

— ONE —  
PRINCETON  
— 名鑽 —

SALES BROCHURE 售樓說明書



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

#### **2. Fees, mortgage loan and property price**

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

#### **3. Price list, payment terms and other financial incentives**

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.

- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans<sup>1</sup> as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

#### **4. Property area and its surroundings**

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property<sup>2</sup>. 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

<sup>1</sup> 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.

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

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

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



DMC) at the place where the sale is to take place for free inspection by prospective purchasers.

- Check the Government land grant on whether individual owners are liable to pay Government rent.
- Check the DMC on whether animals can be kept in the residential property.

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

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

### 8. Register of Transactions

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

### 9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- Pay attention to the vendor’s right to alter the building plans (if any) for an uncompleted development. The mandatory provisions to be incorporated in an ASP for uncompleted development as required by the Ordinance include a provision

requiring the vendor to notify the purchaser in writing of such alteration if the same affects in any way the property within 14 days after its having been approved by the Building Authority.

- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.
- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5 % of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.
- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors’ firm responsible for stakeholding purchasers’ payments for the property.

### 10. Expression of intent of purchasing a residential property

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

### 11. Appointment of estate agent

- Note that if the vendor has appointed one or more than one estate agents to act in the sale of any specified residential property in the development, the price list for the development must set out the name of all the estate agents so appointed as at the date of printing of the price list.
- You may appoint any estate agent (not necessarily from those estate agency companies appointed by the vendor) to act in the purchase of any specified residential property in the development, and may also not appoint any estate agent to act on your behalf.
- Before you appoint an estate agent to look for a property, you should –
  - find out whether the agent will act on your behalf only. If the agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;

- find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and
- note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: [www.eaa.org.hk](http://www.eaa.org.hk).

### 12. Appointment of solicitor

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

### For first-hand uncompleted residential properties

#### 13. Pre-sale Consent

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

#### 14. Show flats

- While the vendor is not required to make any show flat available for viewing by prospective purchasers or the general public, if the vendor wishes to make available show flats of a specified residential property, the vendor must first of all make available an unmodified show flat of that residential property and that, having made available such unmodified show flat, the vendor may then make available a modified show flat of that residential property. In this connection, the vendor is allowed to make available more than one modified show flat of that residential property.
- If you visit the show flats, you should always look at the unmodified show flats for comparison with the modified show flats. That said, the Ordinance does not restrict the discretion of the vendor in arranging the sequence of the viewing of unmodified and modified show flats.
- Sales brochure of the development should have been made available to the public when the show flat is made available for viewing. You are advised to get a copy of the sales brochure and make reference to it when viewing the show flats.
- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

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

#### **15. Estimated material date and handing over date**

- Check the estimated material date<sup>3</sup> 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:

<b>Consumer Council</b>	
Website :	www.consumer.org.hk
Telephone :	2929 2222
Email :	cc@consumer.org.hk
Fax :	2856 3611

<b>Estate Agents Authority</b>	
Website :	www.eaa.org.hk
Telephone :	2111 2777
Email :	enquiry@eaa.org.hk
Fax :	2598 9596

<b>Real Estate Developers Association of Hong Kong</b>	
Telephone :	2826 0111
Fax :	2845 2521

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March 2023

<sup>3</sup> 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.



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

#### 2. 費用、按揭貸款和樓價

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

#### 3. 價單、支付條款，以及其他財務優惠

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

#### 4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》(第621章)(下稱「條例」)，賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i) 露台；(ii) 工作平台；以及(iii) 陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花

園、停車位、天台、梯屋、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。

- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部及內部尺寸<sup>2</sup>。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境(包括交通和社區設施)；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

#### 5. 售樓說明書

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

#### 6. 政府批地文件和公契

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

#### 7. 售樓處內有關可供揀選住宅物業的資料

- 向賣方查詢清楚有哪些一手住宅物業可供揀選。若賣方在售樓處內展示「消耗表」，您可從該「消耗表」得悉在每個銷售日的銷售進度資料，包括在該個銷售日開始時有哪些住宅物業可供出售，以及在該個銷售日內有哪些住宅物業已獲揀選及售出。

- 切勿隨便相信有關發展項目銷情的傳言，倉卒簽立臨時買賣合約。

#### 8. 成交紀錄冊

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

#### 9. 買賣合約

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

<sup>1</sup> 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。

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



### 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。如有疑问,應要求該地產代理或營業員出示其「地產代理證」,或瀏覽地產代理監管局的網頁(網址:www.eaa.org.hk),查閱牌照目錄。

### 12. 委聘律師

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

### 適用於一手未落成住宅物業

#### 13. 預售樓花同意書

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

#### 14. 示範單位

- 賣方不一定須設置示範單位供準買家或公眾參觀,但賣方如為某指明住宅物業設置示範單位,必須首先設置該住宅物業的無改動示範單位,才可設置該住宅物業的經改動示範單位,並可以就該住宅物業設置多於一個經改動示範單位。
- 參觀示範單位時,務必視察無改動示範單位,以便與經改動示範單位作出比較。然而,條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。
- 賣方設置示範單位供公眾參觀時,應已提供有關發展項目的售樓說明書。因此,緊記先行索取售樓說明書,以便在參觀示範單位時參閱相關資料。

- 您可以在無改動示範單位及經改動示範單位中進行量度,並在無改動示範單位內拍照或拍攝影片,惟在確保示範單位參觀者人身安全的前提下,賣方可能會設定合理的限制。

### 適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

#### 15. 預計關鍵日期及收樓日期

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

- 如對收樓日期有任何疑問,可向賣方查詢。

### 適用於一手已落成住宅物業

#### 16. 賣方資料表格

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

#### 17. 參觀物業

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

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

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

其他相關聯絡資料:

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

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

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

一手住宅物業銷售監管局  
2023年3月

<sup>3</sup> 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。

## 02 INFORMATION ON THE DEVELOPMENT 發展項目的資料

**Name of the Development**

One Princeton

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

No. 266 Prince Edward Road West

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

16 storeys (excluding Basement, Transfer Plate, Roof & Upper Roof)

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

B/F, G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 18/F, Roof & Upper Roof

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

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

**Refuge floor (if any) of this multi-unit building**

Not applicable

**發展項目名稱**

名鑽

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

太子道西266號

**發展項目包含一幢多單位建築物****該幢多單位建築物的樓層的總數**

16層 (不包括地庫、轉換層、天台及上層天台)

**發展項目的經批准的建築圖則所規定的該幢多單位建築物內的樓層號數**

地庫、地下、一樓至三樓、五樓至十二樓、十五樓至十八樓、天台及上層天台

**該幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數**

不設四樓、十三樓及十四樓

**該幢多單位建築物內的庇護層 (如有)**

不適用

## 03 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

Famous Smart Corporation Limited  
Trend Glory Corporation Limited

### Holding companies of the Vendor

Mega Champion Enterprises Limited  
Sunny Fast International Limited  
Earning Hero Limited

### Authorized Person for the Development

Chong Yiu Shing Annie

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

C Arch Design Consultant Limited

### Building Contractor for the Development

Ching Lee Engineering Limited

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

Mayer Brown

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

Hang Seng Bank Limited

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

Not Applicable

### 賣方

俊銘有限公司  
進耀有限公司

### 賣方的控權公司

Mega Champion Enterprises Limited  
Sunny Fast International Limited  
Earning Hero Limited

### 發展項目的認可人士

莊耀誠

### 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

思建設計顧問有限公司

### 發展項目的承建商

正利工程有限公司

### 就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所

孖士打律師行

### 已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構

恒生銀行有限公司

### 已為發展項目的建造提供貸款的任何其他人

不適用

## 04 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT 有參與發展項目的各方的關係

(a) The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the development; 賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人；	Not Applicable 不適用
(b) The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person; 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人；	Not Applicable 不適用
(c) The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person; 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的家人；	No 否
(d) The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person; 賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人；	Not Applicable 不適用
(e) The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person; 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人；	Not Applicable 不適用
(f) The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person; 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人；	No 否
(g) The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development; 賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	Not Applicable 不適用
(h) The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development; 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	Not Applicable 不適用
(i) The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors; 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述律師事務所的經營人的家人；	No 否
(j) The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and an authorized person for the development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor; 賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份；	No 否
(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；	Not Applicable 不適用
(l) The vendor or a building contractor for the development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor; 賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書；	No 否
(m) The vendor or a building contractor for the development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor; 賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員；	Not Applicable 不適用
(n) The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development holds at least 10% of the issued shares in that vendor, holding company or contractor; 賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份；	No 否



## 04 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT 有參與發展項目的各方的關係

<p>(o) The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor; 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份；</p>	<p>Not Applicable 不適用</p>
<p>(p) The vendor or a building contractor for the development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor; 賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書；</p>	<p>No 否</p>
<p>(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；</p>	<p>Not Applicable 不適用</p>
<p>(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份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；</p>	<p>No 否</p>
<p>(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。</p>	<p>No 否</p>



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

There is no non-structural prefabricated external wall forming part of the enclosing walls in the Development.  
發展項目沒有構成圍封牆的一部份的非結構的預製外牆。

There are curtain walls forming part of the enclosing walls in the Development.  
發展項目有構成圍封牆的一部份的幕牆。

The range of the thickness of curtain wall is 200mm.  
幕牆的厚度範圍為200毫米。

### Schedule of total area of curtain walls of each residential property 每個住宅物業的幕牆總面積表

Floor 樓層	Unit 單位	The total area of curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積(平方米)
2/F to 3/F, 5/F to 12/F, 15/F to 17/F (Total 13 storeys) 二樓至三樓，五樓至十二樓， 十五樓至十七樓 (共13層)	A	1.769
	B	1.008
	C	1.780
	D	0.675
	E	0.895
	F	1.470
18/F 十八樓	A	3.375
	B	1.538

## 06 INFORMATION ON PROPERTY MANAGEMENT 物業管理的資料

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

Jones Lang Lasalle Management Services Limited

根據公契在該售樓說明書的印製日期的最新擬稿獲委任為發展項目管理人的人

仲量聯行物業管理有限公司

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



Scale 比例尺 0M(米) 400M(米)

發展項目的所在位置  
Location of the Development

### 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 technical reason that the boundary of the Development is irregular.

The location map is prepared by the Vendor with reference to the Survey Sheet (Series HP5C) Sheet No.11-NW-D dated 22nd July 2024 and 11-NW-B dated 26th July 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日期為2024年7月22日之測繪圖(組別編號HP5C)，圖幅編號11-NW-D及2024年7月26日之測繪圖(組別編號HP5C)，圖幅編號11-NW-B，並由賣方擬備，有需要處經修正處理。

### NOTATION 圖例

	Petrol Filling Station 油站		Religious Institution (including Church, Temple and Tsz Tong) 宗教場所(包括教堂、廟宇及祠堂)
	Power Plant (including Electricity Sub-stations) 發電廠(包括電力分站)		School (including Kindergarten) 學校(包括幼稚園)
	Clinic 診療所		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)
	Public Carpark (including Lorry Park) 公眾停車場(包括貨車停泊處)		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		Public Park 公園
	Public Utility Installation 公用事業設施裝置		Hospital 醫院

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

† Essex Crescent  
雅息士道

The map reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR Licence No.15/2024.

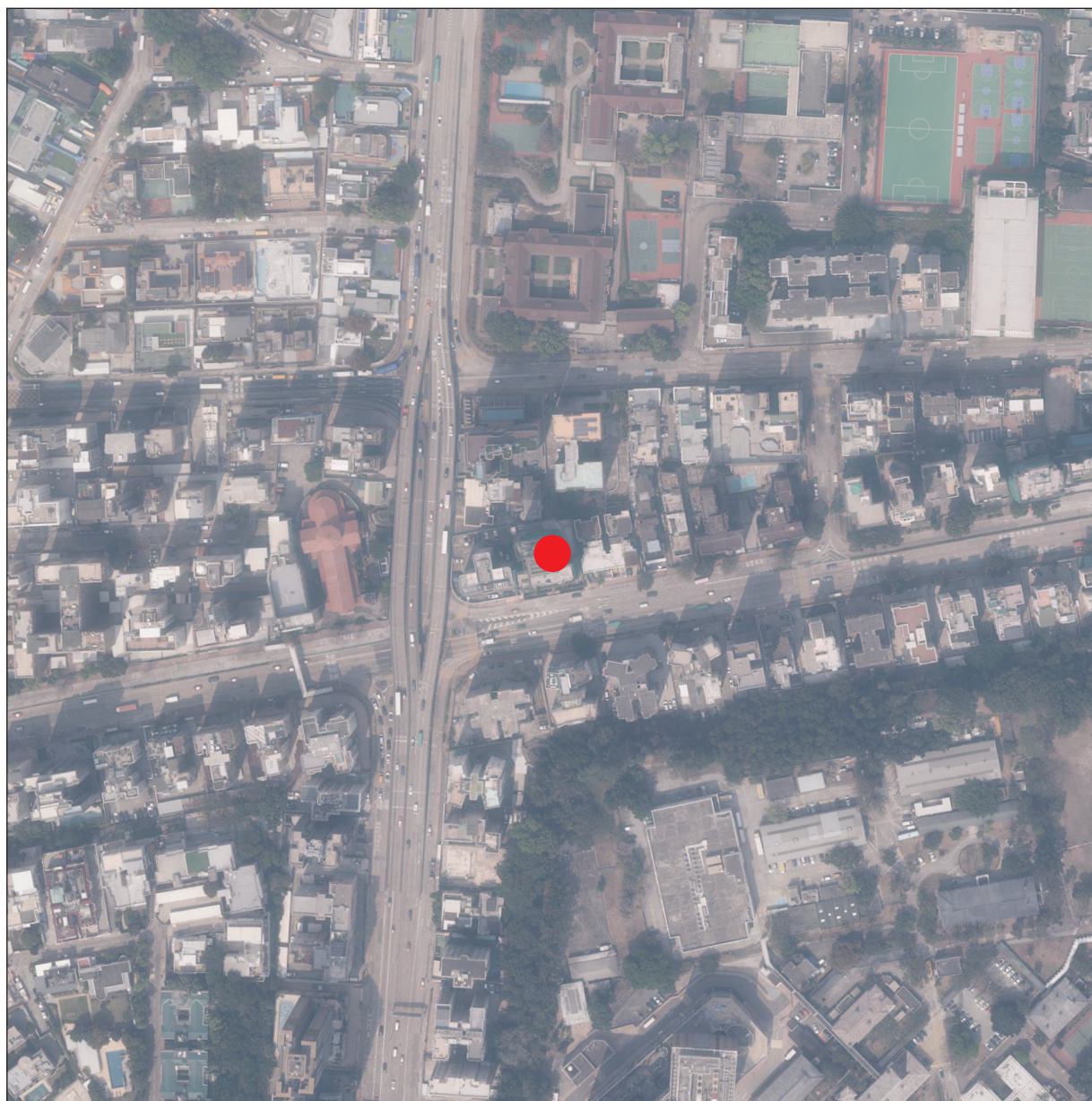
地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號 15/2024。

### 備註：

1. 賣方建議準買家到有關發展項目地盤作實地考察，以對該發展地盤、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。



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



Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, photo No. E197289C, date of flight: 2nd 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E197289C，飛行日期：2023年3月2日。

Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved — reproduction by permission only.  
香港特別行政區政府地政總署測繪處版權所有，未經許可，不得複製。

● Location of the Development  
發展項目的位置

### Notes:

1. Copy of the aerial photograph of the Development is available for free inspection at the sales office 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.

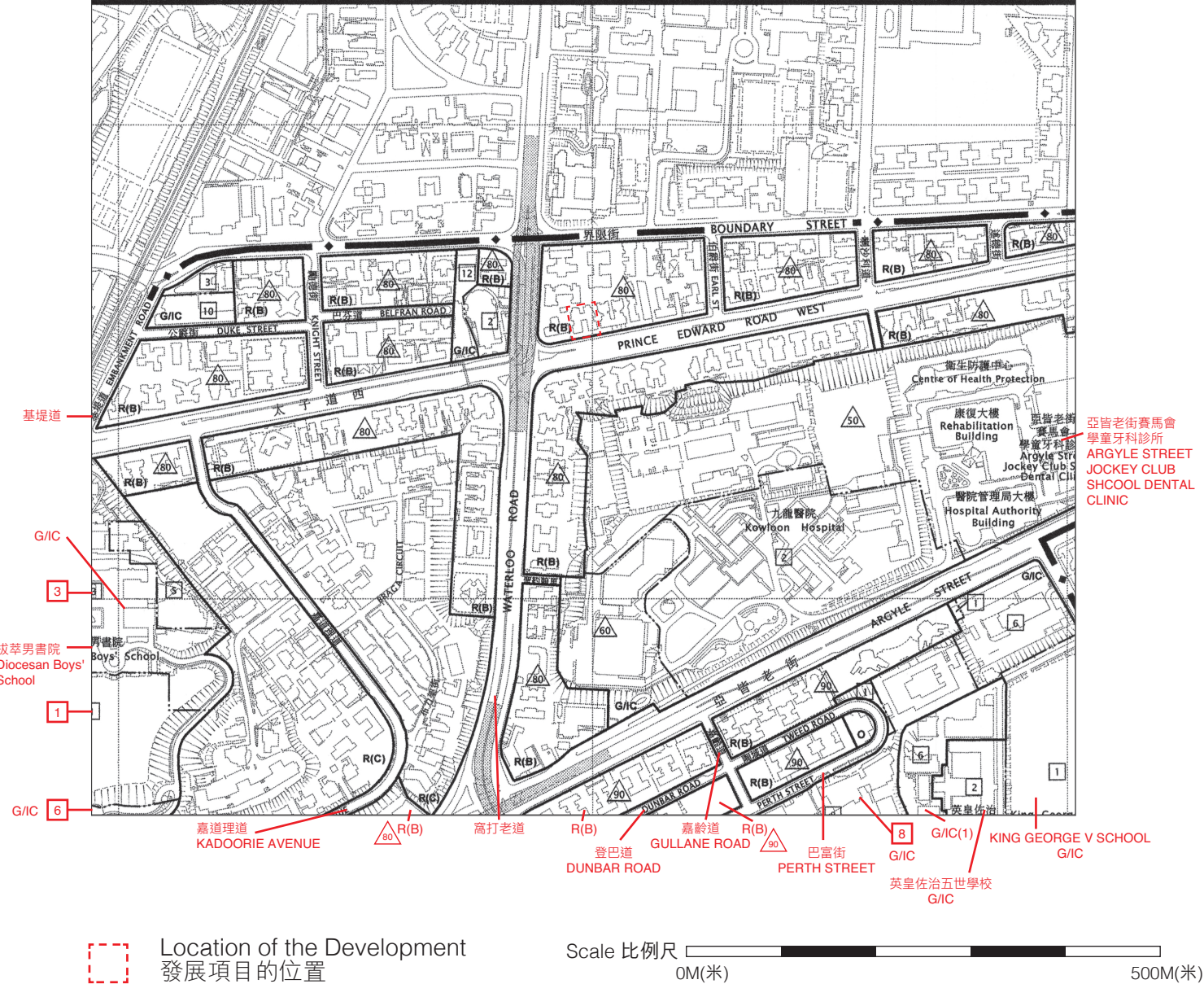
### 備註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 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。



# 09 OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT 關於發展項目的分區計劃大綱圖等

This blank area falls outside the coverage of the relevant Outline Zoning Plan  
當區分區計劃大綱圖並不覆蓋本空白範圍



Adopted from part of the Approved Ho Man Tin outline zoning plan no. S/K7/24 gazetted on 18th September 2015, with adjustments where necessary as shown in red.  
摘錄自2015年9月18日刊憲之何文田分區計劃大綱核准圖，圖則編號為S/K7/24，有需要處經修正處理，以紅色顯示。

### NOTATION 圖例

#### ZONES

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

#### COMMUNICATIONS

MAJOR ROAD AND JUNCTION		交通
ELEVATED ROAD		主要道路及路口
		高架道路

#### MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME		其他
BUILDING HEIGHT CONTROL ZONE BOUNDARY		規劃範圍界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)		最高建築物高度 (在主水平基準上若干米)
		最高建築物高度 (樓層數目)

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大綱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。

Location of the Development  
發展項目的位置

Scale 比例尺 0M(米) 500M(米)

#### Notes:

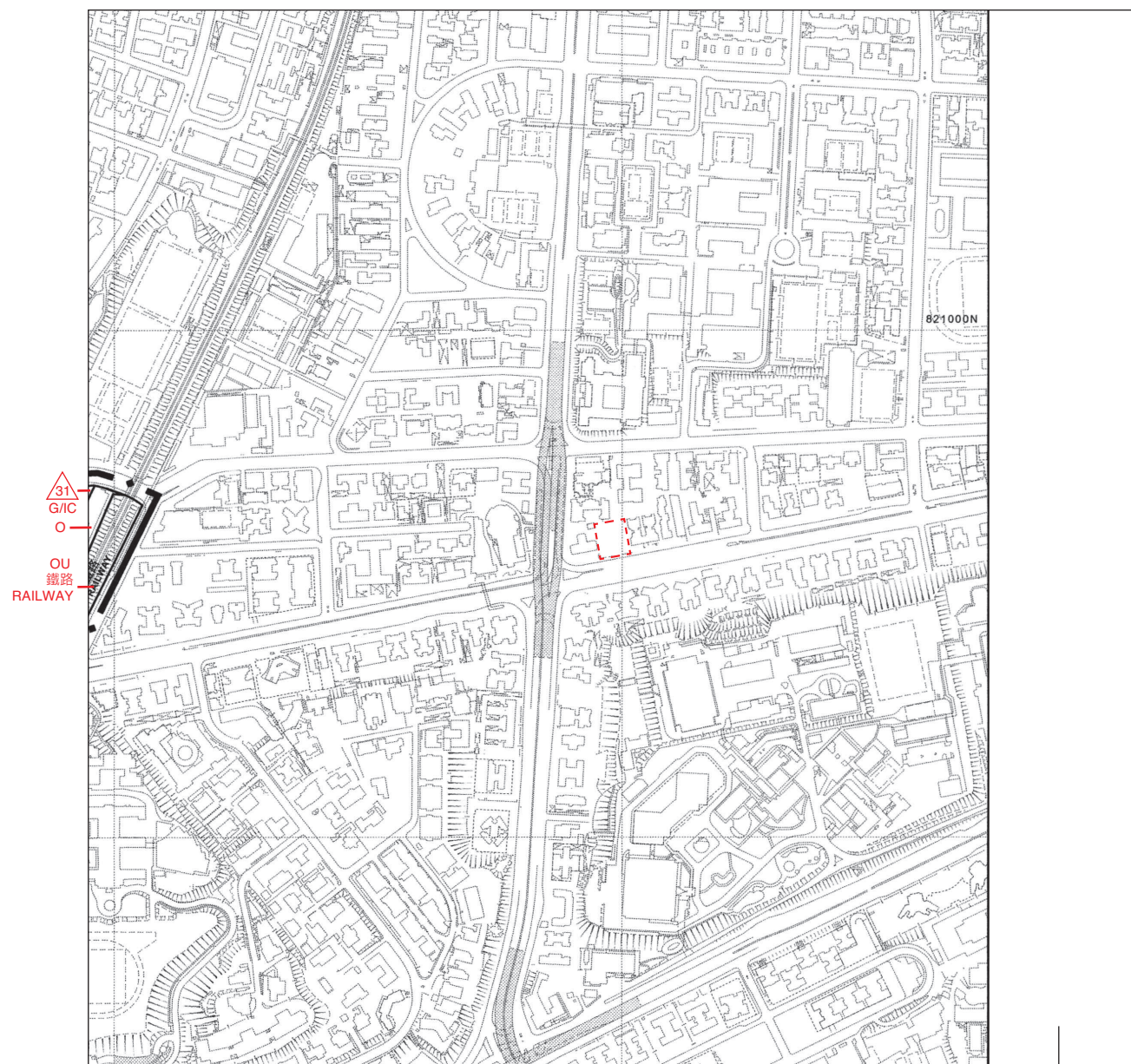
- The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
- The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
- 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.

#### 備註：

- 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
- 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 由於發展項目的邊界不規則的技術原因，此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。



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



Adopted from part of the Draft Mong Kok outline zoning plan no. S/K3/37 gazetted on 22nd March 2024, with adjustments where necessary as shown in red.  
 摘錄自2024年3月22日刊憲之旺角分區計劃大綱草圖，圖則編號為S/K3/37，有需要處經修正處理，以紅色顯示。

### NOTATION 圖例

#### ZONES

GOVERNMENT, INSTITUTION OR COMMUNITY



地帶

政府、機構或社區

OPEN SPACE



休憩用地

OTHER SPECIFIED USES



政府、機構或社區

#### COMMUNICATIONS

MAJOR ROAD AND JUNCTION



交通

主要道路及路口

#### MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME



其他

規劃範圍界線

MAXIMUM BUILDING HEIGHT  
 (IN METRES ABOVE PRINCIPAL DATUM)



最高建築物高度  
 (在主水平基準上若干米)

This blank area falls outside the coverage of the relevant Outline Zoning Plan  
 當區分區計劃大綱圖並不覆蓋本空白範圍

Location of the Development  
 發展項目的位置

Scale 比例尺 500M(米)

#### Notes:

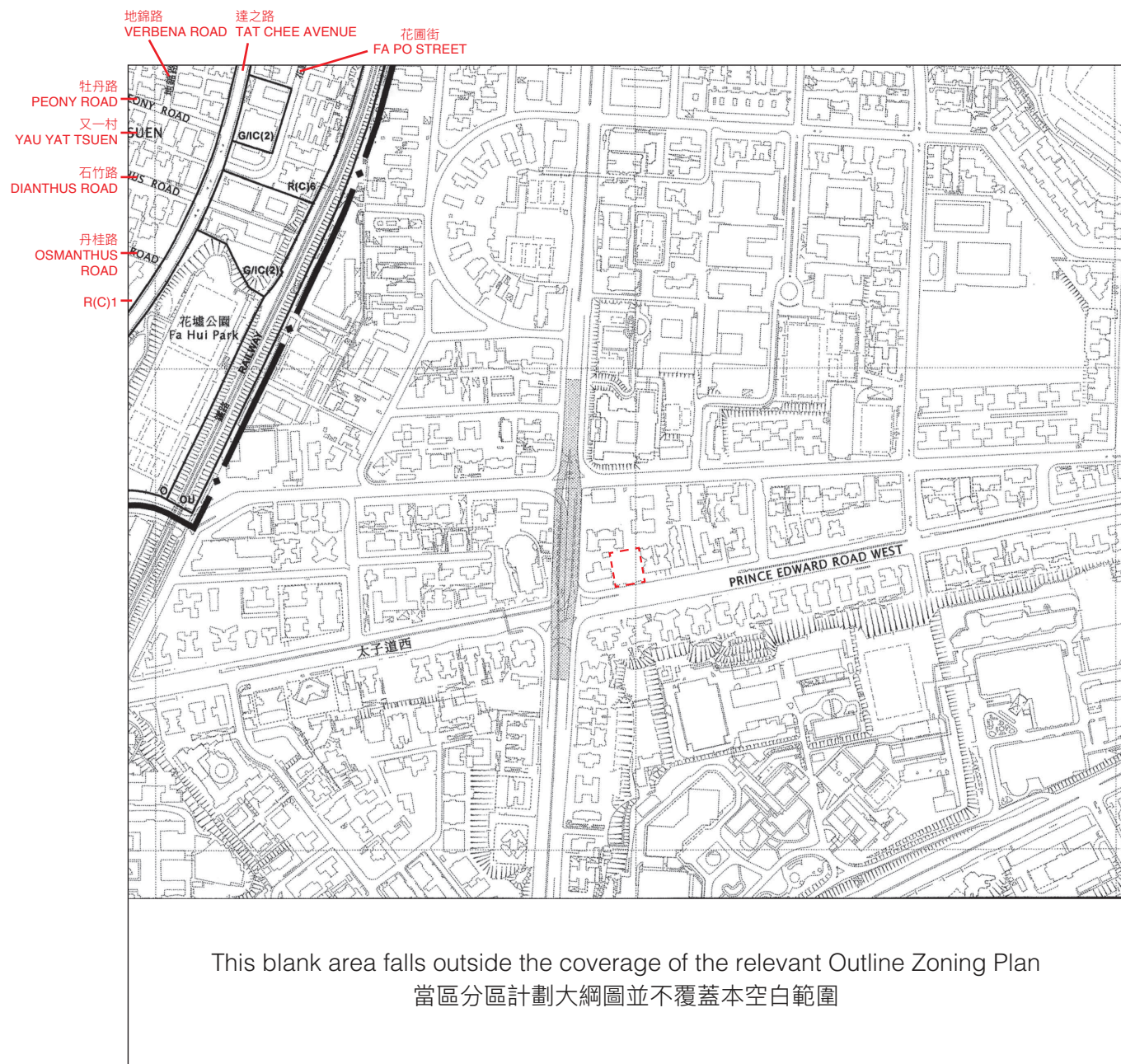
1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
2. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
3. 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.

#### 備註：

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方亦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。



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



Adopted from part of the Approved Shek Kip Mei outline zoning plan no. S/K4/31 gazetted on 23rd September 2022, with adjustments where necessary as shown in red.  
 摘錄自2022年9月23日刊憲之石硤尾分區計劃大綱核准圖，圖則編號為S/K4/31，有需要處經修正處理，以紅色顯示。

### NOTATION 圖例

#### ZONES

ZONES	圖例	地帶
RESIDENTIAL (GROUP C)	R(C)	住宅(丙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/I/C	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途

#### COMMUNICATIONS

MAJOR ROAD AND JUNCTION	== ==	交通 主要道路及路口
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#### MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME	— ◆ —	其他 規劃範圍界線
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 大綱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。

Location of the Development  
 發展項目的位置

Scale 比例尺 0M(米) 500M(米)

### Notes:

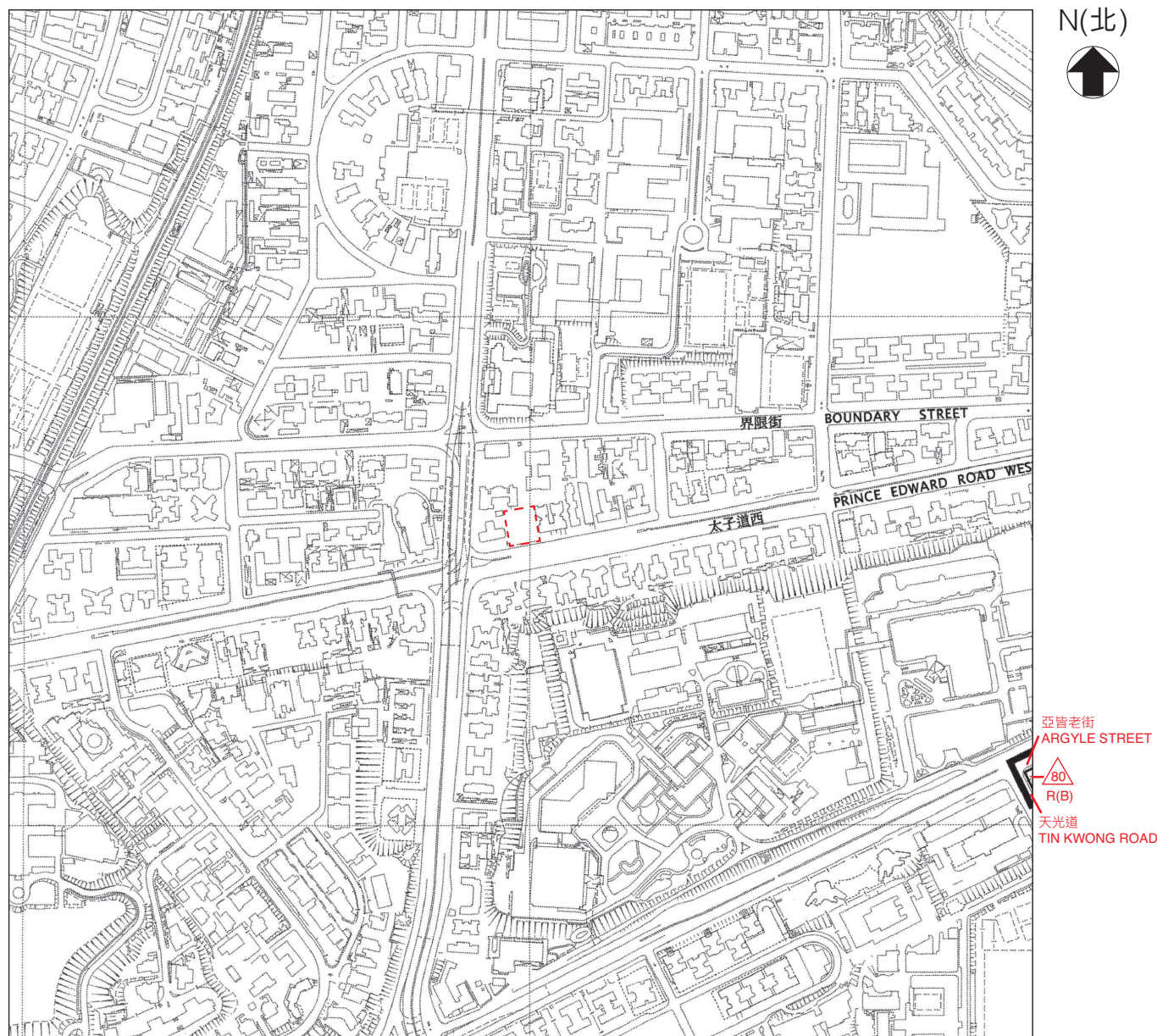
1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
2. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
3. 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.

### 備註：

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方亦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。



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



Adopted from part of the Approved Ma Tau Kok outline zoning plan no. S/K10/30 gazetted on 8th September 2023, with adjustments where necessary as shown in red.  
 摘錄自2023年9月8日刊憲之馬頭角分區計劃大綱核准圖，圖則編號為S/K10/30，有需要處經修正處理，以紅色顯示。

### NOTATION 圖例

#### ZONES

RESIDENTIAL (GROUP B)



地帶

住宅(乙類)

#### COMMUNICATIONS

MAJOR ROAD AND JUNCTION



交通

主要道路及路口

#### MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME



其他

規劃範圍界線

MAXIMUM BUILDING HEIGHT  
 (IN METRES ABOVE PRINCIPAL DATUM)



最高建築物高度

(在主水平基準上若干米)

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 大綱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。

Location of the Development  
 發展項目的位置

Scale 比例尺 0M(米) 500M(米)

### Notes:

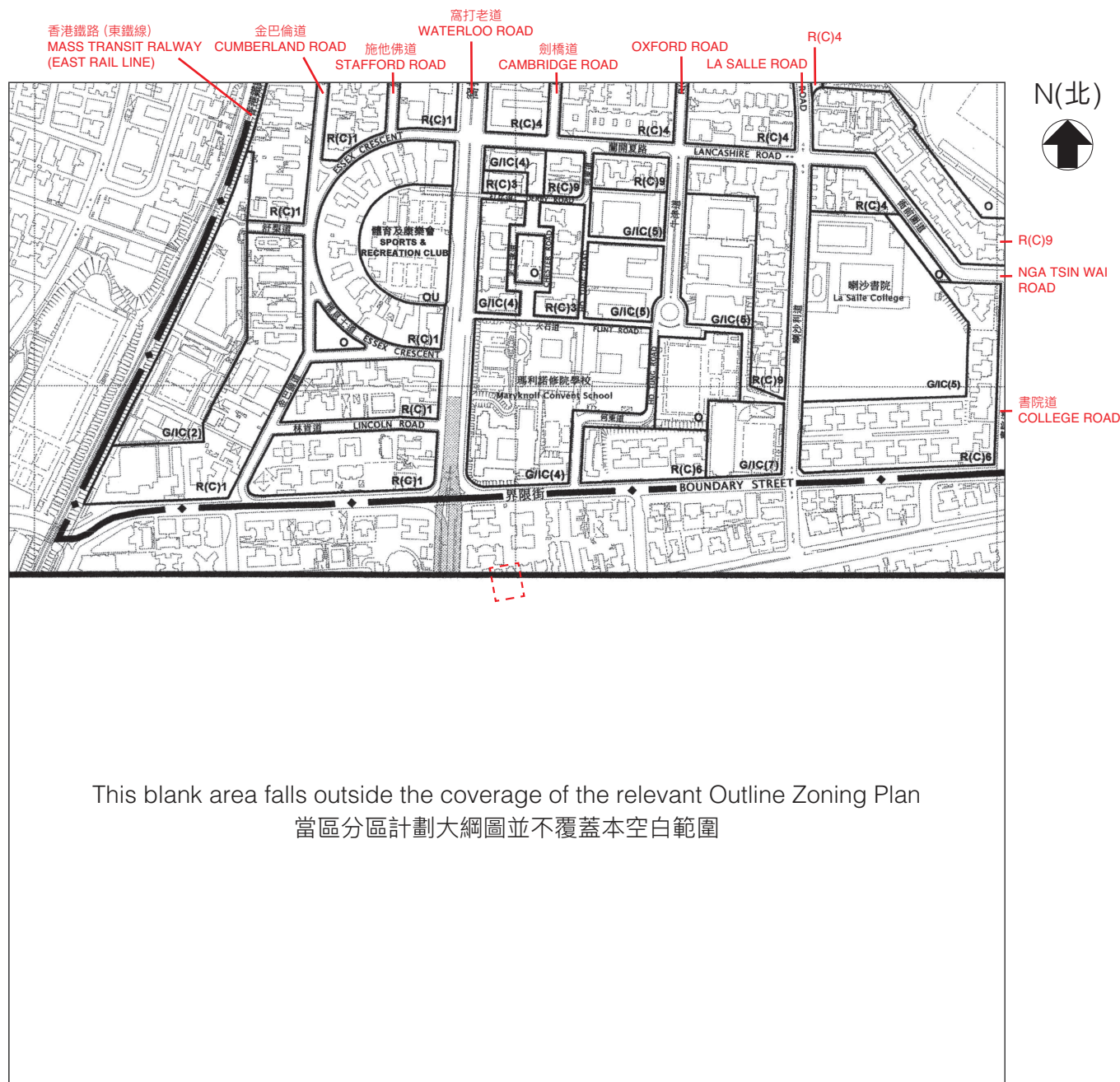
1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
2. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
3. 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.

### 備註：

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方亦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。



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



Adopted from part of the Approved Kowloon Tong outline zoning plan no. S/K18/21 gazetted on 15th December 2017, with adjustments where necessary as shown in red.  
 摘錄自2017年12月15日刊憲之九龍塘分區計劃大綱核准圖，圖則編號為S/K18/21，有需要處經修正處理，以紅色顯示。

### NOTATION 圖例

#### ZONES

ZONES	圖例	地帶
RESIDENTIAL (GROUP C)	R(C)	住宅(丙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/I(C)	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途

#### COMMUNICATIONS

MAJOR ROAD AND JUNCTION	圖例	交通
ELEVATED ROAD	圖例	主要道路及路口
	圖例	高架道路

#### MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME	圖例	其他
	圖例	規劃範圍界線

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 大綱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。

Location of the Development  
 發展項目的位置

Scale 比例尺  
 0M(米) 500M(米)

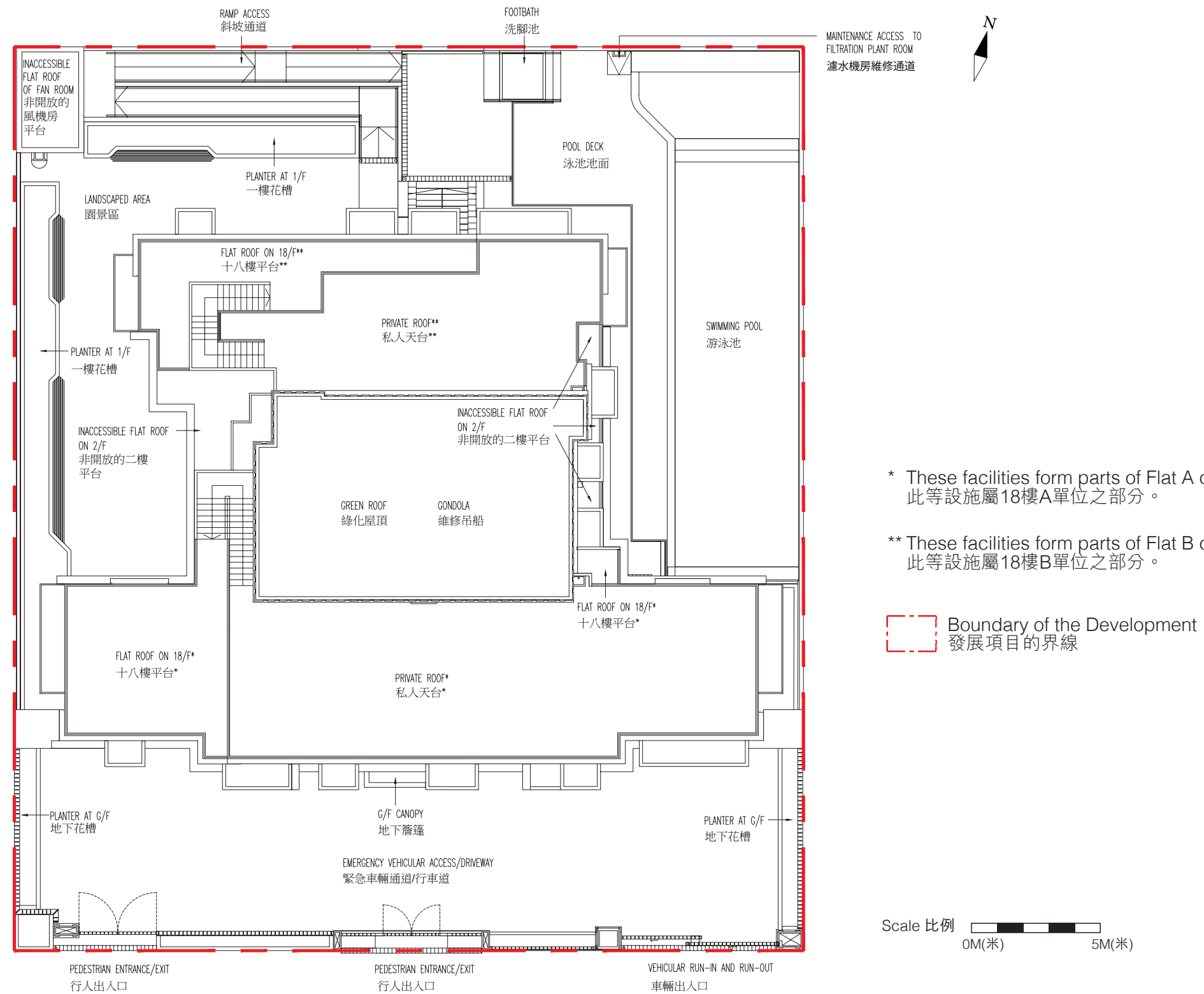
### Notes:

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 also advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
3. 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.

### 備註：

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方亦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。

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



\* These facilities form parts of Flat A on 18/F.  
此等設施屬18樓A單位之部分。

\*\* These facilities form parts of Flat B on 18/F.  
此等設施屬18樓B單位之部分。

Boundary of the Development  
發展項目的界線

Scale 比例 0M(米) 5M(米)

PRINCE EDWARD ROAD WEST  
太子道西

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

## LEGEND FOR FLOOR PLAN 樓面平面圖圖例

AC PLATFORM FOR UNIT *	= AIR CONDITIONER PLATFORM FOR UNIT *	= *單位的冷氣機平台	LAV	= LAVATORY	= 洗手間
	ARCHITECTURAL FEATURE	= 建築裝飾		LIFT MACHINE ROOM	= 升降機機房
AC PLINTH FOR UNIT *	= AIR CONDITIONER PLINTH FOR UNIT *	= *單位的冷氣機基座	LIV & DIN	= LIVING ROOM & DINING ROOM	= 客廳及飯廳
BAL	= BALCONY	= 露台	MBA	= MASTER BATHROOM	= 主人浴室
BA	= BATHROOM	= 浴室	MBR	= MASTER BEDROOM	= 主人睡房
BA1	= BATHROOM 1	= 浴室 1	O KIT	= OPEN KITCHEN	= 開放式廚房
BA2	= BATHROOM 2	= 浴室 2	PD	= PIPE DUCT	= 管道槽
BR	= BEDROOM	= 睡房		= PRIVATE ROOF (UNIT* OF 18/F)	= 私人天台(十八樓的*單位)
BR1	= BEDROOM 1	= 睡房 1	RS&MRR	= REFUSE STORAGE & MATERIAL RECOVERY ROOM	= 垃圾及物料回收室
BR2	= BEDROOM 2	= 睡房 2			
BR3	= BEDROOM 3	= 睡房 3	STO	= STORE ROOM	= 儲物房
COVER FOR BAL	= COVER FOR BALCONY	= 露台上蓋	TOP OF CW	= TOP OF CURTAIN WALL	= 幕牆頂部
COVER FOR UP	= COVER FOR UTILITY PLATFORM	= 工作平台上蓋	TRS	= TEMPORARY REFUGE SPACE	= 臨時庇護處
CW	= CURTAIN WALL	= 幕牆	UP	= UTILITY PLATFORM	= 工作平台
DN	= DOWN	= 下	UP (DIRECTION IN STAIRCASE)	= UP (DIRECTION IN STAIRCASE)	= 上 (樓梯方向)
EMR	= ELECTRICAL METER ROOM	= 電錶房	VD	= VOID	= 中空
	EMERGENCY GENERATOR ROOM	= 應急發電機房	WMC	= WATER METER CABINET	= 水錶櫃
	FLAT ROOF	= 平台			
HR	= HOSE REEL	= 消防喉轆			
KIT	= KITCHEN	= 廚房			

Notes applicable to the floor plans of this section:

1. Common pipes exposed are located at / adjacent to the balcony and / or utility platform and / or flat roof and / or air conditioner platform and / or external wall of some residential properties. For details, please refer to the latest approved building plans and / or approved drainage plans.
2. There may be sunken slabs and / or bulkheads and / or false ceilings for the installation of mechanical and electrical services at some of the residential properties.
3. The dimensions on the floor plans are all structural dimensions in millimeter.
4. The indications of fittings such as windows, door leafs, kitchen cabinets, drain points, shower cubicles and the door leafs thereof, sinks, water closets, washbasins etc. shown on the floor plans are indications of their approximate locations only and not indications of their actual sizes, locations, designs and shapes.
5. The area and demarcation of residential properties are subject to the deed of mutual covenant and transaction documents.

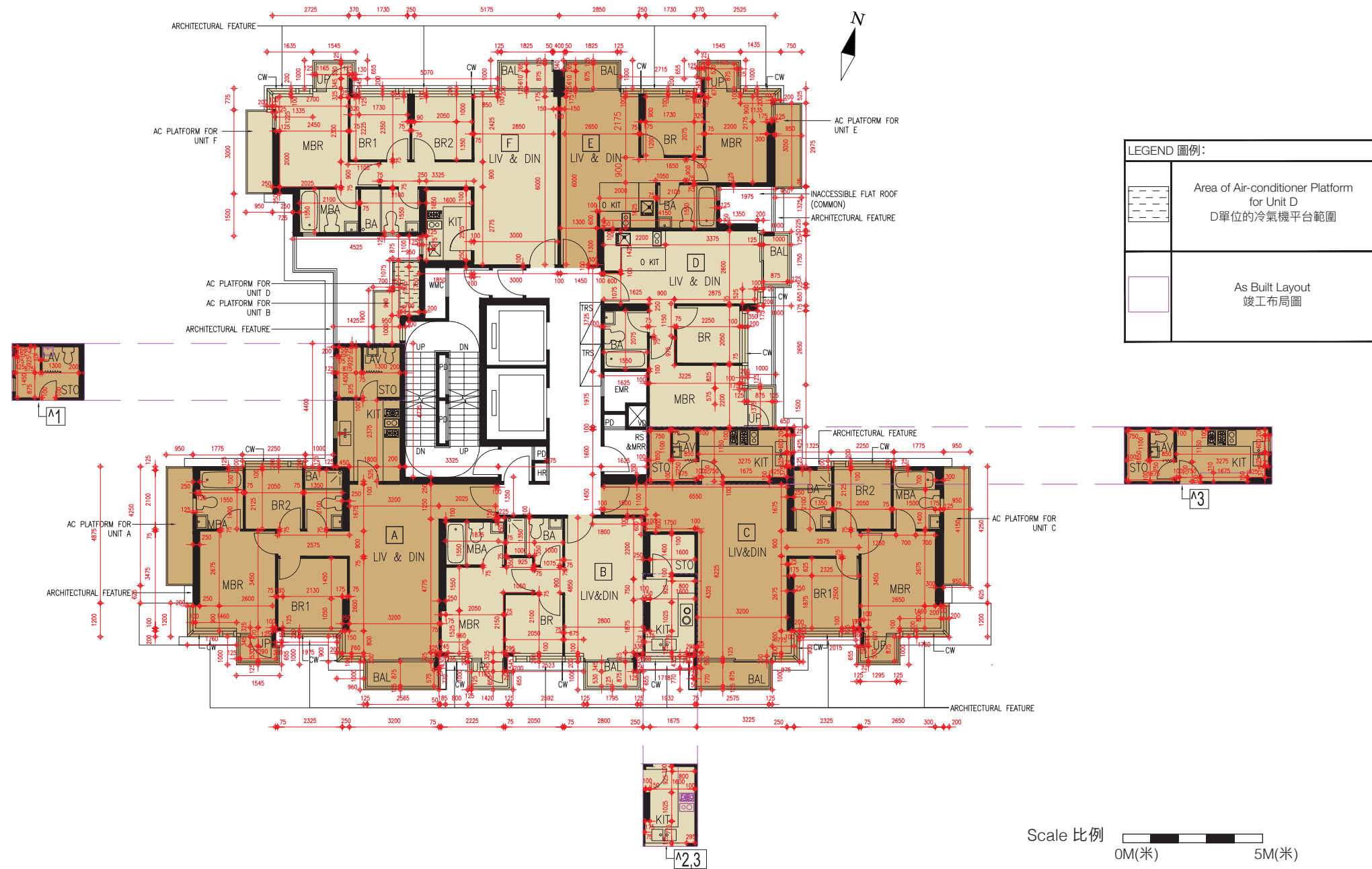
適用於本節各樓面平面圖之備註：

1. 部份住宅物業的露台及/或工作平台及/或平台及/或冷氣機平台及/或外牆上/附近設有外露公用喉管。請查閱最新之批准建築圖則及/或批准排水圖則以了解詳情。
2. 部份住宅物業有跌級樓板及/或裝飾橫樑及/或假天花，以安裝機電設備。
3. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
4. 樓面平面圖所示之裝置如窗、門葉、廚櫃、去水位、淋浴間及其門葉、洗滌盆、座廁、面盆等只供展示其大約位置而非展示其實際大小、位置、設計及形狀。
5. 住宅物業的範圍及邊界以公契和交易文件為準。



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

## 2/F FLOOR PLAN 二樓平面圖



^ This part has been altered by way of minor works or exempted building works under the Buildings Ordinance after completion of the Development, the latest condition of which is shown on the relevant floor plan. The alteration(s) is/are as follows:

1. The location of the washing basin in the Lavatory has changed.
2. The number, design and location of the cooking stove in the kitchen have changed.
3. The layout of the cooking bench in the kitchen has changed.

Notes:

1. Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for the legend of the terms and abbreviations for the floor plans and notes that are applicable thereto.
2. The dimensions of floor plans are all structural dimensions in millimetre.

^ 此部份因在發展項目落成後進行小型工程或獲《建築物條例》豁免的工程而有所改動，現狀請參閱有關平面圖。該等改動如下：

1. 洗手間內洗手盆的位置有改動。
2. 廚房內煮食爐的數量、設計及位置有改動。
3. 廚房內灶台的布局有改動。

備註：

1. 以上樓面平面圖中顯示之名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁之說明。
2. 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。

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

2/F 二樓	Units 單位					
	A	B	C	D	E	F
Thickness of Floor Slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板厚度(不包括批盪)(毫米)	120 135	120	120 135 180	120 150	120 135	120 135
Floor-to-Floor Height (note: refers to the height between the top surface of the structural slab of 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(註：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)	3325 3325*	3325 3325^ 3225# 3325*	3325 3325^ 3325*	3325 3325^ 3325*	3325 3325@	3325 3325&

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. (Note: This required statement under Section 10(2)(e) in Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development.)

因住宅物業的較高樓層的結構的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(註：此根據《一手住宅物業銷售條例》(第621章)附表1第1部第10(2)(e)條所規定的陳述並不適用於發展項目。)

## Remarks:

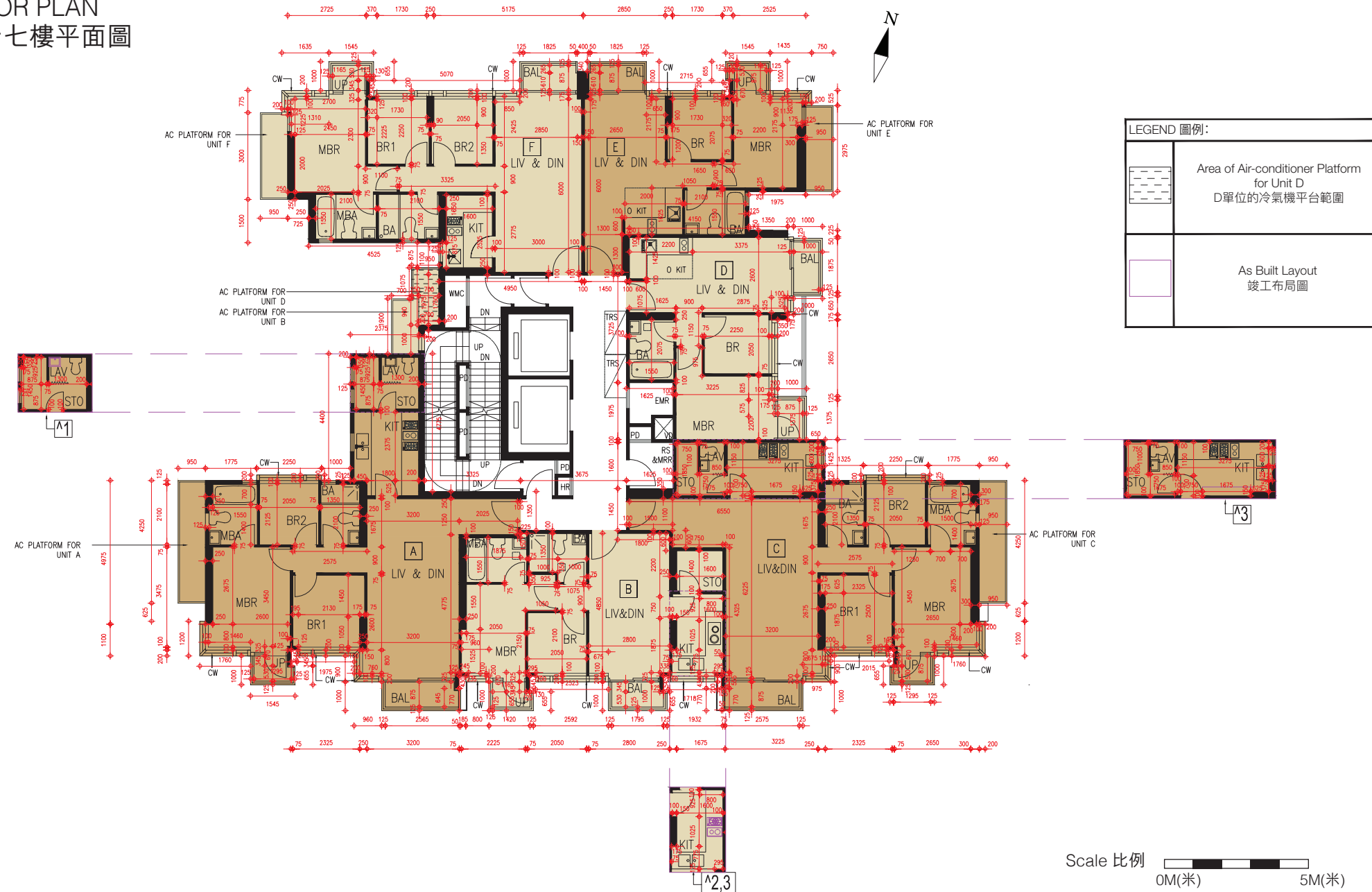
1. Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for the notations of the terms and abbreviations for the floor plan of the residential properties.
2. ^ Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm).
3. # Inclusive of the sunken depth of the sunken slab on the floor of this floor (450mm).
4. \* Inclusive of the sunken depth of the sunken slab on the floor of this floor (550mm).
5. & Inclusive of the sunken depth of the sunken slab on the floor of this floor (600mm).
6. @ Inclusive of the sunken depth of the sunken slab on the floor of this floor (700mm).
7. The dimensions of floor plans are all structural dimensions in millimetre.

## 備註：

1. 以上樓面平面圖中顯示之名詞及簡稱，請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁之說明。
2. ^ 包括本層地台跌級樓板之跌級深度(350毫米)。
3. # 包括本層地台跌級樓板之跌級深度(450毫米)。
4. \* 包括本層地台跌級樓板之跌級深度(550毫米)。
5. & 包括本層地台跌級樓板之跌級深度(600毫米)。
6. @ 包括本層地台跌級樓板之跌級深度(700毫米)。
7. 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。

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

## 3/F, 5/F - 12/F and 15/F - 17/F FLOOR PLAN 三樓、五樓至十二樓、十五樓至十七樓平面圖



^ This part has been altered by way of minor works or exempted building works under the Buildings Ordinance after completion of the Development, the latest condition of which is shown on the relevant floor plan. The alteration(s) is/are as follows:

1. The location of the washing basin in the Lavatory has changed.
2. The number, design and location of the cooking stove in the kitchen have changed.
3. The layout of the cooking bench in the kitchen has changed.

Notes:

1. Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for the legend of the terms and abbreviations for the floor plans and notes that are applicable thereto.
2. The dimensions of floor plans are all structural dimensions in millimetre.

^ 此部份因在發展項目落成後進行小型工程或獲《建築物條例》豁免的工程而有所改動，現狀請參閱有關平面圖。該等改動如下：

1. 洗手間內洗手盆的位置有改動。
2. 廚房內煮食爐的數量、設計及位置有改動。
3. 廚房內灶台的布局有改動。

備註：

1. 以上樓面平面圖中顯示之名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁之說明。
2. 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。

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

3/F, 5/F to 12/F, 15/F to 16/F 三樓，五樓至十二樓，十五樓至十六樓	Units 單位					
	A	B	C	D	E	F
Thickness of Floor Slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板厚度(不包括批盪)(毫米)	120 135	120	120 135 180	120 150	120 135	120 135
Floor-to-Floor Height (note: refers to the height between the top surface of the structural slab of 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(註：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)	3325 3325*	3325 3225# 3325*	3325 3325^ 3325*	3325 3325+ 3325*	3325 3325*	3325 3325+
17/F 十七樓	Units 單位					
	A	B	C	D	E	F
Thickness of Floor Slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板厚度(不包括批盪)(毫米)	120 135	120	120 135 180	120 150	120 135	120 135
Floor-to-Floor Height (note: refers to the height between the top surface of the structural slab of 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(註：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)	3325 3325* 3625 3625*	3625 3625# 3625*	3625 3625^ 3625*	3625 3625+ 3625*	3325 3625 3625*	3325 3625 3625+

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. (Note: This required statement under Section 10(2)(e) in Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development.)

因住宅物業的較高樓層的結構的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(註：此根據《一手住宅物業銷售條例》(第621章)附表1第1部第10(2)(e)條所規定的陳述並不適用於發展項目。)

## Remarks:

- Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for the notations of the terms and abbreviations for the floor plan of the residential properties.
- ^ Inclusive of the sunken depth of the sunken slab on the floor of this floor (300mm).
- + Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm).
- # Inclusive of the sunken depth of the sunken slab on the floor of this floor (450mm).
- \* Inclusive of the sunken depth of the sunken slab on the floor of this floor (550mm).
- The dimensions of floor plans are all structural dimensions in millimetre.

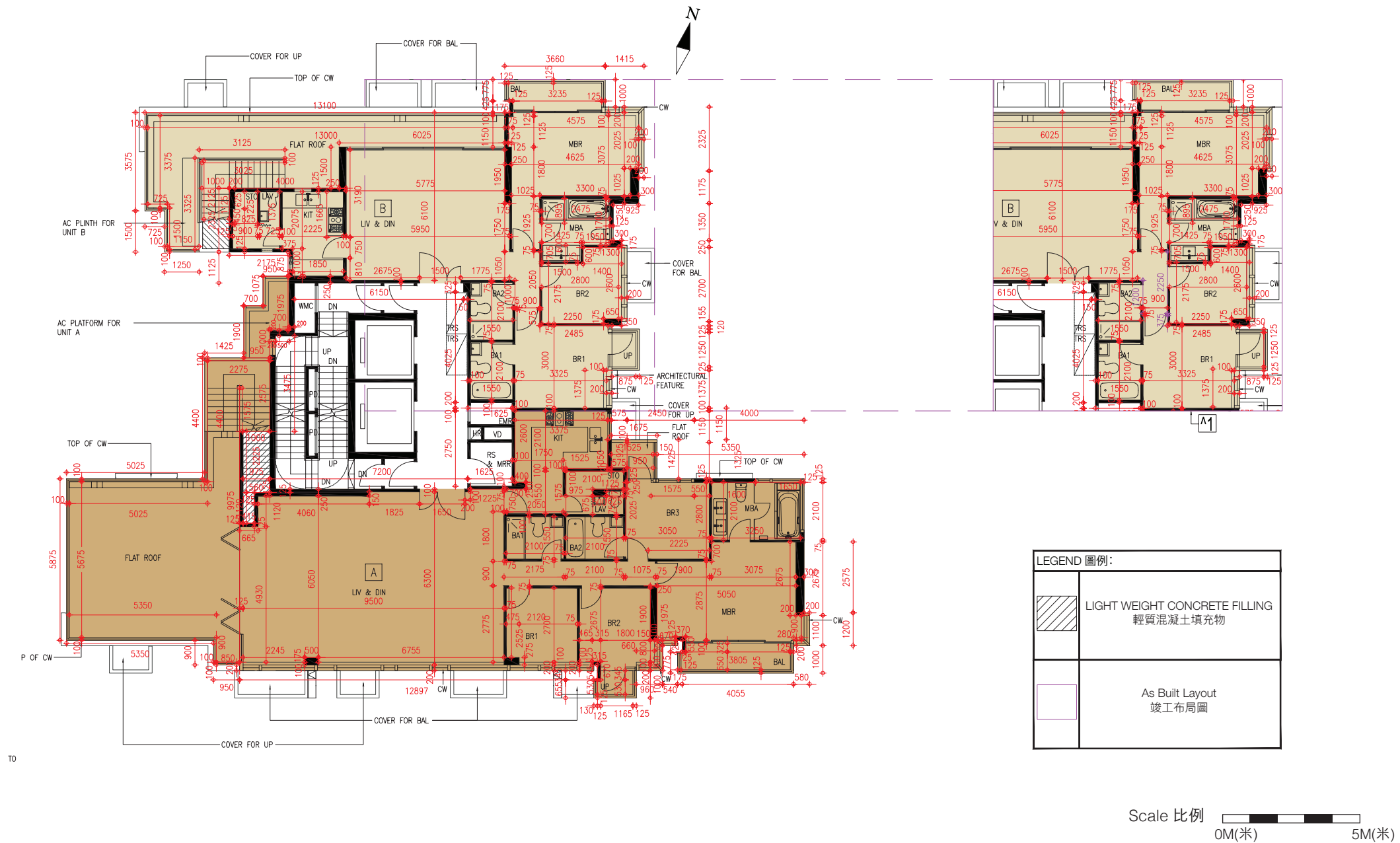
## 備註：

- 以上樓面平面圖中顯示之名詞及簡稱，請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁之說明。
- ^ 包括本層地台跌級樓板之跌級深度(300毫米)。
- + 包括本層地台跌級樓板之跌級深度(350毫米)。
- # 包括本層地台跌級樓板之跌級深度(450毫米)。
- \* 包括本層地台跌級樓板之跌級深度(550毫米)。
- 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。



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

## 18/F FLOOR PLAN 十八樓平面圖



^ This part has been altered by way of minor works or exempted building works under the Buildings Ordinance after completion of the Development, the latest condition of which is shown on the relevant floor plan. The alteration(s) is/are as follows:  
1. The location of the door of Bedroom 1 has changed.

**Notes:**

- Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for the legend of the terms and abbreviations for the floor plans and notes that are applicable thereto.
- The dimensions of floor plans are all structural dimensions in millimetre.

^ 此部份因在發展項目落成後進行小型工程或獲《建築物條例》豁免的工程而有所改動，現狀請參閱有關平面圖。該等改動如下：  
1. 睡房1門的位置有改動。

**備註：**

- 以上樓面平面圖中顯示之名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁之說明。
- 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。



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

18/F 十八樓	Units 單位	
	A	B
Thickness of Floor Slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板厚度(不包括批盪)(毫米)	150 180	150
Floor-to-Floor Height (note: refers to the height between the top surface of the structural slab of 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(註：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)	3700 3700' 3700# 3700^	3700 3700' 3700* 3700^

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. (Note: This required statement under Section 10(2)(e) in Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development.)

因住宅物業的較高樓層的結構的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(註：此根據《一手住宅物業銷售條例》(第621章)附表1第1部第10(2)(e)條所規定的陳述並不適用於發展項目。)

## Remarks:

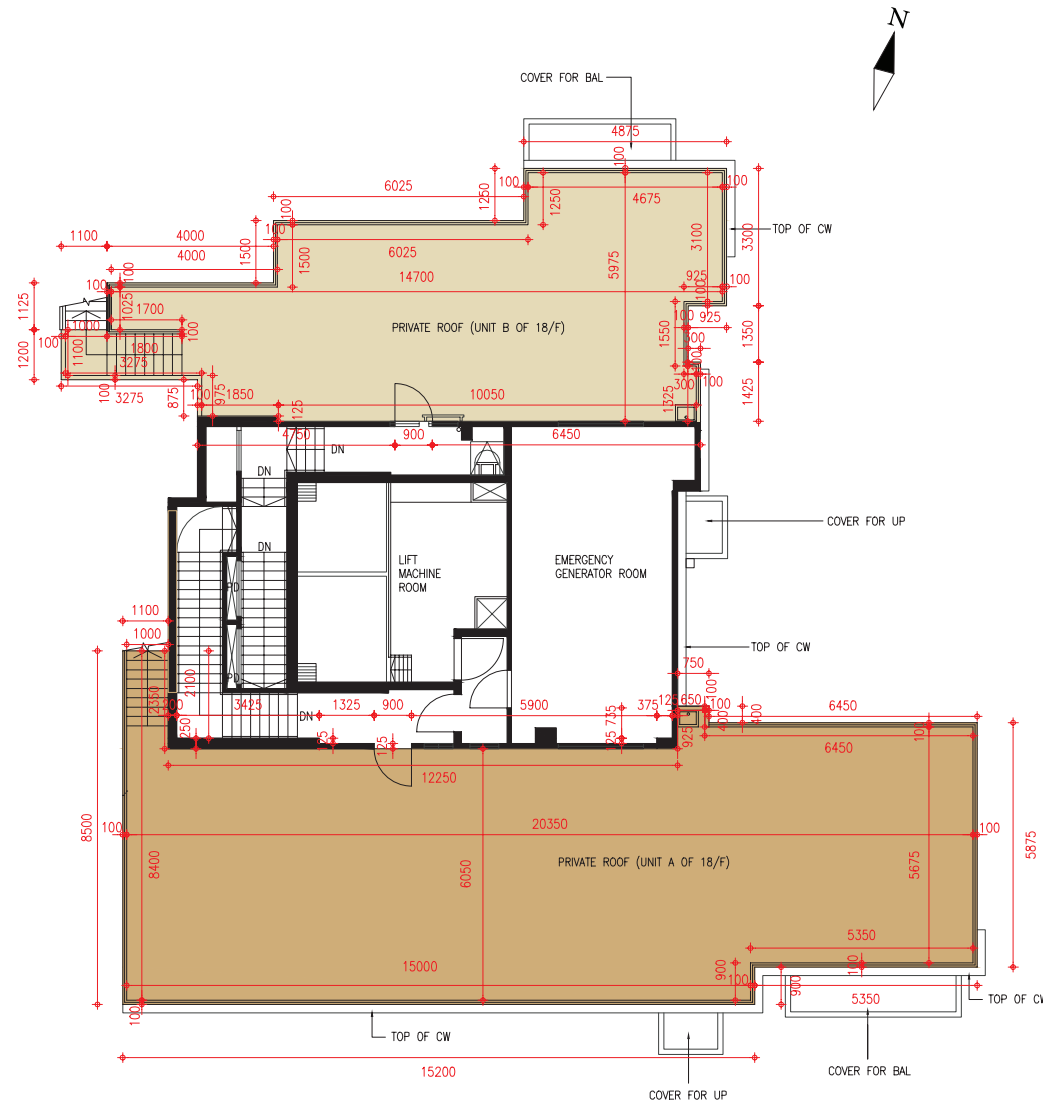
1. Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for the notations of the terms and abbreviations for the floor plan of the residential properties.
2. ' Inclusive of the sunken depth of the sunken slab on the floor of this floor (250mm).
3. # Inclusive of the sunken depth of the sunken slab on the floor of this floor (300mm).
4. \* Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm).
5. ^ Inclusive of the sunken depth of the sunken slab on the floor of this floor (550mm).
6. The dimensions of floor plans are all structural dimensions in millimetre.

## 備註：

1. 以上樓面平面圖中顯示之名詞及簡稱，請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁之說明。
2. ' 包括本層地台跌級樓板之跌級深度(250毫米)。
3. # 包括本層地台跌級樓板之跌級深度(300毫米)。
4. \* 包括本層地台跌級樓板之跌級深度(350毫米)。
5. ^ 包括本層地台跌級樓板之跌級深度(550毫米)。
6. 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。

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

## ROOF FLOOR PLAN 天台平面圖



Scale 比例 0M(米) 5M(米)

### Notes:

1. Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for the legend of the terms and abbreviations for the floor plans and notes that are applicable thereto.
2. The dimensions of floor plans are all structural dimensions in millimetre.

### 備註：

1. 以上樓面平面圖中顯示之名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁之說明。
2. 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。

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

Roof 天台	Units 單位	
	A	B
Thickness of Floor Slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板厚度(不包括批盪)(毫米)	N/A 不適用	N/A 不適用
Floor-to-Floor Height (note: refers to the height between the top surface of the structural slab of 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(註: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)	N/A 不適用	N/A 不適用

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. (Note: This required statement under Section 10(2)(e) in Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development.)

因住宅物業的較高樓層的結構的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(註：此根據《一手住宅物業銷售條例》(第621章)附表1第1部第10(2)(e)條所規定的陳述並不適用於發展項目。)

#### Remarks:

1. Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for the notations of the terms and abbreviations for the floor plan of the residential properties.
2. The dimensions of floor plans are all structural dimensions in millimetre.

#### 備註：

1. 以上樓面平面圖中顯示之名詞及簡稱，請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁之說明。
2. 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)										
Block Name 大廈名稱	Units 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院	
One Princeton 名鑽	2/F to 3/F, 5/F to 12/F, 15/F to 17/F 二樓至三樓， 五樓至十二樓， 十五樓至十七樓	A	76.251 (821) Balcony 露台: 2.728 (29) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	
		B	49.475 (533) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		C	76.092 (819) Balcony 露台: 2.787 (30) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		D	39.343 (423) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		E	41.646 (448) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		F	62.381 (671) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-

1. The saleable area of each residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
  2. The floor area of every one of the balcony, utility platform and verandah, if any, to the extent that it forms part of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
  3. The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.
1. 住宅物業的實用面積是按《一手住宅物業銷售條例》第8條計算得出的。
  2. 在構成住宅物業的一部份的範圍內的每一露台、工作平台及陽台(如有)之樓面面積是按《一手住宅物業銷售條例》第8條計算得出的。
  3. 其他指明項目的面積(不計算入實用面積)是按《一手住宅物業銷售條例》附表2 第2部計算得出的。

## Notes:

- (1) The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from the areas presented in square metres.
- (2) There is no verandah in the residential properties of the Development.
- (3) 4/F, 13/F and 14/F are omitted.

## 備註:

- (1) 以平方呎列出的面積由以平方米列出的面積以1平方米 = 10.764 平方呎換算，並以四捨五入至整數，與以平方米表述之面積可能有些微差異。
- (2) 發展項目的住宅物業並無陽台。
- (3) 不設4樓、13樓及14樓單位。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
One Princeton 名鑽	18/F 十八樓	A	149.590 (1610) Balcony 露台: 4.191 (45) Utility Platform 工作平台: 1.500 (16)	-	-	-	45.586 (491)	-	-	124.640 (1342)	-	-	-
		B	100.599 (1083) Balcony 露台: 3.621 (39) Utility Platform 工作平台: 1.500 (16)	-	-	-	29.209 (314)	-	-	65.446 (704)	-	-	-

- The saleable area of each residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
  - The floor area of every one of the balcony, utility platform and verandah, if any, to the extent that it forms part of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
  - The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.
- 住宅物業的實用面積是按《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份的範圍內的每一露台、工作平台及陽台(如有)之樓面面積是按《一手住宅物業銷售條例》第8條計算得出的。
  - 其他指明項目的面積(不計算入實用面積)是按《一手住宅物業銷售條例》附表2 第2部計算得出的。

## Notes:

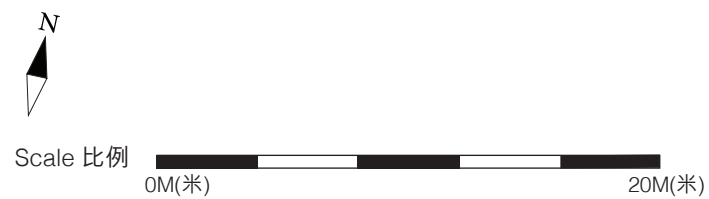
- The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from the areas presented in square metres.
- There is no verandah in the residential properties of the Development.
- 4/F, 13/F and 14/F are omitted.

## 備註:





- 以平方呎列出的面積由以平方米列出的面積以1平方米 = 10.764 平方呎換算，並以四捨五入至整數，與以平方米表述之面積可能有些微差異。
- 發展項目的住宅物業並無陽台。
- 不設4樓、13樓及14樓單位。

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

## Basement Floor 地庫



Number, Dimensions and Area of Parking Spaces:  
停車位數目、尺寸及面積：

Category of Parking Space 車位類別	Number 數目	Dimensions (LxW) (m) 尺寸(長x寬)(米)	Area of each parking space (sq.m.) 每個停車位面積(平方米)
 Residential Car Parking Spaces 住客停車位	23	5 x 2.5	12.5
 Visitors' Parking Spaces 訪客停車位	4	5 x 2.5	12.5
 Accessible Parking Space / Visitors' Parking Space 暢通易達停車位 / 訪客停車位	1	5 x 3.5	17.5
 Motorcycle Parking Space 電單車停車位	1	2.4 x 1	2.4

## 14 SUMMARY OF THE 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 the preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders.
  3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the preliminary agreement —
    - (i) the preliminary agreement is terminated;
    - (ii) the preliminary deposit is forfeited; and
    - (iii) the owner does not have any further claim against the purchaser for the failure.
1. 在簽署臨時買賣合約(該“臨時合約”)時須支付款額為5%的臨時訂金。
  2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有。
  3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約—
    - (i) 該臨時合約即告終止；
    - (ii) 有關的臨時訂金即予沒收；及
    - (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。



## A. Common parts of the Development

According to the latest draft Deed of Mutual Covenant and Management Agreement of the Development (“DMC”):-

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

“**Carpark Common Areas and Facilities**”

means:-

- (a) portion of the car park areas on Basement Floor (except the Parking Spaces, the Accessible Parking Space and the Visitors' Parking Spaces); and
- (b) air ducts, control gates and panels, driveways, hose reel (HR), ramps, smoke vents, exhaust air ducts (EAD), electrical meter cabinet (EMC) and electric vehicle (EV) meter room; and
- (c) such areas and facilities of and in the Land and the Development for the common use and benefit of the Carpark

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

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

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

“**Development Common Areas and Facilities**”

means:-

- (a) the Greenery Areas on the Ground Floor, the Covered Landscaped Area on the Ground Floor, entrance hall, lifts, lift lobbies on the Basement Floor, the Ground Floor and the 1st Floor, lift shafts, storm water sump pit, transformer room, low voltage (LV) main switch room, fire services (FS) water tank, fire services (FS) & sprinkler pump room, sprinkler water tank, fire services inlet (FSI) / sprinkler inlet (SPI), emergency vehicle access (EVA), driveways, the Caretaker's Office, the owners' corporation office, fence wall on Ground Floor, fan room, inaccessible flat roof of fan room, lift machine room, emergency generator room, planters, staircases and party fence walls; and
- (b) such areas and facilities of and in the Land and the Development intended for common use and benefit of the Development as a whole

which for the purpose of identification only are shown and coloured Yellow, Yellow Stippled Black and Yellow Edged with Broken Purple Line on the DMC Plans (as defined in the DMC),

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

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

“**Residential Common Areas and Facilities**”

means:-

- (a) the Accessible Parking Space, the Visitors' Parking Spaces, the Common EV Facilities, the Loading and Unloading Space, the Greenery Areas on the 1st Floor and the Upper Roof Floor, the Covered Landscaped Area on the 1st Floor and the Residential Recreational Facilities;
- (b) driveways, telecommunication and broadcasting equipment (TBE) room, refuse storage & material recovery chamber, water meter cabinets (WMC), staircases, lift lobbies on the 2nd Floor to the 18th Floor, potable water tanks, flushing & potable water pump room, town gas (TG) control valve cabinet and valve duct, potable water pump room, landscaped areas, planters, electrical meter rooms (EMR), electrical room (ELEC ROOM), pipe ducts (PD), vent ducts (VD), refuse storage & material recovery rooms (RS & MRR), electrical meter cabinet (EMC), canopy, flat roofs on the 2nd Floor and Upper Roof Floor, reinforced concrete covers with aluminium cladding for balconies on 18/F and Roof Floor (cover for BAL), reinforced concrete covers with aluminium cladding for utility platforms on 18/F and Roof Floor (cover for UP), external walls of the Development (other than those forming part of the Residential Unit), those parts of the Curtain Walls (CW) which do not form part of any Residential Unit, architectural features, building maintenance unit, fire prevention and fighting equipment and apparatus, hose reel (HR) and cat ladder (C.L.); and
- (c) such areas and facilities of and in the Land and the Development intended for common use and benefit of the Residential Units as a whole;

which are for the purposes of identification only shown coloured Orange, Orange Hatched Black, Orange Stippled Black and Orange Edged with Broken Purple Line on the DMC Plans (as defined in the DMC),

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

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

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



# 15 SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

Residential Units		Number of Undivided Shares
Floor	Unit	
2-3/F, 5-12/F, 15-17/F (13 storeys)	A	76
	B	49
	C	76
	D	39
	E	42
	F	62
18/F	A	167
	B	110

There are no 4th, 13th and 14th floors in the Development.

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

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

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

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

- (a) the owners shall contribute towards the management expenses relating to the Development Common Areas and Facilities in proportion to the Management Shares allocated to their Units; and
- (b) the owners of residential properties shall contribute towards the management expenses relating to the Residential Common Areas and Facilities in proportion to the Management Shares allocated to their residential properties; and
- (c) the owners of residential properties shall also contribute towards 17% of the management expenses relating to the Carpark Common Areas and Facilities in proportion to the Management Shares allocated to their residential properties.

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 (5,100) is different from the total number of Management Shares in the Development (5,050). The total number of Management Shares of the residential properties in the Development is 4,749.

### E. Basis on which the management fee deposit is fixed

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

### F. The area (if any) in the Development retained by the owner for that owner's own use

Not applicable.

# 15 SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

## A. 發展項目的公用部分

根據發展項目最新的公契及管理協議（「公契」）擬稿：

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

### 「**停車場公用地方及設施**」

指：

- (a) 地庫的停車場部分（停車位、暢通易達停車位及訪客停車位除外）；及
- (b) 風槽、控制閘及板、行車道、喉轆（HR）、坡道、排煙口、排氣槽（EAD）、電錶櫃（EMC）和電動車（EV）儀表室；及
- (c) 該土地及發展項目內供停車場公用與共享的該等區域及設施，

在公契圖則（定義見公契）上以棕色顯示，僅供識別。

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

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

### 「**發展項目公用地方及設施**」

指：

- (a) 地下綠化區、地下有蓋園景區、入口大堂、升降機、地庫、地下及一樓的升降機大廳、升降機槽、雨水集水坑、變壓器室、低壓(LV)總電掣房、消防(FS)水箱、消防(FS)及花灑泵房、花灑水箱、消防入口(FSI)/花灑水入口(SPI)、緊急車輛通道(EVA)、行車道、管理員辦公室、業主立案法團辦公室、地下圍牆、風機房、風機房不可進入的平台、升降機機房、緊急發電機房、花槽、樓梯及共用圍牆；及
- (b) 該土地及發展項目內供發展項目整體公用與共享的區域及設施，

在公契圖則（定義見公契）上以黃色、黃色加黑點和黃色加紫色虛線邊顯示，僅供識別。

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

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

## 「住宅公用地方及設施」

指：

- (a) 暢通易達停車位、訪客停車位、公用電動車設施、上落貨停車位、一樓及上層天台綠化區、一樓有蓋園景區及住宅康樂設施；
- (b) 行車道、電訊及廣播設備(TBE)室、垃圾儲存及物料回收室、水錶櫃(WMC)、樓梯、2樓至18樓的升降機大廳、食水箱、沖廁及食水泵房、煤氣(TG)控制閘櫃及閘管、飲用水泵房、園景區、花槽、電錶室(EMR)、電氣室(ELEC ROOM)、管道(PD)、通風槽(VD)、垃圾儲存及物料回收室(RS & MRR)、電錶櫃(EMC)、天篷、二樓及上層天台的平台、18樓及天台層上的露台的鋼筋混凝土上蓋及鋁包層(cover for BAL)、18樓及天台層上的工作平台的鋼筋混凝土上蓋及鋁包層(cover for UP)、發展項目的外牆（構成住宅單位的一部分除外）、不屬於任何住宅單位一部分的幕牆該等部分(CW)、建築裝飾、樓宇維修裝置、消防及滅火設備和器具、喉轆(HR)及爬梯(C.L.)；及
- (c) 該土地及發展項目內供所有住宅單位公用與共享的區域及設施，

在公契圖則（定義見公契）上以橙色、橙色間黑斜線、橙色加黑點和橙色加紫色虛線邊顯示，僅供識別。

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

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

## B. 分配予發展項目中每個住宅物業的不分割份數數目

住宅單位		不分割份數數目
樓層	單位	
2至3樓、5樓至12樓、15至17樓 (13層)	A	76
	B	49
	C	76
	D	39
	E	42
	F	62
18樓	A	167
	B	110

發展項目不設 4樓、13樓及14樓。

# 15 SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

## C. 有關發展項目管理人的委任年期

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

## D. 在發展項目的住宅物業的擁有人之間分擔管理開支的基準

每個住宅單位業主應按照公契中規定的方式、金額和比例，參照他的住宅單位獲分配的管理份數和公契中規定的原則，分擔發展項目的管理費用(以管理人編制的預算為基準)。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地方及設施之管理開支；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地方及設施之管理開支；及
- (c) 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停車場公用地方及設施之管理開支的17%。

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(5,100)與發展項目管理份數總數(5,050)不同。發展項目住宅物業之管理份數總數為4,749。

## E. 計算管理費按金的基準

相當於兩(2)個月的每月管理分擔款項之保證金，該保證金不可退還，但可轉讓。

## F. 擁有人在發展項目中保留作自用的範圍(如有的話)

不適用

1. The Development is constructed on Sub-section 6 of Section A of Kowloon Inland Lot No. 2135 and The Remaining Portion of Section A of Kowloon Inland Lot No. 2135 (collectively the **“Lot”**) which is held under a new Government Lease deemed to have been issued under and by virtue of the Government Leases Ordinance (Cap.40) for the further term of 75 years (the **“Term”**) commencing from 3 September 2003 immediately after the expiry of the original term of 75 years created by the old Government Lease dated 16 October 1930 made between King George V of the one part and Credit Foncier D'Extreme Orient of the other part for a term of 75 years commencing from 3 September 1928 with a right of renewal for one further term of 75 years, as varied and/or modified by a Modification Letter (the **“Modification Letter”**) dated 11 August 2023 and registered in the Land Registry by Memorial No.23082800270199 (collectively the **“Land Grant”**).

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



the Director of Lands.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- (i) together with undivided shares in the Lot giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the Lot; or
- (ii) to a person who is already the owner of undivided shares in the Lot with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the Lot

Provided that in any event not more than three in number of the total of the Residential Parking Spaces

and the Motor Cycle Parking Spaces shall be assigned to the owner of any one residential unit in the building or buildings erected or to be erected on the Lot.

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

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

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

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

The Lessees hereby:

- (i) give their consent to the Commissioner for Transport, the Director of Lands, the Government, their officers, contractors, agents, workmen and any other persons authorized by any of them, at their sole and absolute discretion, to view, use, copy and modify the Car Park Layout Plans and to disclose and disseminate the Car Park Layout Plans by any means and in any manner (including but not limited to electronic means or through electronic platforms) to any government department or third party (whether individual, firm, corporate body, members of the public or other organization) as the Commissioner for Transport or the Director of Lands shall at their sole and absolute discretion consider appropriate for searching, viewing, copying, printing, disseminating, utilizing, analyzing, researching or otherwise, whether in response to public or media enquiries or otherwise, or on the Commissioner for Transport's, the Director of Lands' or the Government's own accord; and
- (ii) accept and acknowledge that the Commissioner for Transport, the Director of Lands, the Government, their officers, contractors, agents, workmen and any other persons authorized by any of them shall have the sole and absolute discretion and right to decide whether or not to view, use, copy, modify, disclose or disseminate the Car Park Layout Plan as provided under Clause No. (24)(e)(i) of Second Schedule to the Modification Letter.

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

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

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

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

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

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

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

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

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

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

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

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

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

In addition to any other rights or remedies therein provided for breach of any of the covenants and conditions therein contained, the Director of Lands shall be entitled by notice in writing to call upon the

Lessees to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Lessees shall neglect or fail to comply with the notice to the satisfaction of the Director of Lands within the period specified therein, the Director of Lands may forthwith execute and carry out any necessary works and the Lessees shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges.

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

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

28. Clauses Nos. (29)(a) and (29)(b) of Second Schedule to the Modification Letter stipulates that:

- (a) In the event of earth, spoil, debris, construction waste or building materials (the **“waste”**) from the Lot, or from other areas affected by any development of the Lot, or from other areas affected by any development of the Lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (the **“Government properties”**), the Lessees shall at their own expense remove the waste from and make good any damage done to the Government properties. The Lessees shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with any damage or nuisance to private property caused by such erosion, washing down or dumping.
- (b) Notwithstanding paragraph (a) above, the Director of Lands may (but is not obliged to), at the request of the Lessees, remove the waste from and make good any damage done to the Government properties and the Lessees shall pay to the Government on demand the cost thereof.

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

The Lessees shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (the **“Works”**), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the Lot or any part thereof (the **“Services”**), The Lessees shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit their proposals for dealing with any of the Services which may be affected by the Works in writing to the Director of Lands for his approval in all respects, and shall not carry out any work whatsoever until the Director of Lands shall have given his written approval to the Works and to such aforesaid proposals. The Lessees shall comply with and at their own expense meet any requirements which may be imposed by the Director of Lands in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Lessees shall at their own expense in all respects repair, make good and reinstate to the satisfaction of the Director of Lands any damage, disturbance or obstruction caused to the Lot or any of the Services in any manner arising out of the Works (except

for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director of Lands, unless the Director of Lands elects otherwise, and the Lessees shall pay to the Government on demand the cost of such works). If the Lessees fail to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the Lot or any part thereof or of any of the Services to the satisfaction of the Director of Lands, the Director of Lands may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Lessees shall pay to the Government on demand the cost of such works.

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

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

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

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

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

- (a) The Lessees shall on or before the 31st day of March 2024 or such other date as may be approved by the Director of Lands at the Lessees' own expense and in all respects to the satisfaction of the Director of Environmental Protection submit or cause to be submitted to the Director of Environmental Protection for his approval in writing a sewerage impact assessment (the **“SIA”**) on and associated with the development of the Lot containing, among others, such information and particulars as the Director of Environmental Protection may require including but not limited to all adverse sewerage impacts on and as may arise from the development of the Lot, and recommendations for mitigation measures, improvement works and other measures and works (the **“SIA Mitigation Measures”**).
- (b) The Lessees shall at their own expense and within such time limit as may be stipulated by the Director of Environmental Protection carry out and implement the SIA Mitigation Measures contained in the SIA as approved by the Director of Environmental Protection under Clause No. (33)(a) of Second Schedule to the Modification Letter (the **“Approved SIA Mitigation Measures”**) in all respects to the satisfaction of the Director of Environmental Protection and the Director of Drainage Services.



- (c) The technical aspects of the SIA shall be undertaken by a member of the Hong Kong Institution of Engineers with civil engineering as the specialist discipline or a chartered civil engineer.
- (d) No building works (other than site formation works) shall be commenced on the Lot or any part thereof until the SIA have been approved in writing by the Director of Environmental Protection under Clause No. (33)(a) of Second Schedule to the Modification Letter.
- (e) For the avoidance of doubt, the Lessees hereby expressly acknowledge and agree that the Lessees shall have the sole responsibility to carry out and implement at their own expense the Approved SIA Mitigation Measures in all respects to the satisfaction of the Director of Environmental Protection and the Director of Drainage Services. The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Lessees or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Lessees' obligations under this Clause No. (33) of Second Schedule to the Modification Letter, and no claim whatsoever shall be made against the Government by the Lessees in respect of any such loss, damage, nuisance or disturbance.
- (f) The Lessees shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Lessees' obligations under this Clause No. (33) of Second Schedule to the Modification Letter.

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

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

- 34. The Lessees shall before the expiration of the first year of the Term, at their own costs; in a good, substantial and workman-like manner erect, build and completely finish it for use, one or more good, substantial and safe brick or stone messuage(s) or tenement(s) upon some part of the Lot, with proper fences, walls, sewers, drains and all other usual or necessary appurtenances, and shall lay out and expend thereon the sum specified in the Land Grant, which said messuage(s) or tenement(s) shall be of the same rate of building, elevation, character and description, and shall front and range in a uniform manner with the messuages or tenements immediately adjoining in the same street, and the whole to be done to the satisfaction of the Director of Lands. (Remark: This building covenant has expired and is not applicable to the Development.)
- 35. The Lessees shall from time to time, and at all times, from and after the said messuage or tenement, erections and buildings on the Lot shall be respectively completed and finished, during the remainder of the term granted by the Land Grant, when, where and as often as need or occasion shall be and require, at his own costs, well and sufficiently Repair, Uphold, Support, Maintain, Pave, Purge, Scour, Cleanse, Empty, Amend and keep the said messuage(s) and tenement(s), erections and buildings, and all the Walls, Rails, Lights etc., thereunto belonging, and which shall in any wise belong or appertain unto the same, in, by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever, the whole to be done to the satisfaction of the Director of Lands.
- 36. The Director of Lands has reserved rights to mines, minerals, mineral oils and quarries of stone in, under and upon the Lot and such clay, chalk, brick-earth etc., under or upon the Lot as the Director of Lands may require for the roads, public buildings or other public purposes of Hong Kong, with full liberty at reasonable times in during the continuance of the Term, to enter the Lot to view, dig for, convert and carry away such things thereby doing as little damage as possible to the Lessees.

- 37. The Director of Lands has also reserved the power to make and conduct in, through and under the Lot all and any public or common sewers, drains or watercourses.
- 38. The Lessee 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 Lot or any part thereof, in common with other premises near or adjoining thereto.
- 39. The Director of Lands may, twice or oftener in every year, at all reasonable times in the day, enter into and upon the Lot to view, search and see the condition of the items mentioned in paragraph (38) above and of all decays, defects and wants of reparation and amendment and may issue notice in writing requiring the grantee to repair and amend the same within three calendar months.
- 40. In case of the breach or non-performance of any covenant and condition on the part of the Lessees to be performed in the land grant or a failure to pay the Government Rent by the Lessees, it shall be lawful for the Director of Lands to re-enter, repossess and enjoy the Lot or any part thereof and expel the Lessees and occupiers of the Lot.
- 41. The Director of Lands has the power to resume and take possession of the Lot or any part thereof if required for the improvement of Hong Kong or any other public purpose whatsoever three calendar months' notice being given to the occupant of its being so required and a full and fair compensation for the Lot and the buildings thereon being paid to the Lessees to be valued by the Director of Lands.

Remark:

The expression "Lessees" where the context admits be deemed to include their executors, administrators and assigns.

Note:

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

# 16 SUMMARY OF LAND GRANT 批地文件的摘要

1. 該發展項目興建於九龍內地段第2135號 第A分段第6小段及九龍內地段第2135號第A分段餘段（統稱「**該地段**」），依據新政府租契持有該地段。緊接在根據國王喬治五世作為一方與Credit Foncier D'Extreme Orient作為一方於1930年10月16日簽訂的舊政府租約，自1928年9月3日起的原定75年期限屆滿後（有權再續約75年），新政府租契視為已根據《政府租契條例》（第40章）發出，自2003年9月3日起續期該75年（「**租期**」），經日期為2023年8月11日並在土地註冊處以註冊摘要編號23082800270199登記的修訂函（「**修訂函**」）作出變更及/或修改（統稱為「**批地文件**」）。

2. 修訂函附表二第 (2) 條規定：

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

3. 未經地政總署署長事先許可，該地段不得用作任何銅匠、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理的行業或業務或任何其他產生噪音、發出惡臭或令人厭惡的行業或業務。

4. 修訂函附表二第 (1) 條規定：

承租人須按修訂函的一切契諾及條件和當時或任何時候在香港特別行政區實施有關建築、衛生及規劃的一切條例、附例及規例發展該地段，在其上建造建築物，該等建築物須在2028年3月31日或之前完成並使其適合佔用。

5. 修訂函附表二第 (4) 條規定：

受制於修訂函的契諾和條件，在發展或重建該地段或其任何部分時：

- (a) (i) 除非屋宇署署長另有同意，否則承租人須自費向屋宇署署長提交一份或多份圖則，證明地段的地面或以上已豎立或建造或將豎立或建造所有建築物、構築物、建築物或構築物的支撐物以及任何伸展物的配置和佈局及提供地段邊界的退縮區，以供其書面批准，上述提交的文件須在所有方面符合屋宇署署長的要求。上述提交的資料須包括該後退區的鋪路 and 美化建議，以及屋宇署署長全權酌情規定或指明的其他相關資料。上述經屋宇署署長批准的提交文件在下文稱為「**經批准建築物退縮提交書**」。該地段上已建或將建的任何所有建築物、構築物、建築物或構築物的支撐物以及任何伸展物均應在所有方面符合經批准建築物退縮提交書。就修訂函附表二第(4)(a)(i)條而言，屋宇署署長就是否遵守經批准建築物退縮提交書的決定將作終論，並對承租人具有約束力。
  - (ii) 未經屋宇署署長事先書面批准，不得對經批准建築物退縮提交書進行修改、改變、更改、修訂或替換，如果需要給予批准，則應根據屋宇署署長全權決定的條款和條件作出。
- (b) (i) 除非屋宇署署長另有同意，否則承租人須自費向屋宇署署長提交一份或多份圖則，證明該地段上已建或將建的所有建築物或建築物群的配置和佈局，包括但不限於該等建築物或建築物群的連續正面伸展外牆長度、間隔距離和滲透性，提交的資料須在各方面符合屋宇署署長的建築物間隔要求，並須包括屋宇署署長可全權酌情要求或指明其他相關資料，以供其書面批准。
  - (ii) 經屋宇署署長批准按修訂函附表二第(4)(b)(i)條提交的文件在下文稱為「**經批准建築物分隔提交書**」。該地段上已建造或將建造的任何建築物或建築物群應在所有方面符合經批准建築物分隔提交書。就修訂函附表二第(4)(b)(ii)條而言，屋宇署署長就是否遵守經批准建築物分隔提交書的決定將作終論，並對承租人具有約束力。

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

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

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

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

6. 修訂函附表二第 (6)(a) 條規定：

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

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

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

8. 修訂函附表二第 (7) 條規定：

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

9. 修訂函附表二第 (8) 條規定：

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

10. 修訂函附表二第 (17)(a)(i) 條規定：

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

11. 修訂函附表二第 (17)(a)(iii) 條規定：

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



# 16 SUMMARY OF LAND GRANT 批地文件的摘要

## 12. 修訂函附表二第 (17)(a)(iv) 條規定：

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

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

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

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

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

## 15. 修訂函附表二第 (18)(a) 及 (18)(b) 條規定：

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

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

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

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

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

## 17. 修訂函附表二第 (22)(a) 條規定：

住客停車位及電單車停車位不得被轉讓，除非：

- (i) 連同給予該地段已建或擬建建築物的住宅單位獨家使用及管有權的不分割份數一同轉讓；或
- (ii) 轉讓予一名已擁有該地段已建或擬建建築物的住宅單位的獨家使用及管有權的不分割份數的人士

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

## 18. 修訂函附表二第 (24)(a)及(24)(b) 條規定：

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

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

## 19. 修訂函附表二第 (24)(e) 條規定：

承租人特此：

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

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

## 20. 修訂函附表二第 (24)(f) 條規定：

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

## 21. 修訂函附表二第 (24)(g) 條規定：

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

## 22. 修訂函附表二第 (24)(h) 條規定：

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

## 23. 修訂函附表二第 (24)(i) 條規定：

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

## 24. 修訂函附表二第 (27)(a) 條規定：

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

## 25. 修訂函附表二第 (27)(c) 條規定：

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

## 26. 修訂函附表二第 (27)(d) 條規定：

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

## 27. 修訂函附表二第 (28) 條規定：

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

## 28. 修訂函附表二第 (29)(a)及(29)(b) 條規定：

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

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

## 29. 修訂函附表二第 (30) 條規定：

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

## 30. 修訂函附表二第 (31)(a) 條規定：

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

## 31. 修訂函附表二第 (31)(b) 條規定：

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

## 32. 修訂函附表二第 (33) 條規定：

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

(b) 承租人應自費在環境保護署署長規定的期限內，進行和執行環境保護署署長根據修訂函附表二第(33)(a)條批准排污影響評估內載有的排污影響評估緩解措施（「**經批准的排污影響評估緩解措施**」），在一切方面使環境保護署署長和渠務署署長滿意。



# 16 SUMMARY OF LAND GRANT 批地文件的摘要

- (c) 排污影響評估的技術方面應由以土木工程為專業的香港工程師學會會員或特許土木工程師負責。
- (d) 在環境保護署署長根據修訂函附表二第(33)(a)條以書面形式批准排污影響評估之前，不得在該地段或其任何部分上進行建築工程（地盤平整工程除外）。
- (e) 為免存疑，承租人特此明文承認及同意他須獨自負責自費實施經批准的排污影響評估緩解措施，在一切方面使環境保護署署長和渠務署署長滿意。政府對承租人或任何其他人士因承租人履行或未履行修訂函附表二第(33)條直接或間接引起或附帶的任何損失、損害、滋擾或干擾，概不負責或承擔任何責任或義務。承租人不得就任何此類損失、損壞、滋擾或干擾向政府提出任何索賠。
- (f) 承租人應對履行或不履行修訂函附表二第(33)條規定的承租人任何義務直接或間接引起有關或附帶的所有責任、索賠、損失、損害、開支、收費、費用、要求、訴訟和訴訟程序彌償政府並確保政府持續獲得彌償。

## 33. 修訂函附表二第 (35) 條規定：

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

- 34. 承租人須在租期第一年屆滿前，以良好、妥善及熟練之方法自費在部分該地段以磚塊或石材搭建、建築及完成一棟或多棟院宅或物業，配備適當的圍欄、牆壁、污水渠、排水渠及其他普遍使用或必要的附屬設施，使其完全適合使用，並須按批地條件動用與支出批地文件所述金額搭建一個或多個院宅或物業。上述院宅或物業須採用相同的建築比率、高度、物料及外觀，其座向及分佈須與所在街道的毗鄰的其他院宅或物業一致，並在所有方面使地政總署署長滿意。（備註：此興建契諾已期限屆滿，並不適用於發展項目。）
- 35. 由完成興建上述院宅或物業、搭建物及建築物起及之後，承租人須不時於批地文件批出的餘下租契年期內，透過和連同各種所需的維修、清潔和修正，於有需要時自費妥善進行維修、保護、承托、保養、鋪設、清除、擦淨、清潔、清理、改善，以及保持上述院宅及物業、搭建物及建築物及其所屬或毗連的所有牆壁、欄杆、照明裝置等，以在所有方面使地政總署署長滿意。
- 36. 地政總署署長已就該地段之內、之下及之上的礦產、礦物、礦物油及石頭及就該地段之下或之上的可能為道路、公共建築或其他香港之公共目的所需的土地、泥土、泥灰等保留權利，並有權在租期存續時所有合理時間內進入該地段以視察、挖掘、轉用及移走該等事物，唯須對承租人造成盡可能少的損害。
- 37. 地政總署署長亦保留權力，於該地段內、該地段下及穿過該地段建造或接駁所有或任何公共或公用排污渠、排水渠或水道。
- 38. 若有需要，承租人須負擔、支付及備款支付建造、興建、維修及改善處於、屬於該地段或其任何部分或為其所需而與附近或毗連範圍共用的所有或任何道路、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。
- 39. 地政總署署長可每年兩次或以上於日間內的任何合理時間進入該地段以視察、搜索及檢查上述第(38)段的事物的狀況及所有變化、缺陷、失修及缺乏改善之處，並可發出書面通知，要求承租人於三個公曆月內修理及改善之。
- 40. 承租人若違反或不履行批地文件內其須履行之契諾或條件，或未能繳付地租，地政總署署長可合法重收、重新管有及享用該地段或其任何部分及逐出承租人或該地段的佔用人。

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

註釋：  
本節中提述「承租人」一詞如文意允許或要求包括其遺囑執行人、遺產管理人及承讓人。

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

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

Not Applicable

不適用



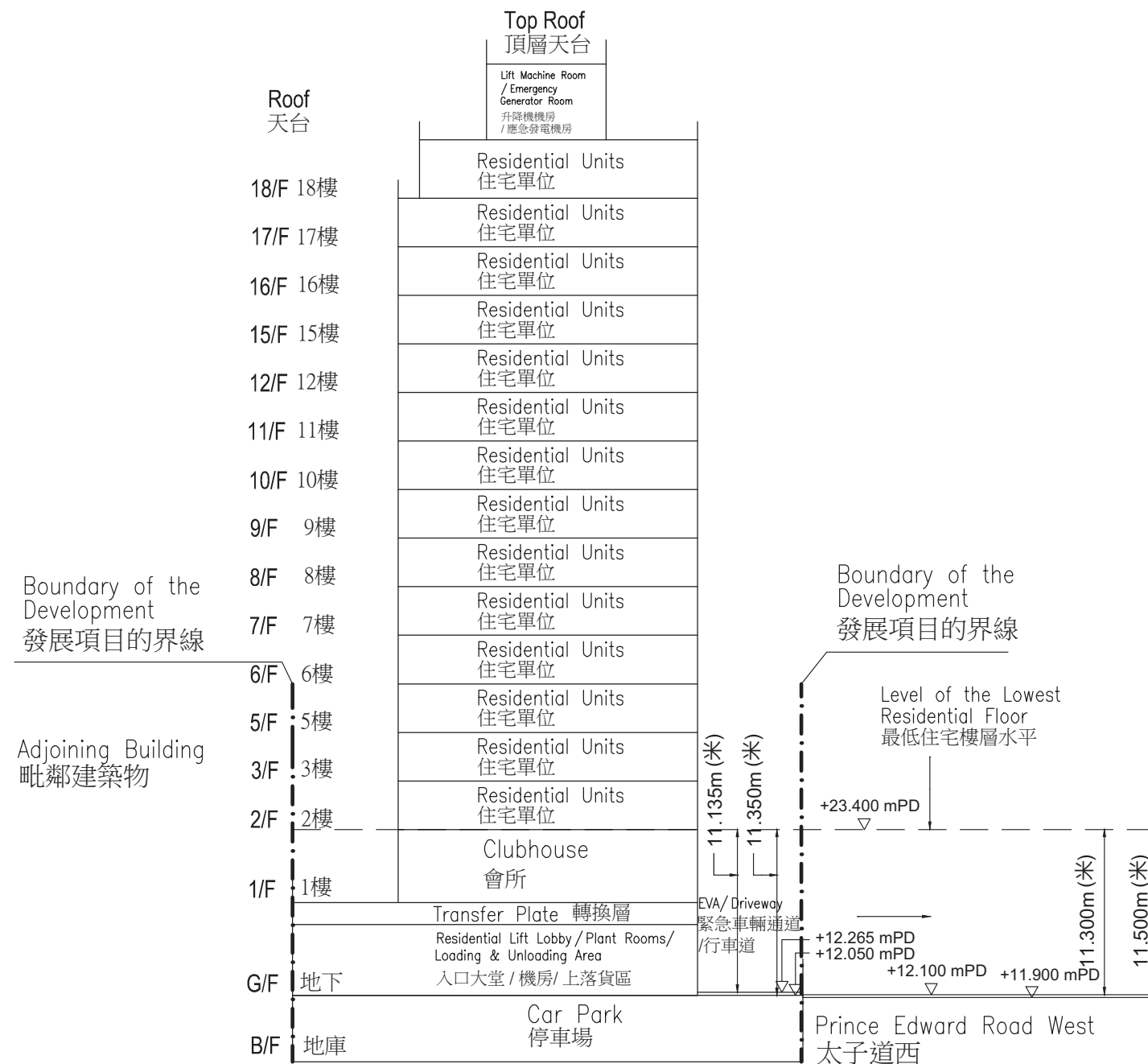
# 18 WARNING TO PURCHASERS

## 對買方的警告

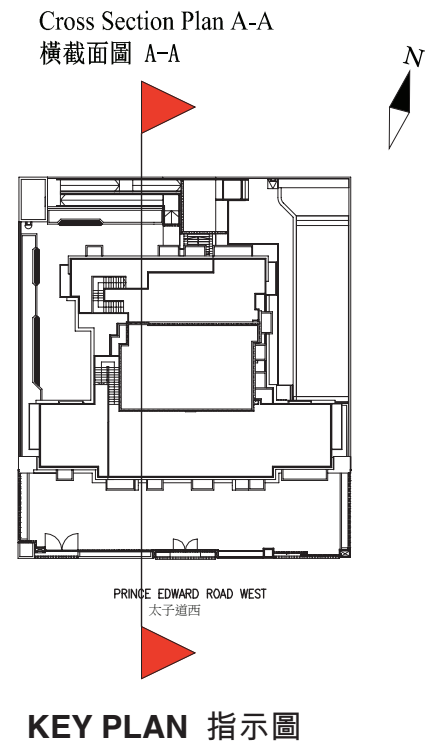
- (a) The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
  - (b) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that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

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

## CROSS-SECTION PLAN A-A 橫截面圖 A-A



**CROSS-SECTION PLAN A-A 橫截面圖 A-A**



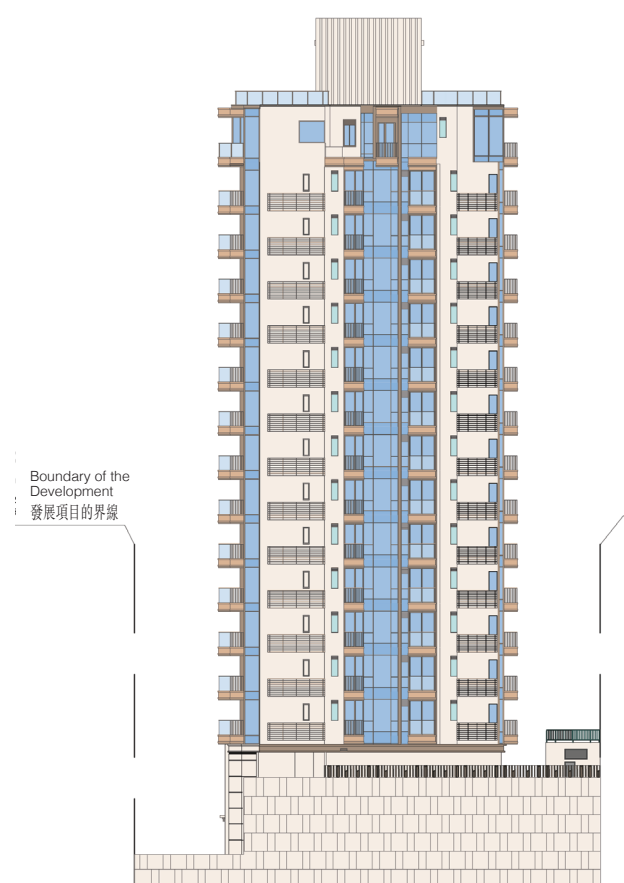
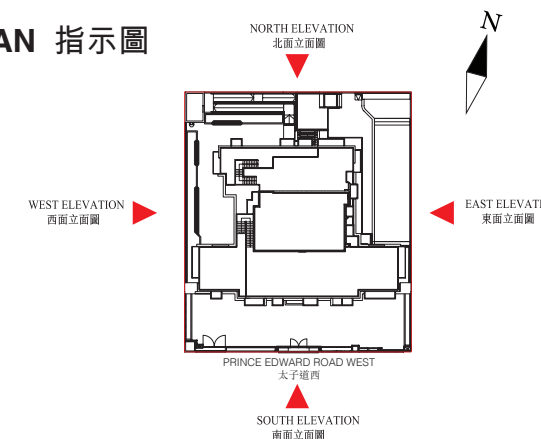
**Notes:**

1. The part of Prince Edward Road West adjacent to the building is 11.900 metres to 12.100 metres above the Hong Kong Principal Datum.
2. The part of emergency vehicular access / driveway adjacent to the building is 12.050 metres to 12.265 metres above the Hong Kong Principal Datum.
3. —▽— Height in metres above Hong Kong Principal Datum (HKPD).
4. - - - Dotted line denotes the lowest residential floor.
5. EVA=Emergency Vehicular Access

**備註:**

1. 毗連建築物的一段太子道西為香港主水平基準以上11.900米至12.100米。
2. 毗連建築物的一段緊急車輛通道/行車道為香港主水平基準以上12.050米至12.265米。
3. —▽— 香港主水平基準以上的高度(米)。
4. - - - 虛線為最低住宅樓層水平。
5. EVA=緊急車輛通道

KEY PLAN 指示圖



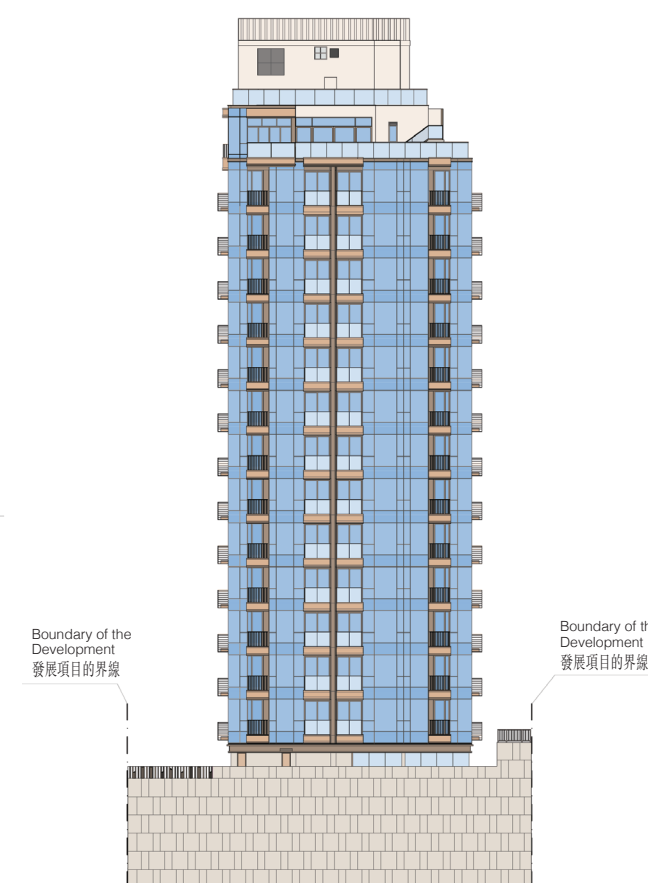
EAST ELEVATION  
東立面圖



SOUTH ELEVATION  
南立面圖



WEST ELEVATION  
西立面圖



NORTH ELEVATION  
北立面圖

Authorized Person for the development certified that the elevations shown on these elevation plans:  
(a) are prepared on the basis of the approved building plans for the Development as of 11th April 2024; and  
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本立面圖所顯示的立面：  
(a) 以2024年4月11日的情況為準的本項目的經批准的建築圖則為基礎擬備；及  
(b) 大致上與發展項目的外觀一致。

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

Common Facilities 公共設施	Covered Area 有上蓋遮蓋之面積		Uncovered Area 沒有上蓋遮蓋之面積		Total Area 總面積	
	Area (sq. ft.) 面積(平方呎)	Area (sq. m.) 面積(平方米)	Area (sq. ft.) 面積(平方呎)	Area (sq. m.) 面積(平方米)	Area (sq. ft.) 面積(平方呎)	Area (sq. m.) 面積(平方米)
Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所(包括供住客使用的任何康樂設施)	2881	267.687	1797	166.956	4678	434.643
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方(不論是稱為公用空中花園或有其他名稱)	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用
Communal garden or play area for residents' use below the lowest residential floor of a building in the development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方(不論是稱為有蓋及園景的遊樂場或有其他名稱)	1204	111.887	2478	230.209	3682	342.096

### Notes:

- The area specified above in square feet is converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and round off to the nearest square feet, which may be slightly different from the area presented in square metres.
- Areas specified in square metres above are based on the latest approved building plans.

### 備註：

- 上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
- 上述所列以平方米顯示之面積乃依據最新批准的建築圖則。



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

1. The address of the website on which copies of the outline zoning plans relating to the Development are available at [www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk)
  2. A copy of the latest draft of every deed of mutual covenant in respect of the specified residential property as at the date on which the specified residential property is offered to be sold is available for inspection at the place at which the specified residential property is offered to be sold.
  3. The inspection is free of charge.
1. 備有關於本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 [www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk)
  2. 關於指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿的文本存放在指明住宅物業的售樓處，以供閱覽。
  3. 無須為閱覽付費。

### 1. EXTERIOR FINISHES 外部裝修物料

Item 細項		Description 描述	
a.	External Wall 外牆	Type of finishes 裝修物料的类型	Podium: with glass canopy, aluminum windows, glass wall, aluminum cladding, metal louvre, external painting and natural stone. 基座：配以玻璃簷篷、鋁窗、玻璃外牆、鋁飾板、金屬百葉、外牆漆及天然石。  Residential tower: with curtain wall, aluminum windows, external tiles, metal grille, metal louvre and aluminum cladding. 住宅大樓：配以幕牆、鋁窗、外牆瓦、金屬格柵、金屬百葉及鋁飾板。
b.	Window 窗	Material of the frame 框的用料	PV2 coated aluminium frame. 聚氟乙烯塗層鋁質窗框。
		Material of glass 玻璃的用料	<p>Window at curtain wall of living room and dining room (2/F, 3/F, 5/F to 12/F and 15/F to 18/F) : Insulated Glass Unit (IGU) glass, Heat strengthened glass and Tempered glass. 客廳及飯廳之幕牆之窗戶（二樓、三樓、五樓至十二樓、十五樓至十八樓）：中空玻璃、半鋼化玻璃及強化玻璃。</p> <p>Window at curtain wall of bedroom (2/F, 3/F, 5/F to 12/F and 15/F to 18/F) : Insulated Glass Unit (IGU) glass, Heat strengthened glass and Tempered glass. 睡房之幕牆之窗戶（二樓、三樓、五樓至十二樓及十五樓至十八樓）：中空玻璃、半鋼化玻璃及強化玻璃。</p> <p>Window at curtain wall of kitchen (Units B at 2/F, 3/F, 5/F to 12/F and 15/F to 17/F) : Insulated Glass Unit (IGU) glass, Heat strengthened glass and Tempered glass. 廚房之幕牆之窗戶（二樓、三樓、五樓至十二樓及十五樓至十七樓 B單位）：中空玻璃、半鋼化玻璃及強化玻璃。</p> <p>Window at kitchen (Units A &amp; B at 18/F) : Tempered glass. 廚房之窗戶（十八樓 A及B單位）：強化玻璃。</p> <p>Window at kitchen (Units A, C &amp; F at 2/F, 3/F, 5/F to 12/F and 15/F to 17/F) : Tempered glass. 廚房之窗戶（二樓、三樓、五樓至十二樓及十五樓至十七樓 A、C及F單位）：強化玻璃。</p> <p>Window at bathroom (Units A, C, E &amp; F at 2/F, 3/F, 5/F to 12/F and 15/F to 17/F) : Tempered glass. 浴室之窗戶（二樓、三樓、五樓至十二樓及十五樓至十七樓 A、C、E及F單位）：強化玻璃。</p> <p>Window at Master Bathroom (Unit A &amp; B at 18/F) : Tempered glass. 主人浴室之窗戶（十八樓A及B單位）：強化玻璃。</p> <p>Window at Store Room (Unit A at 2/F, 3/F, 5/F to 12/F and 15/F to 17/F) : Frosted tempered glass. 儲物房之窗戶（二樓、三樓、五樓至十二樓及十五樓至十七樓 A單位）：磨砂強化玻璃</p> <p>Window at Store Room (Unit B at 18/F) : Frosted tempered glass. 儲物房之窗戶（十八樓 B單位）：磨砂強化玻璃</p>
c.	Bay Window 窗台	Material and Window sill finishes 用料及窗台板的裝修物料	Not applicable 不適用。
d.	Planter 花槽	Type of finishes 裝修物料的类型	Not applicable 不適用。

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

## 1. EXTERIOR FINISHES 外部裝修物料

Item 細項		Description 描述	
e.	Verandah or balcony 陽台或露台	Type of finishes 裝修物料的類型	Balconies are fitted with:- Floor – Porcelain tiles. Wall – Aluminum cladding Ceiling – Aluminum false ceiling and external painting Balustrade – Laminated glass balustrade with metal top rail. 露台採用： 地板 — 高溫瓷質磚。 牆身 — 鋁飾板。 天花 — 鋁質假天花及外牆漆。 欄杆 — 夾層玻璃欄杆配以金屬頂蓋。
		Whether it is covered 是否有蓋	Balcony is covered. 露台設有上蓋。
		Verandah 陽台	Not applicable. 不適用。
f.	Drying facilities for clothing 乾衣設施	Type and material 類型及用料	Not applicable. 不適用。



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

## 2. INTERIOR FINISHES 室內裝修物料

Item 細項		Description 描述		
a. Lobby 大堂	<b>Type of finishes</b> 裝修物料的類型	<b>Wall</b> 牆壁	<b>Floor</b> 地板	<b>Ceiling</b> 天花板
	Basement lobby 地下室大堂	Natural stone, porcelain tile, stainless steel, plastic laminate, decorative glass and decorative mirror on exposed surface. 外露部分以天然石、高溫瓷質磚、不銹鋼、膠板面料、裝飾玻璃及裝飾鏡面鋪砌。	Natural stone. 天然石材。	Gypsum board false ceiling finished with emulsion paint, stainless steel and light trough 石膏板假天花髹乳膠漆、不銹鋼及燈槽。
	Residential entrance lobby on G/F 地下住宅入口大堂	Natural stone, stainless steel, plastic laminate, decorative glass and decorative mirror on exposed surface. 外露部分以天然石、不銹鋼、膠板面料、裝飾玻璃及裝飾鏡面鋪砌。	Natural stone. 天然石材。	Gypsum board false ceiling finished with emulsion paint, stainless steel and light trough 石膏板假天花髹乳膠漆、不銹鋼及燈槽。
	Common lift lobby on 1/F, 2/F-3/F, 5/F-12/F, 15/F-18/F 一樓、二樓至三樓、五樓至十二樓、十五樓至十八樓公用升降機大堂	Natural stone, porcelain tile, stainless steel, plastic laminate, decorative glass and decorative mirror on exposed surface. 外露部分以天然石、高溫瓷質磚、不銹鋼、膠板面料、裝飾玻璃及裝飾鏡面鋪砌。	Natural stone. 天然石材。	Gypsum board false ceiling finished with emulsion paint, stainless steel and light trough. 石膏板假天花髹乳膠漆、不銹鋼及燈槽。
b. Internal wall and ceiling 內牆及天花板	<b>Type of finishes</b> 裝修物料的類型	<b>Wall</b> 牆壁	<b>Ceiling</b> 天花板	
	Living room and dining room (Except 12/F Units C and E) 客廳及飯廳（十二樓C及E單位除外）	Emulsion paint on exposed surface. 外露部分髹上乳膠漆。	Emulsion paint where exposed and gypsum board false ceiling & bulkhead finished with emulsion paint. 外露部分髹乳膠漆及鋪砌石膏板假天花及假陣髹乳膠漆。	
	Living room and dining room (12/F Unit C) 客廳及飯廳（十二樓C單位）	Emulsion paint, wallpaper, sintered stone, mirror and stainless steel on exposed surface. 外露部分髹上乳膠漆、牆紙、岩板、鏡面和不銹鋼。	Emulsion paint where exposed and gypsum board false ceiling & bulkhead finished with emulsion paint. 外露部分髹乳膠漆及鋪砌石膏板假天花及假陣髹乳膠漆。	
	Living room and dining room (12/F Unit E) 客廳及飯廳（十二樓E單位）	Sintered stone, wood veneer, vinyl, mirror, wallpaper and stainless steel on exposed surface. 外露部分岩板、木皮、人造皮、鏡面、牆紙和不銹鋼。	Emulsion paint where exposed and gypsum board false ceiling & bulkhead finished with emulsion paint, barrisol ceiling with metal strip. 外露部分髹乳膠漆及鋪砌石膏板假天花及假陣髹乳膠漆，發光拉膜天花和裝設金屬線。	
	Bedroom (Except 12/F Units C and E) 睡房（十二樓C及E單位除外）	Emulsion paint on exposed surface. 外露部分髹上乳膠漆。	Emulsion paint where exposed and gypsum board false ceiling & bulkhead finished with emulsion paint. 外露部分髹乳膠漆及鋪砌石膏板假天花及假陣髹乳膠漆。	
	Master Bedroom (12/F Unit C) 主人睡房（十二樓C單位）	Wallpaper, glass, fabric and stainless steel on exposed surface. 外露部分牆紙、玻璃、布和不銹鋼。	Emulsion paint where exposed and gypsum board false ceiling & bulkhead finished with emulsion paint. 外露部分髹乳膠漆及鋪砌石膏板假天花及假陣髹乳膠漆。	

### 2. INTERIOR FINISHES 室內裝修物料

Item 細項		Description 描述		
b	Internal wall and ceiling 內牆及天花板	<b>Type of finishes</b> 裝修物料的類型	<b>Wall</b> 牆壁	<b>Ceiling</b> 天花板
		Bedroom 1 (12/F Unit C) 睡房1(十二樓C單位)	Emulsion paint and wallpaper on exposed surface. 外露部分髹上乳膠漆及牆紙。	Emulsion paint where exposed and gypsum board false ceiling & bulkhead finished with emulsion paint. 外露部分髹乳膠漆及鋪砌石膏板假天花及假陣髹乳膠漆。
		Bedroom 2 (12/F Unit C) 睡房2(十二樓C單位)	Wallpaper and mirror on exposed surface. 外露部分牆紙和鏡面。	Emulsion paint where exposed and gypsum board false ceiling & bulkhead finished with emulsion paint. 外露部分髹乳膠漆及鋪砌石膏板假天花及假陣髹乳膠漆。
		Master Bedroom (12/F Unit E) 主人睡房(十二樓E單位)	Wood veneer, wallpaper and artificial leather and stainless steel on exposed surface. 外露部分木皮、牆紙、人造皮和不銹鋼。	Emulsion paint where exposed and gypsum board false ceiling with stainless steel & bulkhead finished with emulsion paint. 外露部分髹乳膠漆及鋪砌石膏板假天花連不銹鋼及假陣髹乳膠漆。
		Bedroom (12/F Unit E) 睡房(十二樓E單位)	Wood veneer, wallpaper, mirror and stainless steel on exposed surface. 外露部分木皮、牆紙、鏡面和不銹鋼。	Emulsion paint where exposed and gypsum board false ceiling & bulkhead finished with emulsion paint and metal strip. 外露部分髹乳膠漆及鋪砌石膏板假天花及假陣髹乳膠漆和裝設金屬線。
c.	Internal floor 內部地板	<b>Types of material</b> 裝修物料的用料	<b>Floor</b> 地板	<b>Skirting</b> 牆腳線
		Living room and dining room (Except 12/F Units C and E) 客廳及飯廳(十二樓C及E單位除外)	Engineered timber flooring with natural stone border along edge of floor adjoining to Flat Roof or Balcony on exposed surface. 外露部分以複合木地板，天然石材界線於相連平台或露台的地台鋪砌。	Solid timber skirting. 實木腳線。
		Living room and dining room (12/F Unit C) 客廳及飯廳(十二樓C單位)	Natural stone and metal strip with natural stone border along edge of floor adjoining to Balcony on exposed surface. 外露部分以天然石材和金屬線，天然石材界線於相連露台的地台鋪砌。	Solid timber skirting with paint. 實木腳線髹油漆。
		Living room and dining room (12/F Unit E) 客廳及飯廳(十二樓E單位)	Engineered timber flooring with natural stone border along edge of floor adjoining to Balcony on exposed surface. 外露部分以複合木地板，天然石材界線於相連露台的地台鋪砌。	Stainless steel skirting. 不銹鋼腳線。
		Bedroom (Except 12/F Units C and E) 睡房(十二樓C及E單位除外)	Engineered timber flooring with natural stone border along edge of floor adjoining to Balcony, Flat roof or Utility Platform on exposed surface. 外露部分以複合木地板，天然石材界線於相連露台、平台或工作平台的地台鋪砌。	Solid timber skirting. 實木腳線。
		Bedroom (12/F Unit C) 睡房(十二樓C單位)	Engineered timber flooring with natural stone border along edge of floor adjoining to Utility Platform on exposed surface. 外露部分以複合木地板，天然石材界線於相連工作平台的地台鋪砌。	Solid timber skirting and solid timber skirting with paint. 實木腳線及實木腳線髹油漆。
		Bedroom (12/F Unit E) 睡房(十二樓E單位)	Engineered timber flooring with natural stone border along edge of floor adjoining to Utility Platform on exposed surface. 外露部分以複合木地板，天然石材界線於相連工作平台的地台鋪砌。	Stainless steel skirting. 不銹鋼腳線。

### 2. INTERIOR FINISHES 室內裝修物料

Item 細項		Description 描述			
d. Bathroom 浴室	<b>Type of finishes</b> 裝修物料的類型	<b>Wall</b> 牆壁	<b>Floor</b> 地板	<b>Ceiling</b> 天花板	
		Natural stone on exposed surface. 外露部分以天然石材鋪砌。	Natural stone on exposed surface. 外露部分以天然石材鋪砌。	Gypsum board false ceiling finished with emulsion paint, stainless steel and aluminum false ceiling. 石膏板假天花髹乳膠漆、不銹鋼及鋁質假天花。	
	Whether the wall finishes run up to the ceiling 牆壁的裝修物料是否鋪至天花板	Run up to false ceiling level. 鋪至假天花水平。			
e. Kitchen 廚房	<b>Type of finishes</b> 裝修物料的類型	<b>Wall</b> 牆壁	<b>Floor</b> 地板	<b>Ceiling</b> 天花板	<b>Cooking Bench</b> 灶台
	All kitchen (except open kitchen) 所有廚房（開放式廚房除外）	Frosted tinted mirror with safety film backing, natural stone on exposed surface. 磨砂茶鏡背貼安全膜，外露部分以天然石材鋪砌。	Natural stone on exposed surface. 外露部分以天然石材鋪砌。	Gypsum board false ceiling finished with emulsion paint and aluminum false ceiling. 石膏板假天花髹乳膠漆及鋁質假天花。	Reconstituted stone. 人造石。
	Open kitchen 開放式廚房	Frosted tinted mirror with safety film backing. 磨砂茶鏡背貼安全膜。	Engineered timber flooring on exposed surface. 外露部分以複合木地板鋪砌。	Gypsum board false ceiling finished with emulsion paint and. 石膏板假天花髹乳膠漆。	Reconstituted stone. 人造石。
	Whether the wall finishes run up to the ceiling 牆壁的裝修物料是否鋪至天花板	Run up to false ceiling level. 鋪至假天花水平。			



### 3. INTERIOR FITTINGS 室內裝置

Item 細項		Description 描述	
a.	Doors 門	<b>Material, finishes and accessories</b> 用料、裝修物料及配件	
		Main entrance door (Except 12/F Units C and E) 單位大門 (十二樓C及E單位除外)	Fire-rated solid core timber door with plastic laminate finish and stainless steel, fitted with digital door lock with handle, door closer, door stopper, eye viewer and door guard. 實心防火木門配以膠板面料及不銹鋼，配以電子門鎖連拉手、門鼓、門擋、防盜眼及防盜扣。
		Main entrance door (12/F Unit C) 單位大門 (十二樓C單位)	Fire-rated solid core timber door with paint finish and stainless steel, fitted with digital door lock with handle, door closer, door stopper, eye viewer and door guard. 實心防火木門配以油漆面料及不銹鋼，配以電子門鎖連拉手、門鼓、門擋、防盜眼及防盜扣。
		Main entrance door (12/F Unit E) 單位大門 (十二樓E單位)	Fire-rated solid core timber door with wood veneer finish and stainless steel, fitted with digital door lock with handle, door closer, door stopper, eye viewer and door guard. 實心防火木門配以木皮面料及不銹鋼，配以電子門鎖連拉手、門鼓、門擋、防盜眼及防盜扣。
		Balcony door 露台門	Fluorocarbon coated aluminium frame sliding door with tinted tempered glass fitted with lockset with handle and door stopper. 氟碳噴塗鋁框趟門配以強化有色玻璃，配以門鎖連拉手及門擋。
		Utility platform door 工作平台門	Fluorocarbon coated aluminium frame door with tinted tempered glass fitted with lockset with handle and door stopper. 氟碳噴塗鋁框門配以強化有色玻璃，配以門鎖連拉手及門擋。
		Store room 儲物房	Hollow core timber door with plastic laminate finish fitted with handle, lockset and door stopper. 中空膠板面料木門，配以拉手、門鎖及門擋。
		Bedroom (Except 12/F Units C and E) 睡房 (十二樓C及E單位除外)	Hollow core timber door with plastic laminate finish fitted with handle, lockset and door stopper. 中空膠板面料木門，配以拉手、門鎖及門擋。
		Bedroom (12/F Unit C) 睡房 (十二樓C單位)	Hollow core timber door with paint finish fitted with handle, lockset and door stopper. 中空油漆面料木門，配以拉手、門鎖及門擋。
		Bedroom (12/F Unit E) 睡房 (十二樓E單位)	Hollow core timber door with wood veneer finish fitted with handle, lockset and door stopper. 中空木皮面料木門，配以拉手、門鎖及門擋。
Bathroom door (for 2/F-3/F, 5/F-12/F, 15/F-17/F Units A, C and F and 18/F Units A and B Master Bathroom only, except 12/F Unit C) 浴室門 (只限二樓至三樓、五樓至十二樓、十五樓至十七樓A、C及F單位和十八樓A及B單位主人浴室，十二樓C單位除外)	Hollow core timber door with plastic laminate finish fitted with handle, lockset and door stopper. 中空膠板面料木門，配以拉手、門鎖及門擋。		
Bathroom door (for 2/F-3/F, 5/F-12/F, 15/F-17/F Units B, D and E and 18/F Units A and B Bathroom 1 and Bathroom 2 only, except 12/F Unit E) 浴室門 (只限二樓至三樓、五樓至十二樓、十五樓至十七樓B、D及E單位和十八樓A及B單位浴室1和浴室2，十二樓E單位除外)	Hollow core timber door with plastic laminate finish fitted with louver, handle, lockset and door stopper. 中空膠板面料木門，配以百葉、拉手、門鎖及門擋。		

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

## 3. INTERIOR FITTINGS 室內裝置

Item 細項		Description 描述			
a.	Doors 門	<b>Material, finishes and accessories</b> 用料、裝修物料及配件			
		Bathroom door (12/F Unit C) 浴室門 (十二樓C單位)	Hollow core timber door with paint finish fitted with handle, lockset and door stopper. 中空油漆面料木門，配以拉手、門鎖及門擋。		
		Bathroom door (12/F Unit E) 浴室門 (十二樓E單位)	Hollow core timber door with wood veneer finish fitted with louver, handle, lockset and door stopper. 中空木皮面料木門，配以百葉、拉手、門鎖及門擋。		
		Door to Flat Roof (for 18/F Units A and B only) 平台門 (只限十八樓A及B單位)	For 18/F Unit A: From Living Room and Dining Room: fluorocarbon coated aluminium frame folding door with tinted tempered glass fitted with lockset with handle and door stopper; From Bedroom 3: fluorocarbon coated aluminium frame door with tinted tempered glass fitted with lockset with handle. 十八樓A單位：由客廳及飯廳：氟碳噴塗鋁框摺門配以強化有色玻璃，配以門鎖連拉手及門擋。由睡房3：氟碳噴塗鋁框門配以強化有色玻璃，配以門鎖連拉手。 For 18/F Unit B: Fluorocarbon coated aluminium frame sliding door with tinted tempered glass fitted with lockset with handle. 十八樓B單位：氟碳噴塗鋁框趟門配以強化有色玻璃，配以門鎖連拉手。		
		Kitchen door (Except Units D and E, 12/F Unit C) 廚房門 (D及E單位及十二樓C除外)	Fire-rated solid core timber door with plastic laminate finish fitted with handle and door stopper. 實心防火木門配以膠板面料，配以拉手及門擋。		
		Kitchen door (12/F Unit C) 廚房門 (十二樓C單位)	Fire-rated solid core timber door with paint finish fitted with handle and door stopper. 實心防火木門配以油漆飾面，配以拉手及門擋。		
		Lavatory door 洗手間門	Aluminum sliding door with paint finish and frosted glass fitted with louvre. 鋁趟門配以油漆飾面和磨砂玻璃及百葉。		
		Access Panel to AC platform (Units A and C on 2/F-3/F, 5/F-12/F, 15/F-17/F) 冷氣機平台檢修門 (二樓、三樓、五樓至十二樓及十五樓至十七樓 A及C單位)	Galvanised Mild Steel access panel fitted with handle and lockset. 鍍鋅鋼檢修門配以拉手及門鎖。		
		Private roof staircase exit door (for Units A and B on 18/F only) 私人天台樓梯出口 (只限十八樓A及B單位)	Aluminum door fitted with handle and lockset. 鋁門配以拉手及門鎖。		
b.	Bathroom 浴室	<b>Fittings and equipment</b> 裝置及設備		<b>Type</b> 類型	<b>Material</b> 用料
		(i) Type and material of fittings and equipment 裝置及設備的類型及用料	Vanity cabinet 浴室櫃	Basin Countertop. 洗手盆檯面。	Natural stone. 天然石。
				Mirror cabinet. 鏡櫃。	Wooden cabinet with mirror, plastic laminate finish and metal finish. 配以鏡、膠板面料及金屬飾面之木櫃。
				Basin cabinet. 洗手盆櫃。	Wooden cabinet with plastic laminate finish, metal finish and stainless steel handle. 配以膠板面料及金屬飾面、不銹鋼拉手之木櫃。

### 3. INTERIOR FITTINGS 室內裝置

Item 細項		Description 描述			
		Fittings and equipment 裝置及設備	Type 類型	Material 用料	
b. Bathroom 浴室		Bathroom fittings 潔具	Wash basin mixer. 洗手盆水龍頭。	Chrome plated brass. 黃銅鍍鉻。	
			Wash basin. 洗手盆。	Vitreous China. 搪瓷。	
			Water closet. 座廁。	Vitreous China. 搪瓷。	
			Towel rack. (Except bathroom of Units A, B, C and F on 2/F, 3/F, 5/F-12/F, 15/F-17/F) 浴巾架。(二樓、三樓、五樓至十二樓及十五樓至十七樓 A、B、C及F單位除外)	Stainless Steel and Brass with Zinc Alloy. 不銹鋼及鋅合金包黃銅。	
			Paper holder. 廁紙架。	Stainless Steel and Brass with Zinc Alloy. 不銹鋼及鋅合金包黃銅。	
	(ii) Type and material of water supply system 供水系統的類型及用料		See "Water supply" below for type and material of water supply system. 供水系統的類型及用料見下文「供水」一欄。		
	(iii) Type and material of bathing facilities (including shower or bath tub, if applicable) 沐浴設施(包括花灑或浴缸(如適用的話))		Shower compartment, if applicable. 淋浴間(如適用的話)。	Clear tempered glass and glass door, with handle made of brass with Zinc Alloy. 強化清玻璃及玻璃門, 配以鋅合金包黃銅拉手。	
			Bathtub and bath mixer, if applicable. 浴缸及水龍頭(如適用的話)。	Cast iron bathtub with chrome plated brass mixer and shower set are fitted. 鑄鐵浴缸、黃銅鍍鉻水龍頭及淋浴套裝。	
			Shower mixer and shower set. 花灑龍頭及花灑套裝。	Chrome plated brass (Plastic shower head). 黃銅鍍鉻(塑膠蓮蓬頭)。	
	(iv) Size of bath tub, if applicable 浴缸大小(如適用的話)		All Bathtub Size (Except Master Bathroom of 18/F Unit A): 1500X700X450mm 所有浴缸大小(十八樓A單位主人浴室除外): 1500X700X450毫米  Bathtub Size (Master Bathroom of 18/F Unit A): 1800X850X460mm 浴缸大小(十八樓A單位主人浴室): 1800X850X460毫米		



### 3. INTERIOR FITTINGS 室內裝置

Item 細項		Description 描述		
c.	Kitchen 廚房		<b>Material 用料</b>	
		(i) Sink unit 洗滌盆	Stainless steel. 不銹鋼。	
		(ii) Water supply system 供水系統	See "Water supply" below for type and material of water supply system. 供水系統的類型及用料見下文「供水」一欄。	
			<b>Material 用料</b>	<b>Finishes 裝修物料</b>
		(iii) Kitchen cabinet 廚櫃	Timber cabinet with timber door panels and glass cabinet door. 木櫃配木門板及玻璃櫃門。	Plastic laminate and reconstituted stone countertop. 膠板面料及人造石檯面。
(iv) Type of all other fittings and equipment 所有其他裝置及設備的類型	Stainless steel plated brass sink mixer (All kitchens, except open kitchen) 不銹鋼黃銅鍍鉻洗滌盆水龍頭。(所有廚房，開放式廚房除外)  Chrome plated sink mixer. (Open kitchen) 鍍鉻洗滌盆水龍頭。(開放式廚房)  Sprinkler head(s) and sounder-base smoke detector are fitted in or near open kitchen for all flats. 所有單位之開放式廚房內或附近安裝消防花灑頭及設有聲響報警基座的煙霧偵測器。			
d.	Bedroom 睡房	Type and material of Fittings (including built - in wardrobe) 裝置(包括嵌入式衣櫃)的類型及用料	<p>Not applicable (Except 12/F Units C and E). 不適用(十二樓C及E單位除外)。</p> <p>12/F Unit C 十二樓C單位</p> <p>Bedroom 1 Glass wardrobe with LED; wooden bed with paint; wooden decoration shelf with stainless steel and paint; wooden desk with paint; wooden floor cabinet with paint; and metal curtain track. 睡房1 玻璃製衣櫃配燈帶；木製床配油漆；木製裝飾層架配不銹鋼及油漆；木製書枱配油漆；木製地櫃配油漆；和金屬窗簾路軌。</p> <p>Bedroom 2 Wooden wardrobe with wired glass, wood veneer, stainless steel and LED; wooden decoration shelf with stainless steel and marble; wooden desk with marble, vinyl and stainless steel; and metal curtain track. 睡房2 木製衣櫃配夾絲玻璃、木皮、不銹鋼及燈帶；木製裝飾層架配不銹鋼及雲石；木製書枱配雲石，人造皮及不銹鋼；和金屬窗簾路軌。</p> <p>Master Bedroom Wooden wardrobe with wired glass, wood veneer, stainless steel and LED; wooden bed with fabric, vinyl and wood base; wooden TV cabinet with wired glass, stainless steel, vinyl and LED and metal curtain track. 主人睡房 木製衣櫃配夾絲玻璃、木皮、不銹鋼及燈帶；木製床配布、人造皮及木腳座；木製電視櫃配夾絲玻璃、不銹鋼、人造皮及燈帶和金屬窗簾路軌。</p>	

### 3. INTERIOR FITTINGS 室內裝置

Item 細項		Description 描述	
d.	Bedroom 睡房	12/F Unit E 十二樓E單位	<p>Bedroom Glass wardrobe with glass and stainless steel; wooden bed with vinyl, wood veneer, paint, stainless steel and LED; wooden desk with wood veneer, vinyl, stainless steel and LED; wooden decoration cabinet with wood veneer, paint and mirror; and metal curtain track.</p> <p>睡房 玻璃製衣櫃配玻璃及不銹鋼；木製床配人造皮、木皮、油漆、不銹鋼及燈帶；木製書枱配木皮、人造皮、不銹鋼及燈帶；木製裝飾櫃配木皮、油漆及鏡；和金屬窗簾路軌。</p> <p>Master Bedroom Wooden wardrobe with wired glass, wood veneer, stainless steel and LED; wooden bed with fabric; wooden decoration shelf with paint and LED; stainless steel wall lamp with imitation marble lampshade; wooden dressing table with wood veneer, vinyl and stainless steel; and metal curtain track.</p> <p>主人睡房 木製衣櫃配夾絲玻璃、木皮、不銹鋼及燈帶；木製床配布；木製裝飾層架配油漆及燈帶；不銹鋼壁燈配仿雲石燈罩；木製梳妝枱配木皮、人造皮及不銹鋼；和金屬窗簾路軌。</p>
e.	Telephone 電話	Location and number of connection points 接駁點的位置及數目	Please refer to "Schedule of Mechanical & Electrical Provisions of Residential Units". 請參閱「住宅單位機電裝置說明表」。
f.	Aerials 天線	Location and number of connection points 接駁點的位置及數目	Please refer to "Schedule of Mechanical & Electrical Provisions of Residential Units". 請參閱「住宅單位機電裝置說明表」。
g.	Electrical installations 電力裝置	(i) Electrical fittings (including safety devices) 供電附件 (包括安全裝置)	<p>Electrical fittings 供電附件</p> <p>Faceplate for all switches and power sockets. 提供電掣及插座之面板。</p> <p>Safety devices 安全裝置</p> <p>Three phase electricity supply distribution board completed with miniature circuit breaker and residual current device. 三相電力配電箱配置微型斷路器及漏電斷路器。</p>
		(ii) Whether conduits are concealed or exposed 導管是隱藏或外露	Conduits are partly concealed and partly exposed ①. 導管是部份隱藏及部份外露 ①。
		(iii) Location and number of power points and air-conditioner points 電插座及空調機接駁點的位置及數目	Please refer to "Schedule of Mechanical & Electrical Provisions of Residential Units". 請參閱「住宅單位機電裝置說明表」。
h.	Gas supply 氣體供應	Type, system and Location 類型、系統及位置	<p>Town gas supply pipes are installed and connected to kitchen and master bathroom for the following flats: Units A, C and F on 2/F to 3/F, 5/F to 12/F, 15/F to 17/F, Units A and B on 18/F 以下單位裝置煤氣管道接駁至廚房及主人浴室：二樓至三樓、五樓至十二樓、十五樓至十七樓的A、C及F單位及十八樓A及B單位</p> <p>Town gas supply pipes are installed and connected to kitchen for the following units: Units B on 2/F to 3/F, 5/F to 12/F, 15/F to 17/F 以下單位裝置煤氣管道接駁至廚房：二樓至三樓、五樓至十二樓、十五樓至十七樓的B單位</p>

### 3. INTERIOR FITTINGS 室內裝置

Item 細項		Description 描述	
i.	Washing machine connection point 洗衣機接駁點	Location 位置	Please refer to "Schedule of Mechanical & Electrical Provisions of Residential Units". 請參閱「住宅單位機電裝置說明表」。
		Design 設計	50mm diameter drain point and 22mm diameter water point are provided . 設有直徑50毫米的洗衣機去水接駁喉位及直徑22毫米的來水接駁喉位。
j.	Water Supply 供水	(i) Material of water pipes 水管的用料	Plastic coated copper pipes are used for cold and hot water supply system. UPVC pipes are used for flushing water system. 冷熱供水系統採用膠層保護之銅喉。沖廁水供水系統採用膠喉管。
		(ii) Whether water pipes are concealed or exposed 水管是隱藏或外露	Water pipes are partly concealed and partly exposed ②. 水管是部份隱藏及部份外露 ②。
		(iii) Whether hot water is available 有否熱水供應	Hot water supply to kitchen, open kitchen, bathroom and lavatory (Please refer to the "appliances schedule" for the type of water heater to be provided). 廚房、開放式廚房、浴室和洗手間設有熱水供應。(提供之熱水器的類型請參閱「設備說明表」)。

Notes:

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

備註：

- ① 除部分隱藏於混凝土內之導管外,其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏。
- ② 除部分隱藏於混凝土內之水管外,其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏。

### 4. MISCELLANEOUS 雜項

Item 細項		Description 描述					
a.	Lifts 升降機	(i)	Brand name and model number 品牌名稱及產品型號	Brand Name 品牌名稱	Fujitec 富士達		
			Model Number 產品型號	ZEXIA			
		(ii)	Number and floors served by them 升降機的數目及到達的樓層	Number of lifts 升降機的數目	2		
			Floors served by the lifts 升降機到達的樓層	B/F, G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 18/F. 地庫、地下、一樓至三樓、五樓至十二樓、十五樓至十八樓。			
b.	Letter box 信箱	Material 用料	Stainless steel. 不銹鋼。				
c.	Refuse collection 垃圾收集	(i)	Means of refuse collection 垃圾收集的方法	Collected by cleaners. 由清潔工人收集垃圾。			
		(ii)	Location of refuse room 垃圾房的位置	Refuse Storage and Material Recovery Chamber is located on G/F. 垃圾及物料回收房設於地下。			
d.	Water meter, electricity meter and gas meter 水錶、電錶及氣體錶		<b>Water meter</b> 水錶	<b>Electricity meter</b> 電錶	<b>Gas meter</b> 氣體錶		
		(i)	Location 位置	Inside water meter cabinet located at the common area on each residential floor. 每層住宅層公共部分之水錶櫃內。	Inside electrical meter duct located at the electrical meter room on each residential floor. 每層住宅層電錶房之電錶槽內。	Kitchen in Units A, B, C and F on 2/F to 3/F, 5/F to 12/F, 15/F to 17/F; Kitchen in Units A and B on 18/F. 二樓至三樓、五樓至十二樓、十五樓至十七樓的A、B、C及F單位廚房；18樓A及B單位廚房	
		(ii)	Whether they are separate or communal meters for residential properties 就住宅單位而言是獨立抑或公用的錶	Separate meter. 獨立錶。	Separate meter. 獨立錶。	Separate meter. 獨立錶。	



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

### 5. SECURITY FACILITIES 保安設施

Security system and equipment (including details of built-in provisions and their locations) 保安系統及設備(包括嵌入式的裝備及其位置的細節及其位置)	Access control and security system 入口通道控制及保安系統	<p>a. Visitor doorphone is installed at the B/F and G/F residential entrance lobby. 地庫及地下住宅入口大堂設有訪客對講機。</p> <p>b. Card reader is provided for B/F and G/F residential entrance lobby, 1/F club house and residential lifts. 地庫及地下住宅入口大堂、一樓會所及住宅升降機裝有讀卡器。</p> <p>c. Video doorphone connecting to domestic entrance lobby on G/F is provided in all residential units. Please refer to the “Appliance Schedule” 各住宅單位均裝設視像對講機並連接至地下住宅入口大堂。請參閱〈設備說明表〉。</p>
	CCTV 閉路電視	<p>CCTVs are installed at B/F and G/F residential entrance lobby, B/F-G/F and 1/F lift lobby and R/F staircase exit and all the residential lifts connecting directly to the caretaker office. 地庫及地下住宅入口大堂、地庫至地下及一樓升降機大堂及天台樓梯出口及所有住宅升降機內均裝有閉路電視，並直接連接管理處。</p>

### 6. APPLIANCES 設備

Please refer to the “Appliances Schedule”.  
請參閱「設備說明表」。

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

### APPLIANCES SCHEDULE 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	2/F to 3/F, 5/F to 12/F, 15/F to 17/F (Except 12/F Units C and E) 二樓至三樓，五樓至十二樓，十五樓至十七樓 (十二樓C及E單位除外)						12/F 十二樓		18/F 十八樓	
				Unit A A 單位	Unit B B 單位	Unit C C 單位	Unit D D 單位	Unit E E 單位	Unit F F 單位	Unit C C 單位	Unit E E 單位	Unit A A 單位	Unit B B 單位
Kitchen/ Open Kitchen 廚房/開放式廚房	Conceal Fridge 嵌入式雪櫃	Miele	KFNS 7734 D	1	1	1	1	1	1	1	1	-	-
	Built-in Fridge 嵌入式雪櫃	SUB-ZERO	ICBCL3650UFDID/S	-	-	-	-	-	-	-	-	1	1
	Washer Dryer 洗衣乾衣機	V-Zug	AdorinaCS (WAKANCS)	1	1	1	1	1	1	1	1	1	1
	Steam Oven 蒸氣爐	Miele	DG 7240 CleanSteel	1	-	1	-	-	-	1	-	1	1
	Combi – Steam Oven 烘焗及蒸氣爐	Miele	DGC 7440 CleanSteel	-	1	-	1	1	1	-	1	-	-
	Oven 烘焗爐	Miele	H 7264 B CleanSteel	1	-	1	-	-	-	1	-	1	1
	Dishwasher 洗碗碟機	Miele	G 5481 SCVi	-	-	-	-	-	-	-	-	1	-
	Gourmet Warming Drawer 保溫抽屜	Miele	ESW 7010 Obsidian Black	-	-	-	-	-	-	-	-	1	-
	Exhaust Hood 抽油煙機	Miele	DA 4298 W “Puristic Plus”	1	-	1	-	-	-	1	-	1	1
	Cooker Hood 抽油煙機	Miele	DAS 2620	-	1	-	1	1	1	-	1	-	-
	Gas Hob 煤氣煮食爐	Miele	CS 1018 G	1	1	1	-	-	1	1	-	1	1
	Gas Hob (2 Zone) 煤氣煮食爐(雙頭)	Miele	CS 1013-1	1	-	1	-	-	-	1	-	1	1
	Induction Hob (2 Zone) 電磁煮食爐(雙頭)	Miele	CS 1212-1i	1	1	1	1	1	1	1	1	1	1
Built - under Wine Cellar 嵌入式恆溫酒櫃	Vinvautz	VZ07SSUG	1	1	1	-	-	-	1	-	-	1	

Notes:

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3. The numbers as shown in the above table denotes “the numbers provided”.
4. 4/F, 13/F and 14/F are omitted.

備註:

1. 上表“-”代表「不提供」。
2. 上表“/”代表「不適用」。
3. 上表之數字代表「提供的數量」。
4. 不設4樓、13樓及14樓。

### APPLIANCES SCHEDULE 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	2/F to 3/F, 5/F to 12/F, 15/F to 17/F (Except 12/F Units C and E) 二樓至三樓，五樓至十二樓，十五樓至十七樓 (十二樓C及E單位除外)						12/F 十二樓		18/F 十八樓		
				Unit A A 單位	Unit B B 單位	Unit C C 單位	Unit D D 單位	Unit E E 單位	Unit F F 單位	Unit C C 單位	Unit E E 單位	Unit A A 單位	Unit B B 單位	
Kitchen/ Open Kitchen 廚房/開放式廚房	Built - under Wine Cellar 嵌入式酒櫃	Miele	KWT 6321 UG	-	-	-	-	-	-	-	-	1	-	
	Coffee Machine 咖啡機	Miele	CVA 7440 CleanSteel	-	-	-	-	-	-	-	-	1	-	
	Air-conditioner Indoor Unit 冷氣機室內機	Daikin 大金	FDXS25CVMA	1	-	1	-	-	1	1	-	-	-	-
			FJDP28CAP	-	1	-	-	-	-	-	-	-	-	1
			FJDP45CAP	-	-	-	-	-	-	-	-	-	1	-
Instantaneous Electrical Water Heater 即熱式電熱水器	Stiebel Eltron 斯寶亞創	DHB-E 27 LCD	-	1	-	1	1	-	-	1	-	-		
Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	1	-	2	-	-	1	1	-	1	2		
Air-conditioner Platform / Plinth 冷氣機平台 / 基座	Air-conditioner Outdoor Unit 冷氣機室外機	Daikin 大金	4MXS115HV2C	1	-	1	-	-	1	1	-	-	-	
			RZQ71LV1	-	-	-	-	1	-	-	1	-	-	
			RJZQ5BAV	-	-	-	1	-	-	-	-	-	1	-
			RJZQ6BAV	-	1	-	-	-	-	-	-	-	-	-
			RJZQ7BAY	-	-	-	-	-	-	-	-	-	2	2
			RXS25EBVMA	-	-	-	-	-	-	1	-	-	-	-
			3MXS80AA	1	-	1	-	-	-	1	1	-	-	-
3MXS68LVMA9	1	-	1	-	1	-	1	1	1	-	-			
Living Room and Dining Room 客廳及飯廳	Air-conditioner Indoor Unit 冷氣機室內機	Daikin 大金	CDXS60FAV2C	2	-	2	-	-	2	2	-	-	-	
			FBQ71EVE	-	-	-	-	1	-	-	1	-	-	
			FJDP71CAP	-	1	-	1	-	-	-	-	4	2	
	Video Doorphone 視象對講機	Urmet	1708 Nexo	1	1	1	1	1	1	1	1	1	1	

Notes:

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備註:

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### APPLIANCES SCHEDULE 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	2/F to 3/F, 5/F to 12/F, 15/F to 17/F (Except 12/F Units C and E) 二樓至三樓，五樓至十二樓，十五樓至十七樓 (十二樓C及E單位除外)						12/F 十二樓		18/F 十八樓		
				Unit A A 單位	Unit B B 單位	Unit C C 單位	Unit D D 單位	Unit E E 單位	Unit F F 單位	Unit C C 單位	Unit E E 單位	Unit A A 單位	Unit B B 單位	
Living Room and Dining Room 客廳及飯廳	Television 電視	Sony 索尼	XR-65A95K (65")	-	-	-	-	-	-	1	-	-	-	
	Television 電視	Sony 索尼	XR-55A80L (55")	-	-	-	-	-	-	-	1	-	-	
	Digital lock 電子門鎖	Samsung 三星	SHPDP609ASVZW	1	1	1	1	1	1	1	1	1	1	
Store 儲物房	Air-conditioner Indoor Unit 冷氣機室內機	Daikin 大金	FTXS20KVMN	1	-	1	/	/	/	1	/	-	-	
			FXAQ25AVM	-	1	-	/	/	/	-	/	1	1	
Master Bedroom 主人睡房	Air-conditioner Indoor Unit 冷氣機室內機	Daikin 大金	FTXS35KVMN	1	-	1	-	1	-	1	1	-	-	
			FTXS50KAVMN	-	-	-	-	-	1	-	-	-	-	
			FXAQ40AVM	-	1	-	1	-	-	-	-	-	-	
			FXAQ63AVM	-	-	-	-	-	-	-	-	-	1	1
	Television 電視	Sony 索尼	XR-48A90K (48")	-	-	-	-	-	-	1	-	-	-	
Bedroom 睡房	Air-conditioner Indoor Unit 冷氣機室內機	Daikin 大金	FXAQ25AVM	/	1	/	1	-	/	/	-	/	/	
			FTXS20KVMN	/	-	/	-	1	/	/	1	/	/	
Bedroom 1 睡房 1			FTXS25KVMN	1	/	1	/	/	1	1	/	-	-	
			FXAQ25AVM	-	/	-	/	/	-	-	/	1	-	
			FXAQ40AVM	-	/	-	/	/	-	-	/	-	1	
Bedroom 2 睡房 2			FTXS25KVMN	1	/	1	/	/	1	1	/	-	-	
			FXAQ25AVM	-	/	-	/	/	-	-	/	1	-	
			FXAQ40AVM	-	/	-	/	/	-	-	/	-	1	
Bedroom 3 睡房 3			FXAQ40AVM	/	/	/	/	/	/	/	/	/	1	/

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### APPLIANCES SCHEDULE 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	2/F to 3/F, 5/F to 12/F, 15/F to 17/F (Except 12/F Units C and E) 二樓至三樓，五樓至十二樓，十五樓至十七樓 (十二樓C及E單位除外)						12/F 十二樓		18/F 十八樓	
				Unit A A 單位	Unit B B 單位	Unit C C 單位	Unit D D 單位	Unit E E 單位	Unit F F 單位	Unit C C 單位	Unit E E 單位	Unit A A 單位	Unit B B 單位
Bathroom 浴室	Thermo Ventilator 浴室寶	Panasonic 樂聲牌	FV-40BE3H2	1	1	1	1	1	1	1	1	-	-
	Exhaust Fan 抽氣扇	Ostberg	LPK125A1	-	1	-	1	-	-	-	-	-	-
	Bluetooth soundbar 藍芽喇叭	KEF	Ci130ER	-	-	-	1	1	-	-	-	-	-
Bathroom1 浴室 1	Thermo Ventilator 浴室寶	Panasonic 樂聲牌	FV-40BE3H2	/	/	/	/	/	/	/	/	1	1
	Exhaust Fan 抽氣扇	Ostberg	LPK125A1	/	/	/	/	/	/	/	/	1	1
Bathroom 2 浴室 2	Thermo Ventilator 浴室寶	Panasonic 樂聲牌	FV-40BE3H2	/	/	/	/	/	/	/	/	1	1
	Exhaust Fan 抽氣扇	Ostberg	LPK125A1	/	/	/	/	/	/	/	/	1	1
Master Bathroom 主人浴室	Thermo Ventilator 浴室寶	Panasonic 樂聲牌	FV-40BE3H2	1	1	1	/	/	1	1	/	1	1
	Exhaust Fan 抽氣扇	Ostberg	LPK125A1	-	1	-	/	/	-	-	/	-	-
	Instantaneous Electrical Water Heater 即熱式電熱水器	Stiebel Eltron 斯寶亞創	DHB-E 27 LCD	-	1	-	/	/	-	-	/	-	-
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	1	-	-	/	/	1	1	/	1	1
	Bluetooth soundbar 藍芽喇叭	KEF	Ci130ER	1	1	1	/	/	1	1	/	1	1
Lavatory 洗手間	Exhaust Fan 抽氣扇	Gelec	BPT12-34J55	1	/	1	/	/	/	1	/	1	1

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**SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表**

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	2/F to 3/F, 5/F to 12/F, 15/F to 17/F (Except 12/F Units C and E) 二樓至三樓，五樓至十二樓，十五樓至十七樓 (十二樓C及E單位除外)						12/F 十二樓		18/F 十八樓	
			A	B	C	D	E	F	C	E	A	B
Main Entrance 大門入口	Door Bell Push Button 門鐘掣		1	1	1	1	1	1	1	1	1	1
Open Kitchen 開放式廚房	13A Switched Twin Socket Outlet 13A 雙位插座連開關掣		/	/	/	1	1	/	/	1	/	/
		Door Bell 門鐘	/	/	/	-	-	/	/	-	/	/
	Lighting Point 燈位		/	/	/	2	2	/	/	2	/	/
		Fused Spur Unit for Cabinet Lighting 櫃燈接線座	/	/	/	1	1	/	/	1	/	/
	Sprinkler Head 消防花灑頭		/	/	/	1	1	/	/	1	/	/
		Sprinkler Head 消防花灑頭	/	/	/	1	1	/	/	1	/	/
		Single socket outlet for Refrigerator 單位插座供雪櫃	/	/	/	1	1	/	/	1	/	/
		Single socket outlet for Washer Dryer 單位插座供洗衣乾衣機	/	/	/	1	1	/	/	1	/	/
		Single socket outlet for Wine Cellar 單位插座供紅酒櫃	/	/	/	-	-	/	/	-	/	/
		Power connection point for Steam Oven 蒸焗爐電接駁點	/	/	/	1	1	/	/	1	/	/
		Fused Spur Unit for Cooker Hood 抽油煙機接線座	/	/	/	1	1	/	/	1	/	/
		Power connection point for Induction Hob 電磁爐電接駁點	/	/	/	1	1	/	/	1	/	/
	40A TPN Isolator Switch for Electric Water Heater 40A 電熱水爐三極隔離開關掣	/	/	/	1	1	/	/	1	/	/	
	Miniature Circuit Breaker Distribution Board 微型斷路器配電箱	/	/	/	1	1	/	/	1	/	/	

Notes:

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

備註：

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### SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	2/F to 3/F, 5/F to 12/F, 15/F to 17/F (Except 12/F Units C and E) 二樓至三樓，五樓至十二樓，十五樓至十七樓 (十二樓C及E單位除外)						12/F 十二樓		18/F 十八樓	
			A	B	C	D	E	F	C	E	A	B
Kitchen 廚房	13A Switched Single Socket Outlet 13A 單位插座連開關掣		1	-	1	/	/	-	1	/	2	2
	13A Switched Twin Socket Outlet 13A 雙位插座連開關掣		1	1	1	/	/	1	1	/	1	1
		Door Bell 門鐘	1	1	1	/	/	1	1	/	1	1
	Lighting Point 燈位		4	2	3	/	/	3	3	/	4	3
		Fused Spur Unit for Cabinet Lighting 櫃燈接線座	1	1	1	/	/	1	1	/	1	1
		Single socket outlet for Refrigerator 單位電插座供雪櫃	1	1	1	/	/	1	1	/	1	1
		Single socket outlet for Washer Dryer 單位電插座供洗衣乾衣機	1	1	1	/	/	1	1	/	-	-
		Single socket outlet for Wine Cellar 單位插座供紅酒櫃	1	1	1	/	/	-	1	/	1	-
		Power connection point for Steam Oven 蒸焗爐電接駁點	1	1	1	/	/	1	1	/	1	1
		Power connection point for Oven 焗爐電接駁點	1	-	1	/	/	-	1	/	1	1
		Fused Spur Unit for Cooker Hood 抽油煙機接線座	1	1	1	/	/	1	1	/	1	1
		Power connection point for Induction Hob 電磁爐電接駁點	1	1	1	/	/	1	1	/	1	1
		40A TPN Isolator Switch for Electric Water Heater 40A 電熱水爐三極隔離開關掣	-	1	-	/	/	-	-	/	-	-
	Miniature Circuit Breaker Distribution Board 微型斷路器配電箱	-	-	-	/	/	1	-	/	-	-	

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### SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	2/F to 3/F, 5/F to 12/F, 15/F to 17/F (Except 12/F Units C and E) 二樓至三樓，五樓至十二樓，十五樓至十七樓 (十二樓C及E單位除外)						12/F 十二樓		18/F 十八樓	
			A	B	C	D	E	F	C	E	A	B
Living Room and Dining Room 客廳及飯廳		Door Bell 門鐘	-	-	-	1	1	-	-	1	-	1
		Video Doorphone 視像對講機	1	1	1	1	1	1	1	1	1	1
		TV / FM Connection Point 電視 / 收音機天線接駁點	2	2	2	2	2	2	2	2	2	2
		Telephone Connection Point 電話接駁點	2	2	2	2	2	2	2	2	2	2
		13A Switched Single Socket Outlet 13A 單位插座連開關掣	2	1	2	1	1	2	2	1	1	1
		13A Switched Twin Socket Outlet 13A 雙位插座連開關掣	2	2	2	2	2	2	2	2	3	3
		Lighting Switch 燈掣	5	5	5	4	5	5	5	5	8	5
		Lighting Point 燈位	6	6	6	3	4	5	6	4	13	6
		Switch for Electric Water Heater 電熱水爐開關掣	-	-	-	1	-	-	-	-	-	-
		Switch for Thermo Ventilator 浴室寶開關掣	-	1	-	1	1	-	-	1	1	1
		Switch for exhaust fan 抽氣扇開關掣	-	1	-	1	-	-	-	-	1	1
	Smoke Detector With Sounder Base 煙霧探測器連警報底座	-	-	-	1	1	-	-	1	-	-	

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## SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	2/F to 3/F, 5/F to 12/F, 15/F to 17/F (Except 12/F Units C and E) 二樓至三樓，五樓至十二樓，十五樓至十七樓 (十二樓C及E單位除外)						12/F 十二樓		18/F 十八樓	
			A	B	C	D	E	F	C	E	A	B
Master Bedroom 主人睡房	TV / FM Connection Point 電視 / 收音機天線接駁點		2	2	2	2	2	2	2	2	2	2
	Telephone Connection Point 電話接駁點		2	2	2	2	2	2	2	2	2	2
	13A Switched Single Socket Outlet 13A 單位插座連開關掣		1	1	1	1	1	1	1	1	3	3
	13A Switched Twin Socket Outlet 13A 雙位插座連開關掣		2	2	2	2	2	2	2	2	2	2
	Lighting Switch 燈掣		3	3	3	2	2	3	3	2	3	3
	Lighting Point 燈位		1	2	1	2	2	2	1	2	2	3
	Fused Spur Unit for Air Conditioner Indoor Unit 空調室內機接線座		1	1	1	1	1	1	1	1	1	1
	Switch for exhaust fan 抽氣扇開關掣		-	1	-	-	-	-	-	-	-	-
Bedroom 睡房	TV / FM Connection Point 電視 / 收音機天線接駁點		/	1	/	1	1	/	/	1	/	/
	Telephone Connection Point 電話接駁點		/	1	/	-	1	/	/	1	/	/
	13A Switched Single Socket Outlet 13A 單位插座連開關掣		/	1	/	1	1	/	/	1	/	/
	13A Switched Twin Socket Outlet 13A 雙位插座連開關掣		/	1	/	1	1	/	/	1	/	/
	Lighting Switch 燈掣		/	1	/	1	1	/	/	1	/	/
	Lighting Point 燈位		/	1	/	1	1	/	/	1	/	/
	Fused Spur Unit for Air Conditioner Indoor Unit 空調室內機接線座		/	1	/	1	1	/	/	1	/	/

Notes:

1. The symbol "-" as shown in the above table denotes "Not Provided".
2. The symbol "/" as shown in the above table denotes "Not Applicable".
3. The numbers as shown in the above table denotes "the numbers provided".
4. 4/F, 13/F and 14/F are omitted.

備註：

1. 上表 "-" 代表「不提供」。
2. 上表 "/" 代表「不適用」。
3. 上表之數字代表「提供的數量」。
4. 不設4樓、13樓及14樓。

### SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	2/F to 3/F, 5/F to 12/F, 15/F to 17/F (Except 12/F Units C and E) 二樓至三樓，五樓至十二樓，十五樓至十七樓 (十二樓C及E單位除外)						12/F 十二樓		18/F 十八樓	
			A	B	C	D	E	F	C	E	A	B
Bedroom 1 睡房 1	TV / FM Connection Point 電視 / 收音機天線接駁點		1	/	1	/	/	1	1	/	1	2
	Telephone Connection Point 電話接駁點		1	/	1	/	/	1	1	/	1	2
	13A Switched Single Socket Outlet 13A 單位插座連開關掣		-	/	-	/	/	1	-	/	-	2
	13A Switched Twin Socket Outlet 13A 雙位插座連開關掣		2	/	2	/	/	1	2	/	2	2
	Lighting Switch 燈掣		1	/	1	/	/	1	1	/	1	3
	Lighting Point 燈位		1	/	1	/	/	1	1	/	1	1
	Fused Spur Unit for Air Conditioner Indoor Unit 空調室內機接線座		1	/	1	/	/	1	1	/	1	1
	Switch for exhaust fan 抽氣扇開關掣		-	/	-	/	/	-	-	/	-	1
Bedroom 2 睡房 2	TV / FM Connection Point 電視 / 收音機天線接駁點		1	/	1	/	/	1	1	/	1	1
	Telephone Connection Point 電話接駁點		1	/	1	/	/	1	1	/	1	1
	13A Switched Single Socket Outlet 13A 單位插座連開關掣		-	/	1	/	/	1	1	/	1	1
	13A Switched Twin Socket Outlet 13A 雙位插座連開關掣		2	/	1	/	/	1	1	/	1	1
	Lighting Switch 燈掣		1	/	1	/	/	1	1	/	1	1
	Lighting Point 燈位		1	/	1	/	/	1	1	/	1	1
	Fused Spur Unit for Air Conditioner Indoor Unit 空調室內機接線座		1	/	1	/	/	1	1	/	1	1
	Switch for exhaust fan 抽氣扇開關掣		-	/	-	/	/	-	-	/	1	-

Notes:

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2. The symbol "/" as shown in the above table denotes "Not Applicable".
3. The numbers as shown in the above table denotes "the numbers provided".
4. 4/F, 13/F and 14/F are omitted.

備註:

1. 上表 "-" 代表「不提供」。
2. 上表 "/" 代表「不適用」。
3. 上表之數字代表「提供的數量」。
4. 不設4樓、13樓及14樓。

## SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	2/F to 3/F, 5/F to 12/F, 15/F to 17/F (Except 12/F Units C and E) 二樓至三樓，五樓至十二樓，十五樓至十七樓 (十二樓C及E單位除外)						12/F 十二樓		18/F 十八樓	
			A	B	C	D	E	F	C	E	A	B
Bedroom 3 睡房 3	TV / FM Connection Point 電視 / 收音機天線接駁點		/	/	/	/	/	/	/	/	1	/
	Telephone Connection Point 電話接駁點		/	/	/	/	/	/	/	/	1	/
	13A Switched Single Socket Outlet 13A 單位插座連開關掣		/	/	/	/	/	/	/	/	1	/
	13A Switched Twin Socket Outlet 13A 雙位插座連開關掣		/	/	/	/	/	/	/	/	1	/
	Lighting Switch 燈掣		/	/	/	/	/	/	/	/	3	/
	Lighting Point 燈位		/	/	/	/	/	/	/	/	2	/
	Fused Spur Unit for Air Conditioner Indoor Unit 空調室內機接線座		/	/	/	/	/	/	/	/	1	/
Master Bathroom 主人浴室	13A Single Socket Outlet 13A 單位插座		1	1	1	/	/	1	1	/	1	1
	Lighting Point 燈位		3	3	3	/	/	3	3	/	6	5
		Fuse Spur Unit for Cabinet Lighting 櫃燈接線座	1	1	1	/	/	1	1	/	-	1
		Gas Water Heater Control Panel 煤氣熱水爐溫度控制器	1	-	1	/	/	1	-	/	1	1
		40A TPN Isolator Switch for Electric Water Heater 40A 電熱水爐三極隔離開關掣	-	1	-	/	/	-	-	/	-	-
		Fused Spur Unit for Thermo Ventilator 浴室寶接線座	1	1	1	/	/	1	1	/	1	1
		Fused Spur Unit for Exhaust Fan 抽氣扇接線座	-	1	-	/	/	-	-	/	-	-

Notes:

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3. The numbers as shown in the above table denotes "the numbers provided".
4. 4/F, 13/F and 14/F are omitted.

備註：

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3. 上表之數字代表「提供的數量」。
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### SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	2/F to 3/F, 5/F to 12/F, 15/F to 17/F (Except 12/F Units C and E) 二樓至三樓，五樓至十二樓，十五樓至十七樓 (十二樓C及E單位除外)						12/F 十二樓		18/F 十八樓		
			A	B	C	D	E	F	C	E	A	B	
Bathroom 浴室	13A Single Socket Outlet 13A單位插座		1	1	1	1	1	1	1	1	/	/	
	Lighting Point 燈位		3	3	3	3	3	3	3	3	/	/	
	Gas Water Heater Control Panel 煤氣熱水爐溫度控制器		1	-	1	-	-	1	-	-	/	/	
		Fuse Spur Unit for Cabinet Lighting 櫃燈接線座		1	1	1	1	1	1	1	1	/	/
		Fused Spur Unit for Thermo Ventilator 浴室竇接線座		1	1	1	1	1	1	1	1	/	/
		Fused Spur Unit for Exhaust Fan 抽氣扇接線座		-	1	-	1	-	-	-	-	/	/
Bathroom 1 浴室 1	13A Single Socket Outlet 13A單位插座		/	/	/	/	/	/	/	/	1	1	
	Lighting Point 燈位		/	/	/	/	/	/	/	/	3	3	
	Gas Water Heater Control Panel 煤氣熱水爐溫度控制器		/	/	/	/	/	/	/	/	1	1	
		Fused Spur Unit for Cabinet Lighting 櫃燈接線座		/	/	/	/	/	/	/	1	1	
		Fused Spur Unit for Thermo Ventilator 浴室竇接線座		/	/	/	/	/	/	/	1	1	
		Fused Spur Unit for Exhaust Fan 抽氣扇接線座		/	/	/	/	/	/	/	1	1	

Notes:

1. The symbol "-" as shown in the above table denotes "Not Provided".
2. The symbol "/" as shown in the above table denotes "Not Applicable".
3. The numbers as shown in the above table denotes "the numbers provided".
4. 4/F, 13/F and 14/F are omitted.

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## SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	2/F to 3/F, 5/F to 12/F, 15/F to 17/F (Except 12/F Units C and E) 二樓至三樓，五樓至十二樓，十五樓至十七樓 (十二樓C及E單位除外)						12/F 十二樓		18/F 十八樓	
			A	B	C	D	E	F	C	E	A	B
Bathroom 2 浴室 2	13A Single Socket Outlet 13A單位插座		/	/	/	/	/	/	/	/	1	1
	Lighting Point 燈位		/	/	/	/	/	/	/	/	3	3
	Gas Water Heater Control Panel 煤氣熱水爐溫度控制器		/	/	/	/	/	/	/	/	1	1
		Fuse Spur Unit for Cabinet Lighting 櫃燈接線座	/	/	/	/	/	/	/	/	1	1
		Fused Spur Unit for Thermo Ventilator 浴室寶接線座	/	/	/	/	/	/	/	/	1	1
		Fused Spur Unit for Exhaust Fan 抽氣扇接線座	/	/	/	/	/	/	/	/	1	1
Store Room 儲物房	13A Switched Single Socket Outlet 13A單位插座連開關掣		1	1	1	/	/	/	1	/	1	1
	Switch for Exhaust Fan 抽氣扇開關掣		1	-	1	/	/	/	1	/	1	1
	Fused Spur Unit for Air Conditioner Indoor Unit 空調室內機接線座		1	1	1	/	/	/	1	/	1	1
	Lighting Switch 燈掣		1	1	1	/	/	/	1	/	1	1
	Lighting Point 燈位		1	1	1	/	/	/	1	/	1	1
	Miniature Circuit Breaker Distribution Board 微型斷路器配電箱		1	1	1	/	/	/	1	/	1	1
Lavatory 洗手間	Lighting Point 燈位		1	/	1	/	/	/	1	/	1	1
		Fused Spur Unit for Exhaust Fan 抽氣扇接線座	1	/	1	/	/	/	1	/	1	1

Notes:

1. The symbol "-" as shown in the above table denotes "Not Provided".
2. The symbol "/" as shown in the above table denotes "Not Applicable".
3. The numbers as shown in the above table denotes "the numbers provided".
4. 4/F, 13/F and 14/F are omitted.

備註：

1. 上表 "-" 代表「不提供」。
2. 上表 "/" 代表「不適用」。
3. 上表之數字代表「提供的數量」。
4. 不設4樓、13樓及14樓。

### SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	2/F to 3/F, 5/F to 12/F, 15/F to 17/F (Except 12/F Units C and E) 二樓至三樓，五樓至十二樓，十五樓至十七樓 (十二樓C及E單位除外)						12/F 十二樓		18/F 十八樓		
			A	B	C	D	E	F	C	E	A	B	
Balcony 露台	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	2	2
Utility Platform 工作平台	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	-	-
Flat Roof 平台	Waterproof Type Lighting Switch 防水燈掣		/	/	/	/	/	/	/	/	/	-*	1
	Lighting Point 燈位		/	/	/	/	/	/	/	/	/	9*	
Staircase to Private Roof 私人天台樓梯	Lighting Point 燈位		/	/	/	/	/	/	/	/	/	14	11
Private Roof 私人天台	13A Waterproof Type Single Socket Outlet 13A 單位防水插座		/	/	/	/	/	/	/	/	/	1	1
	Waterproof Type Lighting Switch 防水燈掣		/	/	/	/	/	/	/	/	/	-	-
	Lighting Point 燈位		/	/	/	/	/	/	/	/	/	27	20
A/C Platform / Plinth 冷氣機平台 / 基座	20A Double Pole Isolator Switch for A/C Outdoor Unit 20A 空調室外機雙極隔離開關掣		3	-	3	-	1	3	3	1	-	-	-
	32A Double Pole Isolator Switch for A/C Outdoor Unit 32A 空調室外機雙極隔離開關掣		-	1	-	1	1	-	-	1	3	2	2

#### Notes:

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2. The symbol "/" as shown in the above table denotes "Not Applicable".
3. The numbers as shown in the above table denotes "the numbers provided".
4. 4/F, 13/F and 14/F are omitted.
5. \* applicable to flat roof adjacent to Living Room and Dining Room.
6. # applicable to flat roof adjacent to Bedroom 3.

#### 備註：

1. 上表 "-" 代表「不提供」。
2. 上表 "/" 代表「不適用」。
3. 上表之數字代表「提供的數量」。
4. 不設4樓、13樓及14樓。
5. \* 適用於鄰近客廳及飯廳的平台。
6. # 適用於鄰近睡房 3 的平台。

## 24 SERVICE AGREEMENTS 服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

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

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

煤氣由香港中華煤氣有限公司供應。

## 25 GOVERNMENT RENT 地稅

The Vendor is liable for the Government rent of 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).

賣方有法律責任繳付住宅物業的地稅直至並包括該住宅物業買賣完成日(即該物業轉讓契日期)為止。

## 26 MISCELLANEOUS PAYMENTS BY PURCHASER 買方的雜項付款

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

### Notes:

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 that has been executed, and where the owner has paid that debris removal fee, the purchaser shall reimburse the owner for the same.

1. 在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金。
2. 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，買方須根據已簽立的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。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 the specified residential property, remedy any defects to the residential property, or the fittings, finishes or appliances incorporated into the residential property as set out in the agreement for sale and purchase, caused otherwise than by the act or neglect of the purchaser.

凡住宅物業或於買賣合約列出裝設於住宅物業內的裝置、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指明住宅物業之買賣成交日期後的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 application to the Government for a modification of the Land Grant for the Development is underway.

本發展項目現時並沒有向政府提出申請修訂批地文件。

### 1. Gondola

Gondola system may operate and park in the airspace above the flat roof or roof, or outside the curtain walls or windows. Prospective purchasers should note the impact of the parking or operation of the gondola systems on individual units.

### 2. Outdoor A/C units for each residential unit

The outdoor A/C units for each residential unit are placed on designated platform(s) or plinth(s). Prospective purchasers should note the impact of the operation of the outdoor A/C units on individual units. Please refer to "Floor Plans of Residential Properties in The Development" section of this Sales Brochure for identification of the outdoor A/C units approximate locations.

### 3. Architecture features at external wall

Prospective purchasers should note the impact (if any) of the architecture features at external wall.

### 4. Floodlight at outdoor swimming pool and/or other lightings at clubhouse outdoor areas

Floodlights and/or other lightings has been installed for lighting of outdoor swimming pool and clubhouse outdoor areas in the evening. Please refer to "Layout Plan of the Development" section of this Sales Brochure on page 20 for identification of the swimming pool and clubhouse outdoor areas approximate locations. Prospective purchasers should note the impact (if any) of the illumination of the floodlights and / or other lightings on individual units.

### 5. Emergency generator sets

The emergency generator set may operate adjacent to the flat roof or roof. Prospective purchasers should note the impact of the operation of the emergency generator set on individual units.

### 1. 吊船

吊船系統可能會在屬於指明住宅物業一部份之平台或天台上空，或幕牆或窗戶外操作或停泊。準買家請注意吊船系統停泊或操作時對個別單位造成之影響。

### 2. 住宅單位室外冷氣機

住宅單位室外冷氣機放置在指定的室外冷氣機平台或基座上。準買家請注意該等室外冷氣機操作時對個別單位造成之影響。請參閱本售樓說明書的「發展項目的住宅物業的樓面平面圖」一節，以識別室外冷氣機大約位置。

### 3. 外牆裝飾

準買家請注意外牆裝飾對個別單位造成影響(如有)。

### 4. 室外泳池泛光燈及/或會所外其他照明燈

泛光燈及/或其他照明燈已安裝以供室外游泳池及會所晚間照明使用。請參閱本售樓說明書第20頁的「發展項目的布局圖」一節，以識別泳池及會所大約位置。請準買家注意上述設施對個別單位造成影響(如有)。

### 5. 緊急發電機

緊急發電機可能會在指明住宅物業一部份平台或天台之毗鄰運作。準買家請注意緊急發電機對個別單位造成之影響。

# 31 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

## 申請建築物總樓面面積寬免的資料

### Breakdown of GFA Concessions Obtained for All Features

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

### 獲寬免總樓面面積的設施分項

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

		Area (m <sup>2</sup> ) 面積 (平方米)
<b>Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積</b>		
1(#)	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方(公共交通總站除外)	1230.991
2	<b>Plant rooms and similar services 機房及相類設施</b>	
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. 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	99.062
2.2(#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	407.802
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、送風櫃房等	N/A 不適用
<b>Green Features under Joint Practice Notes 1 and 2 根據《聯合作業備考》第1及第2號提供的環保設施</b>		
3.	Balcony 露台	91.746
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	N/A 不適用
5.	Communal sky garden 公用空中花園	N/A 不適用
6.	Acoustic fin 隔聲鰭	N/A 不適用
7.	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	N/A 不適用
8.	Non-structural prefabricated external wall 非結構預製外牆	N/A 不適用
9.	Utility platform 工作平台	60.000
10.	Noise barrier 隔音屏障	N/A 不適用
<b>Amenity Features 適意設施</b>		
11.	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office 管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處	21.984
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities 住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	267.687
13.	Covered landscaped and play area 有蓋園景區及遊樂場地	111.887
14.	Horizontal screen/covered walkway and trellis 橫向屏障/有蓋人行道及花棚	N/A 不適用
15.	Larger lift shaft 擴大升降機槽	27.156
16.	Chimney shaft 煙囪管道	N/A 不適用
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	N/A 不適用
18.(#)	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽及氣槽	31.766
19.	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽及氣槽	N/A 不適用
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	N/A 不適用

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

		Area (m <sup>2</sup> ) 面積 (平方米)
21.	Void in duplex domestic flat and house 複式住宅單位及洋房的中空空間	N/A 不適用
22.	Sunshade and reflector 遮陽篷及反光罩	N/A 不適用
23.(#)	Minor projection such as A/C box, A/C platform, window cill and projecting window 小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	N/A 不適用
24.	Other projection such as A/C box and platform not covered in paragraph 3(b) and (c) of PNAP APP-19 《作業備考》APP-19第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台	N/A 不適用
<b>Other Exempted Items 其他項目</b>		
25.(#)	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	N/A 不適用
26.	Covered area under large projecting/overhanging feature 大型伸出/外懸設施下的有蓋地方	N/A 不適用
27.	Public transport terminus 公共交通總站	N/A 不適用
28.(#)	Party structure and common staircase 共用構築物及公用樓梯	N/A 不適用
29.	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	130.703
30.	Public passage 公眾通道	N/A 不適用
31.	Covered set back area 有蓋的後移部分	N/A 不適用
<b>Bonus GFA 額外總樓面面積</b>		
32.	Bonus GFA 額外總樓面面積	N/A 不適用
<b>Additional Green Features under Joint Practice Note (No. 8) 根據聯合作業備考(第8號)提供的額外環保設施</b>		
33.	Buildings adopting Modular Integrated Construction 採用「組裝合成」建築法的樓宇	N/A 不適用

Notes:

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

備註：

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

## The Environmental Assessment of the Building 有關建築物的環境評估

### Green Building Certification

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

Provisional  
UNCLASSIFIED



Application no.: PAU0098/24

### 綠色建築認證

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

暫定評級  
不予評級



申請編號: PAU0098/24



# 31 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

## 申請建築物總樓面面積寬免的資料

### Estimated energy performance or consumption for the common parts of the Development 發展項目的公用部份的預計能量表現或消耗

Latest information on the estimated energy performance or consumption for the common parts of the development as submitted to the Building Authority prior to the printing of the sales brochures:  
於印製售樓說明書前呈交予建築務監督發展項目的公用部份的預計能量表現或消耗的最近期資料：

Part I 第I部分	
Provision of Central Air Conditioning 提供中央空調	NO 否
Provision of Energy Efficient Features 提供具能源效益的設施	Yes 是
Energy Efficient Features proposed: 擬安裝的具能源效益的設施	1. High Efficiency Air Conditioner 高效能空調機 2. High Efficient Lighting System 高效能照明系統

Part II : The predicted annual energy use of the proposed building / part of building <sup>(Note 1)</sup> 第II部分：擬興建樓宇/部分樓宇預計每年能源消耗量 <sup>(附註1)</sup> ：					
Location 位置	Internal Floor Area Served (m <sup>2</sup> ) 使用有關裝置的內部樓面面積(平方米)	Annual Energy Use of Baseline Building <sup>(Note 2)</sup> 基線樓宇每年能源消耗量 <sup>(附註2)</sup>		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		Electricity kWh/ m <sup>2</sup> /annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit/ m <sup>2</sup> /annum 煤氣/石油氣 用量單位/平方米/年	Electricity kWh/ m <sup>2</sup> /annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit/ m <sup>2</sup> /annum 煤氣/石油氣 用量單位/平方米/年
Central building services installation <sup>(Note 3)</sup> 中央屋宇裝備裝置 <sup>(附註3)</sup>	2938.489	130	0.0	117.28	0.0

# 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

Part III: The following installation(s) are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)  
 第III部分：以下裝置乃按機電工程署公布的相關實務守則設計

Type of Installations 裝置類型	YES 是	NO 否	Not Applicable 不適用
Lighting Installations 照明裝置	✓		
Air Conditioning Installations 空調裝置	✓		
Electrical Installations 電力裝置	✓		
Lift & Escalator Installations 升降機及自動梯的裝置	✓		
Performance-based Approach 以總能源為本的方法			✓

### Notes:

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

### 附註:

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

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

The address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (first-hand sales) Ordinance:

**[www.oneprinceton.hk](http://www.oneprinceton.hk)**

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

**[www.oneprinceton.hk](http://www.oneprinceton.hk)**

## 33 POSSIBLE FUTURE CHANGE 日後可能出現的改變

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

發展項目及其周邊地區日後可能出現改變。

# 34 THE DATE ON WHICH THIS SALES BROCHURE IS PRINTED 本售樓說明書的印製日期

Date of printing of this sales brochure: 19 August 2024

本售樓說明書印製日期：2024年8月19日





