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# One Wood Road

SALES BROCHURE

售樓說明書

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1 Wood Road, Hong Kong

香港活道 1 號

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## NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

### 一手住宅物業買家須知

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

#### **For all first-hand residential properties**

#### **1. Important information**

- Make reference to the materials available on the Sales of First-hand Residential Properties Electronic Platform (SRPE) ([www.srpe.gov.hk](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.

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。
- 如您擬選用由賣方指定的財務機構提供的各類按揭貸款計劃，在簽訂臨時買賣合約前，應先細閱有關價單內列出的按揭貸款計劃資料<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。

## NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

### 一手住宅物業買家須知

#### 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.

#### 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及內部的尺寸，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。



## NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

### 一手住宅物業買家須知

#### 6. Government land grant and deed of mutual covenant (DMC)

- Read the Government land grant and the DMC (or the draft DMC). Information such as ownership of the rooftop and external walls can be found in the DMC. The vendor will provide copies of the Government land grant and the DMC (or the draft DMC) at the place where the sale is to take place for free inspection by prospective purchasers.
- Check the Government land grant on whether individual owners are liable to pay Government rent.
- Check the DMC on whether animals can be kept in the residential property.

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

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

#### 8. Register of Transactions

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

#### 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。

## NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

### 一手住宅物業買家須知

#### 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).

#### 9. 買賣合約

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

#### 10. 表達購樓意向

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

## NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

### 一手住宅物業買家須知

#### 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.

#### 11. 委託地產代理

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

## NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

### 一手住宅物業買家須知

#### 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.

#### 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。

## NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

### 一手住宅物業買家須知

#### 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 : <a href="http://www.srpa.gov.hk">www.srpa.gov.hk</a>
Telephone : 2817 3313
Email : <a href="mailto:enquiry_srpa@hd.gov.hk">enquiry_srpa@hd.gov.hk</a>
Fax : 2219 2220

Other useful contacts:

<b>Consumer Council</b>
Website : <a href="http://www.consumer.org.hk">www.consumer.org.hk</a>
Telephone : 2929 2222
Email : <a href="mailto:cc@consumer.org.hk">cc@consumer.org.hk</a>
Fax : 2856 3611

<b>Estate Agents Authority</b>
Website : <a href="http://www.eaa.org.hk">www.eaa.org.hk</a>
Telephone : 2111 2777
Email : <a href="mailto:enquiry@eaa.org.hk">enquiry@eaa.org.hk</a>
Fax : 2598 9596

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

Sales of First-hand Residential Properties Authority  
March 2023

#### 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 : <a href="http://www.srpa.gov.hk">www.srpa.gov.hk</a>
電話 : 2817 3313
電郵 : <a href="mailto:enquiry_srpa@hd.gov.hk">enquiry_srpa@hd.gov.hk</a>
傳真 : 2219 2220

其他相關聯絡資料：

<b>消費者委員會</b>
網址 : <a href="http://www.consumer.org.hk">www.consumer.org.hk</a>
電話 : 2929 2222
電郵 : <a href="mailto:cc@consumer.org.hk">cc@consumer.org.hk</a>
傳真 : 2856 3611

<b>地產代理監管局</b>
網址 : <a href="http://www.eaa.org.hk">www.eaa.org.hk</a>
電話 : 2111 2777
電郵 : <a href="mailto:enquiry@eaa.org.hk">enquiry@eaa.org.hk</a>
傳真 : 2598 9596

<b>香港地產建設商會</b>
電話 : 2826 0111
傳真 : 2845 2521

一手住宅物業銷售監管局  
2023年3月

## NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

### 一手住宅物業買家須知

<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.

<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.

<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。

<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。



# **1 INFORMATION ON THE DEVELOPMENT**

## **發展項目的資料**

### **Name of the Development**

One Wood Road

### **發展項目名稱**

One Wood Road

### **Name of the street and the street number**

1 Wood Road

### **街道名稱及門牌號數**

活道1號

### **Total number of storeys**

26 storeys

The above number of storeys does not include Transfer Plate, Roof, Level at 106.300, Level at 109.300 and Upper Roof.

### **樓層總數**

26層

上述樓層數目不包括轉換層、天台、水平106.300、水平109.300及上層天台

### **Floor numbering as provided in the approved building plans for the Development**

G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-29/F and R/F

### **發展項目的經批准的建築圖則所規定的樓層號數**

地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至29樓及天台

### **Omitted floor numbers in the multi-unit building in which the floor numbering is not in consecutive number**

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

### **該幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數**

不設4樓、13樓、14樓及24樓

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

No refuge floor is provided.

### **該幢多單位建築物內的庇護層 (如有的話)**

不設庇護層

## **2 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**

Wood One Keeprich Limited

### **Holding Company of the Vendor**

Vantage International (Holdings) Limited

Profit Chain Investments Limited

### **Authorized Person for the Development**

Mr. Leung Heung Kwan, Ellis

### **The Firm or Corporation of which an Authorized Person for the Development is a proprietor, director or employee in his or her professional capacity**

Andrew Lee King Fun & Associates Architects Limited

### **Building Contractor for the Development**

Square Construction Company Limited

### **Solicitors for Vendor**

Chan, Lau & Wai Solicitors

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

Not Applicable

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

Sureguard Limited

### **賣方**

Wood One Keeprich Limited

### **賣方的控權公司**

盈信控股有限公司

Profit Chain Investments Limited

### **發展項目的認可人士**

梁向軍先生

### **認可人士以其專業身份擔任經營人、董事或僱員的商號或法團**

李景勳、雷煥庭建築師有限公司

### **發展項目的承建商**

新生建築有限公司

### **賣方代表律師**

陳劉韋律師行

### **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**

不適用

### **已為發展項目的建造提供貸款的任何其他人**

巧毅有限公司

### 3 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
(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。	Not Applicable 不適用

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

(p)	The vendor or a building contractor for the development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor. 賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書。	No 否
(q)	The vendor or a building contractor for the development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor. 賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員。	Not Applicable 不適用
(r)	The vendor or a building contractor for the development is a corporation, and the corporation of which an authorized person for the development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor. 賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。	No 否
(s)	The vendor or a building contractor for the development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor. 賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	No 否

## 4 INFORMATION ON DESIGN OF THE DEVELOPMENT

### 發展項目的設計的資料

There are non-structural prefabricated external walls forming part of the enclosing walls of the Development.

發展項目有構成圍封牆的一部分的非結構的預製外牆。

The thickness of the non-structural prefabricated external walls is 150mm.

非結構的預製外牆的厚度為 150 毫米。

Schedule of total area of the non-structural prefabricated external walls of each residential property :

每個住宅物業的非結構的預製外牆的總面積表：

Floor 樓層	Flat 單位	Total area of Non-Structural Prefabricated External Walls (sq.m.) 非結構的預製外牆的總面積 (平方米)
2/F and 3/F Duplex 2 樓及 3 樓複式	A	0.169
	B	0.169
5/F 5 樓	A	1.313
	B	1.313
6/F-12/F, 15/F-23/F and 25/F-26/F 6 樓至 12 樓、15 樓至 23 樓及 25 樓至 26 樓	A	1.533
	B	1.533
28/F and 29/F Duplex 28 樓及 29 樓複式	A	2.299
	B	2.299

Notes:

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

備註：

不設 4 樓、13 樓、14 樓及 24 樓。

There are no curtain walls forming part of the enclosing walls of the Development.

發展項目沒有構成圍封牆的一部分的幕牆。

## **5 INFORMATION ON PROPERTY MANAGEMENT**

物業管理的資料

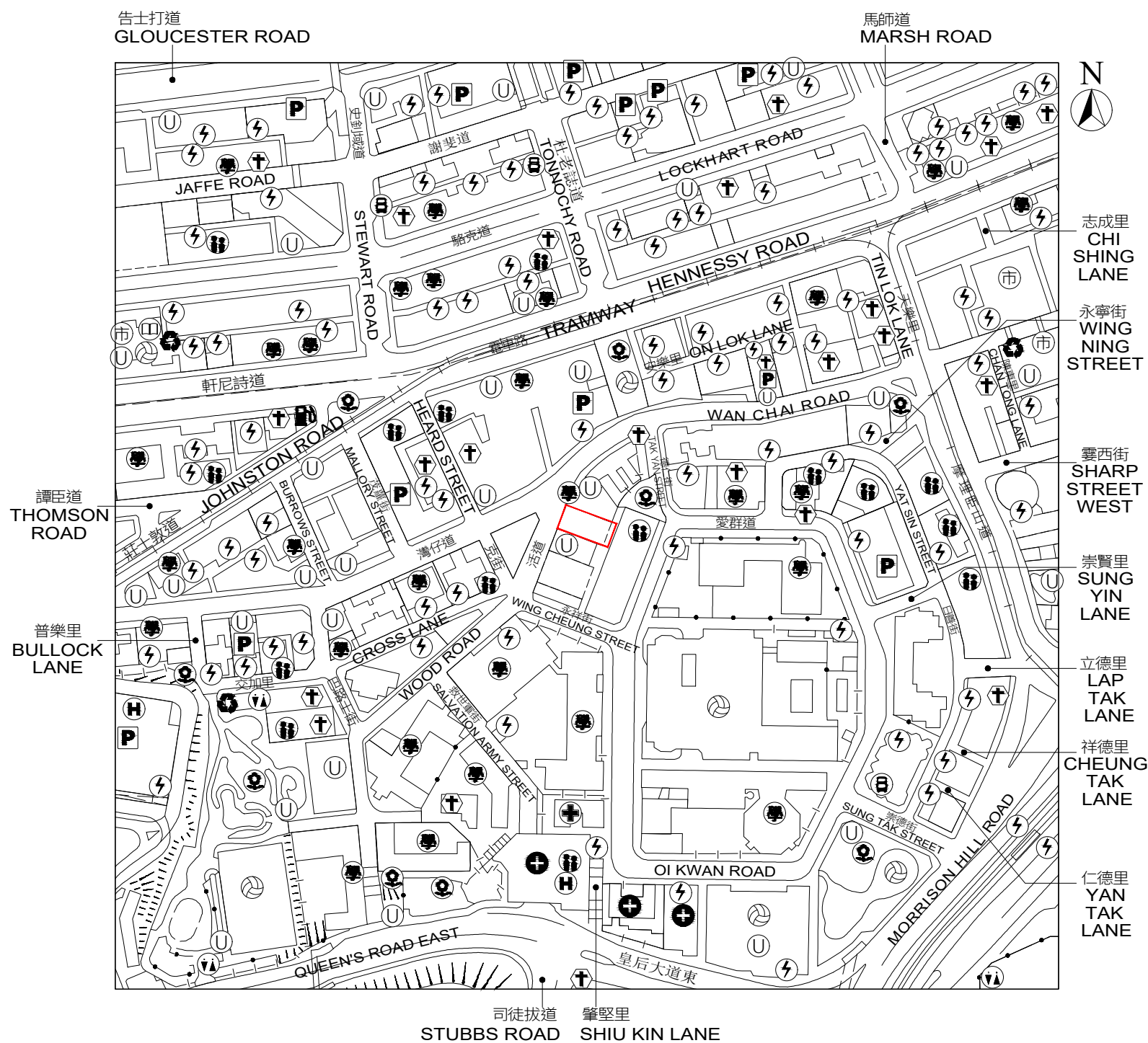
**The Manager to be appointed under the latest draft deed of mutual covenant**  
Knight Frank (Services) Limited

根據有關公契的最新擬稿獲委任的管理人  
萊坊有限公司



# 6 LOCATION PLAN OF THE DEVELOPMENT

## 發展項目的所在位置圖

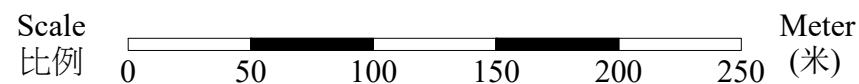


### Notation 圖例

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>☰ Library<br/>圖書館</li> <li>⛽ Petrol filling station<br/>油站</li> <li>⚡ Power plant (including electricity sub-stations)<br/>發電廠 (包括電力分站)</li> <li>🏥 Clinic<br/>診療所</li> <li>🚑 Ambulance depot<br/>救護車站</li> <li>♻️ Refuse collection point<br/>垃圾收集站</li> <li>🏨 Hospital<br/>醫院</li> <li>🏪 Market (including a wet market and a wholesale market)<br/>市場 (包括濕貨市場及批發市場)</li> <li>🅑 Public carpark (including a lorry park)<br/>公眾停車場 (包括貨車停泊處)</li> <li>🚻 Public convenience<br/>公廁</li> </ul> | <ul style="list-style-type: none"> <li>🚉 Public transport terminal (including a rail station)<br/>公共交通總站 (包括鐵路車站)</li> <li>⚙️ Public Utility Installation<br/>公共事業設施裝置</li> <li>⛪ Religious institution (including church, temple and Tsz Tong)<br/>宗教場所 (包括教堂、廟宇及祠堂)</li> <li>🎓 School (including a kindergarten)<br/>學校 (包括幼稚園)</li> <li>🏠 Social welfare facilities (including an elderly centre and a home for the mentally disabled)<br/>社會福利設施 (包括老人中心及弱智人士護理院)</li> <li>🏃 Sports facilities (including a sports ground and a swimming pool)<br/>體育設施 (包括運動場及游泳池)</li> <li>🌳 Public park<br/>公園</li> </ul> |
|---|--|

The Location Plan is made with reference to Digital Topographic Map No. T11-SW-B dated 24 April 2024, with adjustments where necessary.

所在位置圖參考於2024年4月24日修訂之數碼地形圖編號T11-SW-B，有需要處經修正處理。



Location of the Development  
發展項目的位置

The map is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.

地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

#### Notes:

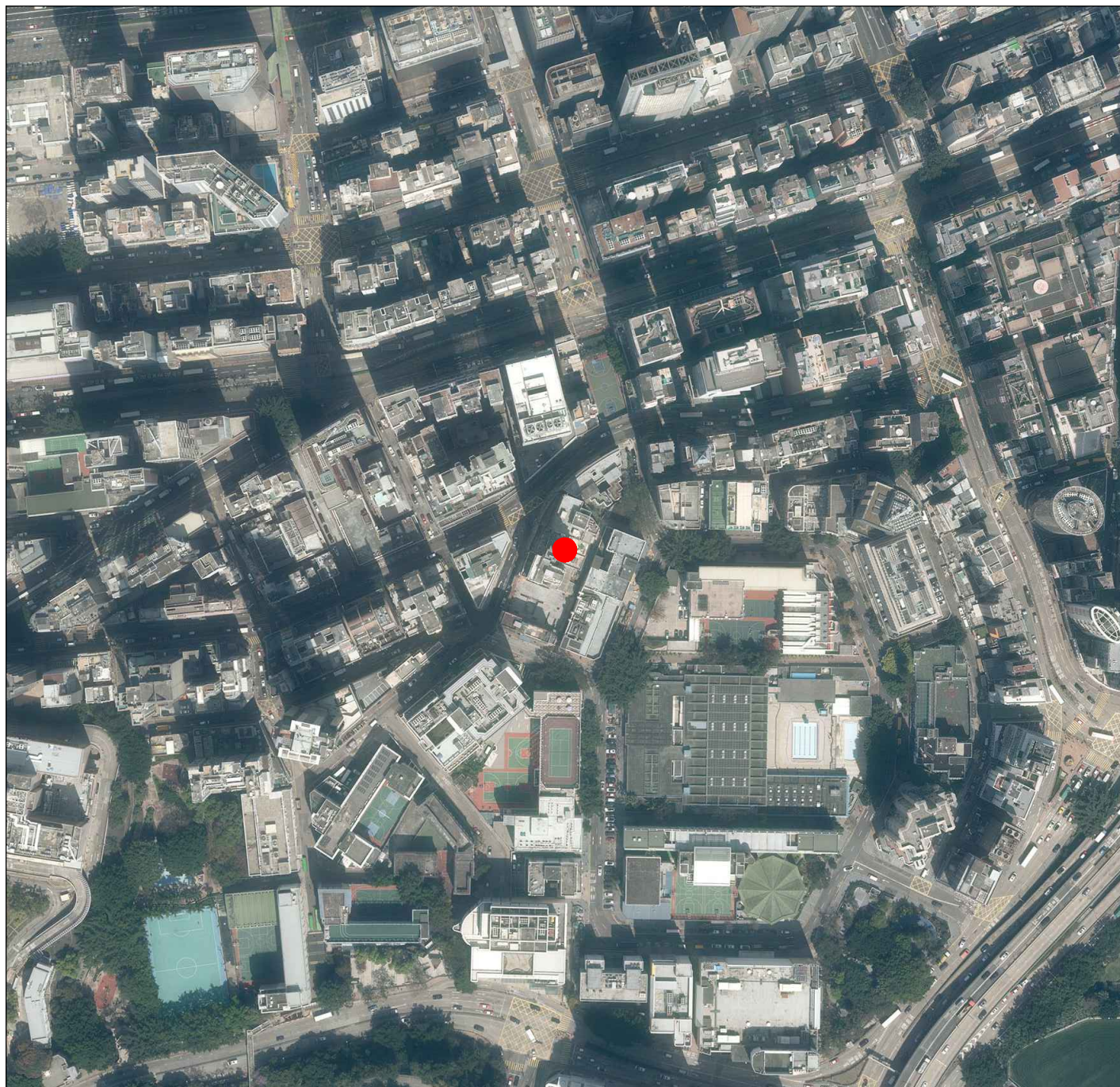
- Due to technical reasons, this Location Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance.
- The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

#### 備註:

- 由於技術原因，上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。
- 賣方建議準買方到該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。



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



Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, photo No. E198848C, dated 6 March 2023.

摘錄自地政總署測繪處於2023年3月6日在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號為E198848C。

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，未經准許，不得翻印。

### Notes:

1. The aerial photograph shows more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason.

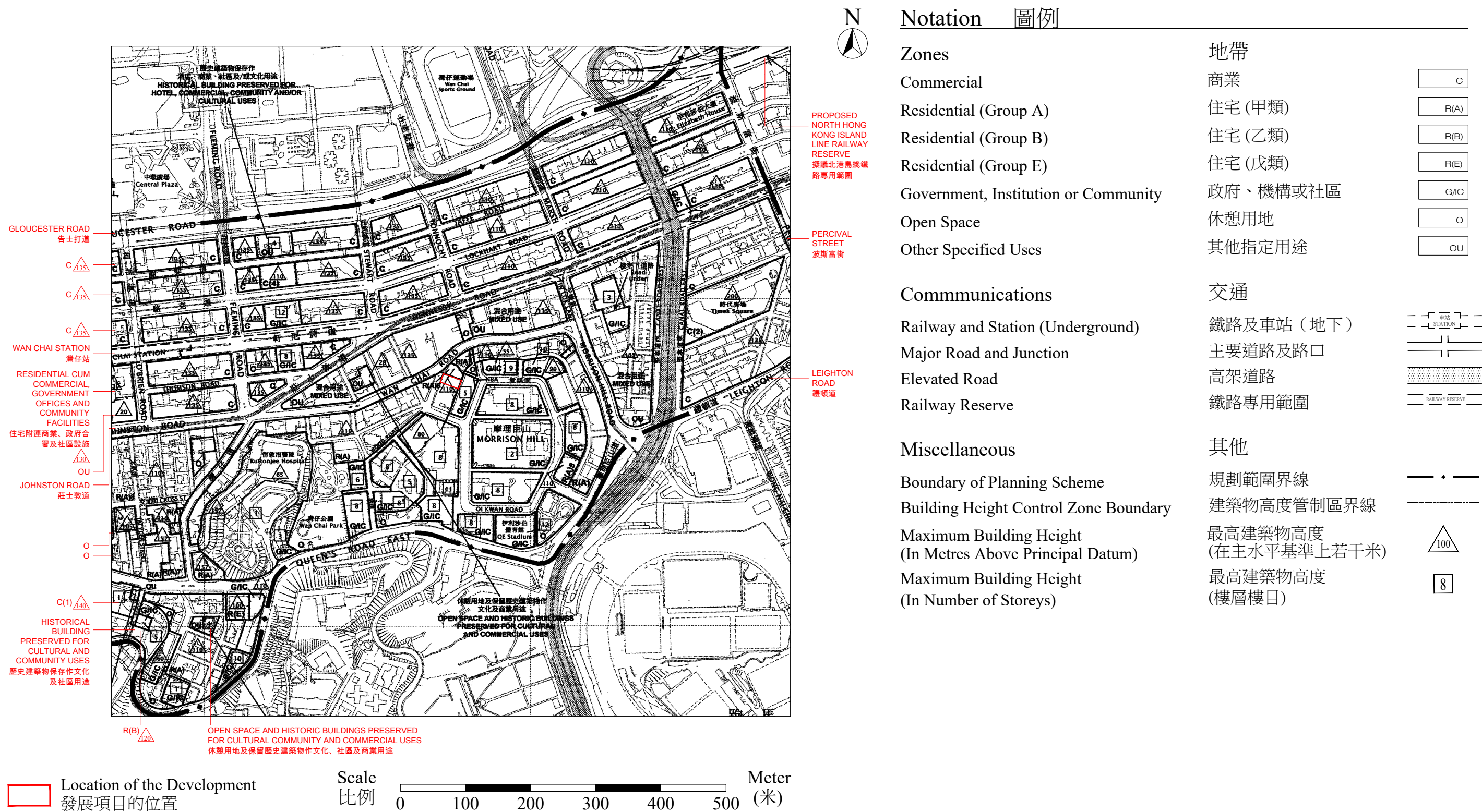
### 備註:

1. 因技術原因，此鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示之範圍。

● Location of the Development  
發展項目的位置



# 8 OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT 8 關於發展項目的分區計劃大綱圖



Part of the approved Wan Chai Outline Zoning Plan No. S/H5/31, gazetted on 12 May 2023, with adjustments where necessary as shown in red.

- Notes:
- The plan show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason.
  - The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

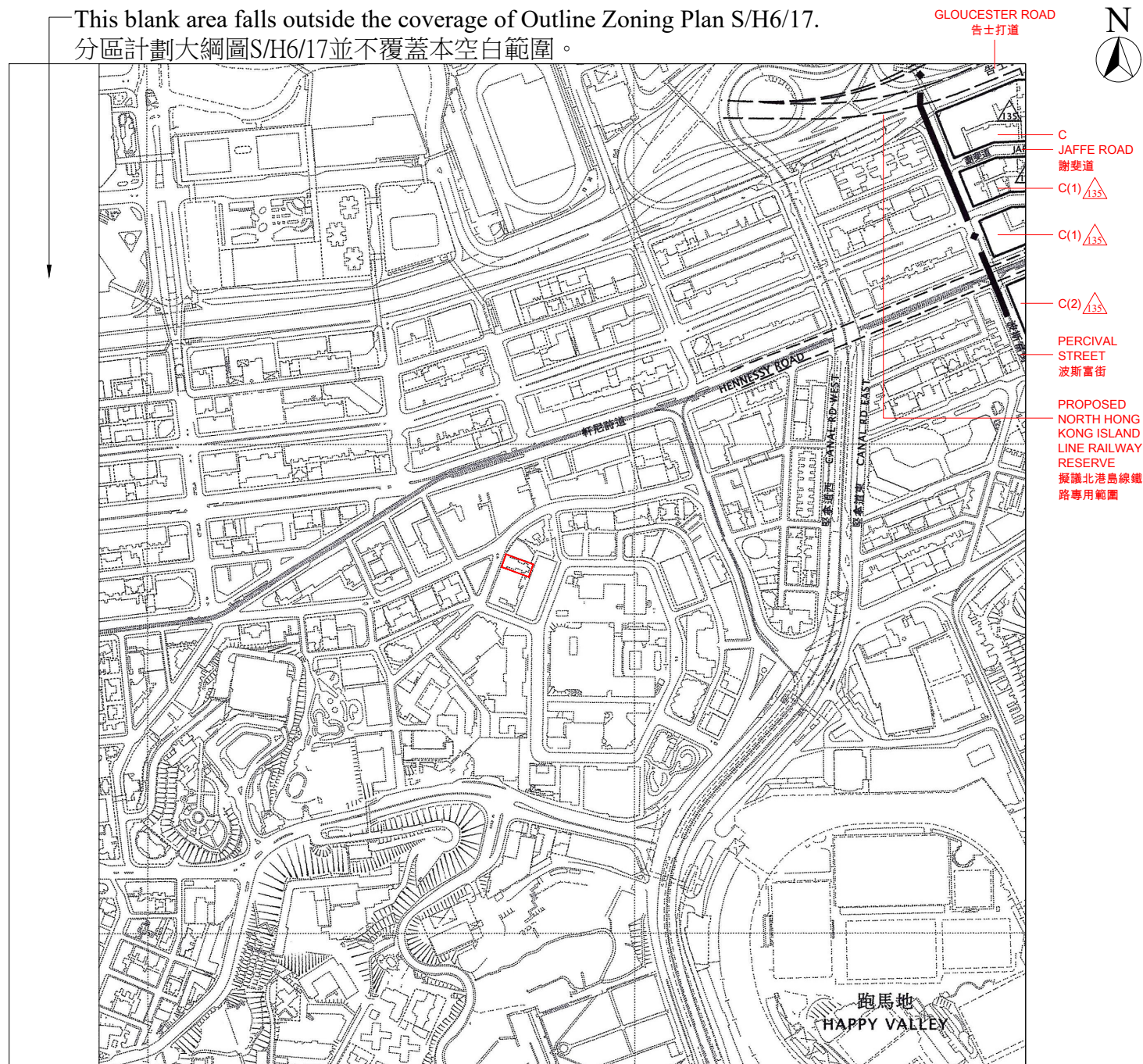
摘錄自2023年5月12日刊憲之灣仔分區計劃大綱核准圖，圖則編號為S/H5/31，有需要處經修正處理，以紅色顯示。

- 備註:
- 因技術原因，此圖所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示之範圍。
  - 此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。



# 8 OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT 8 關於發展項目的分區計劃大綱圖

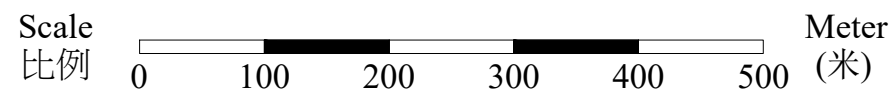
This blank area falls outside the coverage of Outline Zoning Plan S/H6/17.  
 分區計劃大綱圖S/H6/17並不覆蓋本空白範圍。



## Notation 圖例

Zones	地帶	
Commercial	商業	
Communications	交通	
Railway and Station (Underground)	鐵路及車站 (地下)	
Major Road and Junction	主要道路及路口	
Railway Reserve	鐵路專用範圍	
Miscellaneous	其他	
Boundary of Planning Scheme	規劃範圍界線	
Maximum Building Height (In Metres Above Principal Datum)	最高建築物高度 (在主水平基準上若干米)	

Location of the Development  
 發展項目的位置



Part of the approved Causeway Bay Outline Zoning Plan No. S/H6/17, gazetted on 18 January 2019, with adjustments where necessary as shown in red.

### Notes:

1. The plan show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason.
2. The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

摘錄自2019年1月18日刊憲之銅鑼灣分區計劃大綱核准圖，圖則編號為S/H6/17，有需要處經修正處理，以紅色顯示。

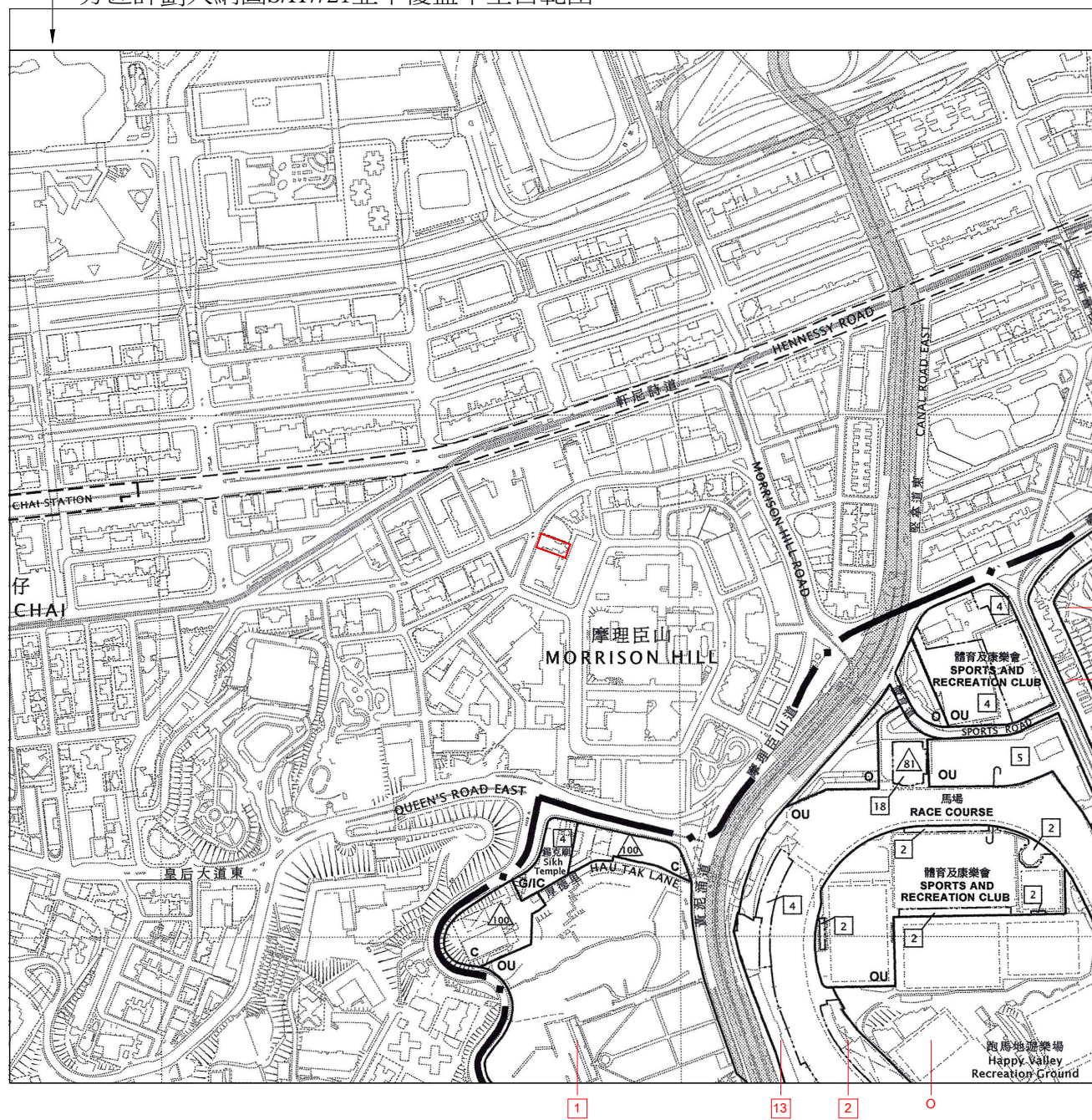
### 備註:

1. 因技術原因，此圖所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示之範圍。
2. 此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。



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

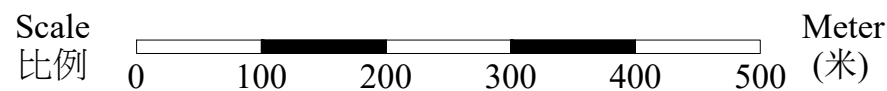
This blank area falls outside the coverage of Outline Zoning Plan S/H7/21.  
分區計劃大綱圖S/H7/21並不覆蓋本空白範圍。



## Notation 圖例

Zones	地帶	
Commercial	商業	C
Residential (Group A)	住宅(甲類)	R(A)
Residential (Group B)	住宅(乙類)	R(B)
Government, Institution or Community	政府、機構或社區	G/IC
Open Space	休憩用地	O
Other Specified Uses	其他指定用途	OU
Green Belt	綠化地帶	GB
<b>Communications</b>		
Railway and Station (Underground)	鐵路及車站(地下)	STATION
Major Road and Junction	主要道路及路口	[Symbol]
Elevated Road	高架道路	[Symbol]
<b>Miscellaneous</b>		
Boundary of Planning Scheme	規劃範圍界線	[Symbol]
Building Height Control Zone Boundary	建築物高度管制區界線	[Symbol]
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)	100
Maximum Building Height (In Number of Storeys)	最高建築物高度(樓層樓目)	8

Location of the Development  
發展項目的位置



Part of the approved Wong Nai Chung Outline Zoning Plan No. S/H7/21, gazetted on 4 December 2020, with adjustments where necessary as shown in red.

Notes:

1. The plan show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason.
2. The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

摘錄自2020年12月4日刊憲之黃泥涌分區計劃大綱核准圖，圖則編號為S/H7/21，有需要處經修正處理，以紅色顯示。

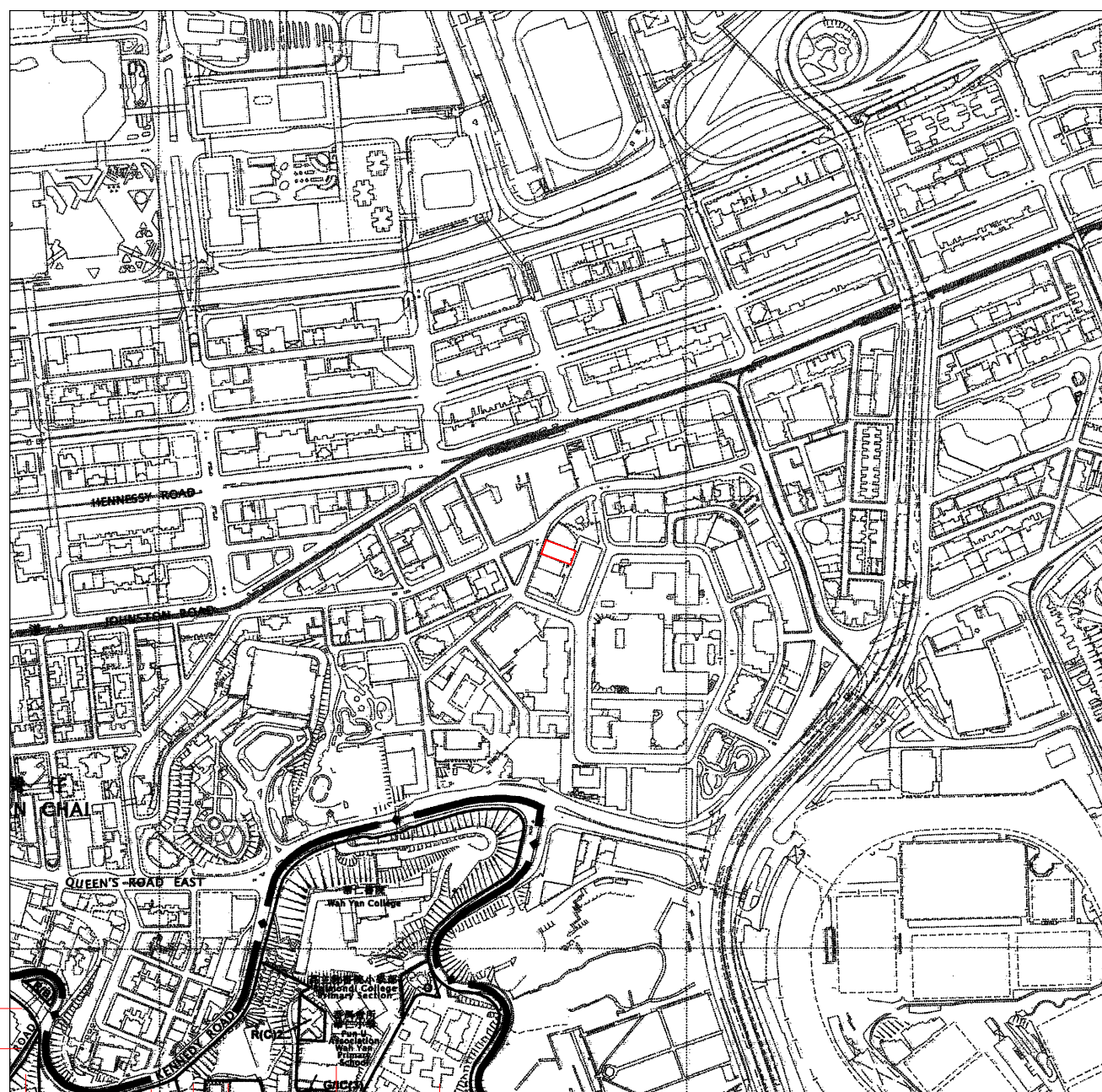
備註:

1. 因技術原因，此圖所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示之範圍。
2. 此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。



# 8 OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT


## 8 關於發展項目的分區計劃大綱圖

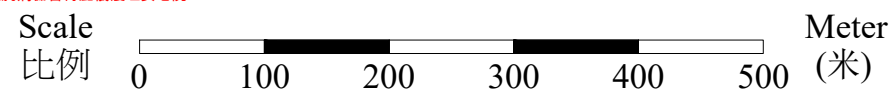


R(B)  
WAN CHAI GAP ROAD  
灣仔峽道






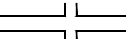

R(B)2    R(B)    GB    R(C)2    THE HONG KONG TUBERCULOSIS, CHEST AND HEART DISEASES ASSOCIATION FRENCH CARE AND ATTENTION HOME  
香港防癆心臟及胸病協會傳真護理安老院

R(C)2

 Location of the Development  
發展項目的位置



### Notation 圖例

Zones	地帶	
Residential (Group B)	住宅 (乙類)	 R(B)
Residential (Group C)	住宅 (丙類)	 R(C)
Government, Institution or Community	政府、機構或社區	 G/IC
Open Space	休憩用地	 O
Green Belt	綠化地帶	 GB
<b>Communications</b>		
Major Road and Junction	主要道路及路口	
<b>Miscellaneous</b>		
Boundary of Planning Scheme	規劃範圍界線	

Part of the draft Mid-Levels East Outline Zoning Plan No. S/H12/13, gazetted on 2 February 2024, with adjustments where necessary as shown in red.

#### Notes:

1. The plan show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason.
2. The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

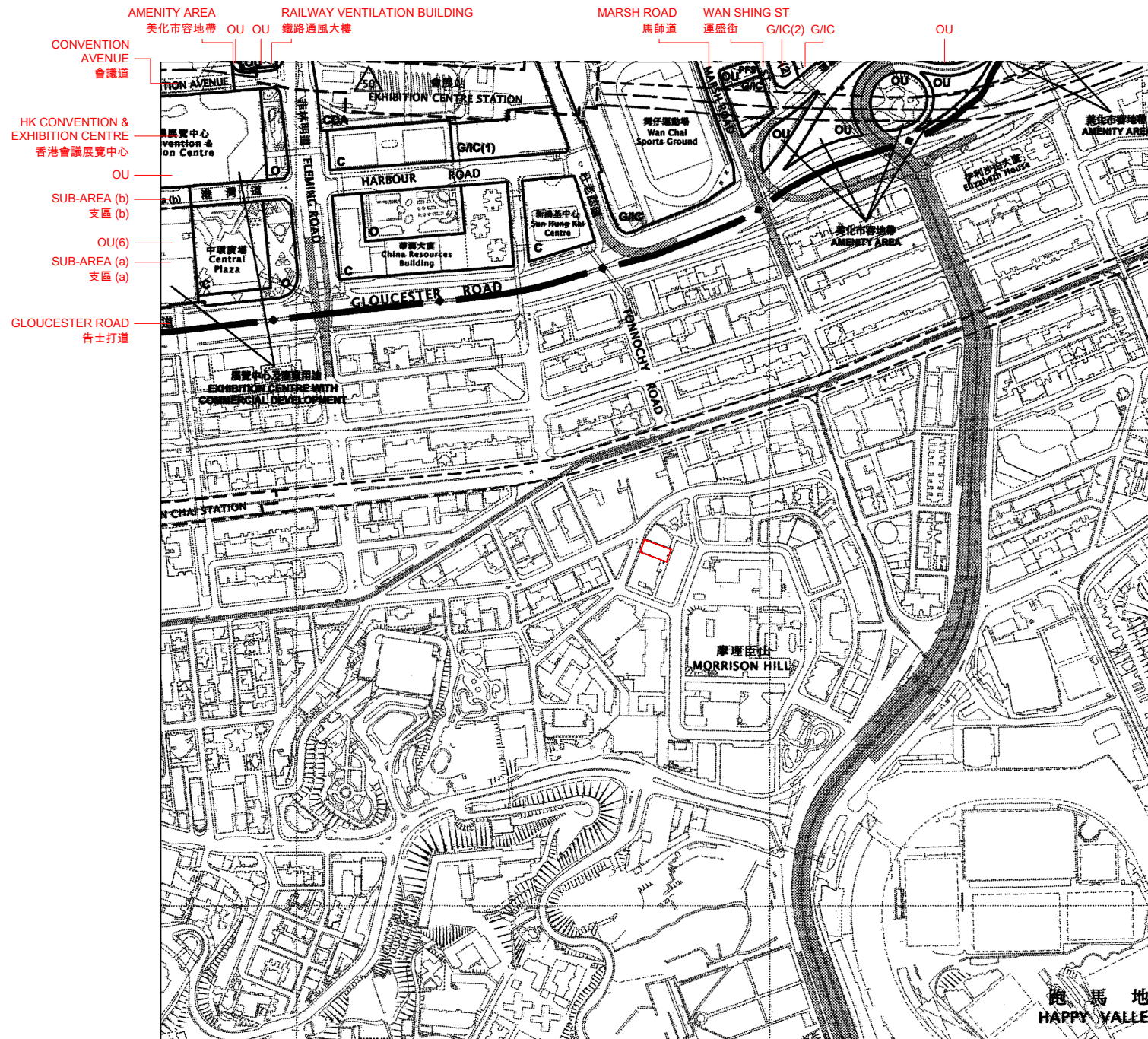
摘錄自2024年2月2日刊憲之半山區東部分區計劃大綱草圖，圖則編號為S/H12/13，有需要處經修正處理，以紅色顯示。

#### 備註:

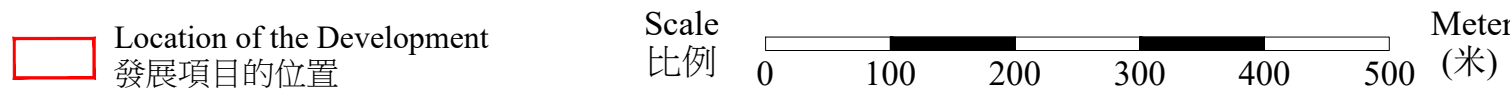
1. 因技術原因，此圖所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示之範圍。
2. 此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。



# 8 OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT 8 關於發展項目的分區計劃大綱圖



Notation 圖例	
<b>Zones</b>	<b>地帶</b>
Commercial	商業
Comprehensive Development Area	綜合發展區
Government, Institution or Community	政府、機構或社區
Open Space	休憩用地
Other Specified Uses	其他指定用途
<b>Communications</b>	<b>交通</b>
Railway and Station (Underground)	鐵路及車站 (地下)
Major Road and Junction	主要道路及路口
Elevated Road	高架道路
Railway Reserve	鐵路專用範圍
<b>Miscellaneous</b>	<b>其他</b>
Boundary of Planning Scheme	規劃範圍界線
Maximum Building Height (In Metres Above Principal Datum)	最高建築物高度 (在主水平基準上若干米)
Petrol Filling Station	加油站



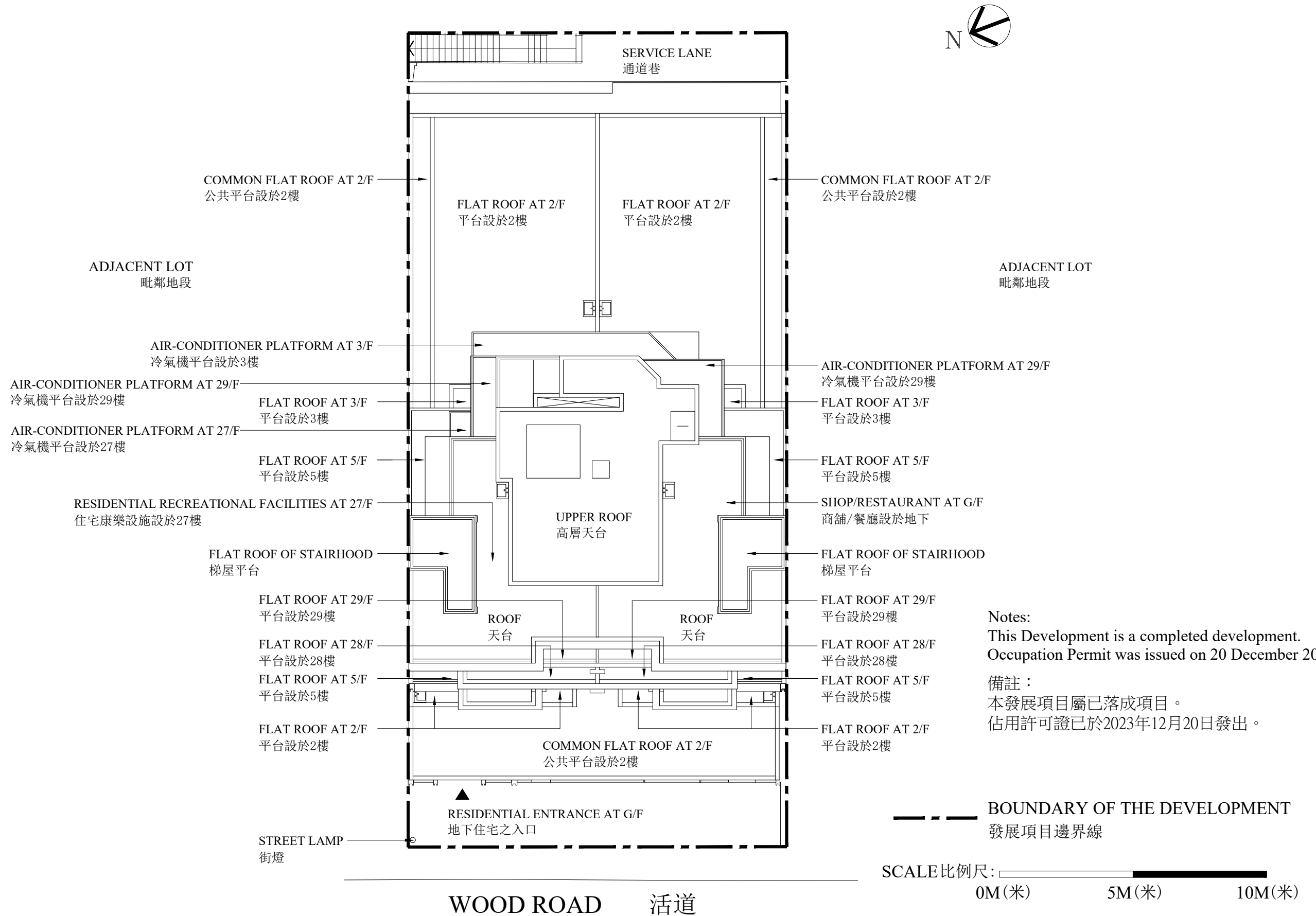
Part of the approved Wan Chai North Outline Zoning Plan No. S/H25/6, gazetted on 17 November 2023, with adjustments where necessary as shown in red.

- Notes:
- The plan show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason.
  - The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

摘錄自2023年11月17日刊憲之灣仔北分區計劃大綱核准圖，圖則編號為S/H25/6，有需要處經修正處理，以紅色顯示。

- 備註:
- 因技術原因，此圖所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示之範圍。
  - 此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

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



# 10 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### Legend of Terms and/or Abbreviations used on Floor Plans:

A/C PLATFORM  
 ARCHITECTURAL FEATURE  
 B.  
 BAL.  
 BALCONY ABOVE  
 B.R.1  
 B.R.2  
 B.R.3  
 COMMON AREA UNDER DMC  
 DN.  
 E.L.V.  
 E.M.C.  
 E.M.C. & ELV. DUCT  
 FLAT A  
 FLAT B  
 F.R.  
 GLASS BALUSTRADE  
 H.R.  
 H.R. AT H/L  
 KIT.  
 LAV.  
 LIFT 1  
 LIFT 2  
 LIFT LOBBY  
 LIFT MACHINE ROOM  
 LIV./DIN.  
 M.B.R.  
 METAL GRILLE  
 METAL RAILING  
 PARAPET  
 P.D.  
 R.C. CURB  
 R.C. PARAPET  
 R.C. PLINTH  
 ROOF  
 UP  
 U.R.  
 W.M.C.  
 VOID

= AIR CONDITIONER PLATFORM  
 = ARCHITECTURAL FEATURE  
 = BATHROOM  
 = BALCONY  
 = BALCONY ABOVE  
 = BEDROOM 1  
 = BEDROOM 2  
 = BEDROOM 3  
 = COMMON AREA UNDER DEED OF MUTUAL COVENANT  
 = DOWN  
 = EXTRA-LOW VOLTAGE  
 = ELECTRIC METER CABINET  
 = ELECTRIC METER CABINET & EXTRA-LOW VOLTAGE  
 = FLAT A  
 = FLAT B  
 = FLAT ROOF  
 = GLASS BALUSTRADE  
 = HOSE REEL  
 = HOSE REEL AT HIGH LEVEL  
 = KITCHEN  
 = LAVATORY  
 = LIFT 1  
 = LIFT 2  
 = LIFT LOBBY  
 = LIFT MACHINE ROOM  
 = LIVING ROOM/DINING ROOM  
 = MASTER BEDROOM  
 = METAL GRILLE  
 = METAL RAILING  
 = PARAPET  
 = PIPE DUCT  
 = REINFORCED CONCRETE CURB  
 = REINFORCED CONCRETE PARAPET  
 = REINFORCED CONCRETE PLINTH  
 = ROOF  
 = UP  
 = UTILITY ROOM  
 = WATER METER CABINET  
 = VOID

### 樓面平面圖中所使用名詞及/或簡稱之圖例：

= 冷氣機平台  
 = 建築裝飾  
 = 浴室  
 = 露台  
 = 上層露台覆蓋之部份  
 = 睡房1  
 = 睡房2  
 = 睡房3  
 = 根據公契為公用範圍  
 = 落  
 = 特低壓電線槽  
 = 電錶櫃  
 = 電錶櫃及特低壓電線槽  
 = 單位A  
 = 單位B  
 = 平台  
 = 玻璃圍欄  
 = 消防喉轆  
 = 位於高位的消防喉轆  
 = 廚房  
 = 洗手間  
 = 升降機1  
 = 升降機2  
 = 升降機大堂  
 = 升降機房  
 = 客廳/飯廳  
 = 主人睡房  
 = 金屬格柵  
 = 金屬圍欄  
 = 護牆  
 = 管道槽  
 = 鋼筋混凝土邊  
 = 鋼筋混凝土護牆  
 = 鋼筋混凝土底座  
 = 天台  
 = 上  
 = 工作間  
 = 水錶櫃  
 = 中空

# 10 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### Notes:

1. Symbols of fittings and fitments shown on the floor plans, such as bathtubs, sink, water closets, shower, sink counter, etc. are architectural symbols retrieved from the latest approved general building plans and are for general indication only.
2. There may be architectural features and exposed pipes/ductings on external walls of some of the floors.
3. There may be ceiling bulkheads and sunken slab of the above units at living room, dining room, bedrooms, utility room, kitchen, bathroom, lavatory and/or corridors of some residential units for the air-conditioning system and/or mechanical and electrical services.
4. The internal ceiling height within some units may vary due to structural, architectural and/or decoration design variations.
5. There may be communal pipes and/or mechanical and electrical services within the balcony, flat roof and roof of some residential units.
6. Balconies are non-enclosed areas.

### 附註:

1. 樓面平面圖上所顯示的形象裝置符號，例如浴缸、洗滌盆、坐廁、花灑、洗滌盆櫃等乃摘自最新的經批准的建築圖則，只作一般性標誌。
2. 部份樓層外牆或設有建築裝飾及外露喉管/管道。
3. 部份住宅單位之客廳、飯廳、睡房、工作間、廚房、浴室、洗手間及/或走廊，或設有假天花及上層跌級樓板，內裝有冷氣系統及/或其他機電設備。
4. 部份單位之天花高度將會因應結構，建築設計及/或裝修設計上的需要而有差異。
5. 部份住宅單位之露台、平台及天台內或裝有公用喉管及/或其他機電設備。
6. 露台為不可封閉的地方。

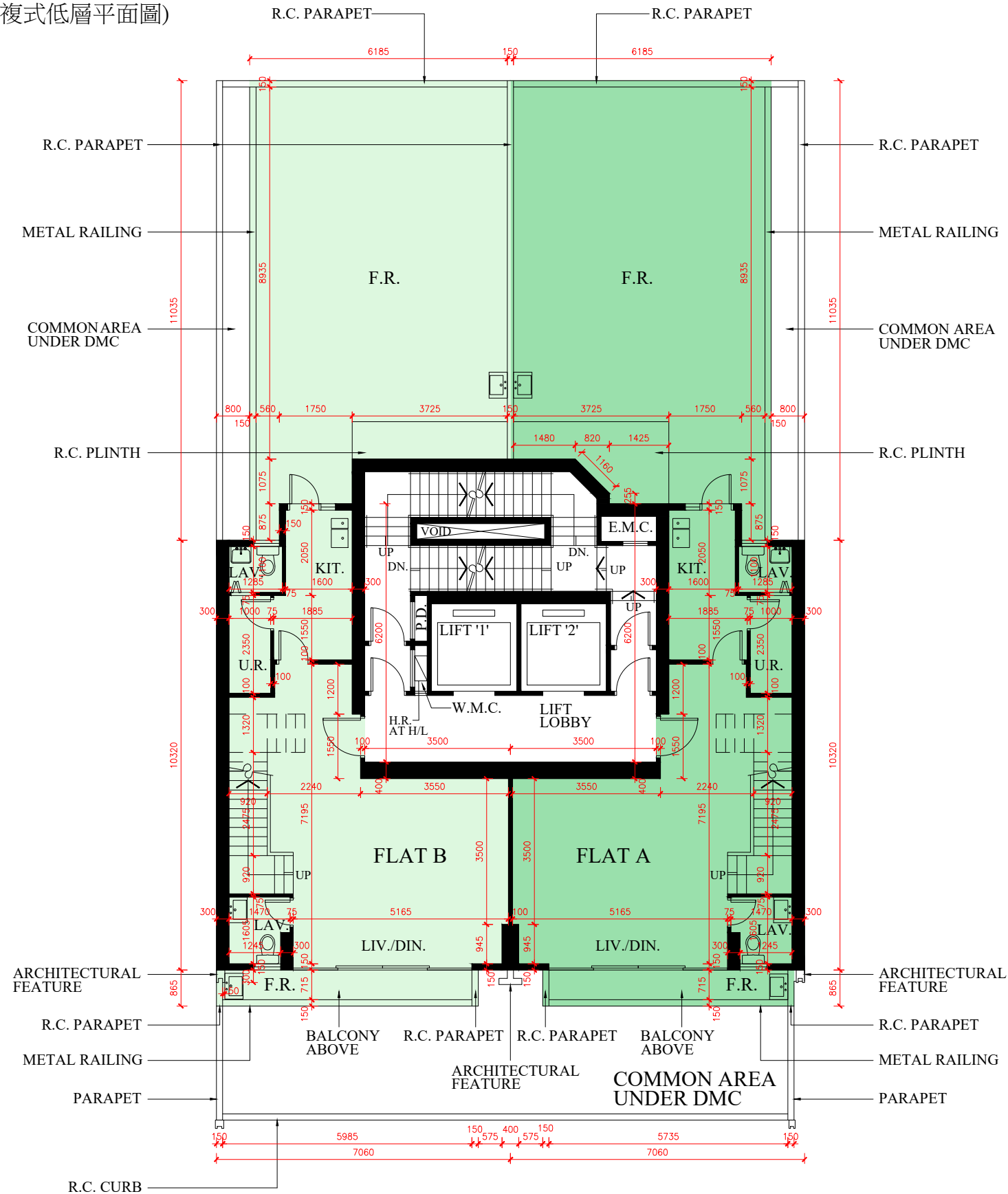


# 10 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

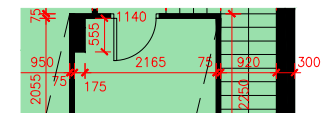
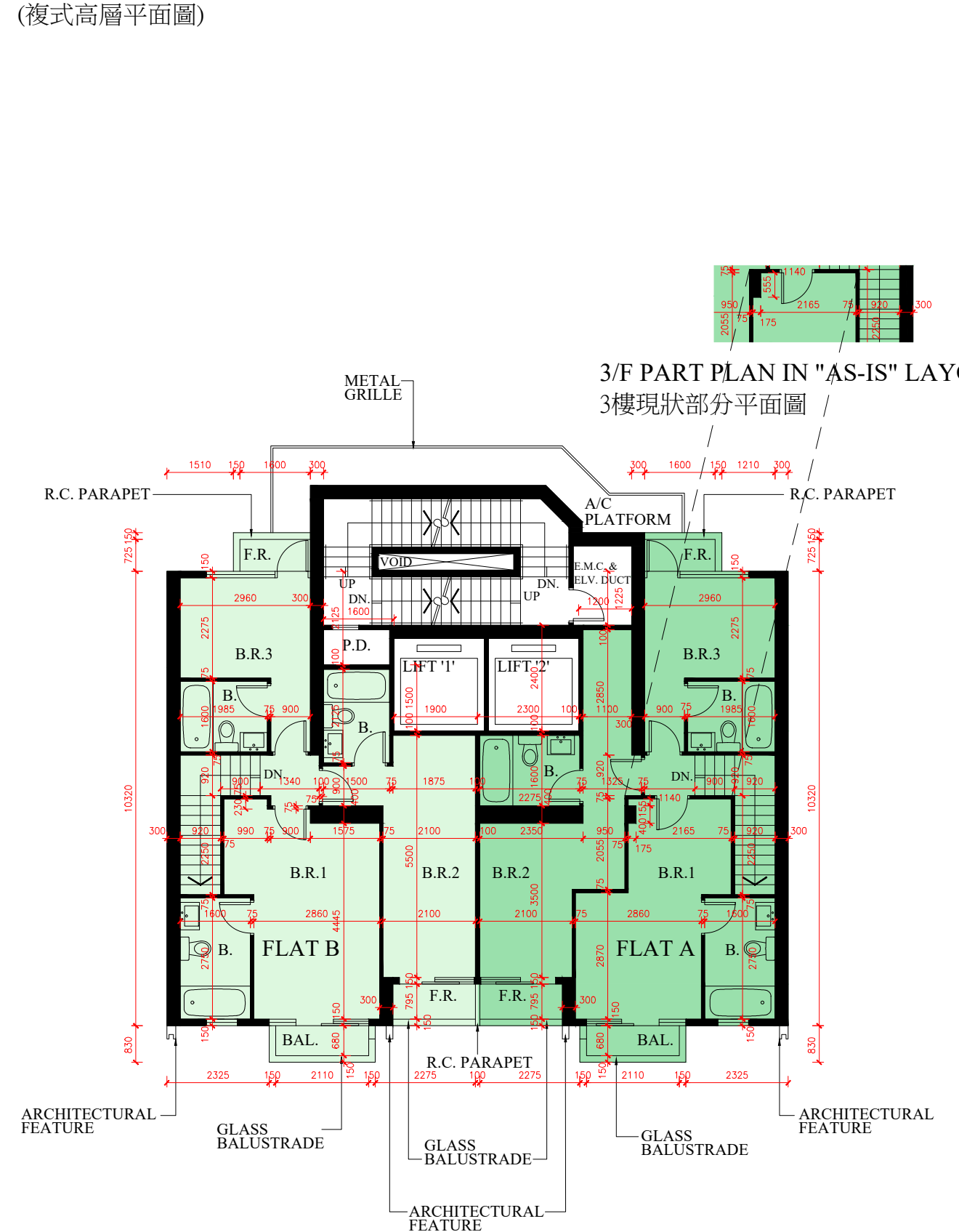
2/F FLOOR PLAN  
(LOWER DUPLEX FLOOR PLAN)

2樓平面圖  
(複式低層平面圖)

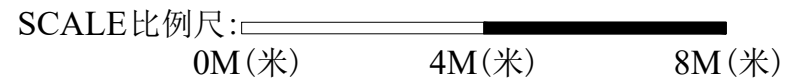


3/F FLOOR PLAN  
(UPPER DUPLEX FLOOR PLAN)

3樓平面圖  
(複式高層平面圖)



3/F PART PLAN IN "AS-IS" LAYOUT  
3樓現狀部分平面圖



# 10 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

Floor 樓層	Flat 單位	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)
2/F (LOWER DUPLEX) 2樓 (複式低層)	A	150, 200	3150, 3350, 3500
	B	150, 200	3150, 3350, 3500
3/F (UPPER DUPLEX) 3樓 (複式高層)	A	150	3150, 3200, 3300, 3500
	B	150, 400	3150, 3200, 3300, 3500

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.  
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

### Notes:

- The dimensions of floor plans are all structural dimensions in millimetre. There may be architectural features and exposed pipes/ ductings on external walls of some of the floors.
- Please refer to Page 24 to 25 of this sales brochure for remarks, legend of the terms and abbreviations shown in this floor plan.

### 備註:

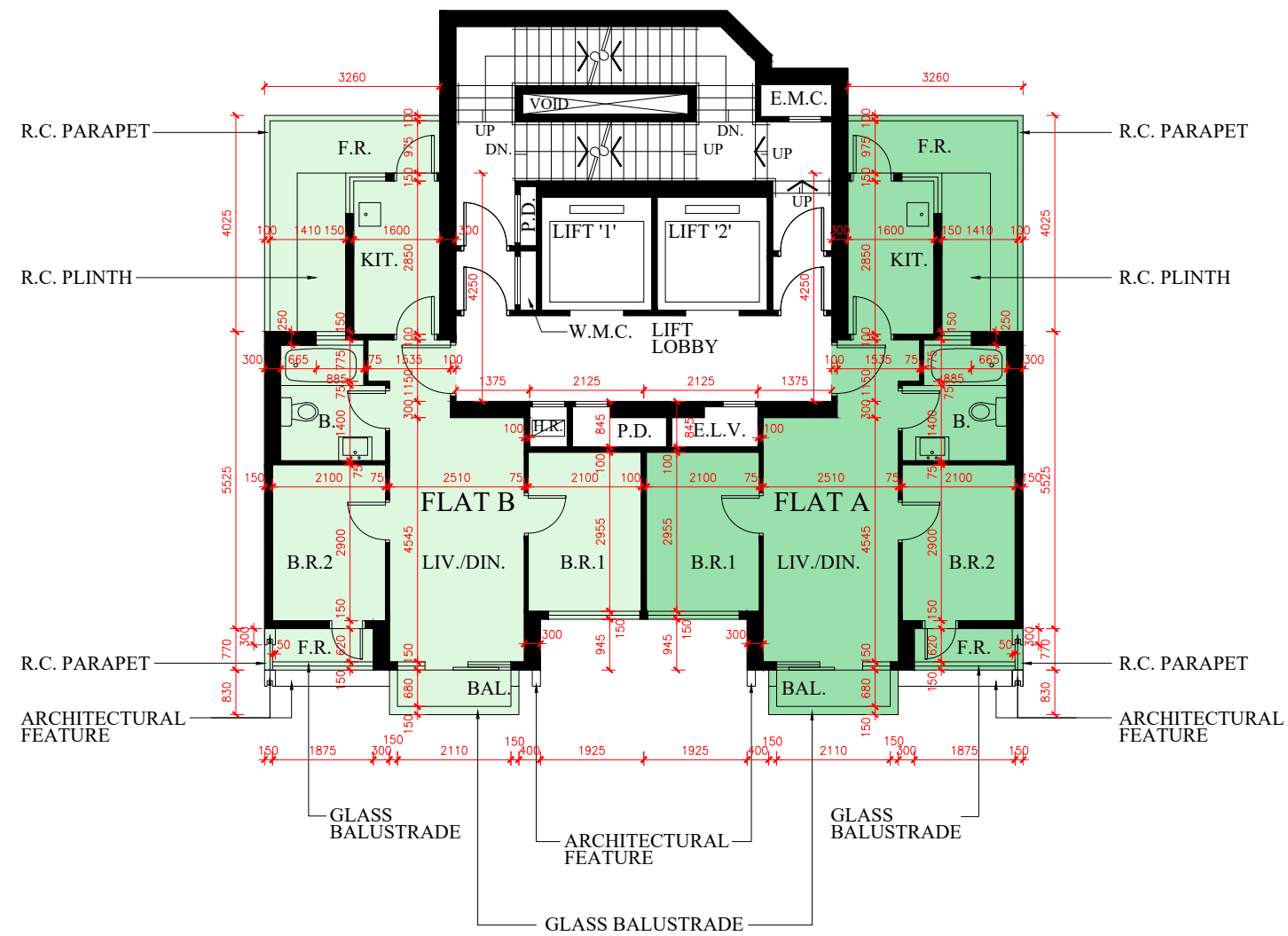
- 樓面平面圖之尺規所列數字為以毫米標示之結構尺規。部份樓層外牆或設有建築裝飾及外露喉管/管道。
- 樓面平面圖中顯示之附註，名詞及簡稱請參閱本售樓說明書第 24 頁至 25 頁。



# 10 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

5/F FLOOR PLAN  
5樓平面圖



SCALE 比例尺: 0M(米) 4M(米) 8M(米)

# 10 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

Floor 樓層	Flat 單位	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)
5/F 5樓	A	150	3150, 3500
	B	150	3150, 3500

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.  
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

### Notes:

- The dimensions of floor plans are all structural dimensions in millimetre. There may be architectural features and exposed pipes/ ductings on external walls of some of the floors.
- Please refer to Page 24 to 25 of this sales brochure for remarks, legend of the terms and abbreviations shown in this floor plan.

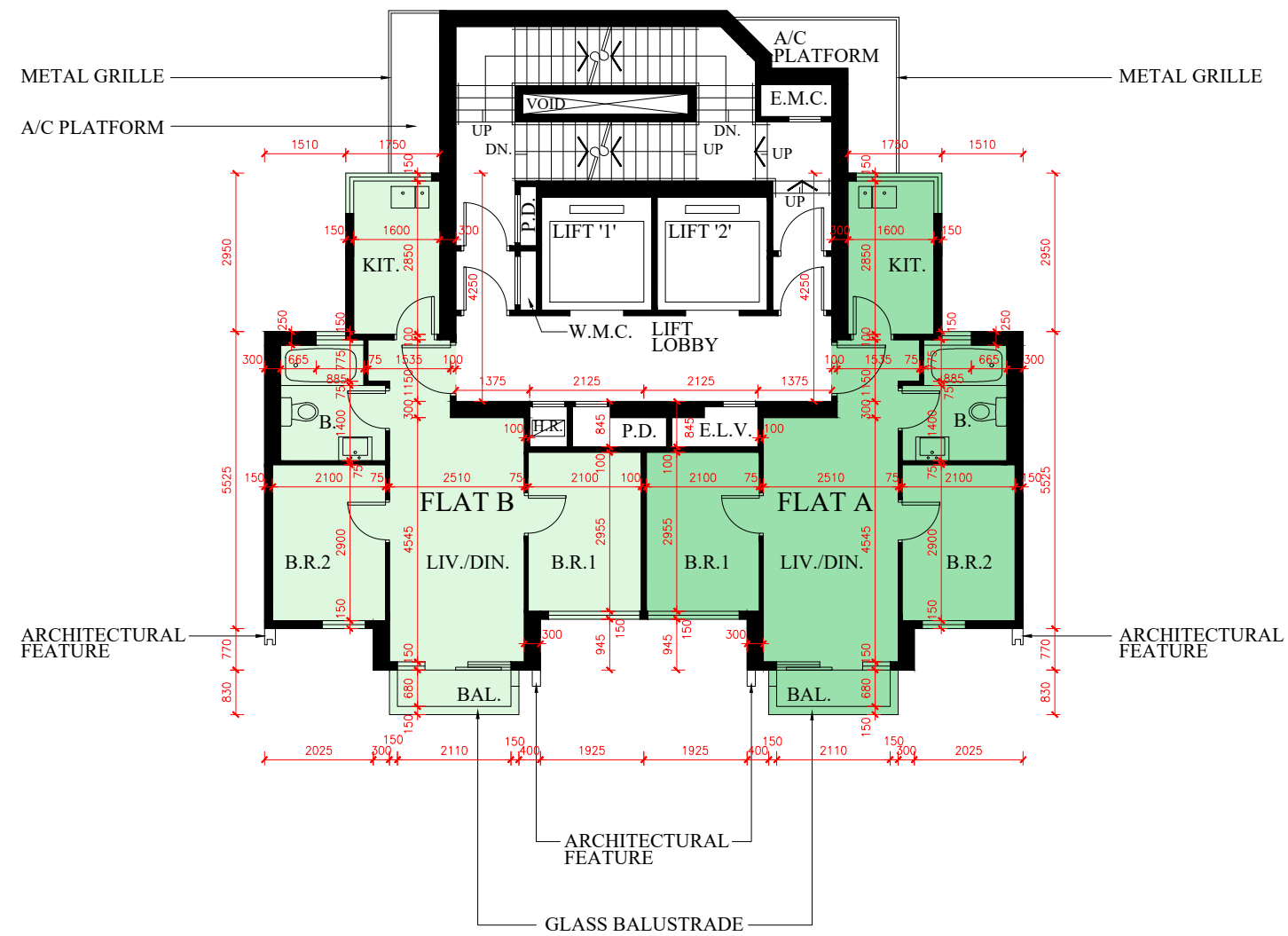
### 備註:

- 樓面平面圖之尺規所列數字為以毫米標示之結構尺規。部份樓層外牆或設有建築裝飾及外露喉管/管道。
- 樓面平面圖中顯示之附註，名詞及簡稱請參閱本售樓說明書第 24 頁至 25 頁。

# 10 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

6/F-12/F, 15/F-23/F & 25/F-26/F FLOOR PLAN  
 6樓至12樓、15樓至23樓及25樓至26樓平面圖



SCALE 比例尺: 0M(米) 4M(米) 8M(米)

# 10 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

Floor 樓層	Flat 單位	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)
6/F-12/F, 15/F-23/F & 25/F 6樓至12樓、15樓至23樓及25樓	A	150	3150, 3500
	B	150	3150, 3500
26/F 26樓	A	150, 165	3150, 3500
	B	150, 165	3150, 3500

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.  
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

### Notes:

- The dimensions of floor plans are all structural dimensions in millimetre. There may be architectural features and exposed pipes/ ductings on external walls of some of the floors.
- Please refer to Page 24 to 25 of this sales brochure for remarks, legend of the terms and abbreviations shown in this floor plan.

### 備註:

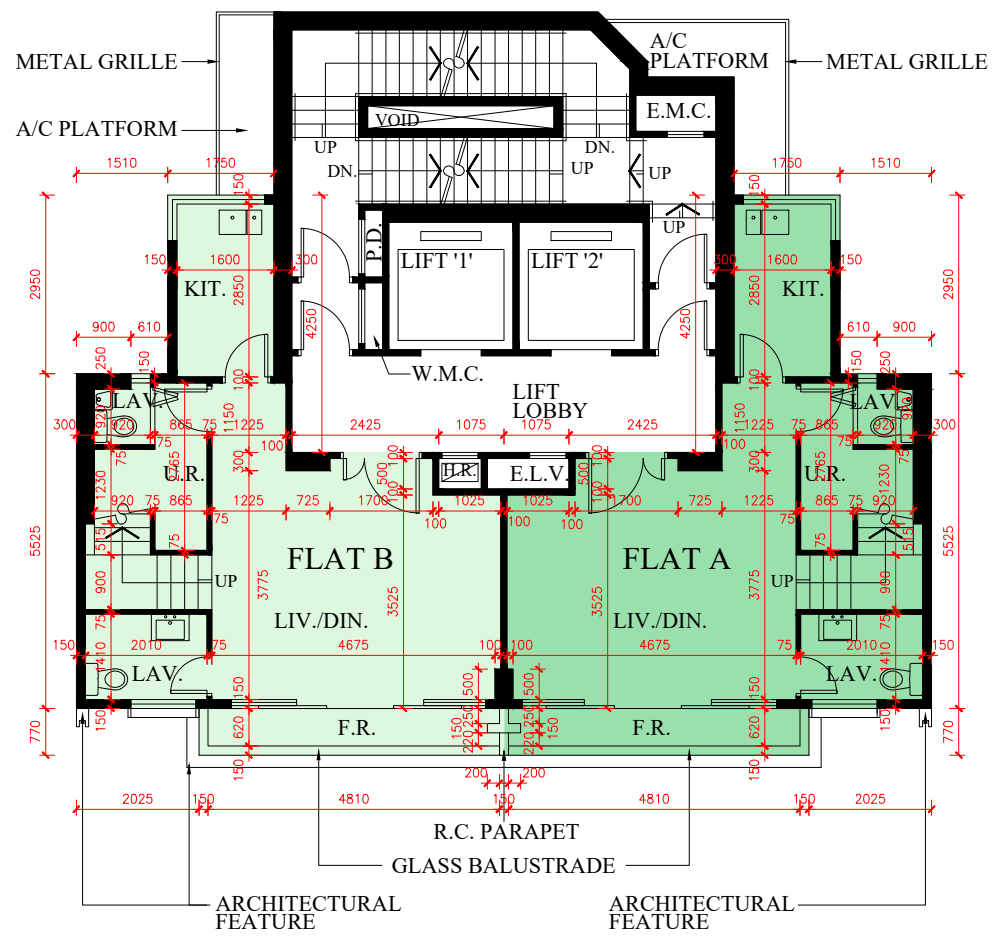
- 樓面平面圖之尺規所列數字為以毫米標示之結構尺規。部份樓層外牆或設有建築裝飾及外露喉管/管道。
- 樓面平面圖中顯示之附註，名詞及簡稱請參閱本售樓說明書第 24 頁至 25 頁。

# 10 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

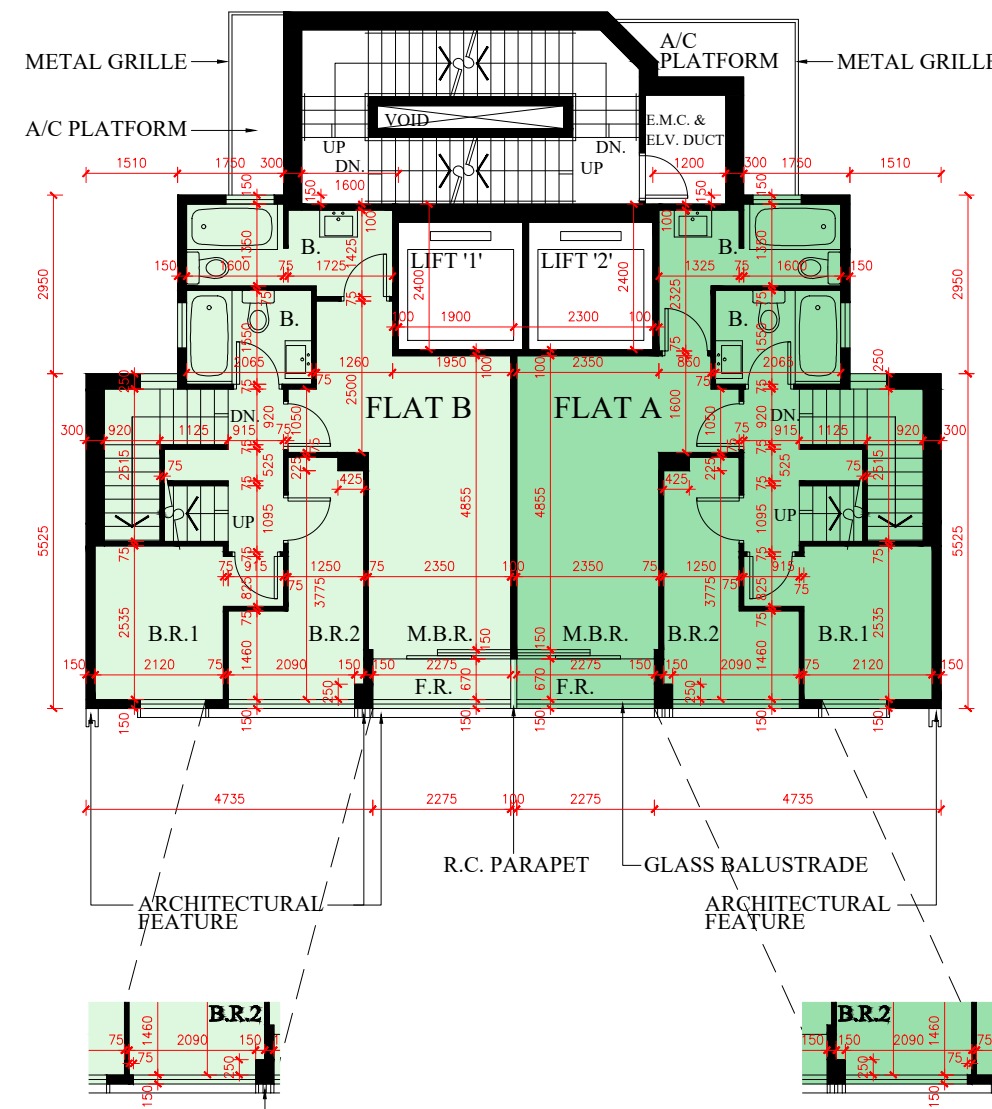
28/F FLOOR PLAN  
(LOWER DUPLEX FLOOR PLAN)

28樓平面圖  
(複式低層平面圖)



29/F FLOOR PLAN  
(UPPER DUPLEX FLOOR PLAN)

29樓平面圖  
(複式高層平面圖)



29/F PART PLAN IN "AS-IS" LAYOUT  
29樓現狀部分平面圖

29/F PART PLAN IN "AS-IS" LAYOUT  
29樓現狀部分平面圖

SCALE 比例尺: 0M(米) 4M(米) 8M(米)

# 10 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

Floor 樓層	Flat 單位	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)
28/F (LOWER DUPLEX) 28樓(複式低層)	A	150	3150, 3350, 3500
	B	150	3150, 3350, 3500
29/F (UPPER DUPLEX) 29樓(複式高層)	A	150, 165	3500
	B	150, 165	3500

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.  
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

### Notes:

- The dimensions of floor plans are all structural dimensions in millimetre. There may be architectural features and exposed pipes/ ductings on external walls of some of the floors.
- Please refer to Page 24 to 25 of this sales brochure for remarks, legend of the terms and abbreviations shown in this floor plan.

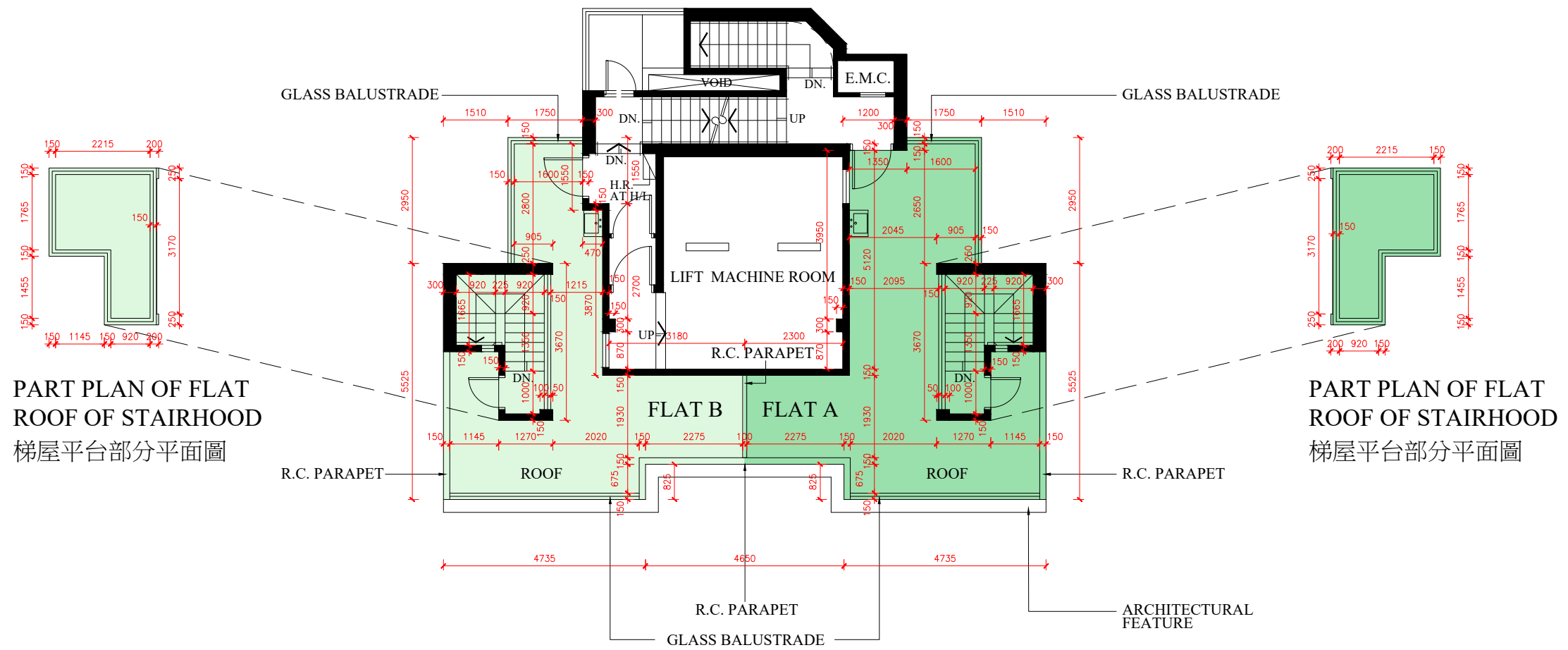
### 備註:

- 樓面平面圖之尺規所列數字為以毫米標示之結構尺規。部份樓層外牆或設有建築裝飾及外露喉管/管道。
- 樓面平面圖中顯示之附註，名詞及簡稱請參閱本售樓說明書第 24 頁至 25 頁。

# 10 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

ROOF PLAN  
天台平面圖



SCALE 比例尺: 0M(米) 4M(米) 8M(米)

# 10 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

Floor 樓層	Flat 單位	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)
ROOF 天台	A	Not Applicable 不適用	Not Applicable 不適用
	B	Not Applicable 不適用	Not Applicable 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.  
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

### Notes:

- The dimensions of floor plans are all structural dimensions in millimetre. There may be architectural features and exposed pipes/ ductings on external walls of some of the floors.
- Please refer to Page 24 to 25 of this sales brochure for remarks, legend of the terms and abbreviations shown in this floor plan.

### 備註:

- 樓面平面圖之尺規所列數字為以毫米標示之結構尺規。部份樓層外牆或設有建築裝飾及外露喉管/管道。
- 樓面平面圖中顯示之附註，名詞及簡稱請參閱本售樓說明書第 24 頁至 25 頁。



# 11 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)									
Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
2/F and 3/F Duplex 2樓及3樓複式	A	119.248 (1284) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 :-	-	-	-	65.516 (705)	-	-	-	-	-	-
	B	118.768 (1278) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 :-	-	-	-	63.812 (687)	-	-	-	-	-	-
5/F 5樓	A	42.768 (460) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 :-	-	-	-	8.389 (90)	-	-	-	-	-	-
	B	42.768 (460) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 :-	-	-	-	8.389 (90)	-	-	-	-	-	-
6/F-12/F, 15/F-23/F and 25/F-26/F 6樓至12樓、15樓至 23樓及25樓至26樓	A	42.768 (460) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 :-	-	-	-	-	-	-	-	-	-	-
	B	42.768 (460) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 :-	-	-	-	-	-	-	-	-	-	-
28/F and 29/F Duplex 28樓及29樓複式	A	87.288 (940) Balcony 露台 :- Utility Platform 工作平台 :-	-	-	-	4.476 (48)	-	-	29.774 (320)	4.905 (53)	-	-
	B	88.247 (950) Balcony 露台 :- Utility Platform 工作平台 :-	-	-	-	4.476 (48)	-	-	24.479 (263)	4.905 (53)	-	-

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

### Notes :

- The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.
- 4/F, 13/F, 14/F and 24/F are omitted.
- There is no verandah in the residential properties of the Development.

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

### 備註 :

- 上述所列之面積是以英制之平方呎列明, 均以1平方米=10.764平方呎換算, 並以四捨五入至整數平方呎, 平方呎與平方米之數字可能有些微差異。
- 不設4樓、13樓、14樓及24樓。
- 發展項目中的住宅物業不設陽台。

## **12 FLOOR PLAN OF PARKING SPACES IN THE DEVELOPMENT** 發展項目的停車位的樓面平面圖

Not Applicable

不適用

## 13 SUMMARY OF THE PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

### 臨時買賣合約的摘要

1. A preliminary deposit of 5% of transaction price is payable on the signing of the preliminary agreement for sale and purchase (“preliminary agreement”);
  2. The preliminary deposit paid by the purchaser on the signing of the preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders;
  3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the preliminary agreement —
    - (i) the preliminary agreement is terminated;
    - (ii) the preliminary deposit is forfeited; and
    - (iii) the owner does not have any further claim against the purchaser for the failure.
1. 在簽署臨時買賣合約(該“臨時合約”)時須支付款額為成交金額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。

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

## A. Common parts of the Development

According to the Deed of Mutual Covenant and Management Agreement (“DMC”) to be executed in respect of the Development:-

“Common Areas and Facilities” means:-

the Development Common Areas, the Residential Common Areas, the Development Common Facilities and the Residential Common Facilities and those common parts set out in Schedule 1 of the Building Management Ordinance Cap.344, Laws of Hong Kong (“the Ordinance”).

“Development Common Areas” means:-

those parts or areas of and in the Development not otherwise specifically assigned to or for the exclusive use of any one or more of the Owners and shall include without limitation the service lane, the check meter cabinet, the refuse storage and material recovery chamber, the pipe duct and maintenance space for manhole, the lavatory, the owners’ corporation office, the caretaker counter, the sprinkler control valve & fire control centre, the high voltage cable riser duct, the pipe ducts, the cable duct, the check meter cabinet, the sprinkler & fire service inlet, the existing party wall and the spaces in front of the Retail Development giving access to and egress from the Residential Development and the Retail Development and staircases on the Ground Floor, the fire service pump & intermediate booster pump & tank room, the fire service water meter cabinet, the fire service water tank, the telecommunications and broadcasting room, the transfer water pump and tank room, the switch room, the transformer room, the high voltage switch gear room, the cable duct, the pipe ducts, the void and the existing party wall and the staircases on the First Floor, the sprinkler water tank, the sprinkler pump & intermediate booster pump and tank room on Level 14.150 and on top of the fire service & intermediate booster pump & tank room and fire service water tank on the First Floor and the staircase from the First Floor to Level 14.150, the pipe duct, the electric meter cabinet and the water meter cabinet on the Second Floor, the electric meter cabinet & extra low voltage duct and the pipe duct on the Third Floor, the extra low voltage, the electric meter cabinet and the pipe ducts on the Fifth Floor, the electric meter cabinet, the extra low voltage and the pipe ducts on the Sixth to Twelfth, Fifteenth to Twenty Third, the Twenty Fifth to Twenty Sixth Floors, the electric meter cabinet, the pipe duct and the extra low voltage on the Twenty Seventh Floor, the pipe duct, the electric meter cabinet and the extra low voltage on the Twenty Eighth Floor, the electric meter cabinet and extra low voltage duct on the Twenty Ninth Floor, the electric meter cabinet on the Roof, the emergency generator room and the water pump room at Level 106.300 on top of the Roof, the potable water tank and flush water tank at Level 109.300 on top of Level 106.300 and the Upper Roof, the staircases, the passages and corridors of and in the Development and the exterior walls of the Development and those areas of and in the Development falling within the definition of common parts under Section 2 of the Ordinance and more particularly set out in Schedule 1 to the Ordinance save and except such parts thereof designated as the Residential Common Areas.

## A. 發展項目的公用部分

根據就發展項目訂立的公契及管理協議（以下簡稱「大廈公契」）：

「公用地方及設施」是指：

發展項目公用地方、住宅公用地方、發展項目公用設施、住宅公用設施，以及香港法例第 344 章《建築物管理條例》（以下簡稱「該條例」）附表一所列明的公用部分。

「發展項目公用地方」是指：

發展項目中除非指明分配給任何一位或多位業主或專為其而設之部分或地方，包括但不限於地下樓層的服務通道、檢測儀錶櫃、垃圾及物料回收房、沙井管道及維修空間、洗手間、業主立案法團辦事處、管理處、花灑控制閥門及消防控制中心、高壓電纜上引管道、管道槽、電線槽、檢測儀錶櫃、花灑及消防入水掣、現有共用牆、商業發展項目前方的空間（以供住宅發展項目和商業發展項目進出的通道）以及樓梯；一樓的消防水泵及中途泵水缸房、消防水錶櫃、消防水缸、電訊廣播機房、輸送水缸及泵房、電掣房、變壓器房、高壓電掣房、電線槽、管道槽、天井和現有共用牆以及樓梯；樓面 14.150 的消防花灑水缸、消防水泵及中途泵水缸房和一樓的消防水泵及中途泵水缸房和消防水缸頂部；一樓到樓面 14.150 的樓梯；二樓的管道槽、電錶櫃及水錶櫃；三樓電錶櫃、特低電壓管道及管道槽；五樓特低壓電線、電錶櫃及管道槽；六樓至十二樓、十五樓至廿三樓、廿五樓至廿六樓的電錶櫃、特低壓電線及管道槽；廿七樓的電錶櫃、管道槽及特低壓電線；廿八樓的管道槽、電錶櫃及特低壓電線；廿九樓的電錶櫃及特低電壓管道；天台電錶櫃；（天台樓頂）樓面 106.300 的緊急發電機房和水泵房；（樓面 106.300 樓頂）樓面 109.300 的食水和沖廁水缸及上層天台；發展項目的樓梯、通道走廊、外牆，以及發展項目中符合該條例第二條所界定的公用部分範圍，特別是該條例附表一所列明的地方，除非指定為住宅公用地方，否則包括在內。

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

“Development Common Facilities” means:-

those facilities which are in under or above the Development and serve the Development as a whole and shall include without limitation the installation equipment and apparatus at and in all sewers, gutters, drains, water course, water mains, pipe ducts, fresh water intakes, electrical installations and equipment, fire protection and fire fighting equipment, telephone ducts in the Development Common Areas not otherwise specifically assigned to or for the exclusive use of any Owner and shall include, without limitation the installation equipment and apparatus at or in the check meter cabinet, the refuse storage and material recovery chamber, the pipe duct and maintenance space for manhole, the lavatory, the owners' corporation office, the caretaker counter, the sprinkler control valve & fire control centre, the high voltage cable riser duct, the pipe ducts, the cable duct, the check meter cabinet, the sprinkler & fire service inlet, the existing party wall on the Ground Floor, the installation equipment and apparatus at or in the fire service pump & intermediate booster pump & tank room, the fire service water meter cabinet, the fire service water tank, the telecommunications and broadcasting room, the transfer water pump and tank room, the switch room, the transformer room, the high voltage switch gear room, the cable duct and the pipe ducts, the void and the existing party wall on the First Floor, the installation equipment and apparatus at or in the sprinkler water tank, the sprinkler pump & intermediate booster pump and tank room at Level 14.150, the installation equipment and apparatus at or in the pipe duct, the electric meter cabinet and the water meter cabinet on the Second Floor, the installation equipment and apparatus at or in the electric meter cabinet & extra low voltage duct and the pipe duct on the Third Floor, the installation equipment and apparatus at or in the extra low voltage, the electric meter cabinet and the pipe ducts on the Fifth Floor, the installation equipment and apparatus at or in the electric meter cabinet, the extra low voltage and the pipe ducts on the Sixth to Twelfth, Fifteenth to Twenty Third, the Twenty Fifth to Twenty Sixth Floors, the installation equipment and apparatus at or in the pipe duct, the electric meter cabinet and the extra low voltage on the Twenty Seventh Floor, the installation equipment and apparatus at or in the pipe duct, the electric meter cabinet and the extra low voltage on the Twenty Eighth Floor, the installation equipment and apparatus at or in the electric meter cabinet and extra low voltage duct on the Twenty Ninth Floor, the installation equipment and apparatus at or in the electric meter cabinet on the Roof, the installation equipment and apparatus at or in the emergency generator room and the water pump room at Level 106.300, the installation equipment and apparatus at or in the potable water tank and flush water tank at Level 109.300.

「發展項目公用設施」是指：

發展項目內、其下或其上，為整個發展項目提供的設施，包括但不限於發展項目公用地方內的所有污水渠、排水溝、排水管、水道、總水喉、管道槽、淡水入水口、電力裝置和設備、防火及消防設備、電話槽之內或其上的裝置、設備及器具（除非指明分配給任何業主或專為其而設），且包括但不限於地下樓層的檢測儀錶櫃、垃圾及物料回收房、沙井管道及維修空間、洗手間、業主立案法團辦事處、管理處、花灑控制閥門及消防控制中心、高壓電纜上引管道、管道槽、電線槽、檢測儀錶櫃、花灑及消防入水掣、現有共用牆之內或其上的裝置、設備及器具；一樓的消防水泵及中途泵水缸房、消防水錶櫃、消防水缸、電訊廣播機房、輸送水缸及泵房、電掣房、變壓器房、高壓電掣房、電線槽及管道槽、天井和現有共用牆之內或其上的裝置、設備及器具；樓面 14.150 的消防花灑水缸、消防水泵及中途泵水缸房之內或其上的裝置、設備及器具；二樓的管道槽、電錶櫃及水錶櫃之內或其上的裝置、設備及器材；三樓的電錶櫃、特低壓電線槽及管道槽之內或其上的裝置、設備及器具；五樓的特低壓電線、電錶櫃及管道槽之內或其上的裝置、設備及器具；六樓至十二樓、十五樓至廿三樓、廿五樓至廿六樓的電錶櫃、特低壓電線及管道槽之內或其上的裝置、設備及器具；廿七樓的管道槽、電錶櫃及特低壓電線之內或其上的裝置、設備及器具；廿八樓的管道槽、電錶櫃及特低壓電線之內或其上的裝置、設備及器具；廿九樓的電錶櫃及特低壓電線槽之內或其上的裝置、設備及器具；天台電錶櫃之內或其上的裝置、設備及器具；樓面 106.300 的緊急發電機房及水泵房之內或其上的裝置、設備及器具；樓面 109.300 的食水和沖廁水缸之內或其上的裝置、設備及器具。

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

“Residential Common Areas” means:-

those parts or areas in the Residential Development not otherwise specifically assigned to or for the exclusive use of any one or more of the Residential Owners and shall include without limitation, the lift lobby, lift 1 and lift 2, staircase 1 and staircase 2 on the Ground Floor, the lift lobby, lift 1, lift 2, the flat roof, staircase 1, staircase 2 and hose reel on the First Floor, the lift lobby, lift 1, lift 2, the staircases and the non-enclosed areas adjacent to the flat roofs on the Second Floor, lift 1, lift 2, the air conditioner platform, the staircases and the aluminum feature protruding from the exterior wall on the Third Floor, the lift lobby, lift 1, lift 2, the hose reel, the water meter cabinet and aluminum feature protruding from the exterior wall and the staircases on the Fifth Floor, the air conditioner platforms, the water meter cabinet, the hose reel, the lift lobby, lift 1, lift 2, the staircases, the aluminum feature protruding from the exterior wall on the Sixth to Twelfth, Fifteenth to Twenty Third, Twenty Fifth to Twenty Sixth Floor, the Residential Recreational Facilities Area on the Twenty Seventh Floor comprising the gymnasium, the multi-purpose room, the air conditioner platforms, the lift lobby, lift 1, lift 2, the water meter cabinet, the lavatories, the hose reels, the staircases, the balconies and the aluminum feature protruding from the exterior wall on the Twenty Seventh Floor, the lift lobby, lift 1, lift 2, the air conditioner platforms, the water meter cabinet, the hose reel, the staircases, the aluminum features attached to the exterior part of the flat roofs and the aluminum feature protruding from the exterior wall on the Twenty Eighth Floor, the air conditioner platforms, lift 1, lift 2, the staircases and the aluminum features attached to the external wall on the Twenty Ninth Floor, the lift machine room, the staircases and the aluminum features attached to the Flat A flat roof and the Flat B flat roof on the Roof, the staircases at Level 106.300.

「住宅公用地方」是指：

住宅發展項目內除非指明分配給任何一位或多位住宅業主或專為其而設的部分或地方，包括但不限於地下樓層的升降機大堂、一號升降機及二號升降機、一號樓梯及二號樓梯；一樓的升降機大堂、一號升降機、二號升降機、平台、一號樓梯、二號樓梯和消防喉轆；二樓的升降機大堂、一號升降機、二號升降機，樓梯以及平台毗鄰的不可封閉的地方；三樓的一號升降機、二號升降機、冷氣機平台、樓梯及外牆突出的鋁製構件；五樓的升降機大堂、一號升降機、二號升降機、消防喉轆、水錶櫃、外牆突出的鋁製構件及樓梯；六樓至十二樓、十五樓至廿三樓、廿五樓至廿六樓的冷氣機平台、水錶櫃、消防喉轆、升降機大堂、一號升降機、二號升降機、樓梯、外牆突出的鋁製構件、廿七樓的住宅康樂設施區，包括健身室、多用途室、冷氣機平台、升降機大堂、一號升降機、二號升降機、水錶櫃、洗手間、消防喉轆、樓梯、露台及外牆突出的鋁製構件；廿八樓的升降機大堂、一號升降機、二號升降機、冷氣機平台、水錶櫃、消防喉轆、樓梯、附於平台外部的鋁製構件及外牆突出的鋁製構件；廿九樓的冷氣機平台、一號升降機、二號升降機、樓梯及外牆突出的鋁製構件；天台升降機機房、樓梯以及 A 單位天台平台和 B 單位天台平台的鋁製構件；樓面 106.300 的樓梯。

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

“Residential Common Facilities” means:-

those facilities which are in under or above the Residential Development and serve the Residential Development as a whole shall include, without limitation, all sewers, gutters, drains, water courses, water mains, pipe ducts, salt and fresh water intakes, electrical installations and equipment, fire protection and fire fighting equipment and apparatus, telephone ducts in the Residential Common Areas not otherwise specifically assigned to or for the exclusive use of any one or more of the Residential Owners and shall include, without limitation, the installation, equipment and apparatus at or in the lift lobby, lift 1 and lift 2 on the Ground Floor, the installation, equipment and apparatus at or in the lift lobby, lift 1, lift 2 and the hose reel on the First Floor, the installation, equipment and apparatus at or in the lift lobby, lift 1, lift 2 on the Second Floor, the installation, equipment and apparatus at or in the lift lobby, lift 1, lift 2, the air conditioner platform on the Third Floor, the installation, equipment and apparatus at or in the lift lobby, lift 1, lift 2, the hose reel, the water meter cabinet on the Fifth Floor, the installation, equipment and apparatus at or in the air conditioner platforms, the water meter cabinet, the hose reel, the lift lobby, lift 1, lift 2 on the Sixth to Twelfth, Fifteenth to Twenty Third, Twenty Fifth to Twenty Sixth Floor, the installation, equipment and apparatus at or in the Residential Recreational Facilities Area on the Twenty Seventh Floor comprising the gymnasium, the multi-purpose room, the air conditioner platforms, the lift lobby, lift 1, lift 2, the water meter cabinet, the lavatories on the Twenty Seventh Floor, the installation, equipment and apparatus at or in the lift lobby, lift 1, lift 2, the air conditioner platforms, the water meter cabinet, the hose reel on the Twenty Eighth Floor, the installation, equipment and apparatus at or in the air conditioner platforms, lift 1, lift 2 on the Twenty Ninth Floor, the installation, equipment and apparatus at or in the lift machine room on the Roof.

「住宅公用設施」是指：

住宅發展項目內、其下或其上，為整個住宅發展項目提供的設施，包括但不限於該住宅公用地方內的所有污水渠、排水溝、排水管、水道、總水喉、管道槽、鹹淡水入水口、電力裝置和設備、防火消防設備和器材、電話槽（除非指明分配給任何一位或多位住宅業主或專為其而設），且包括但不限於地下樓層的升降機大堂、一號升降機及二號升降機之內或其上的裝置、設備及器具；一樓的升降機大堂、一號升降機、二號升降機及消防喉轆之內或其上的裝置；二樓的升降機大堂、一號升降機、二號升降機之內或其上的裝置、設備及器具；三樓的一號升降機、二號升降機、冷氣機平台之內或其上的裝置、設備及器具；五樓的升降機大堂、一號升降機、二號升降機、消防喉轆、水錶櫃之內或其上的裝置、設備及器具；六樓至十二樓、十五樓至廿三樓、廿五樓至廿六樓的冷氣機平台、水錶櫃、消防喉轆、升降機大堂、一號升降機、二號升降機之內或其上的裝置、設備及器具；廿七樓住宅康樂設施區，包括健身房、多用途室、冷氣機平台、升降機大堂、一號升降機、二號升降機、水錶櫃、洗手間之內或其上的裝置、設備及器具；廿八樓的升降機大堂、一號升降機、二號升降機、冷氣機平台、水錶櫃及消防喉轆之內或其上的裝置、設備及器具；廿九樓的冷氣機平台、一號升降機、二號升降機之內或其上的裝置、設備及器具；天台升降機房之內或其上的裝置、設備及器具。

# 14 SUMMARY OF DEED OF MUTUAL COVENANT

## 公契的摘要

### B. (1) Number of undivided shares assigned to residential units, retail units and common areas and facilities in the Development

本發展項目中分配給住宅單位、商業單位以及公用地方及設施的不可分割份額數目

#### (a) Residential Units

住宅單位

20,617

Undivided Shares 不可分割份數	Flat 單位	A	B	Total 總共
Floor 樓層				
2nd & 3rd* Duplex 二樓和三樓* 複式		1,258	1,251	2,509
5th* 五樓*		436	436	872
6th-12th, 15th-23rd & 25th-26th (18 floors) 六至十二樓、十五至廿三樓及廿五至廿六樓 (共十八層)		428	428	15,408
28th, 29th & Roof Floor# Duplex 廿八樓、廿九樓及頂樓# 複式		912	916	1,828

#### (b) Retail Units

商業單位

2,217

Ground Floor 地下	Shop 商店	Restaurant 餐廳	Total 總共
Undivided Shares 不可分割份數	299	1,918	2,217

#### (c) Common Areas and Facilities

公用地方及設施

1,000

GRAND TOTAL: 23,834  
累計: =====

Note:

- (i) \* means including the flat roof(s)
- (ii) # means including the flat roof(s), roof and stairhood
- (iii) There is no designation of 4/F, 13/F, 14/F and 24/F in the Residential Development

備註:

- (i) \*指包括平台
- (ii) #指包括平台、天台及梯屋
- (iii) 本住宅發展項目中並無四樓、十三樓、十四樓和廿四樓



# 14 SUMMARY OF DEED OF MUTUAL COVENANT

## 公契的摘要

### (2) Number of management shares assigned to residential units, retail units and common areas and facilities in the Development

本發展項目中分配給住宅單位、商業單位以及公用地方及設施的管理份額數目

#### (a) Residential Units

住宅單位

20,617

Management Shares 管理份數	Flat 單位	A	B	Total 總共
Floor 樓層				
2nd & 3rd* Duplex 二樓和三樓* 複式		1,258	1,251	2,509
5th* 五樓*		436	436	872
6th-12th, 15th-23rd & 25th-26th (18 floors) 六至十二樓、十五至廿三樓及廿五至廿六樓 (共十八層)		428	428	15,408
28th, 29th & Roof Floor# Duplex 廿八樓、廿九樓及頂樓# 複式		912	916	1,828

#### (b) Retail Units

商業單位

2,217

Ground Floor 地下	Shop 商店	Restaurant 餐廳	Total 總共
Management Shares 管理份數	299	1,918	2,217

#### (c) Common Areas and Facilities

公用地方及設施

0

GRAND TOTAL: 22,834  
累計: =====

Note:

- (i) \* means including the flat roof(s)
- (ii) # means including the flat roof(s), roof and stairhood
- (iii) There is no designation of 4/F, 13/F, 14/F and 24/F in the Residential Development

備註:

- (i) \*指包括平台
- (ii) #指包括平台、天台及梯屋
- (iii) 本住宅發展項目中並無四樓、十三樓、十四樓和廿四樓

# 14 SUMMARY OF DEED OF MUTUAL COVENANT

## 公契的摘要

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

The manager for the Development will be appointed for an initial term of two (2) years commencing from the date of the DMC. Prior to the formation of the Owners' Corporation, the Owners' Committee may at any time terminate the Manager's appointment without compensation by a resolution passed by a majority of votes of the Owners voting either personally or by proxy at a duly convened meeting of the Owners and supported by Owners holding not less than fifty per cent (50%) of all the Undivided Shares (save and except the Undivided Shares allocated to the Common Areas and Facilities which shall not carry any vote) and by giving to the Manager three (3) calendar months' written notice of the passing of such resolution.

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

(1) Each Owner (with the exception of the First Owner but not its assigns) shall on completion of the assignment of the Unit owned by him by the First Owner :-

- (a) pay to the Manager a due proportion of the deposits of water meter, electricity meter and other utilities for the Common Areas and Facilities or any part thereof which may have been paid by the Manager in respect of the Development;
- (b) pay to the Manager his pro-rata monthly contribution towards the first year's budgeted Development Management Expenses payable in respect of his Unit up to the end of the same calendar month in which he is given possession of his Unit;
- (c) deposit with the Manager a sum equivalent to one month's contribution towards the first year's budgeted Development Management Expenses as security for his liabilities under the DMC. The Manager shall place such deposit into the Management Bank Accounts but no interest shall be paid to the Owner and the said deposit shall not be offset against any payment to be made by any Owner hereunder but the said deposit shall be transferrable to the successor in title of such Owner; and
- (d) pay to the Manager in advance one month's contribution towards the first year's budgeted Development Management Expenses in respect of his Unit.

### C. 發展項目的管理人的委任年期

發展項目的管理人，其最初任期由大廈公契日期起計兩（2）年。業主立案法團成立前，業主委員會可隨時召開業主大會，由業主親自投票或委派代表投票的業主以過半數票通過，並獲得持有不少於百分之五十（50%）所有不可分割份數（公用地方及設施的不可分割份數除外，該等不可分割份數不享有任何投票權）的業主支持決議，提前至少三（3）個曆月向該管理人發出書面通知，終止其委任，而無需給予補償。

### D. 發展項目中的擁有人之間分擔管理開支的基準

(1) 每位業主（第一業權人除外，但不包括其受讓人）在第一業權人完成轉讓業主擁有的單位後，須：

- (a) 向管理人繳付水錶、電錶和其他公用地方及設施的應佔比例按金，或管理人就屋苑墊支的任何部分；
- (b) 按首年度發展項目管理預算案就其單位每月按比例向管理人繳付應繳款項，直至擁有該單位的同一曆月月尾為止；
- (c) 向管理人存入一筆按金，金額相當於首年度發展項目管理預算案釐定的一個月管理費，作為該業主根據大廈公契承擔責任之擔保。管理人須將該按金存入管理銀行賬戶，毋須向業主支付利息，亦不得用於抵消任何業主根據大廈公契應繳的任何分擔款項，惟該按金可轉讓給該業主的繼承人；以及
- (d) 向管理人預繳相當於其單位按首年度發展項目管理支出預算案釐定的一個月管理費。

# 14 SUMMARY OF DEED OF MUTUAL COVENANT

## 公契的摘要

### (2) Each Residential Owner shall on the completion of the assignment of the Residential Unit owned by him by the First Owner in addition to the payment under Clause 26(A) :-

- (a) pay to the Manager his pro-rata monthly contribution towards the first year's budgeted Residential Management Expenses payable in respect of his Residential Unit up to the end of the same calendar month in which he is given possession of his Residential Unit;
- (b) pay to the Manager a sum equivalent to **two months'** contribution towards the first year's budgeted Residential Management Expenses payable by such Owner in respect of his Residential Unit to the Residential Sub Fund and pay to the Manager a sum equivalent to **two months'** contribution towards the first year's budgeted Development Management Expenses payable by such Owner in respect of his Residential Unit to the Development Sub Fund which are both non-refundable and non-transferrable;
- (c) deposit with the Manager a sum equivalent to **two months'** contribution towards the first year's budgeted Residential Management Expenses payable by such Owner in respect of his Residential Unit as securities for his liabilities under the DMC. The Manager shall pay such deposit into the Management Bank Accounts but no interest shall be paid to the Owners and the said deposit shall not be set off against any payment to be made by the Owner hereunder but the said deposit shall be transferrable to the successor in title to such Owner;
- (d) pay to the Manager a sum not exceeding **one month's** contribution towards the first year's budgeted Residential Management Expenses payable by such Owner as debris removal charge which is non-refundable and when not utilized shall be transferred to the Development Sub Fund; and
- (e) pay to the Manager in advance **one month's** contribution towards the first year's budgeted Residential Management Expenses in respect of his Residential Unit.

### (3) Each Retail Owner shall on the completion of the assignment of the Retail Unit owned by him by the First Owner in addition to the payment under Clause 26(A) :-

- (a) pay to the Manager a sum equivalent to **two months'** contribution towards the first year's budgeted Development Management Expenses payable by such Owner in respect of his Retail Unit to the Development Sub Fund which is non-refundable and non-transferrable; and
- (b) pay to the Manager a sum not exceeding **one month's** contribution towards the first year's budgeted Development Management Expenses payable by such Owner as debris removal charge which is non-refundable and when not utilized shall be transferred to the Development Sub Fund.

There are no area and/or facilities within the Development exclusively used by and/or serving the Owner of Retail Units and they are only required to contribute to the Development Management Expenses.

### (2) 除了根據第 26(A)條支付的款項外，每位住宅業主在第一業權人完成轉讓業主擁有的住宅單位後，須：

- (a) 按首年度住宅管理支出預算案就其住宅單位每月按比例向管理人繳付管理費，直至擁有該住宅單位的同一曆月月尾為止；
- (b) 向管理人支付一筆款項，並撥入住宅附屬基金，而金額相當於該業主就其住宅單位按首年度住宅管理支出預算案釐定的**兩個月**管理費，同時還需向管理人支付另一筆款項，並撥入發展項目附屬基金，而金額相當於該業主就其住宅單位按首年度發展項目管理支出預算案釐定的**兩個月**管理費，款項不可退還亦不可轉讓；
- (c) 向管理人存入一筆按金，金額相當於該業主就其住宅單位按首年住宅管理支出預算案釐定的**兩個月**管理費，作為該業主根據大廈公契承擔責任之擔保。管理人須將該按金存入管理銀行賬戶，毋須向業主支付利息，亦不得用於抵消任何業主根據大廈公契應繳的任何分擔款項，惟該按金可轉讓給該業主的繼承人；
- (d) 向管理人支付一筆款項，金額不超過該業主按首年度住宅管理支出預算案釐定的一個月管理費，作為垃圾清除費用，該款項不予退還，未使用時須撥入發展項目附屬基金；以及
- (e) 向管理人預繳相當於其住宅單位按首年度住宅管理支出預算案釐定的一個月管理費。

### (3) 除了根據第 26(A)條支付的款項外，每位商業單位業主在第一業權人完成轉讓業主擁有的商業單位後，須：

- (a) 向管理人支付一筆款項，金額相當於該業主就其商業單位按首年度發展項目管理支出預算案釐定的**兩個月**管理費，並撥入發展項目附屬基金，款項不予退還亦不可轉讓；以及
- (b) 向管理人支付一筆款項，金額不超過該業主按首年度發展項目管理支出預算案釐定的一個月管理費，作為垃圾清除費用，該款項不予退還，未使用時須撥入發展項目附屬基金。

發展項目內並沒有任何地方及/或設施，只供商業單位業主使用及/或專為其而設，而他們僅需負擔發展項目物業管理開支。

## **14 SUMMARY OF DEED OF MUTUAL COVENANT**

### **公契的摘要**

#### **E. Basis on which the management fee deposit payable by the Residential Owner is fixed**

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

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

Not applicable.

#### **Note:**

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

#### **E. 計算住宅業主應付管理費按金的基準**

一筆相當於兩個月管理費的按金，繳付後不予退還，惟可予以轉讓。

#### **F. 擁有人在發展項目中保留作自用的範圍**

不適用。

#### **備註：**

欲悉公用地方及設施的詳情和平面圖細節，請參閱大廈公契。大廈公契全文現存於售樓處，開放時間內可供免費查閱，並可在支付所需影印費後取得大廈公契之複印本。

# 15 SUMMARY OF LAND GRANT

## 批地文件的摘要

1. The Development is constructed on Inland Lots Nos.668 and 668A (“the Land”)
2. The Land is held under two (2) Government Leases both dated the 26th day of July 1875 made between Queen Victoria of the one part and The Hong Kong and China Bakery Company Limited (“the Lessee”) of the other part (hereinafter collectively referred to as “the Leases”) for a term of 999 years commencing from the 1st day of July 1862.
3. Pursuant to the Leases, the Lessee, its Successor and Assigns, shall not nor will use, during the continue of this demise, use, exercise or follow, in or upon the Land or any part thereof, the trade or business of a Brazier, Soap-maker, Sugar-baker, Fellmonger, Melter of tallow, Oilman, Butcher, Distiller, Victualler or Tavern-keeper, Blacksmith, Nightman, Scavenger or any or either of them or any other noisy, noisome or offensive trade or business whatever, without previous licence and signified by the Governor of Hong Kong or other person duly authorized in that behalf.

Wood One Keeprich Limited, the registered owner and the developer of the Land and the developer of the Development has applied for the Licence for Offensive Trade from the Lands Department and the Approval Letter dated 27th January 2022 has been granted by the Lands Department and registered in the Land Registry by Memorial No.22060101780077.

4. Pursuant to the Leases, the Lessee, its Successor and Assigns, shall and will, from time to time, and at all times, from and after the said messuage or tenement, erections and buildings on the Land hereby demised shall be respectively completed and finished, during the remainder of the said term hereby granted, when, where, and as often as need or occasion shall be and require, at his and their own proper costs and charges, well and sufficiently Repair, Uphold, Support, Maintain, Pave, Purge, Scour, Cleanse, Empty, amend and keep the said messuage or tenement, messuages or tenements, erections and buildings, and all the Walls, Rails, Lights, Pavements, Privies, Sinks, Drains and Watercourses thereunder belonging, and which shall in any wise amendments whatsoever, the whole to be done to the satisfaction of the Surveyor of the Governor of Hong Kong And the said messuage or tenement, messuages or tenements, erections, buildings and premises, so being well and sufficiently repaired, sustained and amended, at the end, or sooner determination of the said term, shall and will peaceably and quietly deliver up to the Governor of Hong Kong.

1. 本發展項目位處於內地段第 668 號及第 668A 號（以下簡稱「該地段」）。
2. 該地段乃根據兩份政府租契持有，兩份租契日期均為 1875 年 7 月 26 日，一方為維多利亞女皇，而另一方為 The Hong Kong and China Bakery Company Limited（以下簡稱「承租人」）（以下統稱「租契」）。租契的批租年期由 1862 年 7 月 1 日起，為期 999 年。
3. 租契規定如非事先獲得香港總督或其授權人士的許可，承租人、其承繼人和受讓人在批租年期內，不得在土地或其任何部分從事以下行業或業務：鍛冶、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，或任何其他發出噪音、惡臭或令人厭惡的行業或業務。

該地段的註冊擁有人、發展商以及本發展項目開發商 Wood One Keeprich Limited，已向地政總署申請厭惡性行業牌照，而地政總署已於 2022 年 1 月 27 日發出批准書，並已於土地註冊處以註冊摘要第 22060101780077 號註冊。

4. 租契規定承租人、其承繼人和受讓人，自該地段上之宅院或物業及所有豎設物及建築物施竣工並完成後，在批租年期的餘下時間內，不時及無論何時及按需要或情況，必須及將會自費妥善且充分修葺、維持、支持、保養、鋪飾、清洗、洗滌、潔淨、卸空、修改及保存現時或此後任何時間位於在本文所述予以批租的該片或該幅土地上之宅院或物業及所有豎設物及建築物，以及所有屬於並以任何形式從屬於或關連該處的牆壁、欄杆、燈具、鋪地、廁所、洗滌槽、排水渠及水道等，並且全面執行需要及必須的修葺、清洗及修改工程，以達致令香港總督的測量師滿意為止。於該批租年期屆滿或提前終止時，該宅院或物業、豎設物、建築物及處所須經妥善及充分修葺、維持及修改後，平安且安靜地移交香港總督。

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

**1. Any facilities that are required under the land grant to be constructed and provided for the Government, or for public use;**

No, there are no facilities that are required under the Land Grant to be constructed and provided by the Lessee for the Government or for public use.

**2. Any facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development;**

No, there are no facilities that are required under the Land Grant to be constructed and provided by the Lessee for the Government or for public use.

**3. Any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development;**

Not Applicable

**4. Any part of the land (on which the Development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap. 123 sub. leg F).**

Not Applicable

**1. 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施;**

沒有。根據批地文件規定，承租人無須興建及提供任何設施予政府或公眾使用。

**2. 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施;**

沒有。根據批地文件規定，承租人無須興建及提供任何設施予政府或公眾使用。

**3. 根據批地文件規定須由該項目中的住宅物業的擁有人出賣管理、營運或維持以供公眾使用的任何休憩用地;**

不適用

**4. 該項目所位於的土地中為施行《建築物(規劃)規例》(第123章，附屬法例F)第22(1)條而撥供公眾用途的任何部分。**

不適用

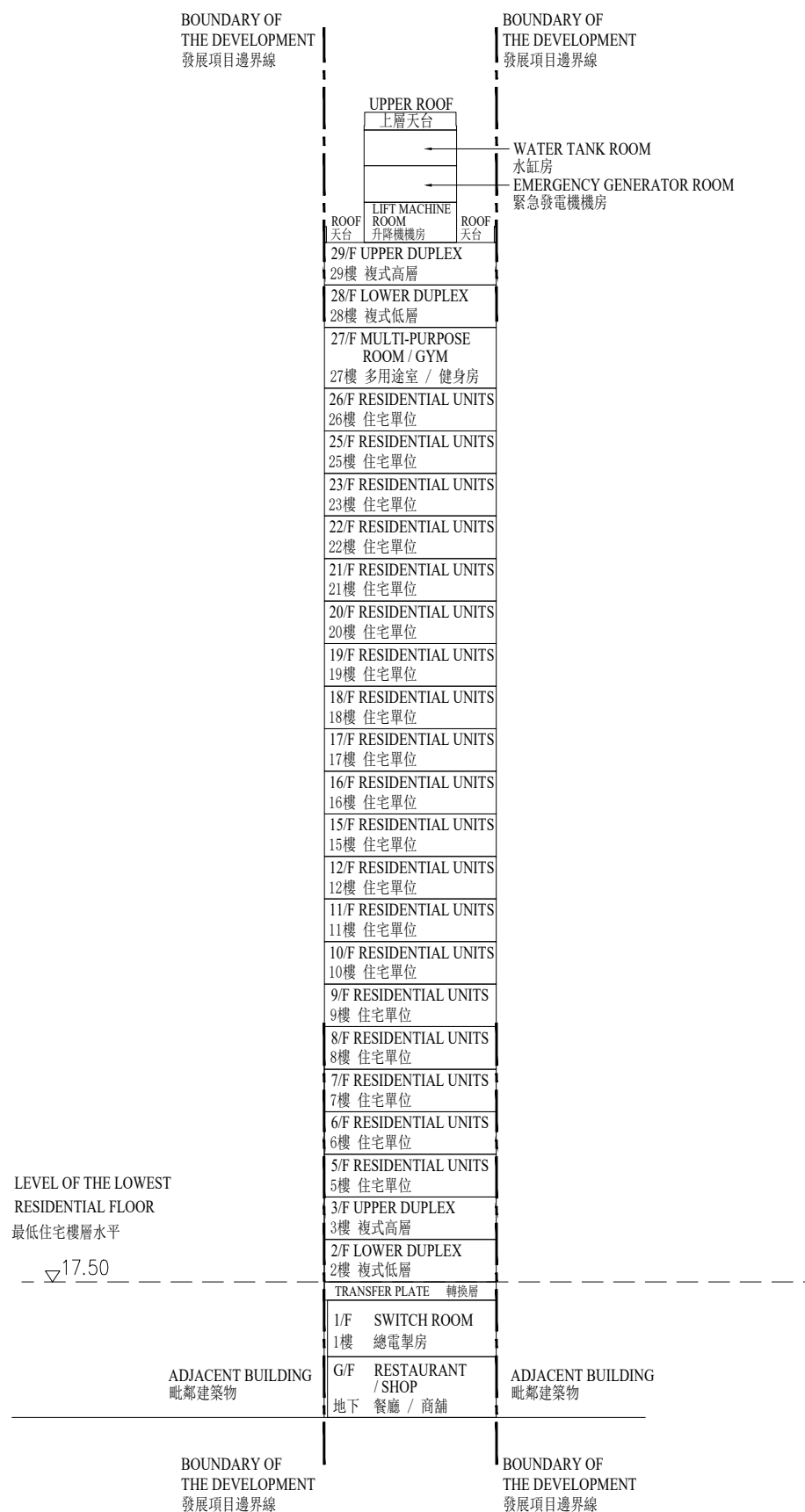
## 17 WARNING TO PURCHASERS 對買方的警告

1. 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.
  2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
  3. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser,
    - a) that firm may not be able to protect the purchaser's interests; and
    - b) the purchaser may have to instruct a separate firm of solicitors; and
    - c) in the case of paragraph 3(b), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.
1. 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。
  2. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
  3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突，
    - a) 該律師事務所可能不能夠保障買方的利益；及
    - b) 買方可能要聘用一間獨立的律師事務所；及
    - c) 如屬 3(b)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。

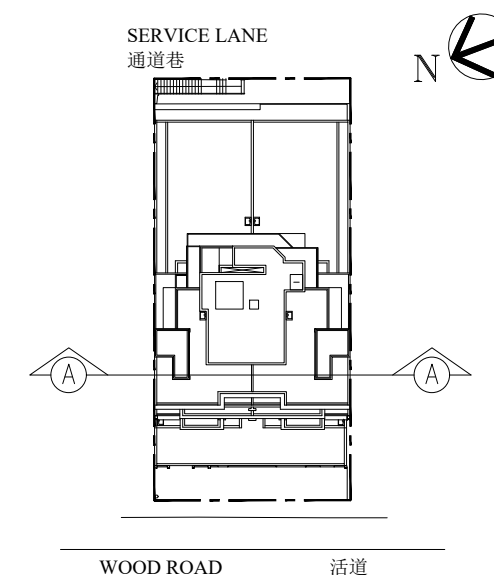
# 18 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

## 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



Key Plan 指示圖



--- BOUNDARY OF THE DEVELOPMENT  
發展項目邊界線

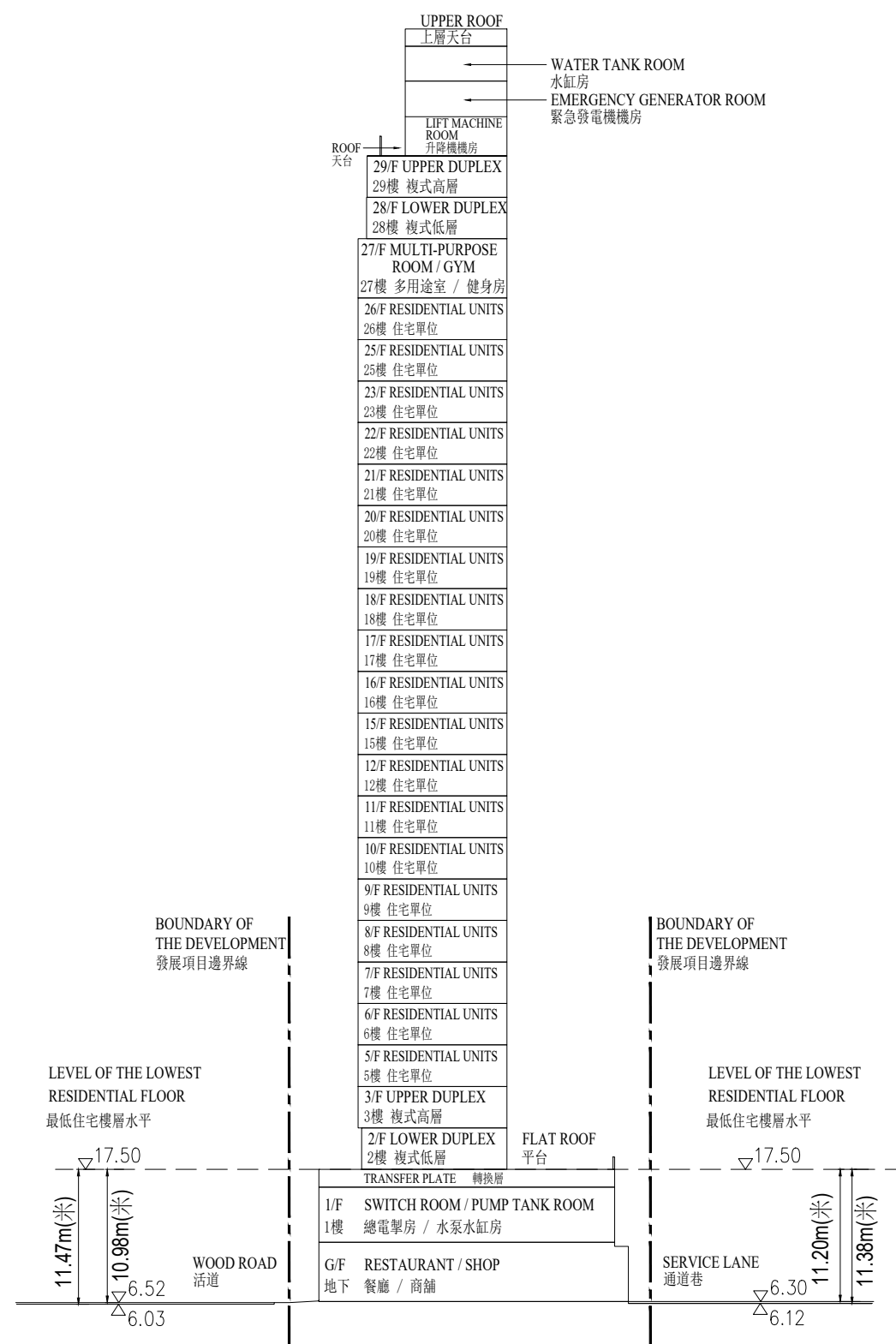
1. The level of lowest residential floor of the Development is 17.50 metres above Hong Kong Principal Datum.  
發展項目之最低住宅樓層為香港主水平基準以上 17.50米。
2. ▽ Denotes height (in metre) above the Hong Kong Principal Datum.  
▽代表香港主水平基準以上的高度（米）。
3. 4/F, 13/F, 14/F and 24/F are omitted.  
不設4樓、13樓、14樓及24樓。



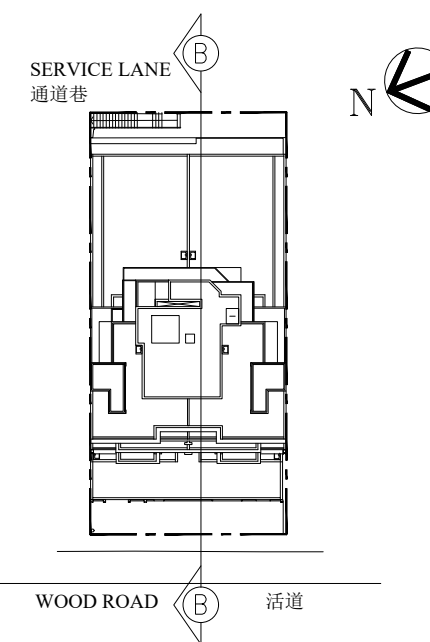
# 18 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

## 發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN B-B  
橫截面圖 B-B



Key Plan 指示圖



--- BOUNDARY OF THE DEVELOPMENT  
發展項目邊界線

1. The level of lowest residential floor of the Development is 17.50 metres above Hong Kong Principal Datum.  
發展項目之最低住宅樓層為香港主水平基準以上 17.50米。
2. The part of Wood Road adjacent to the building is 6.03 to 6.52 metres above the Hong Kong Principal Datum.  
毗連建築物的一段活道為香港主水平基準以上 6.03至6.52米。
3. The part of service lane adjacent to the building is 6.12 to 6.30 metres above the Hong Kong Principal Datum.  
毗連建築物的一段通道巷為香港主水平基準以上 6.12至6.30米。
4. ▽ or △ Denotes height (in metre) above the Hong Kong Principal Datum.  
▽ 或 △ 代表香港主水平基準以上的高度 (米)。
5. 4/F, 13/F, 14/F and 24/F are omitted.  
不設4樓、13樓、14樓及24樓。

# 19 ELEVATION PLAN 立面圖

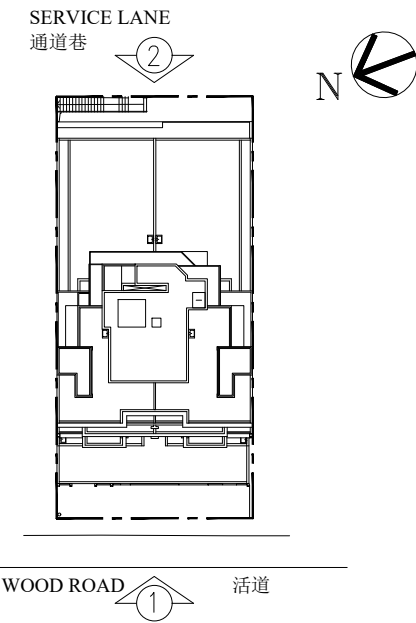
ELEVATION PLAN 1  
立面圖 1



ELEVATION PLAN 2  
立面圖 2



Key Plan 指示圖



--- BOUNDARY OF THE DEVELOPMENT  
發展項目邊界線

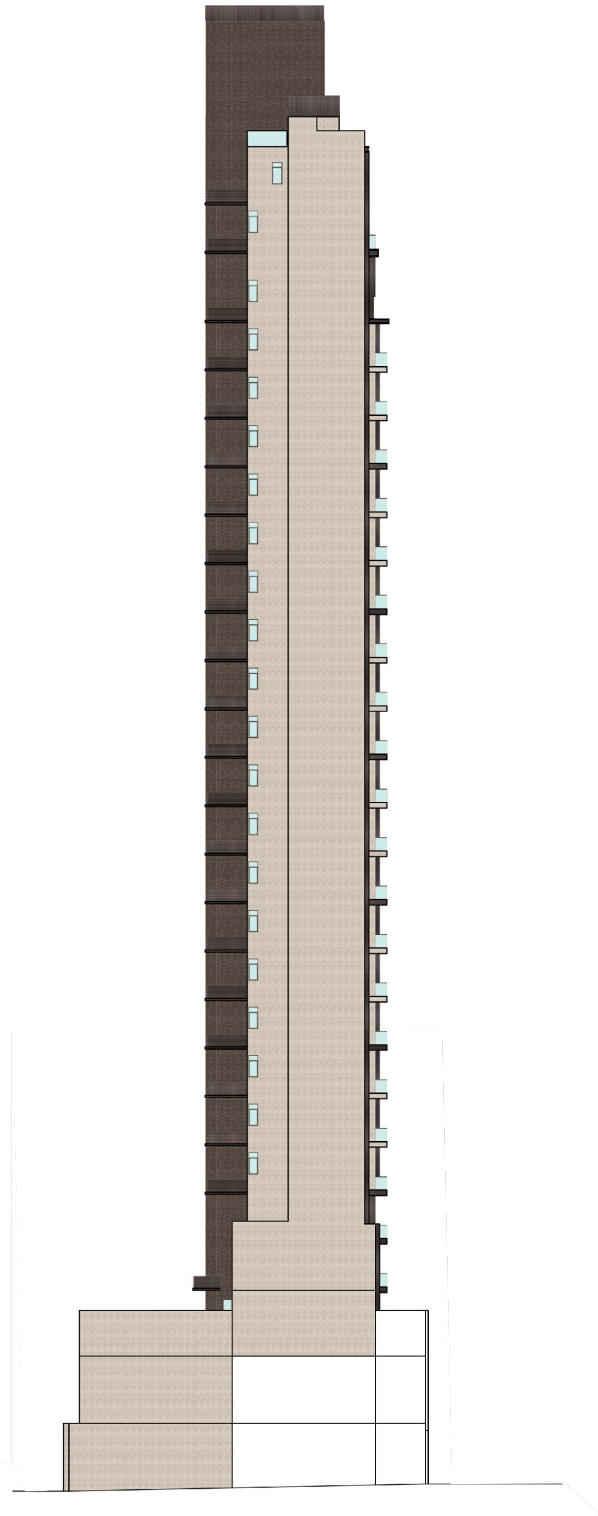
The Authorized Person for the Development have certified that the elevations shown on these plans:

發展項目的認可人士證明本圖顯示的立面：

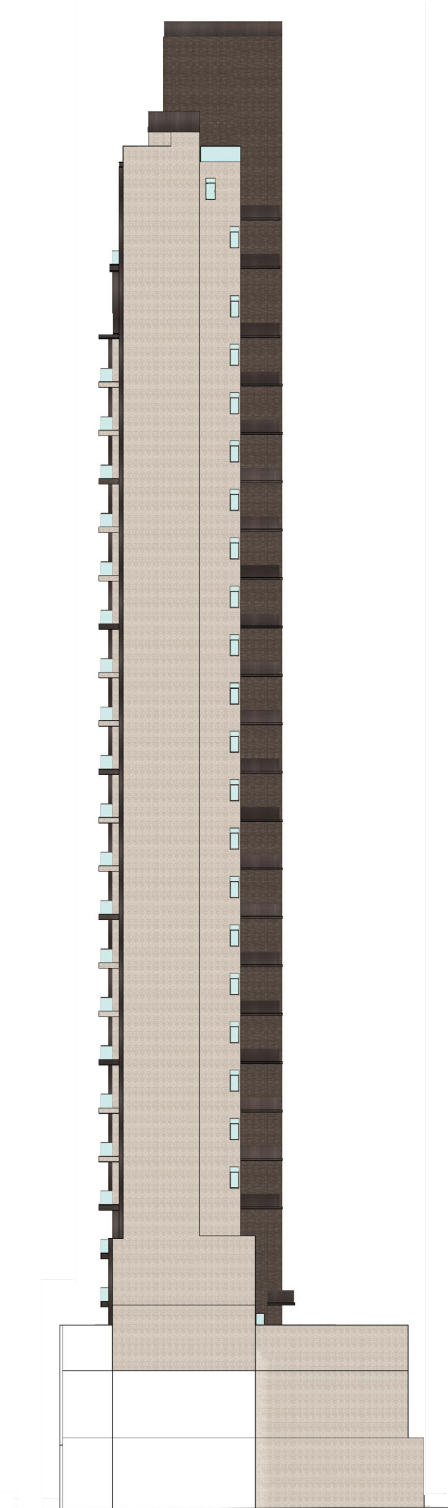
1. are prepared on the basis of the approved building plans for the Development as of 20 October 2023; and  
以2023年10月20日的情況為準的發展項目經批准的建築圖則為基礎擬備；及
2. are in general accordance with the outward appearance of the Development.  
大致上與該發展項目的外觀一致。

# 19 ELEVATION PLAN 立面圖

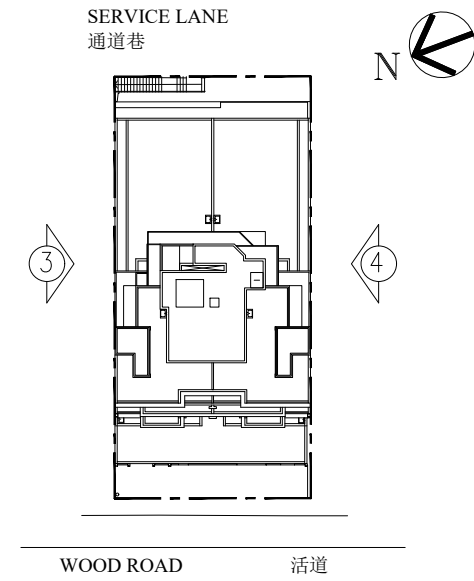
ELEVATION PLAN 3  
立面圖 3



ELEVATION PLAN 4  
立面圖 4



Key Plan 指示圖



--- BOUNDARY OF THE DEVELOPMENT  
發展項目邊界線

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

發展項目的認可人士證明本圖顯示的立面：

1. are prepared on the basis of the approved building plans for the Development as of 20 October 2023; and  
以2023年10月20日的情況為準的發展項目經批准的建築圖則為基礎擬備；及
2. are in general accordance with the outward appearance of the Development.  
大致上與該發展項目的外觀一致。

## 20 INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

### 發展項目中的公用設施的資料

Category of common facilities 公用設施的類別		Covered Area 有蓋範圍	Uncovered Area 露天範圍	Total Area 總面積
<b>Residents' Clubhouse</b> 住客會所之面積	Sq. ft. 平方呎	893	Not Applicable 不適用	893
	Sq. m. 平方米	82.974	Not Applicable 不適用	82.974
<b>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</b> 位於發展項目中的建築物的天台或有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	Sq. ft. 平方呎	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
	Sq. m. 平方米	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
<b>Communal garden or play area for residents' use below the lowest residential floor of a building in the Development</b> 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	Sq. ft. 平方呎	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
	Sq. m. 平方米	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用

Note: Areas in square meters as specified in the above are based on the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.  
備註:上述所列以平方米顯示之面積乃依據最新的批准建築圖則。以平方呎顯示之面積均依據 1 平方米= 10.764 平方呎換算，並以四捨五入至整數。

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

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

## 22 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
(a) <b>External Wall</b> 外牆	External wall finishes with tiles, stone cladding, aluminium feature and paint. 大廈外牆鋪砌瓷磚、石材覆蓋層、鋁質裝飾及油漆。
(b) <b>Window</b> 窗	Aluminium window frames fitted with tempered glass with low-emissivity coating, frosted tempered tinted glass and tinted tempered glass. 鋁質窗框配低輻射鍍膜鋼化玻璃、有色磨砂鋼化玻璃及有色鋼化玻璃。
(c) <b>Bay Window</b> 窗台	Not Applicable 不適用
(d) <b>Planter</b> 花槽	Not Applicable 不適用
(e) <b>Verandah or Balcony</b> 陽台或露台	Balcony : Installed with laminated tempered glass balustrade with aluminium capping, aluminium frame and natural stone top rail, curb finished with tiles. Floor : Tiles Wall : Aluminium cladding and tiles Ceiling : Paint  Balconies are covered. There is no verandah.  露台：裝有夾膠強化玻璃欄杆連鋁質頂呔、鋁質框及天然石材頂扶手，瓷磚路緣。 地台：瓷磚 牆身：鋁質覆蓋層及瓷磚 天花：油漆  露台有蓋。 沒有陽台。
(f) <b>Drying Facilities for Clothing</b> 乾衣設施	Not Applicable 不適用

# 22 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							
	Floors 樓層							
	2/F and 3/F Duplex 2樓及3樓複式		5/F 5樓		6/F-12/F, 15/F-23/F and 25/F-26/F 6樓至12樓、15樓至23樓及25樓至26樓		28/F and 29/F Duplex 28樓及29樓複式	
	Flat 單位							
A		B		A		B		
(a) Lobby 大堂	<p>Main Entrance Lobby on G/F : Wall : Reconstituted stone, plastic laminate, laminated glass and metal finish on exposed surface Floor : Tiles and aluminium entrance mat on exposed surface Ceiling : Gypsum board with emulsion paint and plastic laminated finish</p> <p>地下主入口大堂： 牆壁：人造石、膠板、夾層玻璃及金屬飾面於外露位置 地板：瓷磚及鋁合金地毯於外露位置 天花板：石膏板面髹上乳膠漆及膠板飾面</p> <p>Residential Floor Lift Lobby : Wall : Plastic laminate, laminated glass and metal finish on exposed surface Floor : Tiles on exposed surface Ceiling : Gypsum board with emulsion paint and metal finish</p> <p>住宅層升降機大堂： 牆壁：膠板、夾層玻璃及金屬飾面於外露位置 地板：瓷磚於外露位置 天花板：石膏板面髹上乳膠漆及金屬飾面</p>							
(b) Internal Wall and Ceiling 內牆及天花板	<p>Living / Dining Room and Bedroom : Wall : Emulsion paint on exposed surface Ceiling : Emulsion paint where exposed, gypsum board false ceiling and bulkhead finished with emulsion paint</p> <p>客廳 / 飯廳及睡房： 牆壁： 乳膠漆髹於外露位置 天花板： 乳膠漆髹於外露位置，石膏板假天花及樑髹上乳膠漆</p>		<p>Living / Dining Room and Bedroom : Wall : Emulsion paint on exposed surface Ceiling : Emulsion paint where exposed, gypsum board false ceiling and bulkhead finished with emulsion paint</p> <p>客廳 / 飯廳及睡房： 牆壁： 乳膠漆髹於外露位置 天花板： 乳膠漆髹於外露位置，石膏板假天花及樑髹上乳膠漆</p>		<p>Living / Dining Room and Bedroom : Wall : Emulsion paint on exposed surface Ceiling : Emulsion paint where exposed, gypsum board false ceiling and bulkhead finished with emulsion paint</p> <p>客廳 / 飯廳及睡房： 牆壁： 乳膠漆髹於外露位置 天花板： 乳膠漆髹於外露位置，石膏板假天花及樑髹上乳膠漆</p>		<p>Living / Dining Room and Bedroom : Wall : Emulsion paint on exposed surface Ceiling : Emulsion paint where exposed, gypsum board false ceiling and bulkhead finished with emulsion paint</p> <p>客廳 / 飯廳及睡房： 牆壁： 乳膠漆髹於外露位置 天花板： 乳膠漆髹於外露位置，石膏板假天花及樑髹上乳膠漆</p>	

# 22 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							
	Floors 樓層							
	2/F and 3/F Duplex 2樓及3樓複式		5/F 5樓		6/F-12/F, 15/F-23/F and 25/F-26/F 6樓至12樓、15樓至23樓及25樓至26樓		28/F and 29/F Duplex 28樓及29樓複式	
	Flat 單位							
A		B		A		B		
(c) <b>Internal Floor</b> 內部地板	Living / Dining Room : Floor : Tile and reconstituted stone threshold Skirting : Hardwood skirting  客廳 / 飯廳 : 地板 : 瓷磚及人造石門檻 牆腳線 : 實木腳線  Bedroom : Floor : Engineering timber flooring with reconstituted stone border and metal trim Skirting : Hardwood skirting  睡房 : 地板 : 複合木地板、人造石圍邊及金屬修飾條 牆腳線 : 實木腳線		Living / Dining Room : Floor : Tile and reconstituted stone threshold Skirting : Hardwood skirting  客廳 / 飯廳 : 地板 : 瓷磚及人造石門檻 牆腳線 : 實木腳線  Bedroom : Floor : Tile Skirting : Hardwood skirting  睡房 : 地板 : 瓷磚 牆腳線 : 實木腳線		Living / Dining Room : Floor : Tile and reconstituted stone threshold Skirting : Hardwood skirting  客廳 / 飯廳 : 地板 : 瓷磚及人造石門檻 牆腳線 : 實木腳線  Bedroom : Floor : Tile Skirting : Hardwood skirting  睡房 : 地板 : 瓷磚 牆腳線 : 實木腳線		Living / Dining Room : Floor : Tile and reconstituted stone threshold Skirting : Hardwood skirting  客廳 / 飯廳 : 地板 : 瓷磚及人造石門檻 牆腳線 : 實木腳線  Bedroom : Floor : Engineering timber flooring Skirting : Hardwood skirting  睡房 : 地板 : 複合木地板 牆腳線 : 實木腳線  Master Bedroom : Floor : Engineering timber flooring with reconstituted stone border and metal trim Skirting : Hardwood skirting  主人睡房 : 地板 : 複合木地板、人造石圍邊及金屬修飾條 牆腳線 : 實木腳線	



# 22 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							
	Floors 樓層							
	2/F and 3/F Duplex 2樓及3樓複式		5/F 5樓		6/F-12/F, 15/F-23/F and 25/F-26/F 6樓至12樓、15樓至23樓及25樓至26樓		28/F and 29/F Duplex 28樓及29樓複式	
	Flat 單位							
A		B		A		B		
<b>(d) Bathroom</b> 浴室	Wall : Tiles on exposed surface Floor : Tiles and reconstituted stone threshold Ceiling : Aluminium ceiling	Wall : Tiles and emulsion paint on exposed surface Floor : Tiles and reconstituted stone threshold Ceiling : Emulsion paint on exposed surface and gypsum board with emulsion paint	Wall : Tiles and emulsion paint on exposed surface Floor : Tiles and reconstituted stone threshold Ceiling : Emulsion paint on exposed surface and gypsum board with emulsion paint	Wall : Tiles and emulsion paint on exposed surface Floor : Tiles and reconstituted stone threshold Ceiling : Emulsion paint on exposed surface and gypsum board with emulsion paint	Wall : Tiles and emulsion paint on exposed surface Floor : Tiles and reconstituted stone threshold Ceiling : Emulsion paint on exposed surface and gypsum board with emulsion paint	Wall : Tiles and emulsion paint on exposed surface Floor : Tiles and reconstituted stone threshold Ceiling : Emulsion paint on exposed surface and gypsum board with emulsion paint	Wall : Tiles and emulsion paint on exposed surface Floor : Tiles and reconstituted stone threshold Ceiling : Emulsion paint on exposed surface and gypsum board with emulsion paint	Wall : Tiles and emulsion paint on exposed surface Floor : Tiles and reconstituted stone threshold Ceiling : Emulsion paint on exposed surface and gypsum board with emulsion paint
	牆壁： 瓷磚於外露位置 地板： 瓷磚及人造石門檻 天花板： 鋁質天花	牆壁： 瓷磚及乳膠漆髹於外露位置 地板： 瓷磚及人造石門檻 天花板： 乳膠漆髹於外露位置及石膏板面髹上乳膠漆	牆壁： 瓷磚及乳膠漆髹於外露位置 地板： 瓷磚及人造石門檻 天花板： 乳膠漆髹於外露位置及石膏板面髹上乳膠漆	牆壁： 瓷磚及乳膠漆髹於外露位置 地板： 瓷磚及人造石門檻 天花板： 乳膠漆髹於外露位置及石膏板面髹上乳膠漆	牆壁： 瓷磚及乳膠漆髹於外露位置 地板： 瓷磚及人造石門檻 天花板： 乳膠漆髹於外露位置及石膏板面髹上乳膠漆	牆壁： 瓷磚及乳膠漆髹於外露位置 地板： 瓷磚及人造石門檻 天花板： 乳膠漆髹於外露位置及石膏板面髹上乳膠漆	牆壁： 瓷磚及乳膠漆髹於外露位置 地板： 瓷磚及人造石門檻 天花板： 乳膠漆髹於外露位置及石膏板面髹上乳膠漆	牆壁： 瓷磚及乳膠漆髹於外露位置 地板： 瓷磚及人造石門檻 天花板： 乳膠漆髹於外露位置及石膏板面髹上乳膠漆
Wall finishes on exposed walls run up to level of false ceiling, if applicable								
牆壁外露位置的裝修物料鋪砌至假天花底，如適用								

# 22 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							
	Floors 樓層							
	2/F and 3/F Duplex 2樓及3樓複式		5/F 5樓		6/F-12/F, 15/F-23/F and 25/F-26/F 6樓至12樓、15樓至23樓及25樓至26樓		28/F and 29/F Duplex 28樓及29樓複式	
	Flat 單位							
A		B		A		B		
<b>(e) Kitchen 廚房</b>	Wall : Tiles, reconstituted stone and emulsion paint on exposed surface Floor : Tiles and reconstituted stone threshold Ceiling : Emulsion paint on exposed surface and gypsum board with emulsion paint Cooking bench : Reconstituted stone	Wall : Tiles and reconstituted stone on exposed surface Floor : Tiles and reconstituted stone threshold Ceiling : Emulsion paint on exposed surface and gypsum board with emulsion paint Cooking bench : Reconstituted stone	Wall : Tiles and reconstituted stone on exposed surface Floor : Tiles and reconstituted stone threshold Ceiling : Emulsion paint on exposed surface and gypsum board with emulsion paint Cooking bench : Reconstituted stone	Wall : Tiles and reconstituted stone on exposed surface Floor : Tiles and reconstituted stone threshold Ceiling : Emulsion paint on exposed surface and gypsum board with emulsion paint Cooking bench : Reconstituted stone	Wall : Tiles and reconstituted stone on exposed surface Floor : Tiles and reconstituted stone threshold Ceiling : Emulsion paint on exposed surface and gypsum board with emulsion paint Cooking bench : Reconstituted stone	Wall : Tiles and reconstituted stone on exposed surface Floor : Tiles and reconstituted stone threshold Ceiling : Emulsion paint on exposed surface and gypsum board with emulsion paint Cooking bench : Reconstituted stone	Wall : Tiles and reconstituted stone on exposed surface Floor : Tiles and reconstituted stone threshold Ceiling : Emulsion paint on exposed surface and gypsum board with emulsion paint Cooking bench : Reconstituted stone	Wall : Tiles and reconstituted stone on exposed surface Floor : Tiles and reconstituted stone threshold Ceiling : Emulsion paint on exposed surface and gypsum board with emulsion paint Cooking bench : Reconstituted stone
	牆壁： 瓷磚、人造石及乳膠漆髹於外露位置 地板： 瓷磚及人造石門檻 天花板： 乳膠漆髹於外露位置及石膏板面髹上乳膠漆 灶台： 人造石	牆壁： 瓷磚及人造石於外露位置 地板： 瓷磚及人造石門檻 天花板： 乳膠漆髹於外露位置及石膏板面髹上乳膠漆 灶台： 人造石	牆壁： 瓷磚及人造石於外露位置 地板： 瓷磚及人造石門檻 天花板： 乳膠漆髹於外露位置及石膏板面髹上乳膠漆 灶台： 人造石	牆壁： 瓷磚及人造石於外露位置 地板： 瓷磚及人造石門檻 天花板： 乳膠漆髹於外露位置及石膏板面髹上乳膠漆 灶台： 人造石	牆壁： 瓷磚及人造石於外露位置 地板： 瓷磚及人造石門檻 天花板： 乳膠漆髹於外露位置及石膏板面髹上乳膠漆 灶台： 人造石	牆壁： 瓷磚及人造石於外露位置 地板： 瓷磚及人造石門檻 天花板： 乳膠漆髹於外露位置及石膏板面髹上乳膠漆 灶台： 人造石	牆壁： 瓷磚及人造石於外露位置 地板： 瓷磚及人造石門檻 天花板： 乳膠漆髹於外露位置及石膏板面髹上乳膠漆 灶台： 人造石	牆壁： 瓷磚及人造石於外露位置 地板： 瓷磚及人造石門檻 天花板： 乳膠漆髹於外露位置及石膏板面髹上乳膠漆 灶台： 人造石
Wall finishes on exposed walls run up to level of false ceiling, if applicable								
牆壁外露位置的裝修物料鋪砌至假天花底，如適用								

# 22 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							
	Floors 樓層							
	2/F and 3/F Duplex 2樓及3樓複式		5/F 5樓		6/F-12/F, 15/F-23/F and 25/F-26/F 6樓至12樓、15樓至23樓及25樓至26樓		28/F and 29/F Duplex 28樓及29樓複式	
	Flat 單位							
A		B		A		B		
(a) Door 門	Entrance Door : Material : Fire-rated solid core timber door Finishes : Timber veneer Accessories : Door viewer, security door guard, door hinges, door closer, electrical lock with handle and door stopper		Entrance Door : Material : Fire-rated solid core timber door Finishes : Timber veneer Accessories : Door viewer, security door guard, door hinges, door closer, electrical lock with handle and door stopper		Entrance Door : Material : Fire-rated solid core timber door Finishes : Timber veneer Accessories : Door viewer, security door guard, door hinges, door closer, electrical lock with handle and door stopper		Entrance Door : Material : Fire-rated solid core timber door Finishes : Timber veneer Accessories : Door viewer, security door guard, door hinges, door closer, electrical lock with handle and door stopper	
	入口大門： 用料： 防火實心木門 裝修物料： 木皮飾面 配件： 防盜眼、防盜門扣、門鉸、門氣鼓、電子門鎖連把手及門頂		入口大門： 用料： 防火實心木門 裝修物料： 木皮飾面 配件： 防盜眼、防盜門扣、門鉸、門氣鼓、電子門鎖連把手及門頂		入口大門： 用料： 防火實心木門 裝修物料： 木皮飾面 配件： 防盜眼、防盜門扣、門鉸、門氣鼓、電子門鎖連把手及門頂		入口大門： 用料： 防火實心木門 裝修物料： 木皮飾面 配件： 防盜眼、防盜門扣、門鉸、門氣鼓、電子門鎖連把手及門頂	
	Bedroom Door (Bedroom 1, 2 & 3) : Material : Timber Door Finishes : Timber Veneer Accessories : Lockset, handle and door hinges		Bedroom Door (Bedroom 1 & 2) : Material : Timber Door Finishes : Timber Veneer Accessories : Lockset, handle and door hinges		Bedroom Door (Bedroom 1 & 2) : Material : Timber Door Finishes : Timber Veneer Accessories : Lockset, handle and door hinges		Bedroom Door (Master Bedroom, Bedroom 1 & 2) : Material : Timber Door Finishes : Timber Veneer Accessories : Lockset, handle and door hinges	
	睡房門(睡房一、二及三)： 用料： 木門 裝修物料： 木皮飾面 配件： 門鎖、把手及門鉸		睡房門(睡房一及二)： 用料： 木門 裝修物料： 木皮飾面 配件： 門鎖、把手及門鉸		睡房門(睡房一及二)： 用料： 木門 裝修物料： 木皮飾面 配件： 門鎖、把手及門鉸		睡房門(主人睡房、睡房一及二)： 用料： 木門 裝修物料： 木皮飾面 配件： 門鎖、把手及門鉸	

# 22 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							
	Floors 樓層							
	2/F and 3/F Duplex 2樓及3樓複式		5/F 5樓		6/F-12/F, 15/F-23/F and 25/F-26/F 6樓至12樓、15樓至23樓及25樓至26樓		28/F and 29/F Duplex 28樓及29樓複式	
	Flat 單位							
A		B		A		B		
(a) Door 門	Bathroom Door (Bathroom in Bedroom 1) and Lavatory Door : Material : Timber Door Finishes : Timber Veneer Accessories : Lockset, handle, door hinges and door stopper  浴室門 (睡房一內之浴室)及洗手間門 : 用料 : 木門 裝修物料 : 木皮飾面 配件 : 門鎖、把手、門鉸及門頂		Bathroom Door : Material : Timber Door Finishes : Timber Veneer Accessories : Lockset, handle, door hinges and door stopper  浴室門 : 用料 : 木門 裝修物料 : 木皮飾面 配件 : 門鎖、把手、門鉸及門頂		Bathroom Door : Material : Timber Door Finishes : Timber Veneer Accessories : Lockset, handle, door hinges and door stopper  浴室門 : 用料 : 木門 裝修物料 : 木皮飾面 配件 : 門鎖、把手、門鉸及門頂		Bathroom Door (Bathroom inside Master Bedroom and Bathroom) and Lavatory Door : Material : Timber Door Finishes : Timber Veneer Accessories : Lockset, handle, door hinges and door stopper  浴室門 (主人睡房內之浴室及浴室)及洗手間門 : 用料 : 木門 裝修物料 : 木皮飾面 配件 : 門鎖、把手、門鉸及門頂	
	Bathroom Door (Bathroom in Bedroom 2 and Bathroom in Bedroom 3) : Material : Timber Door Finishes : Timber Veneer Accessories : Timber louvre, lockset, handle, door hinges and door stopper  浴室門 (睡房二內之浴室及睡房三內之浴室) : 用料 : 木門 裝修物料 : 木皮飾面 配件 : 木百葉、門鎖、把手、門鉸及門頂							

# 22 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							
	Floors 樓層							
	2/F and 3/F Duplex 2樓及3樓複式		5/F 5樓		6/F-12/F, 15/F-23/F and 25/F-26/F 6樓至12樓、15樓至23樓及25樓至26樓		28/F and 29/F Duplex 28樓及29樓複式	
	Flat 單位							
A		B		A		B		
(a) Door 門	Kitchen Door : Material : Fire-rated solid core timber door with fire-rated visual panel Finishes : Timber veneer and tempered glass Accessories : Handle, door hinges, door closer and door stopper  廚房門 : 用料 : 防火實心木門連防火玻璃視窗 裝修物料 : 木皮飾面及鋼化玻璃 配件 : 把手、門鉸、門氣鼓及門頂		Kitchen Door : Material : Fire-rated solid core timber door with fire-rated visual panel Finishes : Timber veneer and tempered glass Accessories : Handle, door hinges, door closer and door stopper  廚房門 : 用料 : 防火實心木門連防火玻璃視窗 裝修物料 : 木皮飾面及鋼化玻璃 配件 : 把手、門鉸、門氣鼓及門頂		Kitchen Door : Material : Fire-rated solid core timber door with fire-rated visual panel Finishes : Timber veneer and tempered glass Accessories : Handle, door hinges, door closer and door stopper  廚房門 : 用料 : 防火實心木門連防火玻璃視窗 裝修物料 : 木皮飾面及鋼化玻璃 配件 : 把手、門鉸、門氣鼓及門頂		Kitchen Door : Material : Fire-rated solid core timber door with fire-rated visual panel Finishes : Timber veneer and tempered glass Accessories : Handle, door hinges, door closer and door stopper  廚房門 : 用料 : 防火實心木門連防火玻璃視窗 裝修物料 : 木皮飾面及鋼化玻璃 配件 : 把手、門鉸、門氣鼓及門頂	
	Utility Room Door : Material : Timber Door Finishes : Timber Veneer Accessories : Lockset, handle, door hinges and door stopper  工作間門 : 用料 : 木門 裝修物料 : 木皮飾面 配件 : 門鎖、把手、門鉸及門頂						Utility Room Door : Material : Timber Door Finishes : Timber Veneer Accessories : Lockset, handle and door hinges  工作間門 : 用料 : 木門 裝修物料 : 木皮飾面 配件 : 門鎖、把手及門鉸	

# 22 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							
	Floors 樓層							
	2/F and 3/F Duplex 2樓及3樓複式		5/F 5樓		6/F-12/F, 15/F-23/F and 25/F-26/F 6樓至12樓、15樓至23樓及25樓至26樓		28/F and 29/F Duplex 28樓及29樓複式	
	Flat 單位							
A		B		A		B		
(a) Door 門	Lavatory Door inside Utility Room : Material : Aluminium frame with glass bi-fold door Finishes : Fluorocarbon coated aluminium frame with frosted glass Accessories : Lockset, handle and door hinges  工作間內之洗手間門 : 用料 : 鋁質框配玻璃摺門 裝修物料 : 氟化碳塗層鋁質門框及磨砂玻璃 配件 : 門鎖、把手及門鉸  Balcony Door : Material : Aluminium frame with glass door Finishes : Glass and fluorocarbon coated aluminium frame Accessories : Lockset and handle  露台門 : 用料 : 鋁質框配玻璃門 裝修物料 : 玻璃及氟化碳塗層鋁質門框 配件 : 門鎖及把手		Balcony Door : Material : Aluminium frame with glass door Finishes : Glass and fluorocarbon coated aluminium frame Accessories : Lockset and handle  露台門 : 用料 : 鋁質框配玻璃門 裝修物料 : 玻璃及氟化碳塗層鋁質門框 配件 : 門鎖及把手		Balcony Door : Material : Aluminium frame with glass door Finishes : Glass and fluorocarbon coated aluminium frame Accessories : Lockset and handle  露台門 : 用料 : 鋁質框配玻璃門 裝修物料 : 玻璃及氟化碳塗層鋁質門框 配件 : 門鎖及把手		Lavatory Door inside Utility Room : Material : Aluminium frame with glass bi-fold door Finishes : Fluorocarbon coated aluminium frame with frosted glass Accessories : Lockset, handle and door hinges  工作間內之洗手間門 : 用料 : 鋁質框配玻璃摺門 裝修物料 : 氟化碳塗層鋁質門框及磨砂玻璃 配件 : 門鎖、把手及門鉸	

# 22 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							
	Floors 樓層							
	2/F and 3/F Duplex 2樓及3樓複式		5/F 5樓		6/F-12/F, 15/F-23/F and 25/F-26/F 6樓至12樓、15樓至23樓及25樓至26樓		28/F and 29/F Duplex 28樓及29樓複式	
	Flat 單位							
A		B		A		B		
(a) Door 門	Flat Roof Door next to Kitchen : Material : Aluminium frame with glass door Finishes : Glass and fluorocarbon coated aluminium frame Accessories : Lockset, handle and door hinges  廚房毗鄰之平台門 : 用料 : 鋁質框配玻璃門 裝修物料 : 玻璃及氟化碳塗層鋁質門框 配件 : 門鎖、把手及門鉸		Flat Roof Door next to Kitchen : Material : Aluminium frame with glass door Finishes : Glass and fluorocarbon coated aluminium frame Accessories : Lockset, handle and door hinges  廚房毗鄰之平台門 : 用料 : 鋁質框配玻璃門 裝修物料 : 玻璃及氟化碳塗層鋁質門框 配件 : 門鎖、把手及門鉸		As stated above 如上所述		Flat Roof Door next to Living / Dining Room : Material : Aluminium frame with glass door Finishes : Glass and fluorocarbon coated aluminium frame Accessories : Lockset and handle  客廳 / 飯廳毗鄰之平台門 : 用料 : 鋁質框配玻璃門 裝修物料 : 玻璃及氟化碳塗層鋁質門框 配件 : 門鎖及把手	

# 22 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							
	Floors 樓層							
	2/F and 3/F Duplex 2樓及3樓複式		5/F 5樓		6/F-12/F, 15/F-23/F and 25/F-26/F 6樓至12樓、15樓至23樓及25樓至26樓		28/F and 29/F Duplex 28樓及29樓複式	
	Flat 單位							
A		B		A		B		
(a) Door 門	Flat Roof Door next to Bedroom 2 : Material : Aluminium frame with glass door Finishes : Glass and fluorocarbon coated aluminium frame Accessories : Lockset and handle  睡房二毗鄰之平台門 : 用料 : 鋁質框配玻璃門 裝修物料 : 玻璃及氟化碳塗層鋁質門框 配件 : 門鎖及把手		Flat Roof Door next to Bedroom 2 : Material : Aluminium frame with glass door Finishes : Glass and fluorocarbon coated aluminium frame Accessories : Lockset, handle and door hinges  睡房二毗鄰之平台門 : 用料 : 鋁質框配玻璃門 裝修物料 : 玻璃及氟化碳塗層鋁質門框 配件 : 門鎖、把手及門鉸		As stated above 如上所述		Flat Roof Door next to Master Bedroom : Material : Aluminium frame with glass door Finishes : Glass and fluorocarbon coated aluminium frame Accessories : Lockset and handle  主人睡房毗鄰之平台門 : 用料 : 鋁質框配玻璃門 裝修物料 : 玻璃及氟化碳塗層鋁質門框 配件 : 門鎖及把手  Roof Door : Material : Aluminium frame with glass door Finishes : Glass and fluorocarbon coated aluminium frame Accessories : Lockset, handle and door hinges  天台門 : 用料 : 鋁質框配玻璃門 裝修物料 : 玻璃及氟化碳塗層鋁質門框 配件 : 門鎖、把手及門鉸	



# 22 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							
	Floors 樓層							
	2/F and 3/F Duplex 2樓及3樓複式		5/F 5樓		6/F-12/F, 15/F-23/F and 25/F-26/F 6樓至12樓、15樓至23樓及25樓至26樓		28/F and 29/F Duplex 28樓及29樓複式	
	Flat 單位							
A		B		A		B		
(b) Bathroom 浴室	(i) <b>Type and material of fittings and equipment</b> Wash basin : Vitreous china Water closet : Sanitary ceramic Wash basin mixer : Chrome plated Towel bar : Chrome plated Toilet paper holder : Chrome plated Niche : Reconstituted stone Curtain rod : Metal Vanity counter : Wooden cabinet with plastic laminate, aluminium handle and reconstituted stone countertop Cabinet/ Mirror cabinet : Wooden cabinet with plastic laminate and mirror finish		(i) <b>Type and material of fittings and equipment</b> Wash basin : Vitreous china Water closet : Sanitary ceramic Wash basin mixer : Chrome plated Towel bar : Chrome plated Toilet paper holder : Chrome plated Niche : Reconstituted stone Curtain rod : Metal Vanity counter : Wooden cabinet with plastic laminate, aluminium handle and reconstituted stone countertop Cabinet/ Mirror cabinet : Wooden cabinet with plastic laminate and mirror finish		(i) <b>Type and material of fittings and equipment</b> Wash basin : Vitreous china Water closet : Sanitary ceramic Wash basin mixer : Chrome plated Towel bar : Chrome plated Toilet paper holder : Chrome plated Niche : Reconstituted stone Curtain rod : Metal Vanity counter : Wooden cabinet with plastic laminate, aluminium handle and reconstituted stone countertop Cabinet/ Mirror cabinet : Wooden cabinet with plastic laminate and mirror finish		(i) <b>Type and material of fittings and equipment</b> Wash basin : Vitreous china Water closet : Sanitary ceramic Wash basin mixer : Chrome plated Towel bar : Chrome plated Toilet paper holder : Chrome plated Niche : Reconstituted stone Curtain rod : Metal Vanity counter : Wooden cabinet with plastic laminate, aluminium handle and reconstituted stone countertop Cabinet/ Mirror cabinet : Wooden cabinet with plastic laminate and mirror finish	
	(i) <b>裝置及設備的類型及用料</b> 臉盆：搪瓷 坐廁：瓷 洗手盆水龍頭：鍍鉻 毛巾架：鍍鉻 廁紙架：鍍鉻 壁架：人造石 浴簾桿：金屬 面盆櫃： 膠板飾面、鋁質把手及人造石枱面木製櫃 櫃/鏡櫃： 膠板及鏡飾面木製櫃		(i) <b>裝置及設備的類型及用料</b> 臉盆：搪瓷 坐廁：瓷 洗手盆水龍頭：鍍鉻 毛巾架：鍍鉻 廁紙架：鍍鉻 壁架：人造石 浴簾桿：金屬 面盆櫃： 膠板飾面、鋁質把手及人造石枱面木製櫃 櫃/鏡櫃： 膠板及鏡飾面木製櫃		(i) <b>裝置及設備的類型及用料</b> 臉盆：搪瓷 坐廁：瓷 洗手盆水龍頭：鍍鉻 毛巾架：鍍鉻 廁紙架：鍍鉻 壁架：人造石 浴簾桿：金屬 面盆櫃： 膠板飾面、鋁質把手及人造石枱面木製櫃 櫃/鏡櫃： 膠板及鏡飾面木製櫃		(i) <b>裝置及設備的類型及用料</b> 臉盆：搪瓷 坐廁：瓷 洗手盆水龍頭：鍍鉻 毛巾架：鍍鉻 廁紙架：鍍鉻 壁架：人造石 浴簾桿：金屬 面盆櫃： 膠板飾面、鋁質把手及人造石枱面木製櫃 櫃/鏡櫃： 膠板及鏡飾面木製櫃	

# 22 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							
	Floors 樓層							
	2/F and 3/F Duplex 2樓及3樓複式		5/F 5樓		6/F-12/F, 15/F-23/F and 25/F-26/F 6樓至12樓、15樓至23樓及25樓至26樓		28/F and 29/F Duplex 28樓及29樓複式	
	Flat 單位							
A		B		A		B		
(b) Bathroom 浴室	(ii) Type and material of bathing facilities Bath tub : Material : Enamelled steel Size : 1400mm(L) x 700mm(W) x 400mm(H) Shower set : Chrome plated Shower compartment : Not Applicable  Ventilation system is provided to all bathrooms.  Copper pipes with thermal insulation are used for hot and cold water supply system.		(ii) Type and material of bathing facilities Bath tub : Material : Enamelled steel Size : 1400mm(L) x 700mm(W) x 400mm(H) Shower set : Chrome plated Shower compartment : Not Applicable  Ventilation system is provided to all bathrooms.  Copper pipes with thermal insulation are used for hot and cold water supply system.		(ii) Type and material of bathing facilities Bath tub : Material : Enamelled steel Size : 1400mm(L) x 700mm(W) x 400mm(H) Shower set : Chrome plated Shower compartment : Not Applicable  Ventilation system is provided to all bathrooms.  Copper pipes with thermal insulation are used for hot and cold water supply system.		(ii) Type and material of bathing facilities Bath tub : Material : Enamelled steel Size : 1400mm(L) x 700mm(W) x 400mm(H) Shower set : Chrome plated Shower compartment : Not Applicable  Ventilation system is provided to all bathrooms.  Copper pipes with thermal insulation are used for hot and cold water supply system.	
	(ii) 沐浴設施的類型及用料 浴缸： 用料：搪瓷鋼 大小：1400毫米(長) x 700毫米(闊) x 400毫米(高) 花灑套裝：鍍鉻 淋浴間：不適用  所有浴室提供通風系統。  冷熱水供水系統採用有隔熱層之銅喉管。		(ii) 沐浴設施的類型及用料 浴缸： 用料：搪瓷鋼 大小：1400毫米(長) x 700毫米(闊) x 400毫米(高) 花灑套裝：鍍鉻 淋浴間：不適用  所有浴室提供通風系統。  冷熱水供水系統採用有隔熱層之銅喉管。		(ii) 沐浴設施的類型及用料 浴缸： 用料：搪瓷鋼 大小：1400毫米(長) x 700毫米(闊) x 400毫米(高) 花灑套裝：鍍鉻 淋浴間：不適用  所有浴室提供通風系統。  冷熱水供水系統採用有隔熱層之銅喉管。		(ii) 沐浴設施的類型及用料 浴缸： 用料：搪瓷鋼 大小：1400毫米(長) x 700毫米(闊) x 400毫米(高) 花灑套裝：鍍鉻 淋浴間：不適用  所有浴室提供通風系統。  冷熱水供水系統採用有隔熱層之銅喉管。	

## 22 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							
	Floors 樓層							
	2/F and 3/F Duplex 2樓及3樓複式		5/F 5樓		6/F-12/F, 15/F-23/F and 25/F-26/F 6樓至12樓、15樓至23樓及25樓至26樓		28/F and 29/F Duplex 28樓及29樓複式	
	Flat 單位							
A		B		A		B		
(c) <b>Kitchen</b> 廚房	<p>Wooden kitchen cabinet with metal and plastic laminated finish, reconstituted stone countertop, stainless steel sink and chrome plated sink mixer. Copper pipes with thermal insulation are used for hot and cold water supply system. For appliances provision, please refer to "Schedule of Mechanical &amp; Electrical Provisions".</p> <p>選用木製廚櫃配以金屬及膠板飾面、人造石枱面、不銹鋼洗滌盆及鍍鉻水龍頭。 冷熱水供水系統採用有隔熱層之銅喉管。 所供應之設備請參閱「機電裝置數量說明表」。</p>							
(d) <b>Bedroom</b> 睡房	No fittings 沒有裝置	No fittings 沒有裝置	<p>Type and material of fittings (including built-in wardrobe): For Flat A at 15/F: Built-in wooden wardrobe with plastic laminate finish for Bedroom 1.</p> <p>For Flat B at 15/F: Built-in wooden wardrobe with plastic laminate finish for Bedroom 1 and Bedroom 2.</p> <p>裝置的類型及用料(包括嵌入式衣櫃): 15樓A單位: 睡房一設有嵌入式木製衣櫃配以膠板飾面。</p> <p>15樓B單位: 睡房一及睡房二設有嵌入式木製衣櫃配以膠板飾面。</p>				No fittings 沒有裝置	
(e) <b>Telephone</b> 電話	<p>For the number and location of telephone connection points, please refer to the "Schedule of Mechanical &amp; Electrical Provisions".</p> <p>電話接駁點之數目及位置，請參閱「機電裝置數量說明表」。</p>							
(f) <b>Aerials</b> 天線	<p>For the number and location of TV/FM connection points, please refer to the "Schedule of Mechanical &amp; Electrical Provisions".</p> <p>電視/電台天線接駁點之數目及位置，請參閱「機電裝置數量說明表」。</p>							

## 22 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										
	Floors 樓層										
	2/F and 3/F Duplex 2樓及3樓複式		5/F 5樓		6/F-12/F, 15/F-23/F and 25/F-26/F 6樓至12樓、15樓至23樓及25樓至26樓		28/F and 29/F Duplex 28樓及29樓複式				
Flat 單位											
A		B		A		B		A		B	
(g) <b>Electrical Installations</b> 電力裝置	<p>Three-phase electricity supply with miniature circuit breakers distribution board is provided. Conduits are partly concealed and partly exposed*. For the number and location of power points and air-conditioner connection points, please refer to the "Schedule of Mechanical &amp; Electrical Provisions".</p> <p>提供三相電力供電並備有配電箱及微型斷路器。 電線喉管部分暗藏及部分外露*。 有關電插座及空調機接駁點之數目及位置，請參閱「機電裝置數量說明表」。</p>										
(h) <b>Gas Supply</b> 氣體供應	<p>Town Gas. Gas supply pipe is provided and connected to gas hob and gas water heater for the flats. Please refer to the "Schedule of Mechanical &amp; Electrical Provisions" for the system and location of gas connection points.</p> <p>煤氣。提供煤氣喉並接駁至單位的煤氣熟食爐及煤氣熱水爐。煤氣接駁點的位置，請參閱「機電裝置數量說明表」。</p>										
(i) <b>Washing Machine Connection Point</b> 洗衣機接駁點	<p>Drain point and water point are provided for washer dryer. Please refer to the "Schedule of Mechanical &amp; Electrical Provisions" for location of the washer dryer connection point(s).</p> <p>設有洗衣乾衣機去水及來水接駁點。 洗衣乾衣機接駁點之位置，請參閱「機電裝置數量說明表」。</p>										
(j) <b>Water Supply</b> 供水	<p>Copper pipes with thermal insulation are used for hot and cold water supply system. uPVC pipes are used for flushing water supply. Hot water is available. Water pipes are partly concealed and partly exposed*. 冷熱水供水系統採用有隔熱層之銅喉管。 沖廁供水系統採用膠喉管。 有熱水供應。 水喉管部分暗藏及部分外露*。</p>										

\* Note:

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

\* 註釋：

除部分隱藏於混凝土內之導管及水管外，其他部分的導管及水管均為外露。外露的導管及水管可能被假天花、裝飾橫樑、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏。

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

### 4. Miscellaneous 雜項

Item 細項	Description 描述
(a) Lift 升降機	2 nos. of "OTIS" lift (model no. : GeN2-MR) Lift serves G/F-2/F, 5/F-12/F, 15/F-23/F and 25/F-28/F.  配備二部「OTIS」電梯(型號: GeN2-MR)。 所停層數 - 地下至 2 樓、5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓。
(b) Letter Box 信箱	Stainless steel letter box is provided. 提供不銹鋼信箱。
(c) Refuse Collection 垃圾收集	Location of refuse room : G/F Collected by cleaners.  垃圾房位置: 地下。 由清潔工人收集垃圾。
(d) Water meter, Electricity meter and Gas meter 水錶、電錶及氣體 錶	Separate electric meters for individual residential properties are provided in common Electric Meter Cabinet on each residential floor. Separate water meters for individual residential properties are provided in common Water Meter Cabinet on each residential floor. Separate gas meters for individual residential properties are provided in the Kitchen of each unit.  每戶住宅物業的獨立電錶設於每層住宅樓層的公用電錶櫃內。 每戶住宅物業的獨立水錶設於每層住宅樓層的公用水錶櫃內。 每戶住宅物業的獨立氣體錶設於每戶的廚房內。

### 5. Security Facilities 保安設施

Item 細項	Description 描述
Security Facilities 保安設施	CCTV cameras are provided at clubhouse and G/F lobby. CCTV signals are connected to the caretaker counter. 會所及地下大堂均設有閉路電視。閉路電視信號連接至管理處。

### 6. Appliances 設備

Item 細項	Description 描述
Appliances 設備	For the brand name and model no. of appliances, please refer to "Appliances Schedule". 有關設備之品牌名稱及產品型號，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.  
Remark : Residential floors 4/F, 13/F, 14/F and 24/F are omitted.

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。  
備註：住宅樓層不設 4 樓、13 樓、14 樓及 24 樓。

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

Appliances Schedule 設備說明表

Appliances 設備	Brand Name 品牌名稱	Model Number of Appliances 設備型號	Floors 樓層							
			2/F and 3/F Duplex 2樓及3樓複式		5/F 5樓		6/F-12/F, 15/F-23/F and 25/F-26/F 6樓至12樓、15樓至23樓 及25樓至26樓		28/F and 29/F Duplex 28樓及29樓複式	
			Flat 單位							
			A	B	A	B	A	B	A	B
Gas Water Heater 煤氣熱水爐	TGC	TSTW220TFQL	✓	✓	✓	✓	✓	✓	✓	✓
Electric Water Heater 電熱水爐	Stiebel Eltron	DHM 6	✓	✓	/	/	/	/	/	/
	German Pool	DCX	✓	✓	/	/	/	/	/	/
Exhaust Fan 抽氣扇	IMASU	HAE13-15B2	✓	✓	✓	✓	✓	✓	✓	✓
		HAE13-20B2	✓	✓	/	/	/	/	✓	✓
Thermo Ventilator 浴室寶	Panasonic	FV-40BE3H	✓	✓	/	/	/	/	/	/
		FV-30BW2H	✓	✓	✓	✓	✓	✓	✓	✓
Variable Refrigerant Flow Air-conditioner Unit 變頻多聯分體式空調機	DAIKIN	FTXS25LVMN / RXS25LVMN	✓	✓	✓	✓	✓	✓	✓	✓
		FTXS35LVMN / RXS35LVMN	✓	✓	✓	✓	✓	✓	✓	✓
		FTXS50LVMN / RXS50LVMN	/	/	/	/	/	/	✓	✓

The Vendor undertakes that if appliances of the specified brand name or model number are not installed in the Development, 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設備，便會安裝品質相若的設備。

Notes:

- "✓" denotes "Provided".
- "/" denotes "Not Applicable".

備註:

- "✓" 表示 "提供"。
- "/" 表示 "不適用"。



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

Appliances Schedule 設備說明表

Appliances 設備	Brand Name 品牌名稱	Model Number of Appliances 設備型號	Floors 樓層							
			2/F and 3/F Duplex 2樓及3樓複式		5/F 5樓		6/F-12/F, 15/F-23/F and 25/F-26/F 6樓至12樓、15樓至23樓 及25樓至26樓		28/F and 29/F Duplex 28樓及29樓複式	
			Flat 單位							
			A	B	A	B	A	B	A	B
Touch-Screen Video Door Phone Panel 形象系統觸控面板	Comelit	Art. 6802W	✓	✓	✓	✓	✓	✓	✓	✓
Domino Wok Burner 單頭氣體煮食爐	Siemens	ER3B6AB70X	✓	✓	✓	✓	✓	✓	✓	✓
Domino Double Burner 雙頭氣體煮食爐	Siemens	ER3B6BB70X	✓	✓	✓	✓	✓	✓	✓	✓
Telescopic Cooker Hood 拉趟式抽油煙機	Siemens	LI67SA531B	✓	✓	✓	✓	✓	✓	✓	✓
Built-in Combination Steam Oven 嵌入式蒸焗爐	Siemens	CS656GBS2	✓	✓	✓	✓	✓	✓	✓	✓
Built-in Refrigerator / Freezer 嵌入式雪櫃 / 冰箱	Siemens	KI86NAF31K	✓	✓	✓	✓	✓	✓	✓	✓
Built-in Washer Dryer 嵌入式洗衣乾衣機	Siemens	WK14D321HK	✓	✓	✓	✓	✓	✓	✓	✓

The Vendor undertakes that if appliances of the specified brand name or model number are not installed in the Development, 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設備，便會安裝品質相若的設備。

Notes:

1. "✓" denotes "Provided".
2. "/" denotes "Not Applicable".

備註:

1. "✓" 表示 "提供"。
2. "/" 表示 "不適用"。

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

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

Location 位置	Mechanical & Electrical Provision 機電裝備	Floors 樓層							
		2/F and 3/F Duplex 2樓及3樓複式		5/F 5樓		6/F-12/F, 15/F-23/F and 25/F-26/F 6樓至12樓、15樓至23樓 及25樓至26樓		28/F and 29/F Duplex 28樓及29樓複式	
		Flat 單位							
		A	B	A	B	A	B	A	B
Living / Dining Room 客廳 / 飯廳	Lighting Switch 燈掣	5	5	5	5	5	5	5	5
	Lighting Point 燈位	6	6	3	3	3	3	5	5
	TV/FM Outlet 電視/電台接收插座	2	2	2	2	2	2	2	2
	Single Socket Outlet 單位電插座	6	6	8	8	8	8	4	4
	Twin Socket Outlet 雙位電插座	4	4	2	2	2	2	4	4
	Switch for Exhaust Fan 抽氣扇開關制	/	/	1	1	1	1	2	2
	Switch for Thermo Ventilator 浴室寶開關制	/	/	1	1	1	1	/	/
	Connection Point for Air Conditioner 空調機接駁點	2	2	1	1	1	1	1	1
	Video Door Phone 訪客視像對講機	1	1	1	1	1	1	1	1
	Distribution Board 配電箱	/	/	1	1	1	1	/	/

Notes:

- "1, 2, ....." denotes the quantity of such provision(s) provided in the residential unit.
- The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
- "/" denotes "Not Applicable".

備註:

- "1, 2, ....." 表示提供該住宅單位內的裝置數量。
- 說明表所顯示的燈掣數量是表示燈掣面板的數量。
- "/" 表示 "不適用"。

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

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

Location 位置	Mechanical & Electrical Provision 機電裝備	Floors 樓層							
		2/F and 3/F Duplex 2樓及3樓複式		5/F 5樓		6/F-12/F, 15/F-23/F and 25/F-26/F 6樓至12樓、15樓至23樓 及25樓至26樓		28/F and 29/F Duplex 28樓及29樓複式	
		Flat 單位							
		A	B	A	B	A	B	A	B
Master Bedroom 主人睡房	Lighting Switch 燈掣	/	/	/	/	/	/	3	3
	Lighting Point 燈位	/	/	/	/	/	/	2	3
	TV/FM Outlet 電視/電台接收插座	/	/	/	/	/	/	1	1
	Single Socket Outlet 單位電插座	/	/	/	/	/	/	3	3
	Twin Socket Outlet 雙位電插座	/	/	/	/	/	/	2	2
	Switch for Exhaust Fan 抽氣扇開關制	/	/	/	/	/	/	1	1
	Switch for Water Heater 熱水爐開關制	/	/	/	/	/	/	1	1
	Connection Point for Air Conditioner 空調機接駁點	/	/	/	/	/	/	1	1

Notes:

- "1, 2, ....." denotes the quantity of such provision(s) provided in the residential unit.
- The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
- "/" denotes "Not Applicable".

備註:

- "1, 2, ....." 表示提供該住宅單位內的裝置數量。
- 說明表所顯示的燈掣數量是表示燈掣面板的數量。
- "/" 表示 "不適用"。

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

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

Location 位置	Mechanical & Electrical Provision 機電裝備	Floors 樓層							
		2/F and 3/F Duplex 2樓及3樓複式		5/F 5樓		6/F-12/F, 15/F-23/F and 25/F-26/F 6樓至12樓、15樓至23樓 及25樓至26樓		28/F and 29/F Duplex 28樓及29樓複式	
		Flat 單位							
		A	B	A	B	A	B	A	B
Bedroom 1 睡房一	Lighting Switch 燈掣	3	3	1	1	1	1	1	1
	Lighting Point 燈位	2	2	1	1	1	1	2	2
	TV/FM Outlet 電視/電台接收插座	1	1	1	1	1	1	1	1
	Single Socket Outlet 單位電插座	4	5	1	1	1	1	2	3
	Twin Socket Outlet 雙位電插座	2	2	2	2	2	2	2	1
	Switch for Thermo Ventilator and Water Heater 浴室寶及熱水爐開關制	1	1	/	/	/	/	/	/
	Connection Point for Air Conditioner 空調機接駁點	2	2	1	1	1	1	1	1

Notes:

- "1, 2, ....." denotes the quantity of such provision(s) provided in the residential unit.
- The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
- "/" denotes "Not Applicable".

備註:

- "1, 2, ....." 表示提供該住宅單位內的裝置數量。
- 說明表所顯示的燈掣數量是表示燈掣面板的數量。
- "/" 表示 "不適用"。

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

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

Location 位置	Mechanical & Electrical Provision 機電裝備	Floors 樓層							
		2/F and 3/F Duplex 2樓及3樓複式		5/F 5樓		6/F-12/F, 15/F-23/F and 25/F-26/F 6樓至12樓、15樓至23樓 及25樓至26樓		28/F and 29/F Duplex 28樓及29樓複式	
		Flat 單位							
		A	B	A	B	A	B	A	B
Bedroom 2 睡房二	Lighting Switch 燈掣	4	3	2	2	1	1	1	1
	Lighting Point 燈位	4	4	1	1	1	1	2	2
	TV/FM Outlet 電視/電台接收插座	1	1	1	1	1	1	1	1
	Single Socket Outlet 單位電插座	5	5	1	1	1	1	3	3
	Twin Socket Outlet 雙位電插座	2	2	2	2	2	2	1	1
	Switch for Thermo Ventilator and Water Heater 浴室寶及熱水爐開關制	1	1	/	/	/	/	/	/
	Connection Point for Air Conditioner 空調機接駁點	1	1	1	1	1	1	1	1

Notes:

- "1, 2, ....." denotes the quantity of such provision(s) provided in the residential unit.
- The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
- "/" denotes "Not Applicable".

備註:

- "1, 2, ....." 表示提供該住宅單位內的裝置數量。
- 說明表所顯示的燈掣數量是表示燈掣面板的數量。
- "/" 表示 "不適用"。

# 22 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置	Mechanical & Electrical Provision 機電裝備	Floors 樓層							
		2/F and 3/F Duplex 2樓及3樓複式		5/F 5樓		6/F-12/F, 15/F-23/F and 25/F-26/F 6樓至12樓、15樓至23樓 及25樓至26樓		28/F and 29/F Duplex 28樓及29樓複式	
		Flat 單位							
		A	B	A	B	A	B	A	B
Bedroom 3 睡房三	Lighting Switch 燈掣	3	3	/	/	/	/	/	/
	Lighting Point 燈位	2	2	/	/	/	/	/	/
	TV/FM Outlet 電視/電台接收插座	1	1	/	/	/	/	/	/
	Single Socket Outlet 單位電插座	1	1	/	/	/	/	/	/
	Twin Socket Outlet 雙位電插座	2	2	/	/	/	/	/	/
	Switch for Thermo Ventilator 浴室寶開關制	1	1	/	/	/	/	/	/
	Connection Point for Air Conditioner 空調機接駁點	1	1	/	/	/	/	/	/
Bathroom inside Master Bedroom 主人睡房內之浴室	Lighting Point 燈位	/	/	/	/	/	/	4	3
	Single Socket Outlet 單位電插座	/	/	/	/	/	/	/	2
	Twin Socket Outlet 雙位電插座	/	/	/	/	/	/	1	/
	Temperature Controller for Gas Water Heater 煤氣熱水爐溫度制	/	/	/	/	/	/	1	1
	Fused Spur Unit for Thermo Ventilator 浴室寶接線座	/	/	/	/	/	/	1	1
	Fused Spur Unit for Gas Water Heater 煤氣熱水爐接線座	/	/	/	/	/	/	1	1

Notes:

- "1, 2, ....." denotes the quantity of such provision(s) provided in the residential unit.
- The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
- "/" denotes "Not Applicable".

備註:

- "1, 2, ....." 表示提供該住宅單位內的裝置數量。
- 說明表所顯示的燈掣數量是表示燈掣面板的數量。
- "/" 表示 "不適用"。



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

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

Location 位置	Mechanical & Electrical Provision 機電裝備	Floors 樓層							
		2/F and 3/F Duplex 2樓及3樓複式		5/F 5樓		6/F-12/F, 15/F-23/F and 25/F-26/F 6樓至12樓、15樓至23樓 及25樓至26樓		28/F and 29/F Duplex 28樓及29樓複式	
		Flat 單位							
		A	B	A	B	A	B	A	B
Bathroom in Bedroom 1 睡房一內之浴室	Lighting Point 燈位	3	3	/	/	/	/	/	/
	Twin Socket Outlet 雙位電插座	1	1	/	/	/	/	/	/
	Temperature Controller for Electric Water Heater 電熱水爐溫度制	1	1	/	/	/	/	/	/
	Fused Spur Unit for Thermo Ventilator 浴室寶接線座	1	1	/	/	/	/	/	/
	Socket Outlet for Electric Water Heater 電熱水爐插座	1	1	/	/	/	/	/	/
Bathroom in Bedroom 2 睡房二內之浴室	Lighting Point 燈位	2	2	/	/	/	/	/	/
	Twin Socket Outlet 雙位電插座	1	1	/	/	/	/	/	/
	Temperature Controller for Electric Water Heater 電熱水爐溫度制	1	1	/	/	/	/	/	/
	Fused Spur Unit for Thermo Ventilator 浴室寶接線座	1	1	/	/	/	/	/	/
	Socket Outlet for Electric Water Heater 電熱水爐插座	1	1	/	/	/	/	/	/

Notes:

- "1, 2, ....." denotes the quantity of such provision(s) provided in the residential unit.
- The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
- "/" denotes "Not Applicable".

備註:

- "1, 2, ....." 表示提供該住宅單位內的裝置數量。
- 說明表所顯示的燈掣數量是表示燈掣面板的數量。
- "/" 表示 "不適用"。

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

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

Location 位置	Mechanical & Electrical Provision 機電裝備	Floors 樓層							
		2/F and 3/F Duplex 2樓及3樓複式		5/F 5樓		6/F-12/F, 15/F-23/F and 25/F-26/F 6樓至12樓、15樓至23樓 及25樓至26樓		28/F and 29/F Duplex 28樓及29樓複式	
		Flat 單位							
		A	B	A	B	A	B	A	B
<b>Bathroom in Bedroom 3</b> 睡房三內之浴室	Lighting Point 燈位	2	2	/	/	/	/	/	/
	Twin Socket Outlet 雙位電插座	1	1	/	/	/	/	/	/
	Temperature Controller for Gas Water Heater 煤氣熱水爐溫度制	1	1	/	/	/	/	/	/
	Fused Spur Unit for Thermo Ventilator 浴室寶接線座	1	1	/	/	/	/	/	/
	Fused Spur Unit for Gas Water Heater 煤氣熱水爐接線座	1	1	/	/	/	/	/	/
<b>Bathroom</b> 浴室	Lighting Point 燈位	/	/	2	2	2	2	2	2
	Single Socket Outlet 單位電插座	/	/	2	2	2	2	2	2
	Temperature Controller for Gas Water Heater 煤氣熱水爐溫度制	/	/	1	1	1	1	1	1
	Fused Spur Unit for Thermo Ventilator 浴室寶接線座	/	/	1	1	1	1	1	1

Notes:

- "1, 2, ....." denotes the quantity of such provision(s) provided in the residential unit.
- The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
- "/" denotes "Not Applicable".

備註:

- "1, 2, ....." 表示提供該住宅單位內的裝置數量。
- 說明表所顯示的燈掣數量是表示燈掣面板的數量。
- "/" 表示 "不適用"。

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

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

Location 位置	Mechanical & Electrical Provision 機電裝備	Floors 樓層							
		2/F and 3/F Duplex 2樓及3樓複式		5/F 5樓		6/F-12/F, 15/F-23/F and 25/F-26/F 6樓至12樓、15樓至23樓 及25樓至26樓		28/F and 29/F Duplex 28樓及29樓複式	
		Flat 單位							
		A	B	A	B	A	B	A	B
Kitchen 廚房	Lighting Switch 燈掣	1	1	1	1	/	/	/	/
	Lighting Point 燈位	3	3	2	2	2	2	2	2
	Single Socket Outlet 單位電插座	1	1	1	1	1	1	1	1
	Twin Socket Outlet 雙位電插座	2	2	2	2	2	2	2	2
	Door Bell 門鐘	1	1	1	1	1	1	1	1
	Socket Outlet for Built-in Refrigerator / Freezer 嵌入式雪櫃 / 冰箱插座	1	1	1	1	1	1	1	1
	Connection Unit for Built-in Combination Steam Oven 嵌入式蒸焗爐接線座	1	1	1	1	1	1	1	1
	Fused Spur Unit for Telescopic Cooker Hood 拉趟式抽油煙機接線座	1	1	1	1	1	1	1	1
	Fused Spur Unit for Gas Hob 氣體煮食爐接線座	2	2	2	2	2	2	2	2
	Gas Connection Point for Gas Hob 氣體煮食爐接駁點	1	1	1	1	1	1	1	1

Notes:

- "1, 2, ....." denotes the quantity of such provision(s) provided in the residential unit.
- The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
- "/" denotes "Not Applicable".

備註:

- "1, 2, ....." 表示提供該住宅單位內的裝置數量。
- 說明表所顯示的燈掣數量是表示燈掣面板的數量。
- "/" 表示 "不適用"。

# 22 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置	Mechanical & Electrical Provision 機電裝備	Floors 樓層							
		2/F and 3/F Duplex 2樓及3樓複式		5/F 5樓		6/F-12/F, 15/F-23/F and 25/F-26/F 6樓至12樓、15樓至23樓 及25樓至26樓		28/F and 29/F Duplex 28樓及29樓複式	
		Flat 單位							
		A	B	A	B	A	B	A	B
Kitchen 廚房	Socket Outlet for Built-in Washer Dryer 嵌入式洗衣乾衣機插座	1	1	1	1	1	1	1	1
	Washer-dryer Drain Point and Water Point 洗衣乾衣機來去水接駁點	1	1	1	1	1	1	1	1
	Fused Spur Unit for Gas Water Heater 煤氣熱水爐接線座	1	1	1	1	1	1	1	1
	Fused Spur Unit for Kitchen Cabinet Light 廚櫃燈接線座	1	1	1	1	1	1	1	1
	Fused Spur Unit for Exhaust Fan 抽氣扇接線座	1	1	1	1	1	1	1	1
Utility Room 工作間	Lighting Switch 燈掣	2	2	/	/	/	/	2	2
	Lighting Point 燈位	2	2	/	/	/	/	2	2
	Single Socket Outlet 單位電插座	3	3	/	/	/	/	2	2
	Switch for Exhaust Fan 抽氣扇開關制	1	1	/	/	/	/	1	1
	Connection Point for Air Conditioner 空調機接駁點	1	1	/	/	/	/	1	1
	Distribution Board 配電箱	1	1	/	/	/	/	1	1

Notes:

- "1, 2, ....." denotes the quantity of such provision(s) provided in the residential unit.
- The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
- "/" denotes "Not Applicable".

備註:

- "1, 2, ....." 表示提供該住宅單位內的裝置數量。
- 說明表所顯示的燈掣數量是表示燈掣面板的數量。
- "/" 表示 "不適用"。

# 22 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置	Mechanical & Electrical Provision 機電裝備	Floors 樓層							
		2/F and 3/F Duplex 2樓及3樓複式		5/F 5樓		6/F-12/F, 15/F-23/F and 25/F-26/F 6樓至12樓、15樓至23樓 及25樓至26樓		28/F and 29/F Duplex 28樓及29樓複式	
		Flat 單位							
		A	B	A	B	A	B	A	B
Lavatory 洗手間	Lighting Point 燈位	1	1	/	/	/	/	2	2
	Single Socket Outlet 單位電插座	2	2	/	/	/	/	2	2
	Fused Spur Unit for Exhaust Fan 抽氣扇接線座	1	1	/	/	/	/	1	1
	Socket Outlet for Electric Water Heater 電熱水爐插座	1	1	/	/	/	/	/	/
Lavatory inside Utility Room 工作間內之洗手間	Lighting Point 燈位	1	1	/	/	/	/	1	1
	Temperature Controller for Gas Water Heater 煤氣熱水爐溫度制	1	1	/	/	/	/	1	1
	Fused Spur Unit for Exhaust Fan 抽氣扇接線座	1	1	/	/	/	/	1	1
Staircase 樓梯	Lighting Switch 燈掣	3	3	/	/	/	/	7	7
	Lighting Point 燈位	2	2	/	/	/	/	5	5
	Single Socket Outlet 單位電插座	1	1	/	/	/	/	2	2
	Switch for Exhaust Fan 抽氣扇開關制	/	/	/	/	/	/	2	2
	Fused Spur Unit for Exhaust Fan 抽氣扇接線座	/	/	/	/	/	/	1	1

Notes:

- "1, 2, ....." denotes the quantity of such provision(s) provided in the residential unit.
- The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
- "/" denotes "Not Applicable".

備註:

- "1, 2, ....." 表示提供該住宅單位內的裝置數量。
- 說明表所顯示的燈掣數量是表示燈掣面板的數量。
- "/" 表示 "不適用"。

# 22 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置	Mechanical & Electrical Provision 機電裝備	Floors 樓層							
		2/F and 3/F Duplex 2樓及3樓複式		5/F 5樓		6/F-12/F, 15/F-23/F and 25/F-26/F 6樓至12樓、15樓至23樓 及25樓至26樓		28/F and 29/F Duplex 28樓及29樓複式	
		Flat 單位							
		A	B	A	B	A	B	A	B
Balcony 露台	Lighting Point 燈位	1	1	1	1	1	1	/	/
	Fused Spur Unit 接線座	1	1	1	1	1	1	/	/
Flat Roof next to Kitchen 廚房毗鄰之平台	Lighting Point 燈位	9	9	2	2	/	/	/	/
	Waterproof Single Socket Outlet 防水單位電插座	1	1	/	/	/	/	/	/
Flat Roof next to Living / Dining Room 客廳 / 飯廳毗鄰之平台	Lighting Point 燈位	2	2	/	/	/	/	1	1
	Waterproof Single Socket Outlet 防水單位電插座	1	1	/	/	/	/	/	/
Flat Roof next to Master Bedroom 主人睡房毗鄰之平台	Lighting Point 燈位	/	/	/	/	/	/	1	1
Flat Roof next to Bedroom 2 睡房二毗鄰之平台	Lighting Point 燈位	1	1	1	1	/	/	/	/
Flat Roof next to Bedroom 3 睡房三毗鄰之平台	Lighting Point 燈位	1	1	/	/	/	/	/	/
Roof 天台	Lighting Point 燈位	/	/	/	/	/	/	11	13
	Waterproof Single Socket Outlet 防水單位電插座	/	/	/	/	/	/	1	1

Notes:

- "1, 2, ....." denotes the quantity of such provision(s) provided in the residential unit.
- The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
- "/" denotes "Not Applicable".

備註:

- "1, 2, ....." 表示提供該住宅單位內的裝置數量。
- 說明表所顯示的燈掣數量是表示燈掣面板的數量。
- "/" 表示 "不適用"。

## **23 SERVICE AGREEMENTS** 服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by The Hongkong Electric Company, Limited.

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

食水及沖廁水由水務署供應。

電力由香港電燈有限公司供應。

煤氣由香港中華煤氣有限公司供應。

## **24 GOVERNMENT RENT** 地稅

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

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

## **25 MISCELLANEOUS PAYMENTS BY PURCHASER** 買方的雜項付款

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

在向買方交付住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金。

On delivery, the purchaser is not liable to pay to the owner a debris removal fee.

在交付時，買方不須向擁有人支付清理廢料的費用。

Note :

The purchaser should pay to the manager and not the owner of the Development the deposits for water, electricity and gas and debris removal fee.

備註：

買方須向發展項目管理人繳付而不須向擁有人繳付水、電力及氣體的按金及清理廢料的費用。



## **26** DEFECT LIABILITY WARRANTY PERIOD 欠妥之處的保養責任期

Defect liability warranty period for the residential property and the fittings, finishes and appliance as provides in the Agreement for sale and purchase is within six (6) months from the date of completion of the sale and purchase.

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

## **27** MAINTENANCE OF SLOPES 斜坡維修

Not Applicable

不適用

## **28** MODIFICATION 修訂

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

本發展項目現時並沒有向政府提出申請修訂批地文件。

## 29 RELEVANT INFORMATION 有關資料

### 1. Exhaust Devices of Retail Units of the Development

There may be exhaust devices of Retail Units of the Development (including shop and restaurant, if any). The alignment and position of the exhaust devices may be changed from time to time and are subject to compliance with the relevant statutory requirements and/or directions from the relevant government authorities. Purchasers should note the possible impact (if any) of such exhaust devices on individual residential units. The Vendor has not made any representation or warranty as to the types of shop/restaurant to be provided in the Retail Units of the Development.

### 2. Layout and Use of Retail Units

The Vendor may from time to time amend the plans of the Retail Units and change the layout of the Retail Units (including but not limited to the number and size of the shops). The Vendor has not made any representation or warranty as to the number and type(s) of shops to be provided in the Retail Units.

### 3. Lightning Rob / Mobile Phone Antenna / Chimney for Emergency Genset Room / Emergency Genset Room / Transformer Room

Purchasers should note the possible impact (if any) of the above facilities on individual residential units.

### 4. Existing Street Lamp inside the Development at Wood Road

Purchasers should note the impact (if any) of the illumination of the street lamp at Wood Road on individual units.

### 5. Placement of Outdoor Air-conditioning Units

Some outdoor air-conditioning units (either serving its own residential unit or other residential unit(s)) are placed on the areas provided on or within (i) air conditioner platform and (ii) the private flat roofs. The placement of the outdoor air-conditioning units may affect the enjoyment of the residential units in terms of heat and noise or other aspects.

### 6. Architectural Features

Some architectural features are installed outside some residential units. The views of some residential units may be affected by such architectural features. For locations of the architectural features, please refer to “Floor Plans of Residential Properties in the Development” in this sales brochure.

### 7. Pipes

Some pipes are located on the external walls and/or adjacent to the private flat roofs and/or private roofs and/or balconies of some residential units. It is possible that the views of some residential units may be affected by these pipes.

### 1. 發展項目的商業單位的排氣設備

發展項目的商業單位或會有排氣設備（包括商店及餐廳（如有））。排氣設備的排列及位置或會不時更改，並須符合相關法例要求及有關政府部門的指引。買家請注意上述排氣設備對個別住宅物業造成的影響（如有）。而賣方亦無就發展項目的商業單位會提供何種商店/餐廳作出任何陳述或保證。

### 2. 商業單位布局及用途

賣方可能不時修改商業單位之圖則及改變商業單位之布局（包括但不限於店鋪之數目及面積）。賣方並無就商業單位將提供之店鋪數目及種類作出任何陳述或保證。

### 3. 避雷針 / 流動電話天線 / 緊急發電機房煙囪 / 緊急發電機房 / 電力變壓房

買家請注意上述設施對個別住宅單位造成的影響（如有）。

### 4. 發展項目以內，活道之現有街燈

買家請注意活道之街燈於照明時對個別單位造成之影響（如有）。

### 5. 放置室外冷氣機

部分室外冷氣機（不論是為該住宅單位而設或是為其他住宅單位而設）放置在(i)冷氣機平台上或內部及(ii)私人平台上或內部。室外冷氣機的放置可能對住宅單位的享用，諸如熱氣及噪音或其他方面造成影響。

### 6. 建築裝飾

部分住宅單位外牆設有建築裝飾。此等建築裝飾可能對部分住宅單位的景觀造成影響。有關建築裝飾的位置，請參閱本售樓說明書的「發展項目的住宅物業的樓面平面圖」。

### 7. 喉管

部分喉管設於部分住宅單位的外牆及/或毗鄰私人平台及/或私人天台及/或露台。部分住宅單位的景觀可能因此受到影響。

## **30 WEBSITE ADDRESS** 互聯網網站的網址

The website address designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: [www.onewoodroad.com.hk](http://www.onewoodroad.com.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.onewoodroad.com.hk](http://www.onewoodroad.com.hk)

# 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)</b> 根據《建築物(規劃)條例》第23(3)(b)條不計算的總樓面面積		
1.	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方(公共交通總站除外)	Not Applicable 不適用
2.	Plant rooms and similar services 機房及相類設施	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, 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	14.466
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	252.455
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、送風櫃房等	Not Applicable 不適用

		Area (m <sup>2</sup> ) 面積(平方米)
<b>Green Features under Joint Practice Notes 1 and 2</b> 根據聯合作業備考第1及第2號提供的環保設施		
3.	Balcony 露台	44.000
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	Not Applicable 不適用
5.	Communal sky garden 公用空中花園	Not Applicable 不適用
6.	Acoustic fin 隔聲鰭	Not Applicable 不適用
7.	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not Applicable 不適用
8.	Non-structural prefabricated external wall 非結構預製外牆	64.127
9.	Utility platform 工作平台	Not Applicable 不適用
10.	Noise barrier 隔音屏障	Not Applicable 不適用
<b>Amenity Features</b> 適意設施		
11.	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office 管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處	8.398
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	82.974
13.	Covered landscaped and play area 有蓋園景區及遊樂場地	Not Applicable 不適用
14.	Horizontal screen/covered walkways and trellis 橫向屏障/有蓋人行道及花棚	Not Applicable 不適用
15.	Larger lift shaft 擴大升降機槽	113.648

# 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)
<b>Amenity Features</b> 適意設施		
16.	Chimney shaft 煙囪管道	Not Applicable 不適用
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	Not Applicable 不適用
18.	Pipe duct, air duct 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	14.867
19.	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽及氣槽	Not Applicable 不適用
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	Not Applicable 不適用
21.	Void in duplex domestic flat and house 複式住宅單位及洋房的中空空間	Not Applicable 不適用
22.	Sunshade and reflector 遮陽篷及反光罩	Not Applicable 不適用
23.	Minor projection such as A/C box, A/C platform, window cill and projecting window 小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	175.287
24.	Other projections such as A/C box and platform not covered in paragraph 3(b) and (c) of PNAP APP-19 《作業備考》APP-19 第 3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台	Not Applicable 不適用
<b>Other Exempted Items</b> 其他項目		
25.	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	Not Applicable 不適用
26.	Covered area under large projecting/ overhanging feature 大型伸出／外懸設施下的有蓋地方	Not Applicable 不適用
27.	Public transport terminus 公共交通總站	Not Applicable 不適用
28.	Party structure and common staircase 共用構築物及公用樓梯	Not Applicable 不適用

		Area (m <sup>2</sup> ) 面積(平方米)
<b>Other Exempted Items</b> 其他項目		
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	Not Applicable 不適用
30.	Public passage 公眾通道	Not Applicable 不適用
31.	Covered set back area 有蓋的後移部分	Not Applicable 不適用
<b>Bonus GFA</b> 額外總樓面面積		
32.	Bonus GFA 額外總樓面面積	Not Applicable 不適用
<b>Additional Green Features under Joint Practice Note (No. 8)</b> 根據聯合作業備考(第 8 號)提供的額外環保設施		
33.	Buildings adopting Modular Integrated Construction 採用「組裝合成」建築法的樓宇	Not Applicable 不適用

Note:

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

備註：

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

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

## 申請建築物總樓面面積寬免的資料

### Environmental Assessment of the Building 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 SILVER**



Application no.: PAS0046/24

**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 銀級**



申請編號: PAS0046/24

### Estimated Energy Performance or Consumption for the Common Parts of the Development 發展項目的公用部分的預計能量表現或消耗

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

Part 1 第 1 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	<ol style="list-style-type: none"> <li>High Efficient Light Fitting for Lighting 高能源效益燈具</li> <li>VVVF Motor for Lift 變頻馬達</li> </ol>

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>(備註 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 <sup>(備註 2)</sup> 每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		Electricity 電力	Town Gas/LPG 煤氣/石油氣	Electricity 電力	Town Gas/LPG 煤氣/石油氣
		kWh/m <sup>2</sup> /annum 千瓦小時/平方米/年	Unit/m <sup>2</sup> /annum 用量單位/平方米/年	kWh/m <sup>2</sup> /annum 千瓦小時/平方米/年	Unit/m <sup>2</sup> /annum 用量單位/平方米/年
Area served by central building services installation <sup>(Note 3)</sup> 有使用中央屋宇裝備裝置 <sup>(備註 3)</sup> 的部份	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
Podium(s) (non-central building services installation) 平台 (非中央屋宇裝備裝置)	N/A 不適用	106592	N/A 不適用	N/A 不適用	N/A 不適用
Tower(s) (non-central building services installation) 塔樓 (非中央屋宇裝備裝置)	N/A 不適用	2475200	N/A 不適用	N/A 不適用	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

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	N/A 不適用
Lighting Installations 照明裝置	✓		
Air Conditioning Installations 空調裝置	✓		
Electrical Installations 電力裝置	✓		
Lift & Escalator Installations 升降機及自動梯的裝置	✓		
Performance-based Approach 以總能源為本的方法			✓

### Notes:

- In general, the lower the estimated “Annual Energy Use” of the building, the more efficient of the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency. The predicted annual energy use, in terms of electricity consumption (kWh/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 Installation issued by the Electrical and Mechanical Services Department.

### 備註：

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



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

Date of printing of this Sales Brochure: 17 May 2024.

本售樓說明書印製日期: 2024 年 5 月 17 日。

## **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。

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