Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room | Not Applicable |
| 18(#) | Pipe duct, air duct for mandatory feature or essential plant room | 40.459 (Domestic) 17.032 (Non-Domestic) |
| 19 | Pipe duct, air duct for non-mandatory or non-essential plant room | Not Applicable |
| 20 | Plant room, pipe duct, air duct for environmentally friendly system and feature | Not Applicable |
| 21 | Void in duplex domestic flat and house | Not Applicable |
| 22 | Sunshade and reflector | Not Applicable |
| 23(#) | Minor projection such as A/C box, A/C platform, window cill and projecting window | 605.442 (Domestic) 88.505 (Non-Domestic) |
| 24 | Other projection such as A/C box and platform not covered in paragraph 3(b) and (c) of PNAP APP-19 | Not Applicable |
| | Other Exempted Items | |
| 25(#) | Refuge floor including refuge floor cum sky garden | Not Applicable |
| 26 | Covered area under large projecting/ overhanging feature | Not Applicable |
| 27 | Public transport terminus | Not Applicable |
| 28(#) | Party structure and common staircase | Not Applicable |
| 29(#) | Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA | 92.782 (Domestic) 64.655 (Non-Domestic) |
| 30 | Public passage | Not Applicable |
| 31 | Covered set back area | Not Applicable |
| | Bonus GFA | |
| 32 | Bonus GFA | Not Applicable |
| | Additional Green Features under Joint Practice Note (No. 8) | |
| 33 | Buildings adopting Modular Integrated Construction | Not Applicable |
| | | |

Note

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

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

The Environmental Assessment of the Building

Green Building Certification

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

Provisional GOLD



Application no.: PAG0093/21

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

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

| Part I | |
|--|----------------|
| Provision of Central Air Conditioning | Not Applicable |
| Provision of Energy Efficient Features | Not Applicable |
| Energy Efficient Features proposed | Not Applicable |

| Part II : The predicted annual energy use of the proposed building / part of building (Note 1) | | | | | | | | | | |
|--|---------------------------------|-----------------------------|---------------------------------|-----------------------------|---------------------------------|--|--|--|--|--|
| | | Annual Energy Use of B | aseline Building (Note 2) | Annual Energy Use | of Proposed Building | | | | | |
| Location | Internal Floor Area Served (m²) | Electricity kWh/m²/annum | Town Gas / LPG unit/m²/annum | Electricity kWh/m²/annum | Town Gas / LPG unit/m²/annum | | | | | |
| Area served by central building services installation (Note 3) | 3,314.050 | 307.577 | 0.000 | 267.390 | 0.000 | | | | | |

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

Note:

- 1. In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.
- The predicted annual energy use, in terms of electricity consumption (kWh/m²/annum) and town gas/LPG consumption (unit/m²/annum), of the development by the internal floor area served, where:
- (a) "total annual energy use" has the same meaning of "annual energy use" under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (current version); and
- (b) "internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
- 2. "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).
- 3. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Buildings (February 2010 edition) (Draft).

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

獲寬免總樓面面積的設施分項

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

| | | 面積 (平方米) |
|--------|--|-------------------------------------|
| | 根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積 | |
| 1(#) | 停車場及上落客貨地方(公共交通總站除外) | 不適用 |
| 2 | 機房及相類設施 | |
| 2.1(#) | 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》 (《作業備考》)或規例限制的強制性設施或必要機房,例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等 | 120.027 (住用) 56.998 (非住用) |
| 2.2(#) | 所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房,例如 僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等 | 130.272 (住用) 937.313 (非住用) |
| 2.3 | 非強制性或非必要機房,例如空調機房 、 風櫃房等 | 60.443 (非住用) |
| | 根據聯合作業備考第1及第2號提供的環保設施 | |
| 3 | 露台 | 181.682 (住用) |
| 4 | 加闊的公用走廊及升降機大堂 | 不適用 |
| 5 | 公用空中花園 | 不適用 |
| 6 | 隔聲鰭 | 不適用 |
| 7 | 翼牆、捕風器及風斗 | 不適用 |
| 8 | 非結構預製外牆 | 不適用 |
| 9 | 工作平台 | 89.579 (住用) |
| 10 | 隔音屏障 | 不適用 |
| | | |
| 11 | 管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衞 室和廁所,以及業主立案法團辦事處 | 4.985 (住用) |
| 12 | 住宅康樂設施,包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等 | 292.280 (住用) |
| 13 | 有上蓋的園景區及遊樂場 | 292.799 (住用) |

| | | 面積 (平方米) | | | |
|---------------|--|----------------|--|--|--|
| | | | | | |
| 14 | 橫向屏障/有蓋人行道、花棚 | 不適用 | | | |
| 4.5 | - | | | | |
| 15 | 擴大升降機井道 | | | | |
| 16 | 煙囱管道 | 不適用 | | | |
| 17 | 其他非強制性或非必要機房,例如鍋爐房、衞星電視共用天線房 | 不適用 | | | |
| 18(#) | | 40.459 | | | |
| | 強制性設施或必要機房所需的管槽、氣槽 | | | | |
| 1 Ο(π) | 短型 | | | | |
| | | | | | |
| 19 | 非強制性設施或非必要機房所需的管槽、氣槽 | 不適用 | | | |
| 20 | 環保系統及設施所需的機房、管槽及氣槽 | 不適用 | | | |
| 21 | 複式住宅單位及洋房的中空 | 不適用 | | | |
| 22 | 遮陽篷及反光罩 | 不適用 | | | |
| | | 605.442 | | | |
| 23(#) | 小型伸出物, 例如空調機箱、空調機平台、窗檻及伸出的窗台 | | | | |
| 2 3(π) | | | | | |
| | | (非住用) | | | |
| 24 | 《作業備考》APP-19第3(b)及(c)段沒有涵蓋的其他伸出物,如空調機箱及 空調機平台 | 不適用 | | | |
| | 其他獲豁免的項目 | | | | |
| 25(#) | 庇護層,包括庇護層兼空中花園 | ——————— 不適用 | | | |
| 26 | 大型伸出 / 外懸設施下的有蓋地方 | 不適用 | | | |
| 27 | 公共交通總站 | 不適用 | | | |
| 28(#) | 共用構築物及樓梯 | 不適用 | | | |
| | 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 | | | | |
| 20/11) | | | | | |
| 29(#) | 平面積 | | | | |
| | | | | | |
| 30 | 公眾通道 | 不適用 | | | |
| 31 | 因建築物後移導致的覆蓋面積 | 不適用 | | | |
| | ———————— 額外總樓面面積 | | | | |
| 32 | 額外總樓面面積 | 不適用 | | | |
| | 根據聯合作業備考(第8號)提供的額外環保設施 | | | | |
| 33 | 採用「組裝合成」建築法的樓宇 | 不適用 | | | |

註:

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

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

有關建築物的環境評估

緑色建築認證

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

暫定評級 金級



暫定 金級 NB V1.2 2018 HKGBC 設建環評

申請編號: PAG0093/21

發展項目的公用部分的預計能量表現或消耗

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

| 第Ⅰ部分 | | |
|--------------|-----|--|
| 提供中央空調 | 不適用 | |
| 提供具能源效益的設施 | 不適用 | |
| 擬安裝的具能源效益的設施 | 不適用 | |

| 第Ⅱ部分:擬興建樓宇/部分樓宇預計每年能源消耗量(註腳1) | | | | | | | | | | |
|-------------------------------|--------------------|------------------|----------------------|------------------|----------------------|--|--|--|--|--|
| | 使用有關裝置的內部樓面面積(平方米) | 基線樓宇(註腳2)每年能源消耗量 | | 擬興建樓宇每年能源消耗量 | | | | | | |
| 位置 | | 電力 千瓦小時/平方米/年 | 煤氣/石油氣 用量單位/平方米/年 | 電力 千瓦小時/平方米/年 | 煤氣/石油氣 用量單位/平方米/年 | | | | | |
| 有使用中央屋宇裝備裝置(註腳3)的部分 | 3,314.050 | 307.577 | 0.000 | 267.390 | 0.000 | | | | | |

| 第III 部分:以下裝置乃按機電工程署公布的相關實務守則設計 | | | | | | |
|--------------------------------|---|---|-----|--|--|--|
| 裝置類型 | 是 | 否 | 不適用 | | | |
| 照明裝置 | ✓ | | | | | |
| 空調装置 | ✓ | | | | | |
| 電力裝置 | ✓ | | | | | |
| 升降機及自動梯的裝置 | ✓ | | | | | |
| 以總能源為本的方法 | | | ✓ | | | |

註腳:

- 1. 一般而言,一棟樓宇的預計"每年能源消耗量"愈低,其節約能源的效益愈高。如一棟樓宇預計的"每年能源消耗量"低於該樓宇的"基線樓宇每年能源消耗量",則代表預計該樓宇的能源應用較其基線樓宇有效,削減幅度愈大則代表有關樓宇能源節約的效益愈高。 預計每年能源消耗量[以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算],指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商,其中:
- (a) "每年能源消耗量"與新建樓宇BEAM Plus標準(現行版本)第4節及附錄8中的「年能源消耗」具有相同涵義;及
- (b) 樓宇、空間或單位的 "內部樓面面積",指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。
- 2. "基準樓宇"與新建樓宇BEAM Plus標準(現行版本)第4節及附錄8中的"基準建築物模式(零分標準)"具有相同涵義。
- 3. "中央屋宇裝備裝置"與樓宇的屋宇裝備裝置能源效益實務守則(2010年2月版)(草稿)中的涵義相同。

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

The address of the website designated by the Vendor for the Development for the purposes of Part 2 of the (Cap 621) Residential Properties (First-hand Sales) Ordinance: www.the-highline.com

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

www.the-highline.com

33 CHANGES 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。

34 DATE OF PRINTING OF SALES BROCHURE 售樓説明書印製日期

Date of printing of this sales brochure:

28 May 2024

本售樓説明書印製日期:

2024年5月28日

