睿峰
THE VERTEX

Sales Brochure
售樓說明書

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans[1] as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property[2]. The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

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,

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[1] The details of various mortgage loan plans include the requirements for mortgagors on minimum income level, the loan limit under the first mortgage and second mortgage, the maximum loan repayment period, the change of mortgage interest rate throughout the entire repayment period, and the payment of administrative fees.

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

(i) the external dimensions of each residential property;

(ii) the internal dimensions of each residential property;

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

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

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

and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as "relevant information";

- the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
- interior and exterior fittings and finishes and appliances;
- the basis on which management fees are shared;
- whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
- whether individual owners have responsibility to maintain slopes.

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

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

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- Pay attention to the vendor's right to alter the building plans (if any) for an uncompleted development. The mandatory provisions to be incorporated in an ASP for uncompleted development as required by the Ordinance include a provision requiring the vendor to notify the purchaser in writing of such alteration if the same affects in any way the property within 14 days after its having been approved by the Building Authority.
- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.
- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.
- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

- Note that if the vendor has appointed one or more than one estate agents to act in the sale of any specified residential property in the development, the price list for the development must set out the name of all the estate agents so appointed as at the date of printing of the price list.

- You may appoint any estate agent (not necessarily from those estate agency companies appointed by the vendor) to act in the purchase of any specified residential property in the development, and may also not appoint any estate agent to act on your behalf.

- Before you appoint an estate agent to look for a property, you should -

  - find out whether the agent will act on your behalf only. If the agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;

  - find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and

  - note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk.

12. Appointment of solicitor

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

- Compare the charges of different solicitors.

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

- While the vendor is not required to make any show flat available for viewing by prospective purchasers or the general public, if the vendor wishes to make available show flats of a specified residential property, the vendor must first of all make available an unmodified show flat of that residential property and that, having made available such unmodified show flat, the vendor may then make available a modified show flat of that residential property. In this connection, the vendor is allowed to make available more than one modified show flat of that residential property.

- If you visit the show flats, you should always look at the unmodified show flats for comparison with the modified show flats. That said, the Ordinance does not restrict the discretion of the vendor in arranging the sequence of the viewing of unmodified and modified show flats.

- Sales brochure of the development should have been made available to the public when the show flat is made available for viewing. You are advised to get a copy of the sales brochure and make reference to it when viewing the show flats.

- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

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

15. Estimated material date and handing over date

- Check the estimated material date[3] for the development in the sales brochure.

  - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.

- Handing over date

  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.

    - ➢ For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or

    - ➢ For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.

  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.

- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.

  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:

    - ➢ strike or lock-out of workmen;

    - ➢ riots or civil commotion;

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[3] Generally speaking, "material date" means the date on which the conditions of the land grant are complied with in respect of the development, or the date on which the development is completed in all respects in compliance with the approved building plans or the conditions subject to which the certificate of exemption is issued. For details, please refer to section 2 of the Ordinance.

- ➢ force majeure or Act of God;
- ➢ fire or other accident beyond the vendor's control;
- ➢ war; or
- ➢ inclement weather.

- The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
- The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.

- Ask the vendor if there are any questions on handing over date.

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

- Ensure that, before you purchase a residential property, you are arranged to view the residential property that you would like to purchase or, if it is not reasonably practicable to view the property in question, a comparable property in the development, unless you agree in writing that the vendor is not required to arrange such a comparable property for viewing for you. You are advised to think carefully before signing any waiver.

- You may take measurements, take photographs or make video recordings of the property, unless the property is held under a tenancy or reasonable restriction(s) is/are needed to ensure safety of the persons viewing the property.

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

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

Other useful contacts:

Consumer Council	
Website	: www.consumer.org.hk
Telephone	: 2929 2222
Email	: cc@consumer.org.hk
Fax	: 2856 3611
Estate Agents Authority	
Website	: www.eaa.org.hk
Telephone	: 2111 2777
Email	: enquiry@eaa.org.hk
Fax	: 2598 9596
Real Estate Developers Association of Hong Kong	
Telephone	: 2826 0111
Fax	: 2845 2521

Sales of First-hand Residential Properties Authority
Transport and Housing Bureau
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NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES
一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- **如屬未落成發展項目，賣方在認為有需要時可改動建築圖則（如有的話），因此應留意由賣方提供的任何經修改的售樓說明書，以了解有關未落成發展項目的最新資料。**
- 閱覽售樓說明書，並須特別留意以下資訊：
  - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
  - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形

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[1] 按揭貸款計劃的資料包括有關按揭貸款計劃對借款人的最低收入的要求、就第一按揭連同第二按揭可獲得的按揭貸款金額上限、最長還款年期、整個還款期內的按揭利率變化，以及申請人須繳付的手續費。

[2] 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項—

(i) 每個住宅物業的外部尺寸；

(ii) 每個住宅物業的內部尺寸；

(iii) 每個住宅物業的內部間隔的厚度；

(iv) 每個住宅物業內個別分隔室的外部尺寸。

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

式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；

- 室內和外部的裝置、裝修物料和設備；
- 管理費按甚麼基準分擔；
- 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
- 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

- 向賣方查詢清楚有哪些一手住宅物業可供揀選。若賣方在售樓處內展示「消耗表」，您可從該「消耗表」得悉在每個銷售日的銷售進度資料，包括在該個銷售日開始時有哪些住宅物業可供出售，以及在該個銷售日內有哪些住宅物業已獲揀選及售出。
- 切勿隨便相信有關發展項目銷情的傳言，倉卒簽立臨時買賣合約。

8. 成交紀錄冊

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

9. 買賣合約

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

10. 表達購樓意向

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

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

- 賣方不一定須設置示範單位供準買家或公眾參觀，但賣方如為某指明住宅物業設置示範單位，必須首先設置該住宅物業的無改動示範單位，才可設置該住宅物業的經改動示範單位，並可以就該住宅物業設置多於一個經改動示範單位。
- 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單位作出比較。然而，條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。
- 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓說明書。因此，緊記先行索取售樓說明書，以便在參觀示範單位時參閱相關資料。
- 您可以在無改動示範單位及經改動示範單位中進行量度，並在無改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

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

適用於一手已落成住宅物業

16. 賣方資料表格

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

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[3] 一般而言，「關鍵日期」指該項目符合批地文件的條件的日期，或該項目在遵照經批准的建築圖則的情況下或按照豁免證明書的發出的條件在各方面均屬完成的日期。有關詳情請參閱條例第2條。

17. 參觀物業

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

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

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

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

其他相關聯絡資料：

消費者委員會	
網址	: www.consumer.org.hk
電話	: 2929 2222
電郵	: cc@consumer.org.hk
傳真	: 2856 3611
地產代理監管局	
網址	: www.eaa.org.hk
電話	: 2111 2777
電郵	: enquiry@eaa.org.hk
傳真	: 2598 9596
香港地產建設商會	
電話	: 2826 0111
傳真	: 2845 2521

運輸及房屋局
一手住宅物業銷售監管局
2021年7月

1 INFORMATION ON THE DEVELOPMENT
發展項目的資料

Name of the Development
The Vertex

發展項目名稱
睿峰

Name of the street and the street number
29 Tonkin Street

街道名稱及門牌號數
東京街29 號

The Development consists of a multi-unit building

發展項目包含一幢多單位建築物

Total number of storeys of the multi-unit building
33 storeys (divided into East Wing and West Wing)
The above numbers of storeys include B/F and G/F but exclude transfer plate, main roof, lift machine level, water tank level and top roof.

該幢多單位建築物的樓層的總數
33層（分為東翼及西翼）
上述樓層數目包括地庫及地下，但不包括轉換層、主天台、電梯機電層、水缸層及上層天台。

Floor numbering in each multi-unit building as provided in the approved building plans for the Development
B/F, G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F, 35/F to 36/F
The above floor numberings do not include transfer plate, main roof, lift mainchine level, water tank level and top roof.

發展項目的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數
地庫、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至36樓
以上樓層號數不包括轉換層、主天台、電梯機電層、水缸層及上層天台。

Omitted floor numbers in the multi-unit building in which the floor numbering is not in consecutive order
4/F, 13/F, 14/F, 24/F and 34/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、24樓及34樓

Refuge floor of the multi-unit building
Main roof

該幢多單位建築物內的庇護層
主天台

Vendor
TWIN CITY HOLDINGS LIMITED

Holding companies of the Vendor
TITLE GOLD LIMITED
EVER LEADER INDUSTRIAL LIMITED
CLASSIC EXPERT INVESTMENTS LIMITED
PARTNERS SPECIAL PROJECT LIMITED

Authorized person for the Development
Mr. Ronald P. C. Liang

The firm or corporation of which an authorized person for the Development is a proprietor, director or employee in his or her professional capacity
LWK & PARTNERS (HK) LIMITED

Building contractor for the Development
China Overseas Building Construction Limited

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

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development
CHINA CITIC BANK INTERNATIONAL LIMITED

Any other person who has made a loan for the construction of the Development
Tianji Holding Limited (The loan has been settled)

賣方
TWIN CITY HOLDINGS LIMITED

賣方的控權公司
TITLE GOLD LIMITED
恒領實業有限公司
CLASSIC EXPERT INVESTMENTS LIMITED
PARTNERS SPECIAL PROJECT LIMITED

發展項目的認可人士
梁鵬程先生

發展項目的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團
梁黃顧建築師(香港)事務所有限公司

發展項目的承建商
中國海外房屋工程有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所
孖士打律師行

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構
中信銀行(國際)有限公司

已為發展項目的建造提供貸款的任何其他人
天基控股有限公司 (此貸款已結清)

(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。	No 否
(l)	The vendor or a building contractor for the Development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor. 賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書。	No 否
(m)	The vendor or a building contractor for the Development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor. 賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員。	Not Applicable 不適用
(n)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development holds at least 10% of the issued shares in that vendor, holding company or contractor. 賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份。	No 否
(o)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor. 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份。	No 否
(p)	The vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor. 賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書。	No 否
(q)	The vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor. 賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員。	Not Applicable 不適用
(r)	The vendor or a building contractor for the Development is a corporation, and the corporation of which an authorized person for the development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor. 賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。	No 否
(s)	The vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor. 賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	No 否

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 range of thickness of the non-structural prefabricated external walls of each building is 150mm.
每幢建築物的非結構的預製外牆的厚度範圍為150毫米。

There are curtain 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幕牆。

The range of thickness of the curtain walls of each building is 200mm.
每幢建築物的幕牆的厚度範圍為200毫米。

Schedule of total area of the non-structural prefabricated external walls and curtain walls of each residential property
每個住宅物業的非結構的預製外牆及幕牆的總面積表

East Wing 東翼

Floor 樓層	Flat 單位	The total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)	The total area of the curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
5/F 5樓	A	-	1.802
	B	0.390	0.306
	C	0.113	0.557
	D	0.113	0.162
	E	0.529	1.402
	F	0.289	1.384
	G	-	1.174
6/F - 12/F, 15/F - 16/F 6樓至12樓、15樓至16樓	A	-	1.802
	B	0.390	0.306
	C	0.113	0.557
	D	0.113	0.162
	E	0.529	1.402
	F	0.289	1.384
	G	-	1.174
17/F - 23/F, 25/F - 33/F and 35/F 17樓至23樓、25樓至33樓及35樓	A	-	1.802
	B	0.390	0.306
	C	0.225	0.907
	D	0.529	1.402
	E	0.289	1.384
	F	-	1.174
36/F 36樓	A	-	1.802
	B	0.304	1.644
	C	0.225	0.907
	D	0.529	1.402
	E	0.289	1.384
	F	-	1.174

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

West Wing 西翼

Floor 樓層	Flat 單位	The total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)	The total area of the curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
5/F 5樓	A	-	0.617
	B	0.113	0.336
	C	0.113	0.344
	D	0.203	-
	E	0.229	0.918
	F	0.225	0.471
	G	0.113	0.305
	H	0.112	0.300
	J	0.112	0.170
	K	0.113	0.305
6/F - 12/F, 15/F - 16/F 6樓至12樓、15樓至16樓	A	-	0.617
	B	0.113	0.336
	C	0.113	0.344
	D	0.203	-
	E	0.229	0.918
	F	0.225	0.471
	G	0.113	0.305
	H	0.112	0.300
	J	0.112	0.170
	K	0.113	0.305

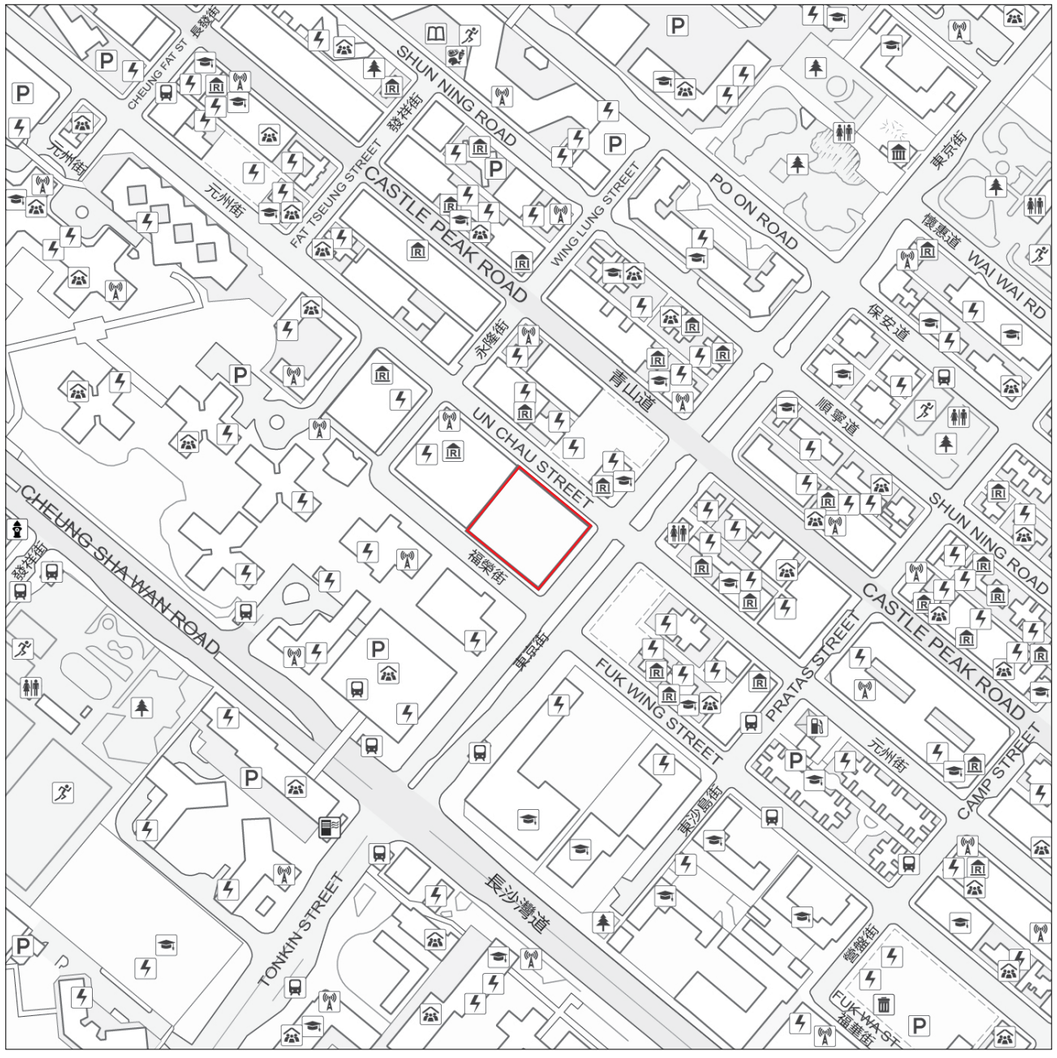
Floor 樓層	Flat 單位	The total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)	The total area of the curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
17/F 17樓	A	-	0.617
	B	0.113	0.336
	C	0.113	0.344
	D	0.203	-
	E	0.229	0.918
	F	0.735	1.075
	G	0.112	0.798
	H	0.500	0.249
18/F - 23/F, 25/F - 33/F and 35/F 18樓至23樓、25樓至33樓及35樓	A	-	0.617
	B	0.113	0.336
	C	0.113	0.344
	D	0.203	-
	E	0.229	0.918
	F	0.735	1.075
	G	0.112	0.798
	H	0.500	0.249

5 INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

The person appointed as the manager of the Development under the executed deed of mutual covenant
Savills Property Management Limited

根據已簽立的公契，獲委任為發展項目的管理人的人
第一太平戴維斯物業管理有限公司

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



Location of the Development
發展項目位置

比例 SCALE
0 50 100 150 200 250米(m)

The Map is provided by the Hong Kong GeoData Store and intellectual property rights are owned by the Government of the HKSAR.
地圖由香港地理數據站提供，香港特別行政區政府為知識產權擁有人。

N

This location plan is prepared by the vendor with reference to the Digital Topographic Map No. T11-NW-B dated 24 November 2022 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.
此位置圖是由賣方擬備並參考於2022年11月24日出版之地政總署測繪處之數碼地形圖，圖幅編號T11-NW-B，有需要處經修正處理。

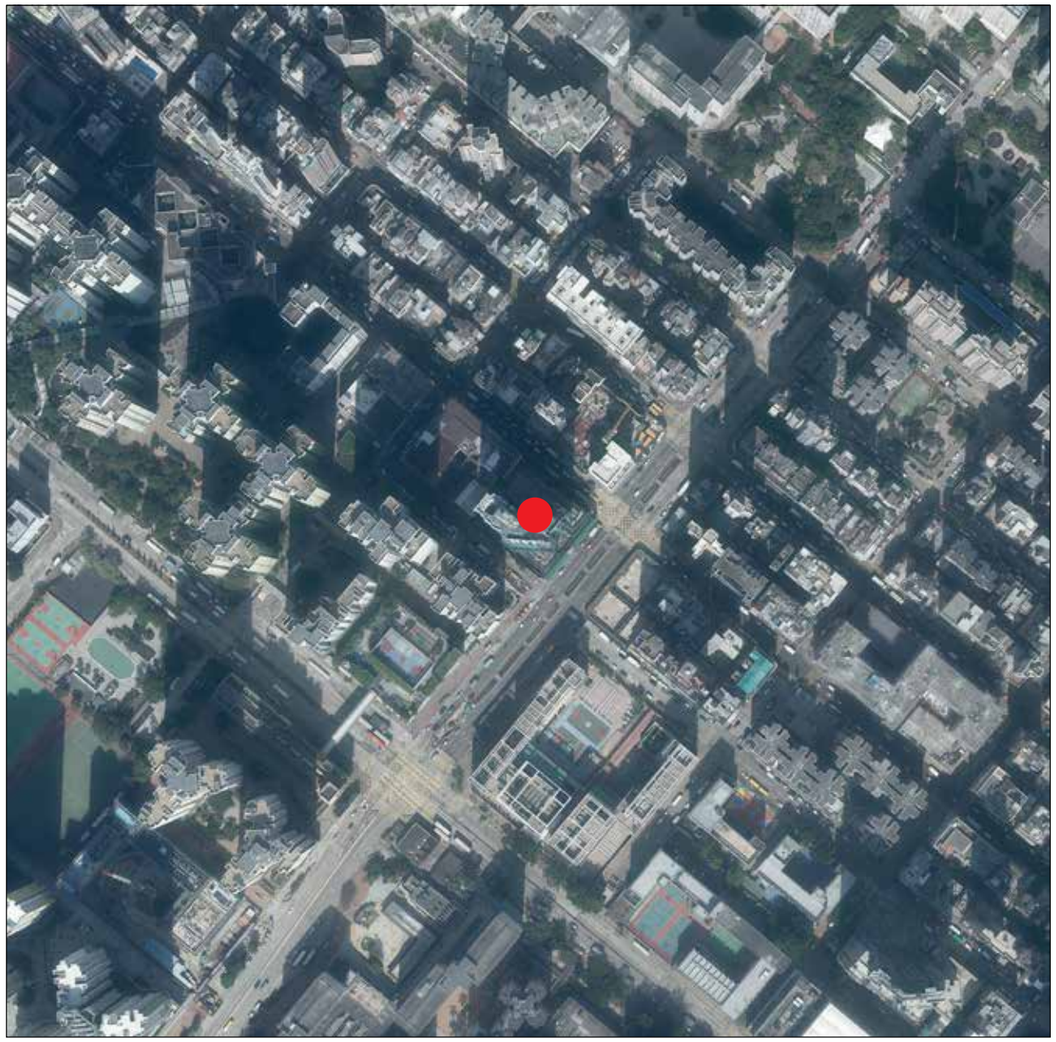
Notation 圖例

- Ventilation Shaft for the Mass Transit Railway
  香港鐵路的通風井
- Library
  圖書館
- Museum
  博物館
- Petrol Filling Station
  油站
- Power Plant (including Electricity Sub-stations)
  發電廠（包括電力分站）
- Fire Station
  消防局
- Refuse Collection Point
  垃圾收集站
- Market (including Wet Market and Wholesale Market)
  市場（包括濕貨市場及批發市場）
- Public Carpark (including Lorry Park)
  公眾停車場（包括貨車停泊處）
- Public Convenience
  公廁
- Public Transport Terminal (including Rail Station)
  公共交通總站（包括鐵路車站）
- Public Utility Installation
  公用事業設施裝置
- Religious Institution (including Church, Temple and Tsz Tong)
  宗教場所（包括教堂、廟宇及祠堂）
- School (including Kindergarten)
  學校（包括幼稚園）
- Social Welfare Facilities (including Elderly Centre and Home for the Mentally Disabled)
  社會福利設施（包括老人中心及弱智人士護理院）
- Sports Facilities (including Sports Ground and Swimming Pool)
  體育設施（包括運動場及游泳池）
- Public Park
  公園

Notes:
1. The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
2. The location plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註：
1. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
2. 由於發展項目的邊界不規則的技術原因，此位置圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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



Location of the Development
發展項目的位置

N

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Extracted 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. E116758C, dated 7 December 2020.

摘錄自地政總署測繪處於2020年12月7日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E116758C。

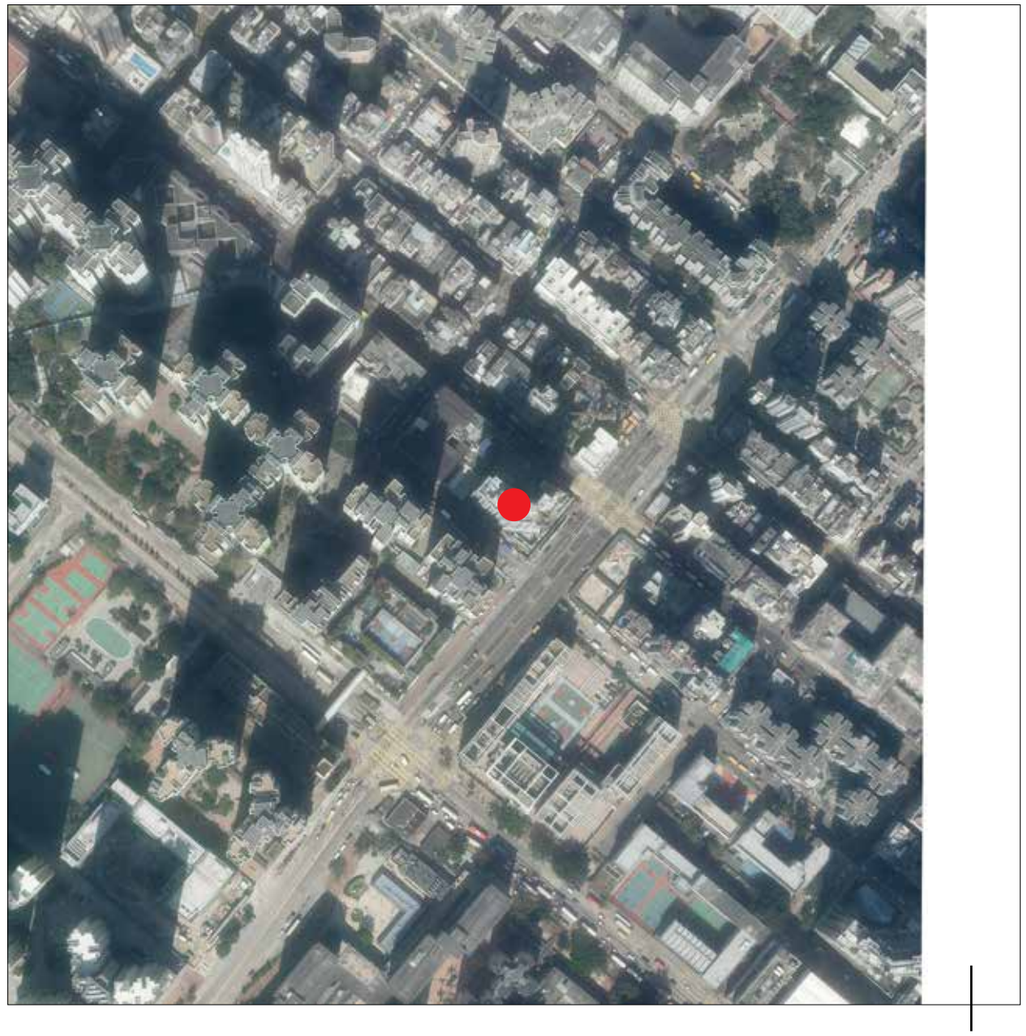
Notes:

1. Due to technical reasons, this aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance (Cap.621).
2. Copy of the aerial photograph of the Development is available for free inspection at the sales office during its opening hours.
3. The location plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註：

1. 因技術性問題，此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》(第621章) 的規定。
2. 發展項目的鳥瞰照片之副本可於售樓處開放時間內供免費查閱。
3. 由於發展項目的邊界不規則的技術原因，此位置圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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



Location of the Development
發展項目的位置

This blank area falls outside the coverage of the Aerial Photograph
鳥瞰照片並不覆蓋本空白範圍

N

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Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E139795C, dated 5 February 2021.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E139795C，飛行日期：2021年2月5日。

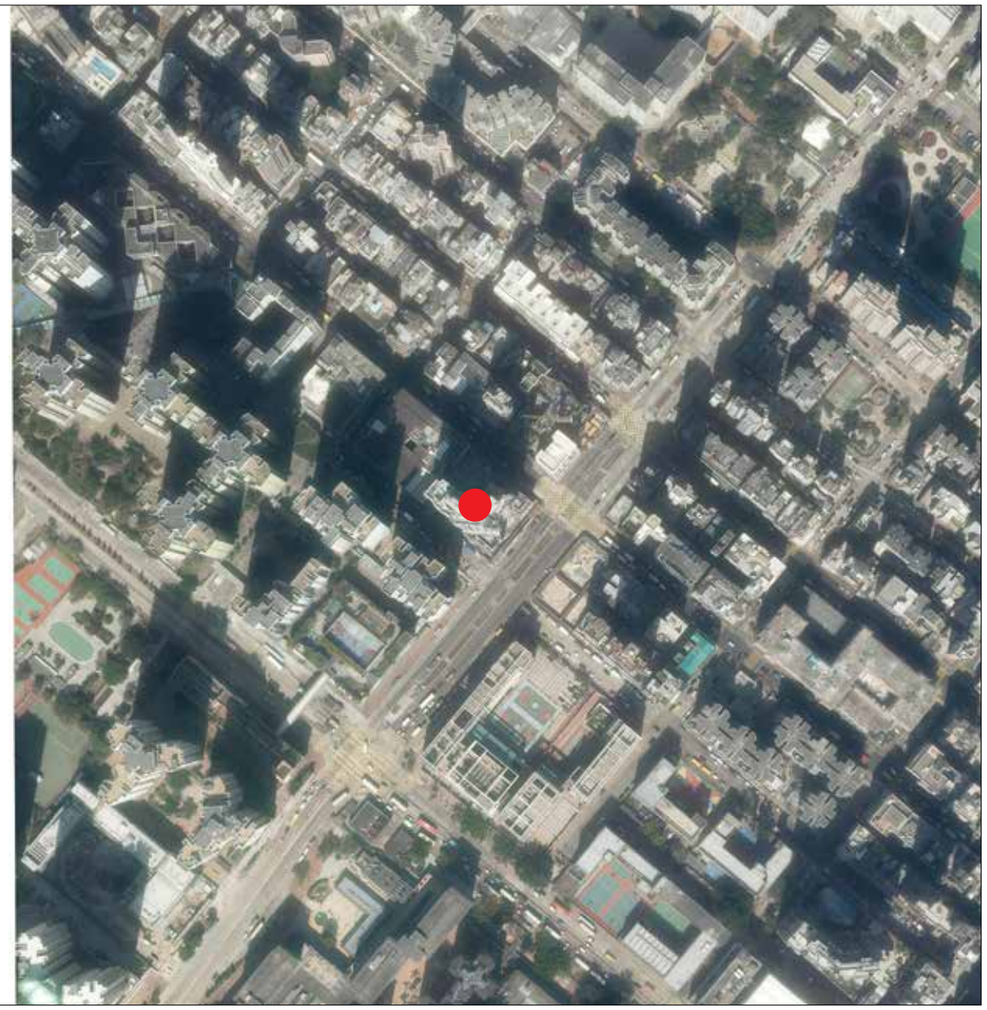
Notes:

1. Due to technical reasons, this aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance (Cap.621).
2. Copy of the aerial photograph of the Development is available for free inspection at the sales office during its opening hours.
3. The location plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註：

1. 因技術性問題，此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》(第621章) 的規定。
2. 發展項目的鳥瞰照片之副本可於售樓處開放時間內供免費查閱。
3. 由於發展項目的邊界不規則的技術原因，此位置圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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



Location of the Development
發展項目的位置

This blank area falls outside the coverage of the Aerial Photograph
鳥瞰照片並不覆蓋本空白範圍

N

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Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E139796C, dated 5 February 2021.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E139796C，飛行日期：2021年2月5日。

Notes:

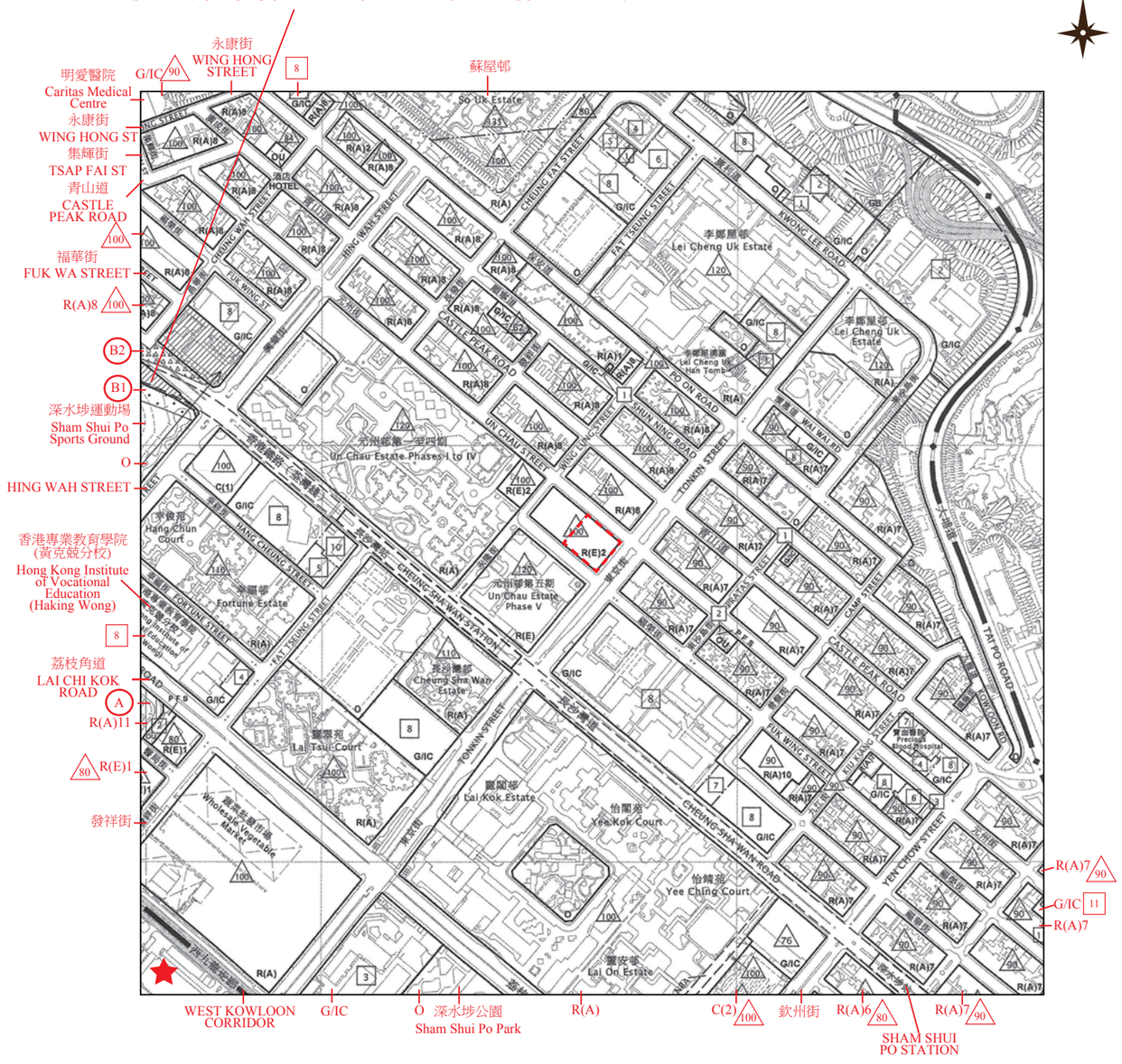
1. Due to technical reasons, this aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance (Cap.621).
2. Copy of the aerial photograph of the Development is available for free inspection at the sales office during its opening hours.
3. The location plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註：

1. 因技術性問題，此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》(第621章) 的規定。
2. 發展項目的鳥瞰照片之副本可於售樓處開放時間內供免費查閱。
3. 由於發展項目的邊界不規則的技術原因，此位置圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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

此區的土地用途地帶見市區重建局昌華街/長沙灣道發展計劃圖。
FOR ZONING OF THIS AREA, REFER TO URBAN RENEWAL AUTHORITY CHEUNG WAH STREET / CHEUNG SHA WAN ROAD DEVELOPMENT SCHEME PLAN.



Boundary of the Development
發展項目的邊界

SCALE 比例
0 100 200 300 400 500m (米)

★ This area is covered by another outline zoning plan but falls outside 500 metres from the boundary of the Development.
此區域被其他分區計劃大綱圖所覆蓋但超出發展項目的邊界500米之外。

N

Extracted from the draft Cheung Sha Wan Outline Zoning Plan with Plan No.S/K5/38 gazetted on 28 January 2022 with adjustments where necessary as shown in red.
摘錄自2022年1月28日刊憲的長沙灣分區計劃大綱草圖，圖則編號為S/K5/38，有需要處經修正處理，以紅色顯示。

For Amendments to Approved Plan No. S/K5/37, please refer to page 18A.
有關核准圖編號S/K5/37的修訂，請參閱第18A頁。

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地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

Notation 圖例

Zones 地帶

- R(A) RESIDENTIAL (GROUP A) 住宅（甲類）
- R(E) RESIDENTIAL (GROUP E) 住宅（戊類）
- G/IC GOVERNMENT, INSTITUTION OR COMMUNITY 政府、機構或社區
- O OPEN SPACE 休憩用地
- OU OTHER SPECIFIED USES 其他指定用地
- C COMMERCIAL 商業

Communications 交通

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

Miscellaneous 其他

- BOUNDARY OF PLANNING SCHEME 規劃範圍界線
- 90 MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM) 最高建築物高度（在主水平基準上若干米）
- 8 MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) 最高建築物高度（樓層數目）
- NBA NON-BUILDING AREA 非建築用地
- PFS PETROL FILLING STATION 加油站
- BUILDING HEIGHT CONTROL ZONE BOUNDARY 建築物高度管制區界線

Notes:
1. Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance (Cap.621).
2. The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
3. The last updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during its opening hours.

備註：
1. 因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》(第621章) 的規定。
2. 賣方建議準買家到發展項目作實地考察，以對發展項目、其周邊地區環境及附近的公共設施有較佳了解。
3. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內供免費查閱。

Amendments to Approved Plan No. S/K5/37 核准圖編號 S/K5/37 的修訂

Amendment Item A
修訂項目 A 項

Amendment Item B1
修訂項目 B1 項

Amendment Item B2
修訂項目 B2 項

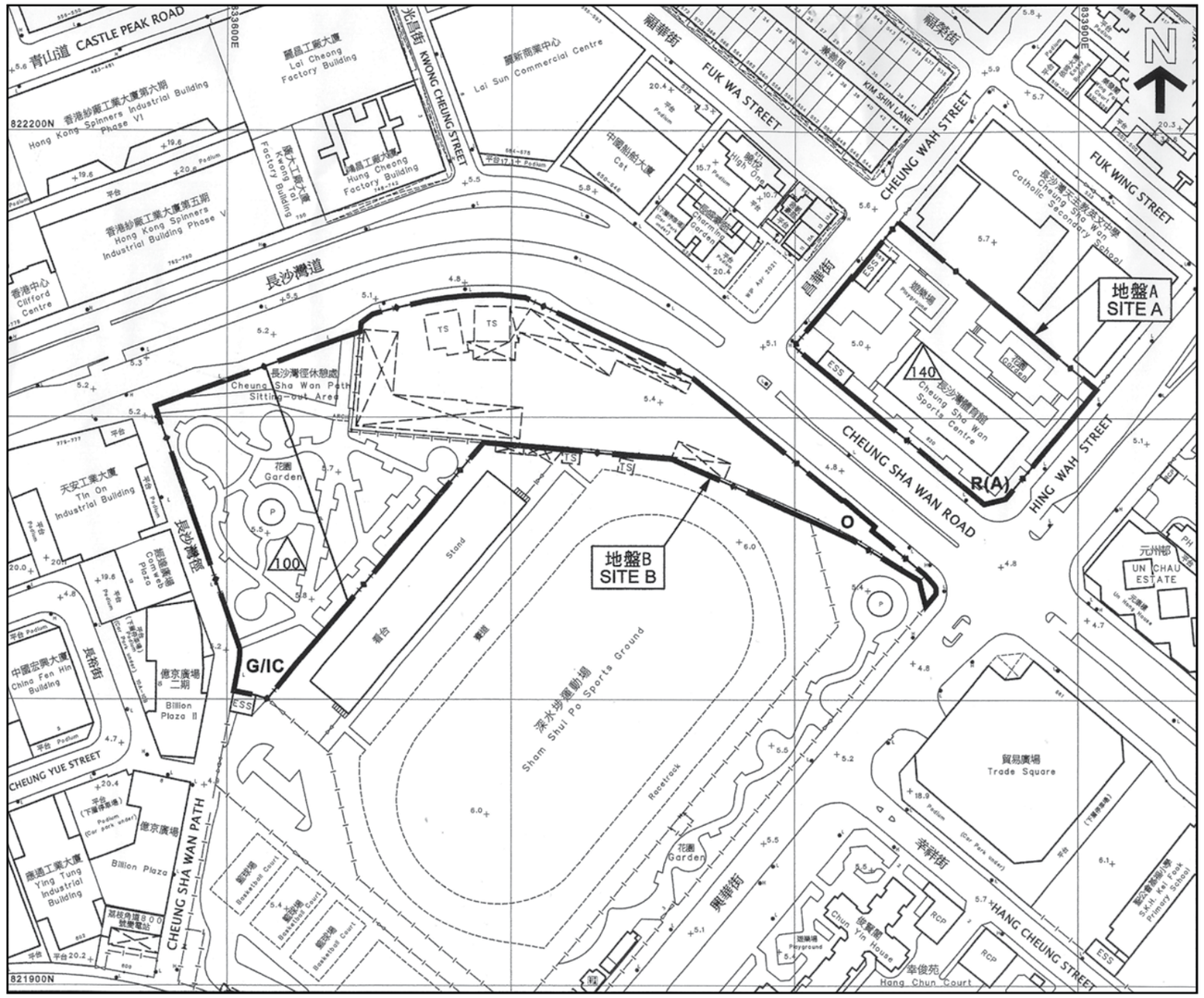
Amendments to Matters shown on the Plan
就圖則所顯示的事項作出的修訂項目

Item A - Rezoning of Wang Cheong Factory Estate and the adjacent section of Tan Lai Street from "Open Space" ("O") to "Residential (Group A)11" ("R(A)11") with stipulation of building height restriction.
A 項 - 把宏昌工廠大廈及毗連的部分丹荔街由「休憩用地」地帶改劃為「住宅（甲類）11」地帶，並訂明建築物高度限制。

Item B1- Rezoning of a piece of land at the Sham Shui Po Sports Ground from an area shown as 'Road' to "O".
B1 項 - 把位於深水埗運動場的一塊土地由顯示為「道路」的地方改劃為「休憩用地」地帶。

Item B2 - Rezoning of a section of Cheung Sha Wan Road between Cheung Sha Wan Path and Hing Wah Street from "Government, Institution or Community" ("G/IC") and "O" to an area shown as 'Road'.
B2 項 - 把介乎長沙灣徑及興華街的部分長沙灣道由「政府、機構或社區」地帶及「休憩用地」地帶改劃為顯示為「道路」的地方。

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



SCALE 比例

0 40 80 120 160 200m (米)

Extracted from the Urban Renewal Authority Cheung Wah Street / Cheung Sha Wan Road Development Scheme Plan No. S/K5/URA3/1 deemed suitable by the Town Planning Board for publication under Section 25(6)(a) of the Urban Renewal Authority Ordinance on 17 December 2021 and exhibited under Section 5 of the Town Planning Ordinance on 28 January 2022.
摘錄自2021年12月17日城市規劃規劃委員會根據市區重建局條例第25(6)(a)條認為該圖則適宜公布，並於2022年1月28日按照城市規劃條例第5條展示之市區重建局昌華街/長沙灣道發展計劃圖編號S/K5/URA3/1。

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

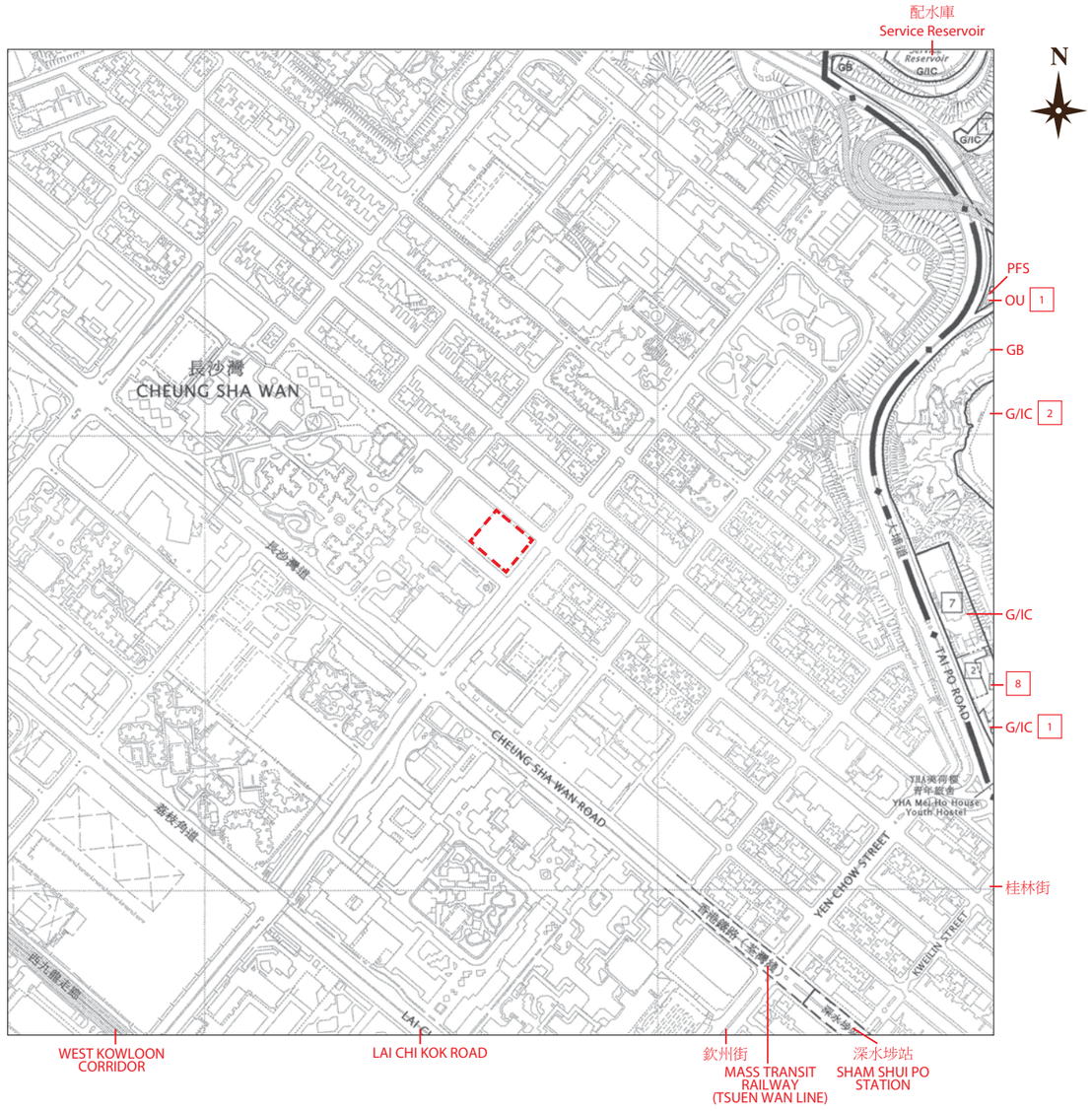
Notation 圖例

- R(A) RESIDENTIAL (GROUP A) 住宅（甲類）
- G/IC GOVERNMENT, INSTITUTION OR COMMUNITY 政府、機構或社區
- O OPEN SPACE 休憩用地
- BOUNDARY OF PLANNING SCHEME 規劃範圍界線
- 140 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）

Notes:
1. The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development,its surrounding environment and the public facilities nearby.
2. The last updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during its opening hours.

備註：
1. 賣方建議準買家到發展項目作實地考察，以對發展項目、其周邊地區環境及附近的公共設施有較佳了解。
2. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內供免費查閱。

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



Boundary of the Development
發展項目的邊界

SCALE 比例
0 100 200 300 400 500m (米)

Extracted from the approved Shek Kip Mei Outline Zoning Plan with Plan No.S/K4/31 gazetted on 23 September 2022 with adjustments where necessary as shown in red.
摘錄自2022年9月23日刊憲的石硤尾分區計劃大綱核准圖，圖則編號為S/K4/31，有需要處經修正處理，以紅色顯示。

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

Notation 圖例

Zones 地帶

- G/IC — GOVERNMENT, INSTITUTION OR COMMUNITY 政府、機構或社區
- OU — OTHER SPECIFIED USES 其他指定用途
- GB — GREEN BELT 綠化地帶

Communications 交通

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

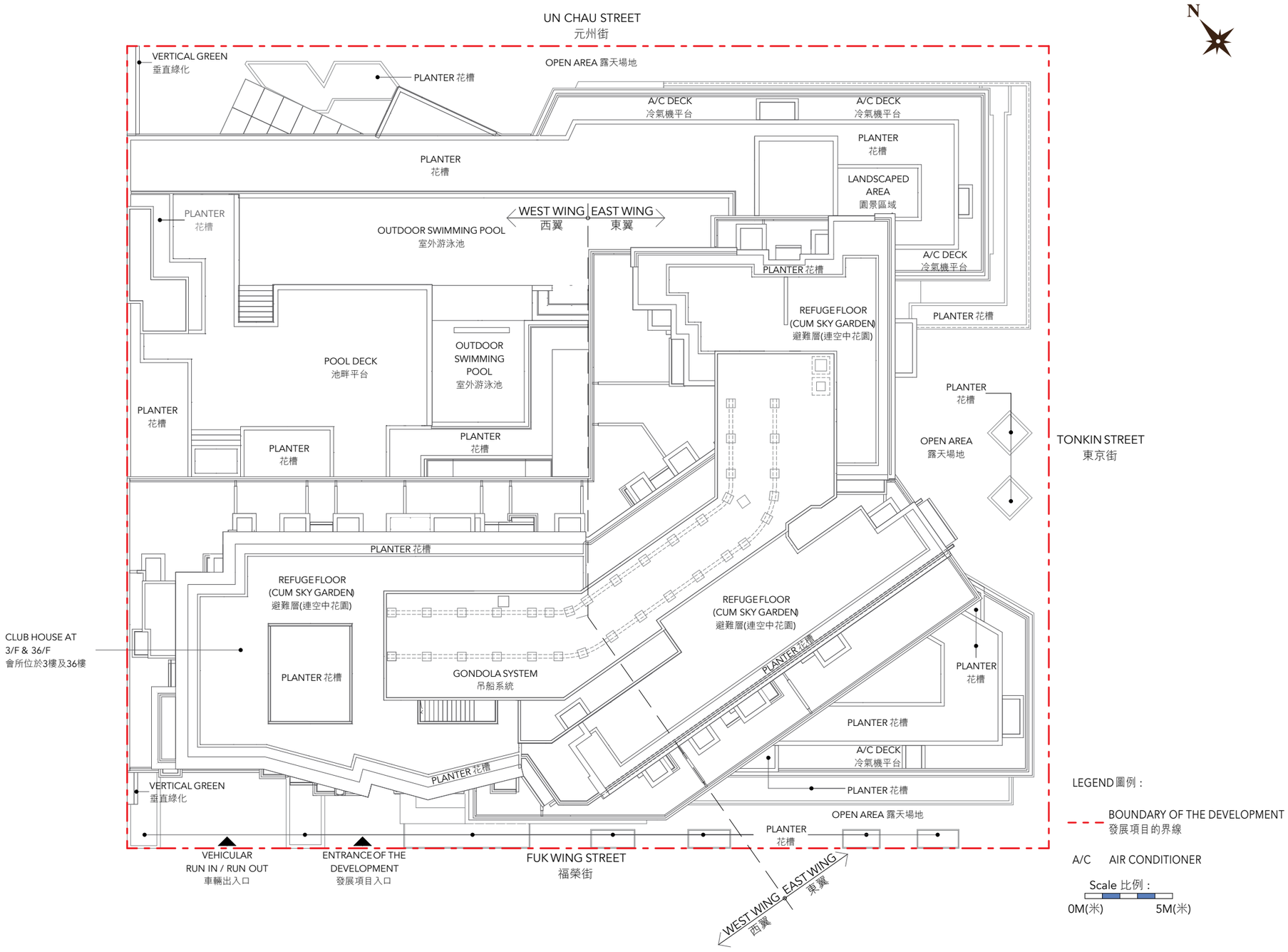
Miscellaneous 其他

- BOUNDARY OF PLANNING SCHEME 規劃範圍界線
- 8 — MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) 最高建築物高度（樓層數目）
- PFS — PETROL FILLING STATION 加油站
- BUILDING HEIGHT CONTROL ZONE BOUNDARY 建築物高度管制區界線

Notes:
1. Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance (Cap.621).
2. The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
3. The last updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during its opening hours.

備註：
1. 因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》(第621章) 的規定。
2. 賣方建議準買家到發展項目作實地考察，以對發展項目、其周邊地區環境及附近的公共設施有較佳了解。
3. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內供免費查閱。

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



LEGEND 圖例：

BOUNDARY OF THE DEVELOPMENT
發展項目的界線

A/C AIR CONDITIONER

Scale 比例：

0M(米) 5M(米)

The remarks and legends on this page apply to all pages of "Floor plans of residential properties in the Development".
在本頁上之備註和圖例適用於全部的「發展項目的住宅物業的樓面平面圖」頁數。

Legends of the Floor Plans 樓面平面圖圖例

A/C	AIR CONDITIONER	冷氣機
BAL.	BALCONY	露台
BATH	BATHROOM	浴室
BR.	BEDROOM	睡房
DN	DOWN	落
E.A.D.	EXHAUST AIR DUCT	排風管
E.M.R.	ELECTRICAL METER ROOM	電錶房
F.S.	FIRE SERVICES	消防
H.R.	HOSE REEL	消防喉轆
KIT.	KITCHEN	廚房
LAV.	LAVATORY	洗手間
LIV. / DIN.	LIVING / DINING	客廳 / 飯廳
M.BATH	MASTER BATHROOM	主浴室
M.BR.	MASTER BEDROOM	主人房
O.KIT.	OPEN KITCHEN	開放式廚房
P.D.	PIPE DUCT	管槽
R.W.P.	RAIN WATER PIPE	雨水管槽
RSMRR	REFUSE STORAGE AND MATERIAL RECOVERY ROOM	垃圾及物料回收室
U.P.	UTILITY PLATFORM	工作平台
W.M.C.	WATER METER CABINET	水錶箱

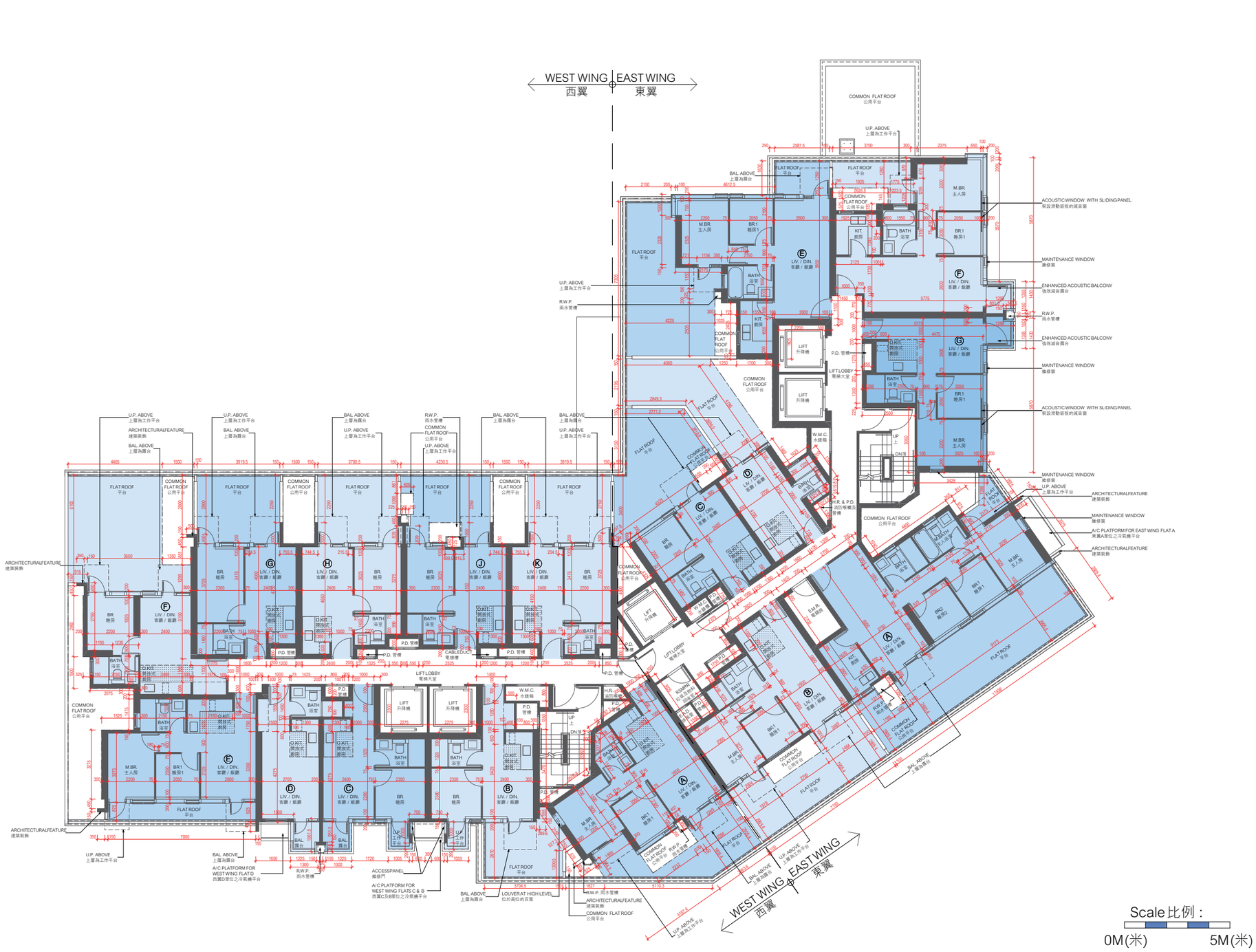
Notes:

- There are architectural features, metal grilles and/or exposed pipes on the external walls of some of the floors. For details, please refer to the latest approved building plans.
- Common pipes exposed and/or enclosed in cladding are located at/adjacent to the balcony and/or flat roof and/or air-conditioner platform and/or external wall of some residential units. For details, please refer to the latest approved building plans and/or approved drainage plans.
- There are sunken slabs (for mechanical & electrical services of residential units above) and/or ceiling bulkheads for the air-conditioning fittings and/or other mechanical & electrical services at some residential units.
- There are exposed pipes installed in some bathrooms.
- There are exposed pipes installed at the upper part of some flat roofs, utility platforms and balconies.
- Balconies and utility platforms are non-enclosed areas.
- Symbols of fittings and fitments shown in the floor plans such as bath tub, sink, water closet, shower, sink counter, etc. are prepared based on the latest approved building plans and are for indication of approximate location only.
- The dimensions of the floor plans are all structural dimensions in millimeter.

備註：

- 部分樓層外牆範圍設有建築裝飾、金屬格柵及/或外露喉管，詳細資料請參考最新批准的建築圖則。
- 部分住宅單位的露台及/或平台及/或空調機平台及/或外牆上/附近設有外露及/或外牆裝飾板內藏之公用喉管，詳細資料請參考最新批准的建築圖則及/或排水設施圖。
- 部分住宅單位天花有跌級樓板(用以安裝樓上住宅單位之機電設備)及/或假天花內裝置空調裝備及/或其他機電設備。
- 部分浴室內裝有外露喉管。
- 部分平台、工作平台及露台上方裝有外露喉管。
- 露台及工作平台為非封閉的地方。
- 樓面平面圖上所顯示的裝置及設備的圖標，如浴缸、洗滌盆、座廁、花灑、洗滌盆櫃等乃按最新的經批准的建築圖則繪製，只作示意大概位置之用途。
- 樓面平面圖所列之數字以毫米標示之建築結構尺寸。

5/F Floor Plan
5樓樓面平面圖



Note: The dimensions in the floor plans are all structural dimensions in millimetre.

備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

5/F
5樓

Each residential property 每個住宅物業	Tower 大廈	Floor 樓層	A	B	C	D	E	F	G	Tower 大廈	Floor 樓層	A	B	C	D	E	F	G	H	J	K
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度(不包括灰泥)(毫米)	East Wing 東翼	5/F 5樓	150	150, 175	150	150	150, 175	150, 175	150, 175	West Wing 西翼	5/F 5樓	150, 175	150, 175	150, 175	150	150, 175	150	150	150	150	150
The Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層之石屎地台面之高度距離)(毫米)			3325*, 3650*	3325*, 3650*	3325*, 3650*	3325*, 3650*	3350*, 3650*	3150, 3350*, 3650*	3150, 3350*, 3650*			3325*, 3650*	3150, 3275*, 3325*, 3650*	3150, 3275*, 3325*, 3650*	3150, 3325*, 3650*	3325*, 3650*	3325*, 3650*	3325*, 3650*	3325*, 3650*	3325*, 3650*	3325*, 3650*

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 of the residential properties 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。

Note: *Inclusive of the sunken depth of the electrical and mechanical zone on the floor of this floor (500mm)
備註：* 包括本層地台跌級機電層之跌級深度 (500毫米)。

Please refer to page 21 of this sales brochure for the terms and abbreviations shown in the legends of the floor plan above and the explanatory notes that are applicable thereto.

以上樓面平面圖圖例中顯示之名詞及簡稱及其適用的附註，請參閱本售樓説明書第21頁。

6/F to 12/F, 15/F, 16/F Floor Plan
6樓至12樓、15樓、16樓樓面平面圖

Scale比例：
0M(米) 5M(米)

Note:
The dimensions in the floor plans are all structural dimensions in millimetre.

備註：
樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

6/F to 12/F, 15/F, 16/F
6樓至12樓、15樓、16樓

Each residential property 每個住宅物業	Tower 大廈	Floor 樓層	A	B	C	D	E	F	G	Tower 大廈	Floor 樓層	A	B	C	D	E	F	G	H	J	K
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度(不包括灰泥)(毫米)	East Wing 東翼	6/F to 12/F and 15/F 6樓至12樓及15樓	150	150, 175	150	150	150, 175	150, 175	150, 175	West Wing 西翼	6/F to 12/F and 15/F 6樓至12樓及15樓	150, 175	150, 175	150, 175	150	150, 175	150	150	150	150	150
The Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層之石屎地台面之高度距離)(毫米)			3150	3150	3150	3150	3150	3150	3150			3150	3150	3150	3150	3150	3150	3150	3150	3150	3150

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 of the residential properties 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。

Please refer to page 21 of this sales brochure for the terms and abbreviations shown in the legends of the floor plan above and the explanatory notes that are applicable thereto.

以上樓面平面圖圖例中顯示之名詞及簡稱及其適用的附註，請參閱本售樓説明書第21頁。

Each residential property 每個住宅物業	Tower 大廈	Floor 樓層	A	B	C	D	E	F	G	Tower 大廈	Floor 樓層	A	B	C	D	E	F	G	H	J	K
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度(不包括灰泥)(毫米)	East Wing 東翼	16/F 16樓	150	150, 175	150	150	150, 175	150, 175	150, 175	West Wing 西翼	16/F 16樓	150, 175	150, 175	150, 175	150	150, 175	150	150	150	150	150
The Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層之石屎地台面之高度距離)(毫米)			3150	3150	2825, 3150, 3475*	3150, 3475*	3150	3150	3150			3150	3150	3150	3150	3150	3150	2825, 3150, 3475*	3150, 3475*	2825, 3150, 3475*	2825, 3150, 3475*

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 of the residential properties 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。

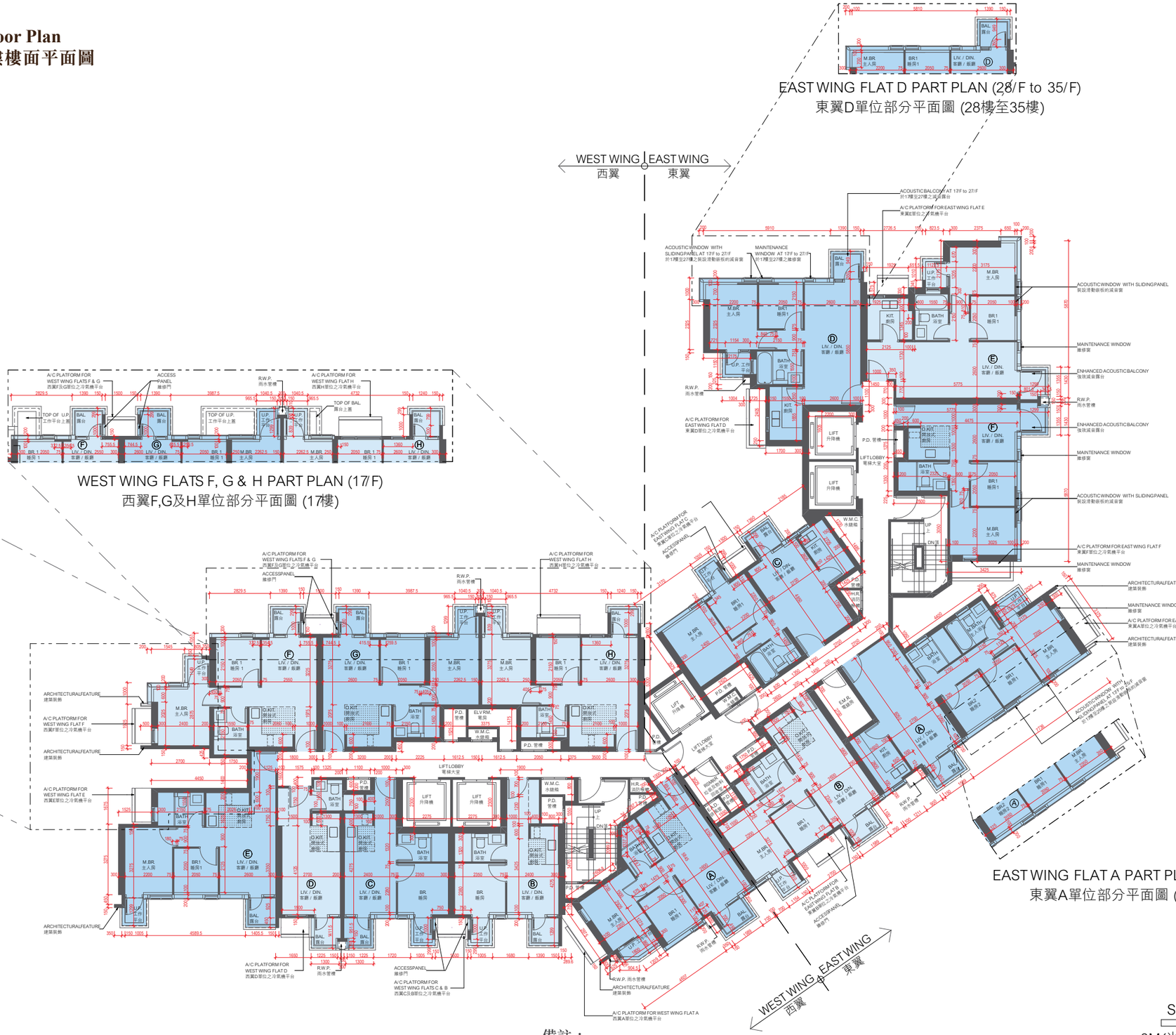
Note: *Inclusive of the sunken depth of the electrical and mechanical zone on the floor of this floor (500mm)

備註：* 包括本層地台跌級機電層之跌級深度 (500毫米)。

Please refer to page 21 of this sales brochure for the terms and abbreviations shown in the legends of the floor plan above and the explanatory notes that are applicable thereto.

以上樓面平面圖圖例中顯示之名詞及簡稱及其適用的附註，請參閱本售樓説明書第21頁。

17/F to 23/F, 25/F to 33/F, 35/F Floor Plan
17樓至23樓、25樓至33樓、35樓樓面平面圖



Note:
The dimensions in the floor plans are all structural dimensions in millimetre.

備註：
樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

17/F to 23/F, 25/F to 33/F, 35/F
17樓至23樓、25樓至33樓、35樓

Each residential property 每個住宅物業	Tower 大廈	Floor 樓層	A	B	C	D	E	F	Tower 大廈	Floor 樓層	A	B	C	D	E	F	G	H
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度(不包括灰泥) (毫米)	East Wing 東翼	17/F 17樓	150	150, 175	150	150, 175	150, 175	150, 175	West Wing 西翼	17/F 17樓	150, 175	150, 175	150, 175	150	150, 175	150	150, 200	150
The Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層之石屎地台面之高度距離) (毫米)			3150	3150	3150	3150	3150	3150			3150	3150	3150	3150	3150	3150, 3475	3150	3150

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 of the residential properties 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。

Please refer to page 21 of this sales brochure for the terms and abbreviations shown in the legends of the floor plan above and the explanatory notes that are applicable thereto.

以上樓面平面圖圖例中顯示之名詞及簡稱及其適用的附註，請參閱本售樓説明書第21頁。

Each residential property 每個住宅物業	Tower 大廈	Floor 樓層	A	B	C	D	E	F	Tower 大廈	Floor 樓層	A	B	C	D	E	F	G	H
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度(不包括灰泥) (毫米)	East Wing 東翼	18/F to 23/F, 25/F to 35/F 18樓至23樓、25樓至33樓	150	150, 175	150	150, 175	150, 175	150, 175	West Wing 西翼	18/F to 23/F, 25/F to 35/F 18樓至23樓、25樓至33樓	150, 175	150, 175	150, 175	150	150, 175	150	150, 200	150
			3150	3150	3150	3150	3150	3150			3150	3150	3150	3150	3150	3150	3150	3150
The Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層之石屎地台面之高度距離) (毫米)		35/F 35樓	150	150, 175	150	150, 175	150, 175	150, 175		35/F 35樓	150, 175	200	200	200	200	150, 175, 200	150, 175, 200	150, 175
			3150	2850, 3150, 3475*	3150	3150	3150	3150			2825, 3150, 3475*	3150, 3475*, 3525*	2850, 3150, 3225*, 3475*, 3525*	3150, 3475*	3150, 3475*	3150, 3475*	3150, 3475*	2850, 3150, 3175*, 3475*

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 of the residential properties 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。

Note: *Inclusive of the sunken depth of the electrical and mechanical zone on the floor of this floor (500mm)

備註：* 包括本層地台跌級機電層之跌級深度 (500毫米)。

Please refer to page 21 of this sales brochure for the terms and abbreviations shown in the legends of the floor plan above and the explanatory notes that are applicable thereto.

以上樓面平面圖圖例中顯示之名詞及簡稱及其適用的附註，請參閱本售樓説明書第21頁。

36/F Floor Plan
36樓樓面平面圖

N

Scale比例：
0M(米) 5M(米)

Note: The dimensions in the floor plans are all structural dimensions in millimetre.

備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

36/F
36樓

Each residential property 每個住宅物業	Tower 大廈	Floor 樓層	A	B	C	D	E	F
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度 (不包括灰泥) (毫米)	East Wing 東翼	36/F 36樓	150, 250	150, 250	150, 250	150, 225	150, 225	150, 225
The Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層之石屎地台面之高度距離) (毫米)			3500, 3825*	3500, 3825*	3500, 3825*	3500, 3800*	3500, 3800*, 3825*	3500, 3825*

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 of the residential properties 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。

Note: * Inclusive of the thickness of mass concrete fill on sunken slab.

備註：*包括跌級樓板上之混凝土填充層厚度。

Please refer to page 21 of this sales brochure for the terms and abbreviations shown in the legends of the floor plan above and the explanatory notes that are applicable thereto.

以上樓面平面圖圖例中顯示之名詞及簡稱及其適用的附註，請參閱本售樓說明書第21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)										
Block Name 大廈名稱	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
East Wing 東翼	5/F 5樓	A	55.879 (601) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台 : -	-	-	-	34.810 (375)	-	-	-	-	-	-
		B	37.305 (402) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台 : -	-	-	-	18.371 (198)	-	-	-	-	-	-
		C	23.927 (258) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台 : -	-	-	-	19.715 (212)	-	-	-	-	-	-
		D	18.813 (203) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台 : -	-	-	-	16.861 (181)	-	-	-	-	-	-
		E	42.871 (461) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台 : -	-	-	-	29.312 (316)	-	-	-	-	-	-
		F	46.501 (501) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - Verandah 陽台 : -	-	-	-	5.717 (62)	-	-	-	-	-	-
		G	37.863 (408) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-

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

2. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from that shown in square metre.

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

2. 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。

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)										
Block Name 大廈名稱	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
East Wing 東翼	6/F to 12/F, 15/F to 16/F 6樓至12樓、15樓至16樓	A	59.379 (639) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		B	40.805 (439) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		C	25.927 (279) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		D	20.813 (224) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		E	46.371 (499) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		F	48.001 (517) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		G	37.863 (408) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-

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

2. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from that shown in square metre.

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

2. 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。

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)									
Block Name 大廈名稱	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
East Wing 東翼	17/F to 23/F, 25/F to 33/F and 35/F 17樓至23樓、25樓至33樓及35樓	A	59.379 (639) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		B	40.805 (439) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		C	45.454 (489) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		D	46.371 (499) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		E	48.001 (517) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		F	37.863 (408) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-

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

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

2. 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。

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)									
Block Name 大廈名稱	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
East Wing 東翼	36/F 36樓	A	59.379 (639) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		B	70.379 (758) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台 : -	-	-	-	8.879 (96)	-	-	-	-	-	-
		C	45.454 (489) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		D	46.371 (499) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		E	48.001 (517) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		F	37.863 (408) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-

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

2. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from that shown in square metre.

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

2. 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。

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)										
Block Name 大廈名稱	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
West Wing 西翼	5/F 5樓	A	37.953 (409) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台 : -	-	-	-	13.837 (149)	-	-	-	-	-	-
		B	27.983 (301) Balcony 露台: - Utility Platform 工作平台: 1.500 (16) Verandah 陽台 : -	-	-	-	10.340 (111)	-	-	-	-	-	-
		C	29.638 (319) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		D	22.693 (244) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		E	35.150 (378) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台 : -	-	-	-	5.896 (63)	-	-	-	-	-	-

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

2. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from that shown in square metre.

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

2. 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。

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)										
Block Name 大廈名稱	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
West Wing 西翼	5/F 5樓	F	27.738 (299) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台 : -	-	-	-	26.005 (280)	-	-	-	-	-	-
		G	26.675 (287) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台 : -	-	-	-	12.662 (136)	-	-	-	-	-	-
		H	25.912 (279) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台 : -	-	-	-	12.400 (133)	-	-	-	-	-	-
		J	24.402 (263) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台 : -	-	-	-	11.133 (120)	-	-	-	-	-	-
		K	26.885 (289) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台 : -	-	-	-	12.662 (136)	-	-	-	-	-	-

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

2. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from that shown in square metre.

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

2. 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。

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)										
Block Name 大廈名稱	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
West Wing 西翼	6/F to 12/F, 15/F to 16/F 6樓至12樓、15樓至16樓	A	41.453 (446) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		B	29.983 (323) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		C	29.638 (319) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		D	22.693 (244) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		E	38.650 (416) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-

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

2. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from that shown in square metre.

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

2. 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。

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)										
Block Name 大廈名稱	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
West Wing 西翼	6/F to 12/F, 15/F to 16/F 6樓至12樓、15樓至16樓	F	31.238 (336) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		G	30.175 (325) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		H	29.412 (317) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		J	27.902 (300) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		K	30.385 (327) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-

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

2. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from that shown in square metre.

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

2. 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。

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)										
Block Name 大廈名稱	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
West Wing 西翼	17/F 17樓	A	41.453 (446) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		B	30.383 (327) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		C	29.638 (319) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		D	22.143 (238) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		E	41.483 (447) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		F	40.440 (435) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台 : -	-	-	-	10.736 (116)	-	-	-	-	-	-
		G	40.036 (431) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		H	40.670 (438) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-

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

2. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from that shown in square metre.

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

2. 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。

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)										
Block Name 大廈名稱	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
West Wing 西翼	18/F to 23/F, 25/F to 33/F and 35/F 18樓至23樓、25樓至33樓及35樓	A	41.453 (446) Balcony 露台: 2 .000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		B	30.383 (327) Balcony 露台: 2 .000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		C	29.638 (319) Balcony 露台: 2 .000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		D	22.143 (238) Balcony 露台: 2 .000 (22) Utility Platform 工作平台: - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		E	41.483 (447) Balcony 露台: 2 .000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		F	40.440 (435) Balcony 露台: 2 .000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		G	40.036 (431) Balcony 露台: 2 .000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		H	40.670 (438) Balcony 露台: 2 .000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-

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

2. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from that shown in square metre.

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

2. 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。

B/F Floor Plan
地庫樓面平面圖

N

LEGEND 圖例 :

BOUNDARY OF THE DEVELOPMENT
發展項目的界線

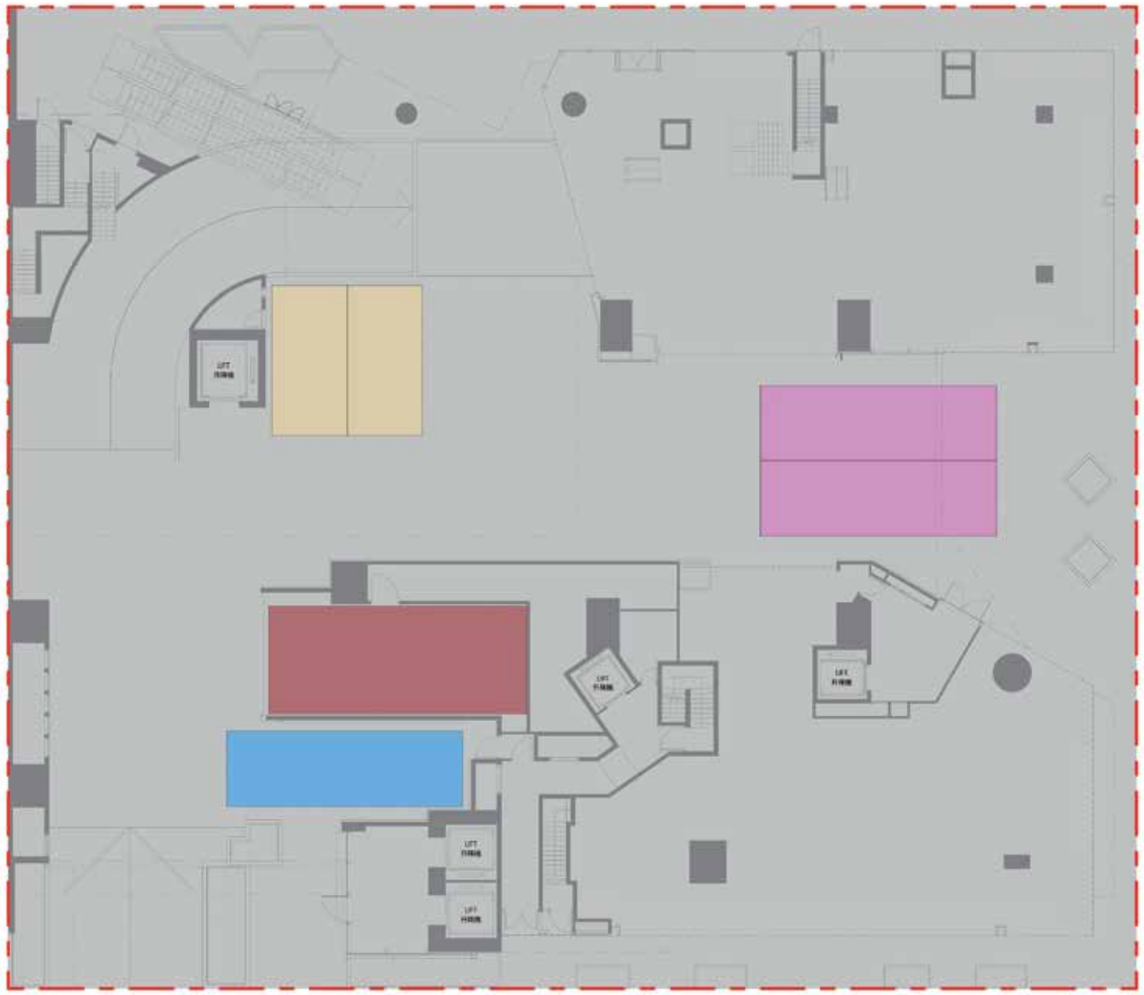
Scale 比例 :
0M(米) 5M(米)

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

Category of parking space 停車位類別	Location 位置	Number 數目	Dimensions (LxW)(m) 尺寸(長x闊)(米)	Area of each parking space (sq.m) 每個停車位面積(平方米)
Residential Car Parking Space 住宅停車位	B/F 地庫	30	5 x 2.5	12.5
Commercial Car Parking Space 商業停車位		19	5 x 2.5	12.5
Residential Motor Cycle Parking Space 住宅電單車停車位		5	2.4 x 1	2.4
Visitors' Parking Space 訪客停車位		3	5 x 2.5	12.5
Car Parking Space for Disabled Persons 傷健人士停車位		2	5 x 3.5	17.5

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

G/F Floor Plan
地下樓面平面圖



N

LEGEND 圖例 :

BOUNDARY OF THE DEVELOPMENT
發展項目的界線

Scale 比例 :
0M(米) 5M(米)

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

Category of parking space 停車位類別	Location 位置	Number 數目	Dimensions (LxW)(m) 尺寸(長x闊)(米)	Area of each parking space (sq.m) 每個停車位面積(平方米)
Commercial Loading and Unloading Bay 商業上落貨停車位	G/F 地下	2	11 x 3.5	38.5
Commercial Loading and Unloading Bay 商業上落貨停車位		2	7 x 3.5	24.5
Residential Loading and Unloading Bay 住宅上落貨停車位		1	11 x 3.5	38.5
Refuse Vehicle Parking Space 垃圾停車位		1	12 x 5	60

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

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase ("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(「臨時合約」)時須支付款額為5%的臨時訂金。

2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有。

3. 如買方沒有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。

1. **The common parts of the Development**
The common parts of the Development shall refer to the Common Areas and Facilities provided in the Deed of Mutual Covenant Incorporating Management Agreement ("this Deed"), which means collectively the Estate Common Areas and Facilities, the Residential Common Areas and Facilities, the Carpark Common Areas and Facilities and the Commercial Common Areas and Facilities.

"Estate Common Areas and Facilities" means those parts of the Development which are intended for the common use and benefit of the Development as a whole and not just any particular part thereof, and which are, subject to the provisions of this Deed, to be used by each Owner and occupier of the Development in common with all other Owners and occupiers of the Development. The Estate Common Areas and Facilities are for the purpose of identification only shown and coloured yellow, yellow cross-hatched black and yellow stippled black on the DMC plans, which include but not limited to: -

(a) such foundations, columns, beams, slabs and other structural supports and elements that do not belong to or do not form part of the Carpark Common Areas and Facilities, the Commercial Common Areas and Facilities and the Residential Common Areas and Facilities;

(b) area for hoisting, covered area, corridors, driveway, EAD (exhaust air duct), E.D. (electrical duct), emergency generator room, E.M.R. (electrical meter room), E.M.R. (for EV charger) (electrical meter room (for electric vehicle charger)), entrance court, external walls of the Development which are for the purpose of identification only shown and coloured yellow on the DMC plans, fan room, fire control centre, flushing water tank, F.S. inlet (fire services inlet), F.S. & sprinkler pump room (fire services & sprinkler pump room), F.S. water tank (fire services water tank), the Greenery Area (in so far as those parts forming part of the Estate Common Areas and Facilities), HV cable riser (high voltage cable riser), HV cable trench (high voltage cable trench), lift lobbies, main switch room, maintenance corridor, P.D. (pipe duct), potable & flushing pump room, potable water tank, O.C.O. (Owners' Corporation Office), planters, refuse vehicle parking space, RS&MRC (refuse storage and material recovery chamber), run in-out, service channels, skylight, sprinkler control valve cabinets, sprinkler water tank, staircases, sump pump room, sunken planter, TX. RM. (transformer room), TX. RM. CORR. (transformer room corridor), vertical green, W.M.C. (water meter cabinets) and W.M.R. (water meter room);

(c) the communal aerial, lightning conductor equipment, fire protection and fire-fighting system, signal receivers, sewers, drains, storm water drains, water course, cables, pipes, wires, ducts, flushing mains, fresh water mains, plant and machinery and other like installations, facilities or services serving the Development as a whole;

(d) the Car Parking Spaces for Disabled Persons and that part of the Electric Vehicle Charging Facilities serving the Car Parking Spaces for Disabled Persons; and

(e) such additional areas and facilities of and in the Development intended for common use and benefit of the Development as a whole

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

but shall exclude the Commercial Common Areas and Facilities, the Residential Common Areas and Facilities and the Carpark Common Areas and Facilities.

"Residential Common Areas and Facilities" means those parts of the Development which are intended for the common use and benefit of the Residential Accommodation as a whole, and not just any particular part thereof, and which are, subject to the provisions of this Deed and any Sub-Deed, to be used by each Owner and resident of the Residential Unit, in common with all other Owners and residents of the Residential Units. The Residential Common Areas and Facilities are for the purpose of identification only shown and coloured green, green hatched black, green cross-hatched black and green stippled black on the DMC plans, which include but not limited to: -

(a) the external walls of the Development which are for the purpose of identification only shown and coloured green on the DMC plans, which include the claddings and the architectural fins and features thereon, the curtain wall structure of the Residential Accommodation (except with the openable parts of the curtain wall structure and such pieces of glass panels wholly enclosing a Residential Unit, which said openable parts and glass panels shall form parts of the relevant Residential Unit), and for the avoidance of doubt, any glass panel forming part of the curtain wall structure of the Residential Accommodation that does not wholly enclose a Residential Unit but extends across two or more Residential Unit shall form part of the Residential Common Areas and Facilities;

(b) A/C platforms (insofar as they form parts of the Residential Common Areas and Facilities), caretaker's counters nos. 1 to 3, common flat roofs (accessible through gondola for maintenance), corridors, covered landscape which is for the purpose of identification only shown and coloured green hatched black on the DMC plans, drainage zones, E.M.R. (electrical meter rooms), filtration plant room (RRF), fireman's lift lobbies, flat roof, flushing water tank and pump room, exhaust fan room, the Greenery Area (in so far as those parts forming part of the Residential Common Areas and Facilities), gondola and other like installation systems, H.R.(hose real), lifts, lift lobbies, lift machine rooms, lift shafts, non-structural prefabricated external walls which for the purpose of identification only shown and coloured green and marked circle "PC" on the DMC plans, P.D. (pipe duct), planters, pool deck, potable and flushing water plant room, potable water tank, potable water tank and pump room, the Recreational Areas and Facilities (Club House) which for the purpose of identification only shown and coloured green cross-hatched black on the DMC plans, residential lift lobbies, residential shuttle lift lobby, refuge area (cum sky garden), the Residential Loading and Unloading Bay, shuttle lift lobby, staircases, surge tank, swimming pool, T.B.E. RM. (telecommunications and broadcasting equipment room), upper part of portable pump room, the Visitors' Parking Spaces numbered "V1" to "V3" and that part of the Electric Vehicle Charging Facilities serving the Visitors' Parking Spaces numbered "V1" to "V3";

(c) all wires, cables, ducts, pipes and drains and all mechanical and electrical installations and equipment exclusively for the Residential Accommodation as a whole

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

but shall exclude the Estate Common Areas and Facilities, the Commercial Common Areas and Facilities and the Carpark Common Areas and Facilities.

"Carpark Common Areas and Facilities" means those parts of the Carpark which are intended for the common use and benefit of the Carpark as a whole and not just any particular part thereof, and which are, subject to the provisions of this Deed, to be used by each Owner, occupier and user of the Parking

Spaces, and each user of the Visitors' Parking Spaces and the Car Parking Spaces for Disabled Person in common with all other Owners, occupiers and users of the Parking Spaces and also all other users of the Visitors' Parking Spaces and the Car Parking Spaces for Disabled Person. The Carpark Common Areas and Facilities are for the purpose of identification only shown and coloured indigo on the DMC plans, which include but not limited to: -

(a) the whole of the Carpark (except the Parking Spaces, the Visitors' Parking Spaces and the Car Parking Spaces for Disabled Person);

(b) such other areas and facilities of the Development to be designated for the common use and benefit of the Carpark

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

but shall exclude the Estate Common Areas and Facilities, the Residential Common Areas and Facilities and the Commercial Common Areas and Facilities.

"Commercial Common Areas and Facilities" means those parts of the Development which are intended for the common use and benefit of the Commercial Accommodation as a whole and not just any particular part thereof, and which are, subject to the provisions of this Deed and any Sub-Deed, to be used by each Owner and occupier of the Development in common with all other Owners and occupiers of the Development. The Commercial Common Areas and Facilities include but not limited to: -

(a) the Commercial Loading and Unloading Bays;

(b) the common flat roof (accessible through gondola for maintenance) on the 3rd floor of the Development; and

(c) such areas and facilities of and in the Commercial Accommodation to be designated further as the Commercial Common Areas and Facilities in the Sub-Deed in respect of the Commercial Accommodation

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

but shall exclude the Estate Common Areas and Facilities, the Residential Common Areas and Facilities and the Carpark Common Areas and Facilities.

2. The number of undivided shares assigned to each residential property in the Development

East Wing					
Floor	**Flat**	**Undivided Shares**	**Floor**	**Flat**	**Undivided Shares**
5/F	A	58/23,000	17/F to 23/F	C	45/23,000
5/F	B	38/23,000	17/F to 23/F	D	46/23,000
5/F	C	24/23,000	17/F to 23/F	E	48/23,000
5/F	D	19/23,000	17/F to 23/F	F	37/23,000
5/F	E	44/23,000	25/F to 33/F	A	59/23,000
5/F	F	46/23,000	25/F to 33/F	B	40/23,000
5/F	G	37/23,000	25/F to 33/F	C	45/23,000
6/F to 12/F	A	59/23,000	25/F to 33/F	D	46/23,000
6/F to 12/F	B	40/23,000	25/F to 33/F	E	48/23,000
6/F to 12/F	C	25/23,000	25/F to 33/F	F	37/23,000
6/F to 12/F	D	20/23,000	35/F	A	59/23,000
6/F to 12/F	E	46/23,000	35/F	B	40/23,000
6/F to 12/F	F	48/23,000	35/F	C	45/23,000
6/F to 12/F	G	37/23,000	35/F	D	46/23,000
15/F to 16/F	A	59/23,000	35/F	E	48/23000
15/F to 16/F	B	40/23,000	35/F	F	37/23,000
15/F to 16/F	C	25/23,000	36/F	A	59/23,000
15/F to 16/F	D	20/23,000	36/F	B	70/23,000
15/F to 16/F	E	46/23,000	36/F	C	45/23,000
15/F to 16/F	F	48/23,000	36/F	D	46/23,000
15/F to 16/F	G	37/23,000	36/F	E	48/23,000
17/F to 23/F	A	59/23,000	36/F	F	37/23,000
17/F to 23/F	B	40/23,000			

Note: There are no 4/F, 13/F, 14/F, 24/F and 34/F in East Wing.

West Wing					
Floor	Flat	Undivided Shares	Floor	Flat	Undivided Shares
5/F	A	38/23,000	17/F	B	30/23,000
5/F	B	28/23,000	17/F	C	29/23,000
5/F	C	29/23,000	17/F	D	22/23,000
5/F	D	22/23,000	17/F	E	41/23,000
5/F	E	35/23,000	17/F	F	41/23,000
5/F	F	29/23,000	17/F	G	40/23,000
5/F	G	27/23,000	17/F	H	40/23,000
5/F	H	26/23,000	18/F to 23/F	A	41/23,000
5/F	J	25/23,000	18/F to 23/F	B	30/23,000
5/F	K	27/23,000	18/F to 23/F	C	29/23,000
6/F to 12/F	A	41/23,000	18/F to 23/F	D	22/23,000
6/F to 12/F	B	29/23,000	18/F to 23/F	E	41/23,000
6/F to 12/F	C	29/23,000	18/F to 23/F	F	40/23,000
6/F to 12/F	D	22/23,000	18/F to 23/F	G	40/23,000
6/F to 12/F	E	38/23,000	18/F to 23/F	H	40/23,000
6/F to 12/F	F	31/23,000	25/F to 33/F	A	41/23,000
6/F to 12/F	G	30/23,000	25/F to 33/F	B	30/23,000
6/F to 12/F	H	29/23,000	25/F to 33/F	C	29/23,000
6/F to 12/F	J	27/23,000	25/F to 33/F	D	22/23,000
6/F to 12/F	K	30/23,000	25/F to 33/F	E	41/23,000
15/F to 16/F	A	41/23,000	25/F to 33/F	F	40/23,000
15/F to 16/F	B	29/23,000	25/F to 33/F	G	40/23,000
15/F to 16/F	C	29/23000	25/F to 33/F	H	40/23,000
15/F to 16/F	D	22/23,000	35/F	A	41/23,000
15/F to 16/F	E	38/23,000	35/F	B	30/23,000
15/F to 16/F	F	31/23,000	35/F	C	29/23,000
15/F to 16/F	G	30/23,000	35/F	D	22/23,000
15/F to 16/F	H	29/23,000	35/F	E	41/23,000
15/F to 16/F	J	27/23,000	35/F	F	40/23,000
15/F to 16/F	K	30/23,000	35/F	G	40/23,000
17/F	A	41/23,000	35/F	H	40/23,000

Note: There are no 4/F, 13/F, 14/F, 24/F and 34/F in West Wing.

3. **The term of years for which the manager of the Development is appointed**
The Manager is appointed for an initial term of two years from the date of the Deed of Mutual Covenant Incorporating Management Agreement ("the DMC") and such appointment shall continue until terminated as provided in the DMC.

4. **The basis on which the management expenses are shared among the owners of the residential properties in the Development**
The Owner of each Residential Unit shall contribute towards the management expenses (which shall be based on the management budget prepared by the Manager) of the Development in such manner, amount and proportion as provided in the DMC by reference to the Management Shares allocated to his Residential Unit and the principles provided in the DMC.

5. **The basis on which the management fee deposit is fixed**
The management fee deposit is equivalent to two (2) months' contribution towards the management expenses payable by the Owner in respect of his Residential Unit based on the first annual management budget.

6. **The area (if any) in the Development retained by the owner for that owner's own use**
Not applicable.

Notes:
(a) Unless otherwise defined in this sales brochure, the capitalized terms used in this Summary of Deed of Mutual Covenant shall have the same meaning of such terms in the DMC.

(b) For full details, please refer to the copy of the executed DMC which is available for inspection free of charge at the sales office during the opening hours of the sales office.

1. **發展項目的公用部分**
發展項目的公用部分須提述為在公契及管理協議(「本公契」)所規定的「公用地方與設施」，即統指「屋苑公用地方與設施」、「住宅公用地方與設施」、「停車場公用地方與設施」及「商業公用地方與設施」。

「屋苑公用地方與設施」指擬供發展項目整體(而非只限於任何個別部分)公用及共享的發展項目部分，在本公契的條款約束下，發展項目的每位擁有人及佔用人須與發展項目的所有其他擁有人及佔用人一同使用該等部份。只為識別目的，屋苑公用地方與設施以黃色、黃色加黑色格線及黃色加黑點顯示在公契圖則上，當中包括但不限於：-

(a) 地基、柱、樑、樓板，以及不屬於或不構成停車場公用地方與設施、商業公用地方與設施及住宅公用地方與設施一部分的其他結構性支撐物及構件；

(b) 吊重地方、有蓋地方、走廊、行車道、抽氣管道、電力管道、緊急發電機機房、電錶房、(供電動車充電器使用的)電錶房、入口大堂、發展項目的外牆(只為識別目的，以黃色顯示在公契圖則上)、通風機房、消防控制中心、沖廁水水缸、消防入水口、消防及花灑水泵房、消防水箱、綠化區(只限於構成屋苑公用地方與設施的一部分)、高壓電纜立管、高壓電纜槽、升降機大堂、總電掣室、供維修用途的走廊、喉管管道、飲用水及沖廁水泵房、飲用水水缸、業主立案法團辦公室、花槽、垃圾車停車位、垃圾存放及物料回收房、車輛進出口通道、公共服務渠道、天窗、花灑控制閥櫃、花灑水箱、樓梯、集水坑泵房、跌級花槽、電力變壓房、電力變壓房走廊、垂直綠化植物、水錶櫃及水錶房；

(c) 公用天線、避雷針設備、防火及滅火系統、訊號接收器、污水渠、排水渠、雨水渠、水道、電纜、喉管、電線、管道、沖廁水總管、飲用水總管、供發展項目整體使用的裝置及機械及其他類型裝置、設施或服務；

(d) 傷殘人士停車位及供傷殘人士停車位使用的電動車充電設施；及

(e) 在該等在發展項目內擬供發展項目整體公用及共享的附加公用地方及設施

前提是如適當的話，倘若(i)在《建築物管理條例》第2條中列出的「公用部分」的定義(a)段所涵蓋的發展項目的任何部分；及/或(ii)在《建築物管理條例》附表1所指明的而又在《建築物管理條例》第2條中列出的「公用部分」的定義(b)段所包括的任何部分，亦須涵蓋在上述條文內，前提是該等部分須被當作已包括在並構成屋苑公用地方與設施，

但不包括商業公用地方與設施、住宅公用地方與設施及停車場公用地方與設施。

「住宅公用地方與設施」指擬供住宅地方整體(而非只限於任何個別部分)公用及共享的發展項目部分，在本公契及任何副公契的條款約束下，住宅單位的每位擁有人及佔用人須與住宅單位的所有其他擁有人及佔用人一同使用該等部份。只為識別目的，住宅公用地方與設施以綠色、綠色加黑色斜線、綠色加黑色格線及綠色加黑點顯示在公契圖則上，當中包括但不限於：-

(a) 發展項目的外牆，只為識別目的，以綠色顯示在公契圖則上，當中包括在其上的覆蓋層及建築鰭片及裝飾、住宅地方的幕牆結構(不包括幕牆結構可開啟的部分及完全包圍住宅單位的玻璃嵌板，而上述可開啟的部分及玻璃嵌板則構成有關住宅單位的一部分)，而為免生疑問，如構成住宅地方幕牆結構一部分的任何玻璃嵌板並非完全包圍整個住宅單位，而是橫跨兩個或以上的住宅單位，該等玻璃嵌板則構成住宅公用地方與設施的一部分；

(b) 用作安放冷氣機的平台(只限於構成住宅公用地方與設施的一部分)、1號至3號管理員櫃台、(以吊船到達作維修用途的)公用平台、走廊、有蓋園景區(只為識別目的，以綠色加黑色斜線顯示在公契圖則上)、排水區、電錶房、濾水機房、消防升降機大堂、平台、沖廁水水缸及泵房、抽氣扇房、綠化區(只限於構成住宅公用地方與設施的一部分)、吊船及其他同類型的裝置系統、消防喉轆、升降機、升降機大堂、升降機機房、升降機槽、非結構的預製外牆(只為識別目的，以綠色顯示及以「PC」標示在公契圖則上)、管道槽、花槽、游泳池池面、飲用水及沖廁水機房、飲用水水缸、飲用水水缸及泵房、康樂公共地方與設施(會所) (只為識別目的，以綠色加黑色格線顯示在公契圖則上)、住宅升降機大堂、住宅穿梭升降機大堂、避火區(兼空中花園)、住宅上落貨車位、穿梭升降機大堂、樓梯、調壓缸、游泳池、電訊及廣播設備房、飲用水泵房的上部分、訪客停車位「V1」號至「V3」號及供訪客停車位「V1」號至「V3」號使用的電動車充電設施；

(c) 專供住宅地方整體使用的電線、電纜、管道、喉管及污水渠及所有機電裝置及設備

前提是如適當的話，倘若(i)在《建築物管理條例》第2條中列出的「公用部分」的定義(a)段所涵蓋的住宅地方的任何部分；及/或(ii)在《建築物管理條例》附表1所指明的而又在《建築物管理條例》第2條中列出的「公用部分」的定義(b)段所包括的任何部分，亦須涵蓋在上述條文內，前提是該等部分須被當作已包括在並構成住宅公用地方與設施，

但不包括屋苑公用地方與設施、商業公用地方與設施及停車場公用地方與設施。

「停車場公用地方與設施」指擬供停車場整體(而非只限於任何個別部分)公用及共享的停車場部分，在本公契的條款約束下，停車位的每位擁有人、佔用人及使用者，以及訪客停車位及傷殘人士停車位的每位使用者，須與停車位的所有其他擁有人、佔用人及使用者以及訪客停車位及傷殘人士停車位的所有其他使用者一同使用該等部份。只為識別目的，停車場公用地方與設施以靛藍色顯示在公契圖則上，當中包括但不限於：-

(a) 整個停車場(不包括停車位、訪客停車位及傷殘人士停車位)；

(b) 在發展項目內將指定為供停車場公用及共享的其他地方及設施

前提是如適當的話，倘若(i)在《建築物管理條例》第2條中列出的「公用部分」的定義(a)段所涵蓋的停車場的任何部分；及/或(ii)在《建築物管理條例》附表1所指明的而又在《建築物管理條例》第2條中列出的「公用部分」的定義(b)段所包括的任何部分，亦須涵蓋在上述條文內，前提是該等部分須被當作已包括在並構成停車場公用地方與設施，

但不包括屋苑公用地方與設施、住宅公用地方與設施及商業公用地方與設施。

「商業公用地方與設施」指擬供商業地方整體(而非只限於任何個別部分)公用及共享的發展項目部分，在本公契及任何副公契的條款約束下，商業地方的每位擁有人及佔用人須與商業地方的所有其他擁有人及佔用人一同使用該等部份。商業公用地方與設施包括但不限於：-

(a) 商業上落貨車位；

(b) 位於發展項目3樓以吊船到達作維修用途的公用平台；及

(c) 將進一步在有關商業地方的副公契指定為商業公用地方及設施的地方及設施

前提是如適當的話，倘若(i)在《建築物管理條例》第2條中列出的「公用部分」的定義(a)段所涵蓋的商業地方的任何部分；及/或(ii)在《建築物管理條例》附表1所指明的而又在《建築物管理條例》第2條中列出的「公用部分」的定義(b)段所包括的任何部分，亦須涵蓋在上述條文內，前提是該等部分須被當作已包括在並構成商業公用地方與設施，

但不包括屋苑公用地方與設施、住宅公用地方與設施及停車場公用地方與設施。

2. 分配予發展項目中的每個住宅物業的不分割份數的數目

東翼					
樓層	單位	不分割份數	樓層	單位	不分割份數
5樓	A	58/23,000	17樓至23樓	C	45/23,000
5樓	B	38/23,000	17樓至23樓	D	46/23,000
5樓	C	24/23,000	17樓至23樓	E	48/23,000
5樓	D	19/23,000	17樓至23樓	F	37/23,000
5樓	E	44/23,000	25樓至33樓	A	59/23,000
5樓	F	46/23,000	25樓至33樓	B	40/23,000
5樓	G	37/23,000	25樓至33樓	C	45/23,000
6樓至12樓	A	59/23,000	25樓至33樓	D	46/23,000
6樓至12樓	B	40/23,000	25樓至33樓	E	48/23,000
6樓至12樓	C	25/23,000	25樓至33樓	F	37/23,000
6樓至12樓	D	20/23,000	35樓	A	59/23,000
6樓至12樓	E	46/23,000	35樓	B	40/23,000
6樓至12樓	F	48/23,000	35樓	C	45/23,000
6樓至12樓	G	37/23,000	35樓	D	46/23,000
15樓至16樓	A	59/23,000	35樓	E	48/23,000
15樓至16樓	B	40/23,000	35樓	F	37/23,000
15樓至16樓	C	25/23,000	36樓	A	59/23,000
15樓至16樓	D	20/23,000	36樓	B	70/23,000
15樓至16樓	E	46/23,000	36樓	C	45/23,000
15樓至16樓	F	48/23,000	36樓	D	46/23,000
15樓至16樓	G	37/23,000	36樓	E	48/23,000
17樓至23樓	A	59/23,000	36樓	F	37/23,000
17樓至23樓	B	40/23,000			

備註：東翼不設4樓、13樓、14樓、24樓及34樓。

西翼					
樓層	單位	不分割份數	樓層	單位	不分割份數
5樓	A	38/23,000	17樓	B	30/23,000
5樓	B	28/23,000	17樓	C	29/23,000
5樓	C	29/23,000	17樓	D	22/23,000
5樓	D	22/23,000	17樓	E	41/23,000
5樓	E	35/23,000	17樓	F	41/23,000
5樓	F	29/23,000	17樓	G	40/23,000
5樓	G	27/23,000	17樓	H	40/23,000
5樓	H	26/23,000	18樓至23樓	A	41/23,000
5樓	J	25/23,000	18樓至23樓	B	30/23,000
5樓	K	27/23,000	18樓至23樓	C	29/23,000
6樓至12樓	A	41/23,000	18樓至23樓	D	22/23,000
6樓至12樓	B	29/23,000	18樓至23樓	E	41/23,000
6樓至12樓	C	29/23,000	18樓至23樓	F	40/23,000
6樓至12樓	D	22/23,000	18樓至23樓	G	40/23,000
6樓至12樓	E	38/23,000	18樓至23樓	H	40/23,000
6樓至12樓	F	31/23,000	25樓至33樓	A	41/23,000
6樓至12樓	G	30/23000	25樓至33樓	B	30/23,000
6樓至12樓	H	29/23,000	25樓至33樓	C	29/23,000
6樓至12樓	J	27/23,000	25樓至33樓	D	22/23000
6樓至12樓	K	30/23000	25樓至33樓	E	41/23,000
15樓至16樓	A	41/23,000	25樓至33樓	F	40/23,000
15樓至16樓	B	29/23,000	25樓至33樓	G	40/23,000
15樓至16樓	C	29/23,000	25樓至33樓	H	40/23,000
15樓至16樓	D	22/23,000	35樓	A	41/23,000
15樓至16樓	E	38/23,000	35樓	B	30/23,000
15樓至16樓	F	31/23,000	35樓	C	29/23,000
15樓至16樓	G	30/23,000	35樓	D	22/23,000
15樓至16樓	H	29/23000	35樓	E	41/23,000
15樓至16樓	J	27/23,000	35樓	F	40/23,000
15樓至16樓	K	30/23,000	35樓	G	40/23,000
17樓	A	41/23,000	35樓	H	40/23,000

備註：西翼不設4樓、13樓、14樓、24樓及34樓。

3. **發展項目的管理人的委任年期**
管理人首屆任期由簽訂公契日期起計兩年，並於期滿後獲繼續任職，直至根據公契條款終止為止。

4. **在發展項目中的住宅物業的擁有人之間分擔管理開支的計算基準**
每名住宅單位的擁有人須根據分配予其住宅單位的管理份數，並按照公契訂明的準則，以公契規定的方式、金額及比例分擔發展項目的管理開支(根據管理人所編製的管理預算案所計算)。

5. **計算管理費按金的基準**
管理費按金相當於住宅單位的擁有人應根據首份年度管理預算案攤付的兩(2)個月管理開支。

6. **擁有人在發展項目中保留作自用的範圍（如有的話）**
不適用。

備註：
(a) 除非本售樓說明書另有規定，本公契的摘要內所採用的詞彙與該詞彙在公契內的意思相同。

(b) 請查閱已簽立的公契以了解詳情。已簽立的公契文本現存放於售樓處，在售樓處開放時間供免費查閱。

A. The lot number of the land on which the Development is situated

1. The Development is situated on New Kowloon Inland Lot No. 4178 (**"the Lot"**).

B. The term of years under the lease

2. The lease term granted under the Government Lease of New Kowloon Inland Lot No. 4178 dated 27 June 1969 is 75 years from 1 July 1898 with a right of renewal for one further term of 24 years less 3 days, as varied and/or modified by a Modification Letter **("the Modification Letter")** dated 4 January 2017 and registered in the Land Registry by Memorial No. 17011901360012 (collectively **"the Land Grant"**).

C. The user restrictions applicable to that land

3. Special Condition No. (2) of the Second Schedule to the Modification Letter stipulates that: -

"(a) Subject to sub-clause (b) of this Special Condition, the demised premises or any part thereof or any building or buildings erected or to be erected thereon shall not be used for any purpose other than for non-industrial (excluding godown, hotel and petrol filling station) purposes.

(b) Any building or part of any building erected or to be erected on the demised premises shall not be used for any purpose other than the following: -

(i) in respect of the lowest three floors, for non-industrial (excluding godown, hotel and petrol filling station) purposes provided that for avoidance of doubt, a basement level (if erected), irrespective of the size or floor area of such level, shall be counted as a floor for the purpose of this Special Condition and that the use of any basement level shall be further restricted as provided in sub-clause (b)(iii) of this Special Condition;

(ii) in respect of the remaining floors (excluding any basement level or basement levels (if erected) above the lowest three floors in the event that there are more than 3 basement levels), for private residential purposes; and

(iii) in respect of any basement level (if erected), whether being one of the lowest three floors or a basement level above the lowest three floors, for non-industrial (excluding residential, godown, hotel and petrol filling station) purposes.

(c) Any floor to be used solely for accommodating the parking, loading and unloading spaces to be provided in accordance with Special Condition Nos. (17) (as may be varied under Special Condition No. (19) hereof) and (18) hereof or plant room or both shall not be counted as one of the floors referred to in sub-clause (b) of this Special Condition. The determination by the Director of Lands (hereinafter referred to as **"the Director"**) as to whether the use to which a floor is to be put is a use for the purposes permitted under sub-clause (b) and sub-clause (c) of this Condition shall be final and binding on the said Lessee.

(d) For the purpose of this Special Condition, the decision of the Director as to what constitutes a floor or floors shall be final and binding on the said Lessee."

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

Not applicable.

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

4. Special Condition No. (4) of the Second Schedule to the Modification Letter stipulates that: -

"(a) The said Lessee shall at his own expense submit to the Director for his approval a landscape plan indicating the location, disposition and layout of the landscaping works to be provided within the demised premises in compliance with the requirements stipulated in sub-clause (b) of this Special Condition.

(b) (i) Not less than 20% of the area of the demised premises shall be planted with trees, shrubs or other plants.

(ii) Not less than 50% of the 20% referred to in sub-clause (b)(i) of this Special Condition (hereinafter referred to as **"the Greenery Area"**) shall be provided at such location or level as may be determined by the Director at his sole discretion so that the Greenery Area shall be visible to pedestrians or accessible by any person or persons entering the demised premises.

(iii) The decision of the Director as to which landscaping works proposed by the said Lessee constitutes the 20% referred to in sub-clause (b)(i) of this Special Condition shall be final and binding on the said Lessee.

(iv) The Director at his sole discretion may accept other non-planting features proposed by the said Lessee as an alternative to planting trees, shrubs or other plants.

(c) The said Lessee shall at his own expense landscape the demised premises in accordance with the approved landscape plan in all respects to the satisfaction of the Director, and no amendment, variation, alteration, modification or substitution of the approved landscape plan shall be made without the prior written consent of the Director.

(d) The said Lessee shall thereafter at his own expense maintain and keep the landscaped works in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.

(e) The area or areas landscaped in accordance with this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (14)(a)(v) hereof."

5. Special Condition No. (7) of the Second Schedule to the Modification Letter stipulates that: -

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

(b) For the purpose of calculating the respective total gross floor area stipulated in Special Condition No. (5)(c) hereof, subject to Special Condition No. (34)(d) hereof, any part of the Facilities provided within the demised premises in accordance with sub-clause (a) of this Special Condition which are for the common use and benefit of the residents of the residential block or blocks erected or to be erected on the demised premises and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, are not for such use shall be taken into account for such calculation.

(c) In the event that any part of the Facilities is exempted from the gross floor area calculation pursuant to sub-clause (b) of this Special Condition (hereinafter referred to as **"the Exempted Facilities"**):

(i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No. (14)(a)(v) hereof;

(ii) the said Lessee shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director; and

(iii) the Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected within the demised premises and their bona fide visitors and by no other person or persons."

6. Special Condition No. (25) of the Second Schedule to the Modification Letter stipulates that: -

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

(b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under the terms and covenants herein contained, in particular Special Condition No. (24) hereof.

(c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the said Lessee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land within the demised premises or from any adjacent or adjoining Government or leased land, the said Lessee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.

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

7. Special Condition No. (30) of the Second Schedule to the Modification Letter stipulates that: -

"(a) The said Lessee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the demised premises or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the demised premises, and the said Lessee shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.

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

F. The lease conditions that are onerous to a purchaser

8. Special Condition No. (1) of the Second Schedule to the Modification Letter stipulates that: -

"The said Lessee shall develop the demised premises by the erection thereon of a building or buildings complying in all respects with the terms and covenants herein contained and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in the Hong Kong Special Administrative Region (hereinafter referred to as **"Hong Kong"**), such building or buildings to be completed and made fit for occupation on or before the 30th day of September 2022."

9. Special Condition No. (3) of the Second Schedule to the Modification Letter stipulates that: -

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

10. Special Condition No. (5) of the Second Schedule to the Modification Letter stipulates that: -

"Subject to the terms and covenants herein contained, upon development or redevelopment of the demised premises or any part thereof:

(a) any building or buildings erected or to be erected on the demised premises shall in all respects comply with the Buildings Ordinance, any regulations made thereunder and any amending legislation;

(b) no building or buildings may be erected on the demised premises or any part thereof or upon any area

or areas outside the demised premises specified in the terms and covenants herein contained, nor may any development or use of the demised premises or any part thereof, or of any area or areas outside the demised premises specified in the terms and covenants herein contained take place, which does not in all respects comply with the requirements of the Town Planning Ordinance, any regulations made thereunder and any amending legislation;

(c) the total gross floor area of any building or buildings erected or to be erected on the demised premises shall not be less than 12,979 square metres and shall not exceed 21,631 square metres;

(i) of the total gross floor area stipulated in sub-clause (c) of this Special Condition, the total gross floor area of any building or buildings erected or to be erected on the demised premises designed and intended to be used for private residential purpose shall not exceed 18,026 square metres;

(ii) of the total gross floor area stipulated in sub-clause (c) of this Special Condition, the total gross floor area of any building or buildings erected or to be erected on the demised premises designed and intended to be used for non-industrial (excluding private residential, godown, hotel and petrol filling station) purposes shall not exceed 3,605 square metres; and

(d) no part of any building or other structure erected or to be erected on the demised premises together with any addition or fitting (if any) to such building or structure may in the aggregate exceed a height of 120 metres above the Hong Kong Principal Datum, or such other height limit as the Director at his sole discretion may, subject to the payment by the said Lessee of any premium and administrative fee as shall be determined by the Director, approve, provided that:

(i) machine rooms, air-conditioning units, water tanks, stairhoods and similar roof-top structures may be erected or placed on the roof of the building so as to exceed the above height limit on condition that the design, size and disposition of the said roof-top structures are to the satisfaction of the Director; and

(ii) the Director at his sole discretion may in calculating the height of a building or structure exclude any structure or floor space referred to in Special Condition No. (34)(b)(i)(II) hereof;

(e) the design and disposition of any building or buildings erected or to be erected on the demised premises shall be subject to the approval in writing of the Director and no building works (other than site formation works and demolition works of building as existing on the demised premises on the 4th day of January 2017) shall be commenced on the demised premises until such approval shall have been obtained. For the purpose of the terms and covenants herein contained, "building works" and "site formation works" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation."

11. Special Condition No. (8)(a) and (c) of the Second Schedule to the Modification Letter stipulates that: -

"(a) In the event of the demised premises or any part thereof being used for residential purposes, office accommodation for watchmen or caretakers or both may be provided within the demised premises subject to the following conditions:

(i) such accommodation is in the opinion of the Director essential to the safety, security and good management of the residential building or buildings erected or to be erected on the demised premises;

(ii) such accommodation shall not be used for any purpose other than office accommodation for watchmen or caretakers or both, who are wholly and necessarily employed on the demised premises; and

(iii) the location of any such accommodation shall first be approved in writing by the Director.

(c) Office accommodation provided within the demised premises in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (14)(a)(v) hereof."

12. Special Condition No. (10)(a) and (c) of the Second Schedule to the Modification Letter stipulates that: -

"(a) In the event of the demised premises or any part thereof being used for residential purposes, one office for the use of the Owners' Corporation or the Owners' Committee may be provided within the demised premises provided that:

(i) such office shall not be used for any purpose other than for meetings and administrative work of the Owners' Corporation or Owners' Committee formed or to be formed in respect of the demised premises and the buildings erected or to be erected thereon; and

(ii) the location of any such office shall first be approved in writing by the Director.

(c) An office provided in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (14)(a)(v) hereof."

13. Special Condition No. (16) of the Second Schedule to the Modification Letter stipulates that: -

"The said Lessee shall have no right of ingress or egress to or from the demised premises for the passage of motor vehicles except between the points X and Y through Z shown and marked on the plan marked "PLAN A" annexed hereto or at such other points as may be approved in writing by the Director. Upon development or redevelopment of the demised premises, a temporary access for construction vehicles into the demised premises may be permitted in such position and subject to such conditions as may be imposed by the Director. Upon completion of the development or redevelopment, the said Lessee shall at his own expense within the time limit specified by the Director and in all respects to the satisfaction of the Director, reinstate the area or areas upon which the temporary access was constructed."

14. Special Condition No. (17)(a) to (d) of the Second Schedule to the Modification Letter stipulates that: -

"(a) (i) Spaces shall be provided within the demised premises to the satisfaction ofthe Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erected or to be erected on the demised premises and their bona fide guests, visitors or invitees (hereinafter referred to as "the Residential Parking Spaces") at a rate to be calculated by reference to the respective size of the residential units erected or to be erected on the demised premises as set out in the table below (unless the Director consents to a rate for or to a number of Residential Parking Spaces different from those set out in the table below):

Size of each residential unit	No. of the Residential Parking Spaces to be provided
Less than 40 square metres	One space for every 22.22 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 12.7 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 4.23 residential units or part thereof
Not less than 100 square metres but less than 130 square metres	One space for every 1.62 residential units or part thereof
Not less than 130 square metres but less than 160 square metres	One space for every 1.19 residential unit or part thereof
Not less than 160 square metres	One space for every 0.94 residential unit or part thereof

(ii) For the purpose of sub-clause (a)(i) of this Special Condition, the total number of the Residential Parking Spaces to be provided shall be the aggregate of the respective number of the Residential Parking Spaces calculated by reference to the respective size of each residential unit set out in the table of sub-clause (a)(i) of this Special Condition. For the purpose of the terms and covenants herein contained, the term "size of each residential unit" in terms of gross floor area shall mean the sum of (I) and (II) below:

(I) the gross floor area in respect of a residential unit, exclusively used and enjoyed by the resident of that unit, which shall be measured from the exterior of the enclosing walls or parapet of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit, but, for the avoidance of doubt, shall exclude all floor area within such unit which are not taken into account for the calculation of gross floor area stipulated in Special Condition No. (5)(c) hereof; and

(II) the pro-rata gross floor area of Residential Common Area (as hereinafter defined) in respect of a residential unit. In so calculating, the total gross floor area of residential common area, which is for common use and benefit of all residents of the residential portion of the development erected or to be erected on the demised premises, outside the enclosing walls of the residential units but, for the avoidance of doubt, excluding all floor area which are not taken into account for the calculation of gross floor area stipulated in Special Condition No. (5)(c) hereof (which residential common area is hereinafter referred to as **"the Residential Common Area"**) shall be apportioned to a residential unit by the following formula:

$$\text{The total gross floor area of the Residential Common Area} \times \frac{\text{The gross floor area in respect of a residential unit as calculated under sub-clause (a)(ii)(I) of this Special Condition}}{\text{The total gross floor area of all residential units as calculated under sub-clause (a)(ii)(I) of this Special Condition}}$$

(iii) If more than 75 residential units are provided in any block of residential units erected or to be erected on the demised premises, additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the residential units in the building or buildings erected or to be erected on the demised premises shall be provided at a rate of 5 spaces for every such block of residential units or at such other rates as may be approved by the Director subject to a minimum of one space being provided.

(iv) The spaces provided under sub-clauses (a)(i) and (a)(iii) of this Special Condition (as may be respectively varied under Special Condition No. (19) hereof) shall not be used for any purpose other than those respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(b) (i) Spaces shall be provided within the demised premises to the satisfaction of the Director for the parking of motor vehicles at the following rates unless the Director consents to another rate:

(I) one space for every 150 square metres or part thereof of the first 15,000 square metres of the gross floor area of the building or buildings erected or to be erected on the demised premises to be used for office purpose and one space for every 200 square metres or part thereof of the remaining gross floor area to be used for such purpose; and

(II) one space for every 200 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the demised premises to be used for non-industrial (excluding private residential, office, hotel, godown and petrol filling station) purposes.

(ii) For the purpose of calculating the number of spaces to be provided under sub-clauses (b)(i)(I) and (b)(i)(II) (as may be respectively varied under Special Condition No. (19) hereof) of this Special Condition, any floor area to be used for parking, loading and unloading purposes shall be excluded.

(iii) The spaces provided under sub-clauses (b)(i)(I) and (b)(i)(II) (as may be respectively varied under Special Condition No. (19) hereof) of this Special Condition shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings erected or to be erected on the demised premises for the respective purposes stipulated in the said sub-clauses and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(c) (i) Out of the spaces provided under sub-clauses (a) and (b) of this Special Condition (as may be respectively varied under Special Condition No. (19) hereof), the said Lessee shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (which spaces to be so reserved and designated are hereinafter referred to as **"the Parking Spaces for the Disabled Persons"**) as the Building Authority may require and approve provided that a minimum of one space shall be so reserved and designated out of the spaces provided under sub-clause (a)(iii) of this Special Condition (as may be varied under Special Condition No. (19) hereof) and that the said Lessee shall not reserve or designate all of the spaces provided under sub-clause (a)(iii) of this Special Condition (as may be varied under Special Condition No. (19) hereof) to become the Parking Spaces for the Disabled Persons.

(ii) The Parking Spaces for the Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents or occupiers of the building or buildings erected or to be erected on the demised premises and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(d) (i) Spaces shall be provided within the demised premises to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, at the following rates unless the Director consents to another rate:

(I) 10 percent of the total number of Residential Parking Spaces required to be provided under sub-clause (a)(i) of this Special Condition (hereinafter referred to as **"the Residential Motor Cycle Parking Spaces"**);

(II) 10 percent of the total number of spaces required to be provided under sub-clause (b)(i)(I) of this Special Condition; and

(III) 10 percent of the total number of spaces required to be provided under sub-clause (b)(i)(II) of this Special Condition;

provided that if the number of spaces to be provided is a decimal number, the same shall be rounded up to the next whole number;

(ii) The Residential Motor Cycle Parking Spaces shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erected or to be erected on the demised premises and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(iii) The spaces provided under sub-clauses (d)(i)(II) and (d)(i)(III) of this Special Condition shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings erected or to be erected on the demised premises for the respective purposes stipulated in sub-clauses (b)(i)(I) and (b)(i)(II) of this Special Condition and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services."

15. Special Condition No. (18)(a) and (b) of the Second Schedule to the Modification Letter stipulates that: -

"(a) Spaces shall be provided within the demised premises to the satisfaction of the Director for the loading and unloading of goods vehicles at the following rates:

(i) one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the demised premises or at such other rates as may be approved by the Director subject to a minimum of one loading and unloading space for each block of residential units erected or to be erected on the demised premises, such loading and unloading space to be located adjacent to or within each block of residential unit.

(ii) one space for every 2,000 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the demised premises to be used for office purposes; and

(iii) one space for every 1,000 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the demised premises to be used for non-industrial (excluding private residential, office, hotel, godown and petrol filling station) purposes;

(b) (i) Each of the spaces provided under sub-clause (a)(i) of this Special Condition shall measure 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings referred to therein.

(ii) Out of the spaces provided under sub-clause (a)(ii) and (a)(iii) of this Special Condition, the first 65 percent shall each measure 3.5 metres in width and 7.0 metres in length with a minimum headroom of 3.6 metres and the remaining spaces shall each measure 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres provided that if the respective numbers of spaces to be provided is a decimal number, the Director may at his absolute discretion round up or down the respective number to a whole number. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings referred to therein."

16. Special Condition No. (21) of the Second Schedule to the Modification Letter stipulates that: -

"(a) Notwithstanding that the terms and covenants herein contained shall have been observed and complied with to the satisfaction of the Director, the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces shall not be:

(i) assigned except

(I) together with undivided shares in the demised premises giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or

(II) to a person who is already the owner of undivided shares in the demised premises with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the demised premises; or

(ii) underlet except to residents of the residential units in the building or buildings erected or to be erected on the demised premises.

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

(b) Notwithstanding sub-clause (a) of this Special Condition, the said Lessee may, with the prior written consent of the Director, assign all the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces as a whole, but only to a wholly-owned subsidiary company of the said Lessee.

(c) Sub-clause (a) of this Special Condition shall not apply to an assignment, underletting, mortgage or charge of the demised premises as a whole.

(d) Sub-clauses (a) and (b) of this Special Condition shall not apply to the Parking Spaces for the Disabled Persons."

17. Special Condition No. (22) of the Second Schedule to the Modification Letter stipulates that: -

"The spaces provided within the demised premises in accordance with Special Condition No. (17)(a)(iii), the Parking Spaces for the Disabled Persons and the spaces provided within the demised premises in accordance with Special Condition No. (18) hereof shall be designated as and form part of the Common Areas."

18. Special Condition No. (24) of the Second Schedule to the Modification Letter stipulates that: -

"The said Lessee shall not cut away, remove or set back any Government land adjacent to or adjoining the demised premises or carry out any building-up, filling-in or any slope treatment works or any kind whatsoever on any Government land except with the prior written consent of the Director who may, at his sole discretion, give his consent subject to such terms and conditions as he sees fit, including the grant of additional Government land as an extension to the demised premises at such premium as he may determine."

19. Special Condition No. (26) of the Second Schedule to the Modification Letter stipulates that: -

"No rock crushing plant shall be permitted on the demised premises without the prior written approval of the Director."

20. Special Condition No. (27) of the Second Schedule to the Modification Letter stipulates that: -

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

21. Special Condition No. (28) of the Second Schedule to the Modification Letter stipulates that: -

"(a) In the event of earth, spoil, debris, construction waste or building materials (hereinafter referred to as **"the waste"**) from the demised premises, or from other areas affected by any development of the demised premises being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (hereinafter referred to as **"the Government properties"**), the said Lessee shall at his own expense remove the waste from and make good any damage done to the Government properties. The said Lessee shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion, washing down or dumping.

(b) Notwithstanding sub-clause (a) of this Special Condition the Director may (but is not obliged to), at the request of the said Lessee remove the waste from and make good any damage done to the Government properties and the said Lessee shall pay to the Government on demand the cost thereof."

22. Special Condition No. (29) of the Second Schedule to the Modification Letter stipulates that: -

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

23. Special Condition No. (31) of the Second Schedule to the Modification Letter stipulates that: -

"Wherever in the terms and covenants herein contained it is provided that:

(a) the Government or its duly authorized officers shall or may carry out works of any description on the demised premises or any part thereof or outside the demised premises (whether on behalf of the said Lessee or on the failure of the said Lessee to carry out such works or otherwise) at the cost of the said Lessee or that the said Lessee shall pay or repay to the Government or to its duly authorized officers on demand the cost of such works, such cost shall include such supervisory and overhead charges as may be fixed by the Government or by its duly authorized officers; or

(b) the prior approval or consent of the Government or its duly authorized officers is required, they may

give the approval or consent on such terms and conditions as they see fit or refuse it at their absolute discretion."

24. Special Condition No. (32) of the Second Schedule to the Modification Letter stipulates that: -

"(a) The said Lessee shall within six calendar months from the date of this letter at his own expense and in all respects to the satisfaction of the Director submit or cause to be submitted to the Director for his written approval a noise impact assessment (hereinafter referred to as **"the NIA"**) on the development of the demised premises. The NIA shall identify all adverse noise impacts on the development of the demised premises and contain proposals for appropriate noise mitigation measures (hereinafter referred to as **"Noise Mitigation Measures"**).

(b) The said Lessee shall at his own expense and within such time limits as shall be stipulated by the Director carry out and implement the Noise Mitigation Measures as proposed in the NIA and approved by the Director (hereinafter referred to as **"the Approved Noise Mitigation Measures"**) in all respects to the satisfaction of the Director.

(c) No building works (other than site formation works and demolition works of building as existing on the demised premises on the 4th day of January 2017) shall be commenced on the demised premises or any part thereof until the NIA shall have been approved in writing by the Director."

25. Special Condition No. (34)(c) of the Second Schedule to the Modification Letter stipulates that: -

"Communal sky gardens and any other structure or floor space referred to in sub-clause (b)(i) of this Special Condition shall, if so required by the Director, be designated as and form part of the Common Areas referred to in Special Condition No. (14)(a)(v) hereof."

26. Special Condition No. (35) of the Second Schedule to the Modification Letter stipulates that: -

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

Notes:

1. Unless otherwise defined in this sales brochure, the capitalized terms used in this Summary of Land Grant shall have the same meaning of such terms in the Land Grant.

2. For full details, please refer to the Land Grant. The full script of the Land Grant is available for free inspection upon request at the sales office during its opening hours.

A. 發展項目所位於的土地的地段編號

1. 發展項目位於新九龍內地段第4178號(「**該地段**」)。

B. 有關租契規定的年期

2. 該地段是根據日期為1969年6月27日的新九龍內地段第4178號政府地契(「**批地文件**」)批出，批出的年期由1898年7月1日起計75年，並有權再續期24年減3天，再經日期為2017年1月4日並在土地註冊處以註冊摘要編號17011901360012註冊的批約修訂書(「**批約修訂書**」)更改及/或修改(統稱「**批地文件**」)。

C. 適用於該土地的用途限制

3. 批約修訂書附表二特別條件第(2)條規定：-

「(a) 除本特別條件(b)分條另有規定外，在其上已建成或擬建的該已出租的處所或其任何部分或任何一座或多座建築物不得被用作非工業用途(不包括貨倉、酒店及加油站)以外的任何用途。

(b) 在已建成或擬建的該已出租的處所上的任何建築物或任何建築物的部分不得被用作任何用途，但以下用途除外：-

(i) 就最低三層樓層而言，須被用作非工業用途(不包括貨倉、酒店及加油站)，前提是：為免生疑問，就本特別條件而言，地庫層(如建成)(不論該層的大小或樓面面積)須被當作為一層樓層，而任何地庫層的使用須受到本特別條件(b)(iii)分條的進一步限制；

(ii) 就其餘樓層而言(如在多於3層地庫層的情況下，則不包括高於最低三層樓層的任何一層或多層地庫層(如建成))，須被用作私人住宅用途；及

(iii) 就任何地庫層(如建成)而言，不論是最低三層樓層的其中一層，或是高於最低三層樓層的任何一層地庫層，須被用作非工業用途(不包括住宅、貨倉、酒店及加油站)。

(c) 按照特別條件第(17)及(18)條(可按照特別條件第(19)條作出更改)所提供的專屬用作處置停泊、上貨及落貨的車位，或是機房，或是兩者，均不被當作為在本特別條件(b)分條所提述的其中一層樓層。地政總署署長(以下以「署長」提述)就某一樓層的使用，是否符合(b)及(c)分條所准許的用途的決定將為最終決定，並對該承租人構成約束力。

(d) 就本特別條件而言，署長就何謂一層或多層樓層的決定將為最終決定，並對該承租人構成約束力。」

D. 按規定須興建並提供予政府或供公眾使用的設施

不適用。

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

4. 批約修訂書附表二特別條件第(4)條規定：

「(a) 該承租人須自費提交一份園景計劃圖予署長批准，該園景計劃圖須符合本特別條件第(b)分條的要求，在該已出租的處所之內提供園景工程的位置、佈局及平面圖。

(b) (i) 在該已出租的處所不少於20%的面積須種植樹木、灌木或其他植物。

(ii) 須在署長全權酌情決定的位置或水平設置本特別條件第(b)(i)分條所提述的該20%面積之中有不少於50%的面積(以下以「**綠化區域**」提述)，致使行人可看見綠化區域，或讓任何一名或多名人士進入該已出租的處所並可到達綠化區域。

(iii) 署長對於該承租人提議園景工程是否構成本特別條件第(b)(i)分條所提述的20%面積所作出的決定將為最終決定，並對該承租人構成約束力。

(iv) 署長可全權酌情接受該承租人提議的其他非種植裝飾，以代替種植樹木、灌木或其他植物。

(c) 該承租人須自費按照已批准的園景計劃圖園景美化該已出租的處所，在各方面須至令署長滿意。如未獲得署長事先書面同意，不得對已批准的園景計劃圖作出修訂、更改、改動、修改或替換。

(d) 該承租人須在今後自費保養及保持園景工程處於安全、清潔、整潔、整齊及健康的狀況，在各方面須至令署長滿意。

(e) 按照本特別條件而作出園景美化的一個或多個區域須被指定為並構成本批地文件特別條件第(14)(a)(v)條所提述的公用地方一部分。」

5. 批約修訂書附表二特別條件第(7)條規定：-

「(a) 該承租人須在該已出租的處所豎立、建築及提供經署長書面批准的康樂設施及其輔助設施(以下以「**康樂設施**」提述)。康樂設施的類型、大小、設計、高度及配置亦須獲得署長的事先書面批准。

(b) 為計算根據特別條件第(5)(c)條規定的各總樓面面積，在特別條件第(34)(d)條所規限下，按照本特別條件(a)分條的規定，該等康樂設施由在該已出租的處所之上已建成或擬建的一座或多座住宅大樓的住客公用及共享，而其真正訪客則不包括在內。康樂設施的其餘部分如非作此用途，在計算總樓面面積時須包括在內。

(c) 倘若該康樂設施的任何部分獲豁免列入根據本特別條件第(b)分條而計算的總樓面面積(以下以「**豁免設施**」提述)內：

(i) 豁免設施須被指定為並構成在本批地文件特別條件第(14)(a)(v)條所提述的公用地方；

(ii) 該承租人須自費保持豁免設施在良好及穩固的修葺及狀態，並能操作豁免設施，須至令署長滿意；及

(iii) 豁免設施只提供予該已出租的處所之上已建成或擬建的一座或多座住宅大樓的住客及他們的真正訪客使用，而非提供予其他人使用。」

6. 批約修訂書附表二特別條件第(25)條規定:-

「(a) 如任何土地被或已經被削去、移除或向後退入，或進行任何連續伸延或填充或任何類型的斜坡處理工程，不論是否事先獲得署長書面同意，亦不論是在該已出租的處所內或是在任何政府土地上進行，其目的是為了或是與構成、平整或開發該已出租的處所或其任何部分有關，或是與該承租人根據本批地條件的規定而須進行的任何其他工程有關，或是為了任何其他目的，該承租人須自費進行及修建該等斜坡處理工程、護土牆或其他支撐物、保護、排水或輔助工程，或將會或可能之後或從今以後的任何時間必須保護和支撐在該已出租的處所內的土地及任何毗鄰或毗連政府土地或出租土地，並排除及防止從今以後發生任何滑土、山泥傾瀉或地面下陷。該承租人須在特此同意授予的批租年期內的任何時間自費維修該片土地、斜坡處理工程、護土牆或其他支撐物、保護、排水或輔助或其他工程，並使其在良好及穩固的修葺及狀態，須至令署長滿意。

(b) 本特別條件(a)分條不影響根據本批地條件(特別是本批地條件特別條件第(24)條)的條款及契諾賦予政府的權利。

(c) 倘若由任何構成、平整、開發，或該承租人進行的其他工程，或是任何其他原因而在任何時候導致或引起任何滑土、山泥傾瀉或地面下陷，不論在該已出租的處所內發生，或來自該已出租的處所的任何土地，或來自任何毗鄰或毗連政府土地或出租土地，該承租人須自費將該土地恢復原狀及使其處於修理妥善的狀態，須至令署長滿意，並須向政府、其代理人及承建商經由或因為上述滑土、山泥傾瀉或地面下陷而將會或可能造成、承受或招致的一切任何形式的費用、收費、損害賠償、要求及索償而作出彌償。

(d) 除了因為違反本批地條件任何一條條款及契諾所規定的任何其他權利或濟助外，署長有權發出書面通知，要求該承租人進行、修建及維修該土地、斜坡處理工程、護土牆或其他支撐物、保護及排水或輔助或其他工程，或將任何滑土、山泥傾瀉或地面下陷恢復原狀及使其修理妥善。如該承租人疏忽，或沒有在該通知所指定的時間內執行該通知的要求，須至令署長滿意，署長可立即執行及進行任何必要的工程，而該承租人須在政府要求時向政府償還因此而產生的費用，連同任何行政費或專業費用及開支。」

7. 批約修訂書附表二特別條件第(30)條規定:-

「(a) 該承租人須自費不論在該已出租的處所邊界內或在政府土地上，建造及保養署長認為必要的排水渠及渠道，以便截取及輸送降落在或流入該已出租的處所的所有暴雨水或雨水到最接近的河道、集水井、渠道或政府雨水渠，須至令署長滿意，而該承租人須獨自負責因上述暴雨水或雨水所引致的任何損害或妨擾而引起的一切訴訟、索償及要求向政府及其人員作出彌償。

(b) 署長可進行從該已出租的處所的任何排水渠及污水渠連接至政府雨水渠及污水渠的工程(如舖設及進行的話)，但署長不須承擔因此而產生的任何損失或損害，而該承租人須在要求時，向政府支付上述連接工程的費用。或是該承租人可自費進行該等連接工程，須至令署長滿意。在此情況下，在政府土地上建築的上述連接工程的任何一段則由該承租人自費保養，並在政府要求時，由該承租人交還給政府，由政府自費負責上述連接工程的將來保養。該承租人亦須在政府要求時，向政府支付有關上述連接工程的技術檢查費用。如該承租人未能保養在政府土地內建築的上述連接工程的任何一段，署長可進行他認為必要的保養工程，而該承租人須在政府要求時，向政府支付該等工程的費用。」

F. 對買方造成負擔的租用條件

8. 批約修訂書附表二特別條件第(1)條規定：-

「該承租人須發展該已出租的處所，在該已出租的處所上興建一座或多座建築物，使其在各方面均符合本批地文件的條款及契諾，以及任何時候在香港特別行政區(以下以「香港」提述)實施或可能實施的有關建築、衛生及規劃方面的一切法例、附例及規例，該座或該等建築物須於2022年9月30日或之前完工，並使其適合佔用。」

9. 批約修訂書附表二特別條件第(3)條規定：-

「未經署長事先書面同意，不得移除或干擾在該已出租的處所或毗連範圍內生長的樹木。署長在給予該同意時，可施加其認為合適的條件，例如樹木移植、補償性園藝或樹木再植。」

10. 批約修訂書附表二特別條件第(5)條規定：-

「在該已出租的處所之上除本批地文件的條款及契諾另有規定外，當發展或重新發展該已出租的處所或其任何部分時：

(a) 在該已出租的處所之上已建成或擬建的一座或多座建築物，須使其在各方面均符合《建築物條例》、根據《建築物條例》訂立的規例及任何修訂的法例；

(b) 不得在該已出租的處所之上或其任何部分，或在本批地文件的條款及契諾指明在該已出租的處所以外的任何一個或多個地方建成一座或多座建築物，亦不得發展或使用該已出租的處所或其任何部分，或在本批地文件指明的地段以外的任何一個或多個地方，致使其在各方面均不符合《城市規劃條例》、根據《城市規劃條例》訂立的規例及任何修訂的法例的要求；

(c) 在該已出租的處所之上已建成或擬建一座或多座建築物的總樓面面積不得少於12,949平方米及不得多於21,631平方米；

(i) 在本特別條件(c)分條規定的總樓面面積，在該已出租的處所之上已建成或擬建的一座或多座設計及擬用作私人住宅用途的建築物的總樓面面積須不超過18,026平方米；

(ii) 在本特別條件(c)分條規定的總樓面面積，在該已出租的處所之上已建成或擬建的一座或多座設計及擬用作非工業宅用途(不包括私人住宅、貨倉、酒店及加油站)的建築物的總樓面面積須不超過3,605平方米；

(d) 在該已出租的處所之上已建成或擬建的任何建築物部分或其他構築物，連同附於該建築物或構築物的附加物或裝置(如有的話)，累計高度不得超過香港主水平基準以上120平方米，或是署長全權酌情決定的高度限制，須受限於該承租人支付署長決定的任何地價及行政費，但：-

(i) 可能在建築物的天台建設或放置機房、冷氣機、水箱、梯屋及類似高層天台構築物而超過上述高度限制，條件是該等高層天台構築物須致令署長滿意；及

(ii) 在計算建築物或構築物的高度時，署長可酌情不包括在特別條件第(34)(b)(i)(II)條所提述的任何構築物或地面；

(e) 在該已出租的處所之上已建成或擬建任何一座或多座建築物的設計及配置須獲得署長書面批准，而在該已出租的處所之上所進行的任何建築工程(地盤平整工程及於2017年1月4日在該已出租的處所之上已存在的建築物的拆卸工程則除外)須先獲得署長的批准後方可進行。就本批地文件的條款及契諾而言，「建築工程」及「地盤平整工程」須按照在《建築物條例》、根據《建築物條例》訂立的規例及任何修訂的法例詮釋。」

11. 批約修訂書附表二特別條件第(8)(a)及(c)條規定：-

「(a) 可在該已出租的處所或其用作住宅用途的任何部分，提供看守員或管理員或兩者的辦公地方，但須遵從以下條件：

(i) 署長認為該地方對於在該已出租的處所之上已建成或擬建的一座或多座建築物的安全、保安及良好管理是必需的；

(ii) 該地方不得用作提供予完全及必要地受僱於該已出租的處所工作的看守員或管理員或兩者的辦公地方以外的任何用途；及

(iii) 任何該地方的地點須事先獲得署長書面批准。

(c) 按照本特別條件(a)分條在該已出租的處所所提供的辦公地方須指定為並構成本批地條件特別條件第(14)(a)(v)條所提述的公用地方的一部分。」

12. 批約修訂書附表二特別條件第(10)(a)及(c)條規定：-

「(a) 可在該已出租的處所或其用作住宅用途的任何部分，提供一個供業主立案法團或業主委員會使用的辦事處，但：

(i) 該辦事處不得用作在該已出租的處所及在其上已建成或擬建的建築物而成立或將會成立的業主立案法團或業主委員會開會及處理行政工作以外的任何用途；及

(ii) 該辦事處的地點須事先獲得署長書面批准。

(c) 按照本特別條件(a)分條在該已出租的處所所提供的辦事處須指定為並構成本批地條件特別條件第(14)(a)(v)條所提述的公用地方的一部分。」

13. 批約修訂書附表二特別條件第(16)條規定：-

「該承租人無權行駛汽車出入往來該已出租的處所，除非是按照附於本地契的圖則上所顯示並標識的X點與Y點之間而通過Z點，或是署長書面批准的其他點。在建築或重建該已出租的處所時，為了讓建築車輛進入該已出租的處所而獲准許在該位置設立臨時通道，並受到署長可能施加的條件所限制。當完成建築或重建該已出租的處所時，該承租人須在署長指明的限期內自費還原在一個或多個區域上所建築的臨時通道，須在各方面至令署長滿意。」

14. 批約修訂書附表二特別條件第(17)(a)至(d)條規定：-

「(a) (i) 須參考在該已出租的處所之上已建成或擬建住宅單位的各單位面積大少而按照以下列表計算比率，在該已出租的處所內提供車位停泊汽車，該等汽車必須根據《道路交通條例》、根據《道路交通條例》訂立的規例及任何修訂的法例領有牌照，並且屬於在該已出租的處所之上已建成或擬建一座或多座建築物的住客及他們的真正來賓、訪客或被邀請者(以下以「**住宅停車位**」)提述) (除非署長同意採用不同於以下列表所列 出 的 比 率 或 數目計算)：

每個住宅單位的面積	提供住宅停車位的數目
少於40平方米	每22.22個住宅單位或其中部分配一個車位
不少於40平方米，但少於70平方米	每12.7個住宅單位或其中部分配一個車位
不少於70平方米，但少於100平方米	每4.23個住宅單位或其中部分配一個車位
不少於100平方米，但少於130平方米	每1.62個住宅單位或其中部分配一個車位
不少於130平方米，但少於160平方米	每1.19個住宅單位或其中部分配一個車位
不少於160平方米	每0.94個住宅單位配一個車位

(ii) 就本特別條件(a)(i)分條而言，根據本特別條件(a)(i)分條所提供的住宅停車位的總數，須參考本特別條件(a)(i)分條的列表所列出的每個住宅單位各自的面積計算住宅停車位各自數目的累計總和。就本批地文件的條款及契諾而言，「**每個住宅單位的面積**」一詞就樓面面積而言，指以下(I)及(II)的總和：

(I) 該住宅單位的住客專用及獨享的住宅單位的總樓面面積，該總樓面面積須從該單位的圍封牆或護牆外側開始量度，除非該圍封牆是分隔兩個相連單位，在此情況下，須從該圍封牆的中心點量度，並須包括在該單位內的內部分隔及支柱，但為免生疑問，不包括在該單位內不計算入按照本批地文件特別條件第(5)(c)條訂明的總樓面面積的所有樓面面積; 及

(II) 住宅單位按比例分攤的住宅公用地方(在下文界定)的總樓面面積，在計算(以供在該已出租的處所之上已建成或擬建的發展項目的住宅部分的所有住客公用及共享的)住宅公用地方的總樓面面積的總和，須從住宅單位的圍封牆外開始量度，但為免生疑問，不包括不計算入按照本批地文件特別條件第(5)(c)條訂明的總樓面面積的所有樓面面積(該住宅公用地方在下文以「**住宅公用地方**」提述)，須按照以下公式分攤予住宅單位：

$$\text{住宅公用地方的總樓面面積的總和} \times \frac{\text{按照本特別條件(a)(ii)(I)分條計算的住宅單位的總樓面面積}}{\text{按照本特別條件(a)(ii)(I)分條計算的所有住宅單位的總樓面面積的總和}}$$

(iii) 如在該已出租的處所之上已建成或擬建任何住宅單位大樓超過75個單位，須提供額外車位停泊汽車，該等汽車必須根據《道路交通條例》、根據《道路交通條例》訂立的任何規例及任何修訂的法例領有牌照，而且屬於在該已出租的處所之上已建成或擬建任何一座或多座建築物的住客的真正來賓、訪客或被邀請者的汽車，比率是每幢住宅單位大樓須配5個車位，或是署長批准的其他比率。然而，須提供最少一個車位。

(iv) 根據本特別條件(a)(i)分條及(a)(iii)分條(可根據本批地文件特別條件第(19)條各自更改)提供的車位不得被用作該等分條規定的用途以外的任何用途，尤其是上述車位不得被用作儲存、陳列或展示汽車以作出售或作其他用途或提供汽車清潔及美容服務。

(b) (i) 須按照以下比率在該已出租的處所內提供車位停泊汽車，除非署長同意另一比率：

(I) 在該已出租的處所之上已建成或擬建的一座或多座被用作辦公室用途的建築物的每150平方米或第一個15,000平方米或其部分的樓面面積須提供一個車位，以及被用作辦公室用途的每200平方米或餘下的樓面面積須提供一個車位；及

(II) 在該已出租的處所之上已建成或擬建的一座或多座建築物被用作非工業用途(不包括貨倉、酒店及加油站)的建築物的每200平方米或其部分的樓面面積須提供一個車位。

(ii) 為計算根據本特別條件(b)(i)(I)分條及(b)(i)(II)分條(可根據本批地文件特別條件第(19)條各自更改)提供的車位數目，不包括被用作停泊、上貨及落貨用途的任何樓層。

(iii) 根據本特別條件(b)(i)(I)分條及(b)(i)(II)分條(可根據本批地文件特別條件第(19)條各自更改)提供的車位，不得被用作停泊根據《道路交通條例》、根據《道路交通條例》訂立的任何規例及任何修訂的法例領有牌照的汽車，而且該等汽車屬於在該已出租的處所之上已建成或擬建任何一座或多座建築物的住客的真正來賓、訪客或被邀請者，尤其是上述車位不得被用作儲存、陳列或展示汽車以作出售或作其他用途或提供汽車清潔及美容服務。

(c) (i) 根據本特別條件(a)分條及(b)分條(可根據本批地文件本特別條件第(19)條各自更改)提供的車位當中，該承租人須按照建築事務監督的要求及批准而保留及指定一定數目的車位予根據《道路交通條例》、根據《道路交通條例》訂立的任何規例及任何修訂的法例所界定的殘疾人士的汽車停泊(如此保留及指定的車位在此以下以**「殘疾人士停車位」**提述)。但是，根據本特別條件(a)(iii)分條(可根據本批地文件特別條件第(19)條更改)提供的車位當中，須如此保留及指定最少一個車位。而該承租人不得指定或保留根據本特別條件(a)(iii)分條(可根據本批地文件特別條件第(19)條更改)提供的所有車位作為殘疾人士停車位。

(ii) 殘疾人士停車位不得被用作停泊根據《道路交通條例》、根據《道路交通條例》訂立的任何規例及任何修訂的法例所界定的汽車，而且該等汽車屬於在該已出租的處所之上已建成或擬建任何一座或多座建築物的住客或佔用人，以及其真正來賓、訪客或被邀請者，尤其是上述車位不得被用作儲存、陳列或展示汽車以作出售或作其他用途或提供汽車清潔及美容服務。

(d) (i) 須在該已出租的處所內提供停泊根據《道路交通條例》、根據《道路交通條例》訂立的任何規例及任何修訂的法例領有牌照的電單車(以下以**「電單車停車位」**提述)，須至令署長滿意。須按照以下比率，除非署長同意另一比率：

(I) 根據本特別條件(a)(i)分條(以下以「住宅電單車停車位」提述)，須提供住宅停車位總數的百分之十；

(II) 根據本特別條件(b)(i)(I)分條，須提供停車位總數的百分之十；

(III) 根據本特別條件(b)(i)(II)分條，須提供停車位總數的百分之十；

但是，如所提供的車位數目是小數點數字，則該數字須上調至下一個整數。

(ii) 住宅電單車停車位不得被用作停泊根據《道路交通條例》、根據《道路交通條例》訂立的任何規例及任何修訂的法例領有牌照的電單車，而且該等電單車屬於在該已出租的處所之上已建成或擬建任何一座或多座建築物的住客的真正來賓、訪客或被邀請者，尤其是上述車位不得被用作儲存、陳列或展示汽車以作出售或作其他用途或提供汽車清潔及美容服務。

(iii) 根據本特別條件(d)(i)(II)分條及(d)(i)(III)分條提供的住宅電單車停車位不得被用作停泊根據《道路交通條例》、根據《道路交通條例》訂立的任何規例及任何修訂的法例領有牌照的電單車，而且該等電單車停車位屬於在該已出租的處所之上已建成或擬建任何一座或多座建築物的佔用人的真正來賓、訪客或被邀請者，尤其是上述車位不得被用作儲存、陳列或展示汽車以作出售或作其他用途或提供汽車清潔及美容服務。」

15. 批約修訂書附表二特別條件第(18)(a)及(b)條規定：-

「(a) 須在該已出租的處所提供予上落貨貨車的車位，須至令署長滿意。比率是：

(i) 在該已出租的處所之上已建成或擬建的一座或多座建築物內每800個住宅單位或其部分配一個車位，或是署長批准的其他比率。但是，在該已出租的處所之上每一幢住宅單位必須配最少一個上落貨車位。該上落貨車位必須毗鄰每座住宅單位內或位於每座住宅單位之內；

(ii) 在該已出租的處所之上已建成或擬建的一座或多座建築物被用作非工業用途(不包括貨倉、酒店及加油站)的每2,000平方米或其部分配一個車位；及

(iii) 在該已出租的處所之上已建成或擬建的一座或多座建築物被用作非工業用途(不包括私人住宅、辦公室、酒、貨倉、酒店及加油站)的每1,000平方米或其部分配一個車位；

(b) (i) 根據本特別條件(a)(i)分條提供的每個上落貨車位的面積須為3.5米闊及11.0米長及最少4.7米淨空高度。提供在該已出租的處所之上已建成或擬建任何一座或多座建築物的上述單位不得被用作上落貨以外的任何用途。

(ii) 根據本特別條件(a)(ii)分條及(a)(iii)分條提供的車位當中，首65%的車位面積須為3.5米闊及7.0米長及最少3.6米淨空高度。其餘車位的面積須為3.5米闊及11.0米長及最少4.7米淨空高度。但是，如果所需要提供的各車位數目為小數，則署長有權行使絕對酌情權把該數字上調或下調至整數。該等停車位不得被用作與在該已出租的處所之上已建成或擬建任何一座或多座建築物有關的上落貨以外的任何用途。」

16. 批約修訂書附表二特別條件第(21)條規定：-

「(a) 儘管已遵守及遵從本批地文件條款及契諾須至令署長滿意，住宅停車位及住宅電單車停車位不能：

(i) 轉讓，除非：

(I) 連同給予在該地段多個住宅單位專用權及佔用權於該地段的不分割份數一起轉讓；或

(II) 轉讓予已經成為在該已出租的處所之上已建成或擬建的一座或多座建築物，或一個或多個住宅單位專用權及佔用權於該地段的不分割份數的擁有人； 或

(ii) 分租予在該已出租的處所之上已建成或擬建的一座或多座建築物的住宅單位的住客。

但是在任何情況下，不得轉讓或分租總數超過3個住宅停車位及電單車停車位予在該地已建成或擬建的一座或多座建築物內任何一個住宅單位的擁有人或住客。

(b) 儘管有本特別條件(a)分條的規定，如獲得署長事先書面同意，該承租人仍將所有住宅停車位及電單車停車位作為整體轉讓予(但只限於)該承租人全資擁有的附屬公司。

(c) 本特別條件(a)分條不適用於轉讓、分租、按揭或抵押該地段作為整體。

(d) 本特別條件(a)分條及(b)分條不適用於殘疾人士停車位。」

17. 批約修訂書附表二特別條件第(22)條規定：-

「按照本批地文件特別條件第(17)(a)(iii)條，在該已出租的處所提供的車位，以及按照批地文件特別條件第(18)條，在該已出租的處所提的供殘疾人士停車位及車位，須指定為並構成公用地方的一部分。」

18. 批約修訂書附表二特別條件第(24)條規定：-

「除非獲得署長事先書面同意，否則該承租人不得削去、移除或向後退入與該已出租的處所毗連或相鄰的任何政府土地，亦不得在任何政府土地上進行任何連續伸延、填充或任何斜坡處理工程或任何類型的工程。在署長給予同意時，可全權酌情決定施加他認為合適的條款及條件，包括支付署長決定的補價以批出額外的政府土地作為該地段的延伸。」

19. 批約修訂書附表二特別條件第(26)條規定：-

「除非獲得署長事先書面同意，否則該承租人不得在該已出租的處所內設置壓碎岩石廠房。」

20. 批約修訂書附表二特別條件第(27)條規定：-

「如在發展或重新發展該已出租的處所或其任何部分時，已安裝預應力地錨，該承租人須自費在預應力地錨的使用年期內為預應力地錨進行定期保養及檢驗，須至令署長滿意，並在署長絕對酌情不時提出要求時，向署長提供所有上述檢驗工程的報告和資料。如該承租人疏忽或沒有進行所要求的檢驗工程，署長可立即執行及進行檢驗工程，而該承租人須在要求時，向政府支付因此而產生的費用。」

21. 批約修訂書附表二特別條件第(28)條規定：-

「(a) 如有泥土、清除物、泥石、建築廢料或建築材料(以下以「**廢料**」提述)傾自該已出租的處所，或是因為該已出租的處所有任何發展而侵蝕其他地方，又或傾倒或棄置廢料至公共後巷、路旁暗渠、前濱或海床、污水渠，雨水渠或溝渠或其他政府產業(以下以「**政府產業**」提述)行人路或馬路，該承租人須自費移走廢物，如政府產業有任何損毀，需要賠償政府產業的損害，並且須向政府、其代理人及承建商經由或因為上述滑土、山泥傾瀉或地面下陷而將會或可能造成、承受或招致的一切任何形式的費用、收費、損害賠償、要求及索償而作出彌償。

(b) 儘管有本特別條件(a)分條的規定，署長可以(但不是必要的)因應該承租人的要求移走廢料，並要求賠償損害。但當政府要求時，該承租人必須支付相關費用。」

22. 批約修訂書附表二特別條件第(29)條規定：-

「該承租人在任何時間，特別是在進行建築、保養、翻新或維修工程(以下以「**有關工程**」提述)期間，須採取或促使他人採取一切適當及足夠的謹慎、技巧及預防措施，以避免對任何政府的，或是現有的，在該已出租的處所的、或在該已出租的處所的任何部分的上面，上方、下面通過，或毗鄰該已出租的處所的排水渠、水路或水道、輸水管、道路、行人路、街道設施、污水渠、大溝渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置(以下統一以「**有關服務**」提述)所造成任何損害、騷擾或障礙。該承租人在進行任何有關工程之前，須進行或促使他人為確定有關服務的現時位置及水平而必須作出適當的勘測及查詢，並須提交如何處理任何可能受到有關工程影響的有關服務的書面建議予署長，以獲得署長在各方面的批准。該承租人須直至獲得署長書面批准有關工程及上述建議後，方可進行任何類型的工程。該承租人須自費遵守及滿足署長在給予上述批准時就有關服務所施加的任何要求，包括任何必要的導流、重鋪或恢復原狀的費用。該承租人須自費修理及修復因有關工程(除了大溝渠、污水渠、雨水渠或輸水管，其修復須由署長負責，除非署長另作選擇，而該承租人須在政府要求時，向政府支付該等工程的費用) 在任何方面對該已出租的處所或任何有關服務所引致的任何害、騷擾或障礙，並使其恢復原狀，須至令署長滿意。如該承租人未能對該已出租的處所或其任何部分或任何有關服務，進行此等必要的導流、重鋪、修理、修復，並使其恢復原狀，須至令署長滿意，則署長可進行其認為此等必要的導流、重鋪、修理、修復，並使其恢復原狀，而該承租人須在政府要求時，向政府支付該等工程的費用。」

23. 批約修訂書附表二特別條件第(31)條規定：-

「不論批地文件的條款及契諾如何，現規定：

(a) 政府或其妥為授權的人員須或可能在該已出租的處所或其任何部分，或在該已出租的處所外面的任何部分進行任何類型的工程(不論是代表該承租人或是因該承租人未有進行有關工程或其他情況)，費用由該承租人承擔，而該承租人須在要求時向政府或其妥為授權的人員支付有關工程的費用。該等費用可能由政府或其妥為授權的人員訂立，當中包括進行監督工作及聘

用人員的費用；或

(b) 當政府或其妥為授權的人員需要給予事先批准或同意時，他們可以在給予有關批准或同意時，施加他們認為合適的條款及條件，甚至他們行使絕對酌情權拒絕批准或同意。」

24. 批約修訂書附表二特別條件第(32)條規定:-

「(a) 在本信函的日期起計6個曆月內，該承租人須自費向署長提交或致使提交有關該已出租的處所的發展的噪音影響評估(以下以「**NIA**」提述)以獲得署長的書面批准，須在各方面至令署長滿意。在NIA中須辨識對該已出租的處所的發展的所有不利噪音影響，以及合適的噪音緩解措施的建議方案(以下以「**噪音緩解措施**」提述)。

(b) 該承租人須在署長規定的時間內，自費進行及實施在NIA內建議並獲署長批准的噪音緩解措施(以下以「**獲批准的噪音緩解措施**」提述)，須在各方面至令署長滿意。

(c) 除非署長已書面批准NIA，否則不得在該已出租的處所或其任何部分展開任何建造工程(地盤平整工程及在2017年1月4日在該已出租的處所之上已存在的建築物的拆卸工程則除外)。」

25. 批約修訂書附表二特別條件第(34)(c)條規定:-

「在本特別條件(b)(i)分條所提述的公用空中花園及任何其他構築物或樓面空間，如署長提出要求，須指定為並構成本批地文件特別條件第(14)(a)(v)條所提述的公用地方的一部分。」

26. 批約修訂書附表二特別條件第(35)條規定:-

「不得在該已出租的處所豎立或建造墳墓或骨灰龕，亦不得在該已出租的處所內或在其上安葬或存放任何人類骸骨或動物骸骨，不論是否安葬或存放在陶罐、骨灰甕或其他器皿。」

備註：

1. 除非在本售樓說明書另有規定，本批地文件的摘要內所採用的詞彙與該詞彙在批地文件內的意思相同。
2. 請查閱批地文件以了解詳情。批地文件現存放在售樓處，在售樓處開放時間供免費查閱。

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

A. Facilities that are required under the land grant to be constructed and provided for the Government, or for public use
Nil.

B. 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
Nil.

C. Size of 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
Nil.

D. 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.

E. A plan that shows the location of those facilities and open spaces, and those parts of the land mentioned above as far as it is practicable to do so
Not applicable.

F. A plan that has those facilities and open spaces, and those parts of the land, coloured or shaded in the same colour, format or pattern (as appliable) as in the land grant or the dead of dedication (as the case may be)
Not applicable.

G. Provisions of the land grant in respect of the specificed residential property, that concern those facilities and open spaces, and those parts of the land mentioned above
Nil.

H. Provisions of every deed of mutual covenant in respect of the specified residential property, that concern those facilities and open spaces, and those parts of the land mentioned above
Nil.

A. 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。

B. 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。

C. 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地的大小
沒有。

D. 發展項目所位於的土地中為施行《建築物〈規劃〉條例》(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。

E. 在切實可行範圍內，盡量顯示上述設施、休憩用地及土地中的該等部分的位置的圖則
不適用。

F. 在該圖則上該等設施、休憩用地及土地中的該等部分以與批地文件或撥出私人地方供公眾使用的契據（視屬何情況而定）中相同的顏色、格式或圖案（視何者適用而定）著色或以陰影顯示
不適用。

G. 批地文件、撥出私人地方供公眾使用的契據中關於指明住宅物業的上述設施、休憩用地及土地中的該等部份的條文
沒有。

H. 指明住宅物業的每一公契中關於指明住宅物業的上述設施、休憩用地及土地中的該等部分的條文
沒有。

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 if a conflict of interest arises between the owner and the purchaser -

   (i) that firm may not be able to protect the purchaser's interests; and
   (ii) the purchaser may have to instruct a separate firm of solicitors.

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

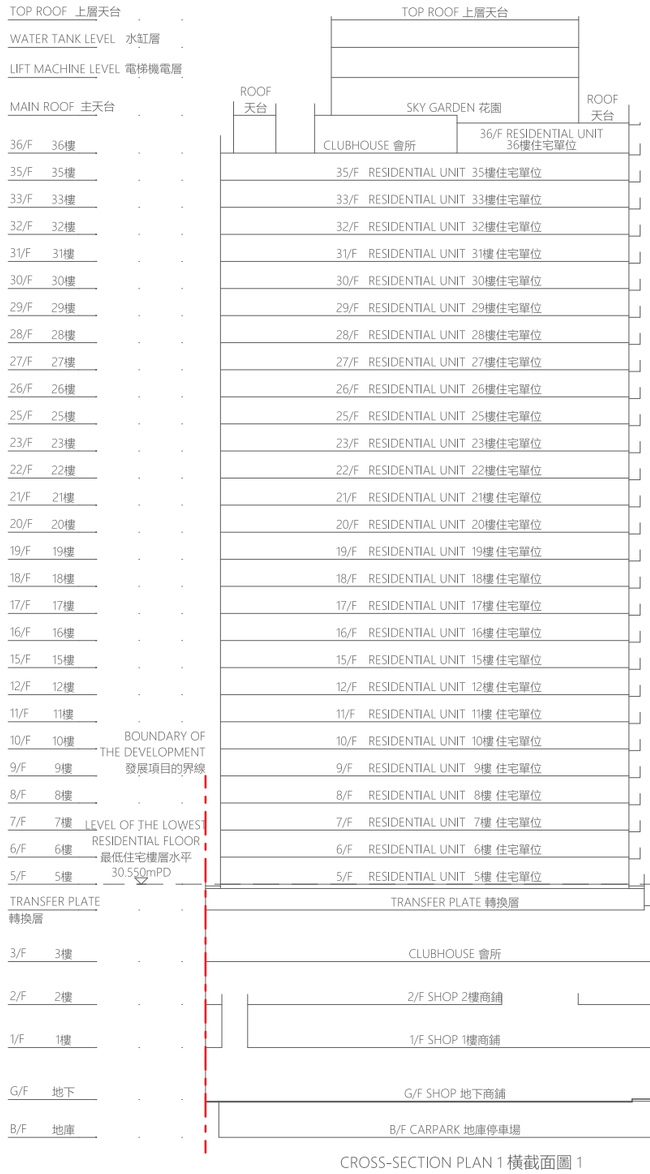
3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突－

   (i) 該律師事務所可能不能夠保障買方的利益；及
   (ii) 買方可能要聘用一間獨立的律師事務所。

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

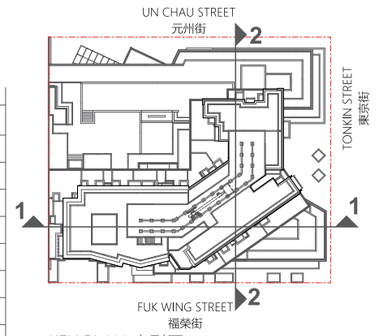
18 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT
發展項目中的建築物的橫截面圖

Cross-Section Plan
橫截面圖



CROSS-SECTION PLAN 1 橫截面圖 1

CROSS-SECTION PLAN 2 橫截面圖 2

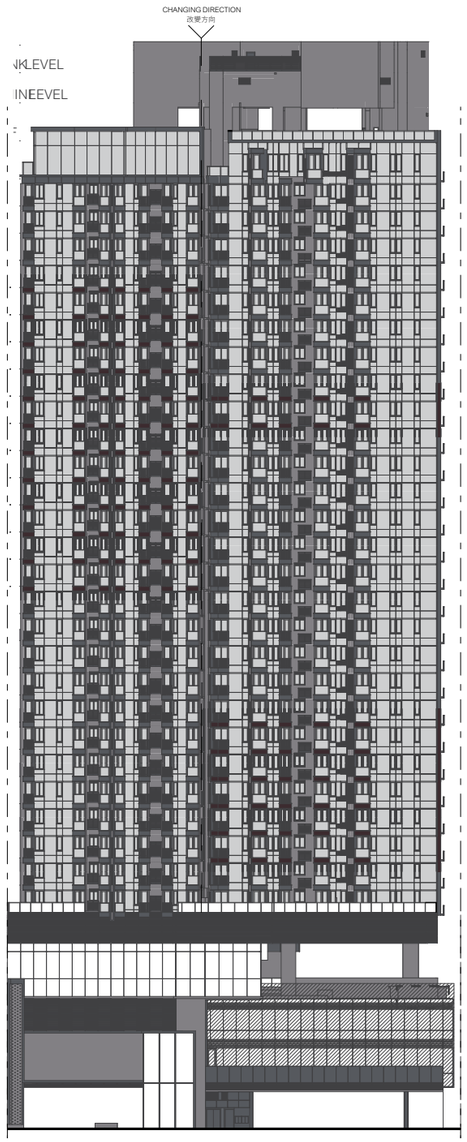


KEY PLAN 索引圖

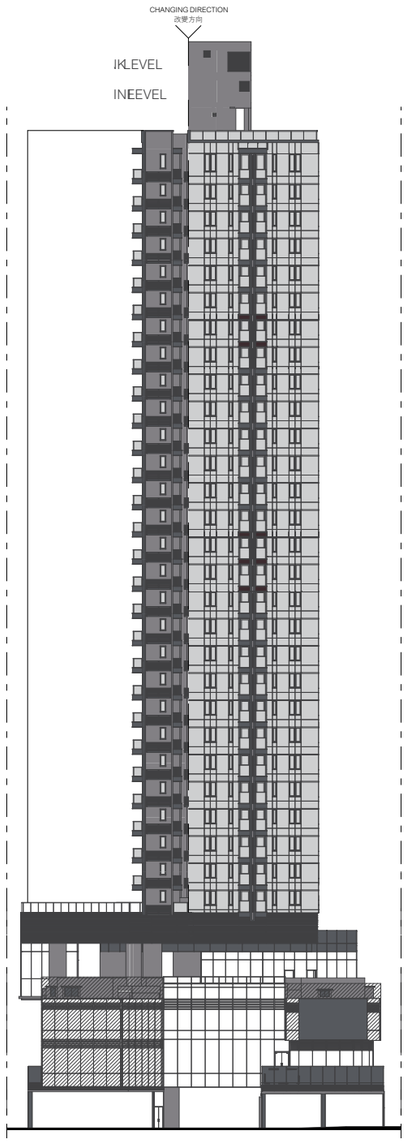
1. The part of Tonkin Street adjacent to the building is 5.630 metre to 5.750 metre above the Hong Kong Principal Datum.
2. The part of Un Chau Street adjacent to the building is 5.350 metre to 5.630 metre above the Hong Kong Principal Datum.
3. The part of Fuk Wing Street adjacent to the building is 5.350 metre to 5.450 metre above the Hong Kong Principal Datum.
4. — — — — Dotted line denotes the level of the lowest residential floor.
5. ▽ denotes height in metre above the Hong Kong Principal Datum (mPD).

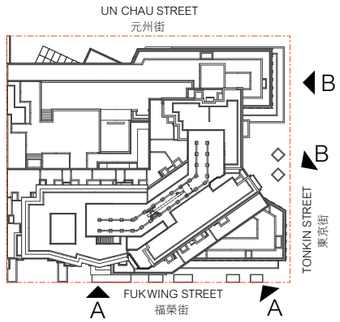
1. 毗鄰建築物的一段東京街為香港主水平基準以上5.630米至5.750米。
2. 毗鄰建築物的一段元州街為香港主水平基準以上5.350米至5.630米。
3. 毗鄰建築物的一段福榮街為香港主水平基準以上5.350米至5.450米。
4. — — — — 虛線為最低住宅樓層水平。
5. ▽ 代表香港主水平基準以上的高度(米)。

Elevation Plan A
立面圖 A



Elevation Plan B
立面圖 B



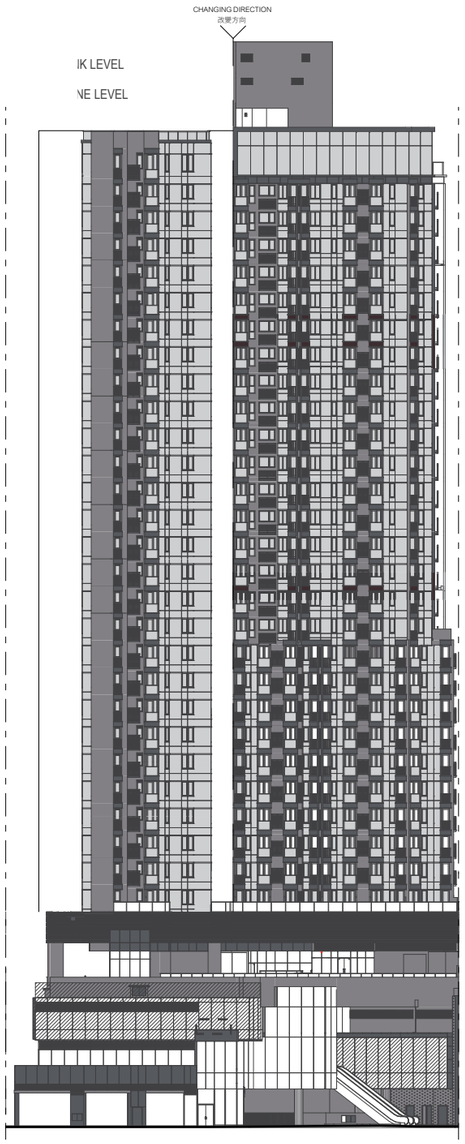


KEY PLAN 索引圖

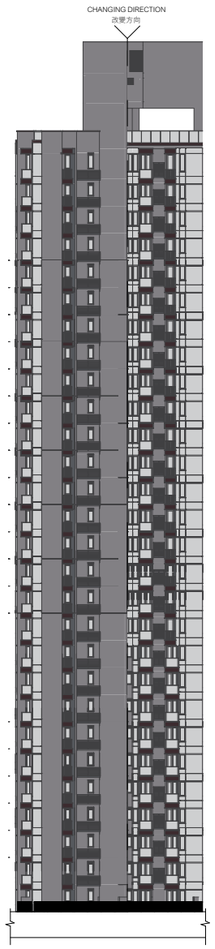
The Authorized Person for the Development certified that the elevations shown on these Elevation Plans:
1. are prepared on the basis of the approved building plans for the Development as of 3 August 2021; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本立面圖所顯示的立面：
1. 以2021年8月3日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

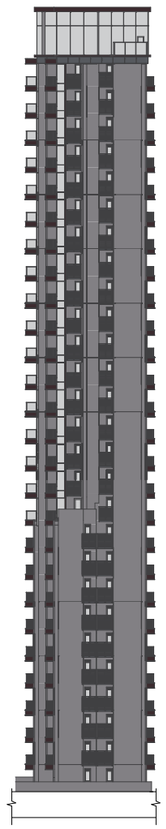
Elevation Plan C
立面圖 C

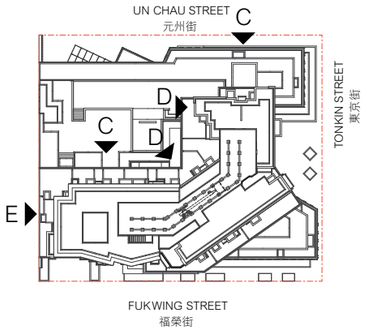


Elevation Plan D
立面圖 D



Elevation Plan E
立面圖 E





KEYPLAN 索引圖

The Authorized Person for the Development certified that the elevations shown on these Elevation Plans:
1. are prepared on the basis of the approved building plans for the Development as of 3 August 2021; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本立面圖所顯示的立面：
1. 以2021年8月3日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

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

Common Facilities 公用設施	Covered area 有上蓋遮蓋的面積		Uncovered area 沒有上蓋遮蓋的面積		Total area 總面積	
	Area 面積 (sq.m平方米)	Area 面積 (sq.ft平方呎)	Area 面積 (sq.m平方米)	Area 面積 (sq.ft平方呎)	Area 面積 (sq.m平方米)	Area 面積 (sq.ft平方呎)
(a) Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所 (包括供住客使用的任何康樂設施)	513.965	5532	340.890	3669	854.855	9202
(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 (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方（不論是稱為公用空中花園或有其他名稱）	99.520	1071	409.080	4403	508.600	5475
(c) Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方（不論是稱為有蓋及園景的遊樂場或有其他名稱）	386.601	4161	348.828	3755	735.429	7916

Note :

1. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in sqaure metre.

備註：

1. 以平方呎顯示的面積以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。

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

1. Copies of the outline zoning plans relating to the Development are available at www.ozp.tpb.gov.hk.

2. A copy of the deed of mutual covenant in respect of the residential property that has been executed as at the date on which the residential property is offered to be sold is available for inspection free of charge at the place at which the residential property is offered to be sold.

1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為www.ozp.tpb.gov.hk。

2. 住宅物業在將住宅物業提供出售日期的已簽立的公契的文本存放在住宅物業的售樓處，以供覽，無須為閱覽付費。

1. Exterior finishes		
Item	**Description**	
(a) External wall	Finished with natural stone cladding, ceramic tiles, external paint, aluminium claddings, aluminium louvres and grille, vertical greenery, glass cladding, metal grille feature, glass wall and curtain wall	
(b) Window	Aluminium window frame with fluorocarbon coating fitted with tempered glass, except the window at bathroom (if any) fitted with frosted tempered glass	
(c) Bay window	Not applicable	
(d) Planter	Finished with natural stone cladding and tiles	
(e) Verandah or balcony	Type of finishes	Balcony : Fitted with aluminium framed laminated glass balustrade with top rail
		Floor : Tile
		Wall : Tile and aluminium cladding
		Ceiling: External paint for balcony. External paint and acoustic absorbent for acoustic balcony and enhanced acoustic balcony
	Whether it is covered	All balconies are covered, except: Balconies at Flat K at 16/F of West Wing and Flat C at 16/F of East Wing. Flat B, Flat C, Flat D and Flat E at 35/F of West Wing are partially covered
	Verandah	Not applicable
(f) Drying facilities for clothing	Not applicable	

1. 外部裝修物料		
細項	**描述**	
(a) 外牆	鋪砌天然石蓋板、瓷磚、外牆漆、鋁蓋板、鋁百葉及欄柵、垂直綠化牆、玻璃蓋板、金屬欄柵、玻璃牆及玻璃幕牆	
(b) 窗	氟碳噴塗鋁質窗框配強化玻璃，除浴室窗 (如有) 則配以磨砂強化玻璃	
(c) 窗台	不適用	
(d) 花槽	鋪砌天然石蓋板及磚	
(e) 陽台或露台	裝修物料的類型	露台：裝設鋁質框鑲夾層玻璃欄杆及頂欄
		地台：磚
		牆身：磚及鋁蓋板
		天花：露台配外用油漆。減音露台及強效減音露台配外用油漆及減音板
	是否有蓋	所有露台有蓋，除了： 西翼16樓K單位露台、東翼16樓C單位露台、西翼35樓B單位、C單位、D單位及E單位露台為部份有蓋
	陽台	不適用
(f) 乾衣設施	不適用	

2. Interior finishes				
Item	Description			
		Wall	Floor	Ceiling
(a) Lobby	Type of finishes of residential shuttle lift lobby at G/F and 3/F	Natural stone, stainless steel and vinyl leather on exposed surface	Natural stone and stainless steel	Stainless steel and gypsum board false ceiling with emulsion paint
	Type of finishes of 3/F entrance lift lobby	Natural stone, stainless steel and vinyl leather on exposed surface	Natural stone and stainless steel	Stainless steel and gypsum board false ceiling with emulsion paint
	Type of finishes of fireman's lift lobby for each floor	Ceramic tiles and stainless steel on exposed surface	Natural stone and stainless steel	Gypsum board false ceiling finished with emulsion paint
	Type of finishes of typical floor lift lobby for each floor	Ceramic tiles, stainless steel, decorative glass and resin panel on exposed surface	Natural stone and stainless steel	Gypsum board false ceiling finished with emulsion paint
		Wall		Ceiling
(b) Internal wall and ceiling	Type of living room and dining room finishes	Wallpaper, vinyl leather and stainless steel on exposed surface (applicable to all living rooms and dining rooms, except the units specified below) Wallpaper, vinyl leather, mirror and stainless steel for the following living rooms and dining rooms: Flats B at 5/F to 12/F, 15/F and 16/F of East Wing Flats B, C, D at 5/F to 12/F, 15/F and 16/F of West Wing Flats B at 17/F to 23/F, 25 to 33/F and 35/F of East Wing Flats B, C, D at 17/F to 23/F, 25/F to 33/F and 35/F of West Wing Wallpaper, vinyl leather, ceramic tile and stainless steel for the following living rooms and dining rooms: Flats F at 5/F to 12/F, 15/F and 16/F of West Wing Wallpaper, vinyl leather, mirror, ceramic tile and stainless steel for the following living rooms and dining rooms: Flats C, D at 5/F to 12/F, 15/F and 16/F of East Wing Flats G, H, J, K at 5/F to 12/F, 15/F and 16/F of West Wing		Stainless steel and gypsum board false ceiling with emulsion paint

2. 室內裝修物料				
細項	描述			
		牆壁	地板	天花板
(a) 大堂	地下及3樓住宅穿梭升降機大堂裝修物料的類型	天然石、不銹鋼及仿皮革飾面於外露位置	天然石及不銹鋼	不銹鋼及石膏板假天花並髹上乳膠漆
	3樓入口升降機大堂裝修物料的類型	天然石、不銹鋼及仿皮革飾面於外露位置	天然石及不銹鋼	不銹鋼及石膏板假天花並髹上乳膠漆
	各層消防員升降機大堂裝修物料的類型	瓷磚及不銹鋼於外露位置	天然石及不銹鋼	髹上乳膠漆之石膏板假天花
	各層升降機大堂裝修物料的類型	瓷磚、不銹鋼、裝飾玻璃及樹脂飾板於外露位置	天然石及不銹鋼	髹上乳膠漆之石膏板假天花
		牆壁		天花板
(b) 內牆及天花板	客廳及飯廳裝修物料的類型	牆紙、仿皮革飾面及不銹鋼於外露位置 (適用於所有客廳及飯廳，以下單位除外) 牆紙、仿皮革飾面、鏡及不銹鋼於以下客廳及飯廳： 東翼5樓至12樓、15樓及16樓B單位 西翼5樓至12樓、15樓及16樓B、C、D單位 東翼17樓至23樓、25至33樓及35樓B單位 西翼17樓至23樓、25至33樓及35樓B、C、D單位 牆紙、仿皮革飾面、瓷磚及不銹鋼於以下客廳及飯廳： 西翼5樓至12樓、15樓及16樓F單位 牆紙、仿皮革飾面、鏡、瓷磚及不銹鋼於以下客廳及飯廳： 東翼5樓至12樓、15樓及16樓C、D單位 西翼5樓至12樓、15樓及16樓G、H、J、K單位		不銹鋼及石膏板假天花並髹上乳膠漆

2. Interior finishes			
Item	**Description**		
		Floor	**Skirting**
(b) Internal wall and ceiling	Type of bedroom finishes	Wallpaper, vinyl leather and stainless steel on exposed surface (applicable to all master bedrooms) Wallpaper, vinyl leather, emulsion paint and stainless steel on exposed surface (applicable to all bedrooms, except the units specified below) Wallpaper, vinyl leather, emulsion paint, mirror and stainless steel for the following bedrooms: Flat C at 5/F to 12/F, 15/F and 16/F of East Wing Flats A, B, C, F, G, H, J, K at 5/F to 12/F, 15/F and 16/F of West Wing Flats A, B, C, D at 17/F to 23/F, 25/F to 33/F and 35/F of West Wing	Stainless steel and gypsum board false ceiling with emulsion paint (applicable to all master bedrooms) Gypsum board false ceiling with emulsion paint (applicable to all bedrooms)
(c) Internal floor	Material of living room and dining room	Ceramic tile, engineered timber flooring and metal (except the units specified below) Engineered timber flooring and metal for the following units: Flats A, E, F at 5/F to 12/F, 15/F and 16/F of East Wing Flats A, C, D, E at 17/F to 23/F, 25/F to 33/F and 35/F of East Wing Flats A, B, C, D, E at 36/F of East Wing Natural stone border along edge of adjoining door of living room to flat roof, balcony and utility platform (if applicable)	Reconstituted stone skirting
	Material of bedroom	Engineered timber flooring Natural stone border along edge of adjoining door of bedroom to flat roof, balcony and utility platform (if applicable)	Reconstituted stone skirting

2. 室內裝修物料			
細項	**描述**		
		地板	**牆腳線**
(b) 內牆及天花板	睡房裝修物料的類型	牆紙、仿皮革飾面及不銹鋼於外露位置 (適用於所有主人睡房) 牆紙、仿皮革飾面、不銹鋼及乳膠漆於外露位置 (適用於所有睡房，以下單位除外) 牆紙、仿皮革飾面、乳膠漆、鏡及不銹鋼於以下睡房： 東翼5樓至12樓、15樓及16樓C單位 西翼5樓至12樓、15樓及16樓A、B、C、F、G、H、J、K單位 西翼17樓至23樓、25樓至33樓及35樓A、B、C、D單位	不銹鋼及石膏板假天花並髹上乳膠漆 (適用於所有主人睡房) 石膏板假天花並髹上乳膠漆 (適用於所有睡房)
(c) 室內地板	客廳及飯廳的用料	瓷磚、複合木地板及金屬 (以下單位除外) 複合木地板及金屬適用於以下單位： 東翼5樓至12樓、15樓及16樓的A、 E、F單位 東翼17樓至23樓、25樓至33樓及35樓的A、C、D、E單位 東翼36樓的A、B、C、D、E單位 客廳通往平台、露台及工作平台(如適用)之毗鄰門邊以天然石分界	人造石牆腳線
	睡房的用料	複合木地板 睡房通往平台、露台及工作平台(如適用)之毗鄰門邊以天然石分界	人造石牆腳線

2. Interior finishes					
Item	Description				
		Wall		Floor	Ceiling
(d) Bathroom	Type of finishes	Ceramic tiles, mirror, featured glass and stainless steel on exposed surface (applicable to all master bathrooms and bathrooms except the units specified below) Ceramic tiles, featured glass and stainless steel on exposed surface for the following units: Flat D at 5/F to 12/F, 15/F and 16/F of East Wing		Natural stone on exposed surface	Gypsum board false ceiling finished with emulsion paint
	Whether the wall finishes run up to ceiling	Run up to false ceiling level			
		Wall	Floor	Ceiling	Cooking bench
(e) Kitchen	Type of finishes	Ceramic tiles and stainless steel on exposed surface	Ceramic tiles on exposed surface	Gypsum board false ceiling finished with emulsion paint	Reconstituted stone
	Whether the wall finishes run up to ceiling	Run up to false ceiling level			

2. 室內裝修物料					
細項	描述				
		牆壁		地板	天花板
(d) 浴室	裝修物料的類型	瓷磚、鏡、特色玻璃及不銹鋼鋪砌於外露位置(除以下單位外適用於所有主人浴室及浴室) 瓷磚、特色玻璃及不銹鋼鋪砌於外露位置適用於以下單位： 東翼5樓至12樓、15樓至16樓的D單位		天然石於外露位置	髹上乳膠漆之石膏板假天花
	牆壁的裝修物料是否鋪至天花板	鋪至假天花底			
		牆壁	地板	天花板	灶台
(e) 廚房	裝修物料的類型	瓷磚及不銹鋼於外露位置	瓷磚於外露位置	髹上乳膠漆之石膏板假天花	人造石
	牆壁的裝修物料是否鋪至天花板	鋪至假天花底			

3. Interior fittings				
Item	Description			
		Material	Finishes	Accessories
(a) Doors	Main entrance door	Fire-rated solid core timber door	Timber veneer, stainless steel and plastic laminate	Smart door lock with handle, door closer, door hinges, smoke seal, door stopper, door guard and eye viewer
	Bedroom door	Solid core timber door	Timber veneer, stainless steel and plastic laminate	Lockset with handle, door hinges and door stopper
	Kitchen door	Fire-rated solid core timber door with fire-rated glass vision panel	Timber veneer, stainless steel and plastic laminate	Door handle, door closer, door hinges, smoke seal and door stopper
	Bathroom door	Solid core timber door with timber louvre	Timber veneer, stainless steel and plastic laminate	Lockset with handle, door hinges, robe hook and door stopper
	Store door	Solid core timber door	Timber veneer, stainless steel and plastic laminate	Lockset with handle, door hinges and door stopper
	Lavatory door	Aluminium frame with tempered glass door	Acid etched tempered glass and aluminium frame	Lockset
	Doors to balcony, utility platform and flat roof	Aluminium framed glass door	Glass and aluminium frame	Lockset and door stopper

3. 室內裝置				
細項	描述			
		用料	裝修物料	配件
(a) 門	單位大門	防火實心木門	木皮、不銹鋼及膠板飾面	智能門鎖連拉手、門鼓、門鉸、防煙條、門擋、防盜扣及防盜眼
	睡房門	實心木門	木皮、不銹鋼及膠板飾面	門鎖連拉手、門鉸及門擋
	廚房門	防火實心木門及防火玻璃觀察板	木皮、不銹鋼及膠板飾面	拉手、門鼓、 門鉸、防煙條及門擋
	浴室門	實心木門連木百葉	木皮、不銹鋼及膠板飾面	門鎖連拉手、門鉸、掛勾及門擋
	士多房門	實心木門	木皮、不銹鋼及膠板飾面	門鎖連拉手、門鉸及門擋
	洗手間門	鋁質框配強化玻璃門	磨砂強化玻璃及鋁質框	門鎖
	通往露台、工作平台及平台的門	鋁質框配玻璃門	玻璃及鋁質框	門鎖及門檔

3. Interior fittings				
Item	Description			
		Fitting and equipment	Type	Material
(b) Bathroom	(i) Type and material of fittings and equipment	Cabinet	Basin countertop	Natural stone
			Basin cabinet	Wooden cabinet with timber veneer, resin panel and metal finish
			Mirror cabinet	Wooden cabinet with mirror finish, metal finish and adhesive film finish
		Bathroom fittings and equipment	Wash basin mixer	Chrome plated
			Water closet	Vitreous china
			Wash basin	Vitreous china
			Shower set	Chrome plated
			Shower compartment	Stainless steel and tempered glass
			Towel bar	Chrome plated
			Paper holder	Chrome plated
			Robe hook	Stainless steel
			Toilet brush	Chrome plated and frosted mirror
			Mirror	Chrome plated and mirror
			Rack (applicable to all shower compartments)	Chrome plated
	(ii) Type and material of water supply system		Cold water supply	Copper water pipes
			Hot water supply	Copper water pipes with thermal insulation
			Bathing Facilities	**Type** / **Material**
	(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)		Shower	Shower set / Chrome plated
			Bath tub	Bath tub / Enameled steel
	(iv) Size of bath tub, if applicable		1500mm(L) x 700mm(W) x 390mm(H) (applicable to all bathrooms with bath tub)	

3. 室內裝置				
細項	描述			
		裝置及設備	類型	用料
(b) 浴室	(i) 裝置及設備的類型及用料	櫃	洗手盆檯面	天然石
			洗手盆櫃	木皮、樹脂板及金屬飾面木製櫃
			鏡櫃	鏡飾面、金屬飾面及黏貼薄膜飾面木製櫃
		浴室裝置及設備	洗手盆水龍頭	鍍鉻
			坐廁	搪瓷
			洗手盆	搪瓷
			花灑套裝	鍍鉻
			淋浴間	不銹鋼及強化玻璃
			毛巾架	鍍鉻
			廁紙架	鍍鉻
			掛勾	不銹鋼
			馬桶刷	鍍鉻及磨沙玻璃
			化妝鏡	鍍鉻及鏡
			置物架 (適用於所有淋浴間)	不銹鋼
	(ii) 供水系統的類型及用料		冷水供應	銅喉
			熱水供應	配有隔熱絕緣保護之銅喉
			沐浴設施	**類型** / **用料**
	(iii) 沐浴設施(包括花灑或浴缸(如適用的話))		花灑	花灑套裝 / 鍍鉻
			浴缸	浴缸 / 搪瓷鋼板
	(iv) 浴缸大小 (如適用的話)		1500 毫米(長)x 700 毫米(闊)x 390 毫米(高) (適用於所有設有浴缸的浴室)	

3. Interior fittings			
Item	**Description**		
		Material	
(c) Kitchen	(i) Sink unit	Stainless steel	
	(ii) Water supply system	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply	
		Material	**Finishes**
	(iii) Kitchen cabinet	Wooden cabinet	High gloss lacquered finish, aluminium and stainless steel
	(iv) Type of all other fittings and equipment	Chrome plated sink mixer. Sprinkler head(s) and smoke detector(s) with sounder base are installed in flats with open kitchens	
		Fittings	**Type and Material**
(d) Bedroom	Type and material of fittings (including built-in wardrobe)	Built-in wardrobe (applicable to Flat B at 36/F of East Wing)	Wooden cabinet with metal frame and glass door
(e) Telephone	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions for Residential Units"	
(f) Aerials	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions for Residential Units"	
(g) Electrical installations	(i) Electrical fittings (including safety devices) — Electrical fittings	Faceplate for all switches and power sockets	
	(i) Electrical fittings (including safety devices) — Safety devices	Three phases electricity supply with miniature circuit breakers are provided in all flats	
	(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed[1] [1]Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.	
	(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule of Mechanical & Electrical Provisions for Residential Units"	

3. 室內裝置			
細項	**描述**		
		用料	
(c) 廚房	(i) 洗滌盆	不銹鋼	
	(ii) 供水系統	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉	
		用料	**裝修物料**
	(iii) 廚櫃	木製廚櫃	高光漆飾面板、鋁及不銹鋼
	(iv) 所有其他裝置及設備的類型	鍍鉻冷熱水龍頭。消防花灑頭及設有聲響警報基座的煙霧偵測器安裝在設有開放式廚房的單位	
		裝置	**類型及用料**
(d) 睡房	裝置 (包括嵌入式衣櫃) 的類型及用料	嵌入式衣櫃 (適用於東翼36樓B單位)	木質櫃配金屬框及玻璃櫃門
(e) 電話	接駁點的位置及數目	請參考「住宅單位機電裝置位置及數量説明表」	
(f) 天線	接駁點的位置及數目	請參考「住宅單位機電裝置位置及數量説明表」	
(g) 電力裝置	(i) 供電附件 (包括安全裝置) — 供電附件	提供所有電制及插座之面板	
	(i) 供電附件 (包括安全裝置) — 安全裝置	三相電力並裝妥微型斷路器提供在所有單位	
	(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露[1] [1]除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯物櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋。	
	(iii) 電插座及空調機接駁點的位置及數目	請參閱「住宅單位機電裝置位置及數量説明表」	

3. Interior fittings		
Item	**Description**	
		Fittings
(h) Gas supply	Type	Towngas
	System	Gas supply pipe is provided and connected to gas hob and gas water heater for all flats with enclosed kitchen
	Location	Gas connection point is located in kitchen (if applicable)
(i) Washing machine connection point	Location	Please refer to the "Schedule of Mechanical & Electrical Provisions for Residential Units"
	Design	Water point of a design of 15mm in diameter and drain point of a design of 40mm in diameter for washing machine are provided
(j) Water supply	Material of water pipes	Copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply
	Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed[2] [2] Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.
	Whether hot water is available	Hot water supply to kitchen, bathroom of all units and lavatory of Flat B at 36/F of East Wing

3. 室內裝置		
細項	**描述**	
		裝置
(h) 氣體供應	類型	煤氣
	系統	所有設有封閉式廚房的單位內提供煤氣喉接駁煤氣煮食爐及煤氣熱水爐
	位置	煤氣接駁點設於廚房（如適用）
(i) 洗衣機接駁點	位置	請參閱「住宅單位機電裝置位置及數量説明表」
	設計	備有設計為直徑15毫米之洗衣機來水位及設計為直徑40毫米之洗衣機排水位
(j) 供水	水管的用料	冷水供應採用銅喉及熱水供應採用配有隔熱絕緣保護之銅喉
	水管是隱藏或外露	水管為部分隱藏及部分外露[2] [2] 除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯物櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋。
	有否熱水供應	所有單位之廚房、浴室及東翼36樓B單位之洗手間有熱水供應

4. Miscellaneous				
Item	**Description**			
		Residential lift		
(a) Lifts	(i) Brand name and model number	Brand Name	Schindler	
		Model Number	L1-L5: 5500MMR L6-L7: 5500MRL	
	(ii) Number and floors served by them	Number of lifts	7	
		Floor served by the lifts	L1 & L2: 3/F to Main Roof L3: B/F, G/F, 2/F to Main Roof L4 & L5: 3/F to 36/F L6 & L7: B/F, G/F and 3/F	Omitted floor numbers: 4/F, 13/F, 14/F and 24/F
(b) Letter box	Material	Stainless steel		
(c) Refuse collection	(i) Means of refuse collection	Collected by cleaners		
	(ii) Location of refuse room	Refuse storage and material recovery room is provided in the common area of each residential floor. Refuse storage and material recovery chamber is provided at G/F		
		Water meter	**Electricity meter**	**Gas meter**
(d) Water meter, electricity meter and gas meter	(i) Location	Inside common water meter cabinet on each residential floor	Inside electrical meter room on each floor	Inside kitchen
	(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter

The vendor undertakes that if lifts or appliances of the specified brand names or model numbers are not installed in the Development, lifts or appliances of comparable quality will be installed.

4. 雜項				
細項	**描述**			
		住宅升降機		
(a) 升降機	(i) 品牌名稱及產品型號	品牌名稱	迅達	
		產品型號	L1-L5: 5500MMR L6-L7: 5500MRL	
	(ii) 升降機的數目及到達的樓層	升降機的數目	7	
		到達的樓層	L1及L2：3樓至主天台 L3：地庫、地下、2樓至主天台 L4及L5：3樓至36樓 L6及L7：地庫、地下及3樓	被略去的樓層號數：4樓、13樓、14樓及24樓
(b) 信箱	用料	不銹鋼		
(c) 垃圾收集	(i) 垃圾收集的方法	由清潔工人收集垃圾		
	(ii) 垃圾房的位置	每層住宅樓層之公用地方均設有垃圾及物料回收室。另中央收集房設於地下		
		水錶	**電錶**	**氣體錶**
(d) 水錶、電錶及氣體錶	(i) 位置	設於每層住宅樓層之公共水錶箱	每層之電錶房	各廚房內
	(ii) 就住宅單位而言是獨立抑或公用的錶	獨立錶	獨立錶	獨立錶

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

5. Security facilities		
Item	**Description**	
Security system and equipment (including details of built-in provisions and their locations)	Access control and security system	Visitor panel with access card reader is installed at residential entrance lobby on G/F and 3/F, clubhouse, main roof and lift cars for resident access. Touch screen tablet as visitor video door phone and home automation control is provided in all residential units
	CCTV	CCTV system is provided at residential entrance lobby on G/F and 3/F, clubhouse, main roof and all lifts connecting directly to the caretaker's counter on 2/F at the residential entrance lobby

5. 保安設施		
細項	**描述**	
保安系統及設備 (包括嵌入式的裝備的細節及其位置)	入口通道控制及保安系統	地下及3樓住宅入口大堂、住客會所、主天台及住客升降機裝有視像對講機系統及智能讀咭機。所有住宅單位內裝配輕觸式屏幕作為訪客視像對講機及智能家居系統操作
	閉路電視	地下及3樓住宅入口大堂、住客會所、主天台及所有升降機均裝有閉路電視系統直接連接2樓住宅入口大堂管理處

6. Appliances	
Item	**Description**
Brand name and model number	Please refer to the “Appliances Schedule”

6. 設備	
細項	**描述**
品牌名稱及產品型號	請參考「設備說明表」

Appliances Schedule 設備説明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號 (Outdoor Unit 室外機)	Model Number 產品型號 (Indoor Unit 室內機)	East Wing 東翼													
					5/F 5樓							6/F to 12/F & 15/F to 16/F 6樓至12樓及15樓至16樓						
					A	B	C	D	E	F	G	A	B	C	D	E	F	G
Living Room / Dining Room 客廳 / 飯廳	Split Type Air-Conditioner 分體式冷氣機	DAIKIN 大金	RXS50FVMA	FDXS50CVMA	-	-	-	✓	✓	✓	✓	-	-	-	✓	✓	✓	✓
			4MXS80EVMA	FDXS50CVMA	✓★★	-	-	-	-	-	-	✓★★	-	-	-	-	-	-
			4MXS100AA	FDXS50CVMA	-	-	✓★★★	-	-	-	-	-	-	✓★★★	-	-	-	-
			4MXS115HV2C	FDXS50CVMA	-	✓★★★★	-	-	-	-	-	-	✓★★★★	-	-	-	-	-
Bedroom 睡房	Split Type Air-Conditioner 分體式冷氣機	DAIKIN 大金	4MXS100AA	FDXS35CVMA	-	-	✓★★★	-	-	-	-	-	-	✓★★★	-	-	-	-
Bedroom 1 睡房1	Split Type Air-Conditioner 分體式冷氣機	DAIKIN 大金	3MXS68EVMA	FDXS25CVMA	✓★	-	-	-	✓★	✓★	✓★	✓★	-	-	-	✓★	✓★	✓★
			4MXS115HV2C	FTXS25EVMA	-	✓★★★★	-	-	-	-	-	-	✓★★★★	-	-	-	-	-
Bedroom 2 睡房2	Split Type Air-Conditioner 分體式冷氣機	DAIKIN 大金	4MXS80EVMA	FDXS25CVMA	✓★★	-	-	-	-	-	-	✓★★	-	-	-	-	-	-
Master Bedroom 主人房	Split Type Air-Conditioner 分體式冷氣機	DAIKIN 大金	3MXS68EVMA	FDXS35CVMA	✓★	-	-	-	✓★	✓★	✓★	✓★	-	-	-	✓★	✓★	✓★
			4MXS115HV2C	FDXS35CVMA	-	✓★★★★	-	-	-	-	-	-	✓★★★★	-	-	-	-	-

The vendor undertakes that if lifts or appliances of the specified brand names or model numbers are not installed in the Development, lifts or appliances of comparable quality will be installed.

1. The symbol " ✓ " as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not applicable".
3. ★Shared Outdoor Unit for different locations of a flat (Combination 1)
4. ★★Shared Outdoor Unit for different locations of a flat (Combination 2)
5. ★★★Shared Outdoor Unit for different locations of a flat (Combination 3)
6. ★★★★Shared Outdoor Unit for different locations of a flat (Combination 4)

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

1. 上表內之「✓」 代表「提供」。
2. 上表內之「 - 」 代表「不適用」。
3. ★同一單位不同位置共用一部室外機 (組合 1)
4. ★★同一單位不同位置共用一部室外機 (組合 2)
5. ★★★同一單位不同位置共用一部室外機 (組合 3)
6. ★★★★同一單位不同位置共用一部室外機 (組合 4)

Appliances Schedule 設備説明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號 (Outdoor Unit 室外機)	Model Number 產品型號 (Indoor Unit 室內機)	East Wing 東翼											
					17/F to 23/F & 25/F to 33/F & 35/F 17樓至23樓及25樓至33樓及35樓						36/F 36樓					
					A	B	C	D	E	F	A	B	C	D	E	F
Living Room / Dining Room 客廳 / 飯廳	Split Type Air-Conditioner 分體式冷氣機	DAIKIN 大金	RXS50FVMA	FDXS50CVMA	-	-	✓	✓	✓	✓	-	-	✓	✓	✓	✓
			4MXS80EVMA	FDXS50CVMA	✓★★	-	-	-	-	-	✓★★	✓★★	-	-	-	-
			4MXS100AA	FDXS50CVMA	-	-	-	-	-	-	-	-	-	-	-	-
			4MXS115HV2C	FDXS50CVMA	-	✓★★★★	-	-	-	-	-	-	-	-	-	-
Bedroom 睡房	Split Type Air-Conditioner 分體式冷氣機	DAIKIN 大金	4MXS100AA	FDXS35CVMA	-	-	-	-	-	-	-	-	-	-	-	-
Bedroom 1 睡房1	Split Type Air-Conditioner 分體式冷氣機	DAIKIN 大金	3MXS68EVMA	FDXS25CVMA	✓★	-	✓★	✓★	✓★	✓★	✓★	✓★	✓★	✓★	✓★	✓★
			4MXS115HV2C	FTXS25EVMA	-	✓★★★★	-	-	-	-	-	-	-	-	-	-
Bedroom 2 睡房2	Split Type Air-Conditioner 分體式冷氣機	DAIKIN 大金	4MXS80EVMA	FDXS25CVMA	✓★★	-	-	-	-	-	✓★★	✓★★	-	-	-	-
Master Bedroom 主人房	Split Type Air-Conditioner 分體式冷氣機	DAIKIN 大金	3MXS68EVMA	FDXS35CVMA	✓★	-	✓★	✓★	✓★	✓★	✓★	✓★	✓★	✓★	✓★	✓★
			4MXS115HV2C	FDXS35CVMA	-	✓★★★★	-	-	-	-	-	-	-	-	-	-

The vendor undertakes that if lifts or appliances of the specified brand names or model numbers are not installed in the Development, lifts or appliances of comparable quality will be installed.

1. The symbol " ✓ " as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not applicable".
3. ★Shared Outdoor Unit for different locations of a flat (Combination 1)
4. ★★Shared Outdoor Unit for different locations of a flat (Combination 2)
5. ★★★Shared Outdoor Unit for different locations of a flat (Combination 3)
6. ★★★★Shared Outdoor Unit for different locations of a flat (Combination 4)

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

1. 上表內之「✓」 代表「提供」。
2. 上表內之「 - 」 代表「不適用」。
3. ★同一單位不同位置共用一部室外機 (組合 1)
4. ★★同一單位不同位置共用一部室外機 (組合 2)
5. ★★★同一單位不同位置共用一部室外機 (組合 3)
6. ★★★★同一單位不同位置共用一部室外機 (組合 4)

Appliances Schedule 設備説明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	East Wing 東翼																									
				5/F 5樓							6/F to 12/F & 15/F to 16/F 6樓至12樓及15樓至16樓							17/F to 23/F & 25/F to 33/F & 35/F 17樓至23樓及25樓至33樓及35樓						36/F 36樓					
				A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	B	C	D	E	F	A	B	C	D	E	F
Open Kitchen / Kitchen 開放式廚房/廚房	Cooker Hood 抽油煙機	Miele	DA3466HP	-	✓	✓	✓	-	-	✓	-	✓	✓	✓	-	-	✓	-	✓	-	-	-	✓	-	-	-	-	-	✓
		Miele	DA6698W	✓	-	-	-	✓	✓	-	✓	-	-	-	✓	✓	-	✓	-	✓	✓	✓	-	✓	✓	✓	✓	✓	-
	Gas Hob 煤氣煮食爐	Miele	CS1018G	✓	-	-	-	✓	✓	-	✓	-	-	-	✓	✓	-	✓	-	✓	✓	✓	-	✓	✓	✓	✓	✓	-
		Miele	CS1013-1	✓	-	-	-	✓	✓	-	✓	-	-	-	✓	✓	-	✓	-	✓	✓	✓	-	✓	✓	✓	✓	✓	-
	Induction Hob 電磁爐	Miele	CS1212-1i	-	✓	✓	✓	-	-	✓	-	✓	✓	✓	-	-	✓	-	✓	-	-	-	✓	-	-	-	-	-	✓
	Combination Steam Oven 組合式蒸汽烤箱	Miele	DGC6400	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Refrigerator 雪櫃	Siemens 西門子	KI24LV20HK	-	✓	✓	✓	-	-	✓	-	✓	✓	✓	-	-	✓	-	✓	-	-	-	✓	-	-	-	-	-	✓
		Siemens 西門子	KI86NAF31K	✓	-	-	-	✓	✓	-	✓	-	-	-	✓	✓	-	✓	-	✓	✓	✓	-	✓	✓	✓	✓	✓	-
	Washer/Dryer 洗衣/乾衣機	Siemens 西門子	WK14D321HK	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Wine Cellar 酒櫃	Baumatic	BWC159BGL	✓	-	-	-	-	-	-	✓	-	-	-	-	-	-	✓	-	-	-	-	-	✓	✓	-	-	-	-
	Exhaust Fan 抽氣扇	GELEC	DPT10-24H	✓	-	-	-	✓	✓	-	✓	-	-	-	✓	✓	-	✓	-	✓	✓	✓	-	✓	✓	✓	✓	✓	-
	Gas Water Heater 煤氣熱水爐	TGC	TRJW162TFQL	✓	-	-	-	✓	✓	-	✓	-	-	-	✓	✓	-	✓	-	✓	✓	✓	-	✓	✓	✓	✓	✓	-
Lavatory 廁所	Exhaust Fan 抽氣扇	GELEC	DPT10-24H	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-
Bathroom 浴室	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB 21 STi	-	✓	✓	✓	-	-	✓	-	✓	✓	✓	-	-	✓	-	✓	-	-	-	✓	-	-	-	-	-	✓
	Thermo Ventilation 浴室寶	Panasonic 樂聲牌	FV-40BE2H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Master Bathroom 主浴室	Thermo Ventilation 浴室寶	Panasonic 樂聲牌	FV-40BE2H	✓	-	-	-	-	-	-	✓	-	-	-	-	-	-	✓	-	-	-	-	-	✓	✓	-	-	-	-

The vendor undertakes that if lifts or appliances of the specified brand names or model numbers are not installed in the Development, lifts or appliances of comparable quality will be installed.

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

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

備註：
1. 上表內之「✓」代表「提供」。
2. 上表內之「-」代表「不適用」。

Appliances Schedule 設備説明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號 (Outdoor Unit 室外機)	Model Number 產品型號 (Indoor Unit 室內機)	West Wing 西翼									
					5/F 5樓									
					A	B	C	D	E	F	G	H	J	K
Living Room / Dining Room 客廳 / 飯廳	Split Type Air-Conditioner 分體式冷氣機	DAIKIN 大金	RXS50FVMA	FDXS50CVMA	✓	-	-	✓	✓	-	-	-	-	-
			4MXS80EVMA	FDXS50CVMA	-	✓★★	✓★★	-	-	-	-	-	-	-
			4MXS100AA	FDXS50CVMA	-	-	-	-	-	✓★★★	✓★★★	✓★★★	✓★★★	✓★★★
			4MXS115HV2C	FDXS50CVMA	-	-	-	-	-	-	-	-	-	-
Bedroom 睡房	Split Type Air-Conditioner 分體式冷氣機	DAIKIN 大金	4MXS80EVMA	FTXS25EVMA	-	✓★★	✓★★	-	-	-	-	-	-	-
			4MXS100AA	FDXS35CVMA	-	-	-	-	-	✓★★★	✓★★★	✓★★★	✓★★★	✓★★★
Bedroom 1 睡房1	Split Type Air-Conditioner 分體式冷氣機	DAIKIN 大金	3MXS68EVMA	FDXS25CVMA	✓★	-	-	-	✓★	-	-	-	-	-
			4MXS115HV2C	FDXS25CVMA	-	-	-	-	-	-	-	-	-	-
Master Bedroom 主人房	Split Type Air-Conditioner 分體式冷氣機	DAIKIN 大金	3MXS68EVMA	FDXS35CVMA	✓★	-	-	-	✓★	-	-	-	-	-
			4MXS115HV2C	FDXS35CVMA	-	-	-	-	-	-	-	-	-	-

The vendor undertakes that if lifts or appliances of the specified brand names or model numbers are not installed in the Development, lifts or appliances of comparable quality will be installed.

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

1. The symbol " ✓ " as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not applicable".
3. ★Shared Outdoor Unit for different locations of a flat (Combination 1)
4. ★★Shared Outdoor Unit for different locations of a flat (Combination 2)
5. ★★★Shared Outdoor Unit for different locations of a flat (Combination 3)
6. ★★★★Shared Outdoor Unit for different locations of a flat (Combination 4)

1. 上表內之「✓」 代表「提供」。
2. 上表內之「 - 」 代表「不適用」。
3. ★同一單位不同位置共用一部室外機 (組合 1)
4. ★★同一單位不同位置共用一部室外機 (組合 2)
5. ★★★同一單位不同位置共用一部室外機 (組合 3)
6. ★★★★同一單位不同位置共用一部室外機 (組合 4)

Appliances Schedule 設備説明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號 (Outdoor Unit 室外機)	Model Number 產品型號 (Indoor Unit 室內機)	West Wing 西翼									
					6/F to 12/F & 15/F to 16/F 6樓至12樓及15樓至16樓									
					A	B	C	D	E	F	G	H	J	K
Living Room / Dining Room 客廳 / 飯廳	Split Type Air-Conditioner 分體式冷氣機	DAIKIN 大金	RXS50FVMA	FDXS50CVMA	✓	-	-	✓	✓	-	-	-	-	-
			4MXS80EVMA	FDXS50CVMA	-	✓★★	✓★★	-	-	-	-	-	-	-
			4MXS100AA	FDXS50CVMA	-	-	-	-	-	✓★★★	✓★★★	✓★★★	✓★★★	✓★★★
			4MXS115HV2C	FDXS50CVMA	-	-	-	-	-	-	-	-	-	-
Bedroom 睡房	Split Type Air-Conditioner 分體式冷氣機	DAIKIN 大金	4MXS80EVMA	FTXS25EVMA	-	✓★★	✓★★	-	-	-	-	-	-	-
			4MXS100AA	FDXS35CVMA	-	-	-	-	-	✓★★★	✓★★★	✓★★★	✓★★★	✓★★★
Bedroom 1 睡房1	Split Type Air-Conditioner 分體式冷氣機	DAIKIN 大金	3MXS68EVMA	FDXS25CVMA	✓★	-	-	-	✓★	-	-	-	-	-
			4MXS115HV2C	FDXS25CVMA	-	-	-	-	-	-	-	-	-	-
Master Bedroom 主人房	Split Type Air-Conditioner 分體式冷氣機	DAIKIN 大金	3MXS68EVMA	FDXS35CVMA	✓★	-	-	-	✓★	-	-	-	-	-
			4MXS115HV2C	FDXS35CVMA	-	-	-	-	-	-	-	-	-	-

The vendor undertakes that if lifts or appliances of the specified brand names or model numbers are not installed in the Development, lifts or appliances of comparable quality will be installed.

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

1. The symbol " ✓ " as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not applicable".
3. ★Shared Outdoor Unit for different locations of a flat (Combination 1)
4. ★★Shared Outdoor Unit for different locations of a flat (Combination 2)
5. ★★★Shared Outdoor Unit for different locations of a flat (Combination 3)
6. ★★★★Shared Outdoor Unit for different locations of a flat (Combination 4)

1. 上表內之「✓」 代表「提供」。
2. 上表內之「 - 」 代表「不適用」。
3. ★同一單位不同位置共用一部室外機 (組合 1)
4. ★★同一單位不同位置共用一部室外機 (組合 2)
5. ★★★同一單位不同位置共用一部室外機 (組合 3)
6. ★★★★同一單位不同位置共用一部室外機 (組合 4)

Appliances Schedule 設備説明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號 (Outdoor Unit 室外機)	Model Number 產品型號 (Indoor Unit 室內機)	West Wing 西翼							
					17/F to 23/F & 25/F to 33/F & 35/F 17樓至23樓及25樓至33樓及35樓							
					A	B	C	D	E	F	G	H
Living Room / Dining Room 客廳 / 飯廳	Split Type Air-Conditioner 分體式冷氣機	DAIKIN 大金	RXS50FVMA	FDXS50CVMA	✓	-	-	✓	-	-	-	-
			4MXS80EVMA	FDXS50CVMA	-	✓★★	✓★★	-	-	-	-	-
			4MXS100AA	FDXS50CVMA	-	-	-	-	-	-	-	-
			4MXS115HV2C	FDXS50CVMA	-	-	-	-	✓★★★★	✓★★★★	✓★★★★	✓★★★★
Bedroom 睡房	Split Type Air-Conditioner 分體式冷氣機	DAIKIN 大金	4MXS80EVMA	FTXS25EVMA	-	✓★★	✓★★	-	-	-	-	-
			4MXS100AA	FDXS35CVMA	-	-	-	-	-	-	-	-
Bedroom 1 睡房1	Split Type Air-Conditioner 分體式冷氣機	DAIKIN 大金	3MXS68EVMA	FDXS25CVMA	✓★	-	-	-	-	-	-	-
			4MXS115HV2C	FDXS25CVMA	-	-	-	-	✓★★★★	✓★★★★	✓★★★★	✓★★★★
Master Bedroom 主人房	Split Type Air-Conditioner 分體式冷氣機	DAIKIN 大金	3MXS68EVMA	FDXS35CVMA	✓★	-	-	-	-	-	-	-
			4MXS115HV2C	FDXS35CVMA	-	-	-	-	✓★★★★	✓★★★★	✓★★★★	✓★★★★

The vendor undertakes that if lifts or appliances of the specified brand names or model numbers are not installed in the Development, lifts or appliances of comparable quality will be installed.

1. The symbol " ✓ " as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not applicable".
3. ★Shared Outdoor Unit for different locations of a flat (Combination 1)
4. ★★Shared Outdoor Unit for different locations of a flat (Combination 2)
5. ★★★Shared Outdoor Unit for different locations of a flat (Combination 3)
6. ★★★★Shared Outdoor Unit for different locations of a flat (Combination 4)

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

1. 上表內之「✓」 代表「提供」。
2. 上表內之「 - 」 代表「不適用」。
3. ★同一單位不同位置共用一部室外機 (組合 1)
4. ★★同一單位不同位置共用一部室外機 (組合 2)
5. ★★★同一單位不同位置共用一部室外機 (組合 3)
6. ★★★★同一單位不同位置共用一部室外機 (組合 4)

Appliances Schedule 設備説明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	West Wing 西翼																											
				5/F 5樓										6/F to 12/F & 15/F to 16/F 6樓至12樓及15樓至16樓										17/F to 23/F & 25/F to 33/F & 35/F 17樓至23樓及25樓至33樓及35樓							
				A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H
Kitchen 廚房	Cooker Hood 抽油煙機	Miele	DA3466HP	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Induction Hob 電磁爐	Miele	CS1212-1i	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Combination Steam Oven 組合式蒸汽烤箱	Miele	DGC6400	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Refrigerator 雪櫃	Siemens 西門子	KI24LV20HK	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Washer / Dryer 洗衣 / 乾衣機	Siemens 西門子	WK14D321HK	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bathroom 浴室	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB 21 STi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Thermo Ventilation 浴室寶	Panasonic 樂聲牌	FV-40BE2H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

The vendor undertakes that if lifts or appliances of the specified brand names or model numbers are not installed in the Development, lifts or appliances of comparable quality will be installed.

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

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

備註：
1. 上表內之「✓」代表「提供」。
2. 上表內之「 - 」代表「不適用」。

Schedule of Mechanical & Electrical Provisions for Residential Units 住宅單位機電裝置位置及數量説明表

Location 位置	Description 描述		East Wing 東翼																										
	Exposed Type 外露型	Non-exposed Type 非外露型	5/F 5樓							6/F to 16/F 6樓至16樓							17/F to 35/F 17樓 至35樓						36/F 36樓					
			A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	B	C	D	E	F	A	B	C	D	E	F
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Living Room / Dining Room 客廳 / 飯廳	Single Socket Outlet 單位電插座		1	1	1	/	1	1	1	1	1	1	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Single Socket Outlet (with USB Port) 單位電插座(連USB接口)		1	1	1	2	1	1	1	1	1	1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Twin Socket Outlet 雙位電插座		2	1	1	1	1	1	1	2	1	1	1	1	1	1	2	1	2	1	1	1	2	2	2	1	1	1
	Telephone Connection Point 電話接駁點		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Single Data Connection Point 單位數據接駁點		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	TV / FM Connection Point 電視 / 電台天線接駁點		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		13	7	6	6	11	10	7	13	7	6	6	11	10	7	13	7	7	11	10	7	13	13	7	11	10	7
	Lighting Switch 燈掣		7	6	4	4	7	7	6	7	6	4	4	7	7	6	7	6	7	7	7	6	7	7	7	7	7	6
	Equipment Switch for Gas Water Heater 設備開關供煤氣熱水器		1	/	/	/	1	1	/	1	/	/	/	1	1	/	1	/	1	1	1	/	1	1	1	1	1	/
	Equipment Switch for Electrical Water Heater 設備開關供電熱水器		/	1	1	1	/	/	1	/	1	1	1	/	/	1	/	1	/	/	/	1	/	/	/	/	/	1
	Equipment Switch for Bathroom Thermo Ventilator 設備開關供浴室換氣暖風機		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Equipment Switch for Kitchen Exhaust Fan 設備開關供廚房抽氣扇		1	/	/	/	1	1	/	1	/	/	/	1	1	/	1	/	1	1	1	/	1	1	1	1	1	/
		Power Connection Point for Air-Conditioner Indoor Unit 室內空調機接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Door Phone 門口對講機		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch and Control Switch for Electrical Curtain 燈掣及控制開關供電窗簾		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Smoke Detector 煙霧感應器		/	1	1	1	/	/	1	/	1	1	1	/	/	1	/	1	/	/	/	1	/	/	/	/	/	1
	Twin Data Connection Point 雙位數據接駁點		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Notes:
1. The symbol " - " as shown in the above table denotes "Not provided".
2. The symbol " / " as shown in the above table denotes "Not applicable".

備註：
1. 上表內之「-」代表「不提供」。
2. 上表內之「/」代表「不適用」。

Schedule of Mechanical & Electrical Provisions for Residential Units 住宅單位機電裝置位置及數量説明表

Location 位置	Description 描述		East Wing 東翼																										
	Exposed Type 外露型	Non-exposed Type 非外露型	5/F 5樓							6/F to 16/F 6樓至16樓							17/ F to 35/F 17樓 至35樓						36/F 36樓					
			A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	B	C	D	E	F	A	B	C	D	E	F
Living Room / Dining Room 客廳 / 飯廳		Fuse Spur Unit for Home Equipment 非士供家居設備	/	/	1	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
		Fuse Spur Unit for Electrical Curtain 非士供電窗簾	/	/	2	/	/	/	/	/	/	2	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
		Fuse Spur Unit for Lighting 非士供照明	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Master Bedroom 主人房	Single Socket Outlet 單位電插座		1	1	/	/	1	1	1	1	1	/	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Single Socket Outlet (with USB Port) 單位電插座(連USB接口)		1	1	/	/	1	1	1	1	1	/	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Twin Socket Outlet 雙位電插座		1	1	/	/	1	1	1	1	1	/	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Connection Point 電話接駁點		1	1	/	/	1	1	1	1	1	/	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	TV / FM Connection Point 電視 / 電台天線接駁點		1	1	/	/	1	1	1	1	1	/	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Equipment Switch for Master Bathroom Thermo Ventilator 設備開關供主人浴室換氣暖風機		1	/	/	/	/	/	/	1	/	/	/	/	/	/	1	/	/	/	/	/	1	1	/	/	/	/
	Lighting Point 燈位		4	2	/	/	3	3	2	4	2	/	/	3	3	2	4	2	2	3	3	2	4	5	2	3	3	2
	Lighting Switch 燈掣		5	3	/	/	3	3	2	5	3	/	/	3	3	2	5	3	2	3	3	2	5	6	2	3	3	2
		Power Connection Point for Air-Conditioner Indoor Unit 室內空調機接駁點	1	1	/	/	1	1	1	1	1	/	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Lighting 非士供照明	1	1	/	/	1	1	1	1	1	/	/	1	1	1	1	1	1	1	1	1	1	3	1	1	1	1

Notes:
1. The symbol " - " as shown in the above table denotes "Not provided".
2. The symbol " / " as shown in the above table denotes "Not applicable".

備註：
1. 上表內之「-」代表「不提供」。
2. 上表內之「/」代表「不適用」。

Schedule of Mechanical & Electrical Provisions for Residential Units 住宅單位機電裝置位置及數量説明表

Location 位置	Description 描述		East Wing 東翼																										
	Exposed Type 外露型	Non-exposed Type 非外露型	5/F 5樓							6/F to 16/F 6樓至16樓							17/ F to 35/F 17樓 至35樓						36/F 36樓					
			A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	B	C	D	E	F	A	B	C	D	E	F
Bedroom 睡房	Single Socket Outlet (with USB Port) 單位電插座(連USB接口)		/	/	1	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
	Twin Socket Outlet 雙位電插座		/	/	1	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
	Telephone Connection Point 電話接駁點		/	/	1	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
	TV / FM Connection Point 電視 / 電台天線接駁點		/	/	1	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
	Lighting Point 燈位		/	/	1	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
	Lighting Switch 燈掣		/	/	2	/	/	/	/	/	/	2	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
		Power Connection Point for Air-Conditioner Indoor Unit 室內空調機接駁點	/	/	1	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
		Fuse Spur Unit for Lighting 菲士供照明	/	/	1	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
Bedroom 1 睡房 1	Single Socket Outlet 單位電插座		1	1	/	/	1	1	1	1	1	/	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Twin Socket Outlet 雙位電插座		1	1	/	/	1	1	1	1	1	/	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	TV / FM Connection Point 電視 / 電台天線接駁點		1	1	/	/	1	1	1	1	1	/	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Lighting 菲士供照明	1	/	/	/	1	1	1	1	/	/	/	1	1	1	1	/	1	1	1	1	1	1	1	1	1	1
	Power Connection Point for Air-Conditioner Indoor Unit 室內空調機接駁點		/	1	/	/	/	/	/	/	1	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/

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Schedule of Mechanical & Electrical Provisions for Residential Units 住宅單位機電裝置位置及數量説明表

Location 位置	Description 描述		East Wing 東翼																										
	Exposed Type 外露型	Non-exposed Type 非外露型	5/F 5樓							6/F to 16/F 6樓至16樓							17/ F to 35/F 17樓 至35樓						36/F 36樓					
			A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	B	C	D	E	F	A	B	C	D	E	F
Bedroom 1 睡房 1	Lighting Point 燈位		1	1	/	/	1	1	1	1	1	/	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣		1	1	/	/	1	1	1	1	1	/	/	1	1	1	1	1	2	1	1	1	1	1	2	1	1	1
		Power Connection Point for Air-Conditioner Indoor Unit 室內空調機接駁點	1	/	/	/	1	1	1	1	/	/	/	1	1	1	1	/	1	1	1	1	1	1	1	1	1	1
Bedroom 2 睡房 2	Single Socket Outlet 單位電插座		1	/	/	/	/	/	/	1	/	/	/	/	/	/	1	/	/	/	/	/	1	1	/	/	/	/
	Twin Socket Outlet 雙位電插座		1	/	/	/	/	/	/	1	/	/	/	/	/	/	1	/	/	/	/	/	1	1	/	/	/	/
	TV / FM Connection Point 電視 / 電台天線接駁點		1	/	/	/	/	/	/	1	/	/	/	/	/	/	1	/	/	/	/	/	1	1	/	/	/	/
	Lighting Point 燈位		1	/	/	/	/	/	/	1	/	/	/	/	/	/	1	/	/	/	/	/	1	1	/	/	/	/
	Lighting Switch 燈掣		1	/	/	/	/	/	/	1	/	/	/	/	/	/	1	/	/	/	/	/	1	1	/	/	/	/
		Power Connection Point for Air-Conditioner Indoor Unit 室內空調機接駁點	1	/	/	/	/	/	/	1	/	/	/	/	/	/	1	/	/	/	/	/	1	1	/	/	/	/
		Fuse Spur Unit for Lighting 菲士供照明	1	/	/	/	/	/	/	1	/	/	/	/	/	/	1	/	/	/	/	/	1	1	/	/	/	/

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Schedule of Mechanical & Electrical Provisions for Residential Units 住宅單位機電裝置位置及數量説明表

Location 位置	Description 描述		East Wing 東翼																											
	Exposed Type 外露型	Non-exposed Type 非外露型	5/F 5樓							6/F to 16/F 6樓至16樓							17/ F to 35/F 17樓 至35樓						36/F 36樓					
			A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	B	C	D	E	F	A	B	C	D	E	F
Store 士多房	Twin Socket Outlet 雙位電插座		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/
	Lighting Point 燈位		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/
	Lighting Switch 燈掣		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	2	/	/	/	/
	Equipment Switch for Exhaust Fan 設備開關供抽氣扇		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/
Lavatory 洗手間	Lighting Point 燈位		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/
		Fuse Spur Unit for Exhaust Fan 菲士供抽氣扇	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/
Open Kitchen 開放式廚房	Twin Socket Outlet 雙位電插座		/	1	1	1	/	/	1	/	1	1	1	/	/	1	/	1	/	/	/	1	/	/	/	/	/	1
	Concealed Type Sprinkler Head 暗藏式花灑頭		/	1	1	1	/	/	1	/	1	1	1	/	/	1	/	1	/	/	/	1	/	/	/	/	/	1
	Lighting Point 燈位		/	1	1	1	/	/	1	/	1	1	1	/	/	1	/	1	/	/	/	1	/	/	/	/	/	1
		Main Water Supply Valve 總食水掣	/	1	1	1	/	/	1	/	1	1	1	/	/	1	/	1	/	/	/	1	/	/	/	/	/	1
		Telephone Connection Point 電話接駁點	/	1	1	1	/	/	1	/	1	1	1	/	/	1	/	1	/	/	/	1	/	/	/	/	/	1
		Data Connection Point 數據接駁點	/	1	1	1	/	/	1	/	1	1	1	/	/	1	/	1	/	/	/	1	/	/	/	/	/	1
		Miniature Circuit Breakers Board 總電掣箱	/	1	1	1	/	/	1	/	1	1	1	/	/	1	/	1	/	/	/	1	/	/	/	/	/	1
		Fuse Spur Unit for Kitchen Lighting 菲士供廚房照明	/	1	1	1	/	/	1	/	1	1	1	/	/	1	/	1	/	/	/	1	/	/	/	/	/	1
		Fuse Spur Unit for Home Equipment 菲士供家居設備	/	1	/	1	/	/	1	/	1	/	1	/	/	1	/	1	/	/	/	1	/	/	/	/	/	1
		Fuse Spur Unit for Electrical Curtain 菲士供電窗簾	/	2	/	2	/	/	2	/	2	/	2	/	/	2	/	2	/	/	/	2	/	/	/	/	/	2

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Schedule of Mechanical & Electrical Provisions for Residential Units 住宅單位機電裝置位置及數量說明表

Location 位置	Description 描述		East Wing 東翼																									
	Exposed Type 外露型	Non-exposed Type 非外露型	5/F 5樓							6/F to 16/F 6樓至16樓							17/ F to 35/F 17樓 至35樓						36/F 36樓					
			A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	B	C	D	E	F	A	B	C	D	E	F
Open Kitchen 開放式廚房		Power Connection Point for Kitchen Equipment 廚房設備電接駁點	/	2	2	2	/	/	2	/	2	2	2	/	/	2	/	2	/	/	/	2	/	/	/	/	/	2
		Single Socket Outlet for Kitchen Appliances 單位電插座供廚房家用電器	/	3	3	3	/	/	3	/	3	3	3	/	/	3	/	3	/	/	/	3	/	/	/	/	/	3
		Washing Machine Connection Point (Water Inlet of a design of 15mm in diameter) 洗衣機接駁點(來水位設計為直徑15毫米)	/	1	1	1	/	/	1	/	1	1	1	/	/	1	/	1	/	/	/	1	/	/	/	/	/	1
		Washing Machine Connection Point (Water Outlet of a design of 40mm in diameter) 洗衣機接駁點(排水位設計為直徑40毫米)	/	1	1	1	/	/	1	/	1	1	1	/	/	1	/	1	/	/	/	1	/	/	/	/	/	1
Enclosed Kitchen 封閉式廚房	Twin Socket Outlet 雙位電插座		2	/	/	/	1	2	/	2	/	/	/	1	2	/	2	/	2	1	2	/	2	2	2	1	2	/
	Lighting Point 燈位		2	/	/	/	2	2	/	2	/	/	/	2	2	/	2	/	2	2	2	/	2	3	2	2	2	/
		Gas Meter 煤氣錶	1	/	/	/	1	1	/	1	/	/	/	1	1	/	1	/	1	1	1	/	1	1	1	1	1	/
		Main Water Supply Valve 總食水掣	1	/	/	/	1	1	/	1	/	/	/	1	1	/	1	/	1	1	1	/	1	1	1	1	1	/
		Telephone Connection Point 電話接駁點	1	/	/	/	1	1	/	1	/	/	/	1	1	/	1	/	1	1	1	/	1	1	1	1	1	/
		Data Connection Point 數據接駁點	1	/	/	/	1	1	/	1	/	/	/	1	1	/	1	/	1	1	1	/	1	1	1	1	1	/
		Fuse Spur Unit for Exhaust Fan 菲士供抽氣扇	1	/	/	/	1	1	/	1	/	/	/	1	1	/	1	/	1	1	1	/	1	1	1	1	1	/
		Miniature Circuit Breakers Board 總電掣箱	1	/	/	/	1	1	/	1	/	/	/	1	1	/	1	/	1	1	1	/	1	1	1	1	1	/
		Fuse Spur Unit for Kitchen Lighting 菲士供廚房照明	1	/	/	/	1	2	/	1	/	/	/	1	2	/	1	/	1	1	2	/	1	1	1	1	2	/
		Fuse Spur Unit for Home Equipment 菲士供家居設備	1	/	/	/	1	1	/	1	/	/	/	1	1	/	1	/	1	1	1	/	1	1	1	1	1	/
		Fuse Spur Unit for Electrical Curtain 菲士供電窗簾	2	/	/	/	2	2	/	2	/	/	/	2	2	/	2	/	2	2	2	/	2	2	2	2	2	/
		Fuse Spur Unit for Gas Water Heater 菲士供煤氣熱水爐	1	/	/	/	1	1	/	1	/	/	/	1	1	/	1	/	1	1	1	/	1	1	1	1	1	/
		Power Connection Point for Kitchen Equipment 廚房設備電接駁點	1	/	/	/	1	1	/	1	/	/	/	1	1	/	1	/	1	1	1	/	1	1	1	1	1	/
		Single Socket Outlet for Kitchen Appliances 單位電插座供廚房家用電器	4	/	/	/	3	3	/	4	/	/	/	3	3	/	4	/	3	3	3	/	4	4	3	3	3	/

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Schedule of Mechanical & Electrical Provisions for Residential Units 住宅單位機電裝置位置及數量説明表

Location 位置	Description 描述		East Wing 東翼																										
	Exposed Type 外露型	Non-exposed Type 非外露型	5/F 5樓							6/F to 16/F 6樓至16樓							17/ F to 35/F 17樓 至35樓						36/F 36樓					
			A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	B	C	D	E	F	A	B	C	D	E	F
Enclosed Kitchen 封閉式廚房		Twin Socket Outlet for Kitchen Appliances 雙位電插座供廚房家用電器	1	/	/	/	1	1	/	1	/	/	/	1	1	/	1	/	1	1	1	/	1	1	1	1	1	/
		Washing Machine Connection Point (Water Inlet of a design of 15mm in diameter) 洗衣機接駁點(來水位設計為直徑15毫米)	1	/	/	/	1	1	/	1	/	/	/	1	1	/	1	/	1	1	1	/	1	1	1	1	1	/
		Washing Machine Connection Point (Water Outlet of a design of 40mm in diameter) 洗衣機接駁點(排水位設計為直徑40毫米)	1	/	/	/	1	1	/	1	/	/	/	1	1	/	1	/	1	1	1	/	1	1	1	1	1	/
Master Bathroom 主浴室	Lighting Point 燈位		3	/	/	/	/	/	/	3	/	/	/	/	/	/	3	/	/	/	/	/	3	3	/	/	/	/
		Single Socket Outlet 單位電插座	1	/	/	/	/	/	/	1	/	/	/	/	/	/	1	/	/	/	/	/	1	1	/	/	/	/
		Fuse Spur Unit for Lighting 非士供照明	2	/	/	/	/	/	/	2	/	/	/	/	/	/	2	/	/	/	/	/	2	2	/	/	/	/
		Power Connection Point for Thermo Ventilator 換氣暖風機電接駁點	1	/	/	/	/	/	/	1	/	/	/	/	/	/	1	/	/	/	/	/	1	1	/	/	/	/
		Fuse Spur Unit for Night Light 非士供夜燈	1	/	/	/	/	/	/	1	/	/	/	/	/	/	1	/	/	/	/	/	1	1	/	/	/	/
Bathroom 浴室	Lighting Point 燈位		3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
		Single Socket Outlet 單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Lighting 非士供照明	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
		Power Connection Point for Thermo Ventilator 換氣暖風機電接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Power Connection Point for Electric Water Heater 電熱水爐電接駁點	/	1	1	1	/	/	1	/	1	1	1	/	/	1	/	1	/	/	/	1	/	/	/	/	/	1
		Fuse Spur Unit for Night Light 非士供夜燈	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Balcony 露台	Balcony Light 露台燈		/	/	/	/	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Utility Platform 工作平台	Utility Platform Light 工作平台燈		/	/	/	/	/	/	/	1	1	/	/	1	1	/	1	1	1	1	1	/	1	1	1	1	1	/
Air-Conditioner Platform 冷氣機平台	Connection Point for Air-Conditioner Outdoor Unit 室外空調機接駁點		2	1	1	1	2	2	2	2	1	1	1	2	2	2	2	1	2	2	2	2	2	2	2	2	2	2
Flat Roof 平台	Lighting Point 燈位		3	3	4	3	4	2	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	3	/	/	/	/
	Weather-proof Single Socket Outlet 防水單位插座		2	1	1	1	1	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/

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Schedule of Mechanical & Electrical Provisions for Residential Units 住宅單位機電裝置位置及數量說明表

Location 位置	Description 描述		West Wing 西翼																			
	Exposed Type 外露型	Non-exposed Type 非外露型	5/F 5樓										6/F to 16/F 6樓至16樓									
			A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Living Room / Dining Room 客廳 / 飯廳	Single Socket Outlet 單位電插座		1	1	1	/	1	1	1	1	1	1	1	1	1	/	1	1	1	1	1	1
	Single Socket Outlet (with USB Port) 單位電插座(連USB接口)		1	1	1	2	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1	1
	Twin Socket Outlet 雙位電插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Connection Point 電話接駁點		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Single Data Connection Point 單位數據接駁點		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	TV / FM Connection Point 電視 / 電台天線接駁點		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		7	7	7	7	7	5	6	6	6	6	7	7	7	7	7	5	6	6	6	6
	Lighting Switch 燈掣		6	4	4	4	6	3	4	4	4	4	6	4	4	4	6	3	4	4	4	4
	Equipment Switch for Electrical Water Heater 設備開關供電熱水器		1	1	1	1	1	/	1	1	1	1	1	1	1	1	1	/	1	1	1	1
	Equipment Switch for Bathroom Thermo Ventilator 設備開關供浴室換氣暖風機		1	1	1	1	1	/	1	1	1	1	1	1	1	1	1	/	1	1	1	1
		Power Connection Point for Air-Conditioner Indoor Unit 室內空調機接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Door Phone 門口對講機		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch and Control Switch for Electrical Curtain 燈掣及控制開關供電窗簾		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Smoke Detector 煙霧感應器		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Home Equipment 菲士供家居設備	/	/	/	/	/	1	1	1	1	/	/	/	/	/	/	1	1	1	1	/
		Fuse Spur Unit for Electrical Curtain 菲士供電窗簾	/	/	/	/	/	2	2	/	/	/	/	/	/	/	/	2	2	/	/	/
		Fuse Spur Unit for Lighting 菲士供照明	2	4	4	4	/	4	2	2	2	/	2	4	4	4	/	4	2	2	2	/
	Twin Data Connection Point 雙位數據接駁點		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Telephone Connection Point 電話接駁點	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
		Data Connection Point 數據接駁點	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/

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Schedule of Mechanical & Electrical Provisions for Residential Units 住宅單位機電裝置位置及數量説明表

Location 位置	Description 描述		West Wing 西翼															
	Exposed Type 外露型	Non-exposed Type 非外露型	17/ F 17樓								18/F to 23/F & 25/F to 33/F & 35/F 18樓至23樓及25樓至33樓及35樓							
			A	B	C	D	E	F	G	H	A	B	C	D	E	F	G	H
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Living Room / Dining Room 客廳 / 飯廳	Single Socket Outlet 單位電插座		1	1	1	/	1	1	1	1	1	1	1	/	1	1	1	1
	Single Socket Outlet (with USB Port) 單位電插座(連USB接口)		1	1	1	2	1	1	1	1	1	1	1	2	1	1	1	1
	Single Data Connection Point 單位數據接駁點		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Connection Point 電話接駁點		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Twin Socket Outlet 雙位電插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	TV / FM Connection Point 電視 / 電台天線接駁點		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		7	7	7	7	8	7	7	7	7	7	7	7	8	7	7	7
	Lighting Switch 燈掣		6	4	4	4	6	4	6	6	6	4	4	4	6	4	6	6
	Equipment Switch for Electrical Water Heater 設備開關供電熱水器		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Equipment Switch for Bathroom Thermo Ventilator 設備開關供浴室換氣暖風機		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Power Connection Point for Air-Conditioner Indoor Unit 室內空調機接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Door Phone 門口對講機		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch and Control Switch for Electrical Curtain 燈掣及控制開關供電窗簾		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Smoke Detector 煙霧感應器		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Lighting 菲士供照明	2	4	4	4	/	2	2	2	2	4	4	4	/	2	2	2
	Twin Data Connection Point 雙位數據接駁點		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

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Location 位置	Description 描述		West Wing 西翼																			
	Exposed Type 外露型	Non-exposed Type 非外露型	5/F 5樓										6/F to 16/F 6樓至16樓									
			A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K
Master Bedroom 主人房	Single Socket Outlet 單位電插座		1	/	/	/	1	/	/	/	/	/	1	/	/	/	1	/	/	/	/	/
	Single Socket Outlet (with USB Port) 單位電插座(連USB接口)		1	/	/	/	1	/	/	/	/	/	1	/	/	/	1	/	/	/	/	/
	Twin Socket Outlet 雙位電插座		1	/	/	/	1	/	/	/	/	/	1	/	/	/	1	/	/	/	/	/
	Telephone Connection Point 電話接駁點		1	/	/	/	1	/	/	/	/	/	1	/	/	/	1	/	/	/	/	/
	TV / FM Connection Point 電視 / 電台天線接駁點		1	/	/	/	1	/	/	/	/	/	1	/	/	/	1	/	/	/	/	/
	Lighting Point 燈位		2	/	/	/	2	/	/	/	/	/	2	/	/	/	2	/	/	/	/	/
	Lighting Switch 燈掣		3	/	/	/	3	/	/	/	/	/	3	/	/	/	3	/	/	/	/	/
		Power Connection Point for Air-Conditioner Indoor Unit 室內空調機接駁點	1	/	/	/	1	/	/	/	/	/	1	/	/	/	1	/	/	/	/	/
		Fuse Spur Unit for Lighting 非士供照明	1	/	/	/	1	/	/	/	/	/	1	/	/	/	1	/	/	/	/	/
Bedroom 睡房	Single Socket Outlet (with USB Port) 單位電插座(連USB接口)		/	1	1	/	/	1	1	1	1	1	/	1	1	/	/	1	1	1	1	1
	Twin Socket Outlet 雙位電插座		/	1	1	/	/	1	1	1	1	1	/	1	1	/	/	1	1	1	1	1
	Telephone Connection Point 電話接駁點		/	1	1	/	/	1	1	1	1	1	/	1	1	/	/	1	1	1	1	1
	TV / FM Connection Point 電視 / 電台天線接駁點		/	1	1	/	/	1	1	1	1	1	/	1	1	/	/	1	1	1	1	1
	Equipment Switch for Bathroom Thermo Ventilator 設備開關供浴室換氣暖風機		/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	1	/	/	/	/
	Equipment Switch for Electrical Water Heater 設備開關供電熱水器		/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	1	/	/	/	/
	Lighting Point 燈位		/	1	1	/	/	2	2	2	2	2	/	1	1	/	/	2	2	2	2	2
	Lighting Switch 燈掣		/	3	3	/	/	4	3	3	3	3	/	3	3	/	/	4	3	3	3	3
		Power Connection Point for Air-Conditioner Indoor Unit 室內空調機接駁點	/	/	/	/	/	1	1	1	1	1	/	/	/	/	/	1	1	1	1	1
	Power Connection Point for Air-Conditioner Indoor Unit 室內空調機接駁點		/	1	1	/	/	/	/	/	/	/	/	1	1	/	/	/	/	/	/	/

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Schedule of Mechanical & Electrical Provisions for Residential Units 住宅單位機電裝置位置及數量說明表

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	Exposed Type 外露型	Non-exposed Type 非外露型	17/F 17樓								18/ F to 23/F & 25/F to 33/F & 35/F 18樓至23樓及25樓至33樓及35樓							
			A	B	C	D	E	F	G	H	A	B	C	D	E	F	G	H
Master Bedroom 主人房	Single Socket Outlet 單位電插座		1	/	/	/	1	/	1	1	1	/	/	/	1	/	1	1
	Single Socket Outlet (with USB Port) 單位電插座(連USB接口)		1	/	/	/	1	1	1	1	1	/	/	/	1	1	1	1
	Twin Socket Outlet 雙位電插座		1	/	/	/	1	1	1	1	1	/	/	/	1	1	1	1
	Telephone Connection Point 電話接駁點		1	/	/	/	1	1	1	1	1	/	/	/	1	1	1	1
	TV / FM Connection Point 電視 / 電台天線接駁點		1	/	/	/	1	1	1	1	1	/	/	/	1	1	1	1
	Lighting Point 燈位		2	/	/	/	2	2	2	2	2	/	/	/	2	2	2	2
	Lighting Switch 燈掣		3	/	/	/	3	3	3	3	3	/	/	/	3	3	3	3
		Power Connection Point for Air-Conditioner Indoor Unit 室內空調機接駁點	1	/	/	/	1	1	1	1	1	/	/	/	1	1	1	1
		Fuse Spur Unit for Lighting 非士供照明	1	/	/	/	1	1	1	1	1	/	/	/	1	1	1	1
Bedroom 睡房	Single Socket Outlet (with USB Port) 單位電插座(連USB接口)		/	1	1	/	/	/	/	/	/	1	1	/	/	/	/	/
	Twin Socket Outlet 雙位電插座		/	1	1	/	/	/	/	/	/	1	1	/	/	/	/	/
	Telephone Connection Point 電話接駁點		/	1	1	/	/	/	/	/	/	1	1	/	/	/	/	/
	TV / FM Connection Point 電視 / 電台天線接駁點		/	1	1	/	/	/	/	/	/	1	1	/	/	/	/	/
	Lighting Point 燈位		/	1	1	/	/	/	/	/	/	1	1	/	/	/	/	/
	Lighting Switch 燈掣		/	3	3	/	/	/	/	/	/	3	3	/	/	/	/	/
		Power Connection Point for Air-Conditioner Indoor Unit 室內空調機接駁點	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
	Power Connection Point for Air-Conditioner Indoor Unit 室內空調機接駁點		/	1	1	/	/	/	/	/	/	1	1	/	/	/	/	/

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Location 位置	Description 描述		West Wing 西翼																			
	Exposed Type 外露型	Non-exposed Type 非外露型	5/F 5樓										6/F to 16/F 6樓至16樓									
			A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K
Bedroom 1 睡房 1	Single Socket Outlet 單位電插座		1	/	/	/	1	/	/	/	/	/	1	/	/	/	1	/	/	/	/	/
	Twin Socket Outlet 雙位電插座		1	/	/	/	1	/	/	/	/	/	1	/	/	/	1	/	/	/	/	/
	TV / FM Connection Point 電視 / 電台天線接駁點		1	/	/	/	1	/	/	/	/	/	1	/	/	/	1	/	/	/	/	/
	Lighting Point 燈位		1	/	/	/	1	/	/	/	/	/	1	/	/	/	1	/	/	/	/	/
	Lighting Switch 燈掣		1	/	/	/	1	/	/	/	/	/	1	/	/	/	1	/	/	/	/	/
		Power Connection Point for Air-Conditioner Indoor Unit 室內空調機接駁點	1	/	/	/	1	/	/	/	/	/	1	/	/	/	1	/	/	/	/	/
		Fuse Spur Unit for Lighting 菲士供照明	1	/	/	/	1	/	/	/	/	/	1	/	/	/	1	/	/	/	/	/
Open Kitchen 開放式廚房	Twin Socket Outlet 雙位電插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Concealed Type Sprinkler Head 暗藏式花灑頭		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	1	2	1	1	1	1	1	1	1	1	1	2	1	1	1	1
		Main Water Supply Valve 總食水掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Telephone Connection Point 電話接駁點	1	1	1	1	1	1	/	1	1	1	1	1	1	1	1	1	/	1	1	1
		Data Connection Point 數據接駁點	1	1	1	1	1	1	/	1	1	1	1	1	1	1	1	1	/	1	1	1
		Miniature Circuit Breakers Board 總電掣箱	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Kitchen Lighting 菲士供廚房照明	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Home Equipment 菲士供家居設備	1	1	1	1	1	/	/	/	/	1	1	1	1	1	1	/	/	/	/	1
		Fuse Spur Unit for Electrical Curtain 菲士供電窗簾	2	2	2	2	2	/	/	2	2	2	2	2	2	2	2	/	/	2	2	2
		Fuse Spur Unit for Lighting 菲士供照明	/	/	/	/	2	/	/	/	/	2	/	/	/	/	2	/	/	/	/	2

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Location 位置	Description 描述		West Wing 西翼															
	Exposed Type 外露型	Non-exposed Type 非外露型	17/F 17樓								18/ F to 23/F & 25/F to 33/F & 35/F 18樓至23樓及25樓至33樓及35樓							
			A	B	C	D	E	F	G	H	A	B	C	D	E	F	G	H
Bedroom 1 睡房 1	Single Socket Outlet 單位電插座		1	/	/	/	1	1	1	1	1	/	/	/	1	1	1	1
	Twin Socket Outlet 雙位電插座		1	/	/	/	1	1	1	1	1	/	/	/	1	1	1	1
	TV / FM Connection Point 電視 / 電台天線接駁點		1	/	/	/	1	1	1	1	1	/	/	/	1	1	1	1
	Lighting Point 燈位		1	/	/	/	1	1	1	1	1	/	/	/	1	1	1	1
	Lighting Switch 燈掣		1	/	/	/	1	1	1	1	1	/	/	/	1	1	1	1
		Power Connection Point for Air-Conditioner Indoor Unit 室內空調機接駁點	1	/	/	/	1	1	1	1	1	/	/	/	1	1	1	1
		Fuse Spur Unit for Lighting 菲士供照明	1	/	/	/	1	1	1	1	1	/	/	/	1	1	1	1
Open Kitchen 開放式廚房	Twin Socket Outlet 雙位電插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Concealed Type Sprinkler Head 暗藏式花灑頭		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	2	2	2	2	1	1	1	1	2	2	2	2
		Main Water Supply Valve 總食水掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Telephone Connection Point 電話接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Data Connection Point 數據接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Miniature Circuit Breakers Board 總電掣箱	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Kitchen Lighting 菲士供廚房照明	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Home Equipment 菲士供家居設備	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Electrical Curtain 菲士供電窗簾	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
		Fuse Spur Unit for Lighting 菲士供照明	/	/	/	/	2	/	/	/	/	/	/	/	2	/	/	/

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	Exposed Type 外露型	Non-exposed Type 非外露型	5/F 5樓										6/F to 16/F 6樓至16樓									
			A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K
Open Kitchen 開放式廚房		Power Connection Point for Kitchen Equipment 廚房設備電接駁點	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
		Single Socket Outlet for Kitchen Appliances 單位電插座供廚房家用電器	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
		Washing Machine Connection Point (Water Inlet of a design of 15mm in diameter) 洗衣機接駁點(來水位設計為直徑15毫米)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Washing Machine Connection Point (Water Outlet of a design of 40mm in diameter) 洗衣機接駁點(排水位設計為40毫米)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bathroom 浴室	Lighting Point 燈位		3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
		Single Socket Outlet 單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Lighting 菲士供照明	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
		Power Connection Point for Thermo Ventilator 換氣暖風機電接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Power Connection Point for Electric Water Heater 電熱水爐電接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Night Light 菲士供夜燈	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Balcony 露台	Balcony Light 露台燈		/	/	1	1	/	/	/	/	/	/	1	1	1	1	1	1	1	1	1	1
Utility Platform 工作平台	Utility Platform Light 工作平台燈		/	1	1	/	/	/	/	/	/	/	1	1	1	/	1	1	1	1	1	1
Air-Conditioner Platform 冷氣機平台	Connection Point for Air-Conditioner Outdoor Unit 室外空調機接駁點		2	1	1	1	2	1	1	1	1	1	2	1	1	1	2	1	1	1	1	1
Flat Roof 平台	Lighting Point 燈位		3	2	/	/	2	3	4	4	4	4	/	/	/	/	/	/	/	/	/	/
	Weather-proof Single Socket Outlet 防水單位插座		1	1	/	/	1	1	1	1	1	1	/	/	/	/	/	/	/	/	/	/

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			A	B	C	D	E	F	G	H	A	B	C	D	E	F	G	H
Open Kitchen 開放式廚房		Power Connection Point for Kitchen Equipment 廚房設備電接駁點	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
		Single Socket Outlet for Kitchen Appliances 單位電插座供廚房家用電器	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
		Washing Machine Connection Point (Water Inlet of a design of 15mm in diameter) 洗衣機接駁點(來水位設計為直徑15毫米)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Washing Machine Connection Point (Water Outlet of a design of 40mm in diameter) 洗衣機接駁點(排水位設計為直徑40毫米)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bathroom 浴室	Lighting Point 燈位		3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
		Single Socket Outlet 單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Lighting 菲士供照明	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
		Power Connection Point for Thermo Ventilator 換氣暖風機電接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Power Connection Point for Electric Water Heater 電熱水爐電接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Night Light 菲士供夜燈	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Balcony 露台	Balcony Light 露台燈		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Utility Platform 工作平台	Utility Platform Light 工作平台燈		1	1	1	/	1	1	1	1	1	1	1	/	1	1	1	1
Air-Conditioner Platform 冷氣機平台	Connection Point for Air-Conditioner Outdoor Unit 室外空調機接駁點		2	1	1	1	1	1	1	1	2	1	1	1	1	1	1	1
Flat Roof 平台	Lighting Point 燈位		/	/	/	/	/	3	/	/	/	/	/	/	/	/	/	/
	Weather-proof Single Socket Outlet 防水單位插座		/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/

Notes:
1. The symbol " - " as shown in the above table denotes "Not provided".
2. The symbol " / " as shown in the above table denotes "Not applicable".

備註：
1. 上表內之「-」代表「不提供」。
2. 上表內之「/」代表「不適用」。

23 SERVICE AGREEMENTS
服務協議

1. Potable and flushing water is supplied by the Water Supplies Department.
2. Electricity is supplied by CLP Power Hong Kong Limited.
3. Towngas is supplied by The Hong Kong and China Gas Company Limited.

1. 食水及沖廁水由水務署供應。
2. 電力由中華電力有限公司供應。
3. 煤氣由香港中華煤氣有限公司供應。

24 GOVERNMENT RENT
地稅

The vendor (the owner) is liable for the Government rent in respect of the residential property up to and including the date of completion of the sale and purchase of the residential property.

賣方（擁有人）有法律責任繳付有關住宅物業的地稅直至並包括住宅物業的買賣成交日期為止。

25 MISCELLANEOUS PAYMENTS BY PURCHASER
買方的雜項付款

1. On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water, electricity and gas.
2. On that delivery, the purchaser is not liable to pay to the owner a debris removal fee.
3. The amount of the deposits for water, electricity and gas and debris removal fee is yet to be ascertained at the date on which the sales brochure is printed.

Note:
On that delivery, the purchaser is liable to pay to the manager of the Development a debris removal fee.

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金。
2. 在交付時，買方無須向擁有人支付清理廢料的費用。
3. 水、電力及氣體的按金及清理廢料的費用的款額在售樓說明書的印製日期尚未確定。

備註：
在交付時，買方須向發展項目的管理人支付清理廢料的費用。

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

As provided in the agreement for sale and purchase, the vendor shall, at its own cost and as soon as reasonably practicable after receipt of a written notice served by the purchaser within 6 months after the date of completion of the sale and purchase, remedy any defects to the property sold, or the fittings, finishes or appliances provided in the property as set out in the agreement for sale and purchase, caused otherwise than by the act or neglect of the purchaser.

根據買賣合約的規定，凡售出的物業或在買賣合約內列出而在物業內提供的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方的行為或疏忽所造成，則在買賣成交日期起計的6個月內，賣方在收到買方送達的書面通知後，須在合理地切實可行的範圍內，盡快自費作出補救。

27 MAINTENANCE OF SLOPES
斜坡維修

Not Applicable

不適用

28 MODIFICATION
修訂

At present the owner does not apply to the Government for a modification of the land grant of the Development.

擁有人現時沒有向政府提出申請修訂發展項目的批地文件。

A. Noise Mitigation Measures

1. Special Condition No. (32) of the Second Schedule to the Modification Letter dated 4 January 2017 requires that a noise impact assessment ("the NIA") for the Development shall be submitted to the Director of Lands for approval.

2. According to the NIA report, certain noise mitigation measures shall be constructed or installed in the Development. The said noise mitigation measures are listed in "Schedule of Noise Mitigation Measures" below and are more particularly described in the NIA report. For the locations of the said noise mitigation measures, please refer to the section of "Floor Plans of Residential Properties in the Development" in this Sales Brochure.

3. Schedule of Noise Mitigation Measures

EAST WING	Floor	Unit	Acoustic balcony	Enhanced acoustic balcony	Acoustic window with sliding panel	Maintenance window
	5/F	A	Not Applicable	Not Applicable	Not Applicable	Master Bedroom
		F	Not Applicable	Living / Dining Room	Master Bedroom & Bedroom 1	Living / Dining Room
		G	Not Applicable	Living / Dining Room	Master Bedroom & Bedroom 1	Living / Dining Room & Master Bedroom
	6/F to 12/F, 15/F & 16/F	A	Not Applicable	Not Applicable	Master Bedroom / Bedroom 1 & Bedroom 2 (7/F to 12/F, 15/F & 16/F Only)	Master Bedroom
		E	Living / Dining Room (10/F to 12/F, 15/F & 16/F Only)	Not Applicable	Master Bedroom & Bedroom 1 (10/F to 12/F, 15/F & 16/F Only)	Living / Dining Room (10/F to 12/F, 15/F & 16/F Only)
		F	Not Applicable	Living / Dining Room	Master Bedroom / Bedroom 1	Living / Dining Room
		G	Not Applicable	Living / Dining Room	Master Bedroom / Bedroom 1	Living / Dining Room & Master Bedroom
	17/F to 23/F, 25/F to 33/F & 35/F	A	Not Applicable	Not Applicable	Master Bedroom & Bedroom 1 (17/F to 23/F & 25/F Only)	Master Bedroom
		D	Living / Dining Room (17/F to 23/F & 25/F to 27/F Only)	Not Applicable	Master Bedroom & Bedroom 1 (17/F to 23/F & 25/F to 27/F Only)	Living / Dining Room (17/F to 23/F & 25/F to 27/F Only)
	17/F to 23/F, 25/F to 33/F & 35/F	E	Not Applicable	Living / Dining Room	Master Bedroom & Bedroom 1	Living / Dining Room
		F	Not Applicable	Living / Dining Room	Master Bedroom & Bedroom 1	Living / Dining Room & Master Bedroom
	36/F	A	Not Applicable	Not Applicable	Not Applicable	Master Bedroom
		E	Living / Dining Room	Not Applicable	Master Bedroom & Bedroom 1	Living / Dining Room
		F	Living / Dining Room	Not Applicable	Master Bedroom & Bedroom 1	Living / Dining Room & Master Bedroom

4. Clause 4.6(t) of the Deed of Mutual Covenant Incorporating Management Agreement (the "DMC") stipulates that: -

"4.6 The annual budget shall cover the Management Expenses for the Common Areas and Facilities including without limiting the generality of the foregoing: -

…

(t) the cost and expenses for the control, operation, management, inspection, repairing, replacing and maintenance of such parts of the Noise Mitigation Measures which form part of the Common Areas and Facilities;".

5. Clause 5.1(ddd) and (sss) of the DMC stipulates that: -

"5.1 Subject to the provisions of the Building Management Ordinance, the Government Grant, this Deed and any Sub-Deed(s), the management of the Land and the Development shall be undertaken by the Manager for an initial period of two (2) years from the date of this Deed and shall continue until terminated as provided under Clause 4.1 of this Deed. Subject to the provisions of the Building Management Ordinance, the Manager shall have the authority to do all such acts and things as may be necessary or expedient for the management of the Development for and on behalf of all Owners in accordance with the provisions of this Deed and each Owner irrevocably appoints the Manager as agent in respect of any matter concerning the Common Areas and Facilities and all other matters duly authorized under this Deed. Without in any way limiting the generality of the foregoing, the Manager shall have the rights and powers to do the following: -

…

(ddd) To inspect, clean, repair, replace, control, operate, financially support and maintain the relevant part or parts of the Noise Mitigation Measures which form part of the Common Areas and Facilities;

…

(sss) to control, operate, inspect, maintain and carry out all necessary works for the maintenance of such part of the Noise Mitigation Measures which form part of the Common Areas and Facilities in accordance with the NIA;".

6. Clause 10.15 of the DMC stipulates that: -

"10.15 (a) Part of the Noise Mitigation Measures are installed within, at and/or appertaining certain Residential Units and form part of such Residential Units. Particulars and locations of such part of the Noise Mitigation Measures are listed in the NIA.

(b) Alteration of or tampering with such Noise Mitigation Measures (save and except for the maintenance, replacement or repair in accordance with sub-clause (c) below) is prohibited.

(c) The maintenance, replacement or repair of such Noise Mitigation Measures forming part of any Residential Units shall be made by the relevant Owners of such Residential Units in accordance with the standards as approved by the Manager. The Owners of such Residential Units shall use such materials and appoint such contractors as approved by the Manager in relation thereto.

(d) The First Owner shall deposit a copy of the NIA in the management office of the Development within one month of the date of this Deed for reference by the Owners and the Manager free of charge. The Owners may take copies of the NIA at their own expense and upon payment of a reasonable charge. All charges received shall be credited to the Special Fund."

B. Operation of Gondola

1. During the regular and specially arranged inspection, rebuilding, repairing, renewing, maintenance, cleaning, painting or decorating all or any part of the Residential Common Areas and Facilities as defined in the DMC as arranged by the manager, gondola will be operated over and remain temporarily over and/or on the portion of airspace above the Residential Units.

2. Under the DMC, the manager shall have the right to have access to and operate the gondola over the portion of airspace above the Residential Units for the purpose of inspecting, rebuilding, repairing, renewing, maintaining, cleaning, painting or decorating all or any part of the Residential Common Areas and Facilities.

C. Placement of outdoor air-conditioning units on air-conditioner platforms

Some outdoor air-conditioning units (either served for its own residential unit or for other residential units) are placed on the air-conditioner platforms outside certain residential units of the Development. The placement of the outdoor air-conditioning units may affect the enjoyment of the residential units nearby in terms of heat and noise or other aspects. For the locations of the placement of the outdoor air-conditioning units, please refer to the section of "Floor Plans of Residential Properties in the Development" in this Sales Brochure.

D. Pipes

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

E. FM/UHF antenna/Lightning poles

1. The following facilities will be installed in the Development at the locations specified below: -

Facilities	Location
FM/UHF antenna	Upper roof
Lightning pod	Upper roof

2. The existence of the FM/UHF antenna and the lightning pods may affect the enjoyment of some residential units in the Development in terms of the views and other aspects of the surrounding environment.

F. Installations on external walls at low levels of the Development

1. Floodlights are installed on the external walls at the low levels of the Development for the illumination in the swimming pool after the sunset. The illumination (when in operation) of the floodlights may affect the enjoyment of some residential units in the Development in terms of view, light and other aspects of the surrounding environment.

2. There may be backlit signage(s) and LED TV displays on the external walls of the commercial accommodation at the low levels of the Development. The locations of these signages and displays may change from time to time. The illumination (when in operation) of these signages and displays may affect the enjoyment of some residential units in the Development in terms of view, light, noise and other aspects of the surrounding environment.

G. Exhaust devices at low levels of the Development

There may be exhaust devices to be installed by a restaurant at the low levels of the Development. The locations of these exhaust devices may change from time to time and are subject to the approval of the relevant government authorities. The existence of these exhaust devices may affect the enjoyment of some residential units in the Development in terms of heat, view and other aspects of the surrounding environment.

H. Access Panels at Balconies and Utility Platforms

1. Access panels will be installed at the following locations of the Development in order to provide access for maintenance, replacement or repair of some outdoor air-conditioning units serving the residential units: -

(1) The balconies of Flat B, Flat C and Flat D on 6/F to 12/F and 15/F to 16/F of East Wing;
(2) The balconies of Flat B on 17/F to 23/F, 25/F to 33/F and 35/F of East Wing;
(3) The balconies of Flat G, Flat H, Flat J and Flat K on 6/F to 12/F and 15/F to 16/F of West Wing;
(4) The balconies of Flat F and Flat G on 17/F to 23/F, 25/F to 33/F and 35/F of West Wing;
(5) The utility platforms of Flat C on 17/F to 23/F, 25/F to 33/F and 35/F to 36/F of East Wing; and
(6) The utility platforms of Flat B and Flat C on 5/F to 12/F, 15/F to 23/F, 25/F to 33/F and 35/F of West Wing.

2. Access panels have been proposed to be installed at the balconies of Flat H on 17/F to 23/F, 25/F to 33/F, and 35/F of West Wing of the Development. Due to the update of the layout and design of the Development, such access panels will be deleted from the original design and will not be installed at the balconies of these relevant units. The Vendor will make an application to the Buildings Authority to amend the relevant building plans.

A. 噪音緩解措施

1. 一份日期為2017年1月4日的批約修訂書附表二特別條件第(32)條規定賣方須向地政總署署長就發展項目遞交噪音影響評估 (「噪音影響評估」) 並取得批准。

2. 根據噪音影響評估報告，在發展項目內須興建或安裝若干噪音緩解措施，該等噪音緩解措施在以下「噪音緩解措施附表」中列出來，噪音緩解措施的詳情可參閱噪音影響評估報告。有關噪音緩解措施的位置，請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」的部分。

3. 噪音緩解措施附表

東翼	樓層	單位	減音露台	強效減音露台	減音窗後面配趟板	維修窗
	5樓	A	不適用	不適用	不適用	主人房
		F	不適用	客廳/飯廳	主人房及睡房1	客廳/飯廳
		G	不適用	客廳/飯廳	主人房及睡房1	客廳/飯廳及主人房
	6樓至12樓、15樓、16樓	A	不適用	不適用	主人房/睡房1及睡房2 (只適用於7樓至12樓、15樓及16樓)	主人房
		E	客廳/飯廳 (只適用於10樓至12樓、15樓及16樓)	不適用	主人房及睡房1 (只適用於10樓至12樓、15樓及16樓)	客廳/飯廳 (只適用於10樓至12樓、15樓及16樓)
		F	不適用	客廳/飯廳	主人房及睡房1	客廳/飯廳
		G	不適用	客廳/飯廳	主人房及睡房1	客廳/飯廳及主人房
	17樓至23樓、25樓至33樓及35樓	A	不適用	不適用	主人房及睡房1 (只適用於17樓至23樓及25樓)	主人房
		D	客廳/飯廳 (只適用於17樓至23樓及25樓至27樓)	不適用	主人房及睡房1 (只適用於17樓至23樓及25樓至27樓)	客廳/飯廳 (只適用於17樓至23樓及25樓至27樓)
		E	不適用	客廳/飯廳	主人房及睡房1	客廳/飯廳
		F	不適用	客廳/飯廳	主人房及睡房1	客廳/飯廳及主人房
	36樓	A	不適用	不適用	不適用	主人房
		E	客廳/飯廳	不適用	主人房及睡房1	客廳/飯廳
		F	客廳/飯廳	不適用	主人房及睡房1	客廳/飯廳及主人房

4. 公契及管理協議(「公契」)第4.6(t)條規定:-

「4.6 每年預算案須涵蓋公用地方與設施的管理費用，包括但不限於下述費用：-
…
(u) 為控制、運作、管理、檢查、修理、替換及維修構成公用地方與設施一部分的噪音緩解措施的費用及收費；」。

5. 公契第5.1(ddd)及(sss)條規定:-
「5.1 受《建築物管理條例》、政府地契、本公契及任何副公契的條款所規限，本地段及發展項目的管理須由管理人承諾自本公契日期起計最初兩(2)年，一直繼續直至按照本公契第4.1條的規定終止管理人的管理為止。在《建築物管理條例》的規限下，管理人獲所有擁有人授權代表他們按照本公契的條款行事，必須或合宜地管理發展項目。每位擁有人特此不可撤回地委任管理人為代理人處理有關公用地方與設施的任何事宜及所有其他事宜。在不局限上述一般性的原則下，管理人有權就下列事宜行事：-
…
(ddd) 檢查、清潔、維修、替換、控制、運作、財政上支持及保養構成公用地方與設施一部分的噪音緩解措施的相關一部分。」
…
(sss) 按照噪音影響評估報告，控制、運作、檢查、保養及進行一切必要的工程，以保養構成公用地方與設施一部分的噪音緩解措施。」

6. 公契第10.15條規定:-

「10.15 (a) 部分噪音緩解措施安裝在及/或附屬於若干住宅單位，並構成該等住宅單位的一部分。該等噪音緩解措施的詳情及位置在噪音影響評估中列出。

(b) 不可改動或干預該等噪音緩解措施(但按照下述(c)分條為了保養、替換或維修該等噪音緩解措施除外)。

(c) 該等構成任何住宅單位的一部分的噪音緩解措施須由有關住宅單位的擁有人按照管理人批准的標準保養、替換或維修。有關住宅單位的擁有人可採用管理人批准的材料及委任管理人批准的承建商進行該等保養替換或維修。

(d) 首名擁有人須在本公契的日期起計一個月內把噪音影響評估的副本存放在發展項目的管理處，免費供擁有人及管理人作為參考。擁有人可自費及在支付合理的費用後，複印噪音影響評估。所有收取的費用均撥入特別基金。」

B. 吊船操作

1. 在管理人安排為所有或任何在公契定義為部份住宅公用地方與設施進行定期及特別安排的檢查、重建、維修、翻新、保養、清潔、油漆或裝飾期間，吊船將會在住宅單位上操作及暫時停留。

2. 根據公契，管理人有權進入住宅單位並在其上空操作吊船，目的為檢查、重建、維修、翻新、保養、清潔、油漆或裝飾所有或任何部份住宅公用地方與設施。

C. 冷氣機平台上放置室外冷氣機

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)放置在發展項目若干住宅單位外的冷氣機平台上。室外冷氣機的放置可能對附近住宅單位的享用，諸如熱氣及噪音或其他方面造成影響。有關室外冷氣機放置的位置，請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」的部分。

D. 喉管

部份公共喉管及/或外露喉管位於發展項目若干住宅單位的外牆，或毗鄰若干住宅單位的平台及/或露台。部份住宅單位的景觀可能受到影響。有關公共喉管及外露喉管的位置，請參閱發展項目最新經批准的建築圖則。

E. 調頻 / 超高頻天線 / 避雷針

1. 以下設施安裝在發展項目以下指定的地點：-

設施	地點
調頻 / 超高頻天線	高層天台
避雷針	高層天台

2. 調頻 / 超高頻天線 / 避雷針的存在可能對發展項目部份住宅單位的享用，諸如景觀及對周邊環境的其他方面造成影響。

F. 發展項目低層外牆的裝置

1. 在發展項目的低層外牆裝置了泛光燈，作為日落後在游泳池範圍內照明之用。泛光燈的照明(當開啟時) 可能對發展項目部分住宅單位的享用，諸如景觀、光線及對周邊環境的其他方面造成影響。

2. 在發展項目的低層的商業地方外牆可能裝置背光燈箱及電子屏幕。該等背光燈箱及電子屏幕的位置亦可能隨時改變。背光燈箱及電子屏幕的照明(當開啟時)可能對發展項目部分住宅單位的享用，諸如景觀、光線、噪音及對周邊環境的其他方面造成影響。

G. 發展項目低層的抽氣裝置

在發展項目的低層可能有食肆安裝抽氣裝置。該等抽氣裝置的位置可能隨時改變，亦需要獲得有關政府部門的批准。抽氣裝置的存在可能對發展項目部分住宅單位的享用，諸如熱力、景觀及對周邊環境的其他方面造成影響。

H. 露台及工作平台的維修門

1. 為通往為住宅單位而設的分體式冷氣機室外裝置，以便進行保養、替換及維修，在發展項目以下地點安裝了維修門：-

   (1) 東翼6樓至12樓及15樓至16樓B單位、C單位及D單位的露台；
   (2) 東翼17至23樓、25樓至33樓及35樓B單位的露台；
   (3) 西翼6樓至12樓及15樓至16樓G單位、H單位、J單位及K單位的露台；
   (4) 西翼17至23樓、25樓至33樓及35樓F單位及G單位的露台；
   (5) 東翼17至23樓、25樓至33樓及35樓至36樓C單位的工作平台；
   (6) 西翼5樓至12樓、15樓至23樓、25樓至33樓及35樓B單位及C單位的工作平台。

2. 在發展項目西翼17至23樓、25樓至33樓及35樓H單位的露台曾建議安裝維修門。由於更新發展項目佈置及設計，該等維修門將從原有設計中刪除，並不會安裝在該等有關單位的的露台。賣方將會向屋宇署遞交申請修改相關建築圖則。

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

賣方就發展項目指定的互聯網網站的網址：
www.thevertex.com.hk

Website address designated by the vendor for the development:
www.thevertex.com.hk

Breakdown of GFA Concessions Obtained for All Features 獲寬免總樓面面積的設施分項

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

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

Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物 (規劃) 規例》第23(3)(b)條不計算的總樓面面積		Area (m^2) 面積 (平方米)
1(#)	Carpark and loading / unloading area excluding public transport terminus 停車場及上落客貨地方 (公共交通總站除外)	2780.395
2	Plant rooms and similar services 機房及相類設施	Not Applicable 不適用
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》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	269.661
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《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供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	1301.566
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、風櫃房等	129.857
Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1及第2號提供的環保設施		
3	Balcony 露台	427.000
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	87.463
9	Utility platform 工作平台	262.500
10	Noise barrier 隔音屏障	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。

	Amenity Features 適意設施	Area (m^2) 面積 (平方米)
11	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office 供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	55.469
12	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities 住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	661.672
13	Covered landscaped and play area 有上蓋的園景區及遊樂場	292.865
14	Horizontal screens / covered walkways, trellis 橫向屏障/有蓋人行道、花棚	Not Applicable 不適用
15	Larger lift shaft 擴大升降機井道	301.521
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、氣槽	404.903
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、氣槽	2.399
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	High headroom and void in front of cinema, shopping arcade etc. in non-domestic development 非住用期數中電影院、商場等的較高的淨高及前方中空	208.653
22	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	Not Applicable 不適用
23	Sunshade and reflector 遮陽篷及反光罩	Not Applicable 不適用
24	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、窗台、伸出的窗台	Not Applicable 不適用

Note: The above table is based on the requirements as stipulated in 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。

Other Exempted Items 其他項目		
25	Other projection such as A/C box and platform not covered in paragraph 3(b) and (c) of PNAP APP-19 認可人士、註冊結構工程師及註冊岩土工程師作業備考APP-19中3(b)及3(c)段未覆蓋的其他伸出物，如空調機箱及平台	Not Applicable 不適用
26	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	93.257
27	Covered area under large projecting/overhanging feature 其他伸出物/外懸設施下的又蓋面積	Not Applicable 不適用
28	Public transport terminus 公共交通總站	Not Applicable 不適用
29	Party structure and common staircase 共用構築物及樓梯	Not Applicable 不適用
30	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	180.970
31	Public passage 公眾通道	Not Applicable 不適用
32	Covered set back area 因建築物後移導致的覆蓋面積	14.212
Bonus GFA 額外總樓面面積		
33	Bonus GFA 額外總樓面面積	Not Applicable 不適用
Additional Green Features under JPN 根據聯合作業備考提供的附加環保設施		
34	Buildings adopting Modular Integrated Construction 應用「組裝合成」建築法	Not Applicable 不適用

Note: The above table is based on the requirements as stipulated in Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers ADM-2 issued by the Buildings Department. The Buildings Department may revise such requirements from time to time as appropriate.
備註： 上述表格是根據屋宇署所發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》ADM-2 規定的要求而制訂的。屋宇署會按實際需要不時更改有關要求。

The approved general building plans of this development are not subject to the requirements stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-151 issued by the Building Authority. Environmental assessment and information on the estimated energy performance or consumption for the common parts of this development were not required to be submitted to the Building Authority as a prerequisite for the granting of gross floor area concessions.
本發展項目的經批准一般建築圖則不受由建築事務監督發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》APP-151 規定規限。本發展項目的環境評估及公用部分的預計能量表現或消耗的資料無須呈交建築事務監督，以作為批予總樓面面積寬免的先決條件。

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

The Development has achieved the PROVISIONAL GOLD rating under the BEAM Plus V1.2 for New Buildings. 發展項目獲得綠建環評V1.2版(新建建築)暫定金級。

Green Building Certification

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

Provisional GOLD

PROVISIONAL GOLD NB V1.2 2018 HKGBC BEAM Plus

Application no.: PAG0067/19

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
金級

暫定 金級 NB V1.2 2018 HKGBC 綠建環評

申請編號: PAG0067/19

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

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

Part I 第I部分	
Provision of Central Air Conditioning 提供中央空調	Yes 是
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	Energy Efficient Lighting installation (LED) 高效能電燈裝置 (LED)

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

Location 位置	Internal Floor Area Served (m^2) 使用有關裝置的內部樓面面積 (平方米)	Annual Energy Use of Baseline Building (Note 2) 基線樓宇(備註 2) 每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		Electricity kWh /m^2 / annum 電力 千瓦小時 / 平方米 / 年	Town Gas / LPG unit / m^2 / annum 煤氣 / 石油氣 用量單位 / 平方米 / 年	Electricity kWh /m^2 / annum 電力 千瓦小時 / 平方米 / 年	Town Gas / LPG unit / m^2 / annum 煤氣 / 石油氣 用量單位 / 平方米 / 年
Area served by central building services installation (Note 3) 有使用中央屋宇裝備裝置 (備註 3) 的部分	Domestic area served by central building services installation: 使用中央屋宇裝備裝置的住用部分: 6362.3	110.11	Not Applicable 不適用	84.86	Not Applicable 不適用
	Non-Domestic area (Podium) served by central building services installation: 使用中央屋宇裝備裝置的非住用部份 (平台): Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用

Notes:

1. 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^2/annum) and town gas/LPG consumption (unit/m^2/annum), of the Development by the internal floor area served, where:
   (a) "total annual energy use" has the same meaning of "annual energy use" under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (v1.1 version); and
   (b) "internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
2. "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" under Section 4 and Appendix 8 of the BEAM Plus for New Building (v1.1 version).
3. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Buildings.

備註：

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

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

Type of Installations 裝置類型	YES 是	NO 否	N/A 不適用
Lighting Installations 照明裝置	✓		
Air Conditioning Installations 空調裝置	✓		
Electrical Installations 電力裝置	✓		
Lift & Escalator Installations 升降機及自動梯的裝置	✓		
Performance-based Approach 以總能源為本的方法		✓	

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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

Date of printing of this sales brochure: 28 November 2019
本售樓説明書印製日期：2019年11月28日
(在2022年3月18日前稱為恆大・睿峰)

EXAMINATION RECORD
檢視記錄

Examination/Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
16th December 2019 2019年12月16日	103, 105	Updated the Relevant Information 更新有關資料
14th March 2020 2020年3月14日	16	Updated the Location Plan of the Development 更新發展項目的所在位置圖
	20	Updated the Layout Plan of the Development 更新發展項目的布局圖
	26	Updated the Floor Plans of the Residential Properties in the Development 更新發展項目的住宅物業的樓面平面圖
	40 - 41	Updated the Floor Plans of Parking Spaces in the Development 更新發展項目的停車位的樓面平面圖
	56 - 61	Updated the Summary of Land Grant 更新批地文件的摘要
	65 - 66	Updated the Elevation Plan 更新立面圖
12th June 2020 2020年6月12日	16	Updated the Location Plan of the Development 更新發展項目的所在位置圖
	17A (Additional page 加頁)	Added the Aerial Photograph of the Development 新增發展項目的鳥瞰照片
	41	Updated the Floor Plans of Parking Spaces in the Development 更新發展項目的停車位的樓面平面圖
	84, 86	Updated the Fittings, Finishes and Appliances 更新裝置、裝修物料及設備
11th September 2020 2020年9月11日	16	Updated the Location Plan of the Development 更新發展項目的所在位置圖
	20	Updated the Layout Plan of the Development 更新發展項目的布局圖
	26, 28	Updated the Floor Plans of the Residential Properties in the Development 更新發展項目的住宅物業的樓面平面圖
	40 - 41	Updated the Floor Plans of Parking Spaces in the Development 更新發展項目的停車位的樓面平面圖
	65 - 66	Updated the Elevation Plan 更新立面圖
	80	Updated the Fittings, Finishes and Appliances 更新裝置、裝修物料及設備

EXAMINATION RECORD
檢視記錄

Examination/Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
10th December 2020 2020年12月10日	16	Updated the Location Plan of the Development 更新發展項目的所在位置圖
	17A, 17B, 17C (Additional page 加頁)	Added the Aerial Photograph of the Development 新增發展項目的鳥瞰照片
	20	Updated the Layout Plan of the Development 更新發展項目的布局圖
	40 - 41	Updated the Floor Plans of Parking Spaces in the Development 更新發展項目的停車位的樓面平面圖
	67	Updated the Information on Common Facilities in the Development 更新發展項目中的公用設施的資料
	106-107	Updated the Information in Application for Concession on Gross Floor Area of Building 更新申請建築物總樓面面積寬免的資料
10th March 2021 2021年3月10日	16	Updated the Location Plan of the Development 更新發展項目的所在位置圖
	17A, 17B (Additional page 加頁)	Added the Aerial Photograph of the Development 新增發展項目的鳥瞰照片
	69	Updated the Fittings, Finishes and Appliances 更新裝置、裝修物料及設備
	106, 107, 107A (Additional page 加頁)	Updated the Information in Application for Concession on Gross Floor Area of Building 更新申請建築物總樓面面積寬免的資料
10th June 2021 2021年6月10日	16	Updated the Location Plan of the Development 更新發展項目的所在位置圖
	20	Updated the Layout Plan of the Development 更新發展項目的布局圖
8th September 2021 2021年9月8日	2-9	Updated the Notes to Purchasers of First-Hand Residential Properties 更新一手住宅物業買家須知
	16	Updated the Location Plan of the Development 更新發展項目的所在位置圖
	17	Updated the Aerial Photograph of the Development 更新發展項目的鳥瞰照片
	19	Updated the Outline Zoning Plan Relating to the Development 更新關乎發展項目的分區計劃大綱圖

EXAMINATION RECORD
檢視記錄

Examination/Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
30th October 2021 2021年10月30日	10	Updated the Information of the Development 更新發展項目的資料
	20	Updated the Layout Plan of the Development 更新發展項目的布局圖
	22, 24	Updated the Floor Plans of the Residential Properties in the Development 更新發展項目的住宅物業的樓面平面圖
	65 - 66	Updated the Elevation Plan 更新立面圖
10th January 2022 2022年1月10日	11	Updated Information on Vendor and others Involved in the Development 更新賣方及有參與發展項目的其他人的資料
	12-13	Updated Relationship between Parties Involved in the Development 更新有參與發展項目的各方的關係
	16	Updated the Location Plan of the Development 更新發展項目的所在位置圖
	17A, 17B (Additional pages 加頁)	Added the Aerial Photograph of the Development 新增發展項目的鳥瞰照片
18th January 2022 2022年1月18日	11	Updated Information on Vendor and others Involved in the Development 更新賣方及有參與發展項目的其他人的資料
	16	Updated the Location Plan of the Development 更新發展項目的所在位置圖
18th March 2022 2022年3月18日	Cover 封面	Updated the Cover 更新封面
	10	Updated the Information of the Development 更新發展項目的資料
	18	Updated the Outline Zoning Plan Relating to the Development 更新關乎發展項目的分區計劃大綱圖
	18A, 18B (Additional pages 加頁)	Added the Outline Zoning Plan Relating to the Development 新增關乎發展項目的分區計劃大綱圖
30th March 2022 2022年3月30日	16	Updated the Location Plan of the Development 更新發展項目的所在位置圖

EXAMINATION RECORD
檢視記錄

Examination/Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
28th June 2022 2022年6月28日	1	Updated the Index 更新目錄
	10	Updated the Information on the Development 更新發展項目的資料
	11	Updated the Information on Vendor and others Involved in the Development 更新賣方及有參與發展項目的其他人的資料
	14	Updated the Information on Design of the Development 更新發展項目的設計的資料
	15	Updated the Information on Property Management 更新物業管理的資料
	16	Updated the Location Plan of the Development 更新發展項目的所在位置圖
	20	Updated the Layout Plan of the Development 更新發展項目的布局圖
	45, 48	Updated the Summary of Deed of Mutual Covenant 更新公契的摘要
	67	Updated the Inspection of Plans and Deed of Mutual Covenant 更新閱覽圖則及公契
	110	Deleted the Information Required to be set out by the Director of Lands Under Consent Scheme 刪除地政總署署長在同意方案下要求需列出的資料
	111	Updated the Printing date 更新印製日期
28th September 2022 2022年9月28日	16	Updated the Location Plan of the Development 更新發展項目的所在位置圖
	19	Updated the Outline Zoning Plan Relating to the Development 更新關乎發展項目的分區計劃大綱圖
28th December 2022 2022年12月28日	16	Updated the Location Plan of the Development 更新發展項目的所在位置圖