



UNIVERSITY

HEIGHTS

大學閣

SALES BROCHURE

售樓說明書

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1. 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 plans¹ as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

4. Property area and its surroundings

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

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.

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

5. Sales brochure

- Ensure that the sales brochure you have 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.
- Read through the sales brochure and in particular, check the following information in the sales brochure -
 - whether there is a section on "relevant information" in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as "relevant information";
 - the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
 - interior and exterior fittings and finishes and appliances;
 - the basis on which management fees are shared;
 - whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
 - whether individual owners have responsibility to maintain slopes.

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

- Read the Government land grant and the DMC (or the draft DMC). Information such as ownership of the rooftop and external walls can be found in the DMC. The vendor will provide copies of the Government land grant and the DMC (or the draft DMC) at the place where the sale is to take place for free inspection by prospective purchasers.

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.

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- 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.
- 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.

1. NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES AND COMPLETED RESIDENTIAL PROPERTIES PENDING COMPLIANCE

15. Estimated material date and handing over date

- Check the estimated material date³ for the development in the sales brochure.
 - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is inevitably later than the former.
- Handing over date
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document / a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
 - > For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
 - > For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
 - > strike or lock-out of workmen;
 - > riots or civil commotion;
 - > force majeure or Act of God;
 - > fire or other accident beyond the vendor's control;
 - > war; or
 - > inclement weather.
 - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

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.

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	Tel : 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	
Tel : 2826 0111	Fax : 2845 2521

Sales of First-hand Residential Properties Authority
Transport and Housing Bureau
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1. 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、前庭或庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部及內部尺寸²。售樓說明書所提供有關住宅物業外部及內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。

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

- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、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。
- 閱覽售樓說明書，並須特別留意以下資訊：
 - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
 - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
 - 室內和外部的裝置、裝修物料和設備；
 - 管理費按甚麼基準分擔；
 - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
 - 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

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

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

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

1. NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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。
- 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同買家的「收樓日期」。買家的「收樓日期」必定較發展項目的預計關鍵日期遲。
- 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。

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。

1. NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

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

運輸及房屋局
一手住宅物業銷售監管局
2017年8月

2. INFORMATION ON THE DEVELOPMENT

發展項目的資料

Name of the Development

University Heights ("the Development")

發展項目的名稱

大學閣（「發展項目」）

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

No.42 Kotewall Road

發展項目所位於的街道的名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數
旭龝道42號

The Development consists of 3 multi-unit buildings

Tower 1, Tower 2 & Tower 3

發展項目包含三幢多單位建築物

第1座、第2座及第3座

Total number of storeys of each multi-unit building

Tower 1: 14 storeys (including G/F but excluding Basement 1 & Roof)

Tower 2: 14 storeys (including G/F but excluding Basement 1, Basement 2, Basement 3 & Roof)

Tower 3: 14 storeys (including G/F but excluding Basement 1, Basement 2, Basement 3, Basement 4 & Roof)

每幢多單位建築物的樓層的總數

第1座：14層(包括地下但並不包括地庫1層及天台)

第2座：14層(包括地下但並不包括地庫1層、地庫2層、地庫3層及天台)

第3座：14層(包括地下但並不包括地庫1層、地庫2層、地庫3層、地庫4層及天台)

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

Tower 1: Basement 1, G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 16/F, Roof & Upper Roof

Tower 2: Basement 3, Basement 2, Basement 1, G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 16/F, Roof & Upper Roof

Tower 3: Basement 4, Basement 3, Basement 2, Basement 1, G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 16/F, Roof & Upper 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

第1座：地庫1層、地下、1樓至3樓、5樓至12樓、15樓至16樓、天台及上層天台

第2座：地庫3層、地庫2層、地庫1層、地下、1樓至3樓、5樓至12樓、15樓至16樓、天台及上層天台

第3座：地庫4層、地庫3層、地庫2層、地庫1層、地下、1樓至3樓、5樓至12樓、15樓至16樓、天台及上層天台

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

Tower 1: 4/F, 13/F and 14/F are omitted

Tower 2: 4/F, 13/F and 14/F are omitted

Tower 3: 4/F, 13/F and 14/F are omitted

每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

第1座：不設4樓、13樓及14樓

第2座：不設4樓、13樓及14樓

第3座：不設4樓、13樓及14樓

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

Not applicable.

每幢多單位建築物內的庇護層（如有的話）

不適用。

3. INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

賣方及有參與發展項目的其他人的資料

Vendor

University Heights Holding Ltd.

Holding Companies of the Vendor

Chinachem Investment Company, Limited
Hoi Tung Investment Company Limited

Authorized Person for the Development

Lee Kar Yan, Douglas

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

Andrew Lee King Fun & Associates Architects Limited

Building Contractor for the Development

China Overseas Building Construction Limited

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

Woo Kwan Lee & Lo

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

Nil

Other persons who have made a loan for the construction of the Development

Chinachem Agencies Limited

賣方

University Heights Holding Ltd.

賣方的控權公司

華懋置業有限公司
海通置業有限公司

發展項目的認可人士

李嘉胤

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團
李景勳、雷煥庭建築師有限公司

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

胡關李羅律師行

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

沒有

已為發展項目的建造提供貸款的其他人

華懋代理有限公司

4. RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

(a)	The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the Development; 賣方或有關發展項目的承建商屬個人，並屬該發展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; 賣方或該發展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; 賣方或該發展項目的承建商屬法團，而該賣方或承建商(或該賣方的控股公司)的董事或秘書屬上述認可人士的家人；	No 沒有
(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; 賣方或該發展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; 賣方或該發展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; 賣方或該發展項目的承建商屬法團，而該賣方或承建商(或該賣方的控股公司)的董事或秘書屬上述認可人士的有聯繫人士的家人；	No 沒有
(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; 賣方或該發展項目的承建商屬個人，並屬就該發展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; 賣方或該發展項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該發展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; 賣方或該發展項目的承建商屬法團，而該賣方或承建商(或該賣方的控股公司)的董事或秘書屬上述律師事務所的經營人的家人；	No 沒有
(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、賣方的控股公司或有關發展項目的承建商屬私人公司，而該發展項目的認可人士或該認可人士的有聯繫人士持有該賣方、控股公司或承建商最少10%的已發行股份；	No 沒有

(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、賣方的控股公司或該發展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、控股公司或承建商最少1%的已發行股份；	Not Applicable 不適用
(l)	The vendor or a building contractor for the Development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor; 賣方或該發展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股公司的僱員、董事或秘書；	No 沒有
(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; 賣方或該發展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、賣方的控股公司或該發展項目的承建商屬私人公司，而就該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的經營人持有該賣方、控股公司或承建商最少10%的已發行股份；	No 沒有
(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、賣方的控股公司或該發展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、控股公司或承建商最少1%的已發行股份；	No 沒有
(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; 賣方或該發展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股公司的僱員、董事或秘書；	No 沒有
(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; 賣方或該發展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; 賣方或該發展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股公司的有聯繫法團；	No 沒有
(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. 賣方或該發展項目的承建商屬法團，而該承建商屬該賣方或該賣方的控股公司的有聯繫法團。	No 沒有

5. INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

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

發展項目沒有構成圍封牆的一部分的非結構的預製外牆。

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

發展項目沒有構成圍封牆的一部分的幕牆。

6. INFORMATION ON PROPERTY MANAGEMENT

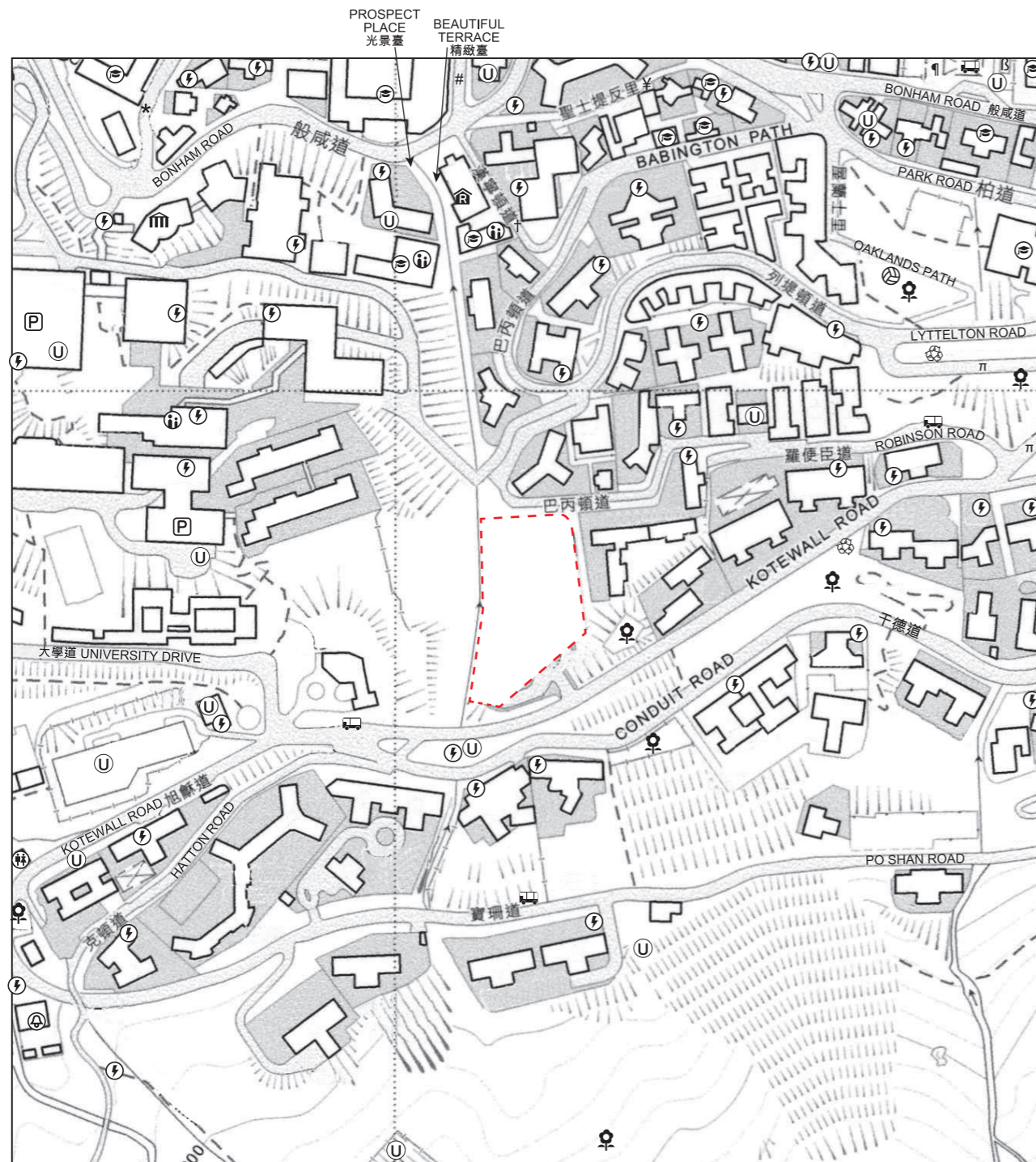
物業管理的資料

Sources Fame Management Limited is appointed as the Manager of the Development under the latest draft Deed of Mutual Covenant.

根據公契的最新擬稿，源發管理有限公司獲委任為發展項目的管理人。

7. LOCATION PLAN OF THE DEVELOPMENT

發展項目的所在位置圖



NOTATION 圖例

- | | |
|---|---|
| Public Convenience
公廁 | Refuse Collection Point
垃圾收集站 |
| Fire Station
消防局 | 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) |
| Religious Institution
(including Church, Temple and Tsz Tong)
宗教場所 (包括教堂、廟宇及祠堂) | Museum
博物館 |
| School (including Kindergarten)
學校 (包括幼稚園) | Public Carpark (including Lorry Park)
公眾停車場 (包括貨車停泊處) |
| Sports Facilities
(including Sports Ground and Swimming Pool)
體育設施 (包括運動場及游泳池) | Power Plant
(including Electricity Sub-stations)
發電廠 (包括電力分站) |
| 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 |
| Public Park
公園 | |

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

- | | | | |
|-------------------------------|-------------------------|---------------------------|-------------------------|
| * HING HONG ROAD
興漢道 | # WESTERN STREET
西邊街 | ¶ WEST END PATH
西尾道 | § EASTERN STREET
東邊街 |
| ¥ ST. STEPHEN'S LANE
聖士提反里 | † HONITON ROAD
漢寧頓道 | ™ OAKLANDS AVENUE
屋蘭士街 | |

This Location Plan is prepared by the Vendor with reference to the Survey Sheet No. 11-SW-A dated 27th May 2021 from Survey and Mapping Office of the Lands Department, with adjustment where necessary.
此位置圖是參考2021年5月27日之地政總署測繪處之測繪圖，圖幅編號11-SW-A，並由賣方擬備，有需要處經修正處理。

Location of the Development
發展項目的位置

Scale 比例: 0 250m (米)

Notes:

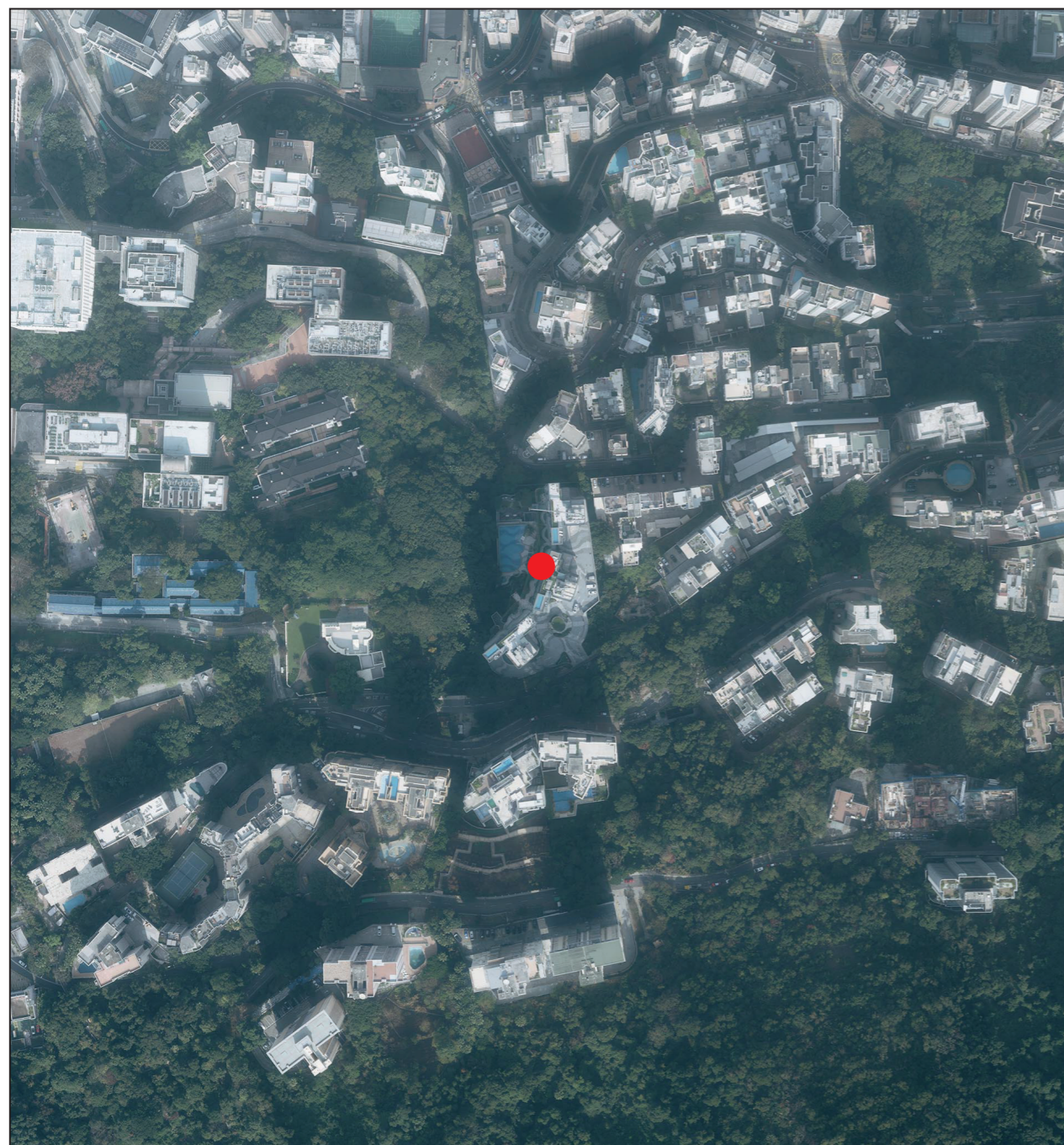
- The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
- This Location Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reasons that the boundary of the Development is irregular.
- The map is reproduced with permission of the Director of Lands. ©The Government of HKSAR. Licence No. 59/2021.

備註:

- 賣方建議準買家到有關發展項目地盤作實際考察，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的了解。
- 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。
- 地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號 59/2021。

8. 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

Notes:

1. Copy of the Aerial Photograph of the Development is available for free inspection at the sales office of the Development during opening hours.
2. The Aerial Photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
3. 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.

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. E117988C, date of flight: 6th January 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E117988C，飛行日期：2021年1月6日。

Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved -reproduction by permission only.

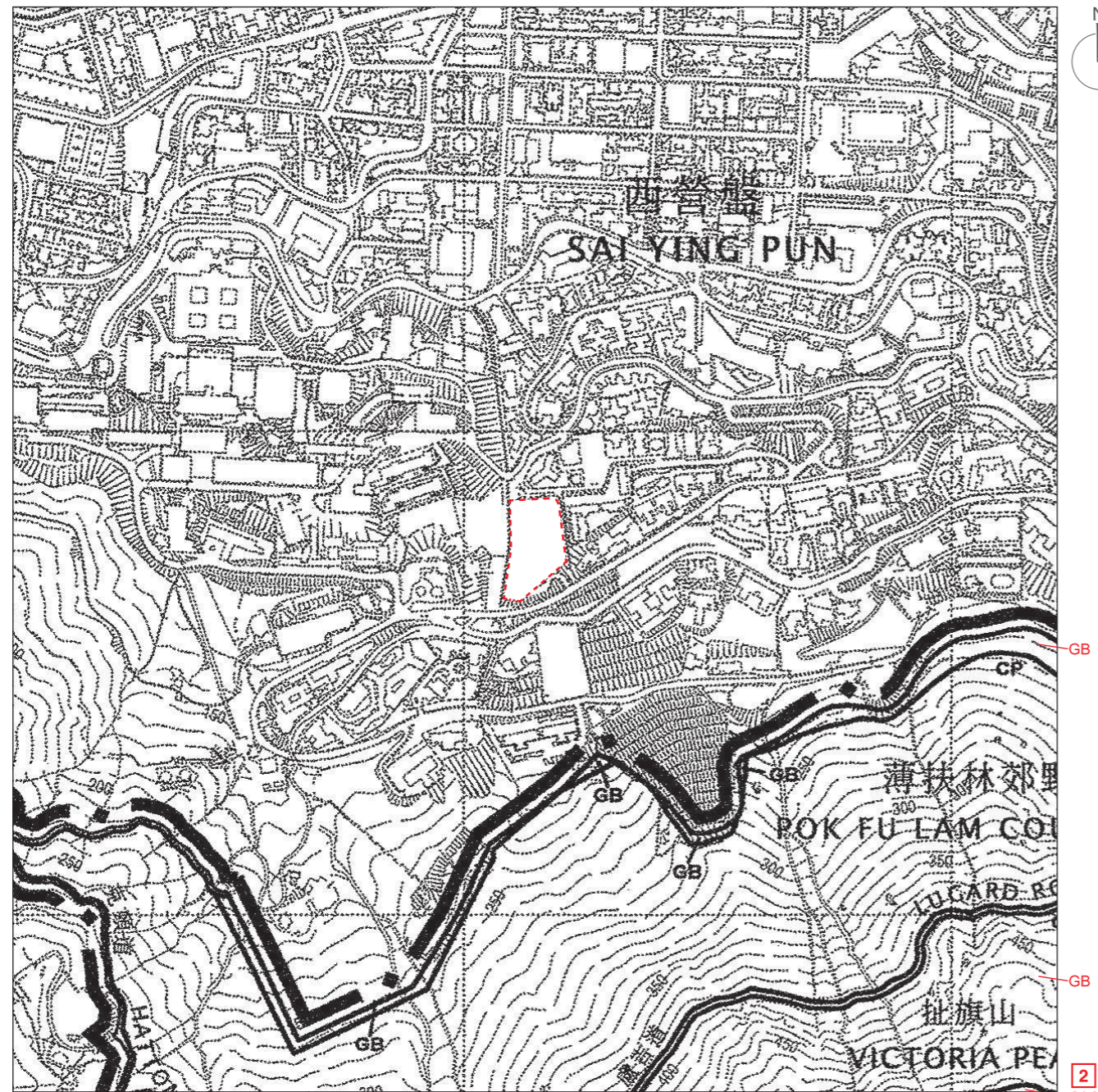
香港特別行政區政府地政總署測繪處 © 版權所有，未經許可，不得複製。

備註：

1. 發展項目的鳥瞰照片之副本可在發展項目的售樓處於開放時間內免費查閱。
2. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
3. 賣方建議準買家到有關發展地盤實地考察，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。

9. OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關於發展項目的分區計劃大綱圖

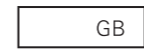


NOTATION 圖例

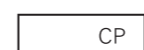
ZONES 地帶



GOVERNMENT, INSTITUTION OR COMMUNITY
政府、機構或社區



GREEN BELT
綠化地帶



COUNTRY PARK
郊野公園

COMMUNICATIONS 交通



MAJOR ROAD AND JUNCTION
主要道路及路口

MISCELLANEOUS 其他



BOUNDARY OF PLANNING SCHEME
規劃範圍界線



BOUNDARY OF COUNTRY PARK
郊野公園界線



MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
最高建築物高度 (樓層數目)

Location of the Development
發展項目的位置

Scale 比例: 0 500m (米)

Notes:

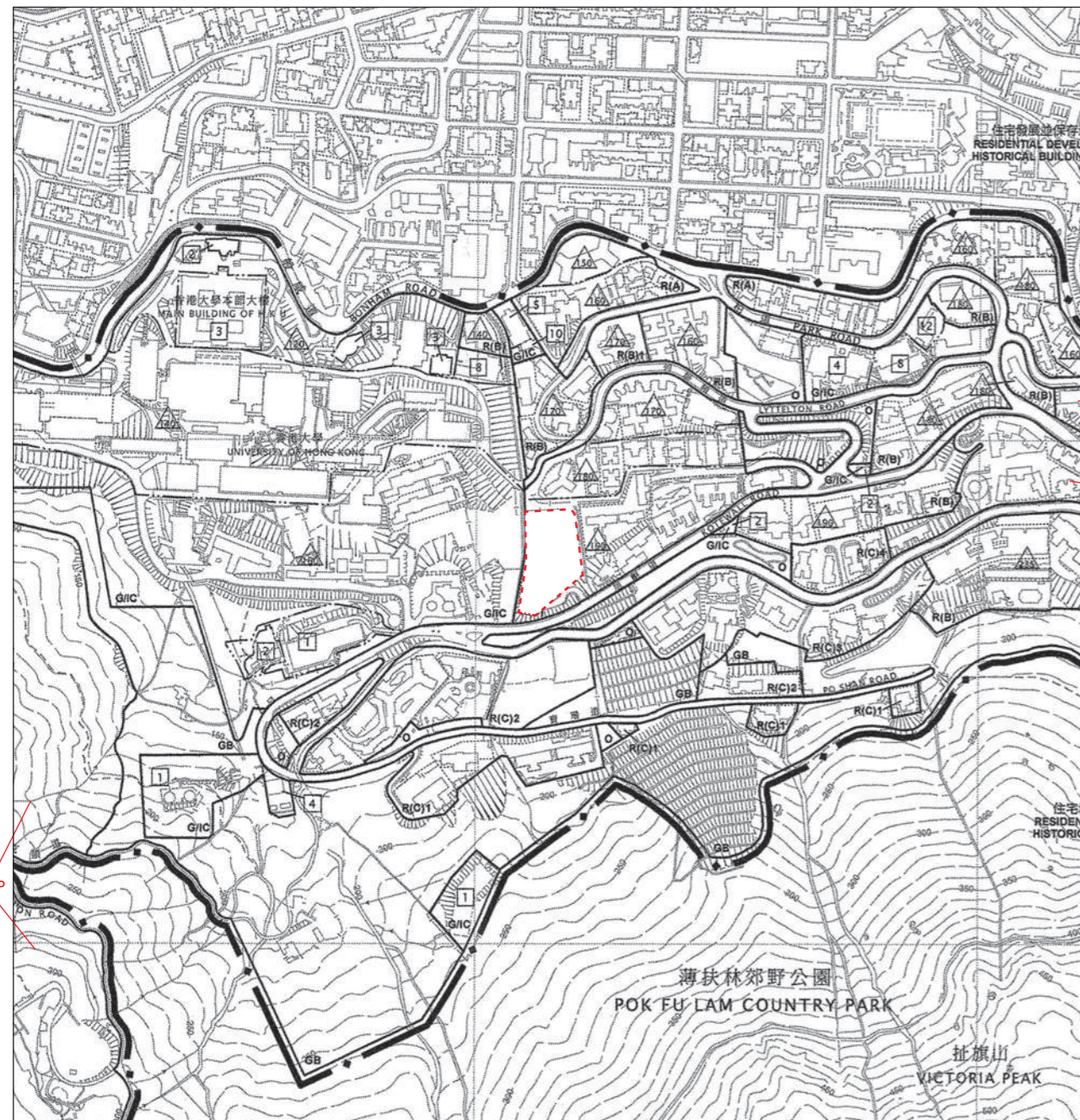
1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office of the Development during opening hours.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding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

備註:

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

9. OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關於發展項目的分區計劃大綱圖



NOTATION 圖例

ZONES 地帶



RESIDENTIAL (GROUP A)
住宅(甲類)



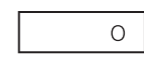
RESIDENTIAL (GROUP B)
住宅(乙類)



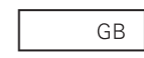
RESIDENTIAL (GROUP C)
住宅(丙類)



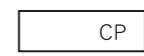
GOVERNMENT, INSTITUTION
OR COMMUNITY
政府、機構或社區



OPEN SPACE
休憩用地

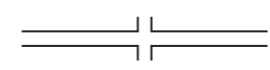


GREEN BELT
綠化地帶



COUNTRY PARK
郊野公園

COMMUNICATIONS 交通



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



BOUNDARY OF COUNTRY PARK
郊野公園界線



BUILDING HEIGHT CONTROL ZONE BOUNDARY
建築物高度管制區界線



MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
最高建築物高度(在主水平基準上若干米)



MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
最高建築物高度(樓層數目)

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

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

Location of the Development
發展項目的位置

Scale 比例: 0 500m (米)

Notes:

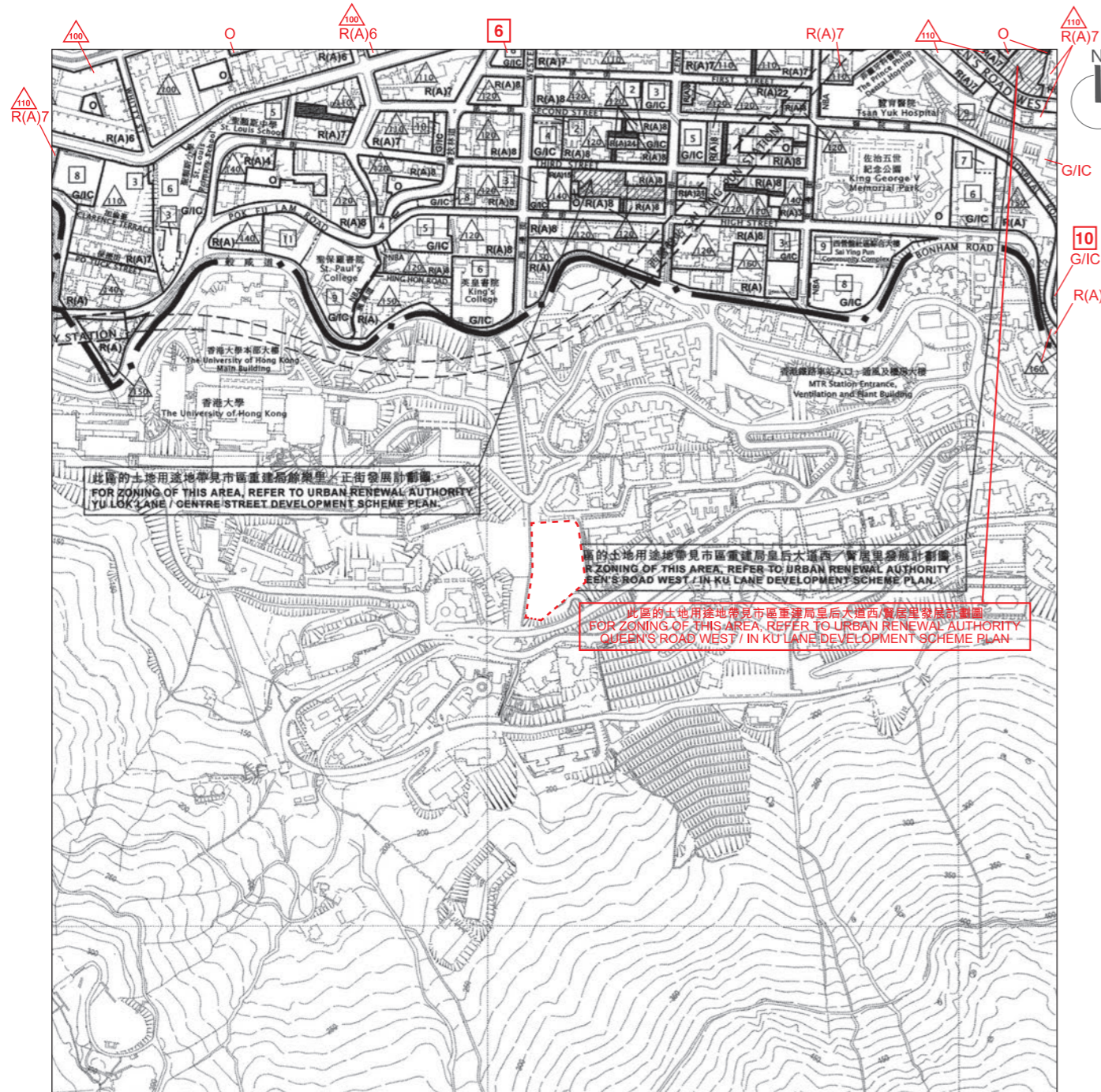
1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office of the Development during opening hours.
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4. The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. ©The Government of Hong Kong SAR.

備註:

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

9. OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關於發展項目的分區計劃大綱圖



NOTATION 圖例

ZONES 地帶



RESIDENTIAL (GROUP A)
住宅(甲類)



RESIDENTIAL (GROUP C)
住宅(丙類)



GOVERNMENT, INSTITUTION
OR COMMUNITY
政府·機構或社區

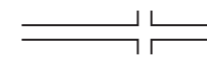


OPEN SPACE
休憩用地

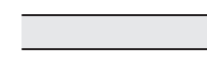
COMMUNICATIONS 交通



RAILWAY AND STATION (UNDERGROUND)
鐵路及車站(地下)



MAJOR ROAD AND JUNCTION
主要道路及路口



ELEVATED ROAD
高架道路



PEDESTRIAN PRECINCT / STREET
行人專用區或街道

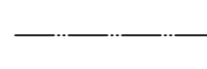
MISCELLANEOUS 其他



BOUNDARY OF PLANNING SCHEME
規劃範圍界線



LAND DEVELOPMENT CORPORATION/URBAN RENEWAL
AUTHORITY DEVELOPMENT SCHEME PLAN AREA
土地發展公司/市區重建局發展計劃圖範圍



BUILDING HEIGHT CONTROL ZONE BOUNDARY
建築物高度管制區界線



MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
最高建築物高度(在主水平基準上若干米)



MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
最高建築物高度(樓層數目)



NON-BUILDING AREA
非建築用地

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

摘錄自2020年11月13日刊憲之西營盤及上環分區計劃大綱核准圖編號S/H3/34，有需要處經修正處理，並以紅色標示。

Location of the Development
發展項目的位置

Scale 比例: 0 500m (米)

Notes:

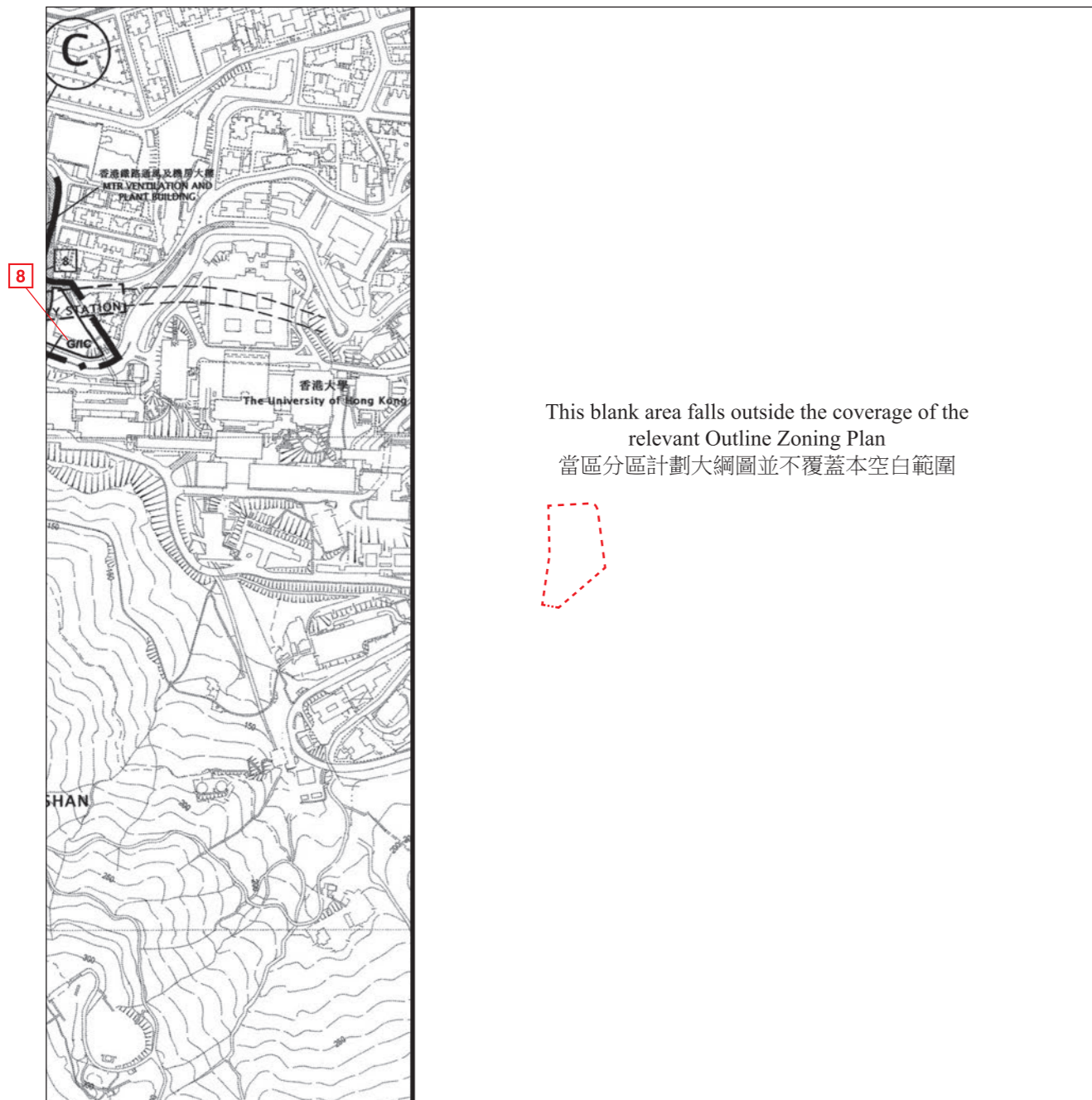
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備註:

- 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於發展項目售樓處開放時間內免費查閱。
- 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 由於發展項目的邊界不規則的技術原因，此地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。
- 此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特區政府，經地政總署准許複印。

9. OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖



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



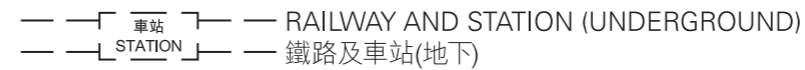
NOTATION 圖例

ZONES 地帶



GOVERNMENT, INSTITUTION
OR COMMUNITY
政府、機構或社區

COMMUNICATIONS 交通



RAILWAY AND STATION (UNDERGROUND)
鐵路及車站(地下)



MAJOR ROAD AND JUNCTION
主要道路及路口



ELEVATED ROAD
高架道路

MISCELLANEOUS 其他



BOUNDARY OF PLANNING SCHEME
規劃範圍界線



MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
最高建築物高度(樓層數目)

Location of the Development
發展項目的位置

Scale 比例: 0 500m (米)

Notes:

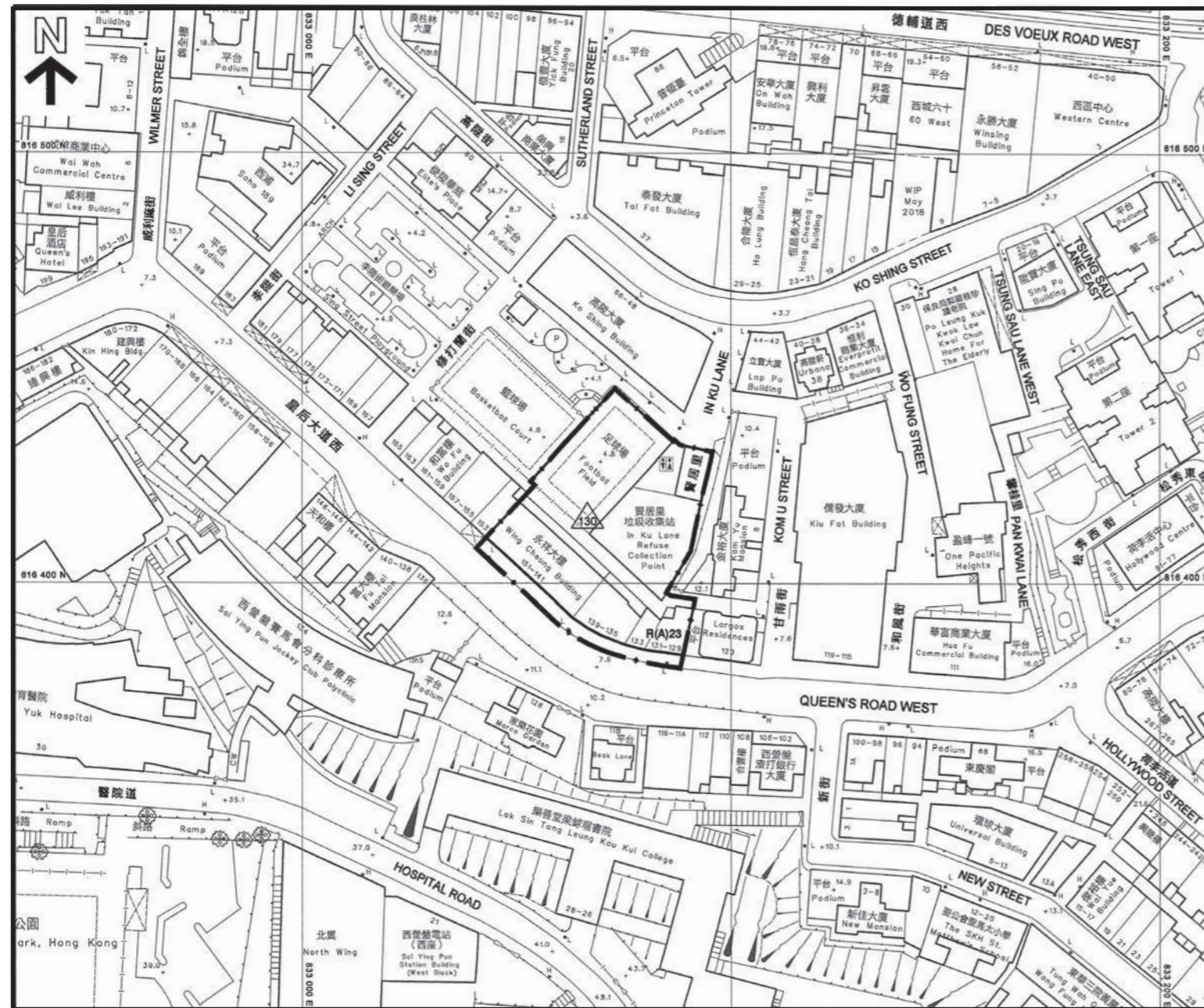
1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office of the Development during opening hours.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding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

備註:

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

9. OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關於發展項目的分區計劃大綱圖



NOTATION 圖例



BOUNDARY OF DEVELOPMENT SCHEME
發展計劃範圍界線



RESIDENTIAL (GROUP A) 23
住宅(甲類)23



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)



Scale 比例: 0 80m (米)

Extracted from the Urban Renewal Authority Queen's Road West / In Ku Lane Development Scheme Plan No. S/H3/URA3/2 gazetted on 19th July 2019.

摘錄自2019年7月19日刊憲之市區重建局皇后大道西/賢居里發展計劃圖，圖則編號S/H3/URA3/2。

Notes:

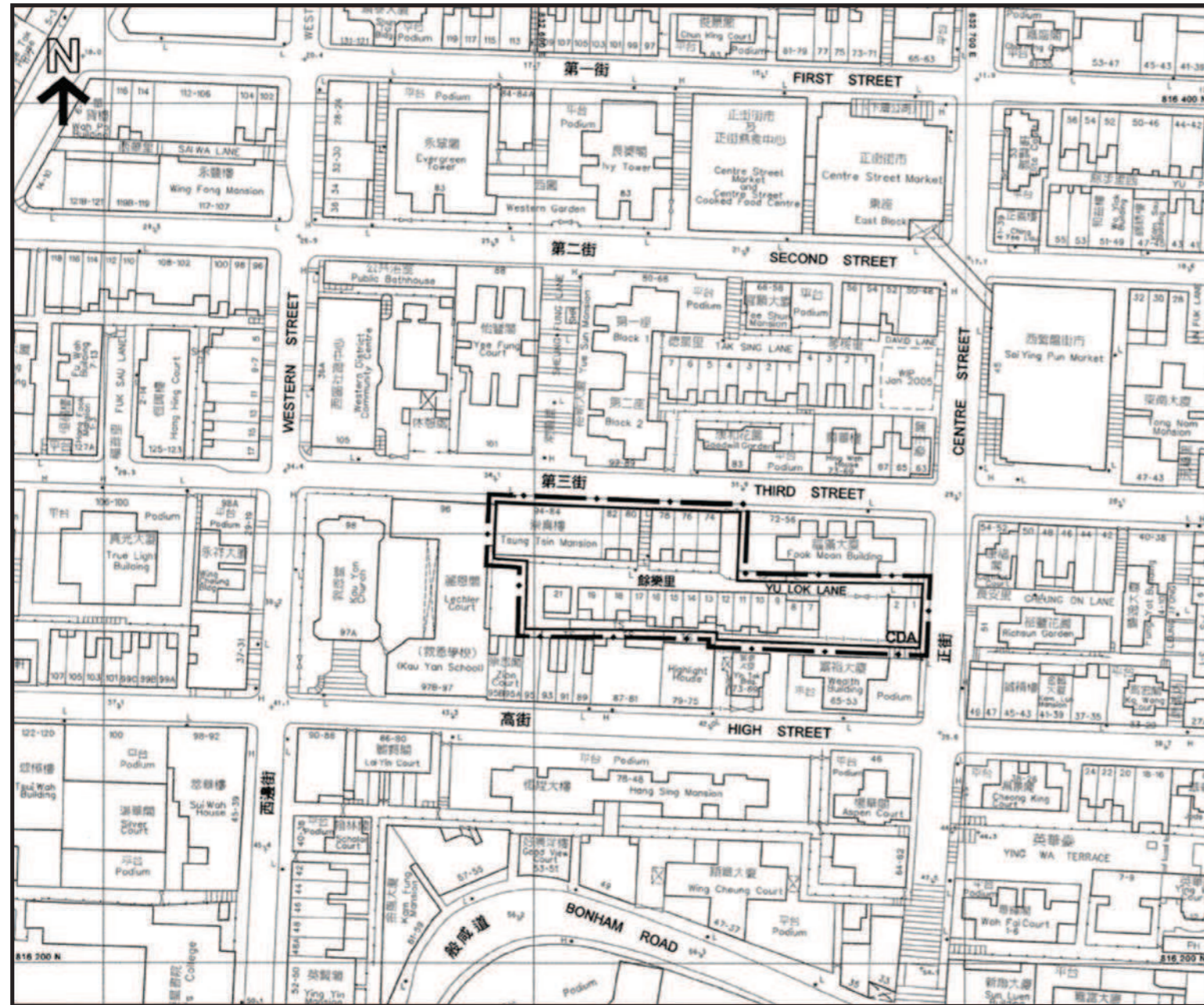
1. The last updated Development Scheme Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office of the Development during opening hours.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding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

備註:



1. 在印刷售樓說明書當日所適用的最近期發展計劃表及其附表，可於發展項目售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此地圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
4. 計劃圖版權屬香港特區政府，經地政總署准許複印。

9. OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關於發展項目的分區計劃大綱圖



NOTATION 圖例

-  BOUNDARY OF DEVELOPMENT SCHEME
發展計劃範圍界線
-  COMPREHENSIVE DEVELOPMENT AREA
綜合發展區



Extracted from the Urban Renewal Authority Yu Lok Lane / Centre Street Development Scheme Plan No. S/H3/URA2/2 gazetted on 20th April 2007.

摘錄自2007年4月20日刊憲之市區重建局餘樂里/正街發展計劃圖，圖則編號S/H3/URA2/2。

Notes:

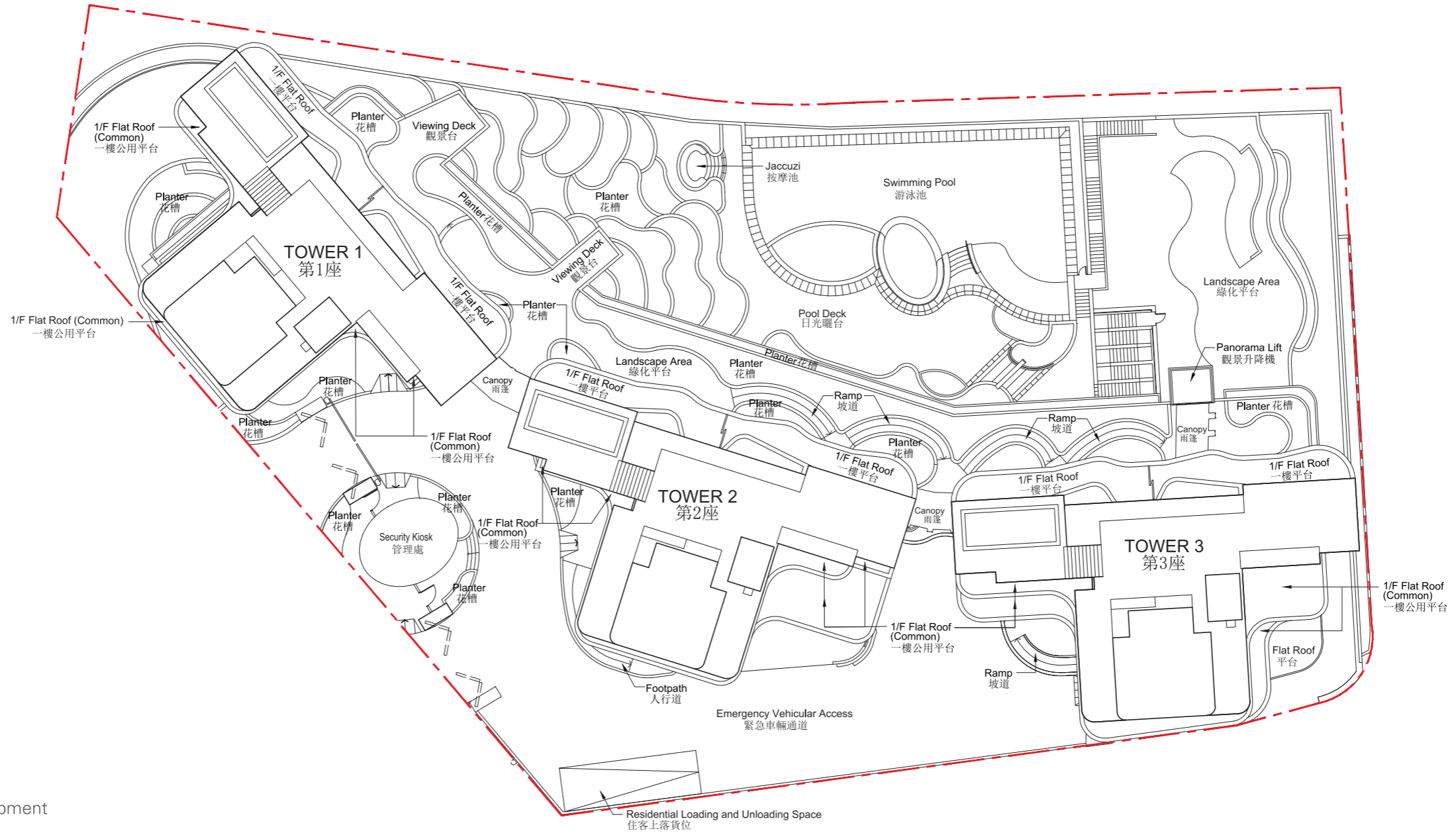
1. The last updated Development Scheme Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office of the Development during opening hours.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding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

備註:

1. 在印刷售樓說明書當日所適用的最近期發展計劃表及其附表，可於發展項目售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此地圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
4. 計劃圖版權屬香港特區政府，經地政總署准許複印。

10. LAYOUT PLAN OF THE DEVELOPMENT

發展項目的布局圖



LEGEND 圖例

Boundary Line of the Development
發展項目的界線

SCALE 比例



11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Legend of the terms and abbreviations used on the Floor Plans:

AHU ROOM = AIR HANDLING UNIT ROOM
 BAL. = BALCONY
 BALCONY ABOVE
 BATH. 1 = BATHROOM 1
 BATH. 2 = BATHROOM 2
 BATH. 3 = BATHROOM 3
 BATH. 4 = BATHROOM 4
 B.R. 1 = BEDROOM 1
 B.R. 2 = BEDROOM 2
 B.R. 3 = BEDROOM 3
 B.R. 4 = BEDROOM 4
 CABINET
 COMMON AREA
 DIN. = DINING ROOM
 DOG HOUSE
 DN = DOWN
 ELE. CABINET = ELECTRICAL CABINET
 FIREMAN'S LIFT LOBBY
 FLAT ROOF
 FLAT ROOF (COMMON)
 H.R. = HOSE REEL
 FILTRATION PLANT ROOM
 FILTRATION PLANT ROOM BELOW

樓面平面圖上所使用的名詞及簡稱的圖例：

風櫃房
 露台
 上層露台之外線
 浴室 1
 浴室 2
 浴室 3
 浴室 4
 睡房 1
 睡房 2
 睡房 3
 睡房 4
 櫃
 公用空間
 飯廳
 喉管罩室
 落
 電錶櫃
 消防升降機大堂
 平台
 平台(公用)
 消防喉轆
 過濾系統機房
 過濾系統機房置下

Notes applicable to the floor plans of this section:

- 1) There are architectural features and exposed pipes on the external walls of all floors. For details, please refer to the latest approved building plans.
- 2) Common pipes exposed and/or enclosed in cladding are located at/or adjacent to the balcony and/or roof and/or flat roof and/or external wall of all residential units. For details, please refer to the latest approved building plans and/or approved drainage plans.
- 3) There are sunken slabs (for mechanical & electrical services of units above) and/ or ceiling bulkheads for the air-conditioning fittings and/or mechanical & electrical services at residential units.
- 4) Balconies are non-enclosed areas.
- 5) The ceiling height of some units may vary due to structural, architectural and/or decoration design variations.
- 6) The indications of fittings such as sinks, hobs, toilet bowls, wash basins, bathtubs etc. shown on the floor plans are indications of their approximate locations only and not indications of their actual size, designs and shapes.
- 7) There are exposed pipes mounted at part of flat roof and roof of each Tower. Only part of the exposed pipes are covered by aluminium cladding.
- 8) Air Handling Unit (AHU) room inside the residential unit will be placed with outdoor air-conditioner unit(s) belonging to its unit. The placement of these air-conditioner unit(s) may have heat and/or sounds.
- 9) During the necessary maintenance of the external walls of towers arranged by Manager of the Development, suspended working platform will be operating in the airspace outside windows of the residential properties and above flat roof/roof of such towers.

Legend of the terms and abbreviations used on the Floor Plans:

GLASS FLAT ROOF
 KIT. = KITCHEN
 LANDSCAPE DECK (ROOF)
 LAV. = LAVATORY
 LIFT
 LIFT MACHINE ROOM
 LIFT OVERRUN
 LIV. = LIVING ROOM
 P.D. = PIPE DUCT
 PIPE SCREENING FEATURE
 PLANTER
 POWDER ROOM
 PRIVATE LIFT LOBBY
 REFUSE ROOM
 STORE ROOM
 SWIMMING POOL
 TOWNGAS CONTROL CABINET
 UP
 UTILITY = UTILITY ROOM
 UTILITY 1 = UTILITY ROOM 1
 UTILITY 2 = UTILITY ROOM 2
 WATER METER CABINET
 WIND GUARD ABOVE

樓面平面圖上所使用的名詞及簡稱的圖例：

玻璃屋頂
 廚房
 園景平台(天台)
 廁所
 升降機
 升降機房
 升降機緩衝
 客廳
 管道槽
 管道屏障
 花槽
 化妝室
 私人升降機大堂
 垃圾房
 儲物室
 游泳池
 煤氣喉櫃
 上
 工作間
 工作間 1
 工作間 2
 水錶櫃
 擋風板上

適用於本章節所有平面圖的備註：

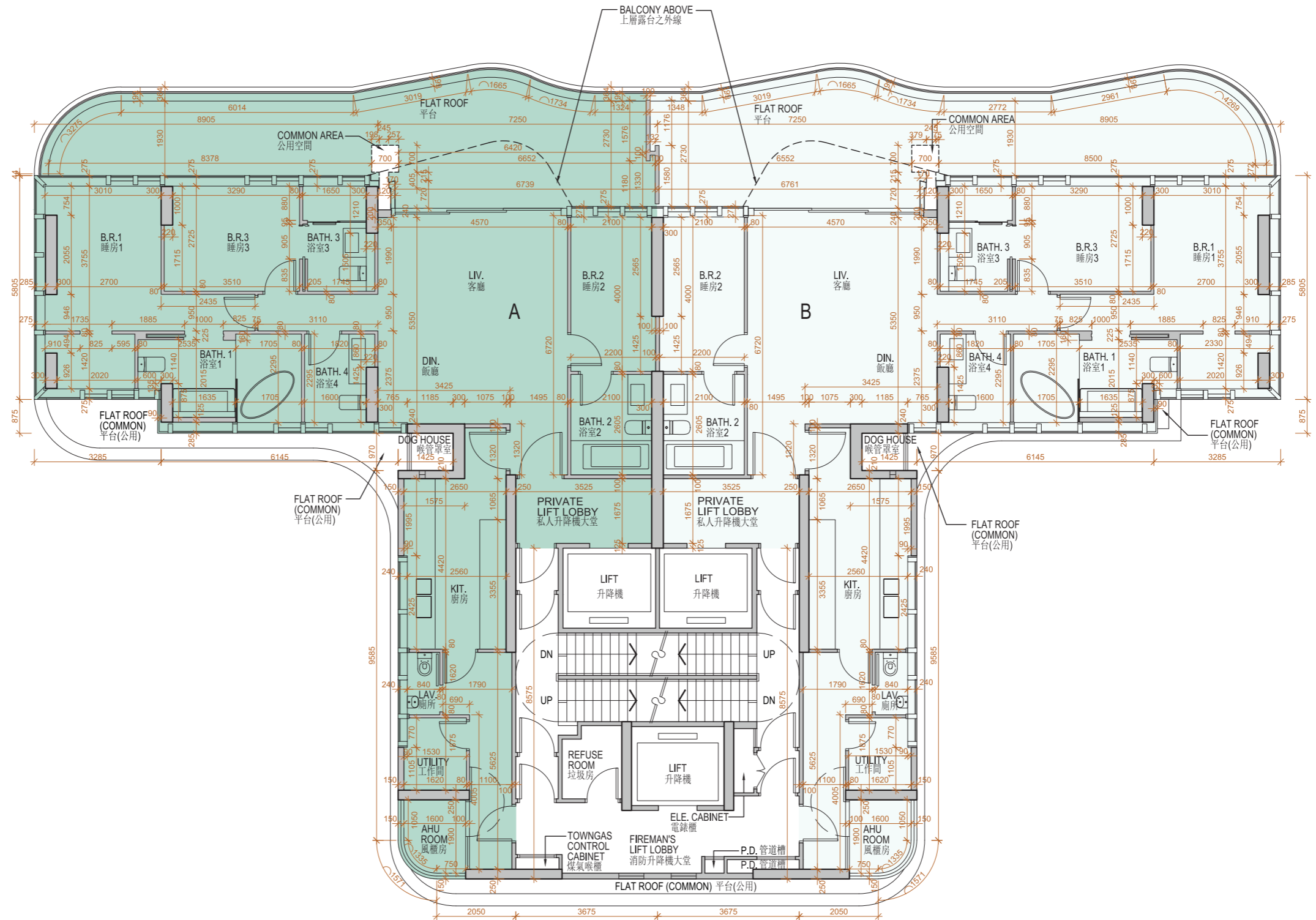
- 1) 所有樓層外牆設有建築裝飾及外露喉管。詳細資料請參考最新批准的建築圖則。
- 2) 所有住宅單位的露台及/或天台及/或平台及/或外牆或其鄰近地方設有外露及/或內藏於飾板的公用喉管。詳細資料請參考最新批准的建築圖則及/或排水設施圖。
- 3) 住宅單位天花有跌級樓板（用以安裝樓上單位之機電設備）及/或假陣內裝置空調裝備及/或其他機電設備。
- 4) 露台為不可封閉的地方。
- 5) 部份單位之天花高度將會因應結構、建築設計及/或裝修設計上的需要有差異。
- 6) 樓面平面圖所示之裝置如洗滌盤、煮食爐、坐廁、面盆、浴缸等只供展示其大約位置而非展示其實際大小、設計及形狀。
- 7) 每座大樓的部份平台及天台上裝設有外露喉管，只有部份外露喉管被鋁質飾板所覆蓋。
- 8) 住宅單位內的風櫃房將會放置其單位的一部或多部冷氣戶外機。該等冷氣機的位置可能發出熱力及/或聲音。
- 9) 在發展項目管理人安排於大廈外牆之必要維修進行期間，吊船將在該等大廈的住宅物業之窗戶外及平台/天台上之空間運作。

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 1
第1座

1/F FLOOR PLAN
1樓平面圖



Scale 比例: 0 5 10m (米)

Remarks: The dimensions of floor plans are all in millimeters.
備註：樓面平面圖所列之尺寸為以毫米標示。

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 1 第1座

1/F FLOOR PLAN
1樓平面圖

	FLOOR 樓層	UNIT 單位	
		A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	1/F 1樓	150, 175	150, 175
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	1/F 1樓	3470	3470

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

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

Notes:

- Please refer to page 21 of this Sales Brochure for the terms and abbreviations used in the floor plans of residential properties in the Development.
- The dimensions of floor plans are all structural dimensions in millimeters.

備註：

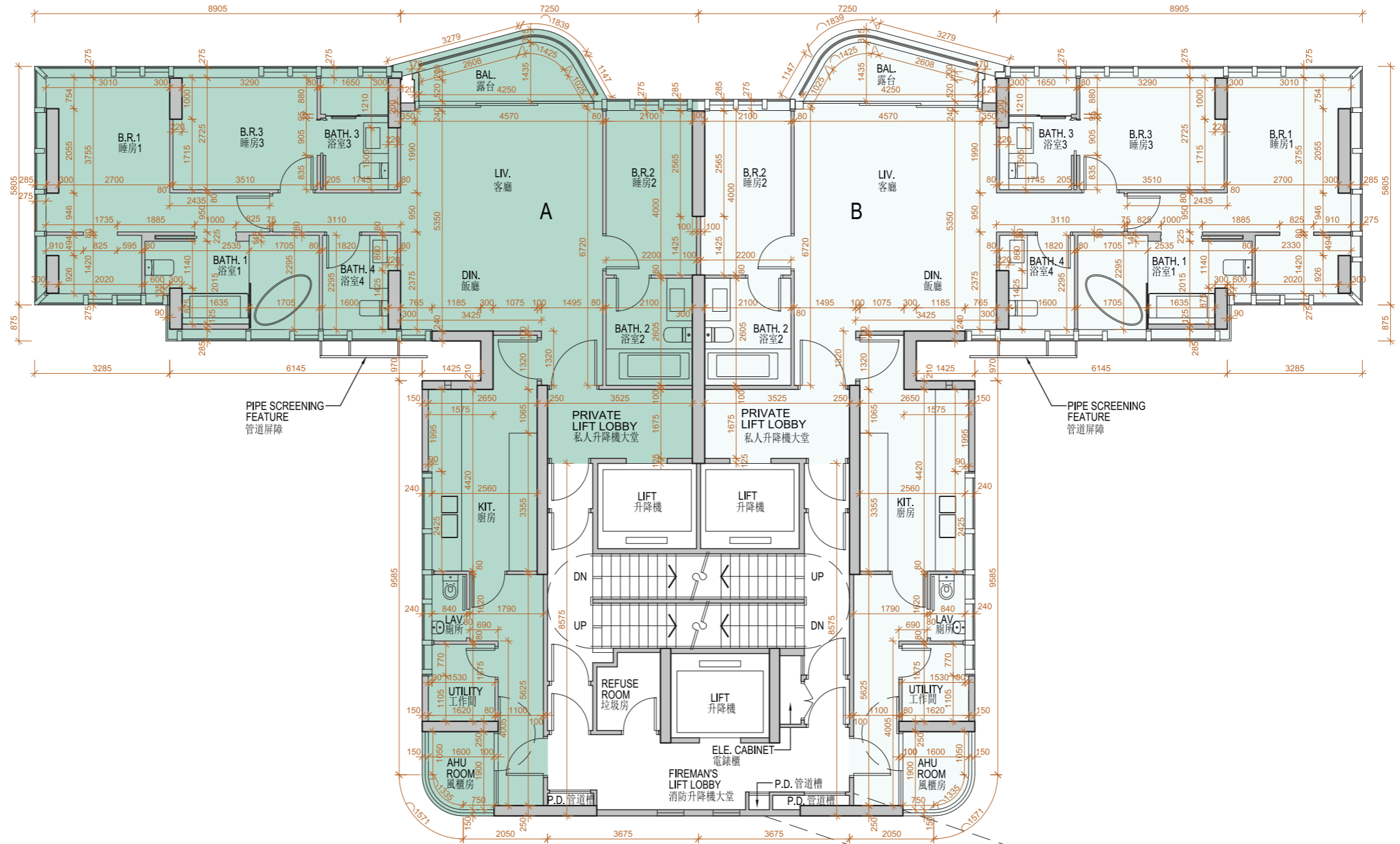
- 請參閱本售樓說明書第21頁為發展項目的住宅物業的樓面平面圖而設的名詞及簡稱。
- 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

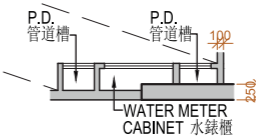
TOWER 1
第1座

2/F - 3/F FLOOR PLAN
2樓至3樓平面圖



Scale 比例: 0 5 10m (米)

Remarks: The dimensions of floor plans are all in millimeters.
備註：樓面平面圖所列之尺寸為以毫米標示。



PART PLAN OF 2/F
2樓局部平面圖

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 1 第1座

2/F - 3/F FLOOR PLAN
2樓至3樓平面圖

	FLOOR 樓層	UNIT 單位	
		A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	2/F - 3/F 2樓至3樓	150, 175	150, 175
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	2/F 2樓	3470	3470
	3/F 3樓	3470, 4020	3470, 4020

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

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

Notes:

- Please refer to page 21 of this Sales Brochure for the terms and abbreviations used in the floor plans of residential properties in the Development.
- The dimensions of floor plans are all structural dimensions in millimeters.

備註：

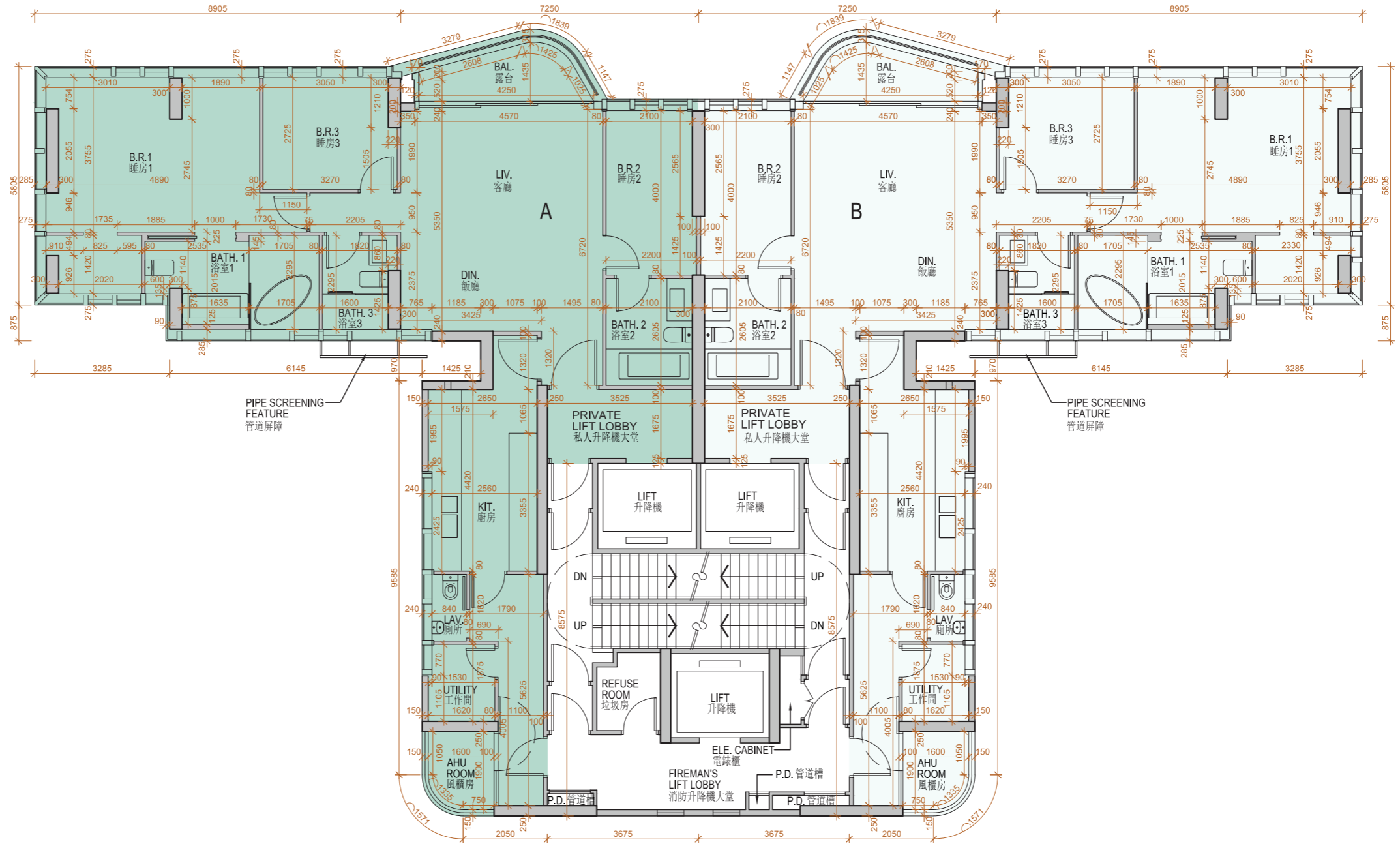
- 請參閱本售樓說明書第21頁為發展項目的住宅物業的樓面平面圖而設的名詞及簡稱。
- 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 1
第1座

5/F FLOOR PLAN
5樓平面圖



Scale 比例: 0 5 10m (米)

Remarks: The dimensions of floor plans are all in millimeters.
備註：樓面平面圖所列之尺寸為以毫米標示。

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 1 第1座

5/F FLOOR PLAN
5樓平面圖

	FLOOR 樓層	UNIT 單位	
		A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	5/F 5樓	150, 175	150, 175
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	5/F 5樓	3470, 4020	3470, 4020

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

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

Notes:

- Please refer to page 21 of this Sales Brochure for the terms and abbreviations used in the floor plans of residential properties in the Development.
- The dimensions of floor plans are all structural dimensions in millimeters.

備註：

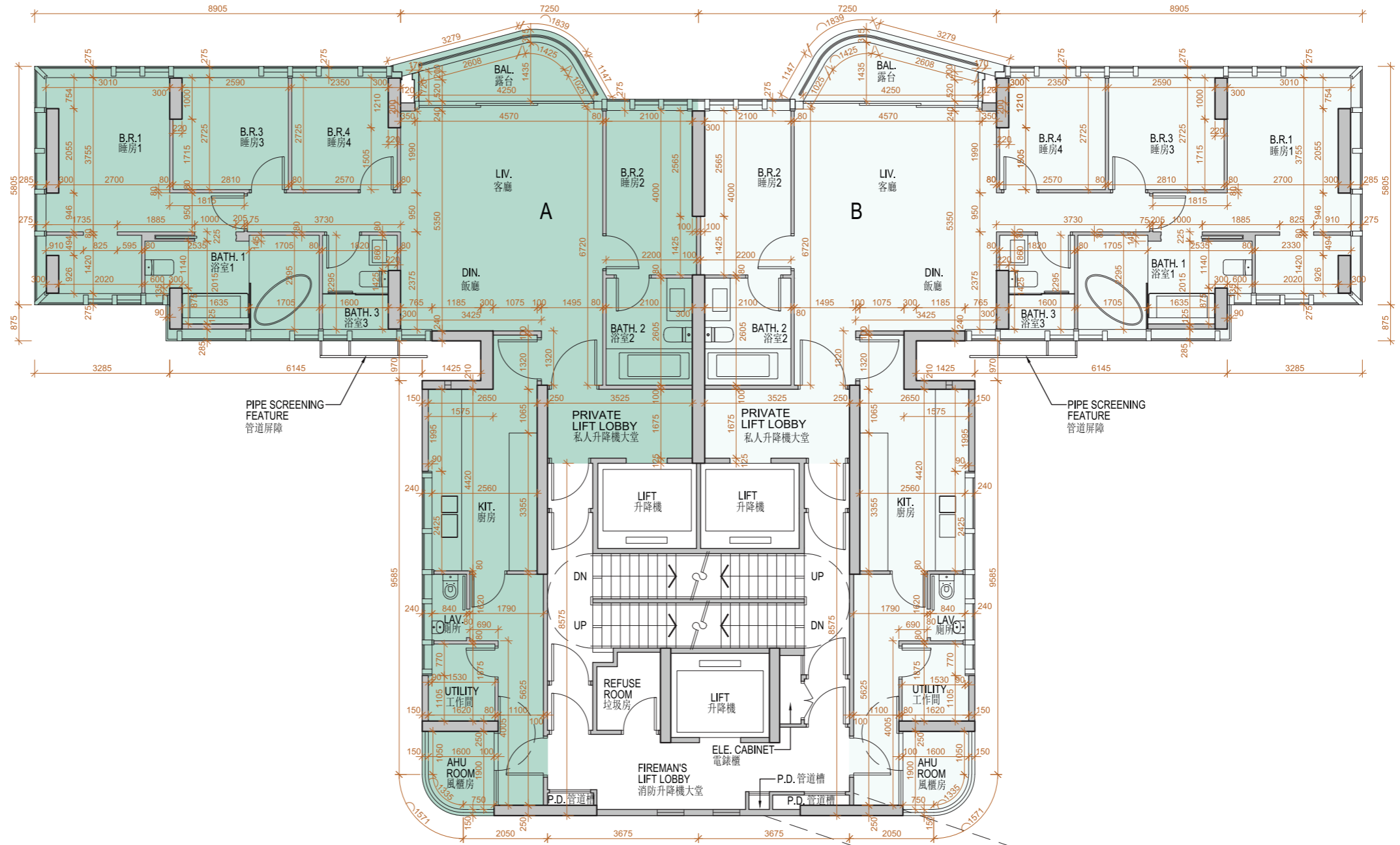
- 請參閱本售樓說明書第21頁為發展項目的住宅物業的樓面平面圖而設的名詞及簡稱。
- 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

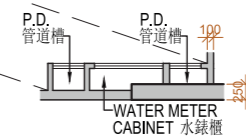
TOWER 1
第1座

6/F - 9/F FLOOR PLAN
6樓至9樓平面圖



Scale 比例: 10m (米)

Remarks: The dimensions of floor plans are all in millimeters.
備註：樓面平面圖所列之尺寸為以毫米標示。



PART PLAN OF 6/F & 9/F
6樓及9樓局部平面圖

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 1 第1座

6/F - 9/F FLOOR PLAN
6樓至9樓平面圖

	FLOOR 樓層	UNIT 單位	
		A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	6/F - 9/F 6樓至9樓	150, 175	150, 175
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	6/F - 9/F 6樓至9樓	3470	3470

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

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

Notes:

- Please refer to page 21 of this Sales Brochure for the terms and abbreviations used in the floor plans of residential properties in the Development.
- The dimensions of floor plans are all structural dimensions in millimeters.

備註：

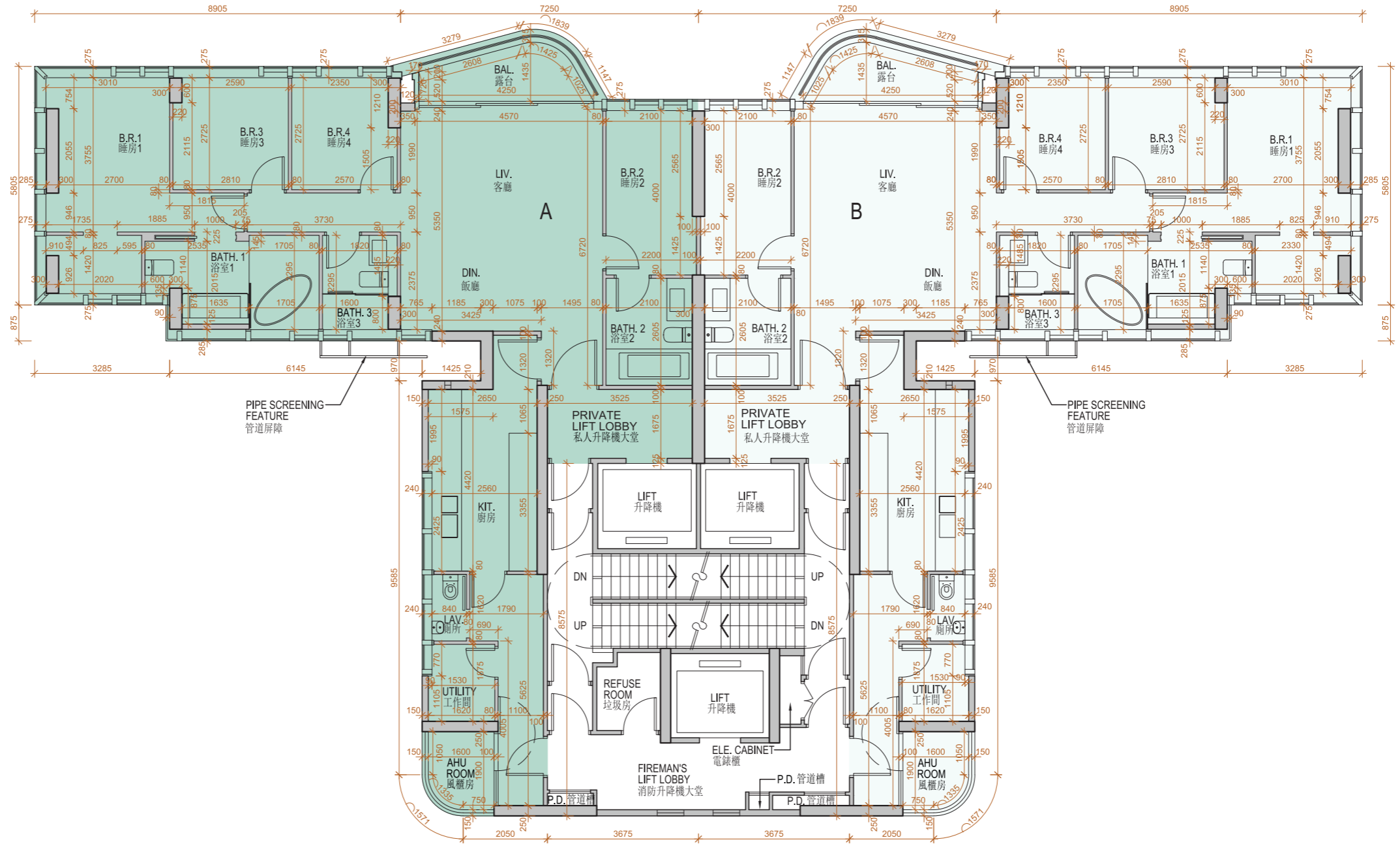
- 請參閱本售樓說明書第21頁為發展項目的住宅物業的樓面平面圖而設的名詞及簡稱。
- 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 1
第1座

10/F FLOOR PLAN
10樓平面圖



Scale 比例: 0 5 10m (米)

Remarks: The dimensions of floor plans are all in millimeters.
備註：樓面平面圖所列之尺寸為以毫米標示。

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 1 第1座

10/F FLOOR PLAN
10樓平面圖

	FLOOR 樓層	UNIT 單位	
		A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	10/F 10樓	150, 175	150, 175
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	10/F 10樓	3470	3470

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

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

Notes:

- Please refer to page 21 of this Sales Brochure for the terms and abbreviations used in the floor plans of residential properties in the Development.
- The dimensions of floor plans are all structural dimensions in millimeters.

備註：

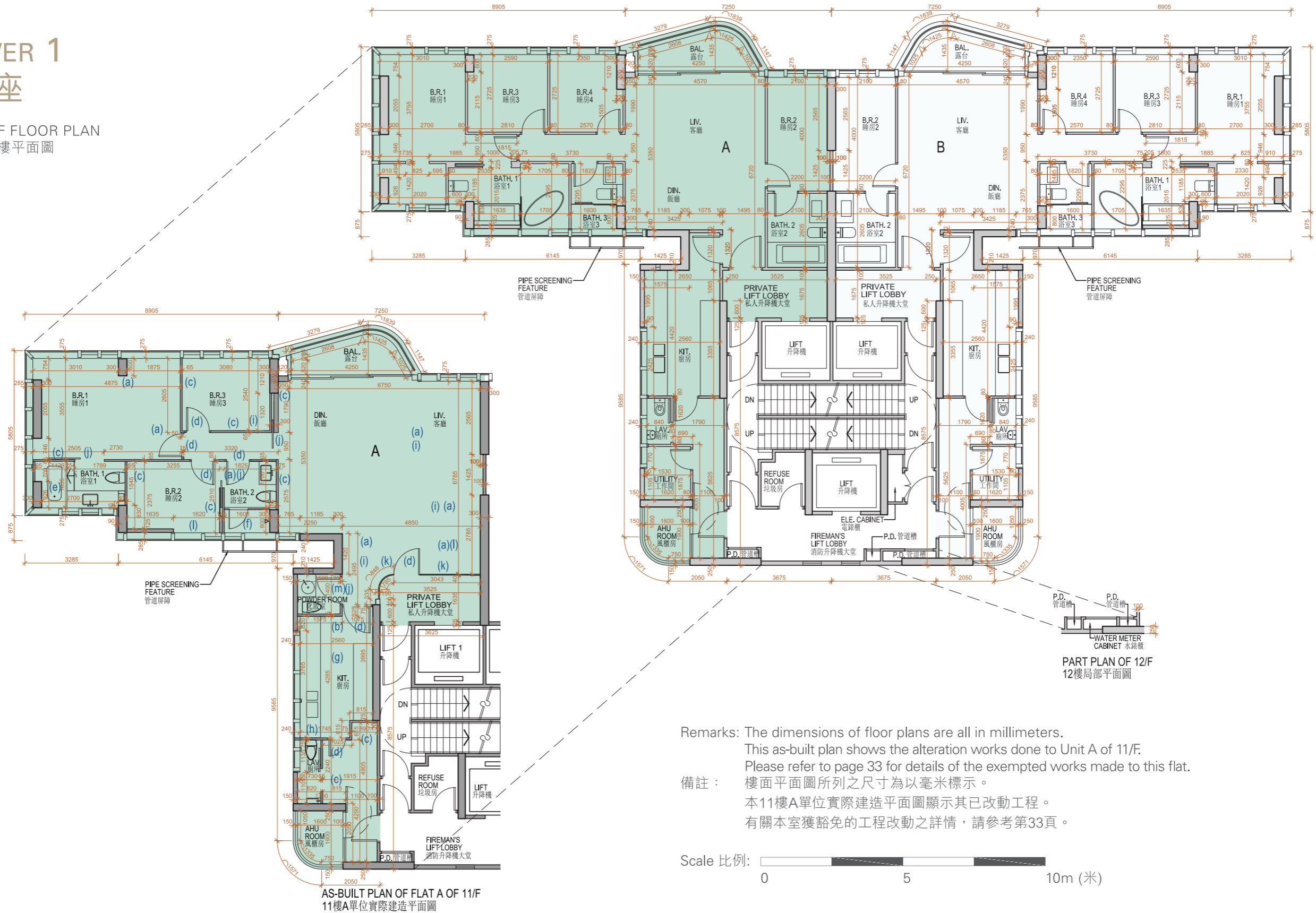
- 請參閱本售樓說明書第21頁為發展項目的住宅物業的樓面平面圖而設的名詞及簡稱。
- 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 1
第1座

11/F - 12/F FLOOR PLAN
11樓至12樓平面圖



Remarks: The dimensions of floor plans are all in millimeters.
This as-built plan shows the alteration works done to Unit A of 11/F.
Please refer to page 33 for details of the exempted works made to this flat.

備註：樓面平面圖所列之尺寸為以毫米標示。
本11樓A單位實際建造平面圖顯示其已改動工程。
有關本室獲豁免的工程改動之詳情，請參考第33頁。

Scale 比例: 0 5 10m (米)

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 1 第1座

11/F - 12/F FLOOR PLAN
11樓至12樓平面圖

	FLOOR 樓層	UNIT 單位	
		A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	11/F - 12/F 11樓至12樓	150, 175	150, 175
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	11/F - 12/F 11樓至12樓	3470	3470

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

Notes:

- Please refer to page 21 of this Sales Brochure for the terms and abbreviations used in the floor plans of residential properties in the Development.
- The dimensions of floor plans are all structural dimensions in millimeters.

Alteration to Unit A on 11/F of Tower 1 has been made by way of minor works or exempted works under the Buildings Ordinance (Cap.123) after completion of the Development. The approximate locations of the alterations are indicated in the floor plan and the alterations are set out below (with the numbering below corresponding to the remarks in the floor plan):

- Original internal walls removed.
- New internal wall added.
- Original internal walls removed, replaced with walls of different dimension and fitted with different fittings.
- Original door relocated or removed, replaced by a door at a different location or design.
- Original walk-in-closet or wardrobe removed, replaced by bathroom fittings of different dimension, location or design.
- Original glass sliding door of shower cubicle removed and replaced by glass swing door.
- Original kitchen setting replaced by kitchen setting with different dimension.
- Original lavatory relocated and replaced by lavatory setting with different dimension and fitted with different fittings.
- Original door removed.
- New swing door or sliding door added.
- Original internal walls removed, replaced with glass panel of different dimension and fitted with different fittings.
- Original bathroom fittings removed.
- New powder room fittings added.

Please refer to the as-built plan on page 32.

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

備註：

- 請參閱本售樓說明書第21頁為發展項目的住宅物業的樓面平面圖而設的名詞及簡稱。
- 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

1座11樓A單位在發展項目落成後因進行小型工程或獲《建築物條例》(第123章)豁免的工程而有所改動。該等改動之大概位置於樓面平面圖標示，及該等改動列出如下(下述編號對應樓面平面圖中的附註)：

- 原本的內牆拆除。
- 新建內牆。
- 原本的內牆拆除，並以不同尺寸的牆及不同的裝置取代。
- 原本的門移位或拆除，並以不同位置或設計之門取代。
- 原本的衣帽間或衣櫃拆除，並以不同尺寸、位置或設計之浴室潔具取代。
- 原本的淋浴間玻璃趟門拆除，並以玻璃推拉門取代。
- 原本的廚房設置以不同尺寸之設置取代。
- 原本的廁所移位並以不同尺寸及不同的裝置取代。
- 原本的門拆除。
- 新建推拉門或趟門。
- 原本的內牆拆除，並以不同尺寸的玻璃板及不同的裝置取代。
- 原本的浴室潔具拆除。
- 新建化妝室潔具。

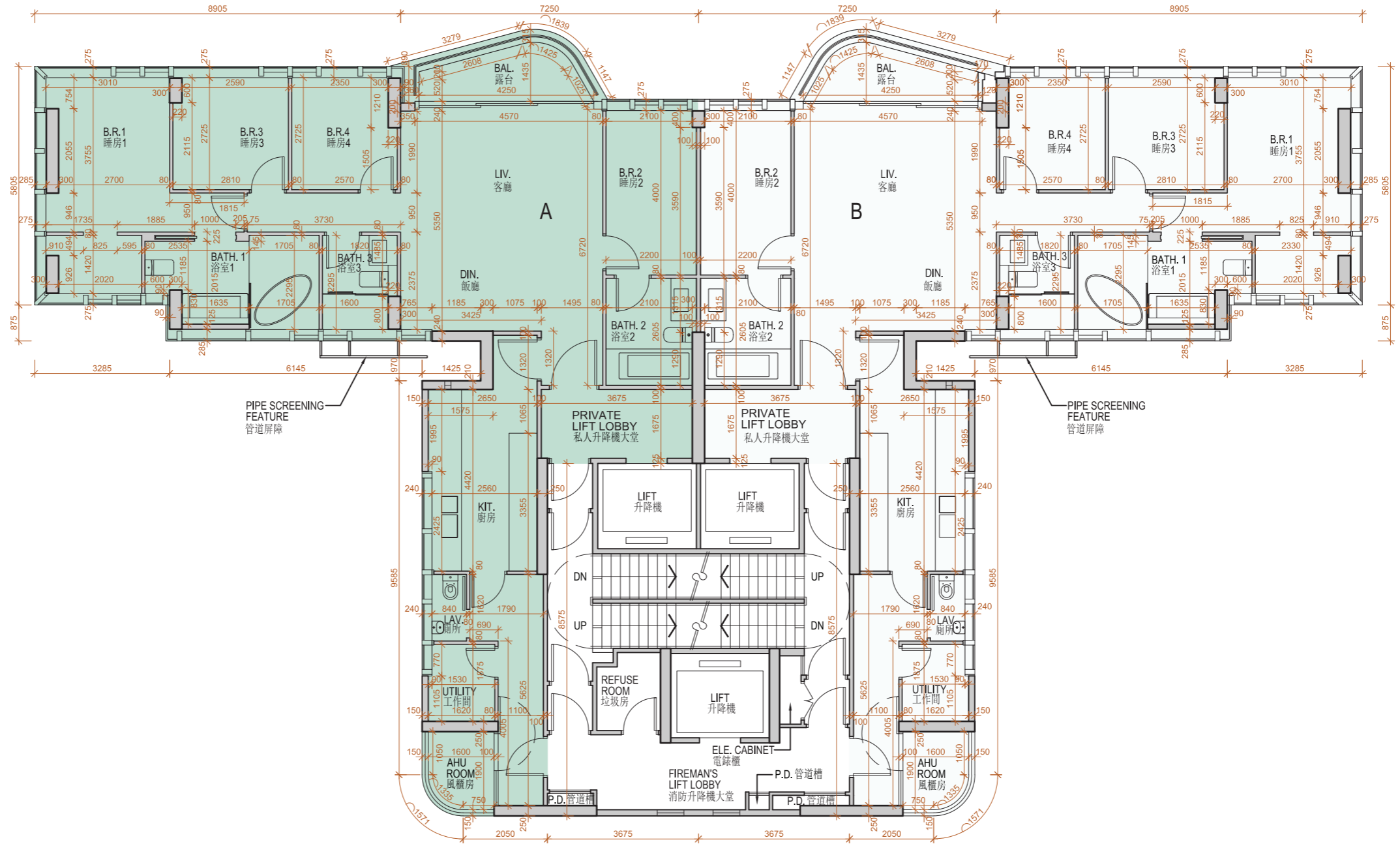
請參考第32頁之實際建造平面圖。

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 1
第1座

15/F FLOOR PLAN
15樓平面圖



Scale 比例: 0 5 10m (米)

Remarks: The dimensions of floor plans are all in millimeters.
備註：樓面平面圖所列之尺寸為以毫米標示。

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 1 第1座

15/F FLOOR PLAN
15樓平面圖

	FLOOR 樓層	UNIT 單位	
		A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	15/F 15樓	150, 175	150, 175
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	15/F 15樓	2940, 3490, 4040	2940, 3490, 4040

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

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

Notes:

- Please refer to page 21 of this Sales Brochure for the terms and abbreviations used in the floor plans of residential properties in the Development.
- The dimensions of floor plans are all structural dimensions in millimeters.

備註：

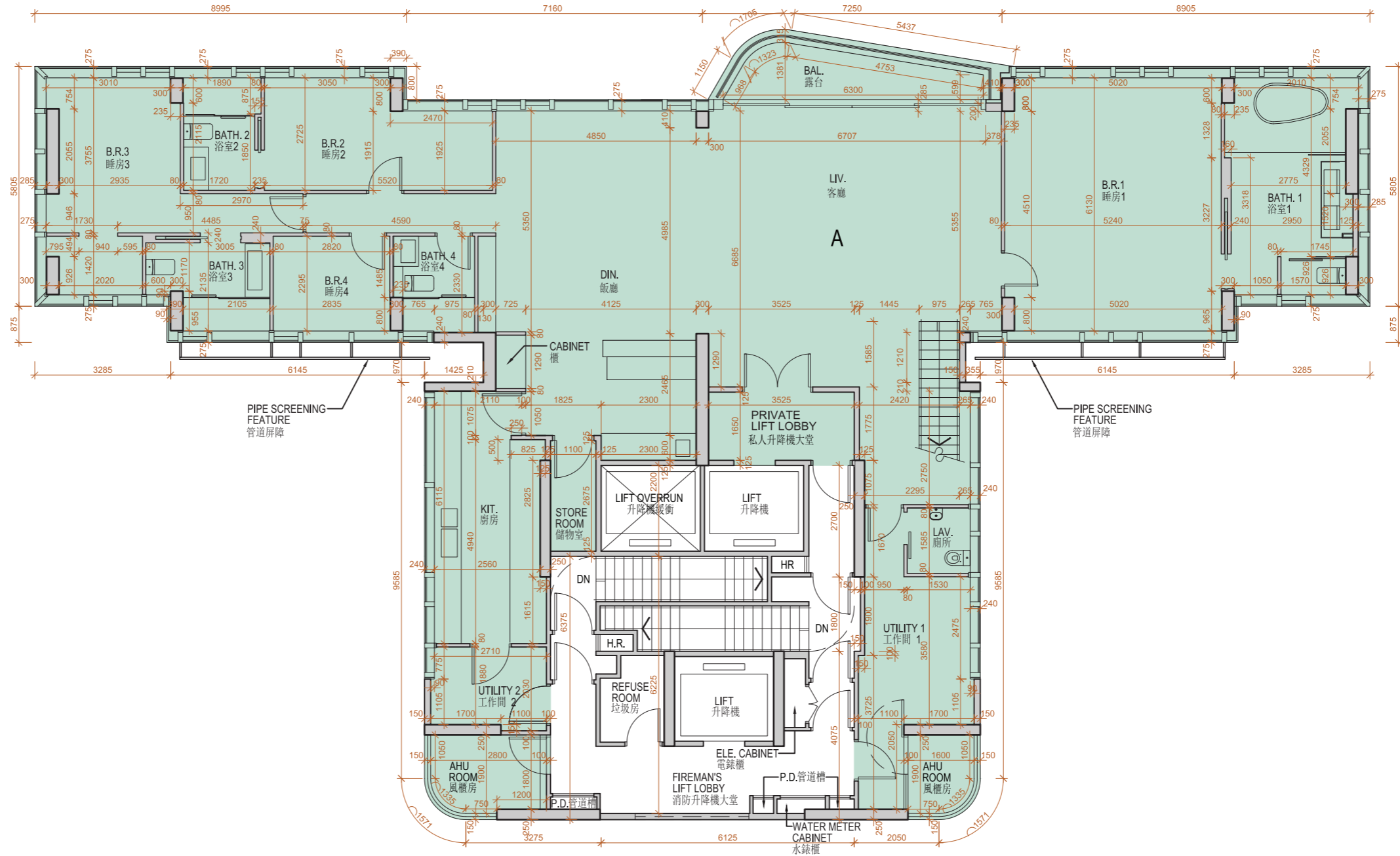
- 請參閱本售樓說明書第21頁為發展項目的住宅物業的樓面平面圖而設的名詞及簡稱。
- 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 1
第1座

16/F FLOOR PLAN
16樓平面圖



Scale 比例: 0 5 10m (米)

Remarks: The dimensions of floor plans are all in millimeters.
備註：樓面平面圖所列之尺寸為以毫米標示。

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 1 第1座

16/F FLOOR PLAN
16樓平面圖

	FLOOR 樓層	UNIT 單位
		A
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	16/F 16樓	150, 200, 225, 250
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	16/F 16樓	3500, 4050, 4450, 5000, 5450, 6000

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

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

Notes:

- Please refer to page 21 of this Sales Brochure for the terms and abbreviations used in the floor plans of residential properties in the Development.
- The dimensions of floor plans are all structural dimensions in millimeters.

備註：

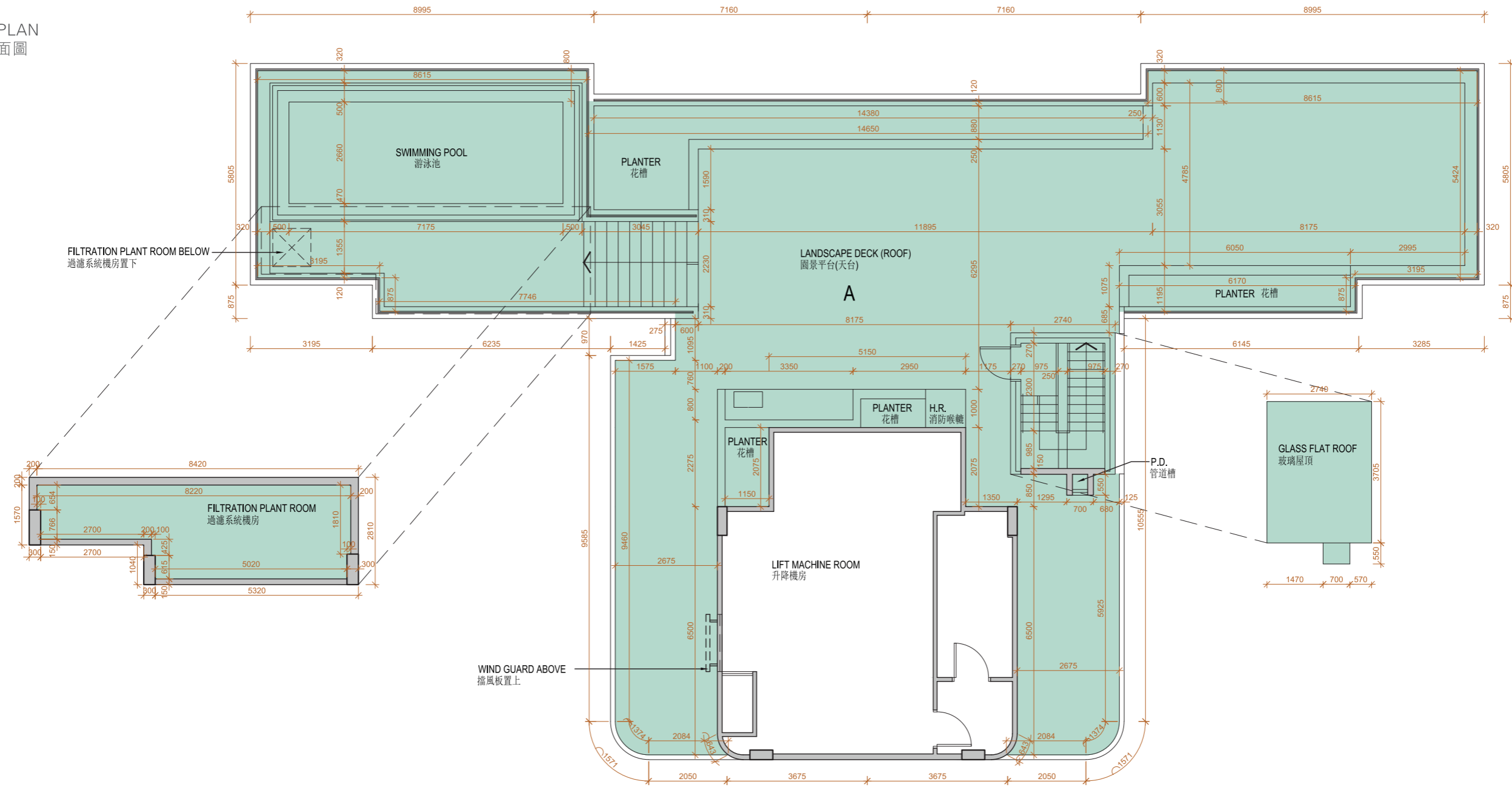
- 請參閱本售樓說明書第21頁為發展項目的住宅物業的樓面平面圖而設的名詞及簡稱。
- 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 1 第1座

ROOF PLAN
天台平面圖



Scale 比例: 0 5 10m (米)

Remarks: The dimensions of floor plans are all in millimeters.
備註：樓面平面圖所列之尺寸為以毫米標示。

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 1 第1座

ROOF PLAN 天台平面圖

	FLOOR 樓層	UNIT 單位
		A
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Roof 天台	Not applicable 不適用
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	Roof 天台	Not applicable 不適用

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

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

Notes:

- Please refer to page 21 of this Sales Brochure for the terms and abbreviations used in the floor plans of residential properties in the Development.
- The dimensions of floor plans are all structural dimensions in millimeters.
- The material of glass flat roof as shown on this Roof Plan is glass and therefore not regarded as "floor slab". In this connection, the Vendor is unable to provide the thickness of the floor slabs and floor-to-floor heights for "roof level".

備註：

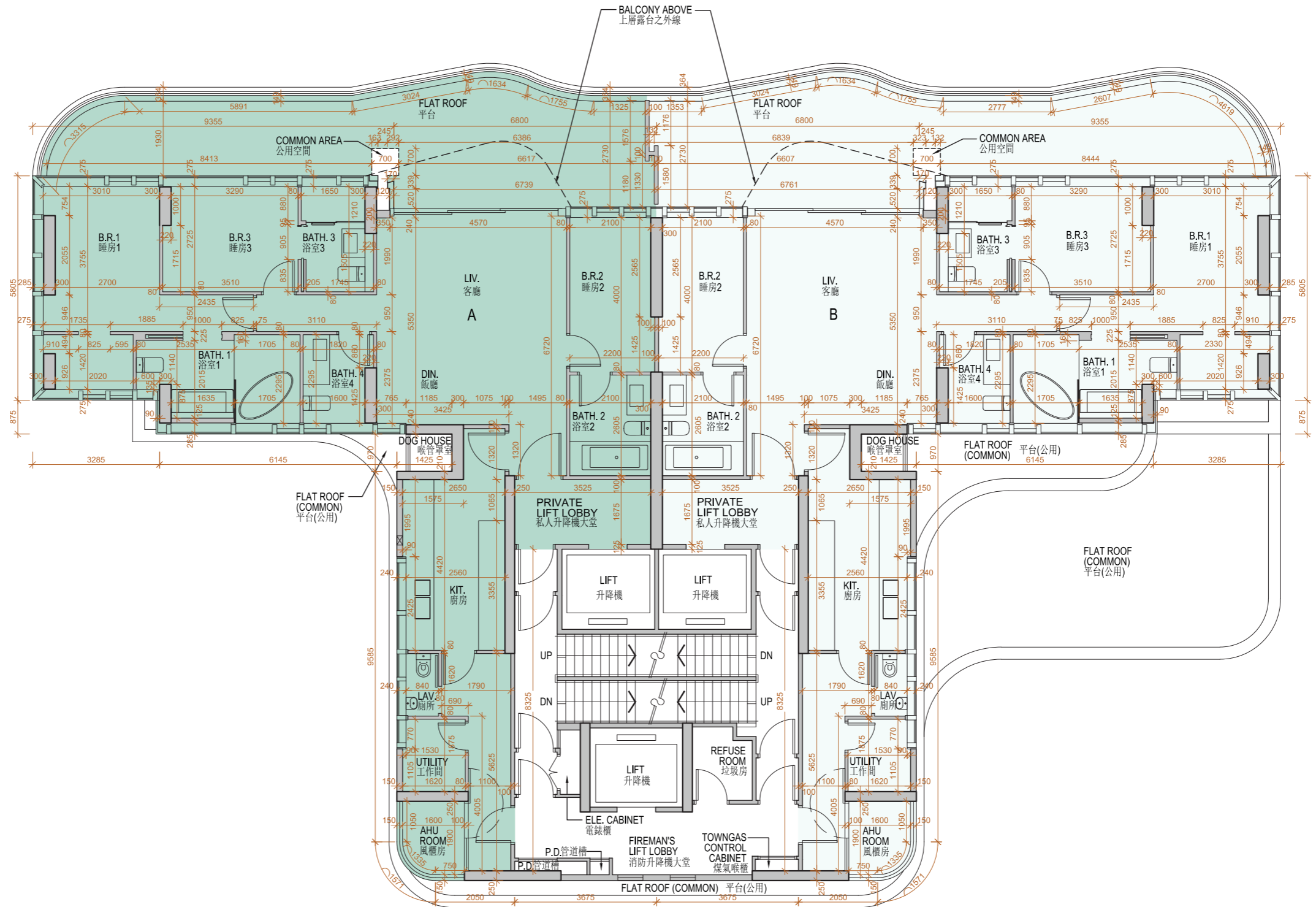
- 請參閱本售樓說明書第21頁為發展項目的住宅物業的樓面平面圖而設的名詞及簡稱。
- 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
- 天台平面圖所顯示的玻璃平台的材質為玻璃，因此而不視為樓板。因此，賣方未能提供天台層樓板的厚度及層與層之間的高度。

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 2
第2座

1/F FLOOR PLAN
1樓平面圖



Scale 比例: 0 5 10m (米)

Remarks: The dimensions of floor plans are all in millimeters.
備註：樓面平面圖所列之尺寸為以毫米標示。

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 2 第2座

1/F FLOOR PLAN
1樓平面圖

	FLOOR 樓層	UNIT 單位	
		A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	1/F 1樓	150, 175	150, 175
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	1/F 1樓	3470	3470

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

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

Notes:

- Please refer to page 21 of this Sales Brochure for the terms and abbreviations used in the floor plans of residential properties in the Development.
- The dimensions of floor plans are all structural dimensions in millimeters.

備註：

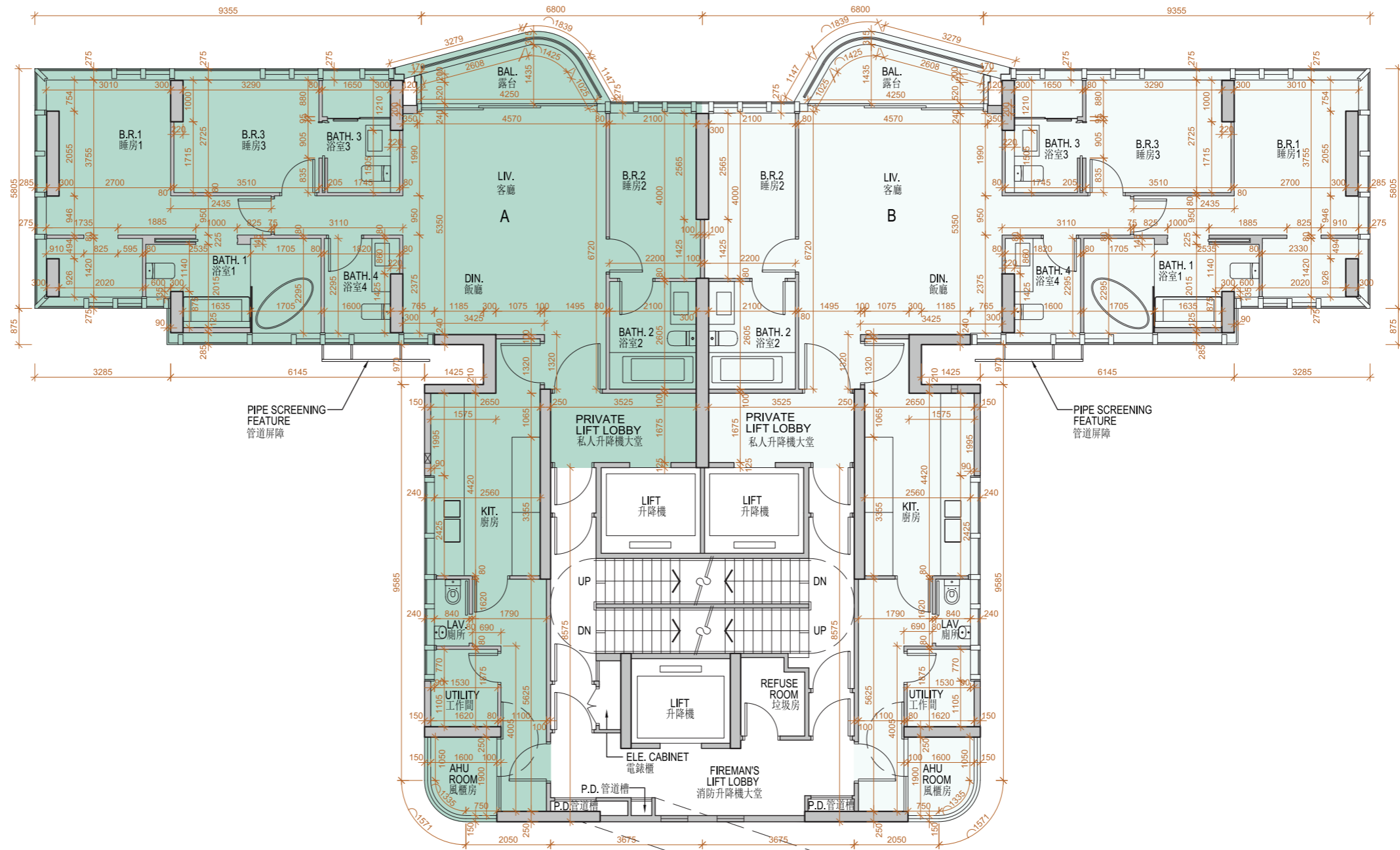
- 請參閱本售樓說明書第21頁為發展項目的住宅物業的樓面平面圖而設的名詞及簡稱。
- 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

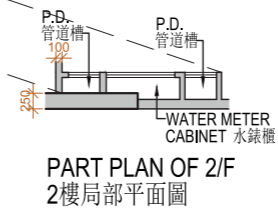
發展項目的住宅物業的樓面平面圖

TOWER 2
第2座

2/F - 3/F FLOOR PLAN
2樓至3樓平面圖



Remarks: The dimensions of floor plans are all in millimeters.
備註：樓面平面圖所列之尺寸為以毫米標示。



11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 2 第2座

2/F - 3/F FLOOR PLAN
2樓至3樓平面圖

	FLOOR 樓層	UNIT 單位	
		A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	2/F - 3/F 2樓至3樓	150, 175	150, 175
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	2/F 2樓	3470	3470
	3/F 3樓	3470, 4020	3470, 4020

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

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

Notes:

- Please refer to page 21 of this Sales Brochure for the terms and abbreviations used in the floor plans of residential properties in the Development.
- The dimensions of floor plans are all structural dimensions in millimeters.

備註：

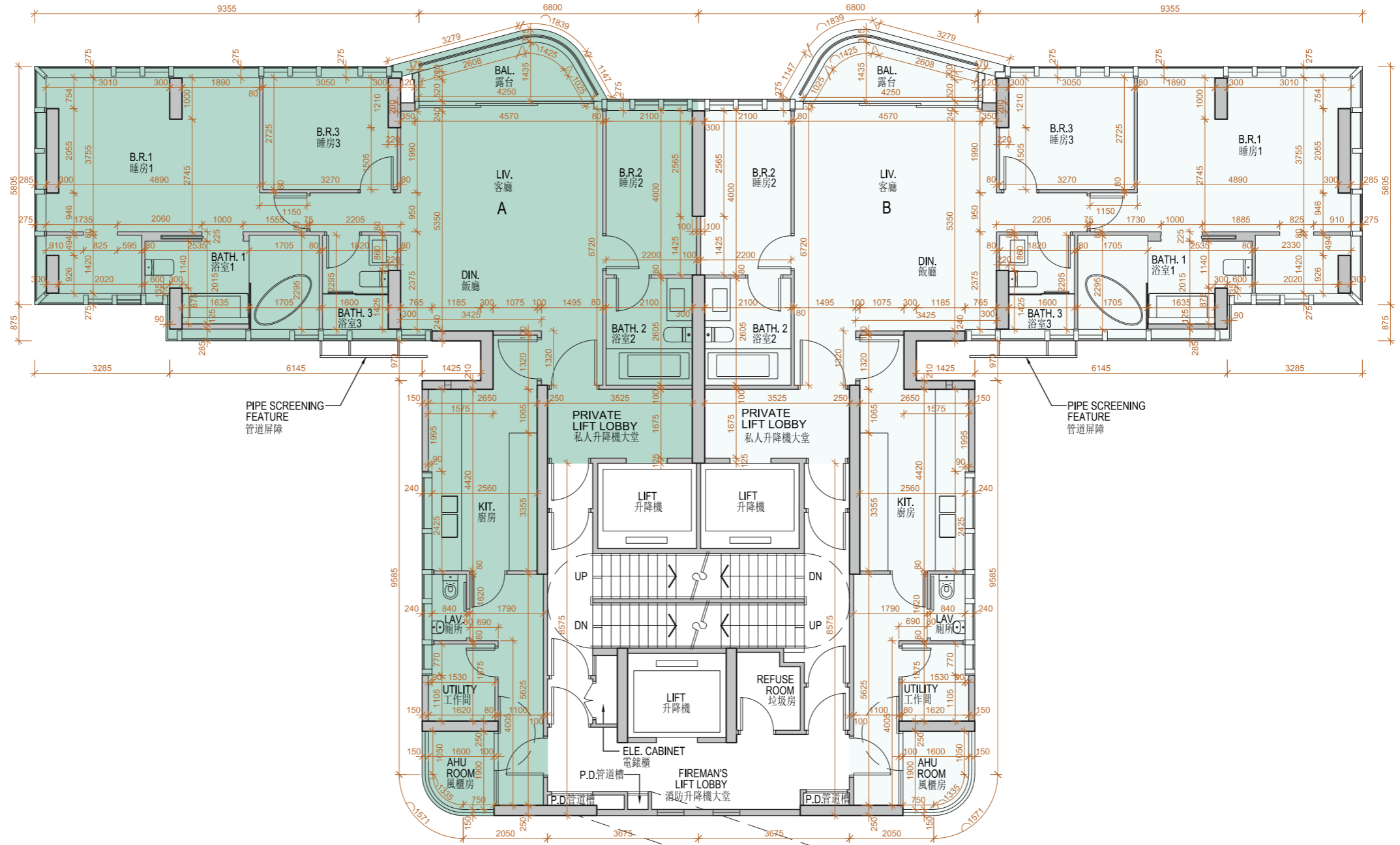
- 請參閱本售樓說明書第21頁為發展項目的住宅物業的樓面平面圖而設的名詞及簡稱。
- 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

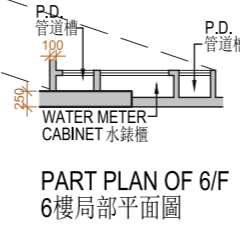
TOWER 2
第2座

5/F - 6/F FLOOR PLAN
5樓至6樓平面圖



Scale 比例: 0 5 10m (米)

Remarks: The dimensions of floor plans are all in millimeters.
備註：樓面平面圖所列之尺寸為以毫米標示。



11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 2 第2座

5/F - 6/F FLOOR PLAN
5樓至6樓平面圖

	FLOOR 樓層	UNIT 單位	
		A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	5/F - 6/F 5樓至6樓	150, 175	150, 175
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	5/F 5樓	3470, 4020	3470, 4020
	6/F 6樓	3470	3470

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

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

Notes:

- Please refer to page 21 of this Sales Brochure for the terms and abbreviations used in the floor plans of residential properties in the Development.
- The dimensions of floor plans are all structural dimensions in millimeters.

備註：

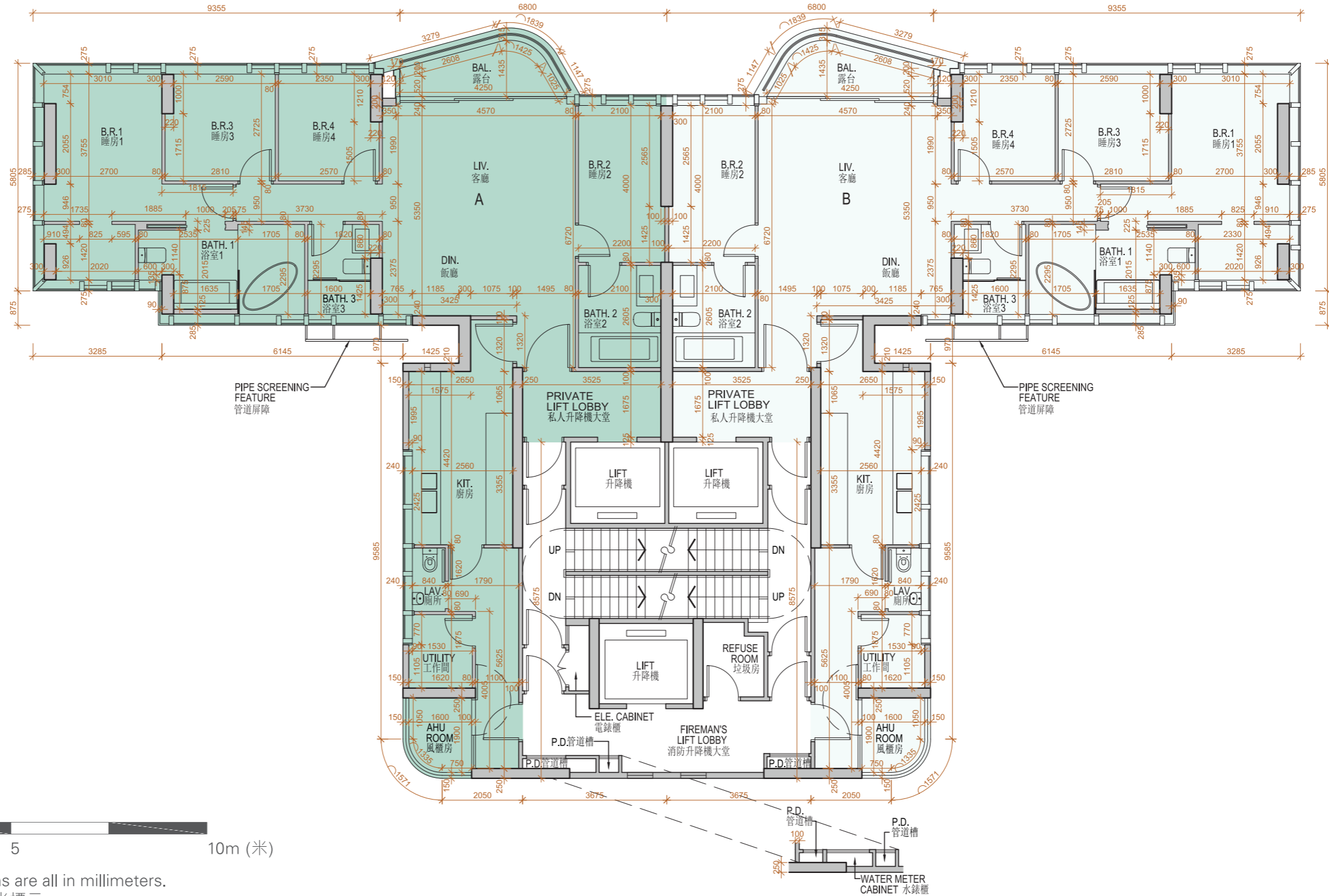
- 請參閱本售樓說明書第21頁為發展項目的住宅物業的樓面平面圖而設的名詞及簡稱。
- 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 2
第2座

7/F - 9/F FLOOR PLAN
7樓至9樓平面圖



Scale 比例: 0 5 10m (米)

Remarks: The dimensions of floor plans are all in millimeters.
備註：樓面平面圖所列之尺寸為以毫米標示。

PART PLAN OF 9/F
9樓局部平面圖

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 2 第2座

7/F - 9/F FLOOR PLAN
7樓至9樓平面圖

	FLOOR 樓層	UNIT 單位	
		A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	7/F - 9/F 7樓至9樓	150, 175	150, 175
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	7/F - 9/F 7樓至9樓	3470	3470

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

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

Notes:

1. Please refer to page 21 of this Sales Brochure for the terms and abbreviations used in the floor plans of residential properties in the Development.
2. The dimensions of floor plans are all structural dimensions in millimeters.

備註：

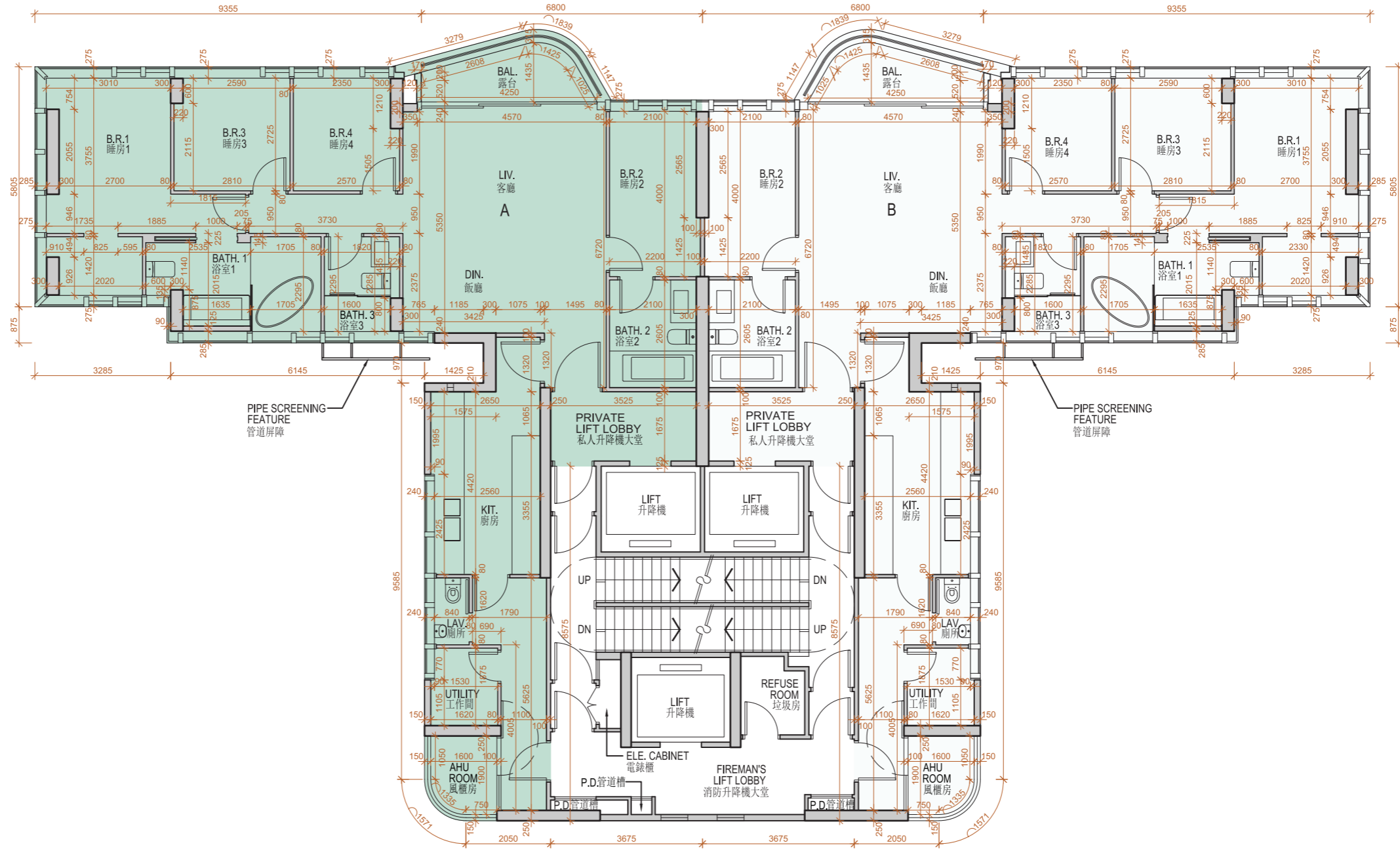
1. 請參閱本售樓說明書第21頁為發展項目的住宅物業的樓面平面圖而設的名詞及簡稱。
2. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 2
第2座

10/F FLOOR PLAN
10樓平面圖



Scale 比例: 0 5 10m (米)

Remarks: The dimensions of floor plans are all in millimeters.
備註：樓面平面圖所列之尺寸為以毫米標示。

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 2 第2座

10/F FLOOR PLAN
10樓平面圖

	FLOOR 樓層	UNIT 單位	
		A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	10/F 10樓	150, 175	150, 175
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	10/F 10樓	3470	3470

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

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

Notes:

- Please refer to page 21 of this Sales Brochure for the terms and abbreviations used in the floor plans of residential properties in the Development.
- The dimensions of floor plans are all structural dimensions in millimeters.

備註：

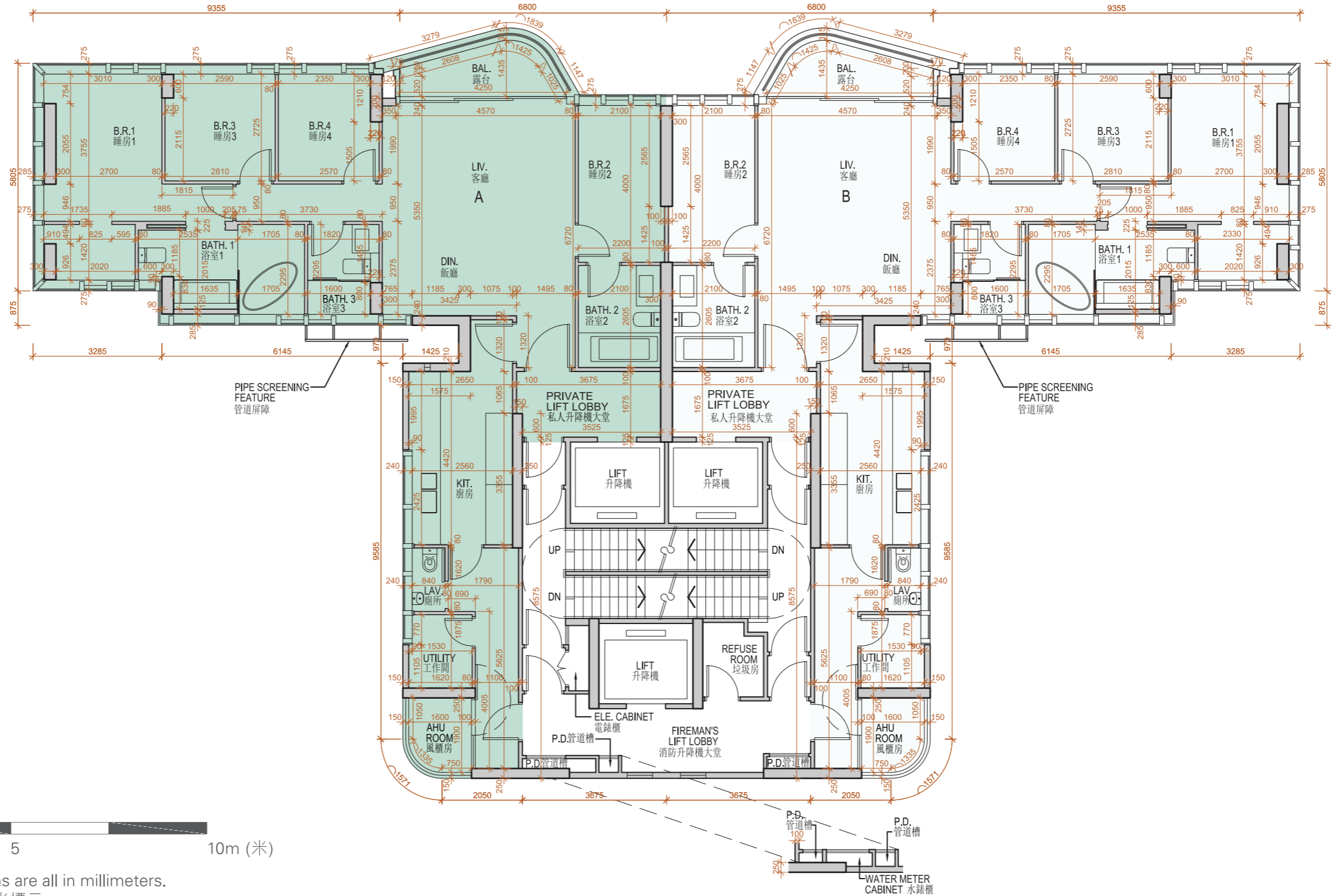
- 請參閱本售樓說明書第21頁為發展項目的住宅物業的樓面平面圖而設的名詞及簡稱。
- 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 2
第2座

11/F - 12/F FLOOR PLAN
11樓至12樓平面圖



Scale 比例: 10m (米)

Remarks: The dimensions of floor plans are all in millimeters.
備註：樓面平面圖所列之尺寸為以毫米標示。

PART PLAN OF 12/F
12樓局部平面圖

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 2 第2座

11/F - 12/F FLOOR PLAN
11樓至12樓平面圖

	FLOOR 樓層	UNIT 單位	
		A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	11/F - 12/F 11樓至12樓	150, 175	150, 175
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	11/F - 12/F 11樓至12樓	3470	3470

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

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

Notes:

1. Please refer to page 21 of this Sales Brochure for the terms and abbreviations used in the floor plans of residential properties in the Development.
2. The dimensions of floor plans are all structural dimensions in millimeters.

備註：

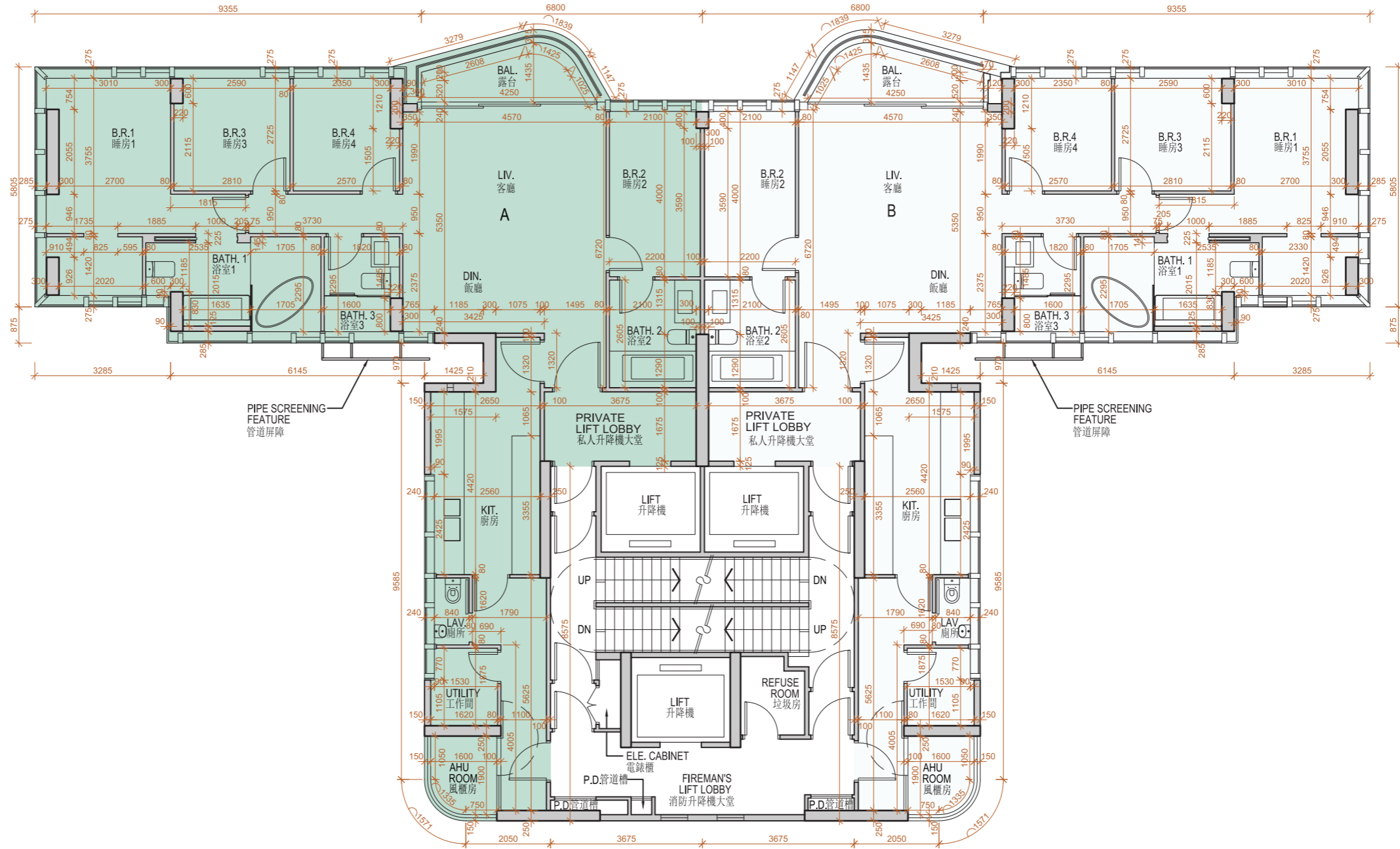
1. 請參閱本售樓說明書第21頁為發展項目的住宅物業的樓面平面圖而設的名詞及簡稱。
2. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 2 第2座

15/F FLOOR PLAN
15樓平面圖



Scale 比例: 0 5 10m (米)

Remarks: The dimensions of floor plans are all in millimeters.
備註：樓面平面圖所列之尺寸為以毫米標示。

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 2 第2座

15/F FLOOR PLAN
15樓平面圖

	FLOOR 樓層	UNIT 單位	
		A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	15/F 15樓	150, 175	150, 175
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	15/F 15樓	3470, 3490, 4040	3470, 3490, 4040

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

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

Notes:

- Please refer to page 21 of this Sales Brochure for the terms and abbreviations used in the floor plans of residential properties in the Development.
- The dimensions of floor plans are all structural dimensions in millimeters.

備註：

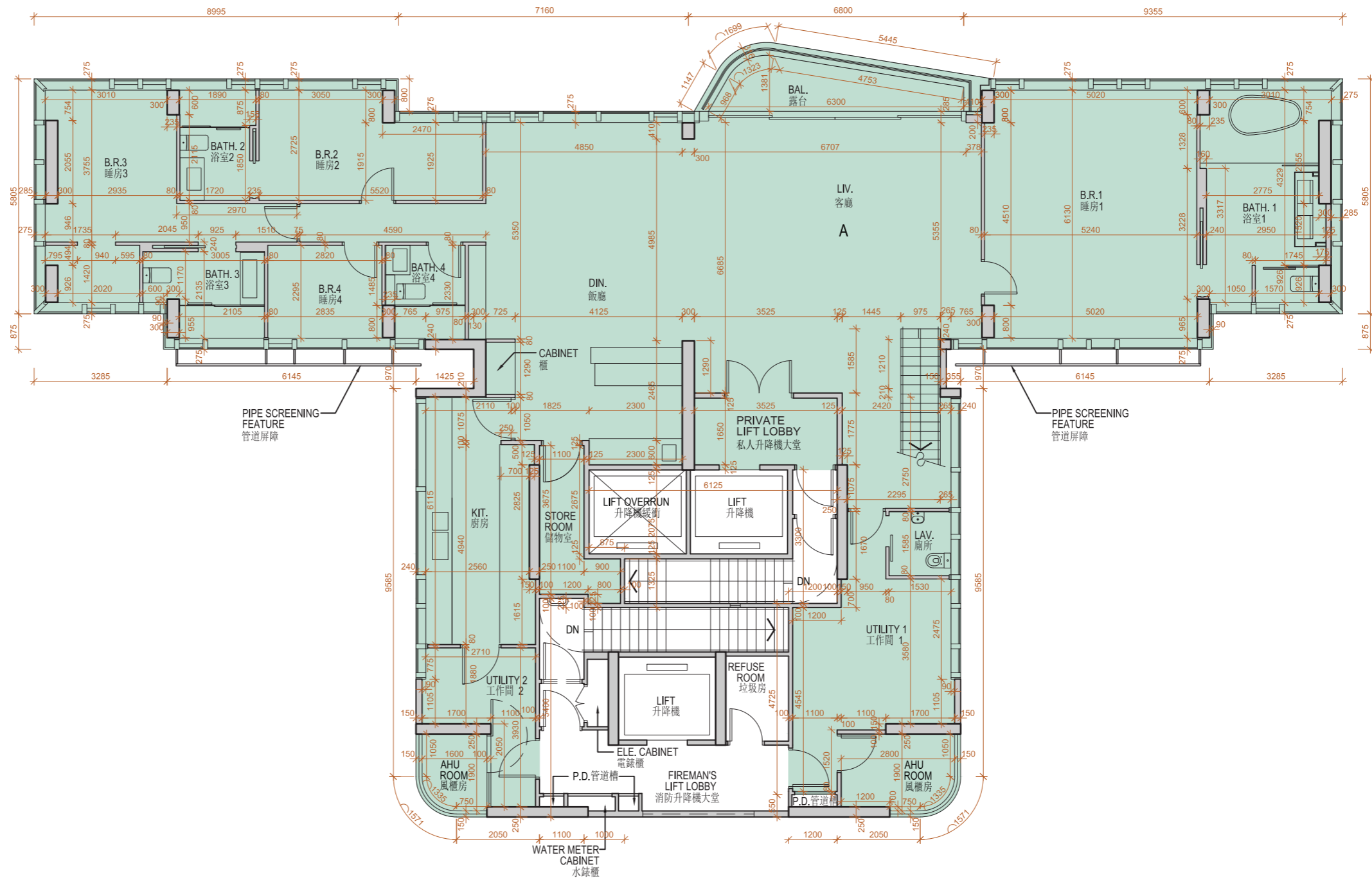
- 請參閱本售樓說明書第21頁為發展項目的住宅物業的樓面平面圖而設的名詞及簡稱。
- 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 2 第2座

16/F FLOOR PLAN
16樓平面圖



Scale 比例: 0 5 10m (米)

Remarks: The dimensions of floor plans are all in millimeters.
備註：樓面平面圖所列之尺寸為以毫米標示。

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 2 第2座

16/F FLOOR PLAN
16樓平面圖

	FLOOR 樓層	UNIT 單位
		A
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	16/F 16樓	150, 200, 225, 250
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	16/F 16樓	3500, 4050, 4450, 5000, 5450, 6000

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

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

Notes:

- Please refer to page 21 of this Sales Brochure for the terms and abbreviations used in the floor plans of residential properties in the Development.
- The dimensions of floor plans are all structural dimensions in millimeters.

備註：

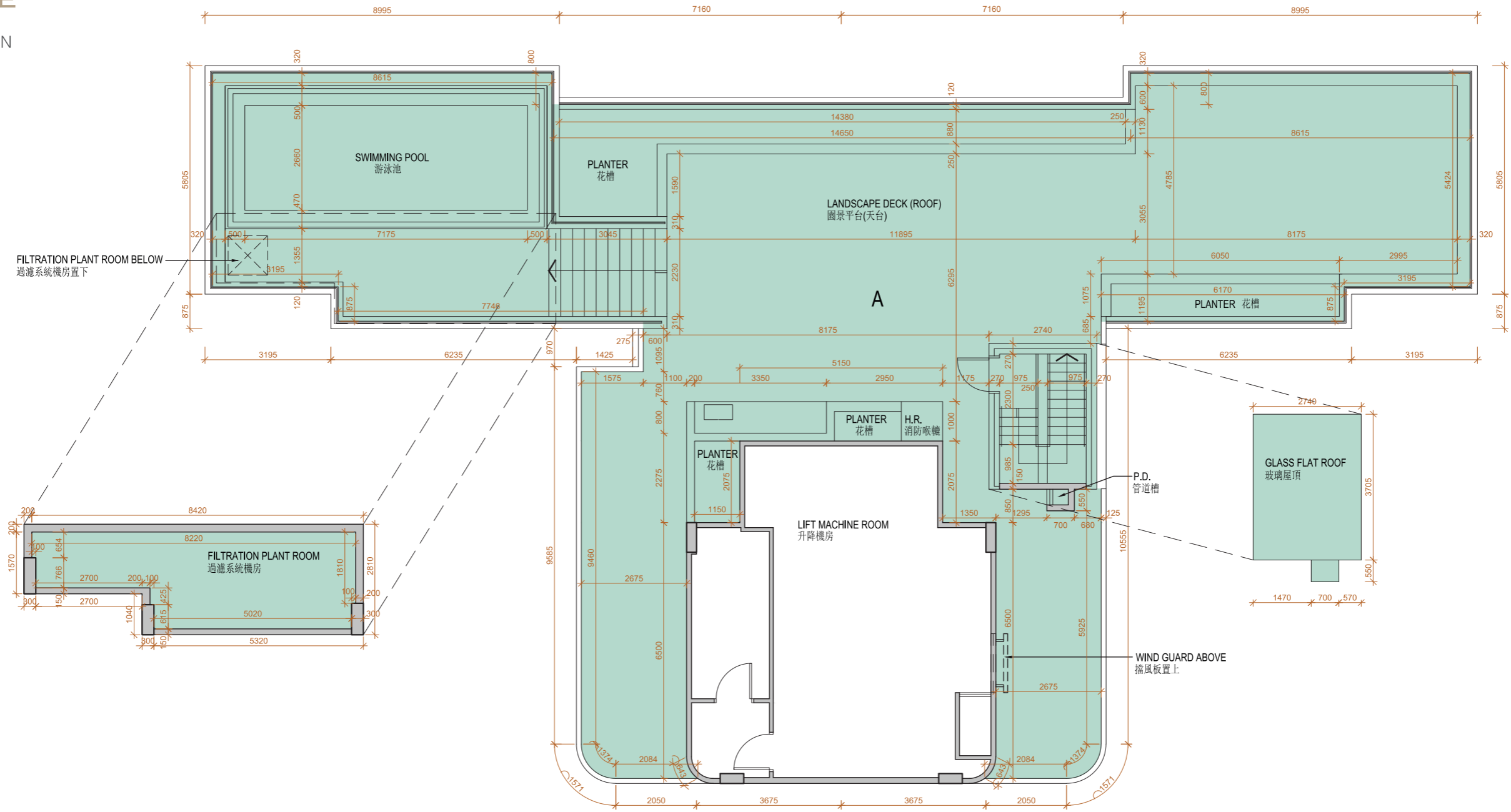
- 請參閱本售樓說明書第21頁為發展項目的住宅物業的樓面平面圖而設的名詞及簡稱。
- 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 2
第2座

ROOF PLAN
天台平面圖



Scale 比例: 0 5 10m (米)

Remarks: The dimensions of floor plans are all in millimeters.
備註：樓面平面圖所列之尺寸為以毫米標示。

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 2 第2座

ROOF PLAN 天台平面圖

	FLOOR 樓層	UNIT 單位
		A
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Roof 天台	Not applicable 不適用
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	Roof 天台	Not applicable 不適用

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

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

Notes:

- Please refer to page 21 of this Sales Brochure for the terms and abbreviations used in the floor plans of residential properties in the Development.
- The dimensions of floor plans are all structural dimensions in millimeters.
- The material of glass flat roof as shown on this Roof Plan is glass and therefore not regarded as "floor slab". In this connection, the Vendor is unable to provide the thickness of the floor slabs and floor-to-floor heights for "roof level".

備註：

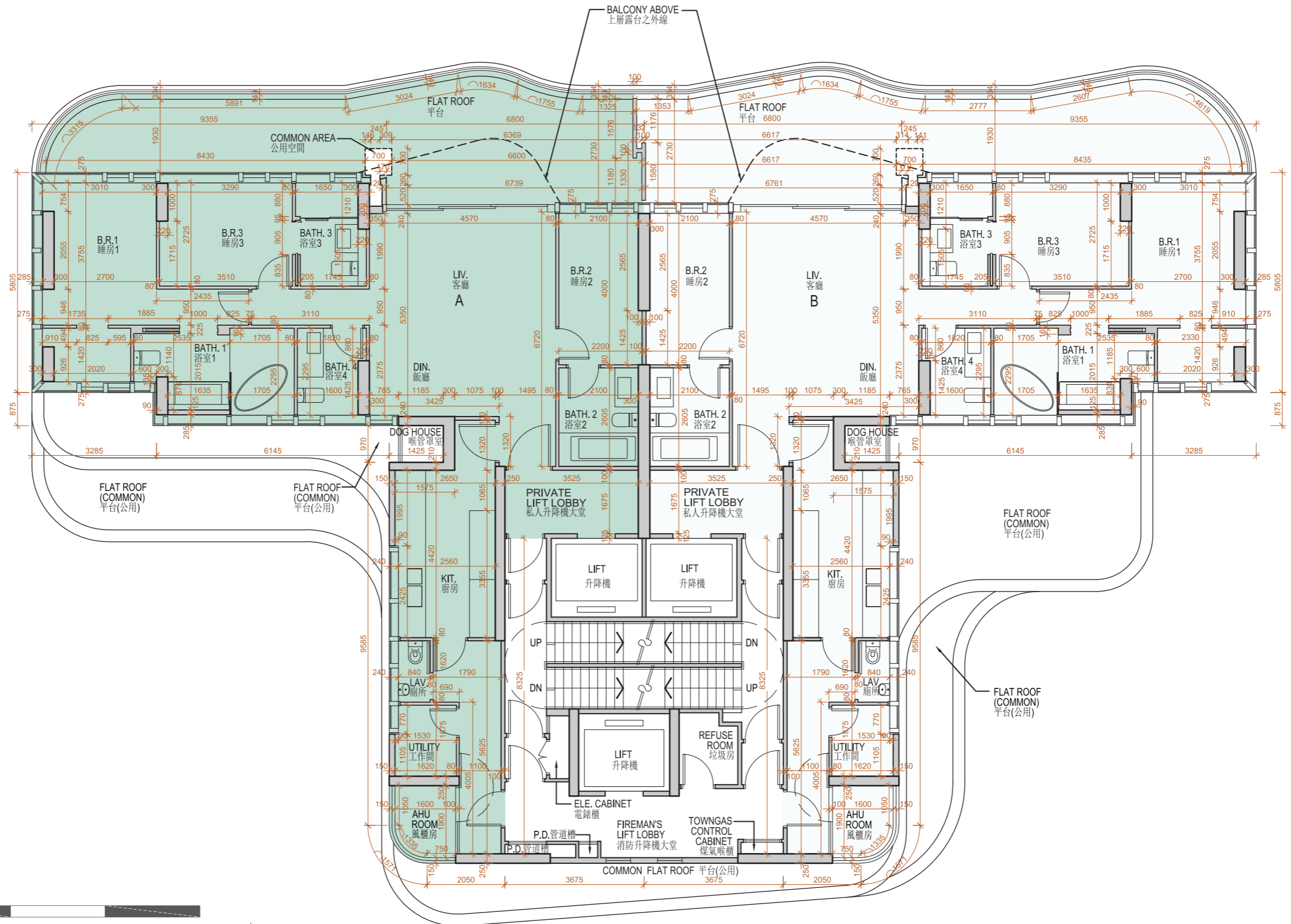
- 請參閱本售樓說明書第21頁為發展項目的住宅物業的樓面平面圖而設的名詞及簡稱。
- 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
- 天台平面圖所顯示的玻璃平台的材質為玻璃，因此而不視為樓板。因此，賣方未能提供天台層樓板的厚度及層與層之間的高度。

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 3
第3座

1/F FLOOR PLAN
1樓平面圖



Scale 比例: 0 5 10m (米)

Remarks: The dimensions of floor plans are all in millimeters.
備註：樓面平面圖所列之尺寸為以毫米標示。

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 3 第3座

1/F FLOOR PLAN
1樓平面圖

	FLOOR 樓層	UNIT 單位	
		A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	1/F 1樓	150, 175	150, 175
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	1/F 1樓	3470	3470

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

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

Notes:

- Please refer to page 21 of this Sales Brochure for the terms and abbreviations used in the floor plans of residential properties in the Development.
- The dimensions of floor plans are all structural dimensions in millimeters.

備註：

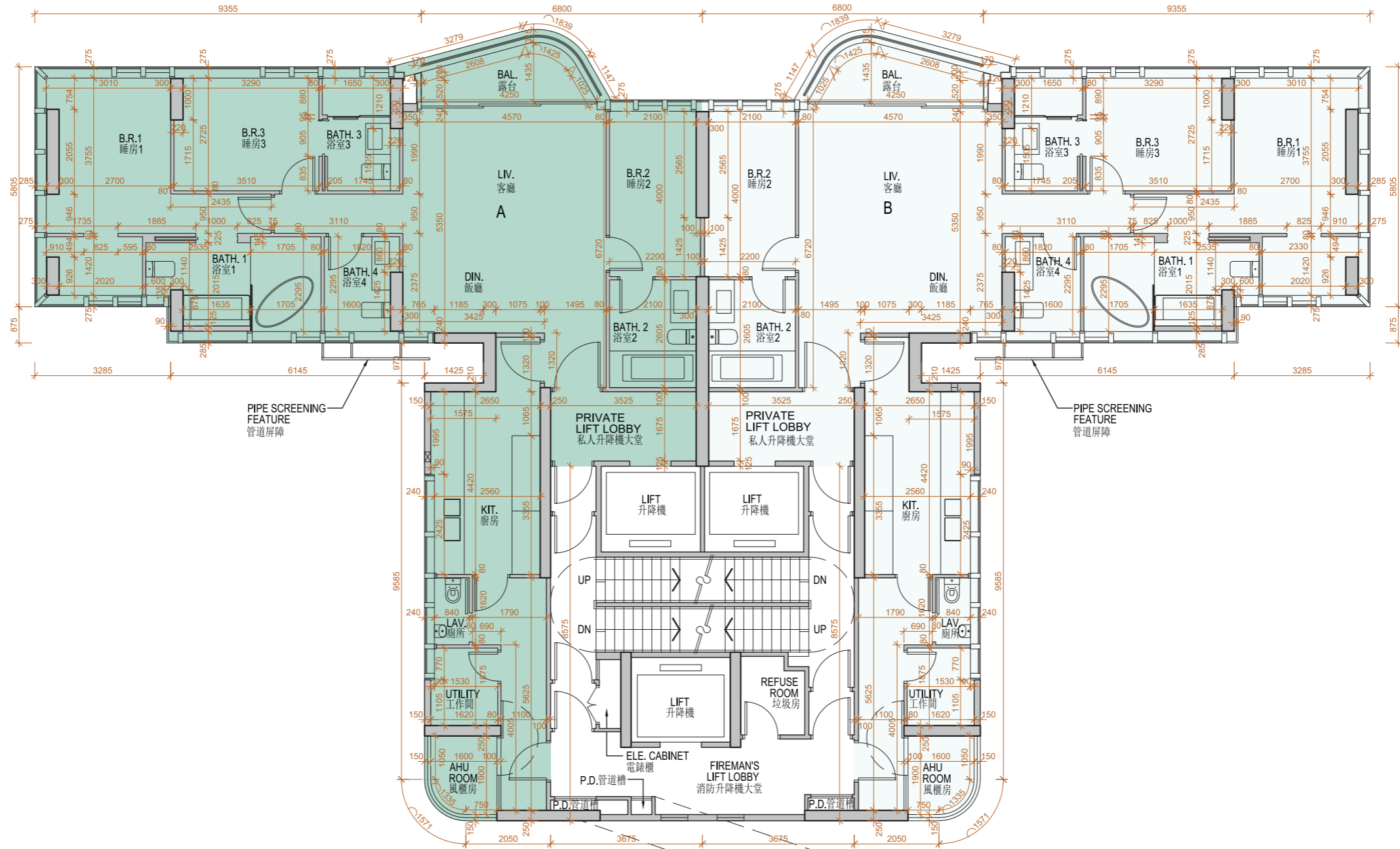
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- 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 3
第3座

2/F - 3/F FLOOR PLAN
2樓至3樓平面圖



Scale 比例: 10m (米)

Remarks: The dimensions of floor plans are all in millimeters.
備註：樓面平面圖所列之尺寸為以毫米標示。

PART PLAN OF 2/F
2樓局部平面圖

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 3 第3座

2/F - 3/F FLOOR PLAN
2樓至3樓平面圖

	FLOOR 樓層	UNIT 單位	
		A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	2/F - 3/F 2樓至3樓	150, 175	150, 175
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	2/F 2樓	3470	3470
	3/F 3樓	3470, 4020	3470, 4020

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

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

Notes:

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- The dimensions of floor plans are all structural dimensions in millimeters.

備註：

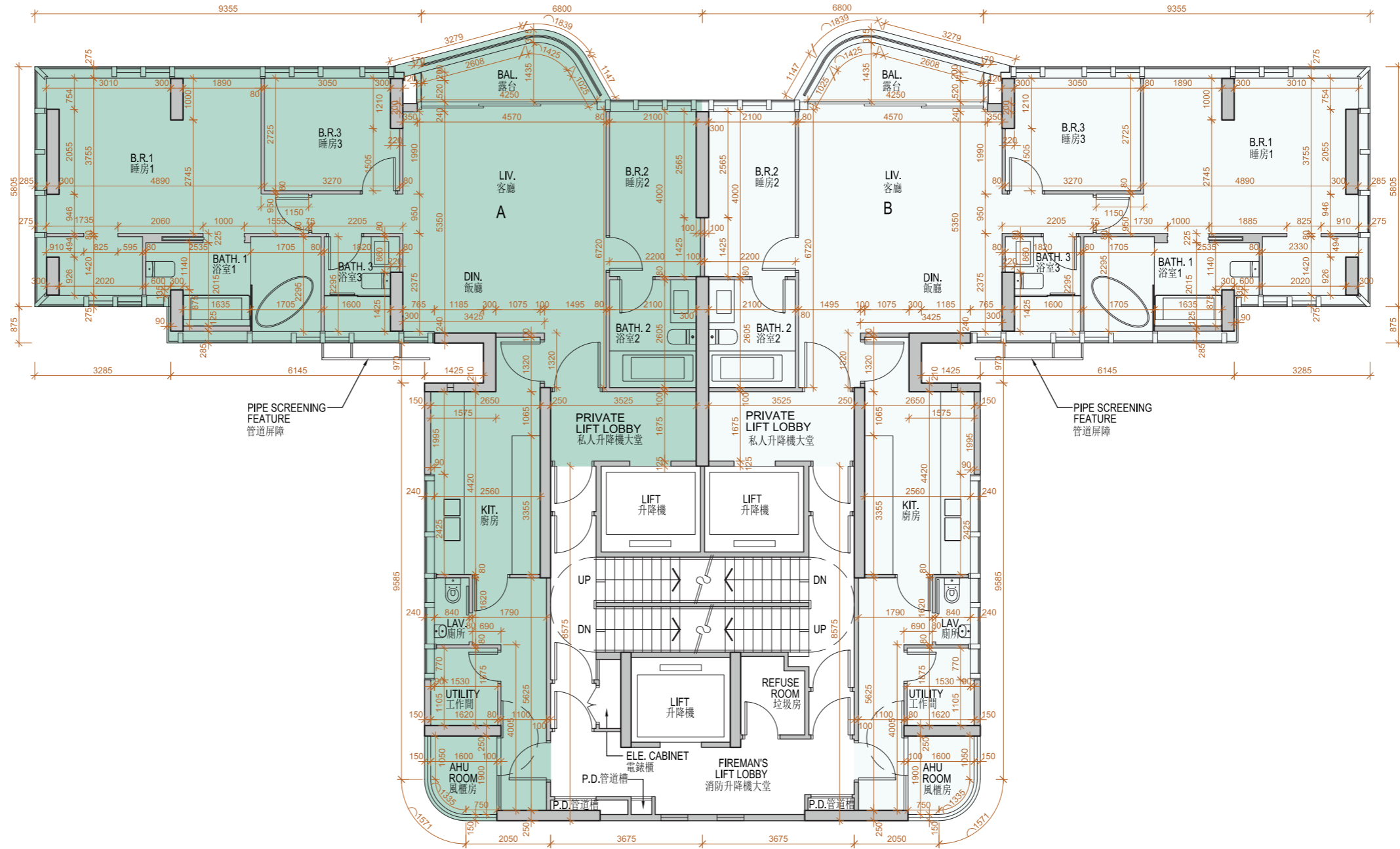
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- 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 3
第3座

5/F FLOOR PLAN
5樓平面圖



Scale 比例: 0 5 10m (米)

Remarks: The dimensions of floor plans are all in millimeters.
備註：樓面平面圖所列之尺寸為以毫米標示。

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 3 第3座

5/F FLOOR PLAN
5樓平面圖

	FLOOR 樓層	UNIT 單位	
		A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	5/F 5樓	150, 175	150, 175
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	5/F 5樓	3470, 4020	3470, 4020

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

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

Notes:

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- The dimensions of floor plans are all structural dimensions in millimeters.

備註：

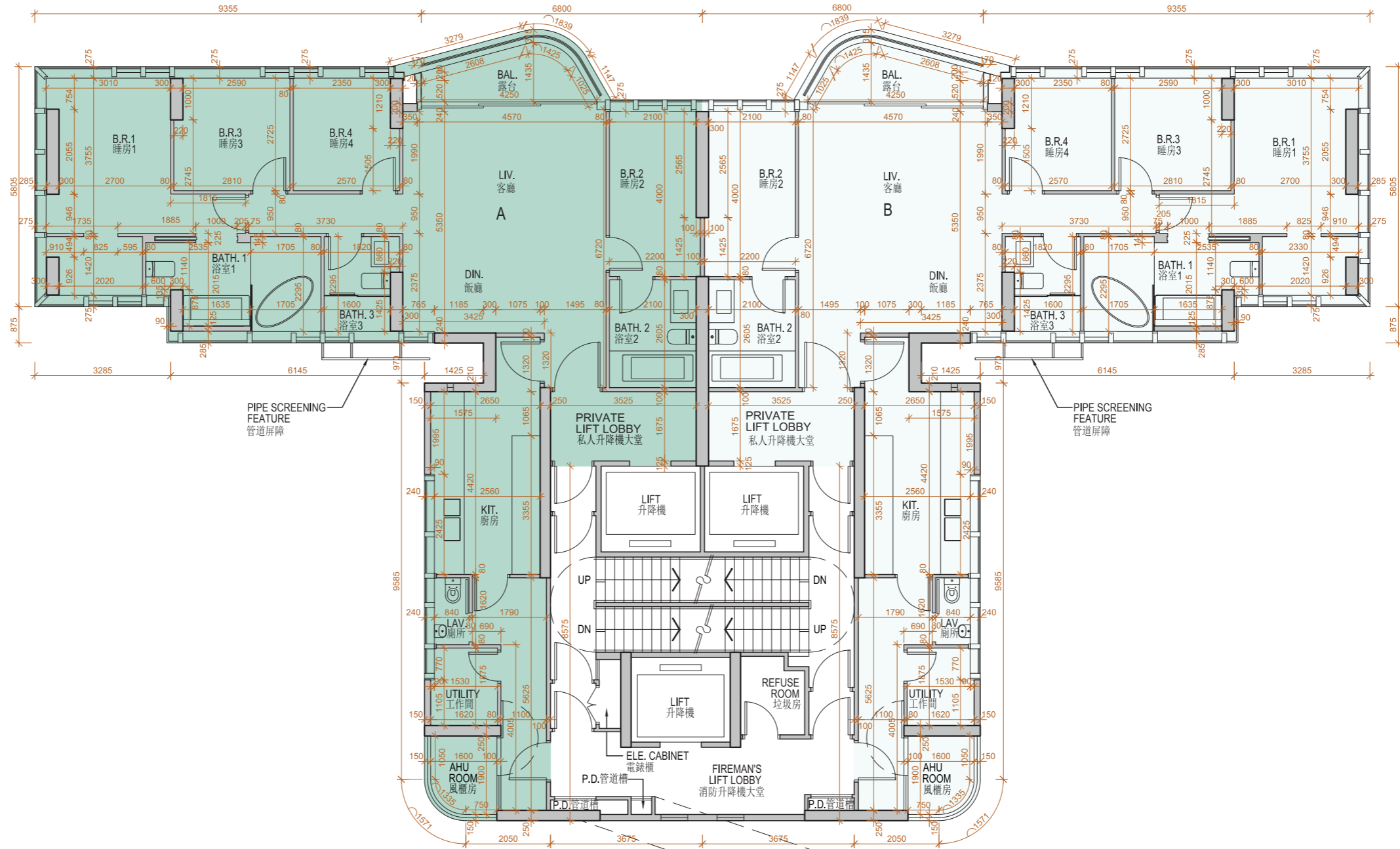
- 請參閱本售樓說明書第21頁為發展項目的住宅物業的樓面平面圖而設的名詞及簡稱。
- 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

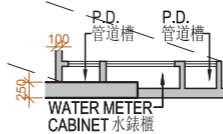
TOWER 3
第3座

6/F - 9/F FLOOR PLAN
6樓至9樓平面圖



Scale 比例: 0 5 10m (米)

Remarks: The dimensions of floor plans are all in millimeters.
備註：樓面平面圖所列之尺寸為以毫米標示。



PART PLAN OF 6/F & 9/F
6樓及9樓局部平面圖

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 3 第3座

6/F - 9/F FLOOR PLAN
6樓至9樓平面圖

	FLOOR 樓層	UNIT 單位	
		A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	6/F - 9/F 6樓至9樓	150, 175	150, 175
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	6/F - 9/F 6樓至9樓	3470	3470

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

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

Notes:

- Please refer to page 21 of this Sales Brochure for the terms and abbreviations used in the floor plans of residential properties in the Development.
- The dimensions of floor plans are all structural dimensions in millimeters.

備註：

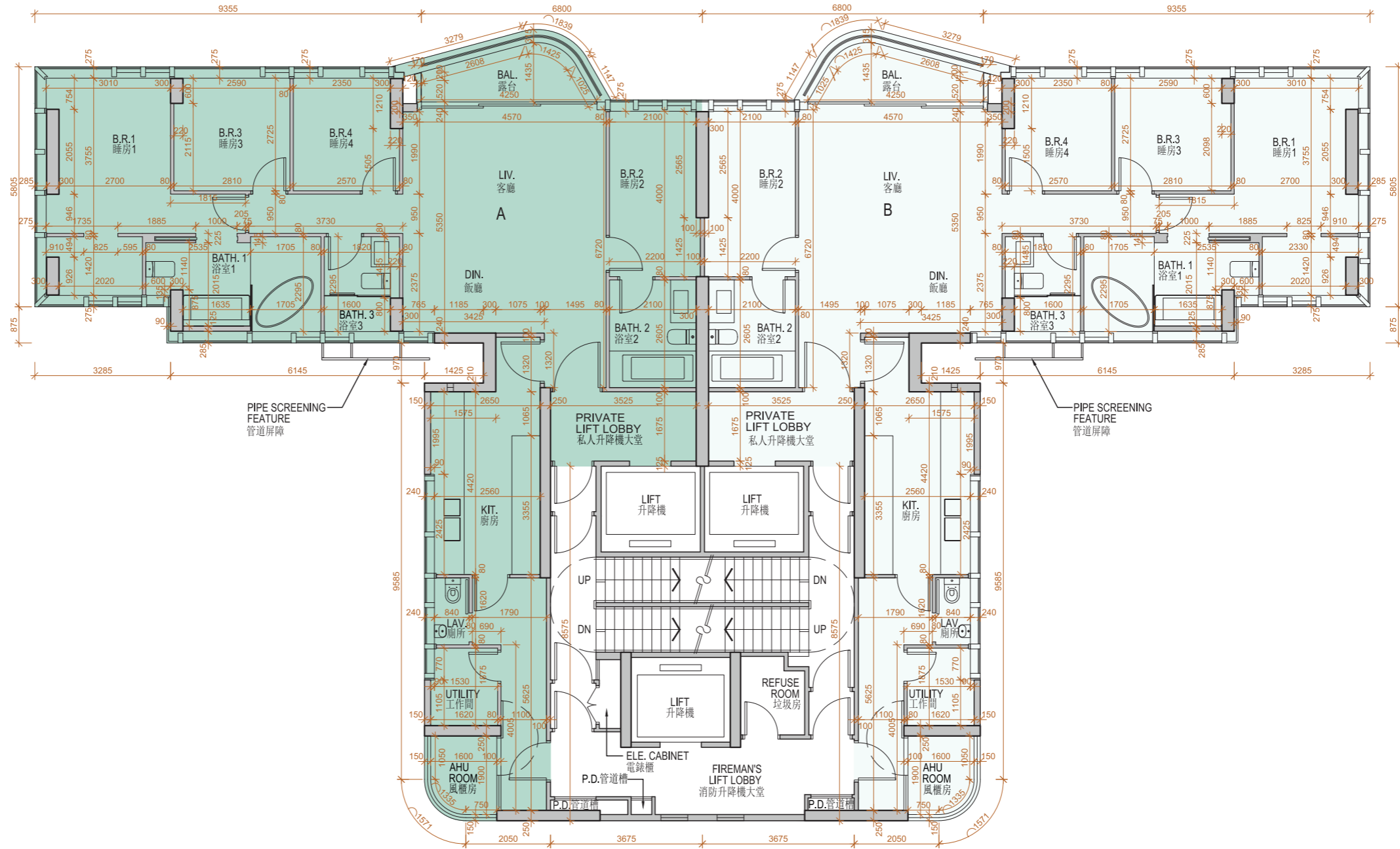
- 請參閱本售樓說明書第21頁為發展項目的住宅物業的樓面平面圖而設的名詞及簡稱。
- 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 3
第3座

10/F FLOOR PLAN
10樓平面圖



Scale 比例: 0 5 10m (米)

Remarks: The dimensions of floor plans are all in millimeters.
備註：樓面平面圖所列之尺寸為以毫米標示。

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 3 第3座

10/F FLOOR PLAN
10樓平面圖

	FLOOR 樓層	UNIT 單位	
		A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	10/F 10樓	150, 175	150, 175
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	10/F 10樓	3470	3470

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

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

Notes:

- Please refer to page 21 of this Sales Brochure for the terms and abbreviations used in the floor plans of residential properties in the Development.
- The dimensions of floor plans are all structural dimensions in millimeters.

備註：

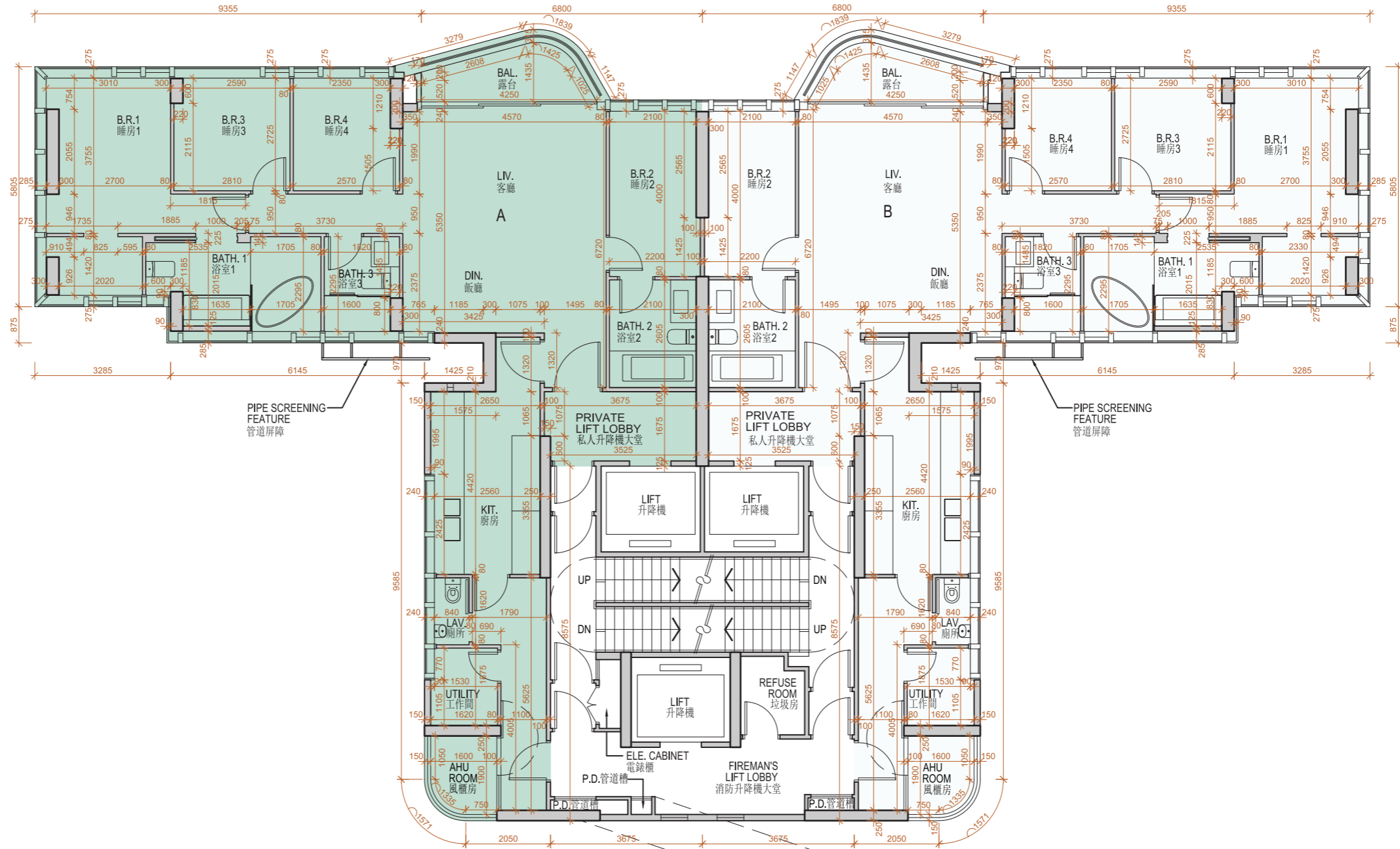
- 請參閱本售樓說明書第21頁為發展項目的住宅物業的樓面平面圖而設的名詞及簡稱。
- 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

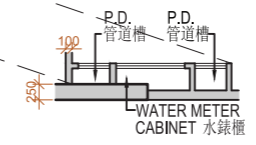
TOWER 3
第3座

11/F - 12/F FLOOR PLAN
11樓至12樓平面圖



Scale 比例: 10m (米)

Remarks: The dimensions of floor plans are all in millimeters.
備註：樓面平面圖所列之尺寸為以毫米標示。



PART PLAN OF 12/F
12樓局部平面圖

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 3 第3座

11/F - 12/F FLOOR PLAN
11樓至12樓平面圖

	FLOOR 樓層	UNIT 單位	
		A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	11/F - 12/F 11樓至12樓	150, 175	150, 175
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	11/F - 12/F 11樓至12樓	3470	3470

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

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

Notes:

- Please refer to page 21 of this Sales Brochure for the terms and abbreviations used in the floor plans of residential properties in the Development.
- The dimensions of floor plans are all structural dimensions in millimeters.

備註：

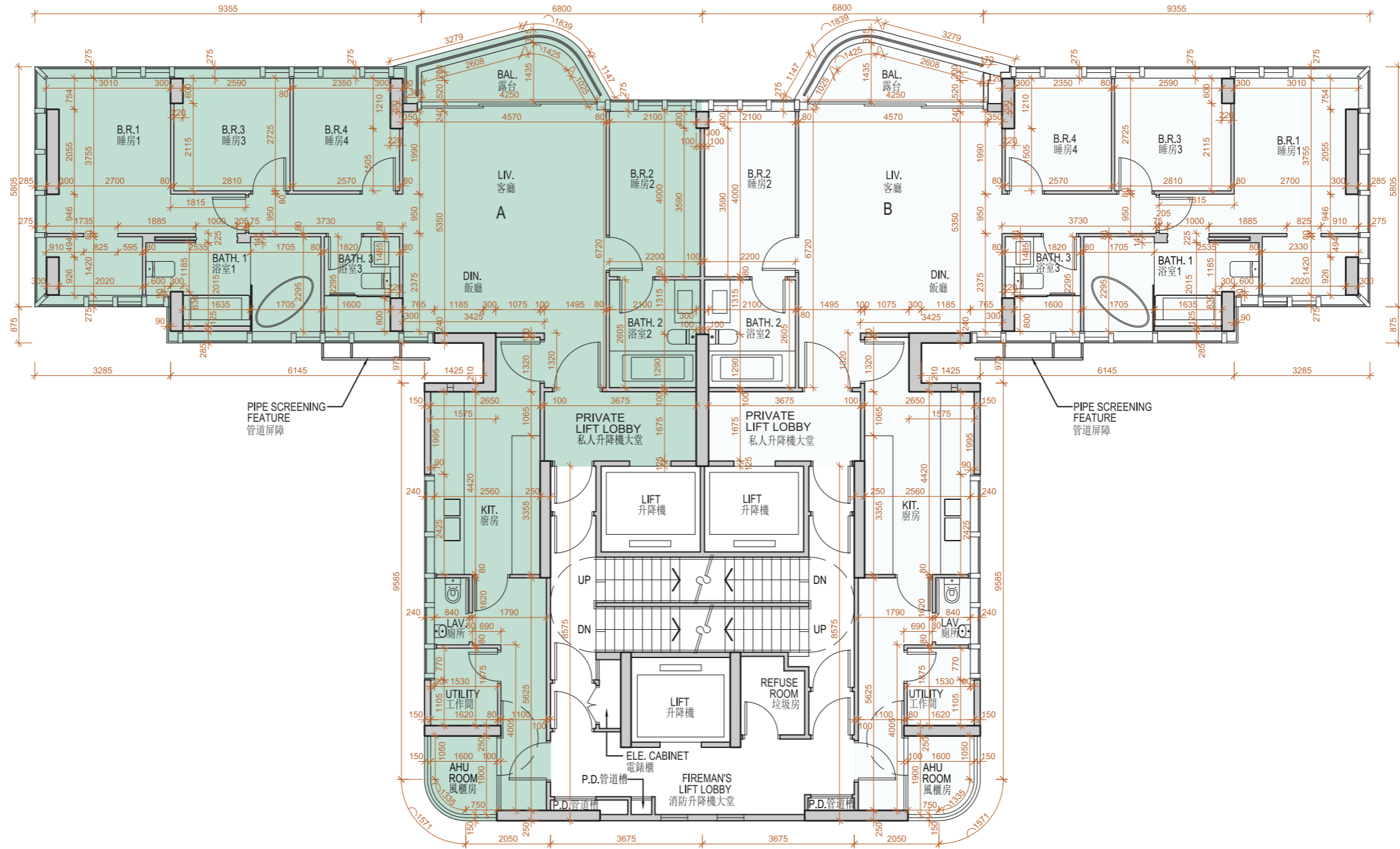
- 請參閱本售樓說明書第21頁為發展項目的住宅物業的樓面平面圖而設的名詞及簡稱。
- 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 3
第3座

15/F FLOOR PLAN
15樓平面圖



Scale 比例: 0 5 10m (米)

Remarks: The dimensions of floor plans are all in millimeters.
備註：樓面平面圖所列之尺寸為以毫米標示。

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 3 第3座

15/F FLOOR PLAN
15樓平面圖

	FLOOR 樓層	UNIT 單位	
		A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	15/F 15樓	150, 175	150, 175
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	15/F 15樓	3470, 3490, 4040	3470, 3490, 4040

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

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

Notes:

1. Please refer to page 21 of this Sales Brochure for the terms and abbreviations used in the floor plans of residential properties in the Development.
2. The dimensions of floor plans are all structural dimensions in millimeters.

備註：

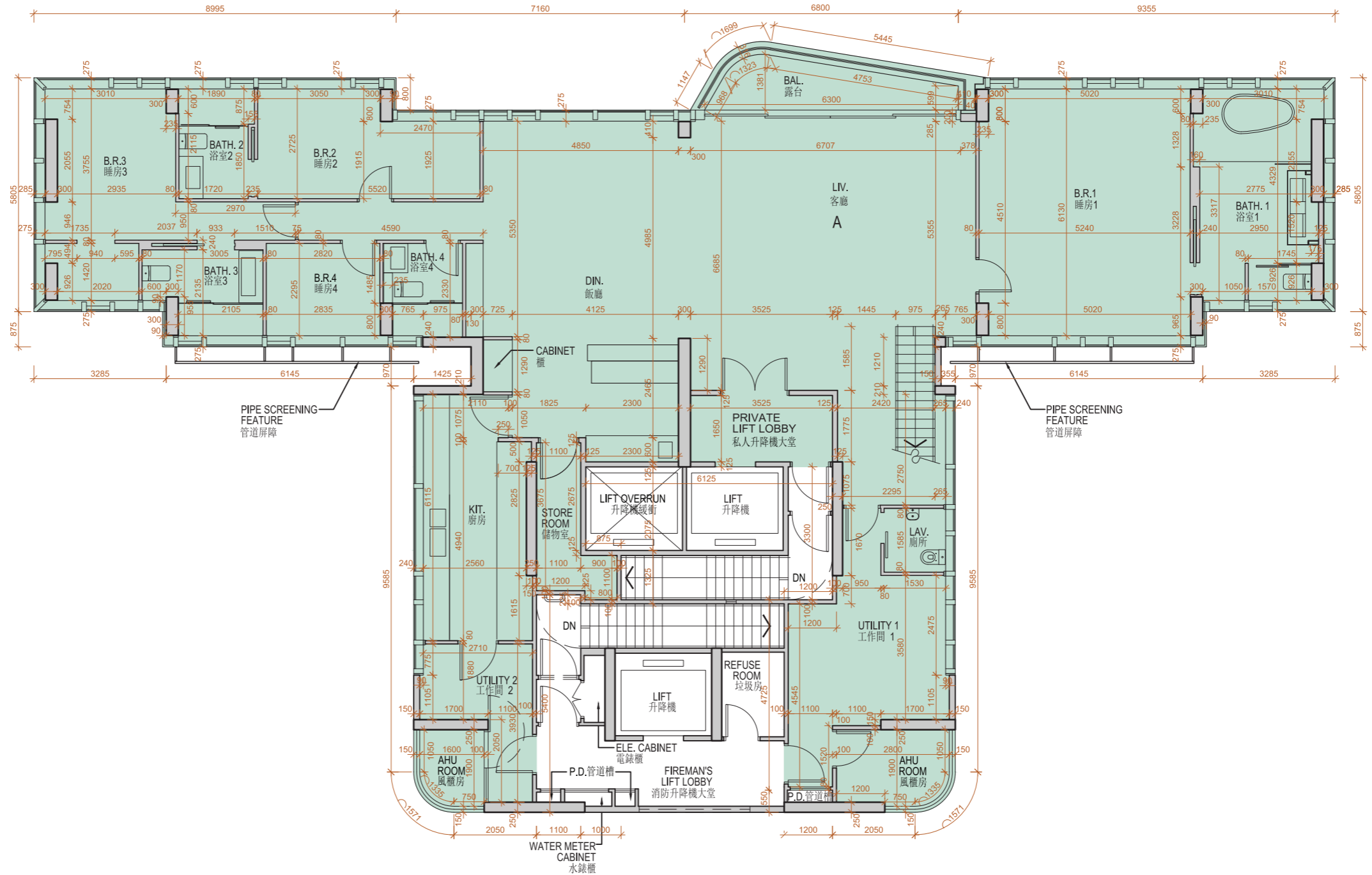
1. 請參閱本售樓說明書第21頁為發展項目的住宅物業的樓面平面圖而設的名詞及簡稱。
2. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 3
第3座

16/F FLOOR PLAN
16樓平面圖



Scale 比例: 0 5 10m (米)

Remarks: The dimensions of floor plans are all in millimeters.
備註：樓面平面圖所列之尺寸為以毫米標示。

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 3 第3座

16/F FLOOR PLAN
16樓平面圖

	FLOOR 樓層	UNIT 單位
		A
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	16/F 16樓	150, 200, 225, 250
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	16/F 16樓	3500, 4050, 5000, 5450, 6000

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

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

Notes:

- Please refer to page 21 of this Sales Brochure for the terms and abbreviations used in the floor plans of residential properties in the Development.
- The dimensions of floor plans are all structural dimensions in millimeters.

備註：

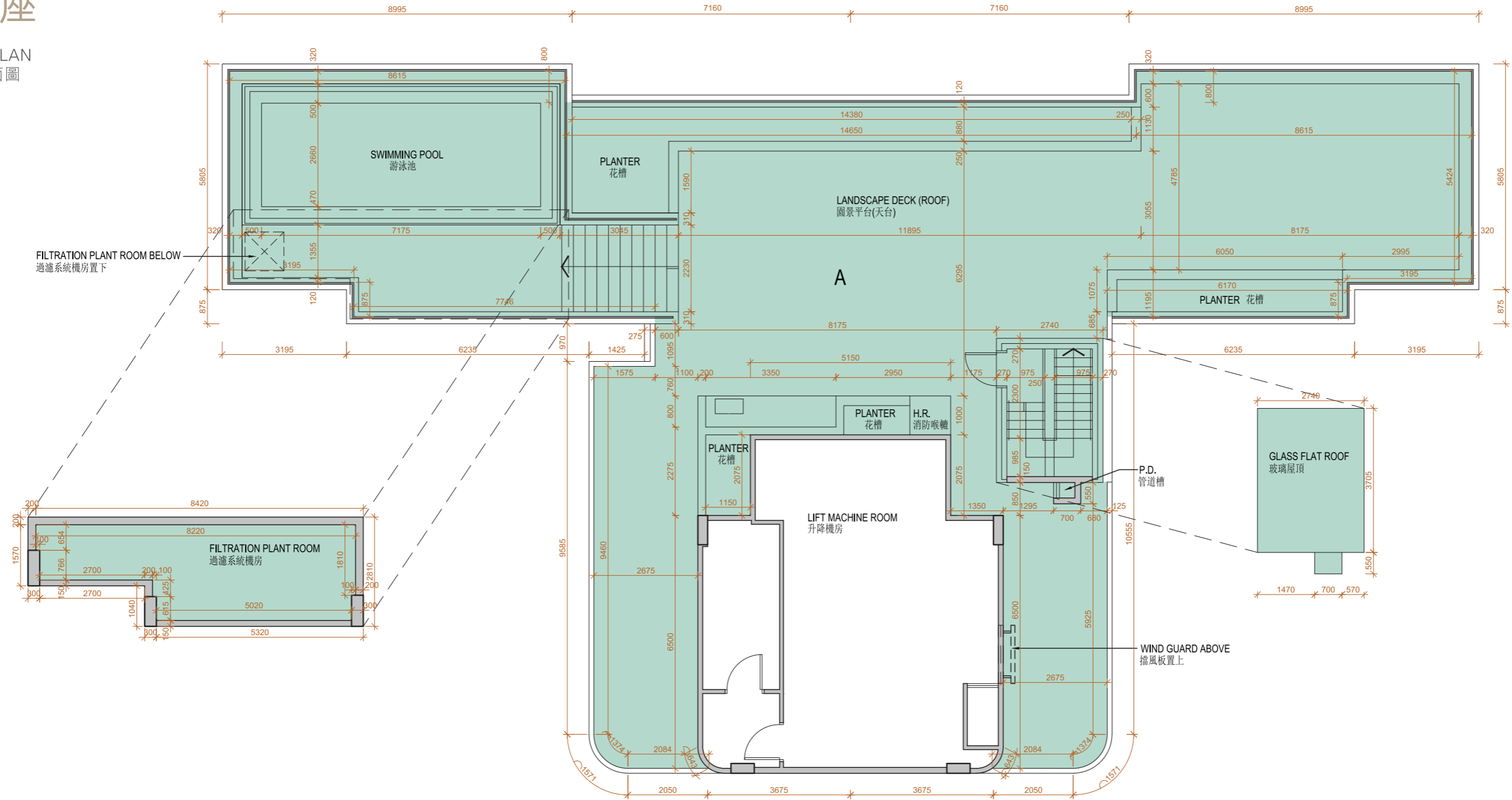
- 請參閱本售樓說明書第21頁為發展項目的住宅物業的樓面平面圖而設的名詞及簡稱。
- 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 3
第3座

ROOF PLAN
天台平面圖



Scale 比例: 10m (米)

Remarks: The dimensions of floor plans are all in millimeters.
備註：樓面平面圖所列之尺寸為以毫米標示。

11. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 3 第3座

ROOF PLAN 天台平面圖

	FLOOR 樓層	UNIT 單位
		A
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Roof 天台	Not applicable 不適用
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	Roof 天台	Not applicable 不適用

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

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

Notes:

- Please refer to page 21 of this Sales Brochure for the terms and abbreviations used in the floor plans of residential properties in the Development.
- The dimensions of floor plans are all structural dimensions in millimeters.
- The material of glass flat roof as shown on this Roof Plan is glass and therefore not regarded as "floor slab". In this connection, the Vendor is unable to provide the thickness of the floor slabs and floor-to-floor heights for "roof level".

備註：

- 請參閱本售樓說明書第21頁為發展項目的住宅物業的樓面平面圖而設的名詞及簡稱。
- 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
- 天台平面圖所顯示的玻璃平台的材質為玻璃，因此而不視為樓板。因此，賣方未能提供天台層樓板的厚度及層與層之間的高度。

12. AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including Balcony, Utility Platform and Verandah (if any)) sq. metre (sq. ft) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米 (平方呎)	Area of other specified items (Not Included in the Saleable Area) sq. metre (sq. ft) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)									
Tower 座數	Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 第 1 座	1/F 1樓	A	140.758 (1,515) Balcony 露台:- (-) Utility Platform 工作平台: - (-)	2.885 (31)	-	-	39.892 (429)	-	-	-	-	-	-
		B	140.758 (1,515) Balcony 露台:- (-) Utility Platform 工作平台: - (-)	2.885 (31)	-	-	42.771 (460)	-	-	-	-	-	-
	2/F-3/F, 5/F-12/F 2樓-3樓· 5樓-12樓	A	147.188 (1,584) Balcony 露台: 6.430 (69) Utility Platform 工作平台: - (-)	2.885 (31)	-	-	-	-	-	-	-	-	-
		B	147.188 (1,584) Balcony 露台: 6.430 (69) Utility Platform 工作平台: - (-)	2.885 (31)	-	-	-	-	-	-	-	-	-
	15/F 15樓	A	147.404 (1,587) Balcony 露台: 6.550 (71) Utility Platform 工作平台: - (-)	2.885 (31)	-	-	-	-	-	-	-	-	-
		B	147.188 (1,584) Balcony 露台: 6.430 (69) Utility Platform 工作平台: - (-)	2.885 (31)	-	-	-	-	-	-	-	-	-
	16/F 16樓	A	292.357 (3,147) Balcony 露台: 8.917 (96) Utility Platform 工作平台: - (-)	7.930 (85)	-	-	10.152 (109)	-	-	262.647 (2,827)	7.227 (78)	-	-

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

Remarks :

- The areas in square metre have been converted to square feet based on a conversion ratio of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
- 4/F, 13/F, 14/F are omitted.
- There is no verandah & utility platform in the residential properties in the Development.

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台（如有）之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的範圍內的其他指明項目（如有）的面積（不計算入實用面積），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

- 上述以平方呎表述之面積由以平方米表述之面積是以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
- 不設4樓、13樓及14樓。
- 發展項目住宅物業不設工作平台及陽台。

12. AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including Balcony, Utility Platform and Verandah (if any)) sq. metre (sq. ft) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米 (平方呎)	Area of other specified items (Not Included in the Saleable Area) sq. metre (sq. ft) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)									
Tower 座數	Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2 第 2 座	1/F 1樓	A	140.758 (1,515) Balcony 露台:- (-) Utility Platform 工作平台: - (-)	2.885 (31)	-	-	38.941 (419)	-	-	-	-	-	-
		B	140.758 (1,515) Balcony 露台:- (-) Utility Platform 工作平台: - (-)	2.885 (31)	-	-	41.397 (446)	-	-	-	-	-	-
	2/F-3/F, 5/F-12/F 2樓-3樓· 5樓-12樓	A	147.188 (1,584) Balcony 露台: 6.430 (69) Utility Platform 工作平台: - (-)	2.885 (31)	-	-	-	-	-	-	-	-	-
		B	147.188 (1,584) Balcony 露台: 6.430 (69) Utility Platform 工作平台: - (-)	2.885 (31)	-	-	-	-	-	-	-	-	-
	15/F 15樓	A	147.404 (1,587) Balcony 露台: 6.550 (71) Utility Platform 工作平台: - (-)	2.885 (31)	-	-	-	-	-	-	-	-	-
		B	147.188 (1,584) Balcony 露台: 6.430 (69) Utility Platform 工作平台: - (-)	2.885 (31)	-	-	-	-	-	-	-	-	-
	16/F 16樓	A	300.679 (3,237) Balcony 露台: 8.917 (96) Utility Platform 工作平台: - (-)	7.930 (85)	-	-	10.152 (109)	-	-	262.647 (2,827)	7.227 (78)	-	-

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

Remarks :

1. The areas in square metre have been converted to square feet based on a conversion ratio of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
2. 4/F, 13/F, 14/F are omitted.
3. There is no verandah & utility platform in the residential properties in the Development.

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台（如有）之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的範圍內的其他指明項目（如有）的面積（不計算入實用面積），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 上述以平方呎表述之面積由以平方米表述之面積是以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
2. 不設4樓、13樓及14樓。
3. 發展項目住宅物業不設工作平台及陽台。

12. AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including Balcony, Utility Platform and Verandah (if any)) sq. metre (sq. ft) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米 (平方呎)	Area of other specified items (Not Included in the Saleable Area) sq. metre (sq. ft) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)									
Tower 座數	Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 3 第 3 座	1/F 1樓	A	140.758 (1,515) Balcony 露台:- (-) Utility Platform 工作平台: - (-)	2.885 (31)	-	-	38.960 (419)	-	-	-	-	-	-
		B	140.758 (1,515) Balcony 露台:- (-) Utility Platform 工作平台: - (-)	2.885 (31)	-	-	41.416 (446)	-	-	-	-	-	-
	2/F-3/F, 5/F-12/F 2樓-3樓· 5樓-12樓	A	147.188 (1,584) Balcony 露台: 6.430 (69) Utility Platform 工作平台: - (-)	2.885 (31)	-	-	-	-	-	-	-	-	-
		B	147.188 (1,584) Balcony 露台: 6.430 (69) Utility Platform 工作平台: - (-)	2.885 (31)	-	-	-	-	-	-	-	-	-
	15/F 15樓	A	147.404 (1,587) Balcony 露台: 6.550 (71) Utility Platform 工作平台: - (-)	2.885 (31)	-	-	-	-	-	-	-	-	-
		B	147.188 (1,584) Balcony 露台: 6.430 (69) Utility Platform 工作平台: - (-)	2.885 (31)	-	-	-	-	-	-	-	-	-
	16/F 16樓	A	300.679 (3,237) Balcony 露台: 8.917 (96) Utility Platform 工作平台: - (-)	7.930 (85)	-	-	10.152 (109)	-	-	262.647 (2,827)	7.227 (78)	-	-

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

Remarks :

- The areas in square metre have been converted to square feet based on a conversion ratio of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
- 4/F, 13/F, 14/F are omitted.
- There is no verandah & utility platform in the residential properties in the Development.

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台（如有）之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的範圍內的其他指明項目（如有）的面積（不計算入實用面積），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

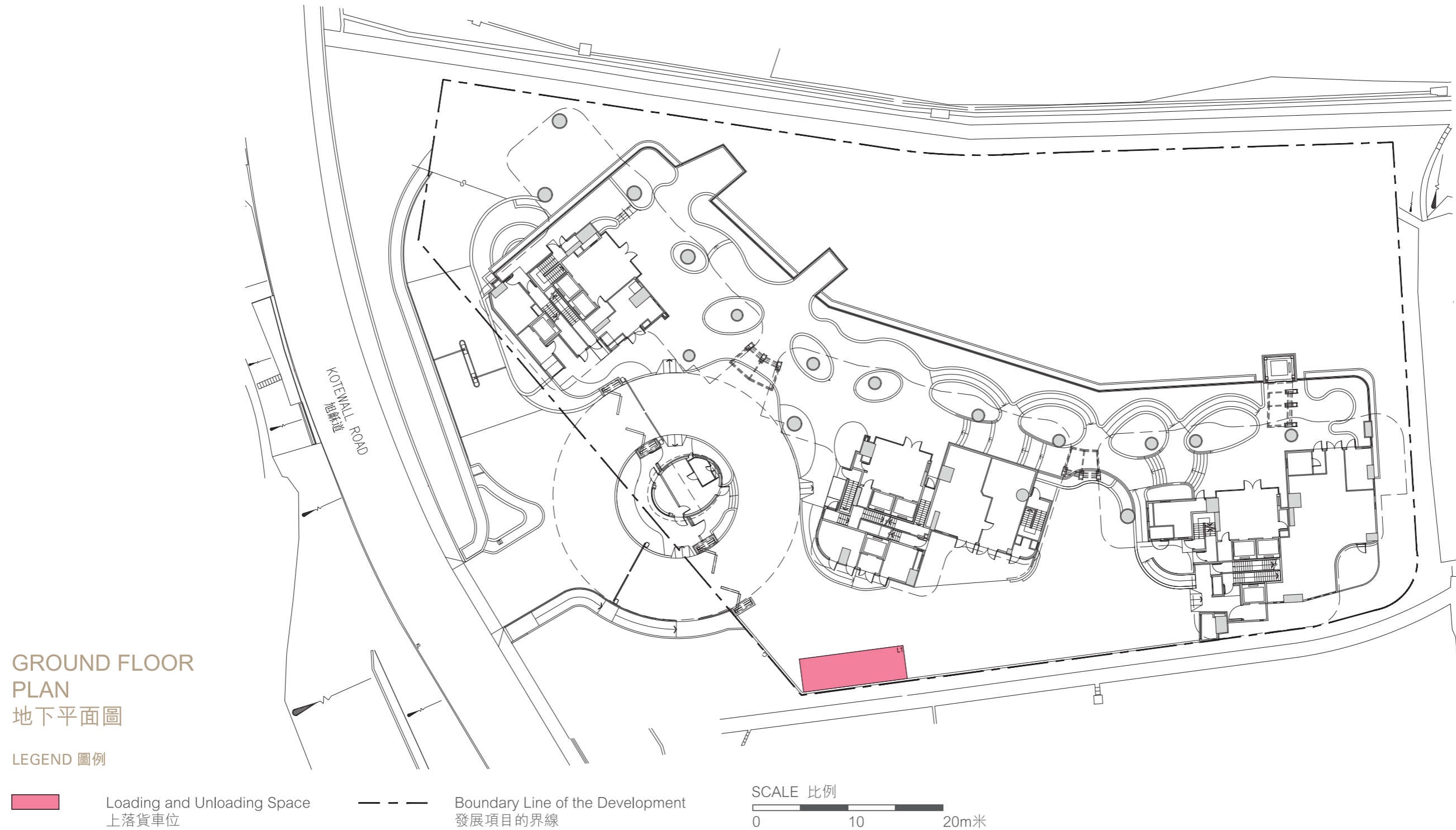
- 上述以平方呎表述之面積由以平方米表述之面積是以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
- 不設4樓、13樓及14樓。
- 發展項目住宅物業不設工作平台及陽台。

13. FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖

Remarks :
Please refer to page 83 of this Sales Brochure for the categories, numbers, dimensions and areas of each parking space as shown and marked in the Ground Floor Plan below.

備註：
以下地下平面圖所標示之停車位的類別、數目、尺寸及面積，請參閱本售樓說明書第83頁。



13. FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖

Remarks :
Please refer to page 83 of this Sales Brochure for the categories, numbers, dimensions and areas of each parking space as shown and marked in the Basement 1 Floor Plan below.

備註：
以下地庫1層平面圖所標示之停車位的類別、數目、尺寸及面積，請參閱本售樓說明書第83頁。

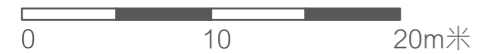


BASEMENT 1 FLOOR PLAN 地庫1層平面圖

LEGEND 圖例

- Residential Parking Spaces
住宅停車位
- Loading and Unloading Spaces
上落貨車位
- ♿ Accessible Parking Spaces
暢通易達住宅停車位
- Boundary Line of the Development
發展項目的界線

SCALE 比例



13. FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖

Remarks :
Please refer to page 83 of this Sales Brochure for the categories, numbers, dimensions and areas of each parking space as shown and marked in the Basement 2 Floor Plan below.

備註：
以下地庫2層平面圖所標示之停車位的類別、數目、尺寸及面積，請參閱本售樓說明書第83頁。

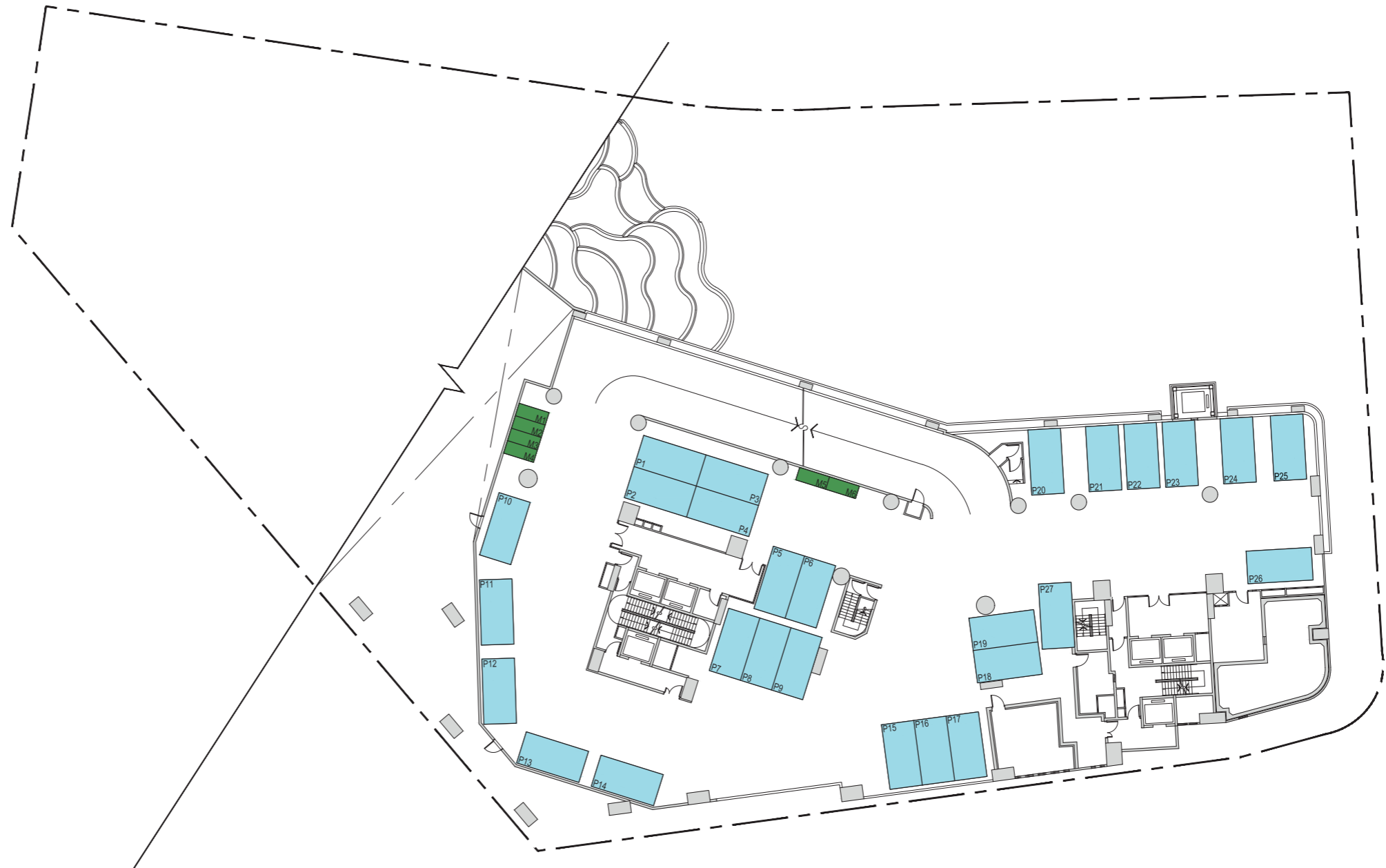
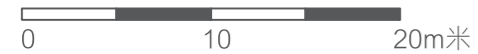


BASEMENT 2 FLOOR PLAN 地庫2層平面圖

LEGEND 圖例

-  Residential Parking Spaces
住宅停車位
-  Motor Cycle Parking Spaces
住客電單車停車位
-  Boundary Line of the Development
發展項目的界線

SCALE 比例



13. FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖

Remarks :
Please refer to page 83 of this Sales Brochure for the categories, numbers, dimensions and areas of each parking space as shown and marked in the Basement 3 Floor Plan below.

備註：
以下地庫3層平面圖所標示之停車位的類別、數目、尺寸及面積，請參閱本售樓說明書第83頁。

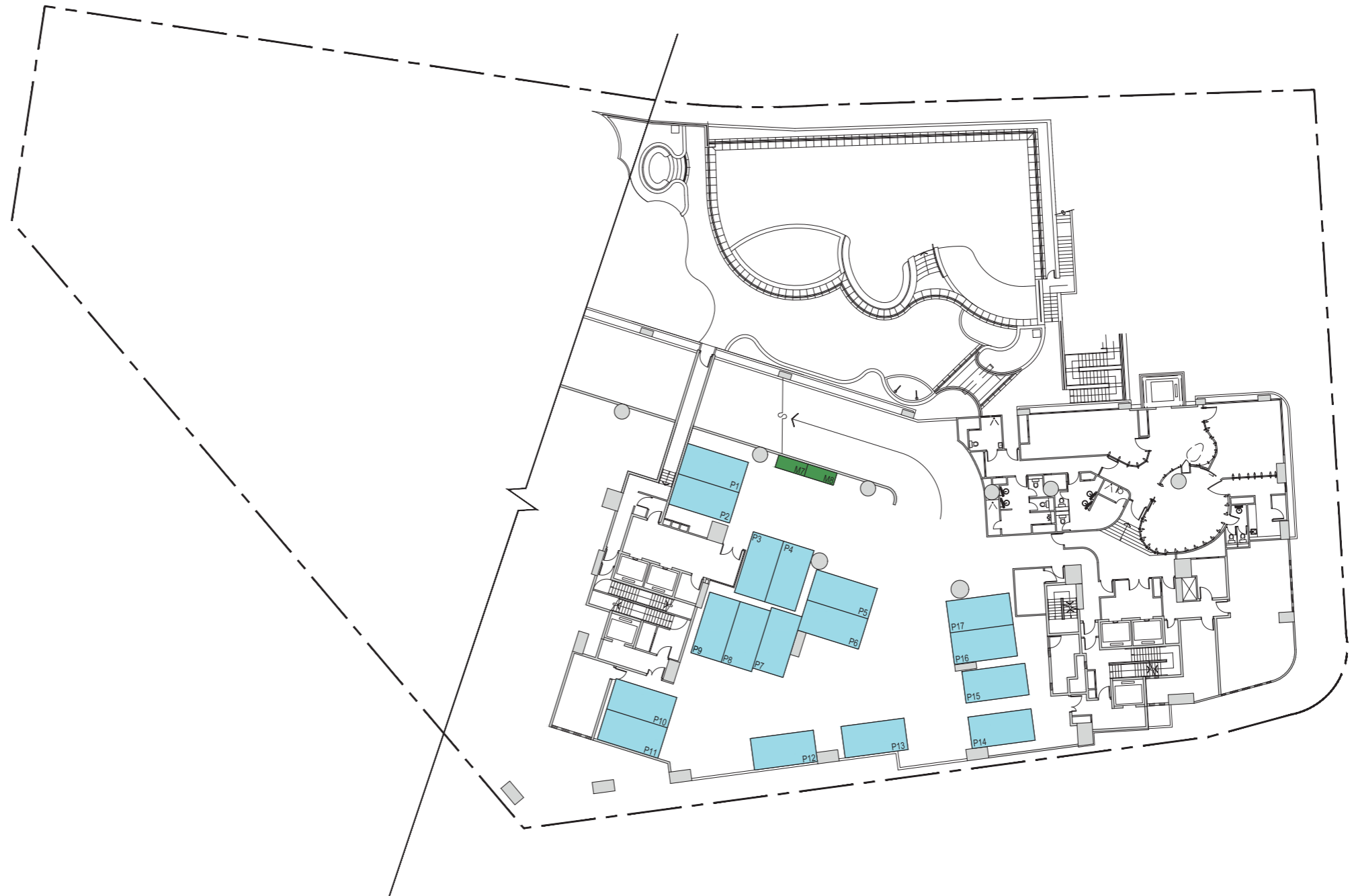


BASEMENT 3 FLOOR PLAN 地庫3層平面圖

LEGEND 圖例

- Residential Parking Spaces
住宅停車位
- Motor Cycle Parking Spaces
住客電單車停車位
- Boundary Line of the Development
發展項目的界線

SCALE 比例



13. FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖

Categories, Numbers, Dimensions and Area of Parking Spaces in the Development are as follows:

發展項目停車位的類別、數目、尺寸及面積如下：

Floor 樓層	Legend 圖例	Category of Parking Spaces 停車位類別	Parking Space Number 停車位編號	Total Number 數目	Dimensions (Length x Width) (m) 尺寸(長 x 闊)(米)	Area of each Parking Space 每個停車位面積(平方米)
Basement 3 地庫3層		Motor Cycle Parking Spaces 住客電單車停車位	M7 & M8	2	2.4 x 1.0	2.4
		Residential Parking Spaces 住宅停車位	P1, P2, P3, P4, P5, P6, P7, P8, P9, P10, P11, P12, P13, P14, P15, P16 & P17	17	5.0 x 2.5	12.5
Basement 2 地庫2層		Motor Cycle Parking Spaces 住客電單車停車位	M1, M2, M3, M4, M5 & M6	6	2.4 x 1.0	2.4
		Residential Parking Spaces 住宅停車位	P1, P2, P3, P4, P5, P6, P7, P8, P9, P10, P11, P12, P13, P14, P15, P16, P17, P18, P19, P20, P21, P22, P23, P24, P25, P26 & P27	27	5.0 x 2.5	12.5
Basement 1 地庫1層		Residential Parking Spaces 住宅停車位	P2, P3, P4, P5, P6, P7, P8, P9, P10, P11, P12, P13, P14, P15, P16, P17, P18, P19, P20, P21, P22, P23, P24, P25, P26, P28, P29, P30 & P31	29	5.0 x 2.5	12.5
		Accessible Parking Spaces 暢通易達住宅停車位	P1 ACC. & P27 ACC.	2	5.0 X 3.5	17.5
		Loading and Unloading Spaces 上落貨車位	L1 & L2	2	11.0 x 3.5	38.5
Ground 地下		Loading and Unloading Space 上落貨車位	L1	1	11.0 X 3.5	38.5

14. SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

臨時買賣合約的摘要

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase (“**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. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約：
 - (i) 該臨時合約即告終止；
 - (ii) 有關的臨時訂金即予沒收；及
 - (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

15. SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

The draft Deed of Mutual Covenant and Management Agreement of the Development (“DMC”) provide that: -

A. Common parts of the Development

(i) “**Common Areas and Facilities**” means the Development Common Areas and Facilities, the Residential Common Areas and Facilities and the Carpark Common Areas and Facilities;

(ii) “**Development Common Areas and Facilities**” means and includes :-

(a) such part of the Covered Landscape Areas forming part of the Development Common Areas and Facilities;

(b) such part of the Greenery Areas forming part of the Development Common Areas and Facilities;

(c) master water meter room, transformer room 1 and 2, fuel tank room and its associated protected lobby, emergency generator room, fire control room, accessible lavatory, staircase pressurization room, switch room, telecommunications and broadcasting equipment room, the areas for the installation or use of telecommunication network facilities, refuse storage & material recovery chamber, irrigation pump room, check meter cabinet, security office, security kiosk, electrical room, extra low voltage room, water tank for street fire hydrant, pump room for street fire hydrant, lobby and stairways to Recreational Facilities, lift pit zone, lift lobby, lift, required staircase and protected lobby, F.S. water tank, F.S. pump room, F.S. check meter cabinet, air duct, pipe duct, covered landscape area, matching cover for the cable trench;

(d) such areas and facilities of and in the Land and the Development intended for common use and benefit of the Development as a whole or otherwise not of any individual Owner; and

(e) such other areas and facilities of and in the Land and the Development designated as Development Common Areas and Facilities in accordance with the DMC

which are for the purposes of identification only shown coloured Orange, Orange Hatched Black and Orange Dotted Black on the DMC Plans (certified as to their accuracy by the Authorized Person) annexed to the DMC, PROVIDED THAT where appropriate, if any parts of the Development other than the Carpark and the Residential Accommodation :-

(i) are covered by paragraph (a) of the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap. 344) (“the Ordinance”) and/or

(ii) fall within the categories as specified in Schedule 1 to the Ordinance and included under paragraph (b) of the definition of “common parts” set out in section 2 of the Ordinance,

then such parts shall be deemed to have been included as, and shall form part of, the Development Common Areas and Facilities, but shall exclude the Residential Common Areas and Facilities and the Carpark Common Areas and Facilities;

(iii) “**Residential Common Areas and Facilities**” means and includes :-

(a) such part of the Covered Landscape Areas forming part of the Residential Common Areas and Facilities;

(b) the Loading and Unloading Spaces and the Accessible Parking Spaces;

(c) such part of the Greenery Areas forming part of the Residential Common Areas and Facilities;

(d) the Common Electric Vehicle Facilities and Recreational Facilities;

(e) entrance lobby, store room, fire control room, lifts, lift lobbies, electrical room, pipe duct, F.S. inlet, F.S. control room, hose reel cabinet, potable flushing water pump room, water meter cabinet, hose reel, flushing water pump room, flat roof, canopy, irrigation point, planters, inaccessible planters, gas main valve cabinet, lift machine room, lift machine room (cooling cabinet), the areas for the installation or use of aerial broadcast distribution, landscape garden, covered landscape area, dog house, refuse room, electricity meter cabinet, town gas control cabinet, staircase, staircases;

(f) such areas and facilities of and in the Land and the Development intended for the benefit of the Residential Accommodation as a whole or otherwise not of any individual Owner; and

(g) such other areas and facilities of and in the Land and the Development designated as Residential Common Areas and Facilities in accordance with the DMC

which for the purposes of identification only are shown coloured Red, Red Hatched Black, Red Dotted Black, Green, Green Dotted Black and in Green Broken Line on the DMC Plans, PROVIDED THAT where appropriate, if any parts of the Residential Accommodation :-

(i) are covered by paragraph (a) of the definition of “common parts” set out in section 2 of the Ordinance and/or

(ii) fall within the categories as specified in the Schedule 1 to the Ordinance and included under paragraph (b) of the definition of “common parts” set out in section 2 of the Ordinance,

then 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 Development Common Areas and Facilities and the Carpark Common Areas and Facilities;

(iv) “**Carpark Common Areas and Facilities**” means and includes :-

(a) the whole of the Carpark except the Parking Spaces and the Accessible Parking Spaces (which form parts of the Residential Common Areas and Facilities);

(b) driveway, ramp, fire control valve room, staircase, lift lobby, electrical room, sprinkler, pump room, check meter cabinet, water tank, waiting area and such other areas and facilities of and in the Land and the Development for the common use and benefit of the Carpark as a whole or otherwise not of any individual Owner; and

(c) such other areas and facilities of and in the Land and the Development designated as Carpark Common Areas and Facilities in accordance with the DMC,

which for the purposes of identification only are shown coloured Yellow on the DMC Plans, PROVIDED THAT where appropriate, if any parts of the Carpark :-

(i) are covered by paragraph (a) of the definition of “common parts” set out in section 2 of the Ordinance and/or

(ii) fall within the categories as specified in Schedule 1 to the Ordinance and included under paragraph (b) of the definition of “common parts” set out in section 2 of the Ordinance,

then 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 Development Common Areas and Facilities and the Residential Common Areas and Facilities;

15. SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

- (v) **“Common Electric Vehicle Facilities”** means all such facilities installed or to be installed in the Common Areas and Facilities for the purpose of or in relation to the charging of electric motor vehicles licensed under the Road Traffic Ordinance (Chapter 374) and parked at the Accessible Parking Spaces, and such facilities shall include but not limited to such wires, cables, ducts, trunking, electrical vehicle chargers, electric meters, base box, socket outlet, locks, covers and such other security and/or protective devices, equipment, apparatus and such other electrical or other installations or otherwise for or in relation to such purpose.
- (vi) **“Sub-Deed of Mutual Covenant”** means a Sub-Deed of Mutual Covenant to be entered into between the First Owner with other co-owners of the Development after the DMC setting forth the rights and obligations of the Owners of any part or parts of the Development.
- (vii) The Owners shall not convert any part of the Common Areas and Facilities to his own use or his own benefit unless approved by the Owner’s Committee.
- (viii) The Owners shall not obstruct the Common Areas and Facilities nor do anything in the Common Areas and Facilities as may be or become a nuisance to any other Owners or occupiers of the Development.
- (ix) The Common Areas and Facilities shall be under the exclusive control of the Manager, who is appointed to act as agent for and on behalf of all Owners duly authorized in accordance with the provisions of the DMC in respect of any matter concerning that Common Areas and Facilities.

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

Tower 1

Floor \ Unit	A	B
1	146	146
2	148	148
3	148	148
5	148	148
6	148	148
7	148	148
8	148	148
9	148	148
10	148	148
11	148	148
12	148	148
15	148	148
16	321	-

Tower 2

Floor \ Unit	A	B
1	146	146
2	148	148
3	148	148
5	148	148
6	148	148
7	148	148
8	148	148
9	148	148
10	148	148
11	148	148
12	148	148
15	148	148
16	330	-

Tower 3

Floor \ Unit	A	B
1	146	146
2	148	148
3	148	148
5	148	148
6	148	148
7	148	148
8	148	148
9	148	148
10	148	148
11	148	148
12	148	148
15	148	148
16	330	-

Notes :-

- (i) 4th Floor, 13th Floor and 14th Floor are omitted for all the Towers

15. SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

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

The Manager will be appointed under the DMC as the Manager of the Development for an initial term of not exceeding two years commencing from the date of the DMC and to be continued thereafter, subject to the provisions for termination contained in the DMC.

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

(a) The Manager shall prepare the annual budget for the ensuing year in consultation with the Owners' Committee (if formed).

(b) The annual budget shall be divided into the following parts:-

(i) The first part shall cover all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is to be expended for the benefit of all Owners or required for the proper management of the Land, the Development and the Development Common Areas and Facilities;

(ii) The second part shall cover all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is specifically referable to the Residential Common Areas and Facilities; and

(iii) The third part shall cover all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is specifically referable to the Carpark Common Areas and Facilities,

(c) Each Owner shall contribute to the budgeted Management Expenses in the following manner:-

(i) Each Owner of a Unit shall contribute his due proportion of the budgeted Management Expenses under the first part of the annual budget which proportion shall be equal to the Management Shares of his Unit divided by the total Management Shares of the Development;

(ii) Each Owner of a Residential Unit shall contribute his due proportion of:-

I. the budgeted Management Expenses under the second part of the annual budget; and

II. a fraction of the budgeted Management Expenses under the third part of the annual budget calculated in accordance with the following formula :-

$$\text{Relevant fraction} = \frac{35 \text{ (i.e. Total gross floor area of all Accessible Parking Spaces in square metres)}}{966.7 \text{ (i.e. Total gross floor area of all Parking Spaces and all Accessible Parking Spaces in square metres)}}$$

which proportion shall equal to the Management Shares of his Residential Unit divided by the total Management Shares of all Residential Units.

E. Basis on which the Management Fee Deposit is fixed

The amount of Management Fee Deposit is 3/12 of the first year's budgeted management expenses payable in respect of his unit.

F. Area (if any) in the Development retained by the owner for its own use

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

Note: For full details, please refer to the full script of the draft DMC which is available for inspection free of charge during opening hours at the place at which the specified residential property is offered to be sold. A copy of the draft DMC can be obtained upon paying necessary photocopying charges.

15. SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

發展項目公契及管理協議擬稿(「公契」) 有下述條文：-

A. 發展項目的公用部分

(i) 「**公用地方及設施**」包括發展項目公用地方及設施、住宅公用地方及設施及停車場公用地方及設施。

(ii) 「**發展項目公用地方及設施**」指並包括：-

(a) 構成發展項目公用地方及設施的有蓋園景區部分；

(b) 構成發展項目公用地方及設施的綠化區部分；

(c) 主水錶室、變壓器室 1 和 2、油箱房及其相關防煙間、應急發電機室、消防控制室、無障礙衛生間、樓梯加壓室、電掣房、電訊及廣播設備室、安裝或使用電訊網絡設施的區域、垃圾儲存及物料回收室、灌溉泵房、檢測儀錶櫃、保安室、保安亭、電力房、超低壓室、街道消防栓水箱、街道消防栓泵房、通往康樂設施之大堂和樓梯、升降機井、升降機大堂、升降機及其所需樓梯和防煙間、消防水箱、消防泵房、消防檢測儀錶櫃、風管、管道、有蓋園景區、電纜溝渠之蓋板；

(d) 供整個發展項目(而非任何個別業主)共同使用與享用的其他該地段及發展項目內的地方及設施；及

(e) 根據公契劃定為發展項目公用地方及設施並位於該地段及發展項目內的其他地方及設施；

該等地方及設施在公契附錄的公契圖則(經認可人士確認準確性)上用橙色、橙色加黑斜線及橙色加黑點顯示，僅供識別，惟如適用，如果發展項目內任何部份(不包括停車場及住宅樓宇)：

(i) 受該條例第 2 節列明「公用部分」的定義(a)段所涵蓋及/或

(ii) 屬該條例第一附表指定的任何部分和受建築物管理條例(第344章)(「該條例」)第 2 節列明「公用部分」的定義(b)段所涵蓋，

則該等部分亦應被視為包括在並構成發展項目公用地方及設施的一部分，但不包括住宅公用地方及設施及停車場公用地方及設施；

(iii) 「**住宅公用地方及設施**」指並包括：-

(a) 構成住宅公用地方及設施的有蓋園景區部分；

(b) 上落貨車位及暢通易達停車位；

(c) 構成住宅公用地方及設施的綠化區部分；

(d) 公共電動車設施及康樂設施；

(e) 入口大廳、儲藏室、消防控制室、升降機、升降機大堂、電力房、管道槽、消防入水掣、消防控制室、消防喉轆櫃、食水及沖廁水泵房、水錶櫃、消防喉轆、沖廁水泵房、平台、雨篷、澆水龍頭、花槽、無法進入的花槽、煤氣主閘櫃、升降機房、升降機房(冷卻櫃)、安裝或使用無線廣播分導的區域、花園、有蓋園景區、室外管道檢修井、垃圾房、電錶櫃、煤氣控制櫃、樓梯；

(f) 供整個住宅樓宇(而非任何個別業主)共同享用的其他該地段及發展項目內的地方及設施；及

(g) 根據公契劃定為住宅公用地方及設施並位於該地段及發展項目內的其他地方及設施；

該等地方及設施在公契附錄的公契圖則(經認可人士確認準確性)上用紅色、紅色加黑斜線、紅色加黑點、綠色、綠色加黑點及綠色虛線顯示，僅供識別，惟如適用，如果住宅樓宇內任何部份：

(i) 受該條例第 2 節列明「公用部分」的定義(a)段所涵蓋及/或

(ii) 屬該條例第一附表指定的任何部分和受該條例第 2 節列明「公用部分」的定義(b)段所涵蓋，

則該等部分亦應被視為包括在並構成住宅公用地方及設施的一部分，但不包括發展項目公用地方及設施及停車場公用地方及設施；

(iv) 「**停車場公用地方及設施**」指並包括：-

(a) 整個停車場(構成住宅公用地方及設施部分的停車位及暢通易達停車位除外)；

(b) 車道、斜道、消防閩室、樓梯、升降機大堂、電力房、灑水裝置、泵房、檢測水錶櫃、水缸、等候區及供整個停車場(而非任何個別業主)共同使用與享用的其他該地段及發展項目內的地方及設施；及

(c) 根據公契劃定為停車場公用地方及設施並位於該地段及發展項目內的其他地方及設施；

該等地方及設施在公契圖則上用黃色顯示，僅供識別，惟如適用，如果停車場內任何部份：

(i) 受該條例第 2 節列明「公用部分」的定義(a)段所涵蓋及/或

(ii) 屬該條例第一附表指定的任何部分和受該條例第 2 節列明「公用部分」的定義(b)段所涵蓋，

則該等部分亦應被視為包括在並構成停車場公用地方及設施的一部分，但不包括發展項目公用地方及設施及住宅公用地方及設施。

(v) 「**公共電動車設施**」指為了或就停泊於暢通易達住宅停車位根據《道路交通條例》(第374章)的持牌電動車充電用途而在公用地方及設施安裝或將安裝的所有設施，而該等設施包括但不限於為了或就該用途而設的電線、電纜、管道、幹槽、電動車充電器、電錶、基底盒、插座、鎖、蓋及其他保安及/或保護裝備、設備、器具及其他電力或其他裝置。

(vi) 「**副公契**」指於簽立公契後第一業主與發展項目的其他共同擁有人之間訂立的公契副公契，列明業主就發展項目任何部份的權益和責任。

(vii) 除非獲業主委員會批准，業主不得將任何公用地方及設施之部分改為作自己使用或享用。

(viii) 業主不得阻礙公用地方及設施，亦不得在公用地方及設施作出任何對發展項目的任何其他業主或佔用人造成滋擾的行為。

(ix) 公用地方及設施須由管理人專門控制。管理人獲正式委任代表全體業主持按公契處理公用地方及設施的任何事宜。

B. 分配予發展項目中每個住宅物業的不分割份數的數目

第1座

樓層 \ 單位	A	B
1	146	146
2	148	148
3	148	148
5	148	148
6	148	148
7	148	148
8	148	148
9	148	148
10	148	148
11	148	148
12	148	148
15	148	148
16	321	-

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

第2座

樓層 \ 單位	A	B
1	146	146
2	148	148
3	148	148
5	148	148
6	148	148
7	148	148
8	148	148
9	148	148
10	148	148
11	148	148
12	148	148
15	148	148
16	330	-

第3座

樓層 \ 單位	A	B
1	146	146
2	148	148
3	148	148
5	148	148
6	148	148
7	148	148
8	148	148
9	148	148
10	148	148
11	148	148
12	148	148
15	148	148
16	330	-

備註:

(i) 所有座數不設4樓、13樓及14樓

C. 有關發展項目的管理人的委任年期

管理人將會根據公契被委任為發展項目的管理人，首屆任期為公契日期起計不多於兩年，並在其後續任，但受公契中的終止條文規限。

D. 管理開支按甚麼基準在發展項目中的住宅物業的擁有人之間分擔

(a) 管理人須在諮詢業主委員會（如已經成立）後編製來年的年度預算。

(b) 年度預算分開為以下部分：

- (i) 第一部分須涵蓋管理人認為(其決定應為最終，有明顯錯誤除外)為了全體業主的利益或妥善管理該土地、發展項目和發展項目公用地方及設施需要支出的一切開支；
- (ii) 第二部分須涵蓋管理人認為(其決定應為最終，有明顯錯誤除外)特別涉及住宅公用地方及設施開支；及
- (iii) 第三部分須涵蓋管理人認為(其決定應為最終，有明顯錯誤除外)特別涉及停車場公用地方及設施開支；

(c) 每位業主須按以下方式支付預算管理開支：

- (i) 每位單位業主須按其應佔比例分擔年度預算第一部分之預算管理開支，有關比例應相等於其單位之管理份數除以發展項目中所有管理份數的總數；及
- (ii) 每位住宅單位業主須按其應佔比例分擔：
 - I. 年度預算第二部分之預算管理開支；及
 - II. 按以下算式計算的年度預算第三部分之部份預算管理開支：

35（即所有暢通易達住宅停車位以平方米計算的總面積）

$$\text{有關部份} = \frac{\text{35（即所有暢通易達住宅停車位以平方米計算的總面積）}}{\text{966.7（即所有停車位及暢通易達住宅停車位以平方米計算的總面積）}}$$

而有關比例應相等於其住宅單位之管理份數除以所有住宅單位之管理份數的總數。

E. 計算管理費按金的基準

管理費按金相等於業主擁有之單位的首年度預算管理開支的3/12。

F. 擁有人在發展項目中保留作自用的範圍（如有的話）

擁有人（University Heights Holding Ltd.）在發展項目中並無按《一手住宅物業銷售條例》附表1 第1部第14(2)(f)條所述之保留作自用的範圍。

備註：請查閱完整的公契擬稿以了解全部詳情。完整的公契擬稿現存於指明住宅物業的售樓處，於開放時間可供免費查閱，並可在支付所需影印費後取得公契擬稿之複印本。

16. SUMMARY OF LAND GRANT

批地文件的摘要

1. The Development is constructed on Inland Lot No.8171 ("**the Lot**") which is held under Conditions of Exchange No.9303 dated 25th October 1967 as varied or modified by two Modification Letters dated 20th February 1971 and 16th April 2015 and registered in the Land Registry by Memorial Nos.UB794856 and 15042402790012 respectively ("**the Land Grant**").
2. The Lot is granted for a term of 75 years commencing from 3rd day of January 1916 with the option of renewal for one further term of 75 years.
3. User restrictions applicable to that land:
 - (a) The Lot shall not be used for any purpose other than for private residential purposes.
 - (b) No grave or columbarium shall be erected or made on the Lot, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon.
4. Facilities that are required to be constructed and provided for the Government, or for public use:
 - (a) Construct a paved way with the associated street furnitures, traffic aids, street lighting, sewers, drains and other structures on the area shown coloured brown on the plan marked "PLAN A" annexed to the Land Grant ("**the Brown Area**") at such levels as may be approved by the Director.
 - (b) Such portions of future public roads as shown coloured green on the plan annexed to the Land Grant which are required to be laid and formed by the Grantee ("**the Green Area**"); and such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director of Lands ("**the Director**") may in his sole discretion require to be provided and constructed by the Grantee (collectively "**the Structures**") so that building, vehicular and pedestrian traffic may be carried on the Green Area.
 - (c) Surfacing, kerbing and channeling the Green Area and provision of the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require.
 - (d) Carrying out and completing to the satisfaction of the Director such geotechnical investigations and such slope treatment, landslide preventive, mitigation and remedial works on the area shown coloured green hatched black on the plan marked "PLAN A" annexed to the Land Grant ("**the Green Hatched Black Area**") as the Director in his absolute discretion may require.
5. The Grantee's obligation to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside that land:
 - (a) Special Condition No.(28) of the Land Grant stipulates that the Grantee shall redevelop the Lot by the erection thereon of a building or buildings complying in all respects with the conditions in the Land Grant and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in the Hong Kong Special Administrative Region, such building or buildings to be completed and made fit for occupation on or before the 30th day of June 2020.
 - (b) General Condition No.4 of the Land Grant stipulates that the Grantee shall throughout the tenancy maintain all buildings erected or which may at any time after the date of the Land Grant be erected on the Lot in good and substantial repair and condition and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy. In the event of the demolition at any time during the tenancy of any building then standing on the Lot or any part thereof the Grantee shall replace the same either by sound and substantial buildings of the same type and of no less volume or by buildings of such type and value as shall be approved by the Director of Public Works. In the event of demolition as aforesaid the grantee shall within one month of such demolition apply to the Director of Public Works for consent to carry out building works for the redevelopment of the Lot and upon receiving such consent shall within three months thereof commence the necessary work of redevelopment and shall complete the same to the satisfaction of and within such time limit as is laid down by the Director of Public Works.
 - (c) Special Condition No. (4)(a) of the Land Grant provides that where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the Lot or on any Government Land, which is or was done for the purpose of or in connection with the formation, levelling or development of the Lot or any part thereof or any other works required to be done by the Grantee under these Conditions, or for any other purpose, the Grantee 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 Lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times during the term of the Land Grant 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 of Lands ("**the Director**").
 - (d) Special Condition No. (4)(c) of the Land Grant stipulates that in the event that as a result of or arising out of any formation, levelling, development or other works done by the Grantee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the Lot or from any adjacent or adjoining Government or leased land, the Grantee 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.
 - (e) Special Condition No. (4)(d) of the Land Grant stipulates that the Director shall be entitled by notice in writing to call upon the Grantee 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 Grantee 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 Grantee shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.
 - (f) Special Condition No.(5)(a) of the Land Grant stipulates that in the event of earth, spoil, debris, construction waste or building materials ("**the waste**") from the Lot, or from other areas affected by any development of the Lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties ("**the Government properties**"), the Grantee shall at his own expense remove the waste from and make good any damage done to the Government properties. The Grantee 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.
 - (g) Special Condition No.5(b) of the Land Grant stipulates that notwithstanding Special Condition No. (5)(a) of the Land Grant, the Director may (but is not obliged to), at the request of the Grantee, remove the waste from and make good any damage done to the Government properties and the Grantee shall pay to the Government on demand the cost thereof.
 - (h) Special Condition No.8(f) of the Land Grant stipulates that the design and disposition of any building or buildings erected or to be erected on the Lot shall be subject to the approval in writing of the Director and no building works (other than site formation works) shall be commenced on the Lot until such approval shall have been obtained and for the purpose of these Conditions, "building works" and "site formation works" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.

16. SUMMARY OF LAND GRANT

批地文件的摘要

- (i) Special Condition No.(10)(a)(i) of the Land Grant stipulate that spaces shall be provided within the Lot to the satisfaction of the 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 Lot and their bona fide guests, visitors or invitees ("**the Residential Parking Spaces**") at prescribed rates.
- (j) Special Condition No.(10)(a)(iii) of the Land Grant stipulates that if more than 75 residential units are provided in any block of residential units erected or to be erected on the Lot, 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 building or buildings erected or to be erected on the Lot shall be provided at prescribed rates.
- (k) Special Condition No.(10)(a)(iv) stipulates that the spaces provided under Special Condition Nos.(10)(a)(i) and (10)(a)(iii) of the Land Grant 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.
- (l) Special Condition No.(10)(b)(i) of the Land Grant stipulates that out of the spaces provided under Special Condition Nos.(10)(a)(i), and (10)(a)(iii) of the Land Grant, the Grantee 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 Special Condition No. (10)(a)(iii) of the Land Grant and that the Grantee shall not designate or reserve all of the spaces provided under Special Condition No.(10)(a)(iii) of the Land Grant to become the Parking Spaces for the Disabled Persons.
- (m) Special Condition No.(10)(b)(ii) of the Land Grant stipulates that 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 of the building or buildings erected or to be erected on the Lot 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.
- (n) Special Condition No.(10)(c)(i) of the Land Grant stipulates that spaces shall be provided within the Lot 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, and belonging to the residents of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees ("**the Motor Cycle Parking Spaces**") at prescribed rates.
- (o) Special Condition No.(10)(c)(ii) of the Land Grant stipulates that the Motor Cycle Parking Spaces shall not be used for any purpose other than for the purpose set out in Special Condition No.10(c)(i) of the Land Grant 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.
- (p) Special Condition No.(12) of the Land Grant stipulates that a plan approved by the Director indicating the layout of all the parking, loading and unloading spaces to be provided within the Lot in accordance with Special Condition Nos.(10) and (37) of the Land Grant, or a copy of such plan certified by an authorized person (as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation) shall be deposited with the Director. No transaction (except a tenancy agreement or lease or an agreement for such tenancy or lease under Special Condition No.(32)(c) of the Land Grant and a building mortgage or charge under Special Condition No.(32)(d) of the Land Grant or such other transactions as the Director may approve) affecting the Lot or any part thereof or any building or part of the any building erected or to be erected on the Lot shall be entered into prior to such deposit. The parking loading and unloading spaces indicated on the said approved plan shall not be used for any purpose other than for the purposes set out respectively in Special Condition Nos.(10) and (37) of the Land Grant. The Grantee shall maintain the parking, loading and unloading spaces and other areas, including but not restricted to the lifts, landings and manoeuvring and circulation areas, in accordance with the said approved plan and shall not alter the layout except with the prior written consent of the Director. Except for the parking spaces indicated on the said approved plan, no part of the Lot or any building or structure thereon shall be used for parking purposes.
- (q) Special Condition No.(15) of the Land Grant stipulates that the Grantee shall construct and maintain at his own expense and to the satisfaction of the Director of Public Works such drains and channels, whether within the boundaries of the Lot or on Government Land, as the said Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or storm-water drain all storm-water or rain-water falling or flowing on the Lot, and the Grantee 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.
- (r) Special Condition No.(20)(a) of the Land Grant stipulates that the Lot is granted together with a right for the Grantee and his servants, visitors, workmen and other persons authorized by him in that behalf from time to time and at all times during the term hereby granted for all purposes connected with the proper use and enjoyment of the Lot to pass and repass, with or without vehicles, on, along, over, by and through the area shown coloured brown on the plan marked "PLAN A" annexed to the Land Grant ("**the Brown Area**") at such levels as may be approved by the Director.
- (s) Special Condition No.(20)(b) of the Land Grant stipulates that the Grantee shall on or before the 30th of June 2020 or within such other time limit as may be specified by the Director, at his own expense, in such manner, with such materials and to such standards as the Director shall require or approve, construct a paved way with the associated street furnitures, traffic aids, street lighting, sewers, drains and other structures on the Brown Area over and along which a right of way referred to in Special Condition 20(a) of the Land Grant is given.
- (t) Special Condition No.(20)(c) of the Land Grant stipulates that the Grantee shall at his own expense uphold, maintain, manage and repair the Brown Area and everything forming a portion of or pertaining to it, all to be done to the satisfaction of the Director and the Grantee shall be responsible for the whole as if he were the absolute owner thereof.
- (u) Special Condition No.(20)(d) of the Land Grant stipulates that any alteration to any public road absorbing a portion of the Brown Area over and along which a right of way is given or affecting the gradient thereof, shall not give rise to any claim by the Grantee who shall at his own expense carry out all consequent alterations to the paved way constructed by him to the satisfaction of the Director.
- (v) Special Condition No.20(e) of the Land Grant stipulates that the grant of the right of way referred to in Special Condition No.20(a) of the Land Grant shall not give the Grantee the exclusive right over the Brown Area. The Government shall have the right to grant rights of way over the Brown Area to the owners of any other lots in the vicinity now or at any time in the future, or to take over the whole or any portion of the Brown Area for the purposes of a public street without payment of any compensation to the Grantee or to other owners to whom rights of way over the whole or any portion of the Brown Area may have been granted.
- (w) Special Condition No.(20)(f) of the Land Grant stipulates that in the event of the non-fulfilment of the Grantee's obligations under Special Conditions Nos.(20)(b) and (20)(c) of the Land Grant, the Government may carry out the necessary construction, maintenance and repair work at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Grantee.

16. SUMMARY OF LAND GRANT

批地文件的摘要

- (x) Special Condition No.(20)(g) of the Land Grant stipulates that notwithstanding the grant of the right of way referred to in Special Condition No.(20)(a) of the Land Grant, the Government shall have the full right and power, upon giving to the Grantee, not less than fourteen days written notice (save in case of emergency) to lay, install, relay, divert, remove, re-provision, replace, inspect, operate, repair maintain and renew any Government or other drain, culvert, waterway or watercourse, sewer, nullah, water main, pipe, cable, wire, line, utility service or other works or installations ("**the Services**") which are now or may hereafter be upon, over, under or adjacent to the Brown Area as the Director may in his absolute discretion deem fit, making good any and all damages caused thereby, and the Director, his officers, contractors and any other persons authorised by him, his or their workmen with or without tools, equipment, plant, machinery or motor vehicles shall have the right of free ingress, egress and regress at all times to, from and through the Brown Area for the purposes aforesaid. The Grantee shall not disturb or allow anybody to disturb the Services without prior written approval from the Director. Save in respect of making good any and all damage caused by any exercise of the aforesaid rights and powers, the Government, the Director, his officers, contractors and any other persons authorized by him, his or their workmen shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee arising out of or incidental to the exercise of the rights conferred under this sub-clause, and no claim nor objection shall be made against him or them by the Grantee.
- (y) Special Condition No.(24)(a) of the Land Grant stipulates that:
The Grantee shall:
- (i) On or before the 30th day of June 2020 or such other extended period as may be approved by the Director, at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:
- (I) lay and form those portions of future public roads as shown coloured green on the plan annexed to the Land Grant ("**the Green Area**"); and
- (II) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require ("**the Structures**")
so that building, vehicular and pedestrian traffic may be carried on the Green Area.
- (ii) on or before the 30th June 2020 or such other extended period as may be approved by the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and
- (iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been re-delivered in accordance with Special Condition No. (25) of the Land Grant.
- (z) Special Condition No. (24)(b) of the Land Grant stipulates that in the event of the non-fulfilment of the Grantee's obligations under Special Condition No.(24)(a) of the Land Grant within the prescribed period stated therein, the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Grantee.
- (aa) Special Condition No.(37)(a) of the Land Grant stipulates that Spaces shall be provided within the Lot to the satisfaction of the Director for the loading and unloading of goods vehicles at prescribed rates.
- (bb) Special Condition No.(44) of the Land Grant stipulates that where prestressed ground anchors have been installed, upon development or redevelopment of the Lot or any part thereof, the Grantee shall at his own expenses 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 Grantee shall neglect or fail to carry out the required monitoring works, the Director may forthwith execute and carry out the monitoring works and the Grantee shall on demand repay to the Government the cost thereof.
- (cc) Special Condition No.(45)(a) of the Land Grant stipulates that the Grantee shall at his own expense carry out and complete to the satisfaction of the Director such geotechnical investigations and such slope treatment, landslide preventive, mitigation and remedial works on the area shown coloured green hatched black on the plan marked "PLAN A" annexed to the Land Grant ("**the Green Hatched Black Area**") as the Director in his absolute discretion may require and shall, at all times during term hereby agreed to be granted, at his own expense, maintain in good and substantial repair and condition to the satisfaction of the Director the Green Hatched Black Areas including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. In the event that any landslip, subsidence or failing away occurs within the Green Hatched Black Area at any time during the term hereby agreed to be granted, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining areas which, in the opinion of the Director (whose decision shall be final and binding on the Grantee), have also been affected. The Grantee shall indemnify the Government, its agents and contractors against all claims, proceedings, costs, damages and expenses whatsoever incurred by reason of such landslip, subsidence or falling away. The Grantee shall ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Area and, subject to the prior written approval of the Director, the Grantee may erect fences or other barriers for the prevention of such illegal excavation or dumping. In addition to any other rights or remedies the Director may have in respect of any breach to of these Conditions, the Director may at any time by notice in writing call upon the Grantee to carry out such geotechnical investigation, slope treatment, landslip preventive, mitigation and remedial works and to maintain, reinstate and make good any land, structure or works affected by such landslip, subsidence or falling away, and if the Grantee shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Director may, after the expiry of such period, execute and carry out the required works and the Grantee shall on demand reply to the Government the cost thereof.
- (dd) Special Condition No.(46) of the Land Grant stipulates that the Grantee 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 works ("**the Works**"), to avoid causing any damage, disturbance or obstruction to any Government or other exiting drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the Lot, the Green Area, the Brown Area or the Green Hatched Black Area or any combination of them or any part or parts thereof ("**the Related Services**"). The Grantee 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 Related Services, and shall submit his proposals for dealing with any of the Related 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 Grantee shall comply with and at his own expense meet any requirements which may be imposed by the Director in respect of the Related Services in granting the aforesaid approval, including the costs of any necessary diversion, relaying or reinstatement. The Grantee shall at his own expenses in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the Lot, the Green Area, the Brown Area or the Green Hatched Black Area or any combination of them or any part or parts thereof or any of the Related Service 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 Grantee shall pay to the Government on demand the costs of such works).

16. SUMMARY OF LAND GRANT

批地文件的摘要

If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the Lot, the Green Area, the Brown Area or the Green Hatched Black Area or any combination of them or any part or parts thereof or any of the Related 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 Grantee shall pay to the Government on demand the cost of such works.

- (ee) Special Condition No. (48)(a) of the Land Grant stipulates that no building works (including site formation works and ground investigation works) shall commence within the area of the Lot and portions of the Green Hatched Black Area within the Drainage Tunnel Protection Zone as shown and delineated by the Pecked Purple Line on the plan marked "PLAN A" annexed to the Land Grant, the Green Area and the Brown Area (the said areas of the Lot and the said portions of the Green Hatched Black Area within the Drainage Tunnel Protection Zone, the Green Area and the Brown Area are hereinafter collectively referred to as "**Drainage Tunnel Protection Area**") until the approval from the Director under Special Condition No.(48)(b) of the Land Grant has been obtained by the Grantee.
- (ff) Special Condition No.(48)(b) of the Land Grant stipulates that the Grantee shall observe and comply with any requirements, including but not limited to the "Technical Notes for Guidance in Assessing the Effects of Civil Engineering Works/Construction Development on the Hong Kong West Drainage Tunnel and Associated Works" and other conditions which may be imposed by the Director of the Drainage Services. The Grantee shall on or before the 15th April 2016 or such other period or periods as specified by the Director at his own expense submit or cause to be submitted proposals including such drawings reports, calculations and method statements as may be required by the Director for approval to demonstrate to his satisfaction that any works whatsoever within the Drainage Tunnel Protection Area do not damage, interfere with or endanger any drainage works, structures, facilities, services or installations or the safe operation of the drainage tunnel (as to which the decision of the Director shall be conclusive).
- (gg) Special Condition No.(48)(c) of the Land Grant stipulates that the Grantee shall not demolish, excavate, lay or maintain any footing or foundation, whether of concrete, steel, brick, stone or otherwise in the Drainage Tunnel Protection Area except with the prior written approval of the Director and subject to such terms and conditions as the Director may in his absolute discretion impose provided that he Director is satisfied that such works will not affect the drainage tunnel and any installation, structures or services erected or to be erected therein.

6. The lease conditions that are onerous to a Purchaser:

- (a) Special Condition No.(30) of the Land Grant stipulates that no tree growing on the Lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deemed appropriate.
- (b) Special Condition No. (39)(a) of the Land Grant stipulates that the Residential Parking Spaces and the Motor Cycle Parking Spaces shall not be:-
- (i) assigned except:-
- (1) together with undivided shares in the Lot giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the Lot; or
 - (2) to a person who is already the owner of undivided shares in the Lot with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the Lot; or
- (ii) underlet except to residents of the residential units in the building or buildings erected or to be erected on the Lot.

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

- (c) Special Condition No.(47)(a)(i) of the Land Grant stipulates that except with the prior written approval of the Director, no building or structure or support of any structure shall be erected within the areas of drainage reserve within the Lot shown stippled black on the plan marked "PLAN A" annexed to the Land Grant ("**the Drainage Reserve Area**"). No hard landscape within the Drainage Reserve Area shall be erected unless the prior written approval from the Director has been obtained. The decision of the Director as to what constitutes hard landscape shall be final and binding upon the Grantee. Any planting within the Drainage Reserve Areas shall be limited to plants and shrubs with shallow rooting systems. The decision of the Director as to whether certain plants or shrubs are plants or (as the case may be) shrubs with shallow rooting system shall be final and binding upon the Grantee. Planting within an area of 1.5 metres radius from any manhole within the Drainage Reserve Area shall be further restricted to grass or similar low growing plants. The decision of the Director as to whether certain plants are grass or similar low growing plants shall be final and binding upon the Grantee.
- (d) Special Condition No.(47)(a)(ii) of the Land Grant stipulates that notwithstanding Special Condition No.47(a)(i) of the Land Grant but subject to Special Condition No.(48) of the Land Grant, without the prior written consent of the Director and subject to such terms and conditions as he may impose, a building or structure or support for part of a building or structure may be permitted over or within the Drainage Reserve Area provided that there is clear space extending upwards from the ground level within the Drainage Reserve Area to a height of not less than 5.1 metres. For the purpose of this Special Condition only, the decision of the Director as to what constitutes the ground level shall be final and binding upon the Grantee.
- (e) Special Condition No.(47)(b) of the Land Grant stipulates that The Director and his duly authorized officers, contractor, his or their workmen ("**the authorized persons**") with or without tools, equipment, machinery or motor vehicles shall have the right of unrestricted ingress, egress and regress at all times to, from and through the Lot for the purposes of laying, inspecting, repairing and maintaining drains, sewers, channels, drainage facilities and all other services running across, through or under the Drainage Reserve Area ("**the Utilities**") which the Director may require or authorize. No object or material of whatsoever nature which may obstruct access or cause excessive surcharge to the Utilities shall be place within the Drainage Reserve Area. Where in the opinion of the Director (whose opinion shall be final and binding on the Grantee), there are objects or material within the Drainage Reserve Area which may obstruct access or cause excessive surcharge to the Utilities, a Director shall be entitled by notice in writing to call upon the Grantee, at his own expenses and in all respects to the satisfaction of the Director, to demolish or remove such objects or material and to reinstate the Drainage Reserve Area. If the Grantee shall neglect or fail to comply with such notice within the period specified therein, or as required in an emergency the Director may carry out such removal demolition or reinstatement works as he may consider necessary and the Grantee shall pay the Government on demand the costs of such works.
- (f) General Condition No. 9(a) of the Land Grant provides that should the Grantee fail or neglect to observe or comply with any of the conditions of the Land Grant, the Government shall be entitled to re-enter upon or retake the old lot, and to re-enter upon and take back possession of the Lot or any buildings, erections and works thereon, and thereupon the Land Grant and the rights of the Grantee shall absolutely cease and determine but without prejudice to the rights, remedies and claim of the Government in respect of any breach, non-observance or non-performance of the terms and conditions of the Land Grant.
- (g) General Condition No.9(b) of the Land Grant provides that in the event of re-entry by the Government for or in respect of or arising out of the breach, non-observance or non-performance by the Grantee of the provisions of the General or Special Conditions, he shall not be entitle to the refund of any premium paid by him or any part thereof or to any payment or compensation whatsoever whether in respect of the value of the land, or for any buildings thereon, or for any amount expended by him in the preparation, formation or development of the lot or otherwise.

Notes:

1. The "Grantee" as mentioned in this section means the Purchaser under the Land Grant and where the context so admits or requires include his executors, administrators and assigns and in case of a corporation its successors and assigns.
2. For full details, please refer to the Land Grant. Full script of the Land Grant is available for free inspection upon request during opening hours at the sales office and copies of the Land Grant can be obtained upon paying necessary photocopying charges.

16. SUMMARY OF LAND GRANT

批地文件的摘要

- 發展項目興建於按日期為1967年10月25日的換地條件第9303號及經兩份日期分別為1971年2月20日及2015年4月16日以註冊摘要編號UB794856及15042402790012登記於土地註冊處的修訂書修改（「**批地文件**」）而持有的內地段8171號（「**該地段**」）。
- 該地段批地年期由1916年1月3日起計75年，並可選擇一次再續期75年。
- 適用於該地段的用途限制：
 - 除私人住宅用途外，該地段不可作任何其他用途。
 - 不可在該地段豎立或建造墳墓或骨灰龕安置所，亦不可在該地段安葬或以陶罐、骨灰甕或其他形式存放任何人類骸骨或動物骸骨。
- 按規定須興建並提供予政府或供公眾使用的設施：
 - 於批地文件隨附「圖則A」上顯示為棕色之範圍（「**棕色範圍**」）按署長批准之樓層鋪設一條鋪築路面道路及提供相關街道設施、輔助交通設備、街燈、污水管、排水渠及其他構築物。
 - 在批地文件隨附圖則上顯示為綠色並須由承授人鋪設及塑造的若干未來公眾道路範圍（「**綠色範圍**」）；及地政總署署長（「**署長**」）可全權指定須由承授人提供及建造致使建築、車輛及行人交通將可於綠色範圍上進行的橋樑、隧道、高架道路、地下通道、溝渠、高架橋、行車天橋、行人路、道路或其他構築物（統稱「**該等構築物**」）。
 - 在綠色範圍鋪設表面、建造路緣和渠道，並且按照署長規定為此等設施提供溝渠、污水管、排水渠、有管道接駁供水系統的消防龍頭、街燈、交通標誌、街道設施及道路標記。
 - 按署長運用絕對酌情權所可能要求，在批地文件隨附「圖則A」上用綠色間黑斜線顯示的範圍（下稱「**綠色間黑斜線範圍**」），進行與完成土力勘察、斜坡維護、防止山泥傾瀉、緩解及補救工程，達致署長滿意。
- 有關承授人在該地段內外鋪設、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：
 - 批地文件特別條件第(28)條規定，承授人須興建樓宇以重新發展該地段，前述樓宇須遵守批地文件的條件與及不時於香港實施的所有關於樓宇、衛生設備及規劃的法例、法規及規例。前述樓宇須於2020年6月30日或之前完工及可以入伙。
 - 批地文件一般條件第(4)條規定，承授人須維修現已或於批地文件日期以後建造的所有建築物，使其維修充足及狀態良好，以及於批租期屆滿或提前終止時以同等的維修及狀態交還此等建築物。如於本文協定的批租期任何時期內拆卸該地段或其任何部分的現有建築物，承授人必須另建良好健全的一座或多座同類型建築物而樓面總面積不少於現有建築物或有關類型及價值經工務司批核的一座或多座建築物作替代。倘如上述拆卸建築物，承授人應在拆卸的一個月內向工務司申請同意在該地段進行重建工程。承授人接獲同意書後，必須在三個月內展開必要的重建工程，並於工務司指定的期限內以工務司滿意的方式完成重建。
 - 批地文件特別條件第(4)(a)條規定，若有或曾有任何土地之削去、清除或後移，或任何種類的堆土、填土或斜坡整理工程，不論是否有署長事先書面通知，不論是在該土地內或在任何政府土地上，亦不論是否為開拓、平整或發展該土地或其任何部分或任何其他根據批地文件條件承授人須進行的工程的目的而進行或與之有關連的或是為任何其他目的，承授人須自費進行及建造該等現時或其後有需要或可能有需要之斜坡整理工程、護土牆或其他支撐、防護措施、及排水系統或附屬或其他工程，以保護及支持該土地內的該等土地及任何毗鄰或毗連之政府土地或已出租土地，及排除及預防其後發生的任何泥土剝落、泥石傾瀉或土地下陷。承授人須於批地文件年期所有時間自費保持上述土地、斜坡整理工程、護土牆或其他支撐、防護措施、排水系統或輔助或其他工程修葺良好堅固，至使地政總署署長（「**署長**」）滿意。
 - 批地文件特別條件第(4)(c)條規定，若由於承授人進行的開拓、平整、發展或其他工程或其任何其他原因而造成任何泥土剝落、泥石傾瀉或土地下陷於任何時間發生，不論發生在或來自該地段任何土地或任何毗鄰或毗連政府土地或出租土地承授人須自費還原和修復至使署長滿意，並須就因該等泥土剝落、泥石傾瀉或土地下陷而將會或可能引致、蒙受或招致的任何成本、費用、損害、索求及申索彌償政府、其代理及承辦商。
 - 批地文件特別條件第(4)(d)條規定，署長有權以書面通知形式要求承授人進行、興建及保養上述土地、斜坡整理工程、擋土牆或其他支撐、防護措施、排水系統或輔助或其他工程，或還原和修復任何泥土剝落、泥石傾瀉或土地下陷，且如承授人忽略或未能在指明期限內遵行該通知至使署長滿意，署長可執行和進行任何有需要的工程，而承授人須應要求向政府歸還該工程的費用連同任何行政及專業費用及收費。
- 批地文件特別條件第(5)(a)條規定，倘若從該地段或任何由該地段的發展所影響的其他區域的泥土、廢石方、瓦礫、建築廢料或建築材料（「**廢物**」）腐蝕、沖刷或傾倒到公共小巷或道路或路渠、前灘或海床、污水渠、雨水渠、排水渠、明渠或其他政府物業（「**政府物業**」），承授人須自費清理政府物業的廢物並彌補對政府物業造成的任何損壞。承授人須對上述腐蝕、沖刷或傾倒對私人物業的任何損壞或滋擾所產生的一切訴訟、索償及要求賠償政府。
- 批地文件特別條件第(5)(b)條規定，即使批地文件特別條件第(5)(a)條另有所述，署長可以(但沒有責任)在承授人要求時清理政府物業的廢物並彌補對政府物業造成的任何損壞，承授人須應要由政府支付所須費用。
- 批地文件特別條件第(8)(f)條規定，在該地段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，而在該地段之上所進行的任何建築工程(地盤平整工程除外)須先獲得署長的批准後方可進行。就批地文件的條件而言，「**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。
- 批地文件特別條件第(10)(a)(i)條規定，該地段須按照指定比率設置署長滿意的車位，以供停泊根據《道路交通條例》、其附屬規例及相關修訂法例獲發牌而屬於該地段上各建築物內住宅單位的住戶及彼等的真正訪客、來賓或賓客的車輛（「**住宅車位**」）。
- 批地文件特別條件第(10)(a)(iii)條規定，假如在該地段已建或將建的任何一棟住客大樓提供多於75個住宅單位，則須按照規定比率提供額外停車位，以供停泊根據《道路交通條例》、其附屬規例及相關修訂法例獲發牌而屬於該地段上各建築物內住宅單位的住戶及彼等的真正訪客、來賓或賓客的車輛。
- 批地文件特別條件第(10)(a)(iv)條規定，遵照批地文件特別條件第(10)(a)(i)和(10)(a)(iii)條提供的車位，除作其分別訂明的用途外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作招售等用途或提供洗車及汽車美容服務。
- 批地文件特別條件第(10)(b)(i)條規定，承授人應依照建築事務監督指定和批准，從遵照批地文件特別條件第(10)(a)(i)和(10)(a)(iii)條提供的車位預留及劃出一定數目的車位，以供停泊根據《道路交通條例》、其附屬規例及相關修訂法例定義的傷殘人士停泊車輛(此等預留及指定車位以下簡稱「**傷殘人士車位**」)，惟從根據批地文件特別條件第(10)(a)(iii)條提供的停車位，至少應預留並劃定一個傷殘人士車位，而承授人不得將所有根據批地文件特別條件第(10)(a)(iii)條提供的停車位預留或劃定為傷殘人士車位。
- 批地文件特別條件第(10)(b)(ii)條規定，傷殘人士車位除供根據《道路交通條例》、其附屬規例及相關修訂法例定義的傷殘人士停泊屬於該地段任何已建或擬建的一座或多座建築物的住戶及彼等各真正賓客、訪客或獲邀人士的車輛外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作招售等用途或提供洗車及汽車美容服務。
- 批地文件特別條件第(10)(c)(i)條規定，該地段須按照指定比率設置署長滿意的車位，以供停泊根據《道路交通條例》、其附屬規例及相關修訂法例獲發牌而屬於該地段上各建築物內住宅單位的住戶及彼等的真正訪客、來賓或賓客的電單車(以下簡稱「**電單車車位**」）。
- 批地文件特別條件第(10)(c)(ii)條規定，電單車車位除作批地文件特別條件第(10)(c)(i)條訂明的用途外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作招售等用途或提供洗車及汽車美容服務。
- 批地文件特別條件第(12)條規定，承授人必須於地政署署長處存放一份署長核准並展示於該地段內按照批地文件特別條件第(10)及(37)條提供的所有停車位及裝卸區的布局的圖則，或一份經認可人士(按《建築物條例》、其附屬規例及任何修訂法例所界定)核正的該圖則之副本。存放圖則於署長前不得進行影響該地段或其任何部分或已經或將會於該地段上興建的任何建築物或其任何部分建築物之交易(批地文件特別條件第(32)(c)條所述的租契或租約或有關該租契或租約的協議、批地文件特別條件第(32)(d)條所述的建築按揭或得署長書面批准的其他交易除外)。上述核准圖則中展示的停車位及裝卸區不得用作除批地文件特別條件第(10)及(37)條分別訂明之用途以外的任何其他用途。承授人必須根據上述核准圖則維持上述停車位、裝卸區及其他地方，包括但不限於升降機、樓梯平台、調動區及通道地方，並且除非獲署長事先書面同意，否則不得更改其布局。除了經批准圖則指定的停車位外，該地段或其上的任何建築物或構築物不得用作泊車用途。

16. SUMMARY OF LAND GRANT

批地文件的摘要

- (q) 批地文件特別條件第(15)條規定，承授人須自費興建及保養該地段邊界內或政府土地內地政署署長認為必要的排水渠及渠道，並達致地政署署長滿意，以便截斷與引導該地段的一切暴雨或雨水到最近的河道、集水井、渠道或政府雨水渠，及如因雨洪或雨水造成損害或滋擾而引起或招致任何訴訟、索償及要求，承授人需獨力承擔責任並向政府及其職員作出彌償。
- (r) 批地文件特別條件第(20)(a)條規定，承授人與其受僱人、訪客、工人及其他承授人授權代表人士於批地年期內不時及時刻為着達致完善使用及享用該地段的所有事宜進出，有或沒有車輛、往返及經越批地文件隨附「圖則A」上以棕色顯示的範圍（「**棕色範圍**」），又或通行署長全權酌情批准的其他樓層。
- (s) 批地文件特別條件第(20)(b)條規定，承授人須於2020年6月30日或按署長指定的其他日期或之前，採用署長批准的方式及物料，根據署長要求或批准的標準在批地文件特別條件第(20)(a)條下給予通行權的棕色範圍自費興建鋪築路面道路及相關的街道設施、交通輔助設施、街燈、污水管、排水渠及其他結構物。
- (t) 批地文件特別條件第(20)(c)條規定，承授人須自費保養、維修、管理及修理棕色範圍及所有附屬該處和與該處有關的物件，以達致署長滿意。承授人將對該處全部負責，猶如該處的絕對擁有人一樣。
- (u) 批地文件特別條件第(20)(d)條規定，對於公路更改工程所導致承授人獲授通行權的棕色範圍及該處坡度之影響，承授人不得就此提出索償。承授人須自費進行由其興建的鋪築路面道路的其後更改工程，以達致署長滿意。
- (v) 批地文件特別條件第(20)(e)條規定，根據批地文件特別條件第(20)(a)條所授予的通行權並不向承授人授予棕色範圍的獨家權利。政府將有權向附近其他地段擁有人於現時或將來任何時間授予棕色範圍的通行權，或接管棕色範圍之全部或任何部分以作公共街道。政府毋須就此向承授人或任何獲授棕色範圍之全部或任何部分通行權的其他擁有人作出任何賠償。
- (w) 批地文件特別條件第(20)(f)條規定，倘若承授人未能履行批地文件特別條件第(20)(b)及(20)(c)條的責任，政府可執行必要建築、保養及維修工程，費用由承授人承擔並在政府要求時支付相等於有關費用的款項予政府。該費用由署長規定，其決定將作終論並約束承授人。
- (x) 批地文件特別條件第(20)(g)條規定，儘管批地文件特別條件第(20)(a)條所授予的通行權有關規定，政府於向承授人發出不少於十四天書面通知後（緊急情況除外）有權利和權力並應署長全權酌情認為適合在棕色範圍之內、上、下或毗鄰鋪設、安裝、重鋪、改道、拆除、重置、取代、檢查、操作、修理、維修及更新任何政府或其他排水道、下水道、水道或渠道、污水道、明渠、總水喉、水管、電纜、電線、線、公用服務設施或其他工程或裝置（統稱「**該等服務**」），並修復因此引起的任何及所有損害。署長及其官員、承建商及任何署長授權的人士及彼等工人，不論是否備有工具、設備、裝置、機器或汽車，有權時刻暢通無阻地進出、返回及通過棕色範圍，以便進行上述工程。未經署長事先書面許可，承授人不得騷擾或允許任何人騷擾該等服務。除修復因行使上述權利和權力而致的任何及所有損害以外，政府、署長及其官員、承辦商及署長授權的任何人士及彼等工人毋須就行使此條所載權利而導致或引致承授人所蒙受或招致的任何損失、損害、滋擾或騷擾承擔責任。承授人亦不可就此等損失、損害、滋擾或騷擾向該等人士索償或提出反對。
- (y) 批地文件特別條件第(24)(a)條規定，承授人須：
- (i) 於2020年6月30日或之前，或署長可批准之其他延長時間，自費以署長批准的方式及物料及標準、水平、位置和設計進行下列工程，以全面達致署長滿意：
- (I) 鋪設及平整在批地文件隨附圖則上以綠色顯示之未來公共道路部份（「**綠色範圍**」）；及
- (II) 提供及興建橋、隧道、上跨路、下通道、下水道、高架橋、行車天橋、行人路、道路或署長全權酌情要求的其他構築物（「**該等構築物**」）
- 以便在綠色範圍興建建築物及供行人及車輛往來；
- (ii) 於2020年6月30日或之前，或署長可批准之其他延長時間，自費在綠色範圍鋪設路面、建造路緣及渠道並為其提供署長要求的溝渠、下水道、排水渠、消防栓連接駁總水管的水管、街燈、交通標誌、街道設施及道路標記，以達致署長滿意；及
- (iii) 自費保養綠色範圍，連同該等構築物及所有在該範圍之上或之內興建、設置及提供的構築物、表面、溝渠、下水道、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物，以達致署長滿意，直至按批地文件特別條件第(25)條交還綠色範圍的管有權為止；
- (z) 批地文件特別條件第(24)(b)條規定，倘若承授人沒有於批地文件特別條件第(24)(a)條所述的指定期限內履行該分條訂明的責任，政府可進行必要的工程，費用由承授人承擔。承授人須在政府要求時向政府支付相等於有關費用的款項，金額由署長決定，而其決定是最終決定並約束承授人。
- (aa) 批地文件特別條件第(37)(a)條規定，該地段須按指定比率提供車位供貨車裝卸使用，以達致署長滿意。
- (bb) 批地文件特別條件第(44)條規定，如該地段或其任何部分的發展或重建已安裝預應力地錨，承授人須自費對預應力地錨整個使用期限內進行定期維修及監察，以達致署長滿意，並且在署長不時全權酌情要求時向署長提交上述維修及監察的報告及資料。如承授人忽略或未能執行規定的監察工程，署長可即時執行和進行監察工程，承授人必須應要向政府償還有關的費用。
- (cc) 批地文件特別條件第(45)(a)條規定，承授人必須按署長運用絕對酌情權所可能要求，自費在本協議隨附「圖則A」上用綠色間黑斜線顯示的範圍（以下稱為「**綠色間黑斜線範圍**」），進行與完成土力勘察、斜坡維護、防止山泥傾瀉、緩解及補救工程，達致署長滿意。承授人必須在本協議授予的年期內任何時候自費保養綠色間黑斜線範圍處於修葺良好堅固的狀況，達致署長滿意，包括一切土地、斜坡處理工程、護土構築物、排水渠及在綠色間黑斜線範圍之內及之上的任何其他工程。如於本協議授予的年期內任何時候綠色間黑斜線範圍發生任何山泥傾瀉、地陷或水土流失的情況，承授人須自費恢復及修正該綠色間黑斜線範圍以及署長認為（以其決定為終論並對承授人具約束力）與該等地區相鄰或相連的受影響範圍，達致署長滿意。承授人須就上述山泥傾瀉、地陷或水土流失而招致的一切申索、司法程序、費用、損害和開支對政府、其代理人及承建商作出彌償。承授人須確保於任何時候不會於綠色間黑斜線範圍出現非法挖掘或傾倒，並且受限於署長的事先書面批准，承授人可建立圍欄或其它障礙物以防止該等非法挖掘或傾倒。除署長享有就違反本協議情況發生時所擁有的任何其他權利及補救外，署長可於任何時候以書面通知要求承授人進行該等土力勘察、斜坡維護、防止山泥傾瀉、緩解及補救工程，並保養、修復及修補任何受山泥傾瀉、地陷或水土流失影響的該等土地、構築物或工程。如承授人疏忽或未能於通知所述期限內遵從該等通知達致署長滿意，署長可於該等期限屆滿後執行及進行所需工程，而承授人須按要求向政府償還所需款項。
- (dd) 批地文件特別條件第(46)條規定，承授人須在任何時候，特別是在任何興建、保養、翻新、維修工程或清拆期間（統稱「該等工程」），採取或促使他人採取一切適當及足夠的謹慎、技能及預防措施，以避免對該地段、綠色範圍、棕色範圍、綠色間黑斜線範圍或其中所有或任何部分組合之上、之下或與其相鄰的任何政府擁有或其他的現存排水渠、水路、水道、總水管、道路、行人路、街道設施、污水渠、明渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置（統稱「**相關服務**」）造成任何損壞、干擾或阻塞。承授人須於進行任何該等工程前進行或促使他人進行有需要的適當勘探及查究，以確定該等服務的現時位置及高度，並就如何處理任何可受該等工程影響的該等服務向署長提交書面建議供其在各方面批准，且於署長同意該等工程及上述建議前不得進行任何工程。承授人須遵守及自費履行署長於給予上述批准時就該等服務施加的任何要求，包括任何有需要的改道、重鋪或修復費用。承授人須自費在各方面維修、彌補及修復因該等工程而對該地段、綠色範圍、棕色範圍、綠色間黑斜線範圍或其中所有或任何部分組合或任何該等服務（明渠、污水渠、雨水渠或總水管除外，其修復工程須由署長進行（除非署長另有決定），而承授人須應要求向政府支付該等修復工程之費用）造成之任何損壞、干擾或阻塞，至使署長滿意。若承授人未能對該地段、綠色範圍、棕色範圍、綠色間黑斜線範圍或其中所有或任何部分組合或任何該等服務進行任何所需的改道、重鋪、維修、彌補及修復工程至使署長滿意，署長可進行他認為有需要的任何該等改道、重鋪、維修、修復或彌補工程，且承授人須應要求向政府支付該等上述工程的費用。
- (ee) 批地文件特別條件第(48)(a)條規定，除非承授人取得由署長就批地文件特別條件第(48)(b)條發出的許可，否則不得在位於批地文件隨附「圖則A」上以紫色虛線標示為雨水排放隧道保護區域之該地段或綠色間黑斜線範圍的部份、綠色範圍及棕色範圍進行任何工程（包括地盤平整工程或土地勘探工程）（上述位於雨水排放隧道保護區域之該地段或綠色間黑斜線範圍的部份、綠色範圍及棕色範圍，以下合稱為「**雨水排放隧道保護區域**」）。

16. SUMMARY OF LAND GRANT

批地文件的摘要

- (ff) 批地文件特別條件第(48)(b)條規定，承授人應履行及遵守任何規定，包括但不限於「評估土木工程/建築開發對港島西雨水排放隧道的影響的指引」及相關工程的技術備考或由渠務署署長可能施加的其他條件。承授人應於2016年4月15日或之前，或由署長指定的其他期限，自費提交或促使提交建議，包括署長批准所需的圖則報告，計算和方法說明，證明雨水排放隧道保護區域內的任何工程均不會損壞，干擾或危害雨水排放隧道的任何排水工程、構築物、設施、服務設施或裝置或雨水排放隧道的安全操作，至使署長滿意（署長的決定為最終決定）。
- (gg) 批地文件特別條件第(48)(c)條規定，承授人不得在雨水排放隧道保護區域內拆除、挖掘、鋪設或維護任何地基，無論是混凝土、鋼、磚、石或其他組成的地基，除非經署長事先書面批准及受署長絕對酌情決定施加的條款及條件的規限，而前提是署長信納該等工程不會影響雨水排放隧道及任何在上已建或擬建的裝置、構築物或服務設施。
6. 對買方造成負擔的租用條件：
- (a) 批地文件特別條件第(30)條規定，除獲署長事先書面同意外，不得移除或干擾生長於該地段或毗連土地的樹木。署長發出有關書面同意時，可施加其認為合適的移植、補償性環境美化或重植條件。
- (b) 批地文件特別條件第(39)(a)條規定，住宅車位及電單車車位不得：
- (i) 轉讓，除非：
- (1) 連同該地段的不可分割份數（賦予該地段上已建或擬建的一座或多座建築物住宅單位的專有使用權及管有權）一併轉讓；或
- (2) 轉讓予已經是該地段不可分割份數擁有人的人士，而該人士就該地段已建或擬建的一座或多座的建築物住宅單位擁有專有使用權及管有權；或
- (ii) 出租，除非租予該地段上已建或擬建的一座或多座的建築物住宅單位的住客。
- 惟無論如何，不得向該地段上已建或擬建的一座或多座的建築物的任何一個住宅單位的業主轉讓或向該地段上已建或擬建的一座或多座的建築物的任何一個住宅單位的租客出租總共超過三個住宅車位及電單車車位。
- (c) 批地文件特別條件第(47)(a)(i)條規定，除非取得署長的事先書面許可，否則不得在位於批地文件隨附「圖則A」上以黑色點劃線標示該地段內的雨水排放儲備區（「**雨水排放儲備區**」）搭建任何建築物或構築物或任何構築物的支撐。除非取得署長的事先書面許可，否則不得在排水保護區內搭建硬性景觀。署長對是否構成硬性景觀的決定為最終決定，並約束承授人。在雨水排放儲備區內的任何植物應僅限於生根淺的植物和灌木。署長對於某些植物或灌木是否為植物或（視情況而定）淺生根灌木的決定為最終決定，並約束承授人。在雨水排放儲備區內任何沙井半徑1.5米的區域內種植的植物，應進一步限於草類或類似的矮生植物。署長對於某些植物是否為草還是類似的矮生植物的決定為最終決定，並約束承授人。
- (d) 批地文件特別條件第(47)(a)(ii)條規定，即使批地文件特別條件第(47)(a)(i)條另有所述但受限於批地文件特別條件第(48)條，即使未經署長事先書面同意，但在署長可能施加的條款和條件的約束下，或可在雨水排放儲備區的上方或內部興建建築物、構築物或建築物或構築物的一部分支撐物，前提是從雨水排放儲備區的地面層向上至不少於5.1米的高度須為淨空間。僅限於此特別條件，署長對於是否構成地面層的決定為最終決定，並約束承授人。
- (e) 批地文件特別條件第(47)(b)條規定，署長及其授權官員、承建商及其工人（「**授權人員**」）不論是否攜同工具、設備、機器或車輛有權隨時自由且不受阻礙地進出、往返及穿越該地段，以鋪設、檢查、維修及保養雨水排放儲備區下方的排水渠、污水管、渠道、雨水排放設施、服務設施（「**該等設施**」）。不得在雨水排放儲備區內放置任何可能阻礙該等設施使用或對該等設施造成裝載過多的物體或材料。若署長認為（其意見是最終決定並約束承授人），雨水排放儲備區內有物體或材料阻礙該等設施使用或對該等設施造成裝載過多，則署長有權以書面通知要求承授人自費以署長在各方面滿意的方式拆除或移走該等物件或材料並恢復排水儲備區。如承授人在該書面通知所指明的期限內忽略或未能遵從該通知，或在緊急情況下，署長則可進行其認為需要的拆除或恢復工程，而承授人應按要求向政府支付該等工程的費用。

- (f) 批地文件一般條件第(9)(a)條規定，當承授人未能或忽略履行或遵守批地文件的任何條件，政府有權收回及重新管有舊地段，並收回該地段或興建於該地段的建築物或工程及取回其管有權，屆時，批地文件及承授人的權利將完全地停止或終止，惟政府就違反、不遵守或不執行批地文件之條件的任何權利、濟助及申索將不受影響。
- (g) 批地文件一般條件第(9)(b)條規定，在政府收回該地段或承授人違反、不遵守或不執行批地文件之一般或特別條件的情況下，承授人無權獲得任何地價退款、款項或賠償，不論是否有關土地或興建於該處的建築物的價值或承授人用於準備、平整或發展地段的任何費用。

備註：

1. 本節所載的「承授人」指批地文件訂明的「買方」，如上下文意允許或規定則包括其遺產執行人、遺產管理人及受讓人；如屬公司則包括其繼承人及受讓人。
2. 請參閱批地文件以了解全部詳情。完整的批地文件文本可於售樓處營業時間作出要求後免費查閱，並可在支付所需影印費後取得批地文件之複印本。

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A. FACILITIES THAT ARE REQUIRED UNDER THE LAND GRANT TO BE CONSTRUCTED AND PROVIDED FOR THE GOVERNMENT, OR FOR PUBLIC USE

1. The Brown Area as referred to in Special Condition No. (20) of the Land Grant

- (1) Provisions of the Land Grant (as varied or modified by Modification Letter dated 20th February 1971 and 16th April 2015 and registered in the Land Registry by Memorial No.UB794856 and 15042402790012 respectively)

Special Condition No. (20) stipulates that:-

- (a) The lot is granted together with a right for the Grantee and his servants, visitors, workmen and other persons authorized by him in that behalf from time to time and at all times during the term hereby granted for all purposes connected with the proper use and enjoyment of the lot to pass and repass, with or without vehicles, on, along, over, by and through the area shown coloured brown on the plan marked "PLAN A" annexed hereto (hereinafter referred to as "**the Brown Area**") at such levels as may be approved by the Director.
- (b) The Grantee shall on or before the 30th of June 2020 or within such other time limit as may be specified by the Director, at his own expense, in such manner, with such materials and to such standards as the Director shall require or approve, construct a paved way with the associated street furnitures, traffic aids, street lighting, sewers, drains and other structures on the Brown Area over and along which a right of way referred to in sub-clause (a) of this Special Condition is given.
- (c) The Grantee shall at his own expense uphold, maintain, manage and repair the Brown Area and everything forming a portion of or pertaining to it, all to be done to the satisfaction of the Director and the Grantee shall be responsible for the whole as if he were the absolute owner thereof.
- (d) Any alteration to any public road absorbing a portion of the Brown Area over and along which a right of way is given or affecting the gradient thereof, shall not give rise to any claim by the Grantee who shall at his own expense carry out all consequent alterations to the paved way constructed by him to the satisfaction of the Director.
- (e) The grant of the right of way referred to in sub-clause (a) of this Special Condition shall not give the Grantee the exclusive right over the Brown Area. The Government shall have the right to grant rights of way over the Brown Area to the owners of any other lots in the vicinity now or at any time in the future, or to take over the whole or any portion of the Brown Area for the purposes of a public street without payment of any compensation to the Grantee or to other owners to whom rights of way over the whole or any portion of the Brown Area may have been granted.
- (f) In the event of the non-fulfilment of the Grantee's obligations under sub-clauses (b) and (c) of this Special Condition, the Government may carry out the necessary construction, maintenance and repair work at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Grantee.
- (g) Notwithstanding the grant of the right of way referred to in sub-clause (a) of this Special Condition, the Government shall have the full right and power, upon giving to the Grantee, not less than fourteen days written notice (save in case of emergency) to lay, install, relay, divert, remove, re-provision, replace, inspect, operate, repair maintain and renew any Government or other drain, culvert, waterway or watercourse, sewer, nullah, water main, pipe, cable, wire, line, utility service or other works or installations (all together hereinafter referred to as "**the Services**") which are now or may hereafter be

upon, over, under or adjacent to the Brown Area as the Director may in his absolute discretion deem fit, making good any and all damages caused thereby, and the Director, his officers, contractors and any other persons authorised by him, his or their workmen with or without tools, equipment, plant, machinery or motor vehicles shall have the right of free ingress, egress and regress at all times to, from and through the Brown Area for the purposes aforesaid. The Grantee shall not disturb or allow anybody to disturb the Services without prior written approval from the Director. Save in respect of making good any and all damage caused by any exercise of the aforesaid rights and powers, the Government, the Director, his officers, contractors and any other persons authorized by him, his or their workmen shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee arising out of or incidental to the exercise of the rights conferred under this sub-clause, and no claim nor objection shall be made against him or them by the Grantee.

- (2) Provisions of the Deed of Mutual Covenant

Clause 1.1 stipulates that :-

" "Right of Way Areas" means the areas shown coloured Brown on the plan marked "PLAN A" annexed to the Modification Letter which areas is required to be upheld, maintained and repaired in accordance with Special Condition No. (20) of the Government Grant."

Clause 4.6 stipulates that:-

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

- (o) the cost and expense of inspecting maintaining reinstating repairing the foundations, columns and other structures constructed or to be constructed and reinstating and making good the same in the event of any landslip, subsidence or falling away and the drains nullahs sewers pipes watermains and channels and such other areas whether within or outside the Land or that are required to be maintained under the Government Grant or for the proper functioning of the Development;
- (p) The expenses for the maintenance, repair and reinstatement of and making good the Right of Way Areas and everything forming a portion of or pertaining to it.

Clause 4.7 stipulates that:-

The annual budget shall be divided into the following parts:-

- (a) The first part shall cover all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is to be expended for the benefit of all Owners or required for the proper management of the Land, the Development and the Development Common Areas and Facilities;

Clause 4.8 stipulates that:-

Each Owner shall contribute to the budgeted Management Expenses in the following manner:-

- (a) Each Owner of a Unit shall contribute his due proportion of the budgeted Management Expenses under the first part of the annual budget which proportion shall be equal to the Management Shares of his Unit divided by the total Management Shares of the Development;

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Clause 5.1 stipulates that:-

Subject to the provisions of the Ordinance, 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 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:-

- (yy) To maintain all areas, open spaces and other facilities as are required to be maintained under the provisions of the Government Grant;
 - (ddd) To maintain, repair, reinstate and make good the Right of Way Areas and everything forming a portion of or pertaining to it pursuant to and subject to the provisions of the Government Grant.
- (3) The general public has the right to use those facilities or open space (if any) mentioned above in accordance with the Land Grant.

2. The Green Area as referred to in Special Condition Nos. (24), (25), (26) and (27) of the Land Grant

- (1) Provisions of the Land Grant (as varied or modified by Modification Letter dated 20th February 1971 and 16th April 2015 and registered in the Land Registry by Memorial No.UB794856 and 15042402790012 respectively)

Special Condition No.(24) stipulates that:-

(a) The Grantee shall:-

- (i) on or before the 30th day of June 2020 or such other extended period as may be approved by the Director, at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director.

(I) lay and form those portions of future public roads as shown coloured green on the plan annexed to the Land Grant (hereinafter referred to as ("**the Green Area**")); and

(II) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as ("**the Structures**"))

so that building, vehicular and pedestrian traffic may be carried on the Green Area.

- (ii) on or before the 30th June 2020 or such other extended period as may be approved by the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and

(iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been re-delivered in accordance with Special Condition No. (25) hereof.

(b) In the event of the non-fulfilment of the Grantee's obligations under sub-clause (a) of this Special Condition within the prescribed period stated therein, the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Grantee.

(c) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of the Grantee's obligations under sub-clause (a) of this Special Condition or the exercise of the rights by the Government under sub-clause (b) of this Special Condition or otherwise, and no claim for compensation or whatsoever shall be made against the Government or the Director or his authorized officer by the Grantee in respect of any such loss, damage, nuisance or disturbance.

Special Condition (25) stipulates that :-

For the purpose only of carrying out the necessary works specified in Special Condition No.(24) hereof, the Grantee shall on the 16th day of April 2015 be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Grantee on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Grantee shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No.(24) hereof or otherwise.

Special Condition (26) stipulates that :-

The Grantee shall not without the prior written consent of the Director use the Green Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Section Condition No.(24) hereof.

Special Condition (27) stipulates that:-

(a) The Grantee shall at all reasonable times while he is in the possession of the Green Area:

- (i) permit the Government, the Director and his officers, contractors and agents and any other persons authorized by the Director, the right of ingress, egress and regress to, from and through the lot and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No.(24)(a) hereof and the carrying out, inspecting, checking and supervising the works under Special Condition No.(24)(b) hereof and any other works which the Director may consider necessary in the Green Area;

(ii) permit the Government and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the lot and the Green Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighboring land or premises, and the Grantee shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Area; and

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(iii) permit the officers of the Water Authority and such other persons as may be authorized by them the right of ingress, egress and regress to, from and through the lot and the Green Area as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks installations within the Green Area.

(b) The Government, the Director and his officers, contractors and agents and any other persons or public utility companies duly authorized under sub-clause (a) of this Special Condition shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person arising out of or incidental to the exercise of the rights by the Government, the Director and his officer, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition.

(2) Provisions of the Deed of Mutual Covenant

Clause 4.6 stipulates that:-

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

(o) the cost and expense of inspecting maintaining reinstating repairing the foundations, columns and other structures constructed or to be constructed and reinstating and making good the same in the event of any landslip, subsidence or falling away and the drains, nullahs, sewers, pipes, watermains and channels and such other areas whether within or outside the Land or that are required to be maintained under the Government Grant or for the proper functioning of the Development;

Clause 4.7 stipulates that:-

The annual budget shall be divided into the following parts:-

(a) The first part shall cover all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is to be expended for the benefit of all Owners or required for the proper management of the Land, the Development and the Development Common Areas and Facilities;

Clause 4.8 stipulates that:-

Each Owner shall contribute to the budgeted Management Expenses in the following manner:-

(a) Each Owner of a Unit shall contribute his due proportion of the budgeted Management Expenses under the first part of the annual budget which proportion shall be equal to the Management Shares of his Unit divided by the total Management Shares of the Development;

Clause 5.1 stipulates that:-

Subject to the provisions of the Ordinance, 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 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:-

(yy) To maintain all areas, open spaces and other facilities as are required to be maintained under the provisions of the Government Grant;

(3) The general public has the right to use those facilities or open space (if any) mentioned above in accordance with the Land Grant.

3. The Green Hatched Black Area as referred to in Special Condition No.(45) of the Land Grant

Special Condition No.(45) stipulates that:-

(a) The Grantee shall at his own expense carry out and complete to the satisfaction of the Director such geotechnical investigations and such slope treatment, landslide preventive, mitigation and remedial works on the area shown coloured green hatched black on the plan marked "PLAN A" annexed to the Land Grant (hereinafter referred to as ("**the Green Hatched Black Area**") as the Director in his absolute discretion may require and shall, at all times during term hereby agreed to be granted, at his own expense, maintain in good and substantial repair and condition to the satisfaction of the Director the Green Hatched Black Areas including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. In the event that any landslip, subsidence or failing away occurs within the Green Hatched Black Area at any time during the term hereby agreed to be granted, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining areas which, in the opinion of the Director (whose decision shall be final and binding on the Grantee), have also been affected. The Grantee shall indemnify the Government, its agents and contractors against all claims, proceedings, costs, damages and expenses whatsoever incurred by reason of such landslip, subsidence or falling away. The Grantee shall ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Area and, subject to the prior written approval of the Director, the Grantee may erect fences or other barriers for the prevention of such illegal excavation or dumping. In addition to any other rights or remedies the Director may have in respect of any breach to of these Conditions, the Director may at any time by notice in writing call upon the Grantee to carry out such geotechnical investigation, slope treatment, landslide preventive, mitigation and remedial works and to maintain, reinstate and make good any land, structure or works affected by such landslip, subsidence or falling away, and if the Grantee shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Director may, after the expiry of such period, execute and carry out the required works and the Grantee shall on demand reply to the Government the cost thereof.

(b) Notwithstanding sub-clause (a) of this Special Condition, the obligations and rights of the Grantee in respect of the Green Hatched Black Area or any part thereof under this Special Condition shall absolutely determine upon the Government giving to the Grantee notice to that effect, and no claim for compensation shall be made against the Government or the Director or his authorized officer by the Grantee in respect of any loss, damage or disturbance suffered or any expense incurred as a result of such determination. However, such determination shall be without prejudice to any rights or remedies of the Government in respect of any antecedent breach, non-performance or non-observance of sub-clause (a) of this Special Condition.

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(2) Provisions of the Deed of Mutual Covenant

Clause 1.1 stipulates that :-

“Green Hatched Black Area” means the area shown coloured green hatched black on the plan annexed to the Government Grant on which geotechnical investigations and slope treatment, landslide preventive, mitigation and remedial works are required to be carried out and completed in accordance with Special Condition (45)(a) of the Government Grant;

“Slopes and Retaining Walls” means any and all slopes, slope treatment works, earth retaining structures, retaining walls and other related structures within or outside the Land and the Development including but not limited to the Green Hatched Black Area as required by the Government Grant to be maintained by the Owners, which for identification purposes are shown on the Slope Plan annexed hereto certified by the Authorised Person as to inclusion of all the Slopes and Retaining Walls on the Slope Plan and thereon coloured Violet;

Clause 4.6 stipulates that:-

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

(n) the costs lawfully incurred or to be incurred by the Manager in carrying out maintenance, repair and any other works in respect of the Slopes and Retaining Walls (if any) in accordance with "Geoguide 5 - Guide to Slope Maintenance" issued by the Geotechnical Engineering Office as amended from time to time and the Slope Maintenance Manual;

(q) The cost and expense of inspecting, maintaining and repairing the Green Hatched Black Area and all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon (until such time as notice shall have been given by the Government to the Owners to the effect that the obligations and rights of the Owners in respect of the Green Hatched Black Area under the Government Grant shall absolutely determine);

Clause 5.1 stipulates that:-

Subject to the provisions of the Ordinance, 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 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:-

(yy) To maintain all areas, open spaces and other facilities as are required to be maintained under the provisions of the Government Grant;

(bbb) To engage suitable qualified personnel to inspect, keep and maintain in good substantial repair and condition, and carry out any necessary works in respect of, the Slopes and Retaining Walls in compliance with the Government Grant and in accordance with "Geoguide 5 - Guide to Slope Maintenance" issued by the Geotechnical Engineering Office as amended or substituted from time to time, the Slope Maintenance Manual (if any) and all guidelines issued from time to time by appropriate Government departments regarding the maintenance of the Slopes and Retaining Walls PROVIDED THAT the Manager shall not be personally liable for carrying out such maintenance and repair works, which shall remain the responsibility of the Owners if, having used all reasonable endeavours, the Manager has not been able to collect the costs of the required works from all Owners;

(eee) to maintain in good and substantial repair and condition the Green Hatched Black Area and all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon to the satisfaction of the Director pursuant to the Government Grant until such time as notice shall have been given by the Government to the Owners to the effect that the obligations and rights of the Owners in respect of the Green Hatched Black Area under the Government Grant shall absolutely determine;

Clause 10.11 stipulates that:-

(a) The Owners shall at their own costs and expenses maintain in good substantial repair and condition to the satisfaction of the Director and carry out all works in respect of the Slopes and Retaining Walls as required by the Government Grant and in accordance with the Geoguide 5—Guide to Slope Maintenance issued by the Geotechnical Engineering Office (as amended or substituted from time to time) and the Slope Maintenance Manual prepared in accordance with such Geoguide 5.

(b) The Manager shall have full authority of the Owners to engage suitable qualified personnel to inspect, keep and maintain in good substantial repair and condition, and carry out any necessary works in respect of, the Slopes and Retaining Walls in compliance with the conditions of the Government Grant and in accordance with the Slope Maintenance Manual and all guidelines issued from time to time by the appropriate Government departments regarding the maintenance of slopes and retaining walls. For the purpose of this sub-clause, the reference to ("**the Manager**") includes the Owners' Corporation, if formed.

(c) All Owners shall pay the Manager all costs lawfully incurred or to be incurred by the Manager in carrying out maintenance, repair and any other works in respect of the Slopes and Retaining Walls.

(d) The Manager shall not be made personally liable for carrying out any such requirements in respect of the Slopes and Retaining Walls under the conditions of the Government Grant, which shall remain the responsibility of the Owners if, having used all reasonable endeavours, the Manager has not been able to collect the costs of the required works from all Owners.

(e) The First Owner shall deposit a full copy of the Slope Maintenance Manual in the management office of the Development within one month after the date of this Deed for inspection by all Owners free of charge and taking copies upon payment of a reasonable charge. All charges received shall be credited to the Special Fund.

(3) The general public has the right to use those facilities or open space (if any) mentioned above in accordance with the Land Grant.

17. INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

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

1. Please refer to paragraphs A1, A2 and A3 above.
2. The facilities or open spaces (if any) mentioned in paragraphs A1, A2 and A3 above are required to be managed, operated or maintained at the expenses of the owners of the residential properties in the Development, and those owners are required to meet a proportion of the expenses of the managing, operating or maintaining those facilities or opens spaces (if any) through the management expenses apportioned to the residential properties concerned.

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

Not applicable.

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.

17. INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

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設施

1. 批地文件特別條件第(20)條所指的棕色範圍

- (1) 批地文件條文(經日期分別為1971年2月20日及2015年4月16日以註冊摘要編號UB794856及15042402790012登記於土地註冊處的修訂書修改)

特別條件第(20)條規定：

- (a) 承授人與其受傭人、訪客、工人及其他承授人授權代表人士於批地年期內不時及時刻為着達致完善使用及享用該地段的所有事宜進出，有或沒有車輛、往返及經越批地文件隨附「圖則A」上顯示為棕色之範圍（「**棕色範圍**」），又或通行署長全權酌情批准的其他樓層。
- (b) 承授人須於2020年6月30日或按署長指定的其他期限或之前，採用署長批准的方式及物料，根據署長要求或批准的標準在本特別條件(a)分條下給予通行權的棕色範圍自費興建鋪築路面道路及相關的街道設施、交通輔助設施、街燈、污水管、排水渠及其他結構物。
- (c) 承授人須自費保養、維修、管理及修理棕色範圍及所有附屬該處和與該處有關的物件，以達致署長滿意。承授人將對該處全部負責，猶如該處的絕對擁有人一樣。
- (d) 對於公路更改工程所導致承授人獲授通行權的棕色範圍及該處坡度之影響，承授人不得就此提出索償。承授人須自費進行由其興建的鋪築路面道路的其後更改工程，以達致署長滿意。
- (e) 根據本特別條件(a)分條所授予的通行權並不向承授人授予棕色範圍的獨家權利。政府將有權向附近其他地段擁有人於現時或將來任何時間授予棕色範圍的通行權，或接管棕色範圍之全部或任何部分以作公共街道。政府毋須就此向承授人或任何獲授棕色範圍之全部或任何部分通行權的其他擁有人作出任何賠償。
- (f) 倘若承授人未能履行本特別條件(b)及(c)分條的責任，政府可執行必要建築、保養及維修工程，費用由承授人承擔並在政府要求時支付相等於有關費用的款項予政府。該費用由署長規定，其決定將作終論並約束承授人。
- (g) 儘管本特別條件(a)分條所授予的通行權有關規定，政府於向承授人發出不少於十四天書面通知後（緊急情況除外）有權利和權力並應署長全權酌情認為適合在棕色範圍之內、上、下或毗鄰鋪設、安裝、重鋪、改道、拆除、重置、取代、檢查、操作、修理、維修及更新任何政府或其他排水道、下水道、水道或渠道、污水道、明渠、總水喉、水管、電纜、電線、線、公用服務設施或其他工程或裝置（以下統稱為「**該等服務**」），並修復因此引起的任何及所有損害。署長及其官員、承建商及任何署長授權的人士及彼等工人，不論是否備有工具、設備、裝置、機器或汽車，有權時刻暢通地進出、返回及通過棕色範圍，以便進行上述工程。未經署長事先書面許可，承授人不得騷擾或允許任何人騷擾該等服務。除修復因行使上述權利和權力而致的任何及所有損害以外，政府、署長及其官員、承辦商及署長授權的任何人士及彼等工人毋須就行使本特別條件分段所載權利而導致或引致承授人所蒙受或招致的任何損失、損害、滋擾或騷擾承擔責任。承授人亦不可就此等損失、損害、滋擾或騷擾向該等人士索償或提出反對。

(2) 公契的條文

第1.1條規定：

「通行權範圍」指該修訂書隨附「圖則A」顯示為棕色之範圍，該範圍須按批地文件特別條件第(20)條進行維護，保養和維修。

第4.6條規定：

年度預算須涵蓋公用地方與設施的管理開支，包括但不限制前文的概括性的原則下：-

- (o) 檢查、保養、修復、修理已建或擬建的地基、柱子及其他構築物而發生的費用及開支，並在發生任何山泥傾瀉、地陷或塌方時進行收葺使之恢復完好，以及檢查、維修、修復、修理不論在該地段之內或之外的或為發展項目妥善運作而須按照批地文件維修的排水渠、明渠、污水渠、管道、總水管、渠道及其他地方而發生的費用及開支；

- (p) 保養、修理、修復及完善通行權區域以及構成其一部分或與之相關的所有部分的費用。

第4.7條規定：

年度預算須分為以下部分：

- (a) 第一部分須涵蓋按管理人意見認為（除有明顯錯誤外，管理人的決定是最終的）是為所有業主的利益或為該地段、發展項目和發展項目公用地方及設施的適當管理所需作出的一切支出；

第4.8條規定：

每位業主須按下列方式分擔預算管理開支：

- (a) 每個單位業主須分擔年度預算第一部分規定的預算管理開支中他的適當部分，該部分相等於他的單位的管理份數除以發展項目全部管理份數。

第5.1條規定：

遵從該條例之條文規定，該地段及發展項目的管理事務將由管理人執行，首屆任期為兩(2)年，由本契約訂立日開始，至後一直留任至遵照本契約第4.1條規定終止為止。遵從該條例之條文規定，管理人有權遵照本契約規定代表全體業主行事，進行與管理該發展項目有關的所有必要或恰當的行為及事項，每名業主現不可撤回地委任管理人為全體業主之代理，以根據本契約正式賦予的權力處理任何關乎公用地方及設施之事宜。茲毋損前文之一般規定，管理人之權力包括：

- (yy) 維修批地文件條文規定必須維修的所有地方、休憩用地和其他設施；

(ddd) 根據並遵從批地文件之規定，維護，修復，恢復和完善通行權區域和與之相關的所有部分。

- (3) 公眾有權按照批地文件使用上文提及的設施或休憩用地（如有）。

2. 批地文件特別條件第(24)、(25)、(26)及(27)條所指的綠色範圍

- (1) 批地文件條文(經日期分別為1971年2月20日及2015年4月16日以註冊摘要編號UB794856及15042402790012登記於土地註冊處的修訂書修改)

特別條件第(24)條規定：

(a) 承授人須：

- (i) 於2020年6月30日或之前，或署長可批准之其他延長時間，自費以署長批准的方式及物料及標準、水平、位置和設計進行下列工程，以全面達致署長滿意：

(I) 鋪設及平整在批地文件隨附圖則上以綠色顯示之未來公共道路部份（以下統稱為「**綠色範圍**」）；及

(II) 提供及興建橋、隧道、上跨路、下通道、下水道、高架橋、行車天橋、行人路、道路或署長全權酌情要求的其他構築物（以下統稱為「**該等構築物**」）

以便在綠色範圍興建建築物及供行人及車輛往來；

- (ii) 於2020年6月30日或之前，或署長可批准之其他延長時間，自費在綠色範圍鋪設路面、建造路緣及渠道並為其提供署長要求的溝渠、下水道、排水渠、消防栓連接駁總水管的水管、街燈、交通標誌、街道設施及道路標記，以達致署長滿意；及

- (iii) 自費保養綠色範圍，連同該等構築物及所有在該範圍之上或之內興建、設置及提供的構築物、表面、溝渠、下水道、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物，以達致署長滿意，直至按特別條件第(25)條交還綠色範圍的管有權為止。

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(b) 倘若承授人沒有於本特別條件(a)分條所述的指定期限內履行該分條訂明的責任，政府可進行必要的工程，費用由承授人承擔。承授人須在政府要求時向政府支付相等於有關費用的款項，金額由署長決定，而其決定是最終決定並約束承授人。

(c) 就任何買家或任何其他人士招致或蒙受的損失、破壞、滋擾或干擾，不論是因買家履行本特別條件(a)分條的責任或政府行使本特別條件(b)分條的權利或其他權利而起的或隨之而來的，政府概不承擔任何責任；買家亦不得就該等損失、破壞、滋擾或干擾向政府、署長或獲其授權的官員提出任何賠償申索。

特別條件第(25)條規定：

茲只限於為推行本協議特別條件第(24)條訂明的必要工程，承授人須於2015年4月16日獲授綠色範圍的管有權。綠色範圍須應政府要求交回政府，而無論如何，若署長發出信件表示所有批地文件條件已妥為履行並達致滿意，上述範圍即被視為已於發信當天由承授人交回政府。承授人須在其管有綠色範圍的所有合理時間內允許所有政府及公眾車輛及行人自由出入綠色範圍，並確保有關通行及使用不受根據本特別條件第(24)條進行之工程或其他工程干擾或阻礙。

特別條件第(26)條規定：

除非獲得署長事先書面同意，承授人不得使用綠色範圍存放物品或搭建任何臨時構築物，又或作進行本特別條件第(24)條指定工程以外用途。

特別條件第(27)條規定：

(a) 承授人在管有綠色範圍期間，須於所有合理時間：

- (i) 允許政府及署長、其官員、承建商及代理人及署長授權的任何人士有權進出、返回及通過該地段及綠色範圍，以視察、檢查及監督遵照本特別條件第(24)(a)條進行的任何工程，並且進行、視察、檢查及監督按本特別條件第(24)(b)條進行的工程以及綠色範圍內任何其他署長認為必要的其他工程；
- (ii) 允許政府及政府授權的相關公用事業公司有權按需要進出、返回及通過該地段及綠色範圍，以於綠色範圍之內、之上或之下或任何毗連土地進行任何工程，包括但不限於鋪設及其後維修所有必要水渠、電線、管道、電線槽及其他導體和輔助設備，藉此提供擬供該地段或任何毗連或毗鄰土地或樓宇使用的電話、電力、氣體（如有）及其他服務。承授人須與政府及政府妥為授權的相關公用事業公司全面合作，以處理關乎上述擬於綠色範圍內進行的工程之所有事宜；及
- (iii) 允許水務監督官員及其授權之其他人士有權按需要進出、返回及通過該地段及綠色範圍，以進行任何關於運作、保養、維修、更換及改動綠色範圍內任何其他水務裝置的工程。

(b) 就任何因政府、署長及其官員、承建商及任何其他根據本特別條件第分條獲妥為授權的人士或公用事業公司行使權利而起的或隨之而來的任何對承授人或任何其他人士所造成或承授人或任何其他人士所蒙受的損失、破壞、滋擾或干擾，政府、署長及其官員、承建商、代理人及任何其他根據本特別條件第(a)分條獲妥為授權的人士或公用事業公司概不承擔任何責任。

(2) 公契的條文

第4.6條規定：

年度預算須函蓋公用地方與設施的管理開支，包括但不限制前文的概括性的原則下：-

(o) 檢查、保養、修復、修理已建或擬建的地基、柱子及其他構築物而發生的費用及開支，並在發生任何山泥傾瀉、地陷或塌方時進行收葺使之恢復完好，以及檢查、維修、修復、修理不論在該地段之內或之外的或為發展項目妥善運作而須按照批地文件維修的排水渠、明渠、污水渠、管道、總水管、渠道及其他地方而發生的費用及開支；

第4.7條規定：

年度預算須分為以下部分：

(a) 第一部分須涵蓋按管理人意見認為（除有明顯錯誤外，管理人的決定是最終的）是為所有業主的利益或為該地段、發展項目和發展項目公用地方及設施的適當管理所需作出的一切支出；

第4.8條規定：

每位業主須按下列方式分擔預算管理開支：

(a) 每個單位業主須分擔年度預算第一部分規定的預算管理開支中他的適當部分，該部分相等於他的單位的管理份數除以發展項目全部管理份數。

第5.1條規定：

遵從該條例之條文規定，該地段及發展項目的管理事務將由管理人執行，首屆任期為兩(2)年，由本契約訂立日開始，至後一直留任至遵照本契約第4.1條規定終止為止。遵從該條例之條文規定，管理人有權遵照本契約規定代表全體業主行事，進行與管理該發展項目有關的所有必要或恰當的行為及事項，每名業主現不可撤回地委任管理人為全體業主之代理，以根據本契約正式賦予的權力處理任何關乎公用地方及設施之事宜。茲毋損前文之一般規定，管理人之權力包括：

(yy) 維修批地文件條文規定必須維修的所有地方、休憩用地和其他設施；

(3) 公眾有權按照批地文件使用上文提及的設施或休憩用地（如有）。

3. 批地文件特別條件第(45)條所指之「綠色間黑斜線範圍」

批地文件條文特別條件第(45)條規定：

(a) 承授人必須按署長運用絕對酌情權所可能要求，自費在本協議隨附「圖則A」上用綠色間黑斜線顯示的範圍（以下稱為「綠色間黑斜線範圍」），進行與完成土力勘察、斜坡維護、防止山泥傾瀉、緩解及補救工程，達致署長滿意。承受人必須在本協議授予的年期內任何時候自費保養綠色間黑斜線範圍處於修葺良好堅固的狀況，達致署長滿意，包括一切土地、斜坡處理工程、護土構築物、排水渠及在綠色間黑斜線範圍之內及之上的任何其他工程。如於本協議授予的年期內任何時候綠色間黑斜線範圍發生任何山泥傾瀉、地陷或水土流失的情況，承受人須自費恢復及修正該綠色間黑斜線範圍以及署長認為（以其決定為終論並對承受人具約束力）與該等地區相鄰或相連的受影響範圍，達致署長滿意。承受人須就上述山泥傾瀉、地陷或水土流失而招致的一切申索、司法程序、費用、損害和開支對政府、其代理人及承建商作出彌償。承授人須確保於任何時候不會於綠色間黑斜線範圍出現非法挖掘或傾倒，並且受限於署長的事先書面批准，承受人可建立圍欄或其它障礙物以防止該等非法挖掘或傾倒。除署長享有就違反本協議情況發生時所擁有的任何其他權利及補救外，署長可於任何時候以書面通知要求承受人進行該等土力勘察、斜坡維護、防止山泥傾瀉、緩解及補救工程，並保養、修復及修補任何受山泥傾瀉、地陷或水土流失影響的該等土地、構築物或工程。如承授人疏忽或未能於通知所述期限內遵從該等通知達致署長滿意，署長可於該等期限屆滿後執行及進行所需工程，而承受人須按要求向政府償還所需款項。

(b) 儘管本特別條件(a)分條另有規定，承受人按本特別條件就綠色間黑斜線範圍或其任何部分的責任及權利將於政府向承受人給予相關通知時完全終止，承受人不得就此決定所導致的損失、破壞或干擾或任何支出向政府、署長或獲其授權的官員提出任何賠償申索。惟該決定概不影響政府就任何終止前對本特別條件(a)分條的違反、不履行或不遵守的權利或補救。

17. INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

(3) 公契的條文

第1.1條規定：

「綠色間黑斜線範圍」 指在批地文件隨附圖則上用綠色間黑斜線顯示的範圍按照批地文件條文特別條件第(45)(a)條進行與完成的土力勘察、斜坡維護、防止山泥傾瀉、緩解及補救工程；

「斜坡及護土牆」 指該地及發展項目之內或之外，包括但不限於按照批地文件業主須保養的綠色間黑斜線範圍，按隨附斜坡圖則經認可人士核證的斜坡及護土牆圖則並以紫色顯示作識別用途的所有斜坡、斜坡處理工程、護土構築物、護土牆及其他輔助構築物；

第4.6條規定：

年度預算須函蓋公用地方與設施的管理開支，包括但不限制前文的概括性的原則下：-

(n) 管理人按土力工程處發出「岩土指南第五冊—斜坡維修指南」（以不時的修訂為準）和斜坡保養手冊進行的保養與維修斜坡及護土牆（如有）工程所合法支出或將支出的一切費用；

(q) 檢查、維護和維修綠色間黑斜線範圍、在綠色間黑斜線範圍之內及之上的一切土地、斜坡處、護土構築物、排水渠及任何其他工程的成本和費用（直至政府通知業主以表明業主在批地文件下就綠色間黑斜線範圍義務和權利絕對終止）；

第5.1條規定：

遵從該條例之條文規定，該地段及發展項目的管理事務將由管理人執行，首屆任期為兩(2)年，由本契約訂立日開始，至後一直留任至遵照本契約第4.1條規定終止為止。遵從該條例之條文規定，管理人有權遵照本契約規定代表全體業主行事，進行與管理該發展項目有關的所有必要或恰當的行為及事項，每名業主現不可撤回地委任管理人為全體業主之代理，以根據本契約正式賦予的權力處理任何關乎公用地方及設施之事宜。茲毋損前文之一般規定，管理人之權力包括：

(yy) 維修批地文件條文規定必須維修的所有地方、休憩用地和其他設施；

(bbb) 聘請適當的合資格人士按批地文件及由土力工程處發出的「岩土指南第五冊—斜坡維修指南」（以不時的修訂本為準）和斜坡保養手冊（如有）及有關政府部門不時發出有關保養斜坡及護土牆其他指引去視察、維持及保養斜坡及護土牆，以使其狀況良好，並進行任何所需工程。如果管理人盡其合理努力仍未能向全體業主收取所需工程的一切費用，管理人對進行上述保養與維修工程毋須承擔個人責任，該等責任須由業主承擔；

(eee) 按照批地文件保養綠色間黑斜線範圍、在綠色間黑斜線範圍之內及之上的一切土地、斜坡處、護土構築物、排水渠及任何其他工程，以使其狀況良好及達致署長滿意（直至政府通知業主以表明業主在批地文件下就綠色間黑斜線範圍義務和權利絕對終止）；

第10.11條規定：

(a) 業主須按批地文件要求及土力工程處印發的「岩土指南第五冊—斜坡維修指南」（以不時的修訂為準）和按岩土指南第五冊準備之斜坡保養手冊自費進行保養斜坡及護土牆的一切工程，達致署長滿意。

(b) 管理人特此獲業主授予充分權利，聘請適當的合資格人士按斜坡保養手冊和有關政府部門不時發出有關保養斜坡及護土牆其他指引視察、維持及保養斜坡及護土牆，以使其狀況良好，並進行任何所需工程，以遵守批地文件的規定。（在本條款中「**管理人**」包括業主立法法團（如已組成））。

(c) 業主有責任支付管理人在進行保養、維修斜坡及護土牆的工程及任何其他工程所合法支出或將支出的一切費用。

(d) 如果管理人盡其合理努力仍未能向全體業主收取所需工程的一切費用，則管理人對履行批地文件有關斜坡及護土牆的條款之規定毋須承擔個人責任，該等責任須由業主承擔。

(e) 第一業主須在本公契之日起的 1 個月內在發展項目管理處備存一整套斜坡保養手冊，供業主免費查閱並在支付合理的影印費後取得其副本，因此收到的一切收費須撥入特別基金。

(3) 公眾有權按照批地文件使用上文提及的設施或休憩用地（如有）。

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

1. 請參照以上第A1、A2及A3段。

2. 第A1、A2、A3段所提及之設施或休憩用地（如有）按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。該等擁有人按規定須以由有關住宅物業分攤的管理開支，應付管理、營運或維持該等設施或休憩用地（如有）的部分開支。

C. 根據批地文件規定須由該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尺寸大小 不適用。

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

18. WARNING TO PURCHASERS

對買方的警告

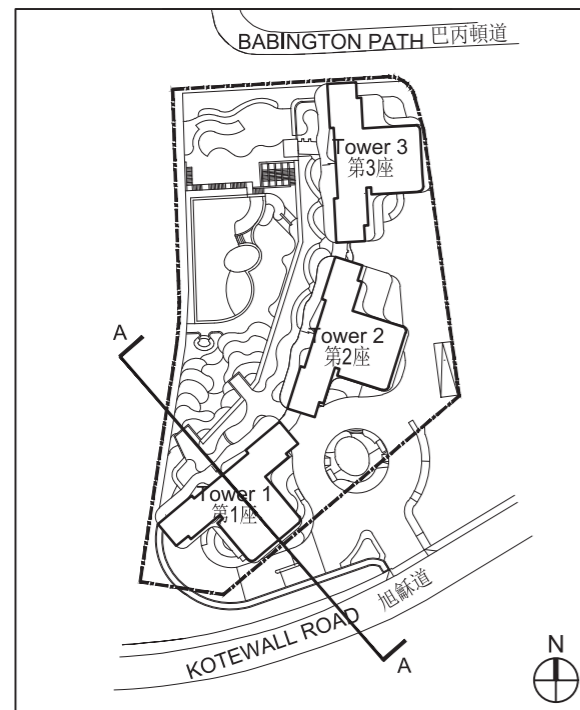
1. The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
 2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
 3. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser:
 - (i) that firm may not be able to protect the purchaser's interests; and
 - (ii) the purchaser may have to instruct a separate firm of solicitors; and
 - (iii) that 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. 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；及
 - (iii) 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便須支付的費用。

19. CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

TOWER 1 第1座

KEY PLAN 索引圖



LEGEND 圖例

- ▽ Height in metres above the Hong Kong Principal Datum (HKPD) (metres)
香港主水平基準以上高度(米)
- Dotted line denotes the level of the lowest residential floor of the building
虛線為該建築物最低住宅樓層水平
- B.L. Boundary Line of the Development
發展項目的界線

Remark 備註:

This cross-section plan is not drawn to scale.
此橫截面圖並非按照比例繪圖。

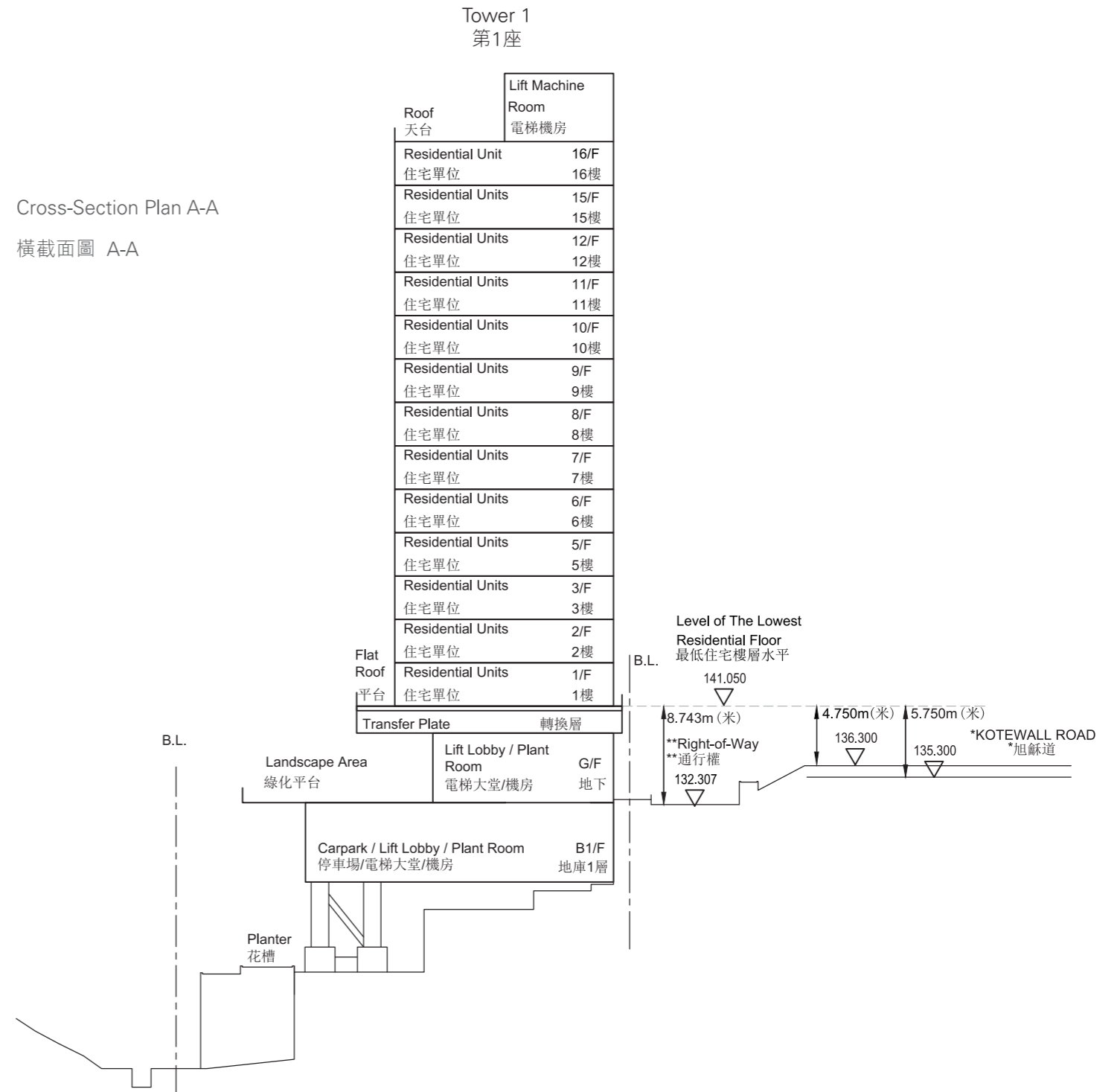
* The level at part of Kotewall Road adjacent to the Building (Tower 1) is in the range of 135.300 metres to 136.300 metres above Hong Kong Principal Datum (HKPD).

* 毗連建築物(第1座)的一段旭蘇道為香港主水平基準以上135.300米至136.300米。

** The level at part of Right-of-Way adjacent to the Building (Tower 1) is 132.307 metres above Hong Kong Principal Datum (HKPD).

** 毗連建築物(第1座)的一段通行權為香港主水平基準以上132.307米。

Cross-Section Plan A-A
橫截面圖 A-A

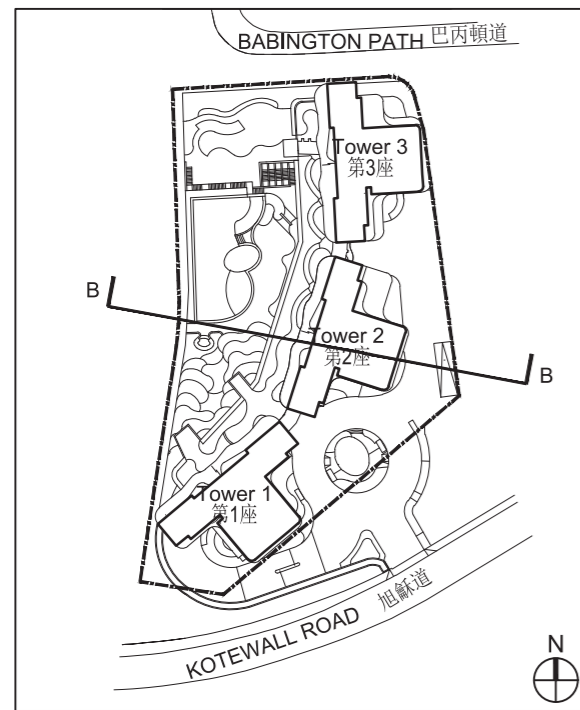


19. CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

TOWER 2 第2座

KEY PLAN 索引圖



LEGEND 圖例

- ▽ Height in metres above the Hong Kong Principal Datum (HKPD) (metres)
香港主水平基準以上高度(米)
- Dotted line denotes the level of the lowest residential floor of the building
虛線為該建築物最低住宅樓層水平
- B.L. Boundary Line of the Development
發展項目的界線

Remark 備註:

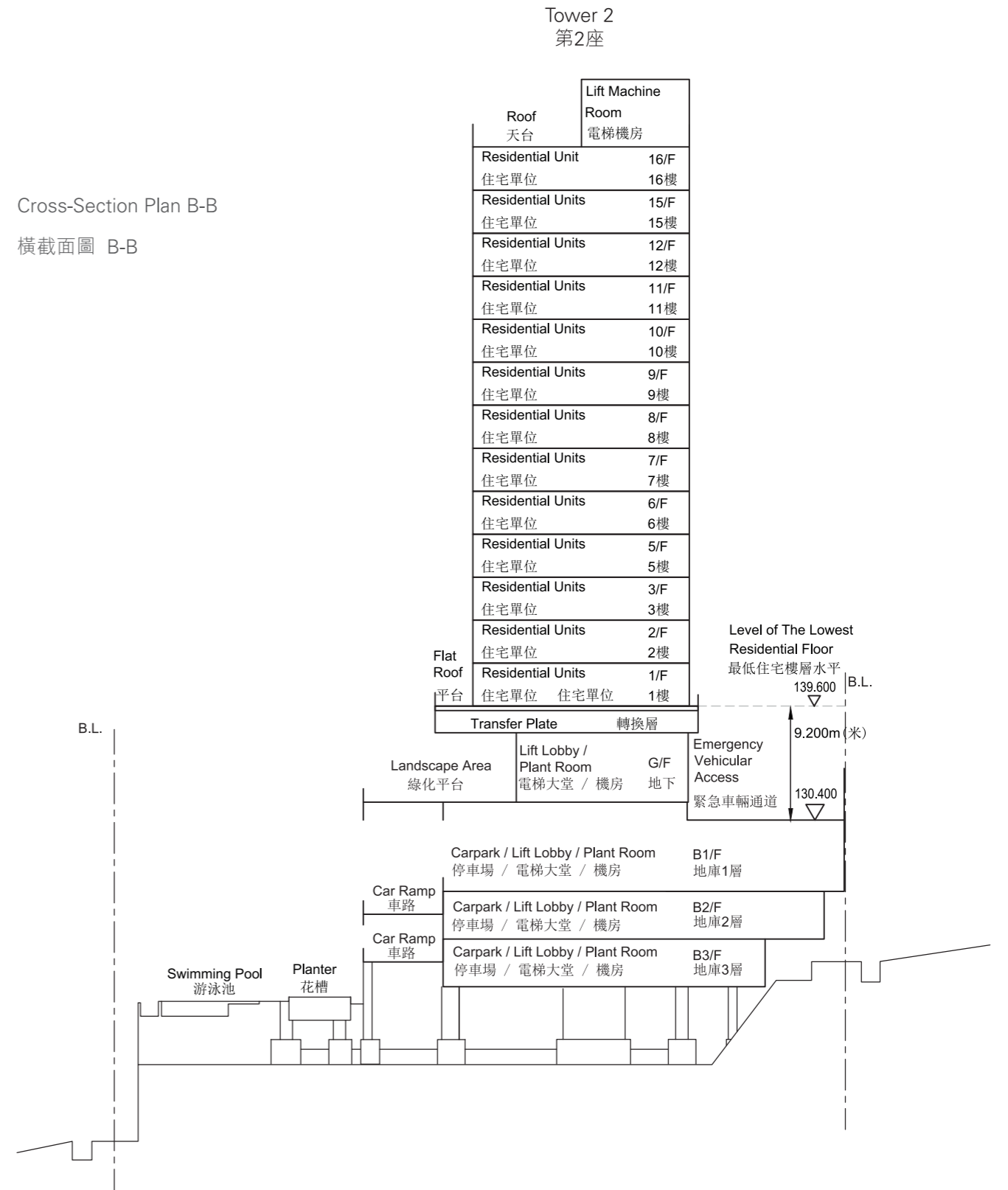
This cross-section plan is not drawn to scale.
此橫截面圖並非按照比例繪圖。

* The part of Emergency Vehicular Access adjacent to the Building (Tower 2) is 130.400 metres above Hong Kong Principal Datum (HKPD).

* 毗連建築物(第2座)的一段緊急車輛通道為香港主水平基準以上130.400米。

Cross-Section Plan B-B

橫截面圖 B-B

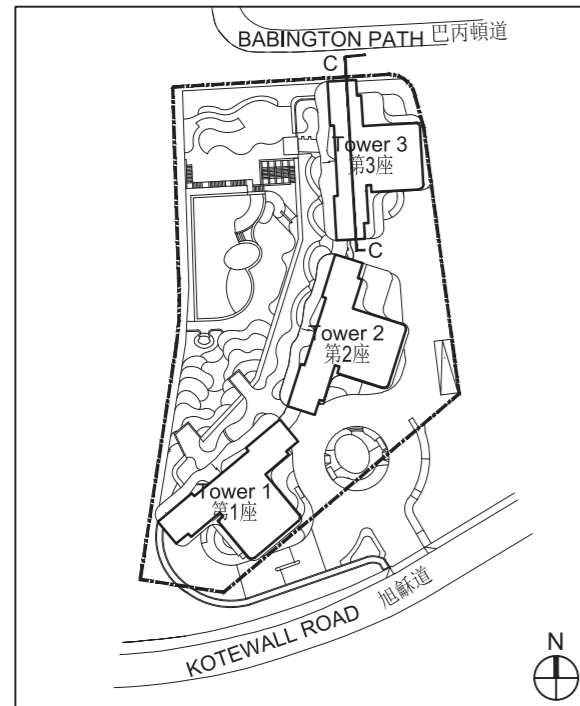


19. CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

TOWER 3 第3座

KEY PLAN 索引圖



LEGEND 圖例

- ▽ Height in metres above the Hong Kong Principal Datum (HKPD) (metres)
香港主水平基準以上高度(米)
- Dotted line denotes the level of the lowest residential floor of the building
虛線為該建築物最低住宅樓層水平
- B.L. Boundary Line of the Development
發展項目的界線

Remark 備註:

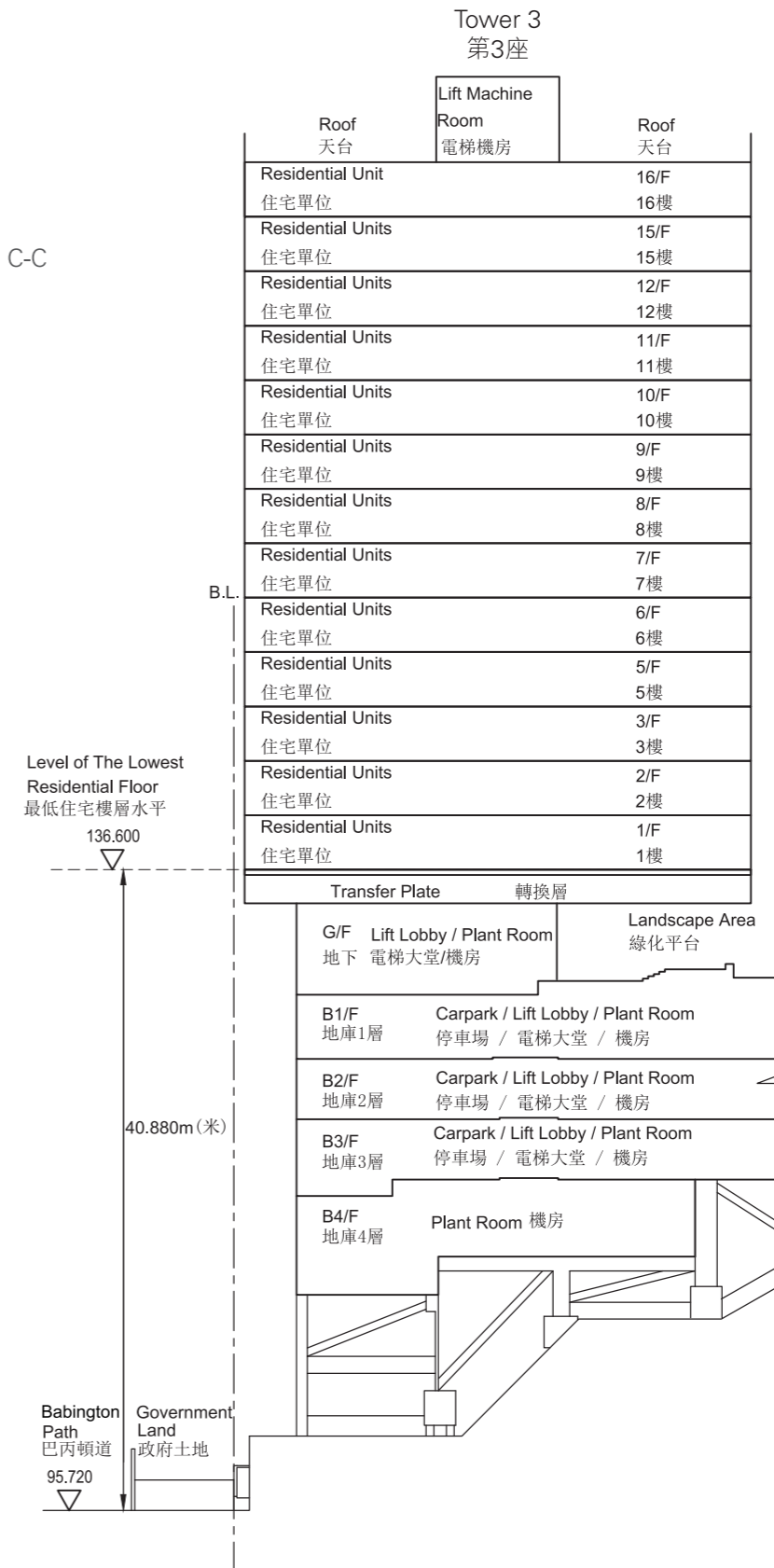
This cross-section plan is not drawn to scale.
此橫截面圖並非按照比例繪圖。

* The part of Babington Path adjacent to the Building (Tower 3) is 95.720 metres above Hong Kong Principal Datum (HKPD).

* 毗連建築物(第3座)的一段巴丙頓道為香港主水平基準以上95.720米。

Cross-Section Plan C-C

橫截面圖 C-C



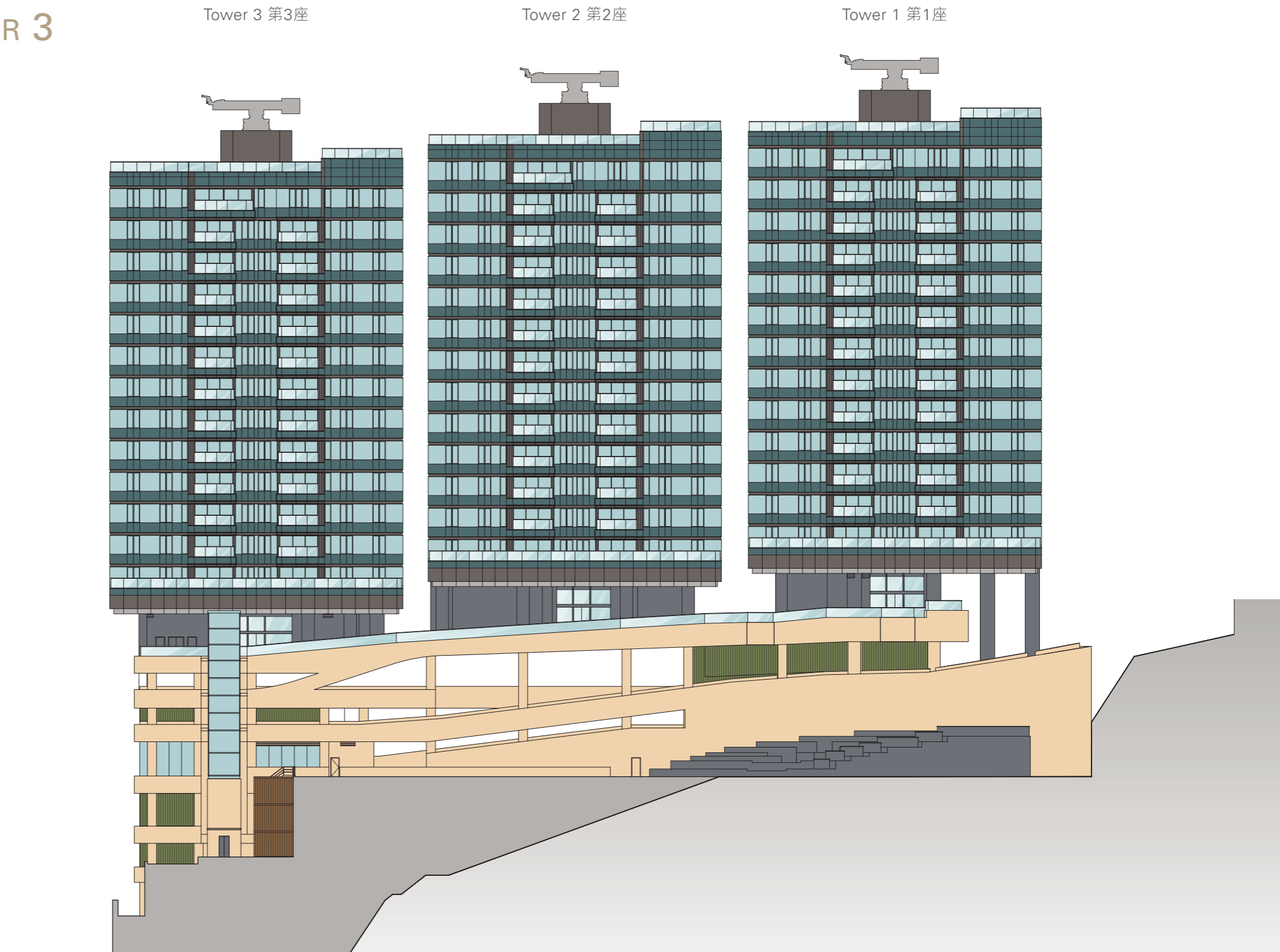
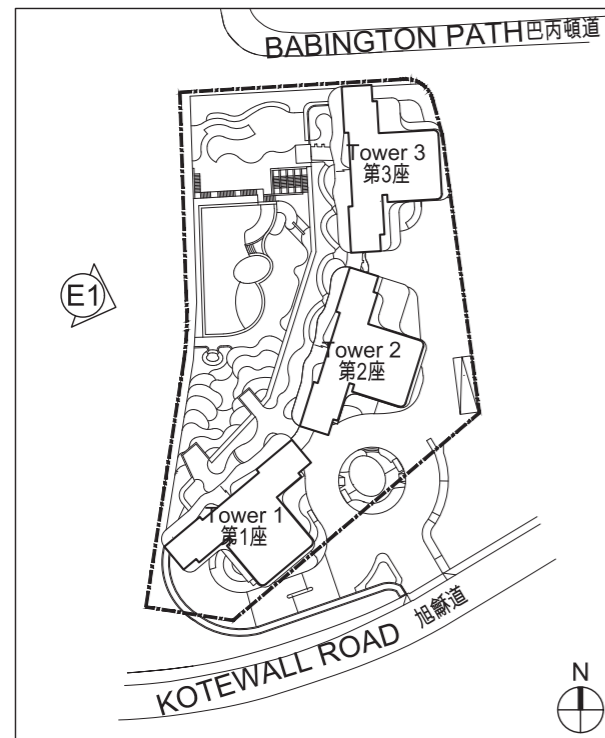
20. ELEVATION PLAN

立面圖

TOWER 1, TOWER 2 & TOWER 3 第1座、第2座及第3座

ELEVATION PLAN 1 立面圖1

KEY PLAN 索引圖



Authorized Person for the Development has certified that the elevations shown on this plan:
發展項目的認可人士已證明本圖所示的立面：

- (1) are prepared on the basis of the approved building plans for the Development as of 16 April 2019; and
以2019年4月16日的情況為準的發展項目的經批准圖則為基礎擬備；及
- (2) are in general accordance with the outward appearance of the Development.
大致上與發展項目的外觀一致。

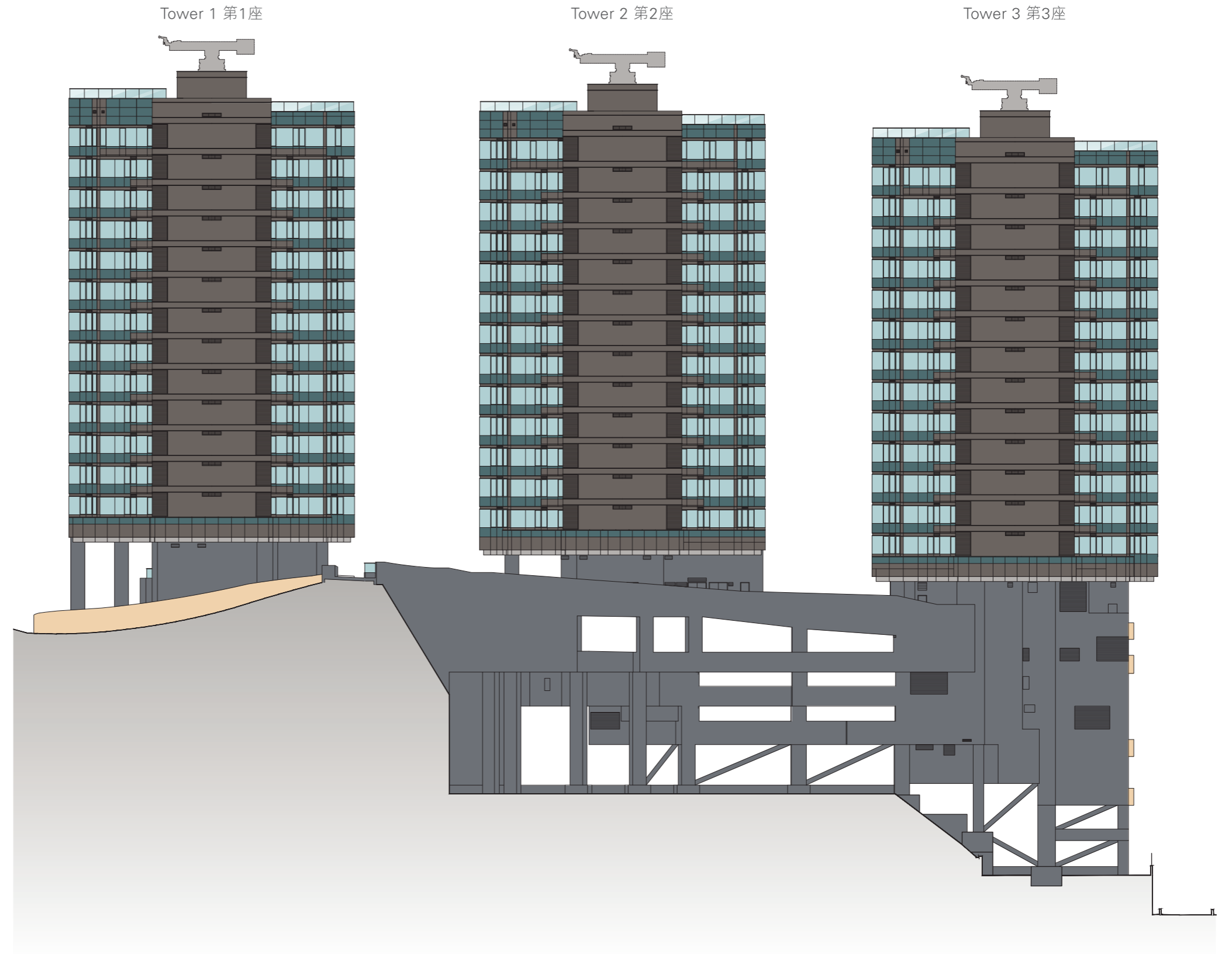
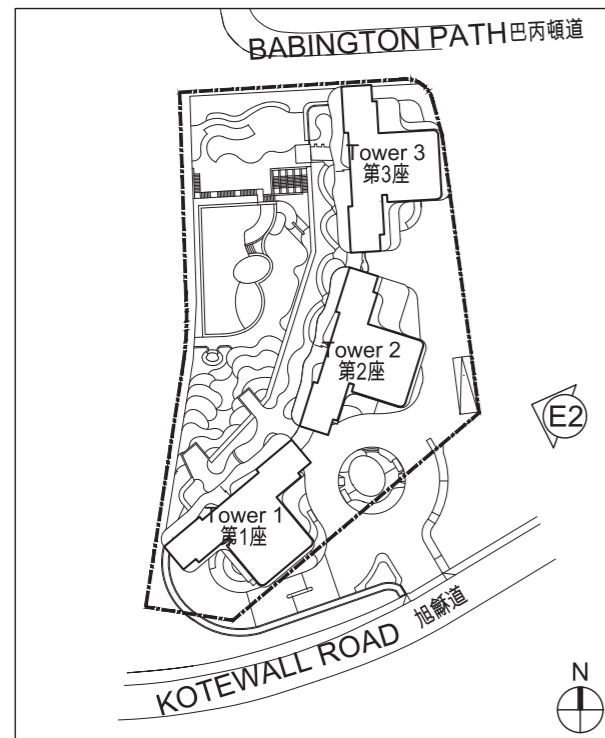
20. ELEVATION PLAN

立面圖

TOWER 1, TOWER 2 & TOWER 3 第1座、第2座及第3座

ELEVATION PLAN 2 立面圖2

KEY PLAN 索引圖



Authorized Person for the Development has certified that the elevations shown on this plan:
發展項目的認可人士已證明本圖所示的立面：

- (1) are prepared on the basis of the approved building plans for the Development as of 16 April 2019; and
以2019年4月16日的情況為準的發展項目的經批准圖則為基礎擬備；及
- (2) are in general accordance with the outward appearance of the Development.
大致上與發展項目的外觀一致。

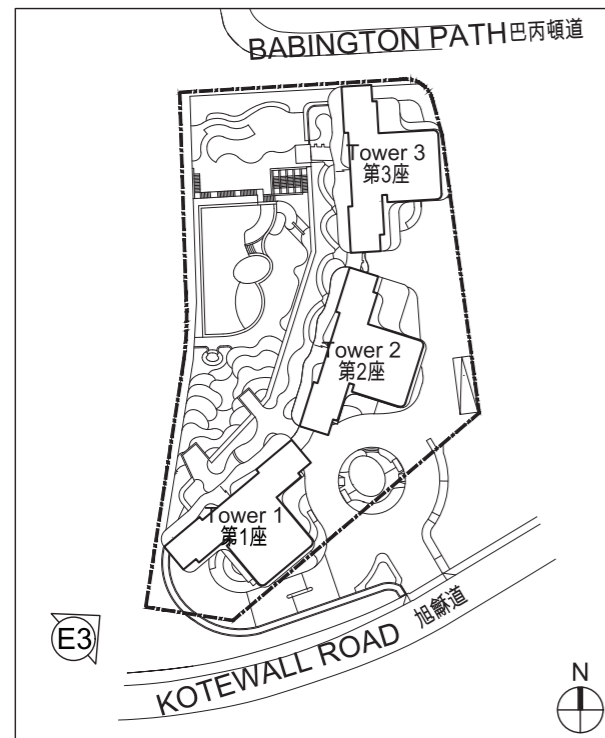
20. ELEVATION PLAN

立面圖

TOWER 1 第1座

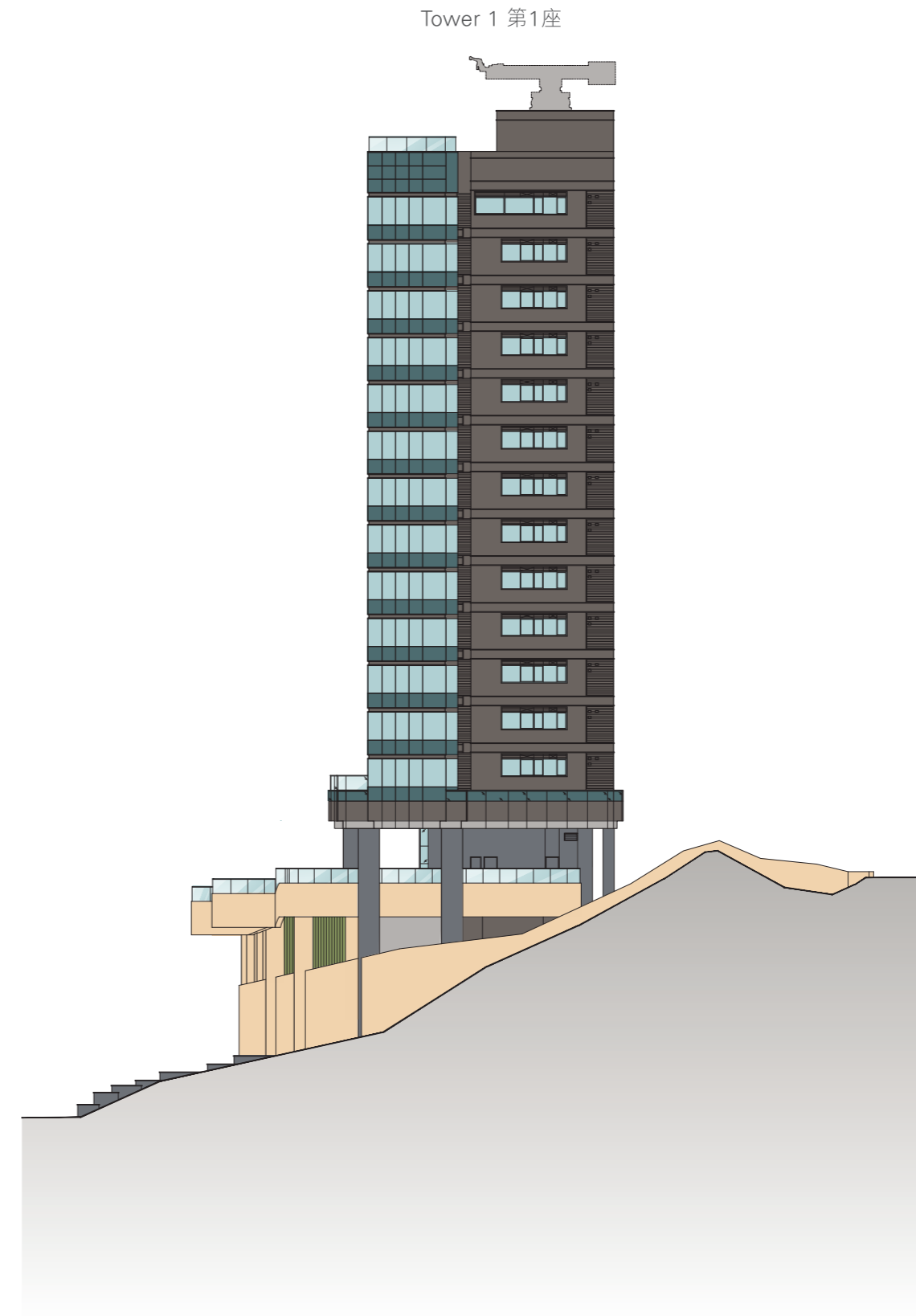
ELEVATION PLAN 3 立面圖3

KEY PLAN 索引圖



Authorized Person for the Development has certified that the elevations shown on this plan:
發展項目的認可人士已證明本圖所示的立面：

- (1) are prepared on the basis of the approved building plans for the Development as of 16 April 2019; and
以2019年4月16日的情況為準的發展項目的經批准圖則為基礎擬備；及
- (2) are in general accordance with the outward appearance of the Development.
大致上與發展項目的外觀一致。



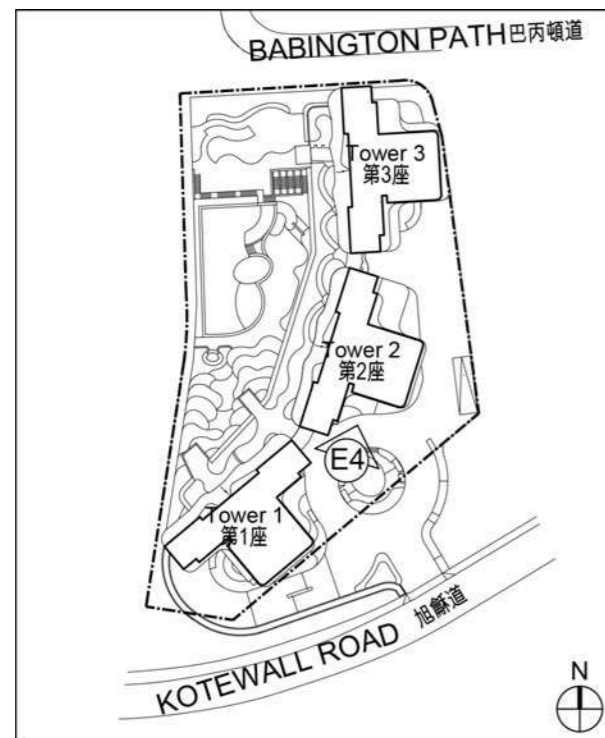
20. ELEVATION PLAN

立面圖

TOWER 2 第2座

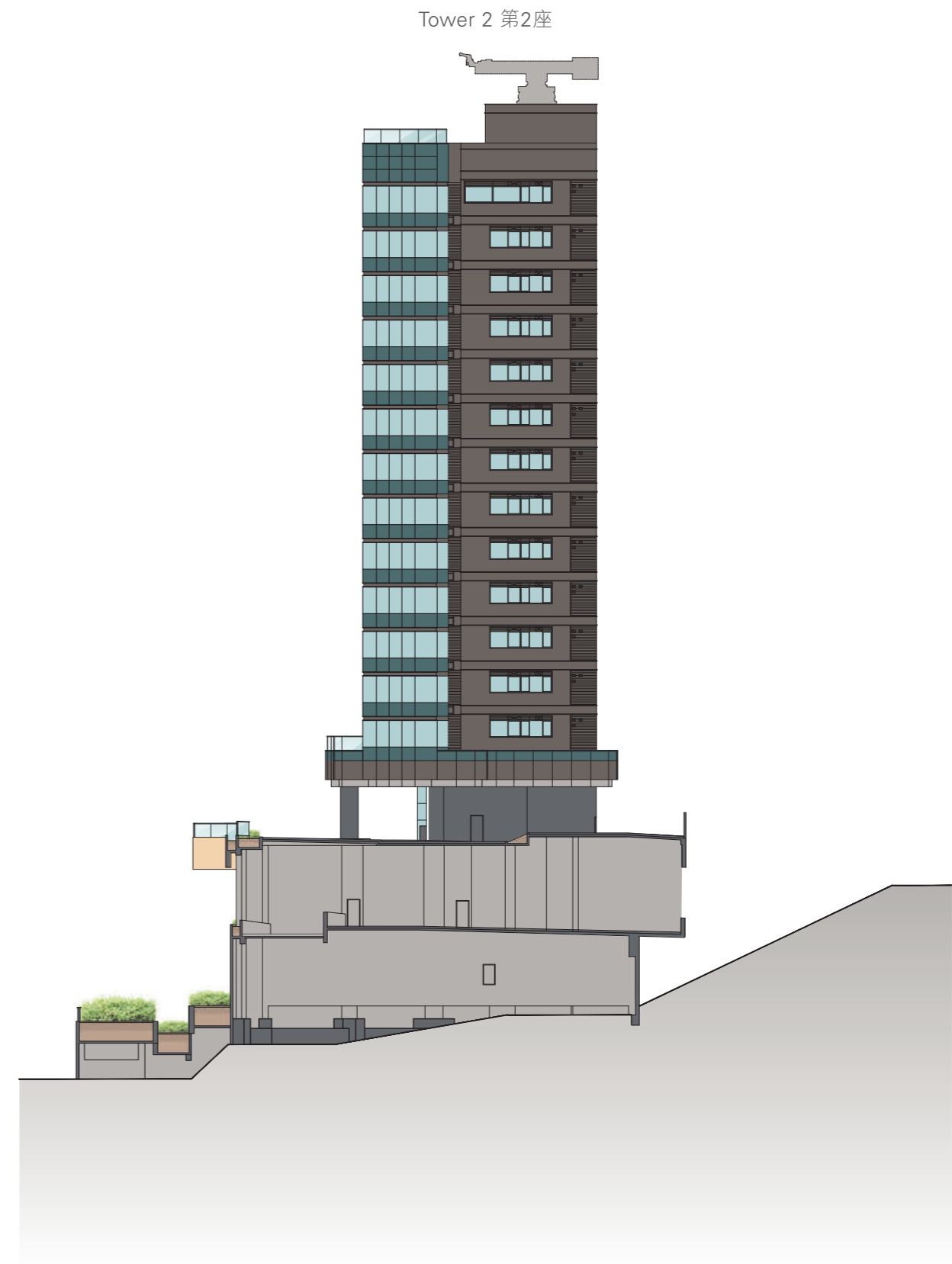
ELEVATION PLAN 4 立面圖4

KEY PLAN 索引圖



Authorized Person for the Development has certified that the elevations shown on this plan:
發展項目的認可人士已證明本圖所示的立面：

- (1) are prepared on the basis of the approved building plans for the Development as of 16 April 2019; and
以2019年4月16日的情況為準的發展項目的經批准圖則為基礎擬備；及
- (2) are in general accordance with the outward appearance of the Development.
大致上與發展項目的外觀一致。



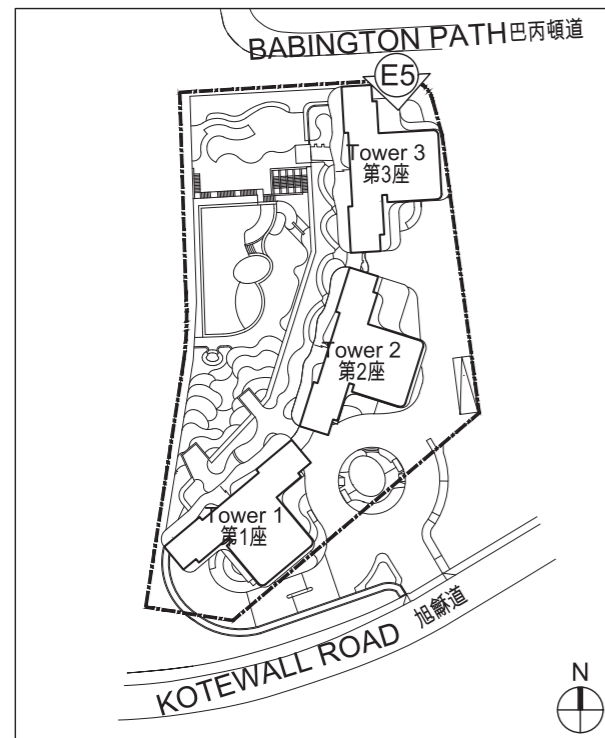
20. ELEVATION PLAN

立面圖

TOWER 3 第3座

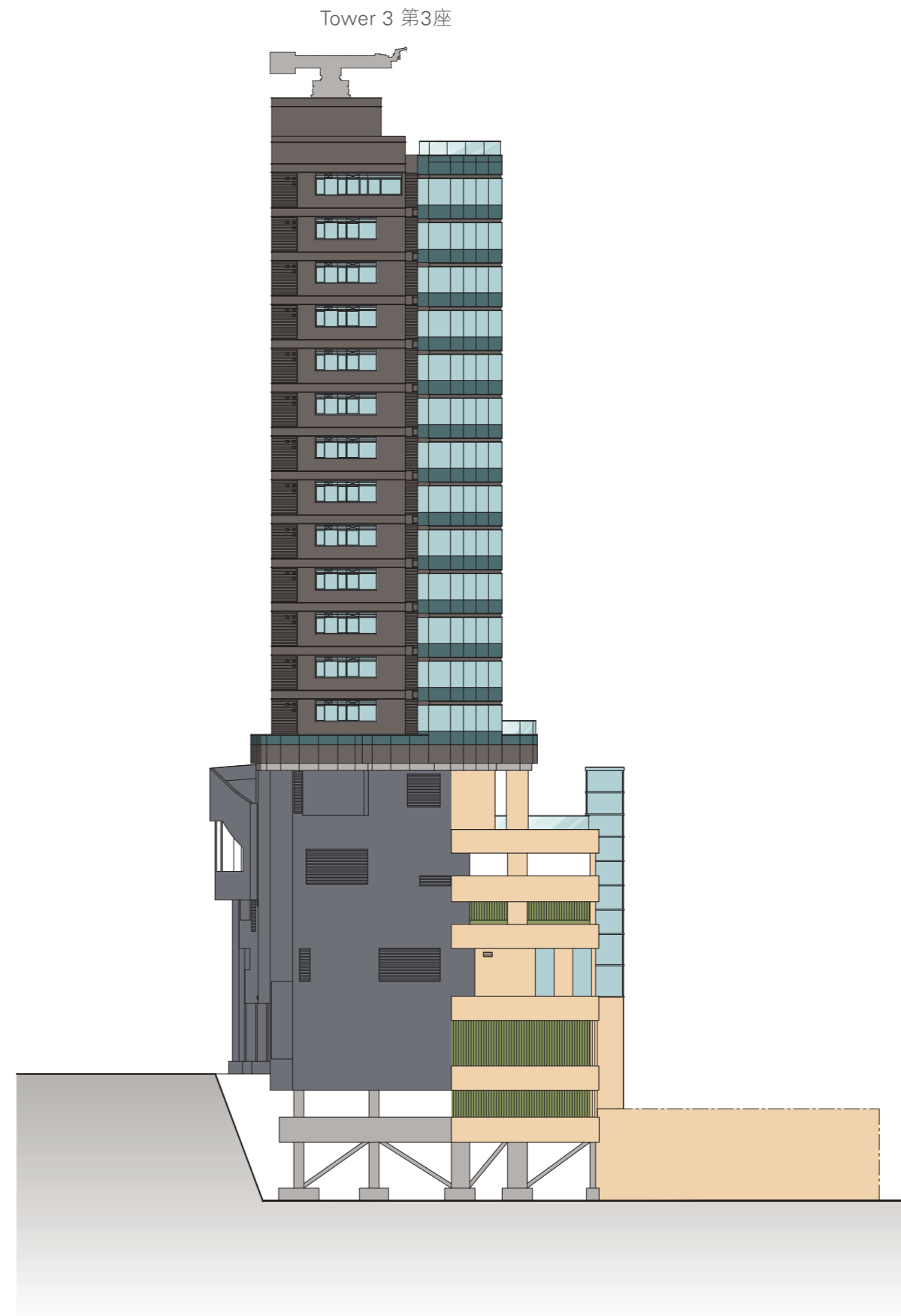
ELEVATION PLAN 5 立面圖5

KEY PLAN 索引圖



Authorized Person for the Development has certified that the elevations shown on this plan:
發展項目的認可人士已證明本圖所示的立面：

- (1) are prepared on the basis of the approved building plans for the Development as of 16 April 2019; and
以2019年4月16日的情況為準的發展項目的經批准圖則為基礎擬備；及
- (2) are in general accordance with the outward appearance of the Development.
大致上與發展項目的外觀一致。



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

Category of common facilities 公用設施的類別		Floor 樓層	Area 面積		Total Covered/Uncovered Area 有上蓋/沒有上蓋總面積		Total Area 總面積	
			sq.m 平方米	sq.ft 平方呎	sq.m 平方米	sq.ft 平方呎	sq.m 平方米	sq.ft 平方呎
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)	Covered 有上蓋	Basement 3 地庫3層	315.847	3,400	463.639	4,991	1,113.913	11,990
		Basement 4 地庫4層	147.792	1,591				
	Uncovered 沒有上蓋	Basement 3 地庫3層	650.274	7,000	650.274	7,000		
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)	Covered 有上蓋	N/A 不適用						
	Uncovered 沒有上蓋							
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 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)	Covered 有上蓋	Ground Floor 地下	664.472	7,152	684.553	7,369	1886.113	20,302
		Basement 3 地庫3層	9.582	103				
		Basement 4 地庫4層	10.499	113				
	Uncovered 沒有上蓋	Ground Floor 地下	649.351	6,990	1,201.560	12,934		
		Basement 3 地庫3層	27.645	298				
		Basement 4 地庫4層	524.564	5,646				

Remarks:

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

備註:

- 上述所列以平方米顯示之面積乃依據最新的經批准的建築圖則。
- 以平方呎顯示之面積由以平方米顯示之面積以1平方米 = 10.764平方呎換算，並四捨五入至整數。

22. INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

閱覽圖則及公契

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

23. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. EXTERIOR FINISHES	
Item	Description
(a) External Wall	Facade of residential tower finished with window wall, aluminium cladding, aluminium grille and aluminium louvre, ceramic tiles and external paint on plaster. Transfer plate finished with aluminium cladding and glass cladding. Podium finished with natural stones, ceramic tiles, window wall, aluminium cladding, aluminium grille, aluminium louvre and external paint on plaster.
(b) Window	Aluminium framed finished with fluorocarbon coating fitted with Insulated Glass Units (IGU) are installed for all windows in Living Room, Dining Room, Bedroom, Kitchen, Bathroom, Utility Room and Lavatory.
(c) Bay window	Not applicable.
(d) Planter	Finished with ceramic tiles.
(e) Verandah or balcony	Balconies are finished with laminated tempered glass balustrade with aluminium top rail. Floor is finished with composite wood flooring. Wall is finished with aluminium cladding. Ceiling is finished with aluminium cladding. No verandah is provided. All balconies are covered (except Unit A on 15/F and Unit A on 16/F of Towers 1, 2 and 3 are uncovered).
(f) Drying facilities for clothing	Not applicable.

2. INTERIOR FINISHES	
Item	Description
(a) Lobby	<p><u>Entrance Lobbies at G/F</u> Wall finished with glass panel, natural stone, mirror panel and metal trim. Floor finished with natural stone. Gypsum board false ceiling finished with emulsion paint.</p> <p><u>Residential Floors</u> Wall finished with natural stone, timber veneer, mirror panel and metal trim (except Unit A on 11/F of Tower 1).</p> <p><u>Unit A on 11/F of Tower 1</u> Wall finished with laminated glass, natural stone, timber veneer, mirror panel and metal trim. Floor finished with natural stone. Gypsum board false ceiling finished with emulsion paint.</p> <p><u>Basement Floors</u> Wall finished with glass panel, mirror panel, natural stone and metal trim. Floor finished with natural stone. Gypsum board false ceiling finished with emulsion paint.</p>

1. 外部裝修物料	
細項	描述
(a) 外牆	住宅大樓外牆鋪砌玻璃牆、鋁板、鋁質柵格及鋁質百葉、瓷磚及批盪面髹外牆油漆。 轉換層鋪砌鋁板及玻璃蓋板。 平台鋪砌天然石材、瓷磚、玻璃牆、鋁板、鋁質柵格、鋁質百葉及批盪面髹外牆油漆。
(b) 窗	所有窗戶採用鋁窗框配有氟化碳噴塗層鑲低輻射鍍膜中空玻璃(IGU)配備於客廳、飯廳、睡房、廚房、浴室、工作間及廁所。
(c) 窗台	不適用。
(d) 花槽	鋪砌瓷磚。
(e) 陽台或露台	露台裝設夾層鋼化玻璃欄杆配以鋁質頂欄。 地板鋪砌複合木地板。 牆身裝設鋁板。 天花裝設鋁板。 沒有陽台。 所有露台均有蓋(除第1、2及3座15樓A單位及16樓A單位為無蓋)。
(f) 乾衣設施	不適用。

2. 室內裝修物料	
細項	描述
(a) 大堂	<p><u>地下入口大堂</u> 牆身鋪砌玻璃飾面、天然石材、鏡飾面及金屬飾邊。 地板鋪砌天然石材。 石膏板假天花髹乳膠漆。</p> <p><u>住宅樓層</u> 牆身鋪砌天然石材、木皮、鏡飾面及金屬飾邊(第1座11樓A單位除外)。</p> <p><u>第1座11樓A單位</u> 牆身鋪砌夾層玻璃、天然石材、木皮、鏡飾面及金屬飾邊。 地板鋪砌天然石材。 石膏板假天花髹乳膠漆。</p> <p><u>地庫樓層</u> 牆身鋪砌玻璃飾面、鏡飾面、天然石材及金屬飾邊。 地板鋪砌天然石材。 石膏板假天花髹乳膠漆。</p>

23. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. INTERIOR FINISHES	
Item	Description
(a) Lobby	<p><u>Fireman Lift Lobbies</u></p> <p>Residential Floors Wall finished with ceramic tiles. Floor finished with ceramic tiles. Aluminium false ceiling.</p> <p>G/F and Basement Floors Wall finished with paint. Floor finished with ceramic tiles. Gypsum board false ceiling finished with emulsion paint.</p>
(b) Internal wall and ceiling	<p><u>Internal wall</u> Living room, Dining room and Bedroom finished with emulsion paint except area covered by bulkhead (except Unit A on 11/F of Tower 1).</p> <p><u>Internal wall of Unit A on 11/F of Tower 1</u> Living Room and Dining Room finished with wall covering, mirror panel and stainless steel trim except area covered by bulkhead. Bedroom 1 finished with wall covering, mirror panel, fabric finish and stainless steel trim except area covered by bulkhead. Bedroom 2 finished with wall covering, fabric finish and stainless steel trim except area covered by bulkhead. Bedroom 3 finished with wall covering and stainless steel trim except area covered by bulkhead.</p> <p><u>Ceiling</u> Living room, Dining Room and Bedroom finished with emulsion paint where exposed and partially finished with gypsum board false ceiling with emulsion paint (except Unit A on 11/F of Tower 1).</p> <p><u>Ceiling of Unit A on 11/F of Tower 1</u> Living room, Dining Room and Bedroom finished with emulsion paint and stainless steel trim where exposed and partially finished with gypsum board false ceiling with emulsion paint.</p>
(c) Internal floor	<p>Living Room, Dining Room and Bedroom finished with engineered wood flooring and solid timber skirting (except Unit A on 11/F of Tower 1).</p> <p><u>Unit A on 11/F of Tower 1</u> Living Room, Dining Room, Bedroom 1 and Bedroom 2 finished with engineered wood flooring and solid timber skirting. Bedroom 3 finished with vinyl flooring and solid timber skirting.</p> <p>Natural stone border along inner side of door opening to balcony and flat roof (if provided). Natural stone at the main door (except Unit A on 16/F of Towers 1, 2 and 3) Natural stone finish at the bar table area at Unit A on 16/F of Towers 1, 2 and 3.</p>

2. 室內裝修物料	
細項	描述
(a) 大堂	<p><u>消防用升降機大堂</u></p> <p>住宅樓層 牆身鋪砌瓷磚。 地板鋪砌瓷磚。 裝設鋁質假天花。</p> <p>地下及地庫樓層 牆身髹油漆。 地板鋪砌瓷磚。 石膏板假天花髹乳膠漆。</p>
(b) 內牆及天花板	<p><u>內牆</u> 客廳、飯廳及睡房髹上乳膠漆，但不包括被假陣遮蓋之牆身(第1座11樓A單位除外)。</p> <p><u>第1座11樓A單位內牆</u> 客廳及飯廳裝設牆飾、鏡飾面及不銹鋼飾邊，但不包括被假陣遮蓋之牆身。 睡房1裝設牆飾、鏡飾面、布飾面及不銹鋼飾邊，但不包括被假陣遮蓋之牆身。 睡房2裝設牆飾、布飾面及不銹鋼飾邊，但不包括被假陣遮蓋之牆身。 睡房3裝設牆飾及不銹鋼飾邊，但不包括被假陣遮蓋之牆身。</p> <p><u>天花板</u> 客廳、飯廳及睡房天花外露部分髹上乳膠漆，及部分髹上乳膠漆的石膏板天花(第1座11樓A單位除外)。</p> <p><u>第1座11樓A單位天花板</u> 客廳、飯廳及睡房天花外露部分髹上乳膠漆及裝設不銹鋼飾邊，部分髹上乳膠漆的石膏板天花。</p>
(c) 內部地板	<p>客廳、飯廳及睡房內部地板以複合木鋪砌，及配以實木腳線(第1座11樓A單位除外)。</p> <p><u>第1座11樓A單位</u> 客廳、飯廳、睡房1及睡房2內部地板以複合木鋪砌，及配以實木腳線。 睡房3內部地板鋪設膠地板，及配以實木腳線。</p> <p>通往露台門及平台(如有)門戶之室內地台圍邊部分以天然石材鋪砌。 大門口內部以天然石材鋪砌(第1、2及3座16樓A單位除外)。 第1、2及3座16樓A單位吧檯位置以天然石材鋪砌。</p>

23. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. INTERIOR FINISHES	
Item	Description
(d) Bathroom	<p>Wall finished with natural stone up to false ceiling level (except those areas covered by vanity counter and mirror cabinet and above false ceiling level and Unit A on 11/F of Tower 1).</p> <p><u>Unit A on 11/F of Tower 1</u></p> <p>Wall finished with natural stone and stainless steel trim up to false ceiling level (except those areas covered by vanity counter and mirror cabinet and above false ceiling level).</p> <p>Floor finished with natural stone (except those areas under bathtub and areas covered by vanity counter).</p> <p>Gypsum board false ceiling finished with emulsion paint.</p>
(e) Kitchen	<p>Wall finished with natural stone up to false ceiling level (except those areas covered by kitchen cabinet and above false ceiling level).</p> <p>Gypsum board false ceiling finished with emulsion paint.</p> <p>Floor finished with natural stone (except those areas covered by kitchen cabinet).</p> <p>All cooking bench countertop is fitted with solid surface material.</p>

3. INTERIOR FITTING	
Item	Description
(a) Doors	<p><u>Unit Main Entrance (except Unit A on 11/F of Tower 1)</u></p> <p>Solid core fire rated timber door with wood veneer and stainless steel trim and fitted with lockset, concealed door closer, door guard, eye viewer and bottom drop seal.</p> <p><u>Unit Main Entrance of Unit A on 11/F of Tower 1</u></p> <p>Laminated glass door with stainless steel frame and fitted with lockset and floor hinge.</p> <p><u>Private Lift Lobby Door</u></p> <p>Solid core fire rated timber door with mirror panel, plastic laminate and concealed door closer and fitted with fire rated glass vision panel.</p> <p><u>Fireman's Lift Lobby Unit Entrance Door</u></p> <p>Solid core timber fire rated door with plastic laminate and fitted with lockset, concealed door closer, door guard and eye viewer.</p> <p><u>Living Room of Unit A on 11/F of Tower 1</u></p> <p>Solid core timber sliding door with wall covering and stainless steel trim and fitted with built-in handle.</p>

2. 室內裝修物料	
細項	描述
(d) 浴室	<p>牆身以天然石材鋪砌至假天花(面盆櫃背、鏡櫃背牆身及假天花以上及第1座11樓A單位除外)。</p> <p><u>第1座11樓A單位</u></p> <p>牆身以天然石材及不銹鋼飾邊鋪砌至假天花(面盆櫃背、鏡櫃背牆身及假天花以上除外)。</p> <p>地板以天然石材鋪砌(浴缸底及面盆櫃底除外)。</p> <p>石膏板假天花髹乳膠漆。</p>
(e) 廚房	<p>牆身以天然石材鋪砌(廚櫃背牆身及假天花以上除外)至假天花。</p> <p>石膏板假天花髹乳膠漆。</p> <p>地板以天然石材鋪砌(廚櫃底除外)。</p> <p>所有灶台面以實體面料安裝。</p>

3. 室內裝置	
細項	描述
(a) 門	<p><u>單位主入口(第1座11樓A單位除外)</u></p> <p>選用木皮及不銹鋼飾邊實心防火木門，配以門鎖、隱藏式氣鼓、防盜扣、防盜眼及門底升降密封條。</p> <p><u>第1座11樓A單位主入口</u></p> <p>夾層玻璃配不銹鋼邊框，配以門鎖及地鉸。</p> <p><u>私人升降機大堂門</u></p> <p>鏡飾面及膠板面實心防火木門，配以隱藏式氣鼓及防火玻璃視窗。</p> <p><u>消防升降機大堂門</u></p> <p>膠板面實心防火木門，配以門鎖、隱藏式氣鼓、防盜扣及防盜眼。</p> <p><u>第1座11樓A單位單位客廳門</u></p> <p>實心木趟門，配以牆飾、不銹鋼飾邊及嵌入式手柄。</p>

23. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTING	
Item	Description
(a) Doors	<p><u>Kitchen (Connecting to Dining Room)(except Unit A on 11/F of Tower 1)</u> Solid core fire rated timber door with wood veneer and fitted with fire rated glass vision panel and concealed door closer.</p> <p><u>Kitchen (Connecting to Dining Room) of Unit A on 11/F of Tower 1</u> Solid core fire rated timber door with wood veneer and stainless steel trim and fitted with fire rated glass vision panel and concealed door closer.</p> <p><u>Kitchen (Connecting to Corridor)(except Unit A on 11/F of Tower 1)</u> Solid core fire rated timber door with wood veneer and plastic laminate and fitted with lever handle and concealed door closer.</p> <p><u>Kitchen (Connecting to Corridor) of Unit A on 11/F of Tower 1</u> Solid core fire rated timber door with wood veneer and stainless steel trim and fitted with lever handle and door closer.</p> <p><u>Bedroom (except Unit A on 11/F of Tower 1)</u> Solid core timber door with wood veneer and fitted with lockset and bottom drop seal.</p> <p><u>Bedroom of Unit A on 11/F of Tower 1</u> Solid core timber door with wood veneer and stainless steel trim and fitted with lockset and bottom drop seal.</p> <p><u>Bathroom 1 for all units (except Unit A on 11/F of Tower 1), Bathroom 2 for Unit A on 16/F, Bathroom 3 for all units on 1/F - 3/F & Unit A on 16/F for Towers 1, 2 & 3</u> Glass sliding door with aluminium frame with lockset.</p> <p><u>Bathroom 1 of Unit A on 11/F of Tower 1</u> Glass sliding door with stainless steel frame.</p> <p><u>Bathroom 2 for all units (except all Unit A on 16/F for Towers 1, 2 & 3 and Unit A on 11/F of Tower 1)</u> Solid core timber door with wood veneer and fitted with lockset and timber louvre.</p> <p><u>Bathroom 2 of Unit A on 11/F of Tower 1</u> Solid core timber door with wood veneer and stainless steel trim and fitted with lockset. Additional solid core timber sliding door with wood veneer, mirror panel, stainless steel trim and fitted with lockset.</p> <p><u>Bathroom 3 for all units on 5/F - 12/F & 15/F (except Unit A on 11/F of Tower 1), Bathroom 4 for all units on 1/F - 3/F & Unit A on 16/F for Towers 1, 2 & 3</u> Solid core timber door with wood veneer and fitted with lockset.</p> <p><u>Lavatory</u> Hollow core timber sliding door with plastic laminate and stainless steel and fitted with lockset.</p> <p><u>Powder Room</u> Solid core timber door with wood veneer and stainless steel trim and fitted with lockset and timber louvre.</p> <p><u>Utility</u> Solid core timber door with plastic laminate and fitted with lockset.</p> <p><u>Utility 1 and Utility 2</u> Solid core timber door with wood veneer and fitted with lockset.</p> <p><u>Air Handling Unit (AHU) Room</u> Painted metal door and fitted with lockset.</p>

3. 室內裝置	
細項	描述
(a) 門	<p><u>廚房 (通往飯廳)(第1座11樓A單位除外)</u> 木皮實心防火木門，配以防火玻璃視窗及隱藏式氣鼓。</p> <p><u>第1座11樓A單位單廚房 (通往飯廳)</u> 木皮實心防火木門配不銹鋼飾邊，配以防火玻璃小窗及隱藏式氣鼓。</p> <p><u>廚房 (通往走廊)(第1座11樓A單位除外)</u> 木皮及膠板面實心防火木門，配以手柄及隱藏式氣鼓。</p> <p><u>第1座11樓A單位廚房 (通往走廊)</u> 木皮實心防火木門配不銹鋼飾邊，配以手柄及氣鼓。</p> <p><u>睡房(第1座11樓A單位除外)</u> 選用木皮實心木門，配以門鎖及門底升降密封條。</p> <p><u>第1座11樓A單位睡房</u> 選用木皮實心木門配不銹鋼飾邊，配以門鎖及底部止水條。</p> <p><u>第1、2及3座所有單位的浴室 1(第1座11樓A單位除外)、16樓A單位浴室2、1樓至3樓所有單位及16樓A單位的浴室3</u> 選用鋁框玻璃趟門，配以門鎖。</p> <p><u>第1座11樓A單位浴室1</u> 選用不銹鋼框玻璃趟門。</p> <p><u>第1、2及3座所有單位的浴室 2 (第1、2及3座的16樓A單位及第1座11樓A單位除外)</u> 選用木皮實心木門，配以門鎖及木百葉。</p> <p><u>第1座11樓A單位浴室2</u> 選用木皮實心木門配不銹鋼飾邊，配以門鎖。 另設木皮實心木趟門配不銹鋼飾邊及鏡飾面，配以門鎖。</p> <p><u>第1、2及3座5樓至12樓及15樓所有單位的浴室3 (第1座11樓A單位除外)、1樓至3樓所有單位及16樓A單位浴室4</u> 選用木皮實心木門，配以門鎖。</p> <p><u>廁所</u> 膠板面及不銹鋼面空心木趟門，配以門鎖。</p> <p><u>化妝室</u> 選用木皮實心木門配不銹鋼飾邊，配以門鎖及木百葉。</p> <p><u>工作間</u> 選用膠板面實心木門，配以門鎖。</p> <p><u>工作間1及工作間2</u> 選用木皮實心木門，配以門鎖。</p> <p><u>風櫃房</u> 選用油漆金屬門，配以門鎖。</p>

23. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTING	
Item	Description
(a) Doors	<p>Store Room Solid core timber door with wood veneer and fitted with lockset.</p> <p>Balcony Aluminium framed sliding door with fluorocarbon coating with Insulated Glass Units (IGU) fitted with lockset.</p> <p>Flat Roof Aluminium framed sliding door with fluorocarbon coating with Insulated Glass Units (IGU) fitted with lockset.</p> <p>Door to Roof Aluminium framed swing door with fluorocarbon coating with Insulated Glass Units (IGU) fitted with lockset.</p>
(b) Bathroom	<p>Bathroom 1 of all units (except all Unit A on 16/F of Towers 1, 2 & 3 and Unit A on 11/F of Tower 1) Timber mirror cabinet and wooden vanity counter with natural stone wash basin and brushed nickel basin mixers. Reconstituted stone bathtub (1680mm(L) x 800mm(W) x 500mm(H)) and tempered glass shower cubicle with brushed nickel bath mixer and brushed nickel shower set, vitreous china water closet, brushed nickel towel bar, brushed nickel hook and brushed nickel toilet paper holder.</p> <p>Bathroom 1 of Unit A on 16/F of Towers 1, 2 and 3 Timber mirror cabinet and wooden vanity counter with natural stone wash basin and brushed nickel basin mixers. Reconstituted stone bathtub (1800mm(L)x 985mm(W)x 550mm(H)) and tempered glass shower cubicle with brushed nickel bath mixer and brushed nickel shower set, vitreous china water closet, brushed nickel towel bar and brushed nickel toilet paper holder.</p> <p>Bathroom 1 of Unit A on 11/F of Tower 1 Timber mirror cabinet and wooden vanity counter with vitreous china countertop and vitreous china wash basin with chrome plated basin mixer. Cast iron bathtub (1500mm(L) x 700mm(W) x 420mm(H)) with chrome plated bath mixer and chrome plated shower set, vitreous china water closet, aluminium curtain track, chrome plated towel bar and chrome plated toilet paper holder.</p> <p>Bathroom 2 of all units (except all Unit A on 16/F & Unit A on 11/F of Tower 1) of Towers 1, 2 & 3 Timber mirror cabinet and wooden vanity counter with natural stone countertop and vitreous china wash basin with brushed nickel basin mixer. Cast iron bath tub (1700mm(L) x 800mm(W) x 465mm(H)) with brushed nickel bath mixer and brushed nickel shower set, vitreous china water closet, aluminium curtain track, brushed nickel towel bar and brushed nickel toilet paper holder.</p> <p>Bathroom 2 of Unit A on 11/F of Tower 1 Timber mirror cabinet and wooden vanity counter with vitreous china wash basin and brushed nickel basin mixers. Tempered glass shower cubicle with brushed nickel bath mixer and brushed nickel shower set, vitreous china water closet, brushed nickel towel bar and brushed nickel toilet paper holder.</p> <p>Bathroom 2 and Bathroom 4 of Unit A on 16/F of Towers 1, 2 & 3, Bathroom 3 of all units of Towers 1, 2 & 3 Timber mirror cabinet, wooden vanity counter with natural stone countertop and vitreous china wash basin with brushed nickel basin mixer. Tempered glass shower cubicle with brushed nickel shower mixer and brushed nickel shower set, vitreous china water closet, brushed nickel towel bar and brushed nickel toilet paper holder.</p> <p>Brushed nickel hook (Bathroom 4 of Unit A on 16/F of Towers 1, 2 & 3 only)</p>

3. 室內裝置	
細項	描述
(a) 門	<p>儲物室 選用木皮實心木門，配以門鎖。</p> <p>露台 鋁框趟門配有氟化碳噴塗層鑲低輻射鍍膜中空玻璃(IGU)及門鎖。</p> <p>平台 鋁框趟門配有氟化碳噴塗層鑲低輻射鍍膜中空玻璃(IGU)及門鎖。</p> <p>往天台門 鋁框平開門配有氟化碳噴塗層鑲低輻射鍍膜中空玻璃(IGU)及門鎖。</p>
(b) 浴室	<p>第1、2及3座所有單位的浴室1(第1、2及3座的16樓A單位及第1座11樓A單位除外) 裝設木鏡櫃及木面盆櫃連天然石洗手盆連拉絲鍍水龍頭。人造石浴缸(1680毫米(長)x 800毫米(闊)x 500毫米(高))及鋼化玻璃淋浴間連拉絲鍍浴缸水龍頭及拉絲鍍花灑套裝、搪瓷坐廁、拉絲鍍毛巾桿連拉絲鍍掛鉤及拉絲鍍廁紙架。</p> <p>第1、2及3座16樓A單位浴室1 裝設木鏡櫃及木面盆櫃連天然石洗手盆連拉絲鍍水龍頭。人造石浴缸(1800毫米(長)x 985毫米(闊)x 550毫米(高))及鋼化玻璃淋浴間連拉絲鍍浴缸水龍頭及拉絲鍍花灑套裝、搪瓷坐廁、拉絲鍍毛巾桿及拉絲鍍廁紙架。</p> <p>第1座11樓A單位浴室1 裝設木鏡櫃及木面盆櫃配備搪瓷檯面、搪瓷洗手盆連鍍鉻水龍頭。配備鑄鐵浴缸(1500毫米(長)x 700毫米(闊)x 420毫米(高))連鍍鉻浴缸水龍頭及鍍鉻花灑套裝、搪瓷坐廁、鋁窗簾軌、鍍鉻毛巾桿及鍍鉻廁紙架。</p> <p>第1、2及3座所有單位的浴室2(所有16樓A單位及第1座11樓A單位除外) 裝設木鏡櫃及木面盆櫃連天然石檯面配搪瓷洗手盆連拉絲鍍水龍頭。鑄鐵浴缸(1700毫米(長)x 800毫米(闊)x 465毫米(高))連拉絲鍍浴缸水龍頭及拉絲鍍花灑套裝、搪瓷坐廁、鋁質浴簾軌、拉絲鍍毛巾桿及拉絲鍍廁紙架。</p> <p>第1座11樓A單位浴室2 裝設木鏡櫃及木面盆櫃、搪瓷洗手盆連拉絲鍍水龍頭。配備鋼化玻璃淋浴間連拉絲鍍浴缸水龍頭及拉絲鍍花灑套裝、搪瓷坐廁、拉絲鍍毛巾桿及拉絲鍍廁紙架。</p> <p>第1、2及3座16樓A單位浴室2及浴室4，以及所有單位的浴室3 裝設木鏡櫃及木面盆櫃連天然石檯面配搪瓷洗手盆連拉絲鍍水龍頭。鋼化玻璃淋浴間連拉絲鍍淋浴水龍頭及拉絲鍍花灑套裝、搪瓷坐廁、拉絲鍍毛巾桿及拉絲鍍廁紙架。</p> <p>拉絲鍍掛鉤(只供第1、2及3座16樓A單位浴室4)</p>

23. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTING	
Item	Description
(b) Bathroom	<p><u>Bathroom 4 of all units (except Unit A on 16/F) of Towers 1, 2 & 3</u> Timber mirror cabinet and wooden vanity counter with natural stone countertop and vitreous china wash basin with brushed nickel basin mixer. Vitreous china water closet, brushed nickel towel bar, brushed nickel hook and brushed nickel toilet paper holder.</p> <p>Manually operated wooden blind is provided. Copper pipes are used for cold and hot water supply system. uPVC pipes are used for flushing water supply system. For appliances provision, please refer to the "Appliance Schedule".</p>
(c) Kitchen	<p>Fitted with granite composite sink with brushed nickel hot and cold water sink mixer. Fitted with wooden kitchen cabinet with wood veneer and lacquer finished door panel. Cooking bench is finished with solid surface material. Copper pipes are used for cold and hot water supply system. For appliance provision, please refer to the "Appliances Schedule".</p>
(d) Bedroom	<p>Fitted with walnut melamine walk-in-closet at Bedroom 1 for all units of Towers 1, 2 and 3 (except Unit A on 16/F of Towers 1, 2 and 3 and Unit A of 11/F of Tower 1) and Bedroom 3 for Unit A on 16/F of Towers 1, 2 and 3.</p> <p>Fitted with white wood and walnut melamine wardrobe at Bedroom 2 and Bedroom 3 for all units of Towers 1, 2 and 3 (except Bedroom 2 of Unit A of 11/F of Tower 1 and Bedroom 3 of Unit A on 16/F of Towers 1, 2 and 3) and Bedroom 1 and Bedroom 4 for Unit A on 16/F at Towers 1, 2 and 3.</p> <p>Motorized roller blinds with polyester blackout and sheer are provided in all units of Towers 1, 2 and 3 (except Unit A of 11/F of Tower 1)</p> <p><u>Unit A on 11/F of Tower 1</u> Bedroom 1 fitted with wood veneer and stainless steel trim wardrobe, fabric and wooden bedstead with stainless steel trims and fabric finish headboard. Bedroom 2 fitted with wood veneer and stainless steel closet, fabric and wooden bedstead with stainless steel trims, fabric and wall covering finish headboard. Bedroom 3 fitted with wood veneer and stainless steel trim and vinyl bookshelves, and wood veneer and stainless steel work desk. Motorized roman blinds with fabric blackout and sheer for Bedroom 1 and Bedroom 2 are provided. Motorized roller blinds with vinyl blackout for Bedroom 3 are provided.</p>

3. 室內裝置	
細項	描述
(b) 浴室	<p><u>第1、2及3座所有單位的浴室4(16樓A單位除外)</u> 裝設木鏡櫃及木面盆櫃連天然石檯面配搪瓷洗手盆連拉絲鍍水龍頭。搪瓷坐廁、拉絲鍍毛巾桿、拉絲鍍掛鉤及拉絲鍍廁紙架。</p> <p>配備手動木百葉簾。 冷熱水供水系統採用銅喉管。 沖水系統採用膠喉。 有關設備供應，請參閱「設備說明表」。</p>
(c) 廚房	<p>裝設花崗石洗滌盆連拉絲鍍冷熱水水龍頭。木製廚櫃配以木皮飾面及油漆飾面門板。 灶台面以實體面料安裝。 冷熱水供水系統採用銅喉管。 有關設備供應，請參閱「設備說明表」。</p>
(d) 睡房	<p>第1、2及3座所有單位睡房1(所有16樓A單位及第1座11樓A單位除外)及第1、2及3座16樓A單位設有胡桃木三聚氰胺衣帽間。</p> <p>第1、2及3座所有單位睡房2及睡房3(第1座11樓A單位睡房2及所有16樓A單位睡房3除外)、第1、2及3座16樓A單位睡房1及睡房4設有胡桃木及白木三聚氰胺衣櫃。</p> <p>第1、2及3座所有單位配備設有聚酯纖維遮光及紗簾的電動捲簾(第1座11樓A單位除外)。</p> <p><u>第1座11樓A單位</u> 睡房1設有木皮連不銹鋼飾邊衣櫃，布飾面木床架連不銹鋼飾邊及布面床頭板。 睡房2設有木皮連不銹鋼飾邊壁櫃，布飾面木床架連不銹鋼飾邊及布和牆飾床頭板。 睡房3設有木皮連不銹鋼飾邊及膠飾面書架及木皮不銹鋼工作桌。 睡房1及睡房2設有布遮光及紗簾的電動羅馬簾。 睡房3設有膠面遮光的電動捲簾。</p>

23. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTING	
Item	Description
(e) Telephone	Telephone outlets are provided. For location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties".
(f) Aerials	TV/FM outlets for local TV/FM programs are provided. For location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties".
(g) Electrical installations	Three-phase electricity supply with Miniature Circuit Breakers distribution board are provided. All conduits are concealed within concrete walls except those inside or enclosed by block wall, false ceiling and bulkhead. <u>Residential Unit for Tower 1 (except Unit A on 11/F)</u> Home automation system includes control of air-conditioning system, lighting and Indoor Air Quality sensor. <u>Unit A on 11/F of Tower 1</u> Home automation system includes control of air-conditioning system, lighting, curtain, temperature and humidity sensor, water leakage sensor and voice control. For the location and number of power points and air conditioner points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units".
(h) Gas supply	Gas supply pipes are installed and connected to gas cooker and gas water heaters. For location of connection points, please refer to the "Schedule of Mechanical and Electrical Provision of Residential Properties".
(i) Washing machine connection point	Water inlet connection point and water outlet connection point are provided for washing machine. For the location of connection points, please refer to the "Schedule of Mechanical & Electrical Provision of Residential Properties".
(j) Water supply	Water pipes are partly concealed and partly exposed. Exposed water pipes are those run inside false ceiling, bulkhead and cabinet or running on external walls. Copper pipes are used for both cold and hot water supply system. uPVC pipes are used for flushing water supply system. Hot water supply is available.

3. 室內裝置	
細項	描述
(e) 電話	裝設有電話接駁點。 有關接駁點的位置及數目，請參閱「住宅單位機電裝置數量說明表」。
(f) 天線	裝設電視及電台插座，可接收本地電視及電台節目。 有關接駁點的位置及數目，請參閱「住宅單位機電裝置數量說明表」。
(g) 電力裝置	提供三相電力配電箱並裝設有漏電斷路器。 除置於磚牆、假天花及假陣內或被磚牆、假天花及假陣掩蓋之導管外，其餘導管均隱藏於混凝土內。 <u>第一座住宅單位(11樓A單位除外)</u> 家居自動化系統可控制空調機、照明及空氣質素監測器。 <u>第一座11樓A單位</u> 家居自動化系統可控制空調機、照明、窗簾、溫度及濕度監測器，漏水感應器及語音控制。 有關電插座及空調機接駁點的位置及數目，請參閱「住宅單位機電裝置數量說明表」。
(h) 氣體供應	裝置煤氣喉管及接駁至住宅單位之煤氣煮食爐和煤氣熱水爐。 有關接駁點之位置，請參考「住宅單位機電裝置數量說明表」。
(i) 洗衣機接駁點	設有洗衣機來水及去水接駁喉位。 有關接駁點的位置，請參考「住宅單位機電裝置數量說明表」。
(j) 供水	水管部分隱藏及部分外露。外露水管被假天花、假陣及櫃掩蓋或置於外牆外。 冷熱水供水系統採用銅喉管。 沖水供水系統採用膠喉管。 有熱水供應。

23. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

4. MISCELLANEOUS			
Item	Description		
(a) Lifts	9 nos. of "Kone" (Model No.: MiniSpace) passenger lifts are provided.		
	Tower	Number of Lifts	Floors Served
	1	2	Basement 1, G/F, 1/F - 3/F, 5/F - 12/F, 15/F & 16/F
		1	Basement 1, G/F, 1/F - 3/F, 5/F - 12/F & 15/F
	2	2	Basement 3, Basement 2, Basement 1, G/F, 1/F - 3/F, 5/F - 12/F, 15/F & 16/F
		1	Basement 3, Basement 2, Basement 1, G/F, 1/F - 3/F, 5/F - 12/F & 15/F
	3	1	Basement 3, Basement 2, Basement 1, G/F, 1/F - 3/F, 5/F - 12/F & 15/F
		1	Basement 3, Basement 2, Basement 1, G/F, 1/F - 3/F, 5/F - 12/F, 15/F & 16/F
		1	Basement 4, Basement 3, Basement 2, Basement 1, G/F, 1/F - 3/F, 5/F - 12/F, 15/F & 16/F
	1 no. of "Kone" (Model No.: MonoSpace) passenger lifts are provided for Podium		
	Number of Lift	Floors Served	
Podium	1	Basement 4, Basement 3 & G/F	
(b) Letter Box	Stainless steel.		
(c) Refuse collection	Refuse room is provided in the common area of each residential floor of each Tower. Refuse storage and material recovery chamber is provided on Basement 1 for collection and removal of refuse by cleaners.		
(d) Water meter, electricity meter and gas meter	Separate water meter for individual residential unit is provided in water meter cabinet on 2/F, 6/F, 9/F, 12/F and 16/F of each Tower. Separate electricity meter for individual residential is provided in electrical cabinet on each residential floor of Towers. Separate gas meter is provided in the Kitchen of individual residential unit.		

5. SECURITY FACILITIES
Each residential unit is equipped with video door-phones adjacent to main entrance door and in kitchen and connected to main entrance of each Tower and security kiosk on G/F. Octopus card readers for access control are provided at entrance of the Development, entrance and lift lobbies of each Tower on G/F, carpark lift lobbies, clubhouse and inside lift cars. CCTV cameras are provided at G/F entrance of the Development, entrance of each Tower on G/F, carpark lift lobbies, carpark, landscape area, club house entrance, inside lift car and connected to the security kiosk on G/F and security office on Basement 3.

6. APPLIANCES
For brand name and model number, please refer to the "Appliances Schedule"

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

4. 雜項			
細項	描述		
(a) 升降機	設有9部「通力」牌(型號:MiniSpace)載客升降機。		
	大廈名稱	升降機的數目	升降機到達之樓層
	1	2	地庫1層、地下、1樓至3樓、5樓至12樓、15樓及16樓
		1	地庫1層、地下、1樓至3樓、5樓至12樓及15樓
	2	2	地庫3層、地庫2層、地庫1層、地下、1樓至3樓、5樓至12樓、15樓及16樓
		1	地庫3層、地庫2層、地庫1層、地下、1樓至3樓、5樓至12樓及15樓
	3	1	地庫3層、地庫2層、地庫1層、地下、1樓至3樓、5樓至12樓及15樓
		1	地庫3層、地庫2層、地庫1層、地下、1樓至3樓、5樓至12樓、15樓及16樓
		1	地庫4層、地庫3層、地庫2層、地庫1層、地下、1樓至3樓、5樓至12樓、15樓及16樓
	平台設有1部「通力」牌(型號:MonoSpace)載客升降機。		
	升降機的數目	升降機到達之樓層	
平台	1	地庫4層、地庫3層及地下	
(b) 信箱	不銹鋼。		
(c) 收集垃圾	垃圾房位於大廈每層住宅樓層之公用地方。 垃圾收集及物料回收房設於地庫1層。垃圾由清潔工人收集及運走。		
(d) 水錶、電錶及氣體錶	每戶住宅單位之獨立水錶安裝於每座大廈2樓、6樓、9樓、12樓及16樓住宅樓層之水錶櫃內。每戶住宅單位之獨立電錶安裝於大廈每層住宅樓層之電錶櫃內。獨立煤氣錶安置於每戶住宅之廚房內。		

5. 保安設施
每個住宅單位大門旁及廚房均裝設視像對講機接連到地下每座住宅入口大堂及管理處。 發展項目之入口、每座地下入口及升降機大堂、停車場升降機大堂、會所及升降機內均裝設八達通讀卡器。 發展項目之入口、每座地下入口、停車場升降機大堂、停車場、綠化平台、會所入口及升降機內均裝有閉路電視接駁到地下管理處及地庫3層的保安室。

6. 設備
有關品牌名稱及產品型號, 請參閱「設備說明表」。

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

23. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Tower 1 - Appliances Schedule 第1座 - 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	Floor and Unit Number 樓層及單位										
				1/F - 3/F 1樓至3樓		5/F 5樓		6/F - 12/F (Except Unit A on 11/F) 6樓至12樓 (11樓A單位除外)		11/F 11樓	15/F 15樓		16/F 16樓	Roof 天台
				A	B	A	B	A	B	A	A	B	A	A
Main Entrance / Private Lift Lobby 大門入口 / 私人升降機大堂	Indoor IP Camera 網絡攝錄機	Duhua	DH-IPC-HDBW3241FP	-	-	-	-	-	-	√	-	-	-	-
	Facial Recognition Reader 人臉識別閱讀器	Sensetime	SensePass	-	-	-	-	-	-	√	-	-	-	-
Living Room / Dining Room 客廳 / 飯廳	VRF Type Indoor Air-conditioner Unit 變頻多聯分體式空調室內機	Mitsubishi Electric 三菱電機	PEFY-P40VMS1(L)-E	√	√	√	√	√	√	√	-	√	√	-
			PEFY-P50VMS1(L)-E	√	√	√	√	√	√	√	√	√	-	-
			PKFY-P40VHM-E	-	-	-	-	-	-	-	√	-	-	-
	Exhaust Fan 抽氣扇	Ostberg	DEF 133-4	-	-	-	-	-	-	√	-	-	√	-
	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHM6	-	-	-	-	-	-	-	-	-	√	-
	Mesh WiFi Router Mesh WiFi 路由器	Netgear	RBS750/RBK753	-	-	-	-	-	-	√	-	-	-	-
	Voice Control 語音控制	Apple	Homepod mini	-	-	-	-	-	-	√	-	-	-	-
	Indoor Air Quality Sensor 空氣質素監測器	Kuju	SRZA10H	√	√	√	√	√	√	-	√	√	√	-
	Temperature & Humidity Sensor 溫度及濕度監測器	Orvibo	ST30	-	-	-	-	-	-	√	-	-	-	-
	Motion Sensor 動態感應器	Orvibo	SN20	-	-	-	-	-	-	√	-	-	-	-
Window / Door Contact 門窗防盜開關感應器	Orvibo	SM20	-	-	-	-	-	-	√	-	-	-	-	
Bedroom 1 睡房1	VRF Type Indoor Air-conditioner Unit 變頻多聯分體式空調室內機	Mitsubishi Electric 三菱電機	PEFY-P40VMS1(L)-E	-	-	-	-	-	-	-	-	-	-	√
			PEFY-P50VMS1(L)-E	√	√	√	√	√	√	-	√	√	-	-
			PEFY-P63VHMS1	-	-	-	-	-	-	√	-	-	-	-
	Mesh WiFi Router Mesh WiFi 路由器	Netgear	RBS750/RBK753	-	-	-	-	-	-	√	-	-	-	-
	Voice Control 語音控制	Apple	Homepod mini	-	-	-	-	-	-	√	-	-	-	-
Temperature & Humidity Sensor 溫度及濕度監測器	Orvibo	ST30	-	-	-	-	-	-	√	-	-	-	-	

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

Remarks:

1. "√" denotes such appliance(s) is/are provided and/or installed in the residential property.
2. "-" denotes "Not provided".
3. 4/F, 13/F and 14/F are omitted.

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

備註：

1. "√" 表示此設備於該住宅物業內提供及/安裝。
2. "-" 代表 "不提供"。
3. 不設4樓、13樓及14樓。

23. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Tower 1 - Appliances Schedule 第1座 - 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	Floor and Unit Number 樓層及單位											
				1/F - 3/F 1樓至3樓		5/F 5樓		6/F - 12/F (Except Unit A on 11/F) 6樓至12樓 (11樓A單位除外)		11/F 11樓	15/F 15樓		16/F 16樓	Roof 天台	
				A	B	A	B	A	B	A	A	B	A	A	
Bedroom 2 睡房2	VRF Type Indoor Air-conditioner Unit 變頻多聯分體式空調室內機	Mitsubishi Electric 三菱電機	PKFY-P40VHM-E	√	√	√	√	√	√	-	√	√	-	-	
			PKFY-P50VHM-E	-	-	-	-	-	-	-	-	-	-	√	-
			PEFY-P40VMS1	-	-	-	-	-	-	√	-	-	-	-	-
	Mesh WiFi Router Mesh WiFi 路由器	Netgear	RBS750/RBK753	-	-	-	-	-	-	√	-	-	-	-	
	Voice Control 語音控制	Apple	Homepod mini	-	-	-	-	-	-	√	-	-	-	-	
Temperature & Humidity Sensor 溫度及濕度監測器	Orvibo	ST30	-	-	-	-	-	-	√	-	-	-	-		
Bedroom 3 睡房3	VRF Type Indoor Air-conditioner Unit 變頻多聯分體式空調室內機	Mitsubishi Electric 三菱電機	PEFY-P40VMS1(L)-E	-	-	-	-	-	-	-	√	-	-	-	
			PEFY-P50VMS1(L)-E	-	-	-	-	-	-	-	-	-	-	√	-
			PKFY-P40VHM-E	√	√	√	√	√	√	√	√	-	√	-	-
	Mesh WiFi Router Mesh WiFi 路由器	Netgear	RBS750/RBK753	-	-	-	-	-	-	√	-	-	-	-	
	Voice Control 語音控制	Apple	Homepod mini	-	-	-	-	-	-	√	-	-	-	-	
Temperature & Humidity Sensor 溫度及濕度監測器	Orvibo	ST30	-	-	-	-	-	-	√	-	-	-	-		
Bedroom 4 睡房4	VRF Type Indoor Air-conditioner Unit 變頻多聯分體式空調室內機	Mitsubishi Electric 三菱電機	PKFY-P40VHM-E	-	-	-	-	√	√	-	√	√	√	-	
Utility 工作間	VRF Type Indoor Air-conditioner Unit 變頻多聯分體式空調室內機	Mitsubishi Electric 三菱電機	PKFY-P20VBM-E	√	√	√	√	√	√	-	√	√	-	-	
Utility 1 工作間1	VRF Type Indoor Air-conditioner Unit 變頻多聯分體式空調室內機	Mitsubishi Electric 三菱電機	PKFY-P20VBM-E	-	-	-	-	-	-	-	-	-	√	-	
Utility 2 工作間2	VRF Type Indoor Air-conditioner Unit 變頻多聯分體式空調室內機	Mitsubishi Electric 三菱電機	PKFY-P20VBM-E	-	-	-	-	-	-	-	-	-	√	-	
	Washing Machine 洗衣機	Miele	WMV 960 WPS	-	-	-	-	-	-	-	-	-	√	-	
	Tumble Dryer 乾衣機	Miele	TMV 840 WP	-	-	-	-	-	-	-	-	-	√	-	
Staircase 樓梯	VRF Type Indoor Air-conditioner Unit 變頻多聯分體式空調室內機	Mitsubishi Electric 三菱電機	PKFY-P20VBM-E	-	-	-	-	-	-	-	-	-	-	√	
			PEFY-P25VMS1(L)-E	-	-	-	-	-	-	-	-	-	-	√	-

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

Remarks:

1. "√" denotes such appliance(s) is/are provided and/or installed in the residential property.
2. "-" denotes "Not provided".
3. 4/F, 13/F and 14/F are omitted.

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

備註：

1. "√" 表示此設備於該住宅物業內提供及/安裝。
2. "-" 代表 "不提供"。
3. 不設4樓、13樓及14樓。

23. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Tower 1 - Appliances Schedule 第1座 - 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	Floor and Unit Number 樓層及單位											
				1/F - 3/F 1樓至3樓		5/F 5樓		6/F - 12/F (Except Unit A on 11/F) 6樓至12樓 (11樓A單位除外)		11/F 11樓	15/F 15樓		16/F 16樓	Roof 天台	
				A	B	A	B	A	B	A	A	B	A	A	
Bathroom 1 浴室1	VRF Type Indoor Air-conditioner Unit 變頻多聯分體式空調室內機	Mitsubishi Electric 三菱電機	PEFY-P25VMS1(L)-E	√	√	√	√	√	√	√	√	√	√	-	-
			PEFY-P40VMS1(L)-E	-	-	-	-	-	-	-	-	-	-	-	√
	Exhaust Fan 抽氣扇	Ostberg	DEF 133-20	√	√	√	√	√	√	-	√	√	√	√	-
	Thermo Ventilator 換氣暖氣機	Panasonic 樂聲牌	FV-40BE2H	-	-	-	-	-	-	√	-	-	-	-	-
	Water Leakage Detection Sensor 漏水感應器	Orvibo	SW30	-	-	-	-	-	-	√	-	-	-	-	-
	Emergency Button 緊急警報按鈕	Orvibo	SE30	-	-	-	-	-	-	√	-	-	-	-	-
Bluetooth Speaker 藍牙喇叭	KEF	Ci100.2QR	-	-	-	-	-	-	√	-	-	-	-	-	
Bathroom 2 浴室2	Exhaust Fan 抽氣扇	Ostberg	DEF 133-4	√	√	√	√	√	√	√	-	√	√	-	-
	Thermo Ventilator 換氣暖氣機	Panasonic 樂聲牌	FV-40BE2H	√	√	√	√	√	√	√	√	√	√	√	-
	Water Leakage Detection Sensor 漏水感應器	Orvibo	SW30	-	-	-	-	-	-	√	-	-	-	-	-
	Emergency Button 緊急警報按鈕	Orvibo	SE30	-	-	-	-	-	-	√	-	-	-	-	-
	Bluetooth Speaker 藍牙喇叭	KEF	Ci100.2QR	-	-	-	-	-	-	√	-	-	-	-	-
	Smart Mirror 智能鏡	Oolaa	-	-	-	-	-	-	-	√	-	-	-	-	-
Bathroom 3 浴室3	Thermo Ventilator 換氣暖氣機	Panasonic 樂聲牌	FV-40BE2H	√	√	√	√	√	√	-	√	√	√	√	-
Bathroom 4 浴室4	Exhaust Fan 抽氣扇	Ostberg	DEF 133-4	√	√	-	-	-	-	-	-	-	-	-	-
	Thermo Ventilator 換氣暖氣機	Panasonic 樂聲牌	FV-40BE2H	-	-	-	-	-	-	-	-	-	-	√	-
Powder Room 化妝室	Exhaust Fan 抽氣扇	Ostberg	DEF 133-4	-	-	-	-	-	-	√	-	-	-	-	-
	Water Leakage Detection Sensor 漏水感應器	Orvibo	SW30	-	-	-	-	-	-	√	-	-	-	-	-
Lavatory 廁所	Exhaust Fan 抽氣扇	Ostberg	DEF 133-4	√	√	√	√	√	√	√	√	√	√	√	-

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

Remarks:

1. "√" denotes such appliance(s) is/are provided and/or installed in the residential property.
2. "-" denotes "Not provided".
3. 4/F, 13/F and 14/F are omitted.

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

備註：

1. "√" 表示此設備於該住宅物業內提供及/安裝。
2. "-" 代表 "不提供"。
3. 不設4樓、13樓及14樓。

23. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Tower 1 - Appliances Schedule 第1座 - 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	Floor and Unit Number 樓層及單位												
				1/F - 3/F 1樓至3樓		5/F 5樓		6/F - 12/F (Except Unit A on 11/F) 6樓至12樓 (11樓A單位除外)		11/F 11樓	15/F 15樓		16/F 16樓	Roof 天台		
				A	B	A	B	A	B	A	A	B	A	A		
Kitchen 廚房	Gas Hob (Wok Burner) 煤氣煮食爐(炒鑊用)	Miele	CS 1018	√	√	√	√	√	√	√	√	√	√	-	-	
			CS 1028 G	-	-	-	-	-	-	-	-	-	-	√	-	
	Gas Hob (2 Burners) 煤氣煮食爐(雙爐頭)	Miele	CS 1013-1	√	√	√	√	√	√	√	√	√	√	√	√	-
			Induction Hob 電磁煮食爐	Miele	CS 1212-1 i	√	√	√	√	√	√	√	√	√	√	-
		CS 1222 i	-		-	-	-	-	-	-	-	-	-	√	-	
	Cooker Hood 抽油煙機	Miele	DA 5320 W	√	√	√	√	√	√	√	√	√	√	√	√	-
	Steam Oven 蒸爐	Miele	DG 6800	√	√	√	√	√	√	√	√	√	√	√	√	-
	Oven 焗爐	Miele	H 6860 BP	√	√	√	√	√	√	√	√	√	√	√	-	-
			H 6890 BP	-	-	-	-	-	-	-	-	-	-	-	-	√
	Dishwasher 洗碗碟機	Miele	G 6620 Sci	√	√	√	√	√	√	√	√	√	√	√	-	-
			G 6993 SCVI K2O	-	-	-	-	-	-	-	-	-	-	-	-	√
	Refrigerator 雪櫃	Miele	KF 1911 Vi	√	√	√	√	√	√	√	√	√	√	√	-	-
			K 1801 Vi	-	-	-	-	-	-	-	-	-	-	-	-	√
	Freezer 冰箱	Miele	F 1411 Vi	-	-	-	-	-	-	-	-	-	-	-	√	-
	Wine Conditioning Unit 酒櫃	Miele	KWT 6321 UG	√	√	√	√	√	√	√	√	√	√	√	-	-
			KWT 1602 Vi	-	-	-	-	-	-	-	-	-	-	-	-	√
	Coffee Machine 咖啡機	Miele	CVA 6800	-	-	-	-	-	-	-	-	-	-	-	√	-
	Warming Drawer 保溫櫃	Miele	ESW 6214	-	-	-	-	-	-	-	-	-	-	-	√	-
	Vacuum Sealing Drawer 真空處理櫃	Miele	EVS 6214	-	-	-	-	-	-	-	-	-	-	-	√	-
	VRF Type Indoor Air-conditioner Unit 變頻多聯分體式空調室內機	Mitsubishi Electric 三菱電機	PEFY-P50VMS1(L)-E	√	√	√	√	√	√	√	√	√	√	√	√	√
Exhaust Fan 抽氣扇	Ostberg	LPK 125 A1	√	√	√	√	√	√	√	√	√	√	√	√	√	-
Mesh WiFi Router Mesh WiFi 路由器	Netgear	RBS750/RBK753	-	-	-	-	-	-	-	-	√	-	-	-	-	
Voice Control 語音控制	Apple	Homepod mini	-	-	-	-	-	-	-	-	√	-	-	-	-	
Water Leakage Detection Sensor 漏水感應器	Orvibo	SW30	-	-	-	-	-	-	-	-	√	-	-	-	-	
Emergency Button 緊急警報按鈕	Orvibo	SE30	-	-	-	-	-	-	-	-	√	-	-	-	-	
Bluetooth Speaker 藍牙喇叭	KEF	Ci100.2QR	-	-	-	-	-	-	-	-	√	-	-	-	-	
Motion Sensor 動態感應器	Orvibo	SN20	-	-	-	-	-	-	-	-	√	-	-	-	-	

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

Remarks:

1. "√" denotes such appliance(s) is/are provided and/or installed in the residential property.
2. "-" denotes "Not provided".
3. 4/F, 13/F and 14/F are omitted.

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

備註：

1. "√" 表示此設備於該住宅物業內提供及/安裝。
2. "-" 代表 "不提供"。
3. 不設4樓、13樓及14樓。

23. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Tower 1 - Appliances Schedule 第1座 - 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	Floor and Unit Number 樓層及單位										
				1/F - 3/F 1樓至3樓		5/F 5樓		6/F - 12/F (Except Unit A on 11/F) 6樓至12樓 (11樓A單位除外)		11/F 11樓	15/F 15樓		16/F 16樓	Roof 天台
				A	B	A	B	A	B	A	A	B	A	A
Corridor Adjacent to Utility 工作間相鄰走廊	Washing Machine 洗衣機	Miele	WDB 020	√	√	√	√	√	√	-	√	√	-	-
	Tumble Dryer 乾衣機		TDB 120 WP	√	√	√	√	√	√	-	√	√	-	-
	Window / Door Contact 門窗防盜開關感應器	Orvibo	SM20	-	-	-	-	-	-	-	-	-	-	-
Corridor Adjacent to Lavatory 廁所相鄰走廊	Washing Machine 洗衣機	Miele	WDB 020	-	-	-	-	-	-	√	-	-	-	-
	Tumble Dryer 乾衣機		TDB 120 WP	-	-	-	-	-	-	√	-	-	-	-
	Window / Door Contact 門窗防盜開關感應器	Orvibo	SM20	-	-	-	-	-	-	√	-	-	-	-
AHU Room 風櫃房	VRF Type Outdoor Air-conditioner Unit 變頻多聯分體式空調室外機	Mitsubishi Electric 三菱電機	PUHY-P350YJM-A(-BS)	√	√	√	√	√	√	√	√	√	√	-
	Gas Water Heater 煤氣熱水爐	TGC 煤氣公司	TNJW161TFQL	√	√	√	√	√	√	√	√	√	-	-
			TNJW221TFQL	√	√	√	√	√	√	√	√	√	√	-
Filtration Plant Room (Roof) 過濾系統機房(天台)	Exhaust Fan 抽氣扇	Flaktwoods	2101GP/315	-	-	-	-	-	-	-	-	-	-	√
Roof 天台	BBQ Grill 燒烤爐	Kingwest	KW-7358	-	-	-	-	-	-	-	-	-	-	√

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

Remarks:

1. "√" denotes such appliance(s) is/are provided and/or installed in the residential property.
2. "-" denotes "Not provided".
3. 4/F, 13/F and 14/F are omitted.

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

備註：

1. "√" 表示此設備於該住宅物業內提供及/安裝。
2. "-" 代表 "不提供"。
3. 不設4樓、13樓及14樓。

23. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Tower 2 - Appliances Schedule 第2座 - 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	Floor and Unit Number 樓層及單位									
				1/F - 3/F 1樓至3樓		5/F - 6/F 5樓至6樓		7/F - 12/F 7樓至12樓		15/F 15樓		16/F 16樓	Roof 天台
				A	B	A	B	A	B	A	B	A	A
Living Room / Dining Room 客廳 / 飯廳	VRF Type Indoor Air-conditioner Unit 變頻多聯分體式空調室內機	Mitsubishi Electric 三菱電機	PEFY-P40VMS1(L)-E	√	√	√	√	√	√	-	√	√	-
			PEFY-P50VMS1(L)-E	√	√	√	√	√	√	√	√	-	-
			PKFY-P40VHM-E	-	-	-	-	-	-	√	-	-	-
	Exhaust Fan 抽氣扇	Ostberg	DEF 133-4	-	-	-	-	-	-	-	-	√	-
	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHM6	-	-	-	-	-	-	-	-	√	-
Bedroom 1 睡房1	VRF Type Indoor Air-conditioner Unit 變頻多聯分體式空調室內機	Mitsubishi Electric 三菱電機	PEFY-P40VMS1(L)-E	-	-	-	-	-	-	-	-	√	-
			PEFY-P50VMS1(L)-E	√	√	√	√	√	√	√	√	√	-
Bedroom 2 睡房2	VRF Type Indoor Air-conditioner Unit 變頻多聯分體式空調室內機	Mitsubishi Electric 三菱電機	PKFY-P40VHM-E	√	√	√	√	√	√	√	√	-	-
			PKFY-P50VHM-E	-	-	-	-	-	-	-	-	-	√
Bedroom 3 睡房3	VRF Type Indoor Air-conditioner Unit 變頻多聯分體式空調室內機	Mitsubishi Electric 三菱電機	PEFY-P40VMS1(L)-E	-	-	-	-	-	-	√	-	-	-
			PEFY-P50VMS1(L)-E	-	-	-	-	-	-	-	-	√	-
			PKFY-P40VHM-E	√	√	√	√	√	√	-	√	-	-
Bedroom 4 睡房4	VRF Type Indoor Air-conditioner Unit 變頻多聯分體式空調室內機	Mitsubishi Electric 三菱電機	PKFY-P40VHM-E	-	-	-	-	√	√	√	√	√	-
Utility 工作間	VRF Type Indoor Air-conditioner Unit 變頻多聯分體式空調室內機	Mitsubishi Electric 三菱電機	PKFY-P20VBM-E	√	√	√	√	√	√	√	√	-	-
Utility 1 工作間1	VRF Type Indoor Air-conditioner Unit 變頻多聯分體式空調室內機	Mitsubishi Electric 三菱電機	PKFY-P20VBM-E	-	-	-	-	-	-	-	-	√	-
Utility 2 工作間2	VRF Type Indoor Air-conditioner Unit 變頻多聯分體式空調室內機	Mitsubishi Electric 三菱電機	PKFY-P20VBM-E	-	-	-	-	-	-	-	-	√	-
	Washing Machine 洗衣機	Miele	WMV 960 WPS	-	-	-	-	-	-	-	-	√	-
	Tumble Dryer 乾衣機	Miele	TMV 840 WP	-	-	-	-	-	-	-	-	√	-
Staircase 樓梯	VRF Type Indoor Air-conditioner Unit 變頻多聯分體式空調室內機	Mitsubishi Electric 三菱電機	PKFY-P20VBM-E	-	-	-	-	-	-	-	-	-	√
			PEFY-P25VMS1(L)-E	-	-	-	-	-	-	-	-	-	√
Bathroom 1 浴室1	VRF Type Indoor Air-conditioner Unit 變頻多聯分體式空調室內機	Mitsubishi Electric 三菱電機	PEFY-P25VMS1(L)-E	√	√	√	√	√	√	√	√	-	-
			PEFY-P40VMS1(L)-E	-	-	-	-	-	-	-	-	-	√
	Exhaust Fan 抽氣扇	Ostberg	DEF 133-20	√	√	√	√	√	√	√	√	√	-

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

Remarks:

1. "√" denotes such appliance(s) is/are provided and/or installed in the residential property.
2. "-" denotes "Not provided".
3. 4/F, 13/F and 14/F are omitted.

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

備註：

1. "√" 表示此設備於該住宅物業內提供及/安裝。
2. "-" 代表 "不提供"。
3. 不設4樓、13樓及14樓。

23. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Tower 2 - Appliances Schedule 第2座 - 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	Floor and Unit Number 樓層及單位											
				1/F - 3/F 1樓至3樓		5/F - 6/F 5樓至6樓		7/F - 12/F 7樓至12樓		15/F 15樓		16/F 16樓	Roof 天台		
				A	B	A	B	A	B	A	B	A	A		
Bathroom 2 浴室2	Exhaust Fan 抽氣扇	Ostberg	DEF 133-4	√	√	√	√	√	√	√	√	-	-		
	Thermo Ventilator 換氣暖氣機	Panasonic 樂聲牌	FV-40BE2H	√	√	√	√	√	√	√	√	√	-		
Bathroom 3 浴室3	Thermo Ventilator 換氣暖氣機	Panasonic 樂聲牌	FV-40BE2H	√	√	√	√	√	√	√	√	√	-		
Bathroom 4 浴室4	Exhaust Fan 抽氣扇	Ostberg	DEF 133-4	√	√	-	-	-	-	-	-	-	-		
	Thermo Ventilator 換氣暖氣機	Panasonic 樂聲牌	FV-40BE2H	-	-	-	-	-	-	-	-	√	-		
Lavatory 廁所	Exhaust Fan 抽氣扇	Ostberg	DEF 133-4	√	√	√	√	√	√	√	√	√	-		
Kitchen 廚房	Gas Hob (Wok Burner) 煤氣煮食爐(炒鑊用)	Miele	CS 1018	√	√	√	√	√	√	√	√	√	-	-	
			CS 1028 G	-	-	-	-	-	-	-	-	-	√	-	
	Gas Hob (2 Burners) 煤氣煮食爐(雙爐頭)	Miele	CS 1013-1	√	√	√	√	√	√	√	√	√	√	-	
	Induction Hob 電磁煮食爐	Miele	CS 1212-1 i	√	√	√	√	√	√	√	√	√	√	-	-
			CS 1222 i	-	-	-	-	-	-	-	-	-	-	√	-
	Cooker Hood 抽油煙機	Miele	DA 5320 W	√	√	√	√	√	√	√	√	√	√	-	
	Steam Oven 蒸爐	Miele	DG 6800	√	√	√	√	√	√	√	√	√	√	-	
	Oven 焗爐	Miele	H 6860 BP	√	√	√	√	√	√	√	√	√	√	-	-
			H 6890 BP	-	-	-	-	-	-	-	-	-	-	√	-
	Dishwasher 洗碗碟機	Miele	G 6620 Sci	√	√	√	√	√	√	√	√	√	√	-	-
			G 6993 SCVI K2O	-	-	-	-	-	-	-	-	-	-	√	-
	Refrigerator 雪櫃	Miele	KF 1911 Vi	√	√	√	√	√	√	√	√	√	√	-	-
			K 1801 Vi	-	-	-	-	-	-	-	-	-	-	√	-
	Freezer 冰箱	Miele	F 1411 Vi	-	-	-	-	-	-	-	-	-	√	-	
	Wine Conditioning Unit 酒櫃	Miele	KWT 6321 UG	√	√	√	√	√	√	√	√	√	√	-	-
			KWT 1602 Vi	-	-	-	-	-	-	-	-	-	-	√	-
	Coffee Machine 咖啡機	Miele	CVA 6800	-	-	-	-	-	-	-	-	-	√	-	
	Warming Drawer 保溫櫃	Miele	ESW 6214	-	-	-	-	-	-	-	-	-	√	-	
Vacuum Sealing Drawer 真空處理櫃	Miele	EVS 6214	-	-	-	-	-	-	-	-	-	√	-		
VRF Type Indoor Air-conditioner Unit 變頻多聯分體式空調室內機	Mitsubishi Electric 三菱電機	PEFY-P50VMS1(L)-E	√	√	√	√	√	√	√	√	√	√	√	-	
Exhaust Fan 抽氣扇	Ostberg	LPK 125 A1	√	√	√	√	√	√	√	√	√	√	√	-	

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

Remarks:

1. "√" denotes such appliance(s) is/are provided and/or installed in the residential property.
2. "-" denotes "Not provided".
3. 4/F, 13/F and 14/F are omitted.

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

備註：

1. "√" 表示此設備於該住宅物業內提供及/安裝。
2. "-" 代表 "不提供"。
3. 不設4樓、13樓及14樓。

23. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Tower 2 - Appliances Schedule 第2座 - 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	Floor and Unit Number 樓層及單位									
				1/F - 3/F 1樓至3樓		5/F - 6/F 5樓至6樓		7/F - 12/F 7樓至12樓		15/F 15樓		16/F 16樓	Roof 天台
				A	B	A	B	A	B	A	B	A	A
Corridor Adjacent to Utility 工作間相鄰走廊	Washing Machine 洗衣機	Miele	WDB 020	√	√	√	√	√	√	√	√	-	-
	Tumble Dryer 乾衣機		TDB 120 WP	√	√	√	√	√	√	√	√	-	-
AHU Room 風櫃房	VRF Type Outdoor Air-conditioner Unit 變頻多聯分體式空調室外機	Mitsubishi Electric 三菱電機	PUHY-P350YJM-A(-BS)	√	√	√	√	√	√	√	√	√	-
	Gas Water Heater 煤氣熱水爐	TGC 煤氣公司	TNJW161TFQL	√	√	√	√	√	√	√	√	√	-
			TNJW221TFQL	√	√	√	√	√	√	√	√	√	-
Filtration Plant Room (Roof) 過濾系統機房(天台)	Exhaust Fan 抽氣扇	Flaktwoods	2101GP/315	-	-	-	-	-	-	-	-	-	√
Roof 天台	BBQ Grill 燒烤爐	Kingwest	KW-7358	-	-	-	-	-	-	-	-	-	√

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

Remarks:

1. "√" denotes such appliance(s) is/are provided and/or installed in the residential property.
2. "-" denotes "Not provided".
3. 4/F, 13/F and 14/F are omitted.

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

備註：

1. "√" 表示此設備於該住宅物業內提供及/安裝。
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3. 不設4樓、13樓及14樓。

23. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Tower 3 - Appliances Schedule 第3座 - 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	Floor and Unit Number 樓層及單位									
				1/F - 3/F 1樓至3樓		5/F 5樓		6/F - 12/F 6樓至12樓		15/F 15樓		16/F 16樓	Roof 天台
				A	B	A	B	A	B	A	B	A	A
Living Room / Dining Room 客廳 / 飯廳	VRF Type Indoor Air-conditioner Unit 變頻多聯分體式空調室內機	Mitsubishi Electric 三菱電機	PEFY-P40VMS1(L)-E	√	√	√	√	√	√	-	√	√	-
			PEFY-P50VMS1(L)-E	√	√	√	√	√	√	√	√	-	-
			PKFY-P40VHM-E	-	-	-	-	-	-	√	-	-	-
	Exhaust Fan 抽氣扇	Ostberg	DEF 133-4	-	-	-	-	-	-	-	-	√	-
	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHM6	-	-	-	-	-	-	-	-	√	-
Bedroom 1 睡房1	VRF Type Indoor Air-conditioner Unit 變頻多聯分體式空調室內機	Mitsubishi Electric 三菱電機	PEFY-P40VMS1(L)-E	-	-	-	-	-	-	-	-	√	-
			PEFY-P50VMS1(L)-E	√	√	√	√	√	√	√	√	-	-
Bedroom 2 睡房2	VRF Type Indoor Air-conditioner Unit 變頻多聯分體式空調室內機	Mitsubishi Electric 三菱電機	PKFY-P40VHM-E	√	√	√	√	√	√	√	√	-	-
			PKFY-P50VHM-E	-	-	-	-	-	-	-	-	-	√
Bedroom 3 睡房3	VRF Type Indoor Air-conditioner Unit 變頻多聯分體式空調室內機	Mitsubishi Electric 三菱電機	PEFY-P40VMS1(L)-E	-	-	-	-	-	-	√	-	-	-
			PEFY-P50VMS1(L)-E	-	-	-	-	-	-	-	-	√	-
			PKFY-P40VHM-E	√	√	√	√	√	√	-	√	-	-
Bedroom 4 睡房4	VRF Type Indoor Air-conditioner Unit 變頻多聯分體式空調室內機	Mitsubishi Electric 三菱電機	PKFY-P40VHM-E	-	-	-	-	√	√	√	√	√	-
Utility 工作間	VRF Type Indoor Air-conditioner Unit 變頻多聯分體式空調室內機	Mitsubishi Electric 三菱電機	PKFY-P20VBM-E	√	√	√	√	√	√	√	√	-	-
Utility 1 工作間1	VRF Type Indoor Air-conditioner Unit 變頻多聯分體式空調室內機	Mitsubishi Electric 三菱電機	PKFY-P20VBM-E	-	-	-	-	-	-	-	-	√	-
Utility 2 工作間2	VRF Type Indoor Air-conditioner Unit 變頻多聯分體式空調室內機	Mitsubishi Electric 三菱電機	PKFY-P20VBM-E	-	-	-	-	-	-	-	-	√	-
	Washing Machine 洗衣機	Miele	WMV 960 WPS	-	-	-	-	-	-	-	-	√	-
	Tumble Dryer 乾衣機	Miele	TMV 840 WP	-	-	-	-	-	-	-	-	√	-
Staircase 樓梯	VRF Type Indoor Air-conditioner Unit 變頻多聯分體式空調室內機	Mitsubishi Electric 三菱電機	PKFY-P20VBM-E	-	-	-	-	-	-	-	-	-	√
			PEFY-P25VMS1(L)-E	-	-	-	-	-	-	-	-	-	√
Bathroom 1 浴室1	VRF Type Indoor Air-conditioner Unit 變頻多聯分體式空調室內機	Mitsubishi Electric 三菱電機	PEFY-P25VMS1(L)-E	√	√	√	√	√	√	√	√	-	-
			PEFY-P40VMS1(L)-E	-	-	-	-	-	-	-	-	-	√
	Exhaust Fan 抽氣扇	Ostberg	DEF 133-20	√	√	√	√	√	√	√	√	√	-

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

Remarks:

1. "√" denotes such appliance(s) is/are provided and/or installed in the residential property.
2. "-" denotes "Not provided".
3. 4/F, 13/F and 14/F are omitted.

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

備註：

1. "√" 表示此設備於該住宅物業內提供及/安裝。
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3. 不設4樓、13樓及14樓。

23. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Tower 3 - Appliances Schedule 第3座 - 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	Floor and Unit Number 樓層及單位											
				1/F - 3/F 1樓至3樓		5/F 5樓		6/F - 12/F 6樓至12樓		15/F 15樓		16/F 16樓	Roof 天台		
				A	B	A	B	A	B	A	B	A	A		
Bathroom 2 浴室2	Exhaust Fan 抽氣扇	Ostberg	DEF 133-4	√	√	√	√	√	√	√	√	-	-		
	Thermo Ventilator 換氣暖氣機	Panasonic 樂聲牌	FV-40BE2H	√	√	√	√	√	√	√	√	√	-		
Bathroom 3 浴室3	Thermo Ventilator 換氣暖氣機	Panasonic 樂聲牌	FV-40BE2H	√	√	√	√	√	√	√	√	√	-		
Bathroom 4 浴室4	Exhaust Fan 抽氣扇	Ostberg	DEF 133-4	√	√	-	-	-	-	-	-	-	-		
	Thermo Ventilator 換氣暖氣機	Panasonic 樂聲牌	FV-40BE2H	-	-	-	-	-	-	-	-	√	-		
Lavatory 廁所	Exhaust Fan 抽氣扇	Ostberg	DEF 133-4	√	√	√	√	√	√	√	√	√	-		
Kitchen 廚房	Gas Hob (Wok Burner) 煤氣煮食爐(炒鑊用)	Miele	CS 1018	√	√	√	√	√	√	√	√	√	-	-	
			CS 1028 G	-	-	-	-	-	-	-	-	-	√	-	
	Gas Hob (2 Burners) 煤氣煮食爐(雙爐頭)	Miele	CS 1013-1	√	√	√	√	√	√	√	√	√	√	-	
	Induction Hob 電磁煮食爐	Miele	CS 1212-1 i	√	√	√	√	√	√	√	√	√	√	-	-
			CS 1222 i	-	-	-	-	-	-	-	-	-	-	√	-
	Cooker Hood 抽油煙機	Miele	DA 5320 W	√	√	√	√	√	√	√	√	√	√	-	
	Steam Oven 蒸爐	Miele	DG 6800	√	√	√	√	√	√	√	√	√	√	-	
	Oven 焗爐	Miele	H 6860 BP	√	√	√	√	√	√	√	√	√	√	-	-
			H 6890 BP	-	-	-	-	-	-	-	-	-	-	√	-
	Dishwasher 洗碗碟機	Miele	G 6620 Sci	√	√	√	√	√	√	√	√	√	√	-	-
			G 6993 SCVI K2O	-	-	-	-	-	-	-	-	-	-	√	-
	Refrigerator 雪櫃	Miele	KF 1911 Vi	√	√	√	√	√	√	√	√	√	√	-	-
			K 1801 Vi	-	-	-	-	-	-	-	-	-	-	√	-
	Freezer 冰箱	Miele	F 1411 Vi	-	-	-	-	-	-	-	-	-	√	-	
	Wine Conditioning Unit 酒櫃	Miele	KWT 6321 UG	√	√	√	√	√	√	√	√	√	√	-	-
			KWT 1602 Vi	-	-	-	-	-	-	-	-	-	-	√	-
	Coffee Machine 咖啡機	Miele	CVA 6800	-	-	-	-	-	-	-	-	-	√	-	
	Warming Drawer 保溫櫃	Miele	ESW 6214	-	-	-	-	-	-	-	-	-	√	-	
	Vacuum Sealing Drawer 真空處理櫃	Miele	EVS 6214	-	-	-	-	-	-	-	-	-	√	-	
	VRF Type Indoor Air-conditioner Unit 變頻多聯分體式空調室內機	Mitsubishi Electric 三菱電機	PEFY-P50VMS1(L)-E	√	√	√	√	√	√	√	√	√	√	-	
Exhaust Fan 抽氣扇	Ostberg	LPK 125 A1	√	√	√	√	√	√	√	√	√	√	-		

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

Remarks:

1. "√" denotes such appliance(s) is/are provided and/or installed in the residential property.
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賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

備註：

1. "√" 表示此設備於該住宅物業內提供及/安裝。
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3. 不設4樓、13樓及14樓。

23. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Tower 3 - Appliances Schedule 第3座 - 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	Floor and Unit Number 樓層及單位									
				1/F - 3/F 1樓至3樓		5/F 5樓		6/F - 12/F 6樓至12樓		15/F 15樓		16/F 16樓	Roof 天台
				A	B	A	B	A	B	A	B	A	A
Corridor Adjacent to Utility 工作間相鄰走廊	Washing Machine 洗衣機	Miele	WDB 020	√	√	√	√	√	√	√	√	-	-
	Tumble Dryer 乾衣機		TDB 120 WP	√	√	√	√	√	√	√	√	-	-
AHU Room 風櫃房	VRF Type Outdoor Air-conditioner Unit 變頻多聯分體式空調室外機	Mitsubishi Electric 三菱電機	PUHY-P350YJM-A(-BS)	√	√	√	√	√	√	√	√	√	-
	Gas Water Heater 煤氣熱水爐	TGC 煤氣公司	TNJW161TFQL	√	√	√	√	√	√	√	√	√	-
			TNJW221TFQL	√	√	√	√	√	√	√	√	√	-
Filtration Plant Room (Roof) 過濾系統機房(天台)	Exhaust Fan 抽氣扇	Flaktwoods	2101GP/315	-	-	-	-	-	-	-	-	-	√
Roof 天台	BBQ Grill 燒烤爐	Kingwest	KW-7358	-	-	-	-	-	-	-	-	-	√

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

Remarks:

1. "√" denotes such appliance(s) is/are provided and/or installed in the residential property.
2. "-" denotes "Not provided".
3. 4/F, 13/F and 14/F are omitted.

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

備註：

1. "√" 表示此設備於該住宅物業內提供及/安裝。
2. "-" 代表 "不提供"。
3. 不設4樓、13樓及14樓。

23. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Tower 1 - Schedule of Mechanical & Electrical Provisions of Residential Properties 第1座 - 住宅物業機電裝置數量說明表

Floor 樓層		1/F 1樓		2/F & 3/F 2樓及3樓		5/F 5樓		6/F - 12/F (Except Unit A on 11/F) 6樓至12樓 (11樓A單位除外)		11/F 11樓	15/F 15樓		16/F 16樓
		A	B	A	B	A	B	A	B	A	A	B	A
Main Entrance / Private Lift Lobby 大門入口 / 私人升降機大堂	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1	1	1	1	1	1	1	1
	Fuse Spur Unit 接線座	1	1	1	1	1	1	1	1	1	1	1	1
	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1	1	1	-	1	1	1
	Motion Sensor 動態感應器	2	2	2	2	2	2	2	2	2	2	2	2
Fireman's Lift Lobby Unit Entrance 消防升降機大堂	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1	1	1	1	1	1	2
Living Room / Dining Room / Corridor 客廳 / 飯廳 / 走廊	TV/FM Outlet 電視及電台接收插座	2	2	2	2	2	2	2	2	1	2	2	2
	Telephone & Data Outlet 電話及數據插座	2	2	2	2	2	2	2	2	1	2	2	2
	Data Outlet 數據插座	-	-	-	-	-	-	-	-	2	-	-	-
	13A Single Socket Outlet 13A單位電插座	5	5	5	5	5	5	6	6	6	6	6	7
	13A Twin Socket Outlet 13A雙位電插座	5	5	5	5	5	5	5	5	10	5	5	5
	Twin USB Socket Outlet 雙位匯流排插座	-	-	-	-	-	-	-	-	1	-	-	-
	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	2	2	2	2	2	2	2	2	3	2	2	7
	Fuse Spur Unit 接線座	3	3	3	3	3	3	3	3	2	3	3	7
	Switch for Thermo Ventilator 換氣暖氣機開關掣	-	-	-	-	1	1	1	1	1	1	1	1
	Switch for Exhaust Fan 抽氣扇開關掣	1	1	1	1	-	-	-	-	2	-	-	1
	Connection Unit 接線位	-	-	-	-	-	-	-	-	-	-	-	1
	Lighting Switch 燈掣	15	15	14	14	14	14	14	14	16	13	14	34
	Curtain Controller 窗簾控制器	1	1	1	1	1	1	1	1	2	1	1	2
	Indoor Air-conditioner Unit Controller 室內冷氣機控制器	1	1	1	1	1	1	1	1	2	1	1	3
	Door Bell 門鈴	2	2	2	2	2	2	2	2	2	2	2	2
Video Door Phone 視像對講機	1	1	1	1	1	1	1	1	1	1	1	1	
Corridor Adjacent to Utility 工作間相鄰走廊	13A Twin Socket Outlet 13A雙位電插座	2	2	2	2	2	2	2	2	-	2	2	-
	Switch for Exhaust Fan 抽氣扇開關掣	2	2	2	2	2	2	2	2	-	2	2	-
	Lighting Switch 燈掣	5	5	5	5	5	5	5	5	-	5	5	-
	Indoor Air-conditioner Unit Controller 室內冷氣機控制器	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	-
	Washing Machine Connection Point (Water Inlet) 洗衣機接駁點 (來水位)	1	1	1	1	1	1	1	1	-	1	1	-
	Washing Machine Connection Point (Water Outlet) 洗衣機接駁點 (去水位)	1	1	1	1	1	1	1	1	-	1	1	-

Remarks:

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

備註:

- 上表 "-" 代表 "不適用"。
- 不設4樓、13樓及14樓。
- 上表顯示的數目代表提供的數量。

23. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Tower 1 - Schedule of Mechanical & Electrical Provisions of Residential Properties 第1座 - 住宅物業機電裝置數量說明表

Floor 樓層		1/F 1樓		2/F & 3/F 2樓及3樓		5/F 5樓		6/F - 12/F (Except Unit A on 11/F) 6樓至12樓 (11樓A單位除外)		11/F 11樓	15/F 15樓		16/F 16樓
		A	B	A	B	A	B	A	B	A	A	B	A
Unit 單位		A	B	A	B	A	B	A	B	A	A	B	A
Corridor Adjacent to Lavatory 廁所相鄰走廊	13A Twin Socket Outlet 13A雙位電插座	-	-	-	-	-	-	-	-	2	-	-	-
	Switch for Exhaust Fan 抽氣扇開關掣	-	-	-	-	-	-	-	-	2	-	-	-
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	2	-	-	-
	Indoor Air-conditioner Unit Controller 室內冷氣機控制器	-	-	-	-	-	-	-	-	-	-	-	-
	Miniature Circuit Breakers Board 總電掣箱	-	-	-	-	-	-	-	-	1	-	-	-
	Washing Machine Connection Point (Water Inlet) 洗衣機接駁點 (來水位)	-	-	-	-	-	-	-	-	1	-	-	-
	Washing Machine Connection Point (Water Outlet) 洗衣機接駁點 (去水位)	-	-	-	-	-	-	-	-	1	-	-	-
Bedroom 1 睡房1	TV/FM Outlet 電視及電台接收插座	2	2	2	2	2	2	2	2	1	2	2	2
	Telephone & Data Outlet 電話及數據插座	2	2	2	2	2	2	2	2	-	2	2	3
	Data Outlet 數據插座	-	-	-	-	-	-	-	-	1	-	-	-
	13A Single Socket Outlet 13A單位電插座	3	3	3	3	5	5	3	3	5	3	3	3
	13A Twin Socket Outlet 13A雙位電插座	4	4	4	4	5	5	4	4	10	4	4	7
	Twin USB Socket Outlet 雙位匯流排插座	-	-	-	-	-	-	-	-	1	-	-	-
	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	1	1	1	1	1	1	1	1	1	1	1	2
	Fuse Spur Unit 接線座	2	2	2	2	2	2	2	2	1	2	2	2
	Switch for Exhaust Fan 抽氣扇開關掣	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Thermo Ventilator 換氣暖氣機開關掣	-	-	-	-	-	-	-	-	1	-	-	-
	Lighting Switch 燈掣	7	7	7	7	9	9	7	7	14	7	7	10
	Curtain Controller 窗簾控制器	1	1	1	1	2	2	1	1	2	1	1	1
	Indoor Air-conditioner Unit Controller 室內冷氣機控制器	1	1	1	1	1	1	1	1	2	1	1	1

Remarks:

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

備註:

1. 上表 "-" 代表"不適用"。
2. 不設4樓、13樓及14樓。
3. 上表顯示的數目代表提供的數量。

23. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Tower 1 - Schedule of Mechanical & Electrical Provisions of Residential Properties 第1座 - 住宅物業機電裝置數量說明表

Floor 樓層		1/F 1樓		2/F & 3/F 2樓及3樓		5/F 5樓		6/F - 12/F (Except Unit A on 11/F) 6樓至12樓 (11樓A單位除外)		11/F 11樓	15/F 15樓		16/F 16樓
		A	B	A	B	A	B	A	B	A	A	B	A
Bedroom 2 睡房2	TV/FM Outlet 電視及電台接收插座	1	1	1	1	1	1	1	1	-	1	1	1
	Telephone & Data Outlet 電話及數據插座	1	1	1	1	1	1	1	1	-	1	1	2
	Data Outlet 數據插座	-	-	-	-	-	-	-	-	1	-	-	-
	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1	1	1	3	1	1	2
	13A Twin Socket Outlet 13A雙位電插座	5	5	5	5	5	5	5	5	4	5	5	4
	Twin USB Socket Outlet 雙位匯流排插座	-	-	-	-	-	-	-	-	1	-	-	-
	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	1	1	1	1	1	1	1	1	1	1	1	1
	Fuse Spur Unit 接線座	-	-	-	-	-	-	-	-	1	-	-	-
	Switch for Exhaust Fan 抽氣扇開關掣	1	1	1	1	1	1	1	1	-	1	1	-
	Switch for Thermo Ventilator 換氣暖氣機開關掣	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	3	3	3	3	3	3	3	3	5	3	3	5
	Curtain Controller 窗簾控制器	1	1	1	1	1	1	1	1	1	1	1	1
	Indoor Air-conditioner Unit Controller 室內冷氣機控制器	1	1	1	1	1	1	1	1	1	1	1	1
Bedroom 3 睡房3	TV/FM Outlet 電視及電台接收插座	1	1	1	1	1	1	1	1	-	1	1	2
	Telephone & Data Outlet 電話及數據插座	2	2	2	2	2	2	2	2	1	2	2	3
	Data Outlet 數據插座	-	-	-	-	-	-	-	-	1	-	-	-
	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1	1	1	2	1	1	6
	13A Twin Socket Outlet 13A雙位電插座	3	3	3	3	3	3	3	3	4	3	3	3
	Twin USB Socket Outlet 雙位匯流排插座	-	-	-	-	-	-	-	-	1	-	-	2
	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	1	1	1	1	1	1	1	1	1	1	1	1
	Fuse Spur Unit 接線座	-	-	-	-	-	-	-	-	1	-	-	2
	Switch for Thermo Ventilator 換氣暖氣機開關掣	1	1	1	1	-	-	-	-	-	-	-	1
	Lighting Switch 燈掣	3	3	3	3	1	1	1	1	3	1	1	7
	Curtain Controller 窗簾控制器	1	1	1	1	1	1	1	1	1	1	1	1
Indoor Air-conditioner Unit Controller 室內冷氣機控制器	1	1	1	1	1	1	1	1	1	1	1	1	

Remarks:

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

備註:

- 上表 "-" 代表 "不適用"。
- 不設4樓、13樓及14樓。
- 上表顯示的數目代表提供的數量。

23. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Tower 1 - Schedule of Mechanical & Electrical Provisions of Residential Properties 第1座 - 住宅物業機電裝置數量說明表

Floor 樓層		1/F 1樓		2/F & 3/F 2樓及3樓		5/F 5樓		6/F - 12/F (Except Unit A on 11/F) 6樓至12樓 (11樓A單位除外)		11/F 11樓	15/F 15樓		16/F 16樓
		A	B	A	B	A	B	A	B	A	B	A	
Unit 單位		A	B	A	B	A	B	A	B	A	A	B	A
Bedroom 4 睡房4	TV/FM Outlet 電視及電台接收插座	-	-	-	-	-	-	1	1	-	1	1	1
	Telephone & Data Outlet 電話及數據插座	-	-	-	-	-	-	2	2	-	2	2	2
	13A Single Socket Outlet 13A單位電插座	-	-	-	-	-	-	1	1	-	1	1	2
	13A Twin Socket Outlet 13A雙位電插座	-	-	-	-	-	-	3	3	-	3	3	2
	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	-	-	-	-	-	-	1	1	-	1	1	1
	Fuse Spur Unit 接線座	-	-	-	-	-	-	-	-	-	-	-	1
	Lighting Switch 燈掣	-	-	-	-	-	-	1	1	-	1	1	1
	Curtain Controller 窗簾控制器	-	-	-	-	-	-	1	1	-	1	1	1
Indoor Air-conditioner Unit Controller 室內冷氣機控制器	-	-	-	-	-	-	1	1	-	1	1	1	
Kitchen 廚房	13A Single Socket Outlet 13A單位電插座	3	3	3	3	3	3	3	3	4	3	3	5
	13A Twin Socket Outlet 13A雙位電插座	3	3	3	3	3	3	3	3	4	3	3	2
	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	1	1	1	1	1	1	1	1	1	1	1	1
	Fuse Spur Unit 接線座	7	7	7	7	7	7	7	7	7	7	7	6
	Connection Unit 接線位	3	3	3	3	3	3	3	3	4	3	3	3
	Switch for Exhaust Fan 抽氣扇開關掣	2	2	2	2	2	2	2	2	1	2	2	1
	Lighting Switch 燈掣	6	6	6	6	6	6	6	6	4	6	6	6
	Door Bell 門鈴	2	2	2	2	2	2	2	2	2	2	2	2
	Video Door Phone 視像對講機	1	1	1	1	1	1	1	1	1	1	1	1
Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制器	1	1	1	1	1	1	1	1	1	1	1	1	
Bathroom 1 浴室1	13A Single Socket Outlet 13A單位電插座	4	4	4	4	4	4	4	4	2	4	4	3
	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	1	1	1	1	1	1	1	1	1	1	1	1
	Fuse Spur Unit 接線座	2	2	2	2	2	2	2	2	1	2	2	4
	Connection Unit 接線位	-	-	-	-	-	-	-	-	1	-	-	-
	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制器	1	1	1	1	1	1	1	1	1	1	1	1

Remarks:

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

備註:

- 上表 "-" 代表"不適用"。
- 不設4樓、13樓及14樓。
- 上表顯示的數目代表提供的數量。

23. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Tower 1 - Schedule of Mechanical & Electrical Provisions of Residential Properties 第1座 - 住宅物業機電裝置數量說明表

Floor 樓層		1/F 1樓		2/F & 3/F 2樓及3樓		5/F 5樓		6/F - 12/F (Except Unit A on 11/F) 6樓至12樓 (11樓A單位除外)		11/F 11樓	15/F 15樓		16/F 16樓
		A	B	A	B	A	B	A	B	A	A	B	A
Bathroom 2 浴室2	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1	1	1	3	1	1	1
	Connection Unit 接線位	1	1	1	1	1	1	1	1	1	1	1	1
	Fuse Spur Unit 接線座	3	3	3	3	3	3	3	3	-	3	3	1
	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制器	1	1	1	1	1	1	1	1	1	1	1	1
Bathroom 3 浴室3	13A Single Socket Outlet 13A單位電插座	2	2	2	2	2	2	2	2	-	2	2	2
	Connection Unit 接線位	1	1	1	1	1	1	1	1	-	1	1	1
	Fuse Spur Unit 接線座	1	1	1	1	1	1	1	1	-	1	1	1
	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制器	1	1	1	1	1	1	1	1	-	1	1	1
Bathroom 4 浴室4	13A Single Socket Outlet 13A單位電插座	2	2	2	2	-	-	-	-	-	-	-	2
	Connection Unit 接線位	-	-	-	-	-	-	-	-	-	-	-	1
	Fuse Spur Unit 接線座	2	2	2	2	-	-	-	-	-	-	-	1
	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制器	-	-	-	-	-	-	-	-	-	-	-	1
Powder Room 化妝室	Fuse Spur Unit 接線座	-	-	-	-	-	-	-	-	1	-	-	-
Lavatory 廁所	Fuse Spur Unit 接線座	2	2	2	2	2	2	2	2	1	2	2	2
	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制器	1	1	1	1	1	1	1	1	1	1	1	-
AHU Room 風櫃房	Fuse Spur Unit 接線座	3	3	3	3	3	3	3	3	3	3	3	-
	Isolator for Outdoor Air-conditioner 室外冷氣機開關掣	1	1	1	1	1	1	1	1	1	1	1	-
	Isolator for Water Pump 水泵開關掣	1	1	1	1	1	1	1	1	1	1	1	-
	Weatherproof Lighting Switch 防水燈掣	1	1	1	1	1	1	1	1	1	1	1	-
AHU Room (Next to Utility 2) 風櫃房 (鄰近工作間2)	Fuse Spur Unit 接線座	-	-	-	-	-	-	-	-	-	-	-	2
	Isolator for Outdoor Air-conditioner 室外冷氣機開關掣	-	-	-	-	-	-	-	-	-	-	-	1
	Isolator for Water Pump 水泵開關掣	-	-	-	-	-	-	-	-	-	-	-	1
	Weatherproof Lighting Switch 防水燈掣	-	-	-	-	-	-	-	-	-	-	-	1
AHU Room (Next to Utility 1) 風櫃房 (鄰近工作間1)	Fuse Spur Unit 接線座	-	-	-	-	-	-	-	-	-	-	-	1
	Isolator for Outdoor Air-conditioner 室外冷氣機開關掣	-	-	-	-	-	-	-	-	-	-	-	1
	Connection Unit 接線位	-	-	-	-	-	-	-	-	-	-	-	1
	Weatherproof Lighting Switch 防水燈掣	-	-	-	-	-	-	-	-	-	-	-	1

Remarks:

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

備註:

- 上表 "-" 代表 "不適用"。
- 不設4樓、13樓及14樓。
- 上表顯示的數目代表提供的數量。

23. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Tower 1 - Schedule of Mechanical & Electrical Provisions of Residential Properties 第1座 - 住宅物業機電裝置數量說明表

Floor 樓層		1/F 1樓		2/F & 3/F 2樓及3樓		5/F 5樓		6/F - 12/F (Except Unit A on 11/F) 6樓至12樓 (11樓A單位除外)		11/F 11樓		15/F 15樓		16/F 16樓		Roof 天台
		A	B	A	B	A	B	A	B	A	A	B	A	A		
Utility 工作間	TV/FM Outlet 電視及電台接收插座	1	1	1	1	1	1	1	1	-	1	1	1	-		
	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1	1	1	-	1	1	1	-		
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1	1	1	1	-	1	1	1	-		
	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	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	-		
Utility 1 工作間1	TV/FM Outlet 電視及電台接收插座	-	-	-	-	-	-	-	-	-	-	-	-	2		
	13A Single Socket Outlet 13A單位電插座	-	-	-	-	-	-	-	-	-	-	-	-	2		
	13A Twin Socket Outlet 13A雙位電插座	-	-	-	-	-	-	-	-	-	-	-	-	3		
	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	-	-	-	-	-	-	-	-	-	-	-	-	2		
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	-	5		
	Switch for Exhaust Fan 抽氣扇開關掣	-	-	-	-	-	-	-	-	-	-	-	-	2		
Utility 2 工作間2	13A Twin Socket Outlet 13A雙位電插座	-	-	-	-	-	-	-	-	-	-	-	-	3		
	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	-	-	-	-	-	-	-	-	-	-	-	-	1		
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	-	2		
	Indoor Air-conditioner Unit Controller 室內冷氣機控制器	-	-	-	-	-	-	-	-	-	-	-	-	1		
	Miniature Circuit Breakers Board 總電掣箱	-	-	-	-	-	-	-	-	-	-	-	-	1		
	Washing Machine Connection Point (Water Inlet) 洗衣機接駁點 (來水位)	-	-	-	-	-	-	-	-	-	-	-	-	1		
	Washing Machine Connection Point (Water Outlet) 洗衣機接駁點 (去水位)	-	-	-	-	-	-	-	-	-	-	-	-	1		
Stairhood at Roof 天台梯屋	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	-	-	-	-	-	-	-	-	-	-	-	-	1		
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	-	3		
Landscape Deck (Roof) 園景平台(天台)	13A Weatherproof Single Socket Outlet 13A防水單位電插座	-	-	-	-	-	-	-	-	-	-	-	-	4		
	Connection Unit 接線位	-	-	-	-	-	-	-	-	-	-	-	-	1		
	Emergency Call Button 緊急呼叫按鈕	-	-	-	-	-	-	-	-	-	-	-	-	1		
Filtration Plant Room (Roof) 過濾系統機房(天台)	13A Weatherproof Single Socket Outlet 13A防水單位電插座	-	-	-	-	-	-	-	-	-	-	-	-	2		
	Fuse Spur Unit 接線座	-	-	-	-	-	-	-	-	-	-	-	-	1		
	Isolator for Pump 水泵開關掣	-	-	-	-	-	-	-	-	-	-	-	-	1		
	Weatherproof Lighting Switch 防水燈掣	-	-	-	-	-	-	-	-	-	-	-	-	1		
Flat Roof 平台	13A Weatherproof Single Socket Outlet 13A防水單位電插座	2	2	-	-	-	-	-	-	-	-	-	-			

Remarks:

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

備註:

- 上表 "-" 代表 "不適用"。
- 不設4樓、13樓及14樓。
- 上表顯示的數目代表提供的數量。

23. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Tower 2 - Schedule of Mechanical & Electrical Provisions of Residential Properties 第2座 - 住宅物業機電裝置數量說明表

Floor 樓層		1/F 1樓		2/F & 3/F 2樓及3樓		5/F & 6/F 5樓及6樓		7/F - 12/F 7樓至12樓		15/F 15樓		16/F 16樓	
		A	B	A	B	A	B	A	B	A	B	A	
Unit 單位		A	B	A	B	A	B	A	B	A	B	A	
Main Entrance / Private Lift Lobby 大門入口 / 私人升降機大堂	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1	1	1	1	1	1	1	
	Fuse Spur Unit 接線座	1	1	1	1	1	1	1	1	1	1	1	
	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1	1	1	1	1	1	
	Motion Sensor 動態感應器	2	2	2	2	2	2	2	2	2	2	2	
Fireman's Lift Lobby Unit Entrance 消防升降機大堂	Door Bell Push Button 門鈴按鈕		1	1	1	1	1	1	1	1	1	2	
Living Room / Dining Room / Corridor 客廳 / 飯廳 / 走廊	TV/FM Outlet 電視及電台接收插座	2	2	2	2	2	2	2	2	2	2	2	
	Telephone & Data Outlet 電話及數據插座	2	2	2	2	2	2	2	2	2	2	2	
	13A Single Socket Outlet 13A單位電插座	5	5	5	5	5	5	6	6	6	6	6	
	13A Twin Socket Outlet 13A雙位電插座	6	6	6	6	6	6	6	6	6	6	6	
	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	2	2	2	2	2	2	2	2	2	2	7	
	Fuse Spur Unit 接線座	-	-	-	-	-	-	-	-	-	-	-	2
	Switch for Thermo Ventilator 換氣暖氣機開關掣	-	-	-	-	1	1	1	1	1	1	1	1
	Switch for Exhaust Fan 抽氣扇開關掣	1	1	1	1	-	-	-	-	-	-	-	1
	Connection Unit 接線位	-	-	-	-	-	-	-	-	-	-	-	1
	Lighting Switch 燈掣	18	18	17	17	17	17	17	17	17	15	17	34
	Curtain Controller 窗簾控制器	1	1	1	1	1	1	1	1	1	1	1	2
	Indoor Air-conditioner Unit Controller 室內冷氣機控制器	1	1	1	1	1	1	1	1	1	1	1	3
	Door Bell 門鈴	2	2	2	2	2	2	2	2	2	2	2	2
Video Door Phone 視像對講機	1	1	1	1	1	1	1	1	1	1	1	1	
Corridor Adjacent to Utility 工作間相鄰走廊	13A Twin Socket Outlet 13A雙位電插座	2	2	2	2	2	2	2	2	2	2	-	
	Switch for Exhaust Fan 抽氣扇開關掣	2	2	2	2	2	2	2	2	2	2	-	
	Lighting Switch 燈掣	5	5	5	5	5	5	5	5	5	5	-	
	Indoor Air-conditioner Unit Controller 室內冷氣機控制器	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	-	
	Washing Machine Connection Point (Water Inlet) 洗衣機接駁點 (來水位)	1	1	1	1	1	1	1	1	1	1	-	
	Washing Machine Connection Point (Water Outlet) 洗衣機接駁點 (去水位)	1	1	1	1	1	1	1	1	1	1	-	

Remarks:

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23. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Tower 2 - Schedule of Mechanical & Electrical Provisions of Residential Properties 第2座 - 住宅物業機電裝置數量說明表

Floor 樓層		1/F 1樓		2/F & 3/F 2樓及3樓		5/F & 6/F 5樓及6樓		7/F - 12/F 7樓至12樓		15/F 15樓		16/F 16樓
		A	B	A	B	A	B	A	B	A	B	A
Bedroom 1 睡房1	TV/FM Outlet 電視及電台接收插座	2	2	2	2	2	2	2	2	2	2	2
	Telephone & Data Outlet 電話及數據插座	2	2	2	2	2	2	2	2	2	2	3
	13A Single Socket Outlet 13A單位電插座	3	3	3	3	5	5	3	3	3	3	3
	13A Twin Socket Outlet 13A雙位電插座	4	4	4	4	5	5	4	4	4	4	7
	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	1	1	1	1	1	1	1	1	1	1	2
	Switch for Exhaust Fan 抽氣扇開關掣	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	8	8	8	8	10	10	8	8	8	8	11
	Curtain Controller 窗簾控制器	1	1	1	1	2	2	1	1	1	1	1
	Indoor Air-conditioner Unit Controller 室內冷氣機控制器	1	1	1	1	1	1	1	1	1	1	1
Bedroom 2 睡房2	TV/FM Outlet 電視及電台接收插座	1	1	1	1	1	1	1	1	1	1	1
	Telephone & Data Outlet 電話及數據插座	1	1	1	1	1	1	1	1	1	1	2
	13A Single Socket Outlet 13A單位電插座	2	2	2	2	2	2	2	2	2	2	3
	13A Twin Socket Outlet 13A雙位電插座	4	4	4	4	4	4	4	4	4	4	3
	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	1	1	1	1	1	1	1	1	1	1	1
	Switch for Exhaust Fan 抽氣扇開關掣	1	1	1	1	1	1	1	1	1	1	-
	Switch for Thermo Ventilator 換氣暖氣機開關掣	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	4	4	4	4	4	4	4	4	4	4	5
	Curtain Controller 窗簾控制器	1	1	1	1	1	1	1	1	1	1	1
Bedroom 3 睡房3	TV/FM Outlet 電視及電台接收插座	1	1	1	1	1	1	1	1	1	1	2
	Telephone & Data Outlet 電話及數據插座	2	2	2	2	2	2	2	2	2	2	3
	13A Single Socket Outlet 13A單位電插座	2	2	2	2	2	2	2	2	2	2	6
	13A Twin Socket Outlet 13A雙位電插座	2	2	2	2	2	2	2	2	2	2	3
	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	1	1	1	1	1	1	1	1	1	1	1
	Switch for Thermo Ventilator 換氣暖氣機開關掣	1	1	1	1	-	-	-	-	-	-	1
	Lighting Switch 燈掣	4	4	4	4	1	1	1	1	1	1	8
	Curtain Controller 窗簾控制器	1	1	1	1	1	1	1	1	1	1	1
	Indoor Air-conditioner Unit Controller 室內冷氣機控制器	1	1	1	1	1	1	1	1	1	1	1

Remarks:

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備註:

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3. 上表顯示的數目代表提供的數量。

23. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Tower 2 - Schedule of Mechanical & Electrical Provisions of Residential Properties 第2座 - 住宅物業機電裝置數量說明表

Floor 樓層		1/F 1樓		2/F & 3/F 2樓及3樓		5/F & 6/F 5樓及6樓		7/F - 12/F 7樓至12樓		15/F 15樓		16/F 16樓
		A	B	A	B	A	B	A	B	A	B	A
Bedroom 4 睡房4	TV/FM Outlet 電視及電台接收插座	-	-	-	-	-	-	1	1	1	1	1
	Telephone & Data Outlet 電話及數據插座	-	-	-	-	-	-	2	2	2	2	2
	13A Single Socket Outlet 13A單位電插座	-	-	-	-	-	-	2	2	2	2	2
	13A Twin Socket Outlet 13A雙位電插座	-	-	-	-	-	-	2	2	2	2	2
	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	-	-	-	-	-	-	1	1	1	1	1
	Lighting Switch 燈掣	-	-	-	-	-	-	1	1	1	1	1
	Curtain Controller 窗簾控制器	-	-	-	-	-	-	1	1	1	1	1
	Indoor Air-conditioner Unit Controller 室內冷氣機控制器	-	-	-	-	-	-	1	1	1	1	1
Kitchen 廚房	13A Single Socket Outlet 13A單位電插座	3	3	3	3	3	3	3	3	3	3	5
	13A Twin Socket Outlet 13A雙位電插座	3	3	3	3	3	3	3	3	3	3	2
	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	1	1	1	1	1	1	1	1	1	1	1
	Fuse Spur Unit 接線座	7	7	7	7	7	7	7	7	7	7	6
	Connection Unit 接線位	3	3	3	3	3	3	3	3	3	3	3
	Switch for Exhaust Fan 抽氣扇開關掣	2	2	2	2	2	2	2	2	2	2	1
	Lighting Switch 燈掣	6	6	6	6	6	6	6	6	6	6	6
	Door Bell 門鈴	2	2	2	2	2	2	2	2	2	2	2
	Video Door Phone 視像對講機	1	1	1	1	1	1	1	1	1	1	1
	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制器	1	1	1	1	1	1	1	1	1	1	1
Bathroom 1 浴室1	13A Single Socket Outlet 13A單位電插座	4	4	4	4	4	4	4	4	4	4	3
	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	1	1	1	1	1	1	1	1	1	1	1
	Fuse Spur Unit 接線座	2	2	2	2	2	2	2	2	2	2	2
	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制器	1	1	1	1	1	1	1	1	1	1	1
Bathroom 2 浴室2	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1	1	1	1	1	1
	Connection Unit 接線位	1	1	1	1	1	1	1	1	1	1	1
	Fuse Spur Unit 接線座	3	3	3	3	3	3	3	3	3	3	1
	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制器	1	1	1	1	1	1	1	1	1	1	1
Bathroom 3 浴室3	13A Single Socket Outlet 13A單位電插座	2	2	2	2	2	2	2	2	2	2	2
	Connection Unit 接線位	1	1	1	1	1	1	1	1	1	1	1
	Fuse Spur Unit 接線座	1	1	1	1	1	1	1	1	1	1	1
	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制器	1	1	1	1	1	1	1	1	1	1	1

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23. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Tower 2 - Schedule of Mechanical & Electrical Provisions of Residential Properties 第2座 - 住宅物業機電裝置數量說明表

Floor 樓層		1/F 1樓		2/F & 3/F 2樓及3樓		5/F & 6/F 5樓及6樓		7/F - 12/F 7樓至12樓		15/F 15樓		16/F 16樓
		A	B	A	B	A	B	A	B	A	B	A
Unit 單位		A	B	A	B	A	B	A	B	A	B	A
Bathroom 4 浴室4	13A Single Socket Outlet 13A單位電插座	2	2	2	2	-	-	-	-	-	-	2
	Connection Unit 接線位	-	-	-	-	-	-	-	-	-	-	1
	Fuse Spur Unit 接線座	2	2	2	2	-	-	-	-	-	-	1
	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制器	-	-	-	-	-	-	-	-	-	-	1
Lavatory 廁所	Fuse Spur Unit 接線座	2	2	2	2	2	2	2	2	2	2	2
	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制器	1	1	1	1	1	1	1	1	1	1	-
AHU Room 風櫃房	Fuse Spur Unit 接線座	3	3	3	3	3	3	3	3	3	3	-
	Isolator for Outdoor Air-conditioner 室外冷氣機開關掣	1	1	1	1	1	1	1	1	1	1	-
	Isolator for Water Pump 水泵開關掣	1	1	1	1	1	1	1	1	1	1	-
	Weatherproof Lighting Switch 防水燈掣	1	1	1	1	1	1	1	1	1	1	-
AHU Room (Next to Utility 2) 風櫃房 (鄰近工作間2)	Fuse Spur Unit 接線座	-	-	-	-	-	-	-	-	-	-	2
	Isolator for Outdoor Air-conditioner 室外冷氣機開關掣	-	-	-	-	-	-	-	-	-	-	1
	Isolator for Water Pump 水泵開關掣	-	-	-	-	-	-	-	-	-	-	1
	Weatherproof Lighting Switch 防水燈掣	-	-	-	-	-	-	-	-	-	-	1
AHU Room (Next to Utility 1) 風櫃房 (鄰近工作間1)	Fuse Spur Unit 接線座	-	-	-	-	-	-	-	-	-	-	1
	Isolator for Outdoor Air-conditioner 室外冷氣機開關掣	-	-	-	-	-	-	-	-	-	-	1
	Connection Unit 接線位	-	-	-	-	-	-	-	-	-	-	1
	Weatherproof Lighting Switch 防水燈掣	-	-	-	-	-	-	-	-	-	-	1
Utility 工作間	TV/FM Outlet 電視及電台接收插座	1	1	1	1	1	1	1	1	1	1	-
	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1	1	1	1	1	-
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1	1	1	1	1	1	-
	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	1	1	1	1	1	1	1	1	1	1	-
	Lighting Switch 燈掣	1	1	1	1	1	1	1	1	1	1	-
Utility 1 工作間1	TV/FM Outlet 電視及電台接收插座	-	-	-	-	-	-	-	-	-	-	2
	13A Single Socket Outlet 13A單位電插座	-	-	-	-	-	-	-	-	-	-	2
	13A Twin Socket Outlet 13A雙位電插座	-	-	-	-	-	-	-	-	-	-	3
	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	-	-	-	-	-	-	-	-	-	-	2
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	5
	Switch for Exhaust Fan 抽氣扇開關掣	-	-	-	-	-	-	-	-	-	-	2

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23. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Tower 2 - Schedule of Mechanical & Electrical Provisions of Residential Properties 第2座 - 住宅物業機電裝置數量說明表

Floor 樓層		1/F 1樓		2/F & 3/F 2樓及3樓		5/F & 6/F 5樓及6樓		7/F - 12/F 7樓至12樓		15/F 15樓		16/F 16樓	Roof 天台
		A	B	A	B	A	B	A	B	A	B	A	A
Utility 2 工作間2	13A Twin Socket Outlet 13A雙位電插座	-	-	-	-	-	-	-	-	-	-	3	-
	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	-	-	-	-	-	-	-	-	-	-	1	-
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	2	-
	Indoor Air-conditioner Unit Controller 室內冷氣機控制器	-	-	-	-	-	-	-	-	-	-	1	-
	Miniature Circuit Breakers Board 總電掣箱	-	-	-	-	-	-	-	-	-	-	1	-
	Washing Machine Connection Point (Water Inlet) 洗衣機接駁點 (來水位)	-	-	-	-	-	-	-	-	-	-	1	-
	Washing Machine Connection Point (Water Outlet) 洗衣機接駁點 (去水位)	-	-	-	-	-	-	-	-	-	-	1	-
Stairhood at Roof 天台梯屋	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	-	-	-	-	-	-	-	-	-	-	-	1
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	3
Landscape Deck (Roof) 園景平台(天台)	13A Weatherproof Single Socket Outlet 13A防水單位電插座	-	-	-	-	-	-	-	-	-	-	-	4
	Connection Unit 接線位	-	-	-	-	-	-	-	-	-	-	-	1
	Emergency Call Button 緊急呼叫按鈕	-	-	-	-	-	-	-	-	-	-	-	1
Filtration Plant Room (Roof) 過濾系統機房(天台)	13A Weatherproof Single Socket Outlet 13A防水單位電插座	-	-	-	-	-	-	-	-	-	-	-	2
	Fuse Spur Unit 接線座	-	-	-	-	-	-	-	-	-	-	-	1
	Isolator for Pump 水泵開關掣	-	-	-	-	-	-	-	-	-	-	-	1
	Weatherproof Lighting Switch 防水燈掣	-	-	-	-	-	-	-	-	-	-	1	1
Flat Roof 平台	13A Weatherproof Single Socket Outlet 13A防水單位電插座	2	2	-	-	-	-	-	-	-	-	-	-

Remarks:

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

備註:

1. 上表 "-" 代表"不適用"。
2. 不設4樓、13樓及14樓。
3. 上表顯示的數目代表提供的數量。

23. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Tower 3 - Schedule of Mechanical & Electrical Provisions of Residential Properties 第3座 - 住宅物業機電裝置數量說明表

Floor 樓層		1/F 1樓		2/F & 3/F 2樓及3樓		5/F 5樓		6/F - 12/F 6樓至12樓		15/F 15樓		16/F 16樓	
Unit 單位		A	B	A	B	A	B	A	B	A	B	A	
Main Entrance / Private Lift Lobby 大門入口 / 私人升降機大堂	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1	1	1	1	1	1	1	
	Fuse Spur Unit 接線座	1	1	1	1	1	1	1	1	1	1	1	
	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1	1	1	1	1	1	
	Motion Sensor 動態感應器	2	2	2	2	2	2	2	2	2	2	2	
Fireman's Lift Lobby Unit Entrance 消防升降機大堂	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1	1	1	1	1	2	
Living Room / Dining Room / Corridor 客廳 / 飯廳 / 走廊	TV/FM Outlet 電視及電台接收插座	2	2	2	2	2	2	2	2	2	2	2	
	Telephone & Data Outlet 電話及數據插座	2	2	2	2	2	2	2	2	2	2	2	
	13A Single Socket Outlet 13A單位電插座	5	5	5	5	5	5	6	6	6	6	6	
	13A Twin Socket Outlet 13A雙位電插座	6	6	6	6	6	6	6	6	6	6	6	
	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	2	2	2	2	2	2	2	2	2	2	7	
	Fuse Spur Unit 接線座	-	-	-	-	-	-	-	-	-	-	2	
	Switch for Thermo Ventilator 換氣暖氣機開關掣	-	-	-	-	1	1	1	1	1	1	1	1
	Switch for Exhaust Fan 抽氣扇開關掣	1	1	1	1	-	-	-	-	-	-	-	1
	Connection Unit 接線位	-	-	-	-	-	-	-	-	-	-	-	1
	Lighting Switch 燈掣	18	18	17	17	17	17	17	17	17	15	17	34
	Curtain Controller 窗簾控制器	1	1	1	1	1	1	1	1	1	1	1	2
	Indoor Air-conditioner Unit Controller 室內冷氣機控制器	1	1	1	1	1	1	1	1	1	1	1	3
	Door Bell 門鈴	2	2	2	2	2	2	2	2	2	2	2	2
Video Door Phone 視像對講機	1	1	1	1	1	1	1	1	1	1	1	1	
Corridor Adjacent to Utility 工作間相鄰走廊	13A Twin Socket Outlet 13A雙位電插座	2	2	2	2	2	2	2	2	2	2	-	
	Switch for Exhaust Fan 抽氣扇開關掣	2	2	2	2	2	2	2	2	2	2	-	
	Lighting Switch 燈掣	5	5	5	5	5	5	5	5	5	5	-	
	Indoor Air-conditioner Unit Controller 室內冷氣機控制器	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	-	
	Washing Machine Connection Point (Water Inlet) 洗衣機接駁點 (來水位)	1	1	1	1	1	1	1	1	1	1	1	-
	Washing Machine Connection Point (Water Outlet) 洗衣機接駁點 (去水位)	1	1	1	1	1	1	1	1	1	1	1	-

Remarks:

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備註:

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23. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Tower 3 - Schedule of Mechanical & Electrical Provisions of Residential Properties 第3座 - 住宅物業機電裝置數量說明表

Floor 樓層		1/F 1樓		2/F & 3/F 2樓及3樓		5/F 5樓		6/F - 12/F 6樓至12樓		15/F 15樓		16/F 16樓	
Unit 單位		A	B	A	B	A	B	A	B	A	B	A	
Bedroom 1 睡房1	TV/FM Outlet 電視及電台接收插座	2	2	2	2	2	2	2	2	2	2	2	
	Telephone & Data Outlet 電話及數據插座	2	2	2	2	2	2	2	2	2	2	3	
	13A Single Socket Outlet 13A單位電插座	3	3	3	3	5	5	3	3	3	3	3	
	13A Twin Socket Outlet 13A雙位電插座	4	4	4	4	5	5	4	4	4	4	7	
	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	1	1	1	1	1	1	1	1	1	1	2	
	Switch for Exhaust Fan 抽氣扇開關掣	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	8	8	8	8	10	10	8	8	8	8	8	11
	Curtain Controller 窗簾控制器	1	1	1	1	2	2	1	1	1	1	1	1
	Indoor Air-conditioner Unit Controller 室內冷氣機控制器	1	1	1	1	1	1	1	1	1	1	1	1
Bedroom 2 睡房2	TV/FM Outlet 電視及電台接收插座	1	1	1	1	1	1	1	1	1	1	1	
	Telephone & Data Outlet 電話及數據插座	1	1	1	1	1	1	1	1	1	1	2	
	13A Single Socket Outlet 13A單位電插座	2	2	2	2	2	2	2	2	2	2	3	
	13A Twin Socket Outlet 13A雙位電插座	4	4	4	4	4	4	4	4	4	4	3	
	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	1	1	1	1	1	1	1	1	1	1	1	
	Switch for Exhaust Fan 抽氣扇開關掣	1	1	1	1	1	1	1	1	1	1	1	-
	Switch for Thermo Ventilator 換氣暖氣機開關掣	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	4	4	4	4	4	4	4	4	4	4	4	5
	Curtain Controller 窗簾控制器	1	1	1	1	1	1	1	1	1	1	1	1
Indoor Air-conditioner Unit Controller 室內冷氣機控制器	1	1	1	1	1	1	1	1	1	1	1	1	
Bedroom 3 睡房3	TV/FM Outlet 電視及電台接收插座	1	1	1	1	1	1	1	1	1	1	2	
	Telephone & Data Outlet 電話及數據插座	2	2	2	2	2	2	2	2	2	2	3	
	13A Single Socket Outlet 13A單位電插座	2	2	2	2	2	2	2	2	2	2	6	
	13A Twin Socket Outlet 13A雙位電插座	2	2	2	2	2	2	2	2	2	2	3	
	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	1	1	1	1	1	1	1	1	1	1	1	
	Switch for Thermo Ventilator 換氣暖氣機開關掣	1	1	1	1	-	-	-	-	-	-	-	1
	Lighting Switch 燈掣	4	4	4	4	1	1	1	1	1	1	1	8
	Curtain Controller 窗簾控制器	1	1	1	1	1	1	1	1	1	1	1	1
	Indoor Air-conditioner Unit Controller 室內冷氣機控制器	1	1	1	1	1	1	1	1	1	1	1	1

Remarks:

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備註:

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3. 上表顯示的數目代表提供的數量。

23. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Tower 3 - Schedule of Mechanical & Electrical Provisions of Residential Properties 第3座 - 住宅物業機電裝置數量說明表

Floor 樓層		1/F 1樓		2/F & 3/F 2樓及3樓		5/F 5樓		6/F - 12/F 6樓至12樓		15/F 15樓		16/F 16樓
		A	B	A	B	A	B	A	B	A	B	A
Bedroom 4 睡房4	TV/FM Outlet 電視及電台接收插座	-	-	-	-	-	-	1	1	1	1	1
	Telephone & Data Outlet 電話及數據插座	-	-	-	-	-	-	2	2	2	2	2
	13A Single Socket Outlet 13A單位電插座	-	-	-	-	-	-	2	2	2	2	2
	13A Twin Socket Outlet 13A雙位電插座	-	-	-	-	-	-	2	2	2	2	2
	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	-	-	-	-	-	-	1	1	1	1	1
	Lighting Switch 燈掣	-	-	-	-	-	-	1	1	1	1	1
	Curtain Controller 窗簾控制器	-	-	-	-	-	-	1	1	1	1	1
	Indoor Air-conditioner Unit Controller 室內冷氣機控制器	-	-	-	-	-	-	1	1	1	1	1
Kitchen 廚房	13A Single Socket Outlet 13A單位電插座	3	3	3	3	3	3	3	3	3	3	5
	13A Twin Socket Outlet 13A雙位電插座	3	3	3	3	3	3	3	3	3	3	2
	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	1	1	1	1	1	1	1	1	1	1	1
	Fuse Spur Unit 接線座	7	7	7	7	7	7	7	7	7	7	6
	Connection Unit 接線位	3	3	3	3	3	3	3	3	3	3	3
	Switch for Exhaust Fan 抽氣扇開關掣	2	2	2	2	2	2	2	2	2	2	1
	Lighting Switch 燈掣	6	6	6	6	6	6	6	6	6	6	6
	Door Bell 門鈴	2	2	2	2	2	2	2	2	2	2	2
	Video Door Phone 視像對講機	1	1	1	1	1	1	1	1	1	1	1
	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制器	1	1	1	1	1	1	1	1	1	1	1
Bathroom 1 浴室1	13A Single Socket Outlet 13A單位電插座	4	4	4	4	4	4	4	4	4	4	3
	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	1	1	1	1	1	1	1	1	1	1	1
	Fuse Spur Unit 接線座	2	2	2	2	2	2	2	2	2	2	2
	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制器	1	1	1	1	1	1	1	1	1	1	1
Bathroom 2 浴室2	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1	1	1	1	1	1
	Connection Unit 接線位	1	1	1	1	1	1	1	1	1	1	1
	Fuse Spur Unit 接線座	3	3	3	3	3	3	3	3	3	3	1
	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制器	1	1	1	1	1	1	1	1	1	1	1
Bathroom 3 浴室3	13A Single Socket Outlet 13A單位電插座	2	2	2	2	2	2	2	2	2	2	2
	Connection Unit 接線位	1	1	1	1	1	1	1	1	1	1	1
	Fuse Spur Unit 接線座	1	1	1	1	1	1	1	1	1	1	1
	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制器	1	1	1	1	1	1	1	1	1	1	1

Remarks:

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備註:

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23. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Tower 3 - Schedule of Mechanical & Electrical Provisions of Residential Properties 第3座 - 住宅物業機電裝置數量說明表

Floor 樓層		1/F 1樓		2/F & 3/F 2樓及3樓		5/F 5樓		6/F - 12/F 6樓至12樓		15/F 15樓		16/F 16樓
		A	B	A	B	A	B	A	B	A	B	A
Unit 單位		A	B	A	B	A	B	A	B	A	B	A
Bathroom 4 浴室4	13A Single Socket Outlet 13A單位電插座	2	2	2	2	-	-	-	-	-	-	2
	Connection Unit 接線位	-	-	-	-	-	-	-	-	-	-	1
	Fuse Spur Unit 接線座	2	2	2	2	-	-	-	-	-	-	1
	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制器	-	-	-	-	-	-	-	-	-	-	1
Lavatory 廁所	Fuse Spur Unit 接線座	2	2	2	2	2	2	2	2	2	2	2
	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制器	1	1	1	1	1	1	1	1	1	1	-
AHU Room 風櫃房	Fuse Spur Unit 接線座	3	3	3	3	3	3	3	3	3	3	-
	Isolator for Outdoor Air-conditioner 室外冷氣機開關掣	1	1	1	1	1	1	1	1	1	1	-
	Isolator for Water Pump 水泵開關掣	1	1	1	1	1	1	1	1	1	1	-
	Weatherproof Lighting Switch 防水燈掣	1	1	1	1	1	1	1	1	1	1	-
AHU Room (Next to Utility 2) 風櫃房 (鄰近工作間2)	Fuse Spur Unit 接線座	-	-	-	-	-	-	-	-	-	-	2
	Isolator for Outdoor Air-conditioner 室外冷氣機開關掣	-	-	-	-	-	-	-	-	-	-	1
	Isolator for Water Pump 水泵開關掣	-	-	-	-	-	-	-	-	-	-	1
	Weatherproof Lighting Switch 防水燈掣	-	-	-	-	-	-	-	-	-	-	1
AHU Room (Next to Utility 1) 風櫃房 (鄰近工作間1)	Fuse Spur Unit 接線座	-	-	-	-	-	-	-	-	-	-	1
	Isolator for Outdoor Air-conditioner 室外冷氣機開關掣	-	-	-	-	-	-	-	-	-	-	1
	Connection Unit 接線位	-	-	-	-	-	-	-	-	-	-	1
	Weatherproof Lighting Switch 防水燈掣	-	-	-	-	-	-	-	-	-	-	1
Utility 工作間	TV/FM Outlet 電視及電台接收插座	1	1	1	1	1	1	1	1	1	1	-
	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1	1	1	1	1	-
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1	1	1	1	1	1	-
	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	1	1	1	1	1	1	1	1	1	1	-
	Lighting Switch 燈掣	1	1	1	1	1	1	1	1	1	1	-
Utility 1 工作間1	TV/FM Outlet 電視及電台接收插座	-	-	-	-	-	-	-	-	-	-	2
	13A Single Socket Outlet 13A單位電插座	-	-	-	-	-	-	-	-	-	-	2
	13A Twin Socket Outlet 13A雙位電插座	-	-	-	-	-	-	-	-	-	-	3
	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	-	-	-	-	-	-	-	-	-	-	2
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	5
	Switch for Exhaust Fan 抽氣扇開關掣	-	-	-	-	-	-	-	-	-	-	2

Remarks:

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備註:

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23. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Tower 3 - Schedule of Mechanical & Electrical Provisions of Residential Properties 第3座 - 住宅物業機電裝置數量說明表

Floor 樓層		1/F 1樓		2/F & 3/F 2樓及3樓		5/F 5樓		6/F - 12/F 6樓至12樓		15/F 15樓		16/F 16樓	Roof 天台	
Unit 單位		A	B	A	B	A	B	A	B	A	B	A	A	
Utility 2 工作間2	13A Twin Socket Outlet 13A雙位電插座	-	-	-	-	-	-	-	-	-	-	3	-	
	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	-	-	-	-	-	-	-	-	-	-	1	-	
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	2	-	
	Indoor Air-conditioner Unit Controller 室內冷氣機控制器	-	-	-	-	-	-	-	-	-	-	1	-	
	Miniature Circuit Breakers Board 總電掣箱	-	-	-	-	-	-	-	-	-	-	1	-	
	Washing Machine Connection Point (Water Inlet) 洗衣機接駁點 (來水位)	-	-	-	-	-	-	-	-	-	-	-	1	-
	Washing Machine Connection Point (Water Outlet) 洗衣機接駁點 (去水位)	-	-	-	-	-	-	-	-	-	-	-	1	-
Stairhood at Roof 天台梯屋	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	-	-	-	-	-	-	-	-	-	-	-	1	
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	3	
Landscape Deck (Roof) 園景平台(天台)	13A Weatherproof Single Socket Outlet 13A防水單位電插座	-	-	-	-	-	-	-	-	-	-	-	4	
	Connection Unit 接線位	-	-	-	-	-	-	-	-	-	-	-	1	
	Emergency Call Button 緊急呼叫按鈕	-	-	-	-	-	-	-	-	-	-	-	1	
Filtration Plant Room (Roof) 過濾系統機房(天台)	13A Weatherproof Single Socket Outlet 13A防水單位電插座	-	-	-	-	-	-	-	-	-	-	-	2	
	Fuse Spur Unit 接線座	-	-	-	-	-	-	-	-	-	-	-	1	
	Isolator for Pump 水泵開關掣	-	-	-	-	-	-	-	-	-	-	-	1	
	Weatherproof Lighting Switch 防水燈掣	-	-	-	-	-	-	-	-	-	-	1	1	
Flat Roof 平台	13A Weatherproof Single Socket Outlet 13A防水單位電插座	2	2	-	-	-	-	-	-	-	-	-	-	

Remarks:

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

備註:

1. 上表 "-" 代表"不適用"。
2. 不設4樓、13樓及14樓。
3. 上表顯示的數目代表提供的數量。

24. SERVICE AGREEMENTS

服務協議

- | | |
|---|---------------------|
| 1. Potable and flushing water is supplied by Water Supplies Department. | 1. 食水及沖廁水由水務署供應。 |
| 2. Electricity is supplied by The Hongkong Electric Company Limited. | 2. 電力由香港電燈有限公司供應。 |
| 3. Towngas is supplied by The Hong Kong and China Gas Company Limited. | 3. 煤氣由香港中華煤氣有限公司供應。 |

25. GOVERNMENT RENT

地稅

The owner of the specified residential property is liable for the Government rent payable for the specified residential property up to and including the date of completion of the sale and purchase of the specified residential property (i.e. the date of the assignment of the specified residential property).

指明住宅物業擁有人有法律責任繳付該指明住宅物業直至及包括該指明住宅物業買賣完成日(即該指明住宅物業轉讓契日期)為止的地稅。

26. MISCELLANEOUS PAYMENTS BY PURCHASER

買方的雜項付款

- | | |
|---|--|
| 1. On the delivery of the vacant possession of the specified residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water, electricity and gas; and | 1. 在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金；及 |
| 2. On that delivery, the purchaser is not liable to pay the owner a debris removal fee ¹ . | 2. 在交付時，買方不須向擁有人支付清理廢料的費用 ¹ 。 |

Remarks:

¹ Upon that delivery, the purchaser is liable to pay the debris removal fee to the manager (not the owner) of the Development under the deed of mutual covenant, and where the owner has paid that debris removal fee, the purchaser shall reimburse the owner for the same.

備註：

¹在交付時，買方須根據公契向發展項目的管理人(而非擁有人)支付清理廢料的費用，如擁有人已支付清理廢料的費用，買方須向擁有人補還該清理廢料的費用。

27. DEFECT LIABILITY WARRANTY PERIOD

欠妥之處的保養責任期

The Vendor shall, 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 residential property, or the fittings, finishes or appliances incorporated into the residential property as set out in the agreement for sale and purchase caused otherwise than by the act or neglect of the purchaser.

凡住宅物業或於買賣合約列出裝設於住宅物業內的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，則賣方在接獲買方在買賣成交日期後的6個月內送達的書面通知書後，須於合理地切實可行的情況下，盡快作出補救。

28. MAINTENANCE OF SLOPES

斜坡維修

1. The Land Grant requires the owners of the residential properties in the Development to maintain slopes at their own costs. The terms of requirement are as follows:

Special Condition No.(4) of the Land Grant 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 of Lands ("the Director"), either within the Lot or on any Government Land, which is or was done for the purpose of or in connection with the formation, levelling or development of the Lot or any part thereof or any other works required to be done by the Grantee under these Conditions, or for any other purpose, the Grantee 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 Lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times during the term of the Land Grant 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) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Grantee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the Lot or from any adjacent or adjoining Government or leased land, the Grantee 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.

(c) The Director shall be entitled by notice in writing to call upon the Grantee 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 Grantee 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 Grantee shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.

2. Each of the owners of the Development is obliged to contribute towards the costs of the maintenance work.

3. The location of the Slopes and Retaining Walls (as defined in the DMC) is for identification purposes only shown coloured Violet on the Slopes and Retaining Walls Plan on page 154 of this sales brochure.

4. Under the DMC, the Manager shall have full authority to engage suitable qualified personnel to inspect, keep and maintain in good substantial repair and condition, and carry out any necessary works in respect of, the Slopes and Retaining Walls in compliance with the Land Grant and in accordance with "Geoguide 5 - Guide to Slope Maintenance" issued by the Geotechnical Engineering Office as amended or substituted from time to time, the Slope Maintenance Manual (if any) and all guidelines issued from time to time by appropriate Government departments regarding the maintenance of the Slopes and Retaining Walls provided that the Manager shall not be personally liable for carrying out such maintenance and repair works, which shall remain the responsibility of the Owners if, having used all reasonable endeavours, the Manager has not been able to collect the costs of the required works from all Owners.

1. 批地文件規定發展項目中的住宅物業的擁有人須自費維修任何斜坡，該規定的條款如下：

批地文件特別條件第(4)條規定：

(a) 若有或曾有任何土地之削去、清除或後移，或任何種類的堆土、填土或斜坡整理工程，不論是否有地政總署署長(「署長」)事先書面通知，不論是在該土地內或在任何政府土地上，亦不論是否為開拓、平整或發展該土地或其任何部分或任何其他根據批地文件條件承授人須進行的工程的目的而進行或與之有關連的或是為任何其他目的，承授人須自費進行及建造該等現時或其後有需要或可能有需要之斜坡整理工程、護土牆或其他支撐、防護措施、及排水系統或附屬或其他工程，以保護及支持該土地內的該等土地及任何毗鄰或毗連之政府土地或已出租土地，及排除及預防其後發生的任何泥土剝落、泥石傾瀉或土地下陷。承授人須於批地文件年期所有時間自費保持上述土地、斜坡整理工程、護土牆或其他支撐、防護措施、排水系統或輔助或其他工程修葺良好堅固，至使署長滿意。

(b) 若由於承授人進行的開拓、平整、發展或其他工程或其任何其他原因而造成任何泥土剝落、泥石傾瀉或土地下陷於任何時間發生，不論發生在或來自該地段任何土地或任何毗鄰或毗連政府土地或出租土地承授人須自費還原和修復至使署長滿意，並須就因該等泥土剝落、泥石傾瀉或土地下陷而將會或可能引致、蒙受或招致的任何成本、費用、損害、索求及申索彌償政府、其代理及承辦商。

(c) 署長有權以書面通知形式要求承授人進行、興建及保養上述土地、斜坡整理工程、擋土牆或其他支撐、防護措施、排水系統或輔助或其他工程，或還原和修復任何泥土剝落、泥石傾瀉或土地下陷，且如承授人忽略或未能在指明期限內遵行該通知至使署長滿意，署長可執行和進行任何有需要的工程，而承授人須應要求向政府歸還該工程的費用連同任何行政及專業費用及收費。

2. 每名發展項目的擁有人均須分擔維修工程的費用。

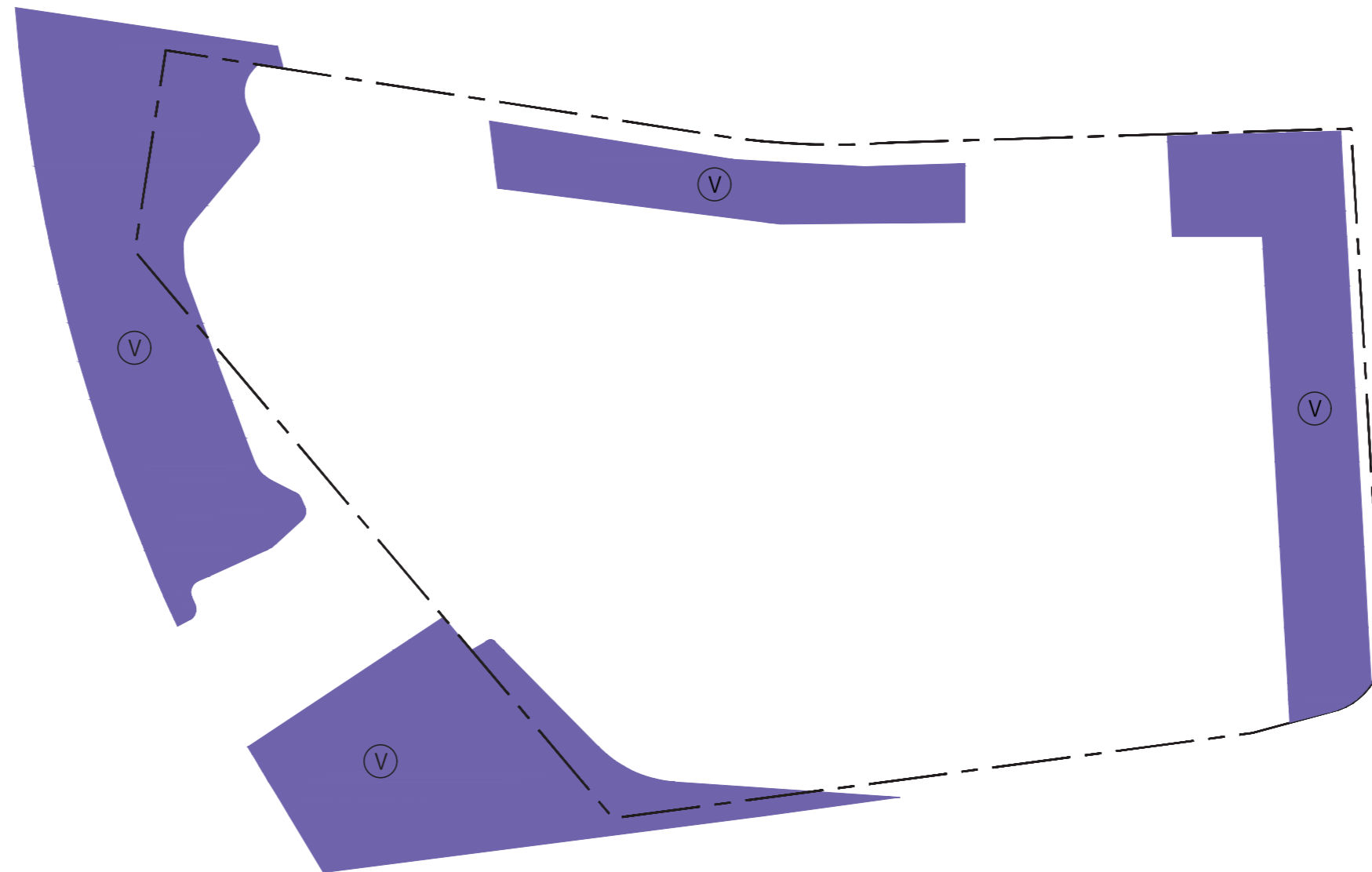
3. 斜坡及護土牆(根據公契定義)的位置(只作識別用途)在本售樓說明書第154頁斜坡及護土牆示意圖上用紫色標示。

4. 根據公契，管理人有全權聘用適當的合資格人士對斜坡及護土牆進行檢查，並保持及維持其修葺堅固及狀況良好，並遵從批地文件及按照由土力工程處發佈之「岩土指南第五冊 - 斜坡維修指南」(及其不時修訂或取代之版本)、斜坡維修手冊(如有)及有關適當政府部門就斜坡及護土牆的維修不時發佈之全部指引，進行有關斜坡及護土牆之任何所需工程，惟如管理人以合理的努力無法向所有業主收取所需工程的費用，管理人無須個人負責進行任何該等維修及修葺工程，而該等工程維持為所有業主的責任。

28. MAINTENANCE OF SLOPES

斜坡維修

SLOPES AND RETAINING WALLS PLAN 斜坡及護土牆示意圖



LEGEND 圖例



Slopes and Retaining Walls
斜坡及護土牆

Boundary Line of the Development
發展項目的界線

SCALE 比例:
0 10 20m 米

29. MODIFICATION

修訂

Not applicable.

不適用。

30. ADDRESS OF THE WEBSITE DESIGNATED BY THE VENDOR FOR THE DEVELOPMENT

賣方就發展項目指定的互聯網網站的網址

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

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

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

申請建築物總樓面面積寬免的資料

Breakdown of GFA Concessions Obtained for All Features

Latest information on breakdown of GFA concessions as shown on the general building plans submitted and approved by the Building Authority prior to printing of the sales brochure is tabulated below.

		Area (m ²)
Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1.	Carpark and loading/unloading area (excluding public transport terminus)	4577.049
2.	Plant rooms and similar services	
2.1	Mandatory feature or essential plant room, area of which is limited by respective "Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers" ("PNAP") or regulation, such as lift machine room, telecommunications and broadcasting ("TBE") room, refuse storage and material recovery chamber, etc.	281.165
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.	Not Applicable
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	Not Applicable
Green Features under Joint Practice Notes 1 and 2		
3.	Balcony	30.000
4.	Wider common corridor and lift lobby	Not Applicable
5.	Communal sky garden	Not Applicable
6.	Acoustic fin	Not Applicable
7.	Wing wall, wind catcher and funnel	Not Applicable
8.	Non-structural prefabricated external wall	Not Applicable
9.	Utility platform	Not Applicable
10.	Noise barrier	Not Applicable
Amenity Features		
11.	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	Not Applicable
12.	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	Not Applicable

		Area (m ²)
13.	Covered landscaped and play area	Not Applicable
14.	Horizontal screens/covered walkways, trellis	Not Applicable
15.	Larger lift shaft	259.468
16.	Chimney shaft	Not Applicable
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	Not Applicable
18.	Pipe duct, air duct for mandatory feature or essential plant room	Not Applicable
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	Not Applicable
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature.	Not Applicable
21.	Void in duplex domestic flat and house	Not Applicable
22.	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall	Not Applicable
Other Exempted Area		
23.	Refuge floor including refuge floor cum sky garden	Not Applicable
24.	Other projections	Not Applicable
25.	Public transport terminus	Not Applicable
26.	Party structure and common staircase	Not Applicable
27.	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	Not Applicable
28.	Public passage	Not Applicable
29.	Covered set back area	Not Applicable
Bonus GFA		
30.	Bonus GFA	Not Applicable

Note:

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

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

申請建築物總樓面面積寬免的資料

獲寬免總樓面面積的設施分項

於印製售樓說明書前呈交予並已獲建築事務監督批准的一般建築圖則上有關總樓面面積寬免的分項的最新資料，請見下表。

		面積(平方米)
根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		
1.	停車場及上落客貨地方(公共交通總站除外)	4577.049
2.	機房及相類設施	
2.1	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師》(「作業備考」)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	281.165
2.2	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	不適用
2.3	非強制性或非必要機房，例如空調機房、風櫃房等	不適用
根據聯合作業備考第1及第2號提供的環保設施		
3.	露台	30.000
4.	加闊的公用走廊及升降機大堂	不適用
5.	公用空中花園	不適用
6.	隔聲簷	不適用
7.	翼牆、捕風器及風斗	不適用
8.	非結構預製外牆	不適用
9.	工作平台	不適用
10.	隔音屏障	不適用
適意設施		
11.	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	不適用
12.	住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	不適用

		面積(平方米)
13.	有上蓋的園景區及遊樂場	不適用
14.	橫向屏障/有蓋人行道、花棚	不適用
15.	擴大升降機井道	259.468
16.	煙囪管道	不適用
17.	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	不適用
18.	強制性設施或必要機房所需的管槽、氣槽	不適用
19.	非強制性設施或非必要機房所需的管槽、氣槽	不適用
20.	環保系統及設施所需的機房、管槽及氣槽	不適用
21.	複式住宅單位及洋房的中空	不適用
22.	伸出物，如空調機箱及伸出外牆超過750毫米的平台	不適用
其他項目		
23.	庇護層，包括庇護層兼空中花園	不適用
24.	其他伸出物	不適用
25.	公共交通總站	不適用
26.	共用構築物及樓梯	不適用
27.	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	不適用
28.	公眾通道	不適用
29.	因建築物後移導致的覆蓋面積	不適用
額外總樓面面積		
30.	額外總樓面面積	不適用

註：

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

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

申請建築物總樓面面積寬免的資料

Environmental Assessment of the Building



建築物的環境評估



Estimated Energy Performance or Consumption for the common parts of the Development

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

發展項目的公用部份的預計能量表現或消耗

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

Part I 第I部份	
Provision of Central Air Conditioning 提供中央空調	NO 否
Provision of Energy Efficient Features 提供具能源效益的設施	YES 是
Energy Efficient Features Proposed 擬安裝的具能源效益的設施	1. High Efficiency Air Conditioning Units 高效能空調機
	2. Use of Lighting Fittings with High Energy Efficiency for Communal Area to Save Energy 於公用空間使用高效能照明配件以節能
	3. Use of Variable Voltage Variable Frequency (VVVF) Lift Drive to Save Energy 使用變壓變頻升降機驅動器以節能

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

申請建築物總樓面面積寬免的資料

Part II : The predicted annual energy use of the proposed building / part of building ^(Note 1) 第II部分：擬興建樓宇預計每年能源消耗量 ^(註腳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 ^(註腳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 ^(註腳3) 的部份	7116.545	193	N/A 不適用	141	N/A 不適用

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

Notes:

- In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.
The predicted annual energy use, in terms of electricity consumption (kWh/m²/annum) and town gas/LPG consumption (unit/m²/annum), of the Development by the internal floor area served, where:
(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 (1.2 version); and
(b) "internal floor area", in relation to a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
- Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" under Section 4 and Appendix 8 of the BEAM Plus for New Building (1.2 version).
- "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Buildings 2012 (rev.1) edition.

註腳:

- 一般而言，一棟樓宇的預計"每年能源消耗量"愈低，其節約能源的效益愈高。如一棟樓宇預計的"每年能源消耗量"低於該樓宇的"基線樓宇每年能源消耗量"，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。
預計每年能源消耗量〔以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算〕，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：-
(a) "每年能源消耗量"與新建樓宇 BEAM Plus 標準(1.2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。
- "基準樓宇"與新建樓宇 BEAM Plus 標準(1.2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。
- "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(2012年 第一修訂版)中的涵義相同。

32. DATE OF PRINTING OF SALES BROCHURE

售樓說明書印製日期

Date of printing of this sales brochure: 20 July 2021

本售樓說明書印製日期：2021年7月20日

33. POSSIBLE FUTURE CHANGES

日後可能出現的改變

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

發展項目及其周邊地區日後可能出現改變。

34. EXAMINATION RECORD

檢視記錄

University Heights Sales Brochure Examination Record 大學閣售樓說明書檢視記錄		
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
21 July 2021 2021年7月21日	76, 77, 78	Area of Residential properties in the Development is revised. 修訂發展項目中的住宅物業的面積。

