



*The*  
HOLBORN

**SALES BROCHURE**

售 樓 說 明 書



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# 一手住宅物業買家須知

## NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

您在購置一手住宅物業之前，應留意下列事項：

### 適用於所有一手住宅物業

#### 1. 重要資訊

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

#### 2. 費用、按揭貸款和樓價

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

#### 3. 價單、支付條款，以及其他財務優惠

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

#### 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米/每平方呎售價。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米及平方呎的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i)露台；(ii)工作平台；以及(iii)陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。

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

#### 5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 如屬未落成發展項目，賣方在認為有需要時可改動建築圖則(如有的話)，因此應留意由賣方提供的任何經修改的售樓說明書，以了解有關未落成發展項目的最新資料。
- 閱覽售樓說明書，並須特別留意以下資訊：
  - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享有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。

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#### 8. 成交紀錄冊

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

#### 9. 買賣合約

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

#### 10. 表達購樓意向

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

#### 11. 委託地產代理

- 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名/名稱。
- 您可委託任何地產代理(不一定是賣方所指定的地產代理)，以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。
- 委託地產代理以物色物業前，您應該 —
  - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；
  - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及

- 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁(網址：[www.eaa.org.hk](http://www.eaa.org.hk))，查閱牌照目錄。

#### 12. 委聘律師

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

#### 適用於一手未落成住宅物業

##### 13. 預售樓花同意書

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

##### 14. 示範單位

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

#### 適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

##### 15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期<sup>3</sup>。
  - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。
- 收樓日期
  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意(視屬何種情況而定)。
    - 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內(以較早者為準)，就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或

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- 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件(包括佔用許可證)發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
- 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。
- 認可人士可批予在預計關鍵日期之後完成發展項目
  - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
    - 工人罷工或封閉工地；
    - 暴動或內亂；
    - 不可抗力或天災；
    - 火警或其他賣方所不能控制的意外；
    - 戰爭；或
    - 惡劣天氣。
  - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
  - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

#### 適用於一手已落成住宅物業

#### 16. 賣方資料表格

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

#### 17. 參觀物業

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

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

網址 : [www.srpa.gov.hk](http://www.srpa.gov.hk)  
電話 : 2817 3313  
電郵 : [enquiry\\_srpa@hd.gov.hk](mailto: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](http://www.consumer.org.hk)  
電話 : 2929 2222  
電郵 : [cc@consumer.org.hk](mailto:cc@consumer.org.hk)  
傳真 : 2856 3611

#### 地產代理監管局

網址 : [www.eaa.org.hk](http://www.eaa.org.hk)  
電話 : 2111 2777  
電郵 : [enquiry@eaa.org.hk](mailto:enquiry@eaa.org.hk)  
傳真 : 2598 9596

#### 香港地產建設商會

電話 : 2826 0111  
傳真 : 2845 2521

- 1 按揭貸款計劃的資料包括有關按揭貸款計劃對借款人的最低收入的要求、就第一按揭連同第二按揭可獲得的按揭貸款金額上限、最長還款年期、整個還款期內的按揭利率變化，以及申請人須繳付的手續費。
- 2 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項—
  - (i) 每個住宅物業的外部尺寸；
  - (ii) 每個住宅物業的內部尺寸；
  - (iii) 每個住宅物業的內部間隔的厚度；
  - (iv) 每個住宅物業內個別分隔室的外部尺寸。根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。
- 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。

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

For all first-hand residential properties

### 1. IMPORTANT INFORMATION

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

### 2. FEES, MORTGAGE LOAN AND PROPERTY PRICE

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

### 3. PRICE LIST, PAYMENT TERMS AND OTHER FINANCIAL INCENTIVES

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

### 4. PROPERTY AREA AND ITS SURROUNDINGS

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

### 5. SALES BROCHURE

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

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

### 6. GOVERNMENT LAND GRANT AND DEED OF MUTUAL COVENANT (DMC)

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

### 7. INFORMATION ON AVAILABILITY OF RESIDENTIAL PROPERTIES FOR SELECTION AT SALES OFFICE

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

### 8. REGISTER OF TRANSACTIONS

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

### 9. AGREEMENT FOR SALE AND PURCHASE

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.

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

### 10. EXPRESSION OF INTENT OF PURCHASING A RESIDENTIAL PROPERTY

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

### 11. APPOINTMENT OF ESTATE AGENT

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



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

### 12. APPOINTMENT OF SOLICITOR

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

### FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES

#### 13. PRE-SALE CONSENT

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

#### 14. SHOW FLATS

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

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

#### 15. ESTIMATED MATERIAL DATE AND HANDING OVER DATE

- Check the estimated material date<sup>3</sup> for the development in the sales brochure.
  - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former.

However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.

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

FOR FIRST-HAND COMPLETED RESIDENTIAL PROPERTIES

**16. VENDOR'S INFORMATION FORM**

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

**17. VIEWING OF PROPERTY**

- Ensure that, before you purchase a residential property, you are arranged to view the residential property that you would like to purchase or, if it is not reasonably practicable to view the property in question, a comparable property in the development, unless you agree in writing that the vendor is not required to arrange such a comparable property for viewing for you. You are advised to think carefully before signing any waiver.
- You may take measurements, take photographs or make video recordings of the property, unless the property is held under a tenancy or reasonable restriction(s) is/are needed to ensure safety of the persons viewing the property.

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

Website : [www.srpa.gov.hk](http://www.srpa.gov.hk)  
Telephone : 2817 3313  
Email : [enquiry\\_srpa@hd.gov.hk](mailto:enquiry_srpa@hd.gov.hk)  
Fax : 2219 2220

Other useful contacts:

**CONSUMER COUNCIL**

Website : [www.consumer.org.hk](http://www.consumer.org.hk)  
Telephone : 2929 2222  
Email : [cc@consumer.org.hk](mailto:cc@consumer.org.hk)  
Fax : 2856 3611

**ESTATE AGENTS AUTHORITY**

Website : [www.eaa.org.hk](http://www.eaa.org.hk)  
Telephone : 2111 2777  
Email : [enquiry@eaa.org.hk](mailto:enquiry@eaa.org.hk)  
Fax : 2598 9596

**REAL ESTATE DEVELOPERS ASSOCIATION OF HONG KONG**

Telephone : 2826 0111  
Fax : 2845 2521

- 1 The details of various mortgage loan plans include the requirements for mortgagors on minimum income level, the loan limit under the first mortgage and second mortgage, the maximum loan repayment period, the change of mortgage interest rate throughout the entire repayment period, and the payment of administrative fees.
- 2 According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following—
  - (i) the external dimensions of each residential property;
  - (ii) the internal dimensions of each residential property;
  - (iii) the thickness of the internal partitions of each residential property;
  - (iv) the external dimensions of individual compartments in each residential property.According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.
- 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.

# 1 發展項目THE HOLBORN的資料 INFORMATION ON THE DEVELOPMENT, THE HOLBORN

## 街道名稱及門牌號數

筲箕灣道1號

(此臨時門牌號數有待發展項目建成時確認。)

## 樓層總數

31層(地庫至32樓、不包括天台)

## 樓層號數

地庫、地下、地下高層、1樓至3樓、5樓至12樓、15樓至23樓、25樓至32樓及天台

## 被略去的樓層號數

4樓、13樓、14樓及24樓

## 庇護層

16樓

## 本發展項目屬未落成發展項目：

- (a) 由該項目的認可人士提供的該項目的預計關鍵日期為2023年4月30日。
- (b) 預計關鍵日期，是受到買賣合約所允許的任何延期所規限的。
- (c) 為買賣合約的目的，發展項目當作在佔用許可證就該項目中的每幢建築物發出的日期落成。

## NAME OF THE STREET AND THE STREET NUMBER

No. 1 Shau Kei Wan Road

(This provisional street number is subject to confirmation when the development is completed.)

## TOTAL NUMBER OF STOREYS

31 storeys (Basement to 32/F, excluding roof)

## FLOOR NUMBERING

Basement, G/F, UG/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-32/F and Roof

## OMITTED FLOOR NUMBERS

4/F, 13/F, 14/F and 24/F

## REFUGE FLOOR

16/F

## THIS DEVELOPMENT IS AN UNCOMPLETED DEVELOPMENT:

- (a) The estimated material date for the development, as provided by the Authorized Person for the development is 30 April 2023.
- (b) The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.
- (c) For the purpose of the Agreement for Sale and Purchase, the development is deemed to be completed on the date on which an occupation permit for every building in the development is issued.

## 2 賣方及有參與發展項目的其他人的資料 INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

### 賣方

中潤投資有限公司(並以中潤地產有限公司之名稱在香港經營業務)(註:賣方成立為法團的所在地為英屬維爾京群島,而賣方的成員之法律責任屬有限)(亦為擁有人及其控權公司為恒基兆業有限公司、恒基兆業地產有限公司、謙耀置業有限公司、Good Time Limited、Broadwin Int'l Limited及愛邦有限公司)

### 發展項目的認可人士

李景勳、雷煥庭建築師有限公司的李嘉胤先生  
(李嘉胤先生為李景勳、雷煥庭建築師有限公司的董事)

### 發展項目的承建商

祥記馮祥建築有限公司

### 賣方代表律師

孖士打律師行  
劉漢銓律師行

### 已為發展項目的建造提供貸款或已承諾為發展項目的建造提供融資的認可機構

不適用

### 已為發展項目的建造提供貸款的任何其他人

恒基兆業地產代理有限公司

### VENDOR

Central Profit Investments Limited (remark: the place of incorporation of the Vendor is the British Virgin Islands and the liability of the members of the Vendor is limited) (also as the owner and whose holding companies are Henderson Development Limited, Henderson Land Development Company Limited, Mightymark Investment Limited, Good Time Limited, Broadwin Int'l Limited and Parabond Limited)

### AUTHORIZED PERSON FOR THE DEVELOPMENT

Mr. Lee Kar Yan Douglas of Andrew Lee King Fun & Associates Architects Limited  
(Mr. Lee Kar Yan Douglas is a director of Andrew Lee King Fun & Associates Architects Limited)

### BUILDING CONTRACTOR FOR THE DEVELOPMENT

Cheung Kee Fung Cheung Construction Company Limited

### VENDOR'S SOLICITORS

Mayer Brown  
Chu & Lau

### AUTHORIZED INSTITUTION THAT HAS MADE A LOAN OR HAS UNDERTAKEN TO PROVIDE FINANCE FOR THE CONSTRUCTION OF THE DEVELOPMENT

Not applicable

### ANY OTHER PERSON WHO HAS MADE A LOAN FOR THE CONSTRUCTION OF THE DEVELOPMENT

Henderson Real Estate Agency Limited

## 3

## 有參與發展項目的各方的關係

## RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

(a) 賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人；	不適用	(m) 賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員；	不適用
(b) 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人；	不適用	(n) 賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份；	否
(c) 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的家人；	否	(o) 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份；	否
(d) 賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人；	不適用	(p) 賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書；	否
(e) 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人；	不適用	(q) 賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員；	不適用
(f) 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人；	否	(r) 賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團；	否
(g) 賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	不適用	(s) 賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	否
(h) 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	不適用		
(i) 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述律師事務所的經營人的家人；	否		
(j) 賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份；	否		
(k) 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份；	否		
(l) 賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書；	否		

## 3

## 有參與發展項目的各方的關係

## RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

(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;	Not applicable	(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;	No
(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;	Not applicable	(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;	Not applicable
(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;	No	(n) The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development holds at least 10% of the issued shares in that vendor, holding company or contractor;	No
(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;	Not applicable	(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;	No
(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;	Not applicable	(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;	No
(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;	No	(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;	Not applicable
(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;	Not applicable	(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;	No
(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;	Not applicable	(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.	No
(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;	No		
(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;	No		
(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;	No		

# 4 發展項目的設計的資料

## INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目將會有構成圍封牆的一部分的非結構的預製外牆。

There will be non-structural prefabricated external walls forming part of the enclosing walls of the development.

每幢建築物的非結構的預製外牆的厚度範圍為150毫米。

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

發展項目將會有構成圍封牆的一部分的幕牆。

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

每幢建築物的幕牆的厚度範圍為200毫米。

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

### 每個住宅物業的非結構的預製外牆及幕牆的總面積表

#### SCHEDULE OF TOTAL AREA OF THE NON-STRUCTURAL PREFABRICATED EXTERNAL WALLS AND CURTAIN WALLS OF EACH RESIDENTIAL PROPERTY

座數 Tower	樓層 Floor	單位 Flat	每個住宅物業的非結構的預製外牆的總面積 (平方米) The total area of the non-structural prefabricated external walls of each residential property (sq.m.)	每個住宅物業的幕牆的總面積 (平方米) The total area of the curtain walls of each residential property (sq.m.)
A座 Tower A	3樓 3/F	A1	0.488	1.737
		A2	-	0.695
		A3	-	0.451
		A5	-	0.451
		A6	-	0.451
		A7	-	0.435
		A8	-	0.445
		A9	-	0.445
		A10	-	0.868
		5樓-12樓、 15樓 5/F-12/F, 15/F	A1	0.488
	A2		-	0.695
	A3		-	0.451
	A5		-	0.451
	A6		-	0.451
	A7		-	0.405
	A8		-	0.415
	A9		-	0.415
	A10		-	0.838

座數 Tower	樓層 Floor	單位 Flat	每個住宅物業的非結構的預製外牆的總面積 (平方米) The total area of the non-structural prefabricated external walls of each residential property (sq.m.)	每個住宅物業的幕牆的總面積 (平方米) The total area of the curtain walls of each residential property (sq.m.)
A座 Tower A	17樓 17/F	A1	0.488	1.707
		A2	-	0.695
		A3	-	0.451
		A5	-	0.451
		A6	-	0.451
		A7	-	0.410
		A8	-	0.420
		A9	-	0.420
		A10	-	0.838
		18樓-23樓、 25樓-31樓 18/F-23/F, 25/F-31/F	A1	0.488
	A2		-	0.695
	A3		-	0.451
	A5		-	0.451
	A6		-	0.451
	A7		-	0.410
	A8		-	0.420
	A9		-	0.420
	A10		-	0.838
	32樓 32/F		A1	0.488
		A2	-	0.695
		SA1	-	0.916
		A7	-	0.410
		A8	-	0.420
		A9	-	0.420
		A10	-	0.838

## 4

## 發展項目的設計的資料

## INFORMATION ON DESIGN OF THE DEVELOPMENT

座數 Tower	樓層 Floor	單位 Flat	每個住宅物業的非結構的預製外牆的總面積 (平方米) The total area of the non-structural prefabricated external walls of each residential property (sq.m.)	每個住宅物業的幕牆的總面積 (平方米) The total area of the curtain walls of each residential property (sq.m.)
B座 Tower B	3樓 3/F	B1	0.344	0.850
		B2	-	0.675
		B3	-	0.451
		B5	-	0.451
		B6	-	0.451
		B7	-	0.445
		B8	-	0.450
		B9	-	0.460
		5樓-12樓、 15樓 5/F-12/F, 15/F	B1	0.344
	B2		-	0.675
	B3		-	0.451
	B5		-	0.451
	B6		-	0.451
	B7		-	0.415
	B8		-	0.420
	B9		-	0.430
	17樓 17/F	B1	0.344	0.850
		B2	-	0.675
		B3	-	0.451
		B5	-	0.451
		B6	-	0.451
		B8	-	0.535
		B9	-	0.430

座數 Tower	樓層 Floor	單位 Flat	每個住宅物業的非結構的預製外牆的總面積 (平方米) The total area of the non-structural prefabricated external walls of each residential property (sq.m.)	每個住宅物業的幕牆的總面積 (平方米) The total area of the curtain walls of each residential property (sq.m.)
B座 Tower B	18樓-23樓、 25樓-31樓 18/F-23/F, 25/F-31/F	B1	0.344	0.850
		B2	-	0.675
		B3	-	0.451
		B5	-	0.451
		B6	-	0.451
		B7	-	0.420
		B8	-	0.420
		B9	-	0.430
		32樓 32/F	B1	0.344
	B2		-	0.675
	SB1		-	0.916
	B7		-	0.420
	B8		-	0.420
	B9		-	0.430



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

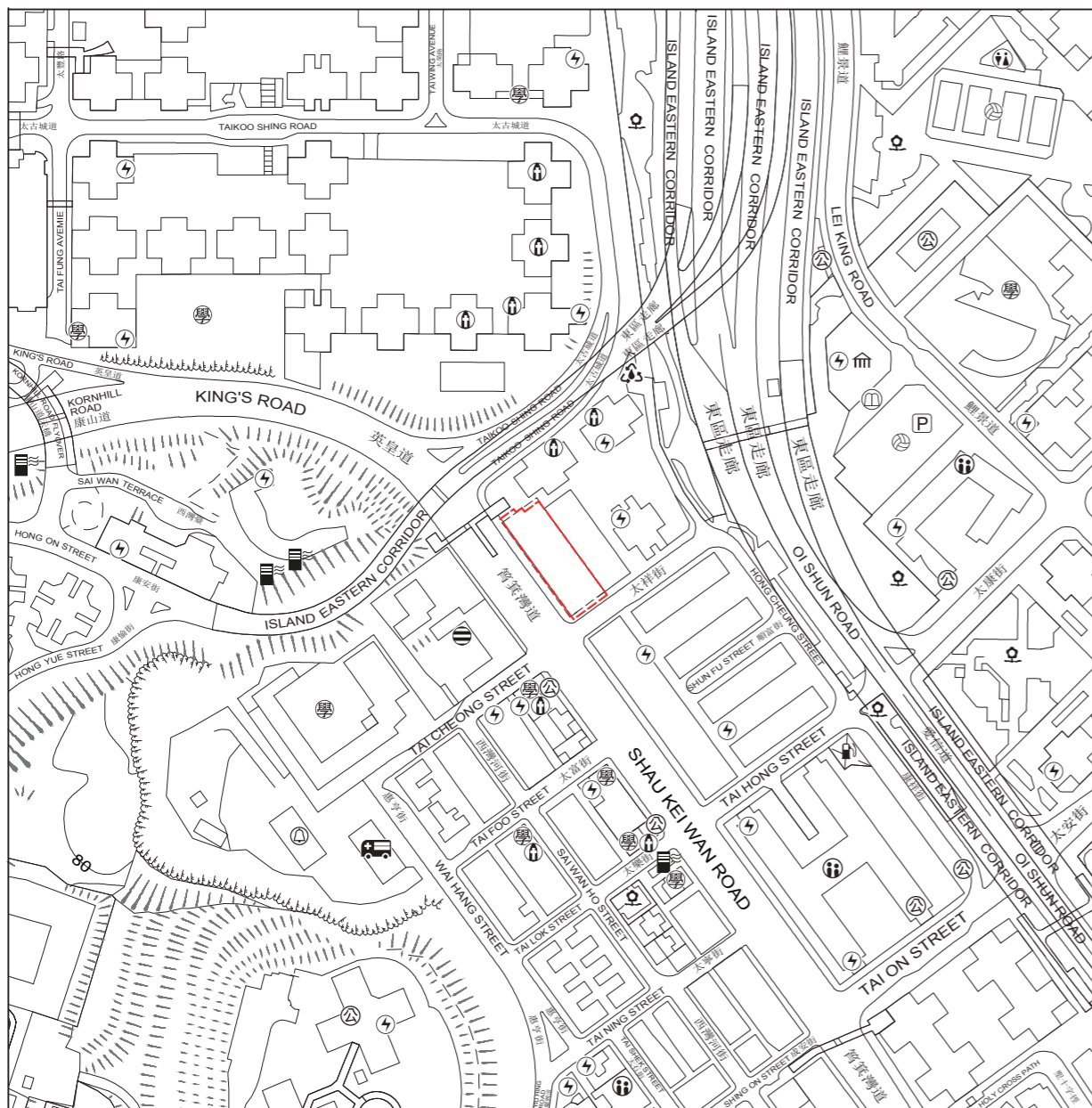
### 管理人

根據發展項目的公契的最新擬稿，尊家管業有限公司將獲委任為發展項目的管理人。

### MANAGER

H-Privilege Limited will be appointed as the Manager of the development under the latest draft deed of mutual covenant in respect of the development.

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



資料 / 地圖 / 鳥瞰照片由香港地理數據站提供，香港特別行政區政府為知識產權擁有人。  
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此所在位置圖參考測繪圖編號 T11-SE-A，經修正處理。  
This location plan is made with reference to Survey Sheet No. T11-SE-A with adjustments where necessary.

## 圖例 NOTATION

- ⚡ 發電廠 (包括電力分站) Power Plant (including Electricity Sub-stations)
- 📖 圖書館 Library
- P 公眾停車場 (包括貨車停泊處) Public Carpark (including Lorry Park)
- 🚻 公廁 Public Convenience
- ⚙️ 公用事業設施裝置 Public Utility Installation
- 🏠 宗教場所 (包括教堂、廟宇及祠堂) Religious Institution (including Church, Temple and Tsz Tong)
- 🎓 學校 (包括幼稚園) School (including Kindergarten)
- 🏠 社會福利設施 (包括老人中心及弱智人士護理院) Social Welfare Facilities (including Elderly Centre and Home for the Mentally Disabled)
- 🌳 公園 Public Park
- 🛢️ 油站 Petrol Filling Station
- 🏛️ 博物館 Museum
- 🏊 體育設施 (包括運動場及游泳池) Sports Facilities (including Sports Ground and Swimming Pool)
- 🚪 香港鐵路的通風井 Ventilation Shaft for the Mass Transit Railway
- 🚑 救護車站 Ambulance Depot
- 🚓 警署 Police Station
- 🚒 消防局 Fire Station
- 🗑️ 污水處理廠及設施 Sewage Treatment Works and Facilities

--- 發展項目的位置  
Location of the Development

比例：0M/米  
Scale : 0 250M/米

備註：因技術性問題，此位置圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。  
Note : Due to technical reasons, this location plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

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



● 發展項目的位置  
Location of the Development

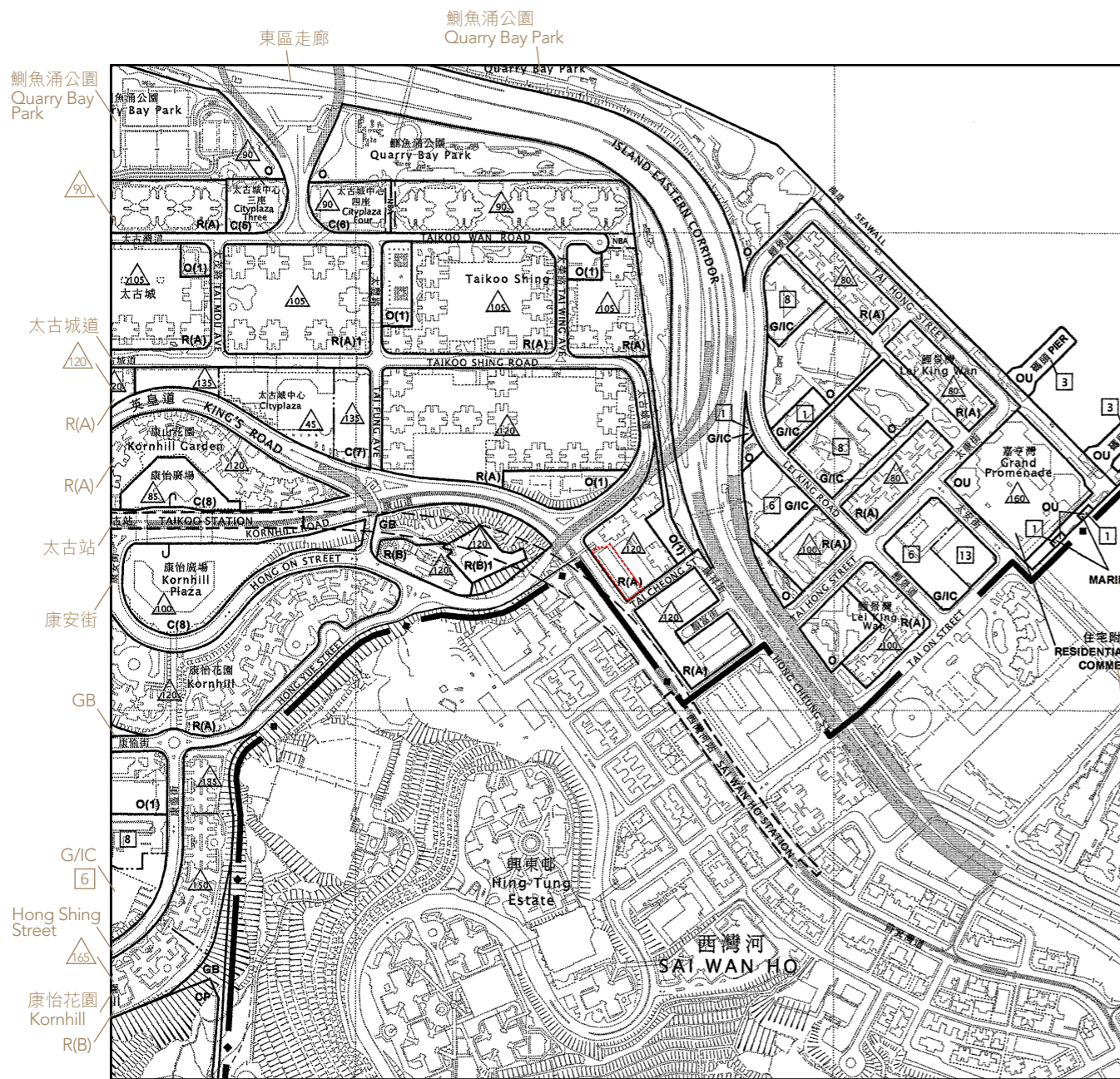
備註：因技術性問題，此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》的規定。  
Note: Due to technical reasons, this aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

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摘錄自地政總署測繪處於2021年1月6日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E118086C。  
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, Photo No. E118086C, dated 6 January 2021.

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



摘錄自 2010 年 9 月 17 日刊憲之鯽魚涌 (香港規劃區第 21 區) 分區計劃大綱核准圖，圖則編號為 S/H21/28，經修正處理。

Extracted from the approved Quarry Bay (Hong Kong Planning Area No. 21) Outline Zoning Plan, Plan No. S/H21/28, gazetted on 17 September 2010, with adjustments where necessary.

### 圖例 NOTATION

#### 地帶 ZONES

- C** 商業 Commercial
- R(A)** 住宅(甲類) Residential (Group A)
- R(B)** 住宅(乙類) Residential (Group B)
- G/IC** 政府、機構或社區 Government, Institution or Community
- O** 休憩用地 Open Space
- OU** 其他指定用途 Other Specified Uses
- GB** 綠化地帶 Green Belt
- CP** 郊野公園 Country Park

#### 其他 MISCELLANEOUS

- 規劃範圍界線 Boundary of Planning Scheme
- 建築物高度管制區界線 Building Height Control Zone Boundary
- 最高建築物高度(在主水平基準上若干米) Maximum Building Height (In metres above Principal Datum)
- 最高建築物高度(樓層數目) Maximum Building Height (In number of storeys)
- 非建築用地 Non-Building Area

#### 交通 COMMUNICATIONS

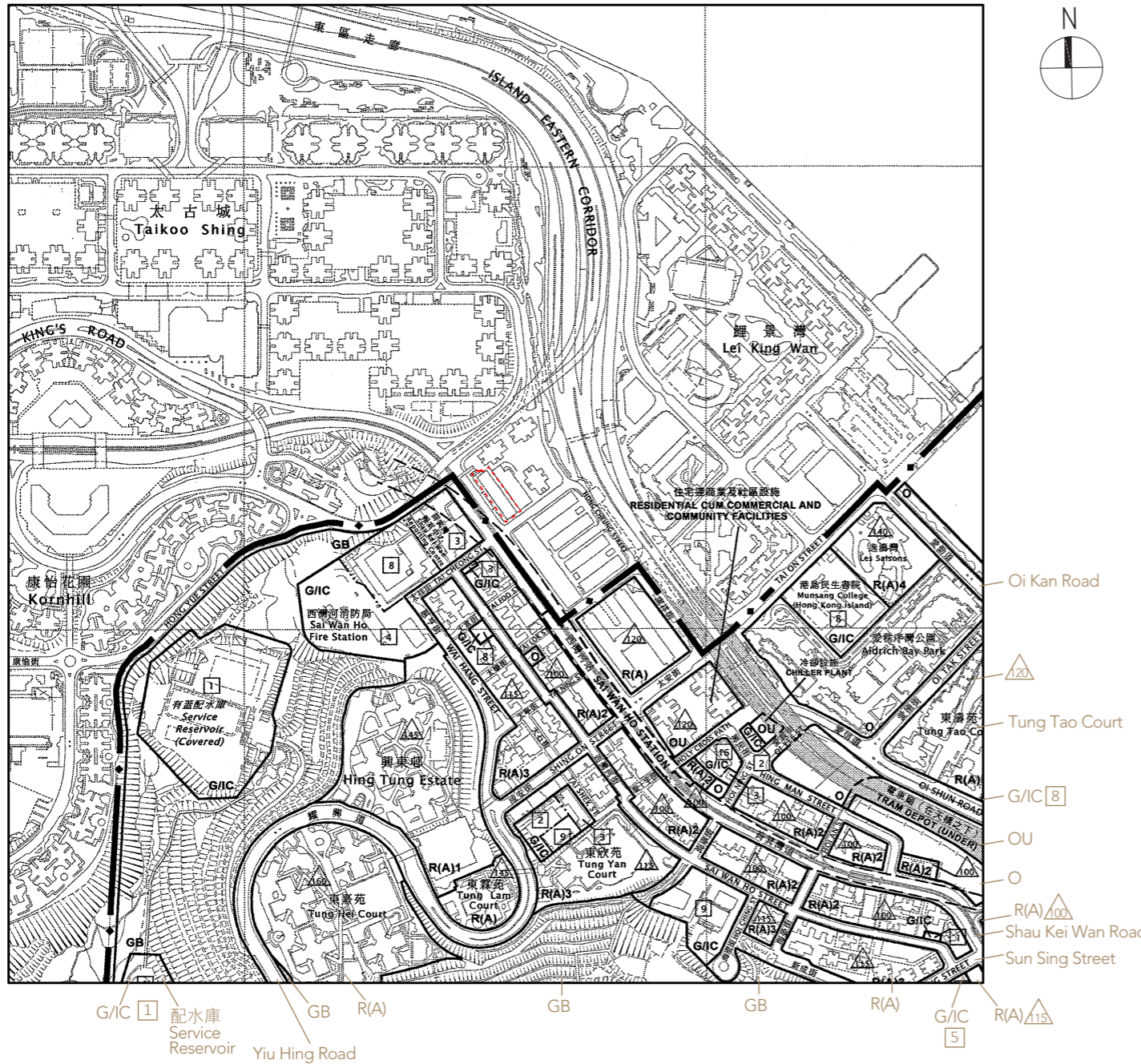
- 鐵路及車站 (地下) Railway and Station (Underground)
- 主要道路及路口 Major Road and Junction
- 高架道路 Elevated Road

發展項目的位置  
Location of the Development

比例：0M/米  
Scale: 500M/米

住宅附連公共車輛總站、商業及社區設施  
Residential Cum Public Transport Terminus,  
Commercial And Community Facilities

備註：因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。  
Note: Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.



摘錄自 2015 年 4 月 17 日刊憲之筲箕灣 (港島規劃區第 9 區) 分區計劃大綱核准圖，圖則編號為 S/H9/18，經修正處理。

Extracted from the approved Shau Kei Wan (Hong Kong Planning Area No. 9) Outline Zoning Plan, Plan No. S/H9/18, gazetted on 17 April 2015, with adjustments where necessary.

圖例 NOTATION

地帶 ZONES

- R(A)** 住宅(甲類)  
Residential (Group A)
- G/I/C** 政府、機構或社區  
Government, Institution or Community
- O** 休憩用地  
Open Space
- OU** 其他指定用途  
Other Specified Uses
- GB** 綠化地帶  
Green Belt

其他 MISCELLANEOUS

- 規劃範圍界線  
Boundary of Planning Scheme
- 建築物高度管制區界線  
Building Height Control Zone Boundary
- 最高建築物高度(在主水平基準上若干米)  
Maximum Building Height (In metres above Principal Datum)
- 最高建築物高度(樓層數目)  
Maximum Building Height (In number of storeys)

交通 COMMUNICATIONS

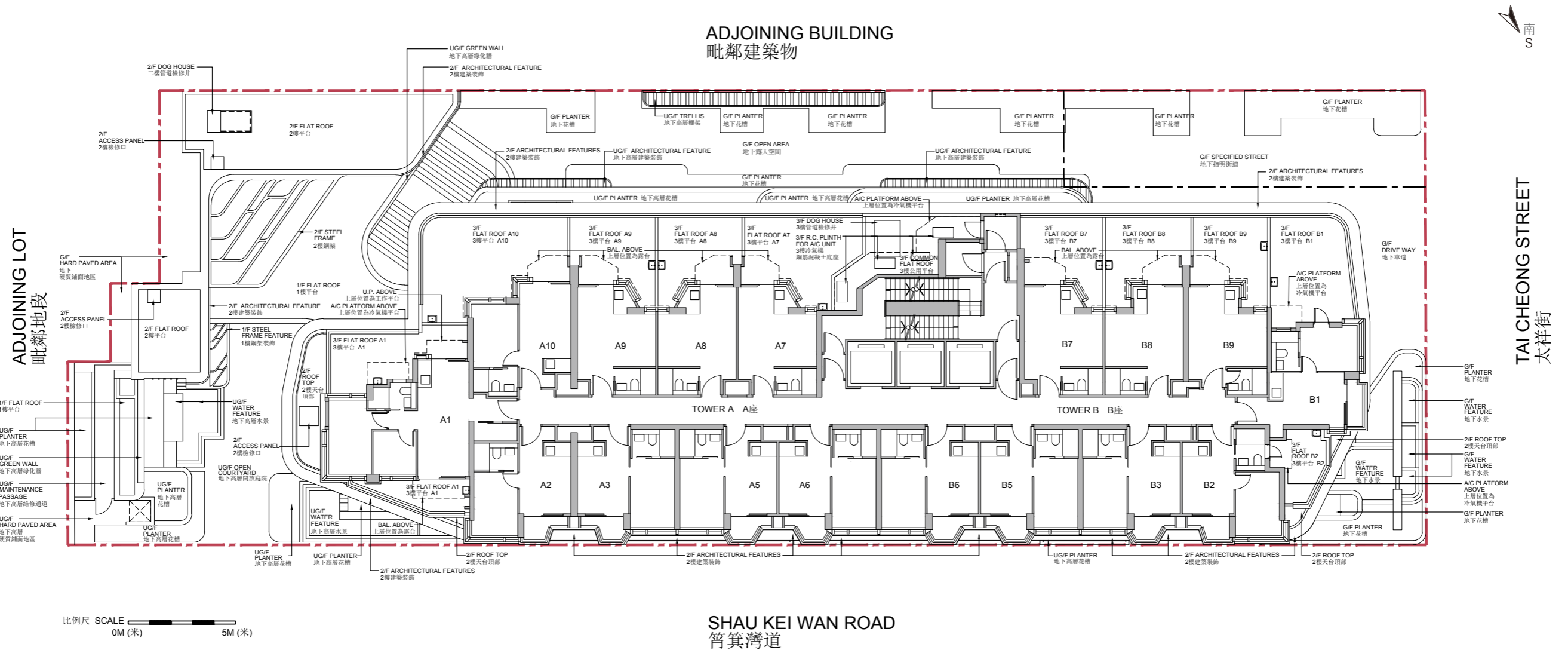
- 鐵路及車站(地下) Railway and Station (Underground)
- 主要道路及路口 Major Road and Junction
- 高架道路 Elevated Road

發展項目的位置  
Location of the Development

比例：0M/米  
Scale: 500M/米

備註：因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。  
Note: Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

ADJOINING BUILDING  
毗鄰建築物



A/C PLATFORM = Air-conditioner Platform 冷氣機平台

BAL. = Balcony 露台

DOG HOUSE = Mechanical & Electrical Services Duct 管道檢修井

R.C. PLINTH FOR A/C UNIT = Reinforced Concrete Plinth for Air-conditioning Unit 冷氣機鋼筋混凝土底座

U.P. = Utility Platform 工作平台

 Boundary of the Development 發展項目的界線

由該項目的認可人士提供的該等建築物及設施的預計落成日期為 2023 年 4 月 30 日。  
備註：圖中所示之發展項目住宅樓層布局是參照適用於 3 樓住宅樓層的樓面平面圖。

The estimated date of completion of these buildings and facilities, as provided by the authorized person for the development is 30 April 2023.  
Note: The layout of the residential floor of the development shown in this plan is based on floor plan applicable to 3/F.

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

在本頁上之備註和圖例適用於全部的「發展項目的住宅物業的樓面平面圖」頁數。

THE REMARKS AND LEGENDS ON THIS PAGE APPLY TO ALL PAGES OF "FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT".

## 樓面平面圖圖例

### LEGENDS OF THE FLOOR PLANS

A/C PLATFORM = Air-conditioner Platform 冷氣機平台

A/C UNIT = Air-conditioning Unit 冷氣機

BAL. = Balcony 露台

B.R. = Bedroom 睡房

BATH = Bathroom 浴室

DN = Down 落

DOG HOUSE = Mechanical & Electrical Services Duct 管道檢修井

ELECT. ROOM = Electricity Room 電房

ELV. DUCT = Extra Low Voltage Duct 特低壓電線槽

E&M Plant Room = Electrical and Mechanical Room 機電房

F.H. = Fire Hydrant 消防柱

H/L = High Level 高位

H.R. = Hose Reel 消防喉轆

LAV. = Lavatory 洗手間

LIV./DIN. = Living Room / Dining Room 客廳/飯廳

M.BATH = Master Bathroom 主人浴室

M.B.R. = Master Bedroom 主人睡房

OPEN KIT. = Open Kitchen 開放式廚房

P.D. = Pipe Duct 管道

REFUSE ROOM = Refuse Storage and Material Recovery Room 垃圾及物料回收室

STORE = Store Room 儲物室

TOP OF BAL. = Top of Balcony 下層露台之頂蓋

TOP OF U.P. = Top of Utility Platform 下層工作平台之頂蓋

U.P. = Utility Platform 工作平台

W.M.C. = Water Meter Cabinet 水錶櫃

 = Built-in fittings provided in the flats 隨樓附送嵌入式裝置

備註：

1. 部分住宅物業的露台、工作平台、平台、天台或外牆或設有外露之公用喉管，或外牆裝飾板內藏之公用喉管。
2. 部分住宅物業內之部分天花或有跌級樓板，用以安裝上層之機電設備或配合上層之結構、建築設計及/或裝修設計上的需要。
3. 部分住宅物業內或設有假陣或假天花用以安裝冷氣喉管及/或其他機電設備。
4. 平面圖所列之數字為以毫米標示之建築結構尺寸。
5. 各住宅物業的樓面平面圖內所展示之裝置及設備的圖標如浴缸、洗手盆、座廁、淋浴間、洗滌盆、櫃(如有)等乃根據最新經批准的建築圖則擬備，其形狀、尺寸、比例或與實際提供的裝置及設備存在差異，僅供示意及參考之用。

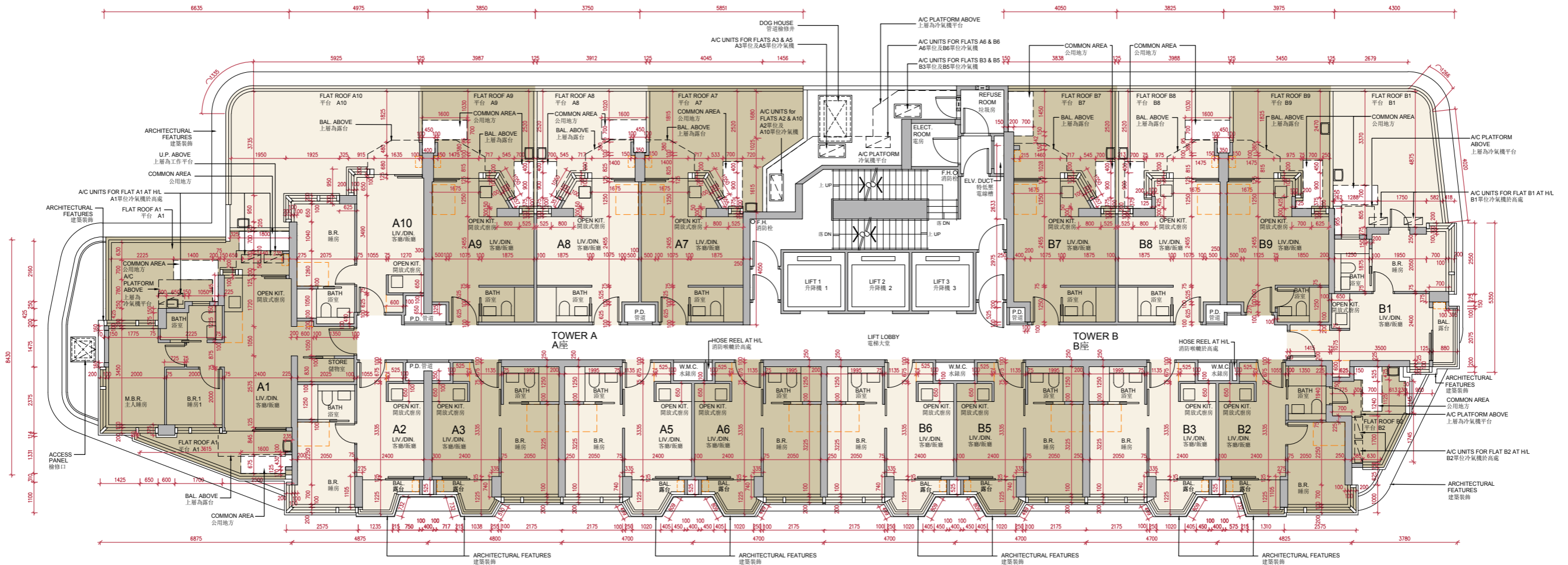
Remarks:

1. Common pipes exposed or enclosed in cladding may be located at the balcony, utility platform, flat roof, roof or external wall of some residential properties.
2. There may be sunken slabs at some parts of the ceiling inside some residential properties for the installation of mechanical and electrical services of the floor above or due to the structural, architectural and/or decoration design requirements of the floor above.
3. There may be ceiling bulkheads or false ceiling inside some residential properties for the installation of air-conditioning conduits and/or other mechanical and electrical services.
4. The dimensions of the floor plans are all structural dimensions in millimeter.
5. Those icons of fittings and fitments shown on the floor plans of residential properties like bathtubs, wash basins, water closets, shower cubicles, sink units, cabinets (if any) etc. are prepared in accordance with the latest approved building plans. Their shapes, dimensions, scales may be differed from the fittings and fitments actually provided and they are for indication and reference only.

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

## 3樓平面圖

### 3/F FLOOR PLAN



比例尺 SCALE 0M (米) 5M (米)

- 備註 :
1. 平面圖所列的數字為以毫米標示之建築結構尺寸。
  2. 平台空白位置為供維修大廈設備使用的公用地方。
- Notes:
1. The dimensions in floor plans are all structural dimensions in millimeter.
  2. Blank areas on the flat roof are common areas for building facility maintenance.



# 10 發展項目的住宅物業的樓面平面圖

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat								
		A1	A2	A3	A5	A6	A7	A8	A9	A10
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	3 樓 3/F	3275, 3425, 3500	3200, 3500	3500	3500	3500	3200, 3275, 3500	3200, 3275, 3500	3200, 3275, 3500	3200, 3275, 3500
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		125, 150, 175	150	150	150	150	150	175	175	125

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat							
		B1	B2	B3	B5	B6	B7	B8	B9
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	3 樓 3/F	3050, 3125, 3500	3425, 3500	3200, 3500	3500	3200, 3500	3200, 3275, 3500	3200, 3275, 3500	3200, 3275, 3500
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		150	150	150	150	150	175	175	150

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。

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.

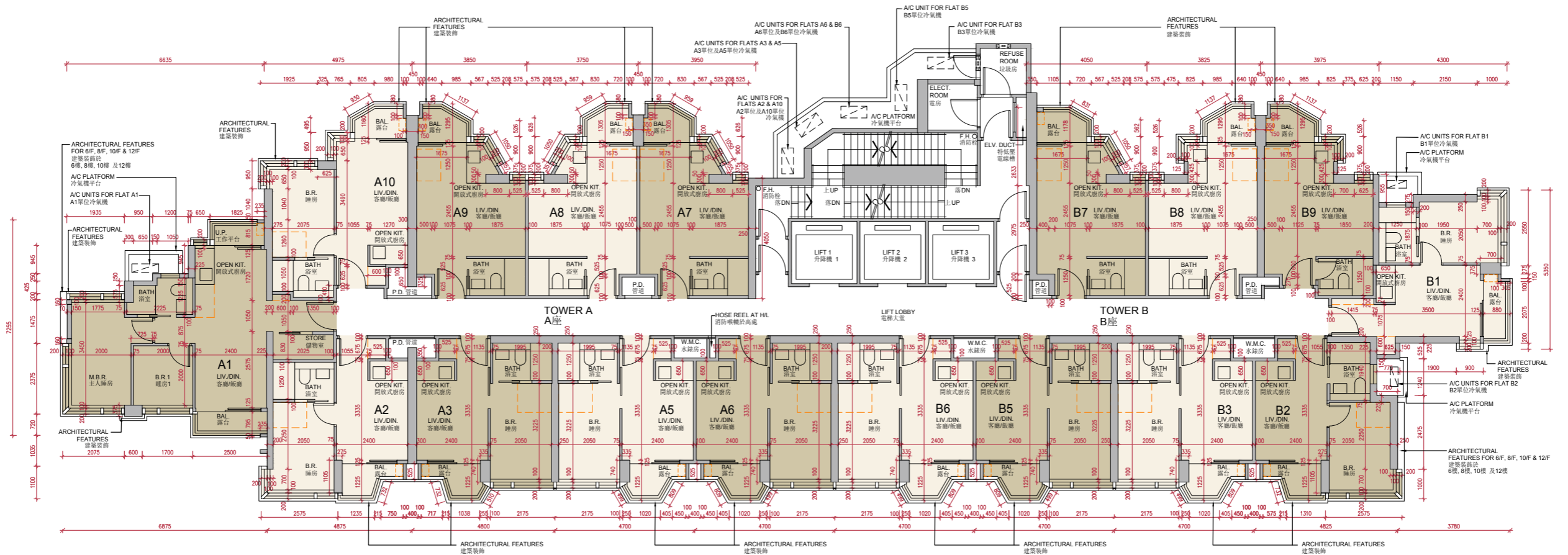
請參閱本售樓說明書第22頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

Please refer to page 22 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

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

5樓-12樓、15樓平面圖

5/F - 12/F, 15/F FLOOR PLAN



比例尺 SCALE 0M (米) 5M (米)

備註：平面圖所列的數字為以毫米標示之建築結構尺寸。  
Note: The dimensions in floor plans are all structural dimensions in millimeter.

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

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat								
		A1	A2	A3	A5	A6	A7	A8	A9	A10
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	5樓 -12樓 5/F-12/F	3500	3500	3500	3500	3500	3500	3500	3500	3500
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		125, 150, 175	150	150	150	150	150	175	175	125

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat							
		B1	B2	B3	B5	B6	B7	B8	B9
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	5樓 -12樓 5/F-12/F	3500	3500	3500	3500	3500	3500	3500	3500
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		150	150	150	150	150	175	175	150

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat								
		A1	A2	A3	A5	A6	A7	A8	A9	A10
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	15樓 15/F	3500	3500	3500	3500	3500	3500	3500	3500	3500
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		125, 150	150	150	150	150	150	175	175	125

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat							
		B1	B2	B3	B5	B6	B7	B8	B9
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	15樓 15/F	3500	3500	3500	3500	3500	3500	3500	3500
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		150	150	150	150	150	175, 325	175	150

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。

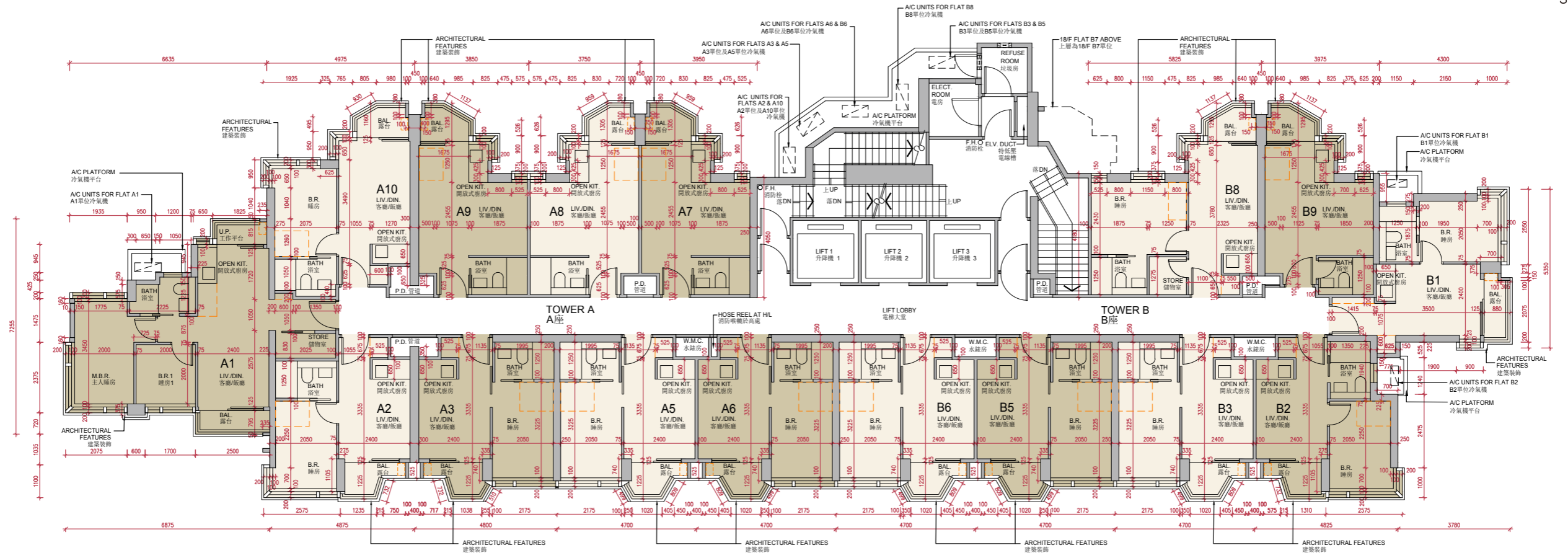
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

請參閱本售樓說明書第22頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

Please refer to page 22 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

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

17樓平面圖  
17/F FLOOR PLAN



比例尺 SCALE 0M (米) 5M (米)

備註：平面圖所列的數字為以毫米標示之建築結構尺寸。  
Note: The dimensions in floor plans are all structural dimensions in millimeter.

# 10 發展項目的住宅物業的樓面平面圖

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat								
		A1	A2	A3	A5	A6	A7	A8	A9	A10
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	17 樓 17/F	3500	3500	3500	3500	3500	3500	3500	3500	3500
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		125, 150, 175	150	150	150	150	150	175	175	125

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat						
		B1	B2	B3	B5	B6	B8	B9
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	17 樓 17/F	3500	3500	3500	3500	3500	3200, 3425, 3500	3500
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		150	150	150	150	150	175	150

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。

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.

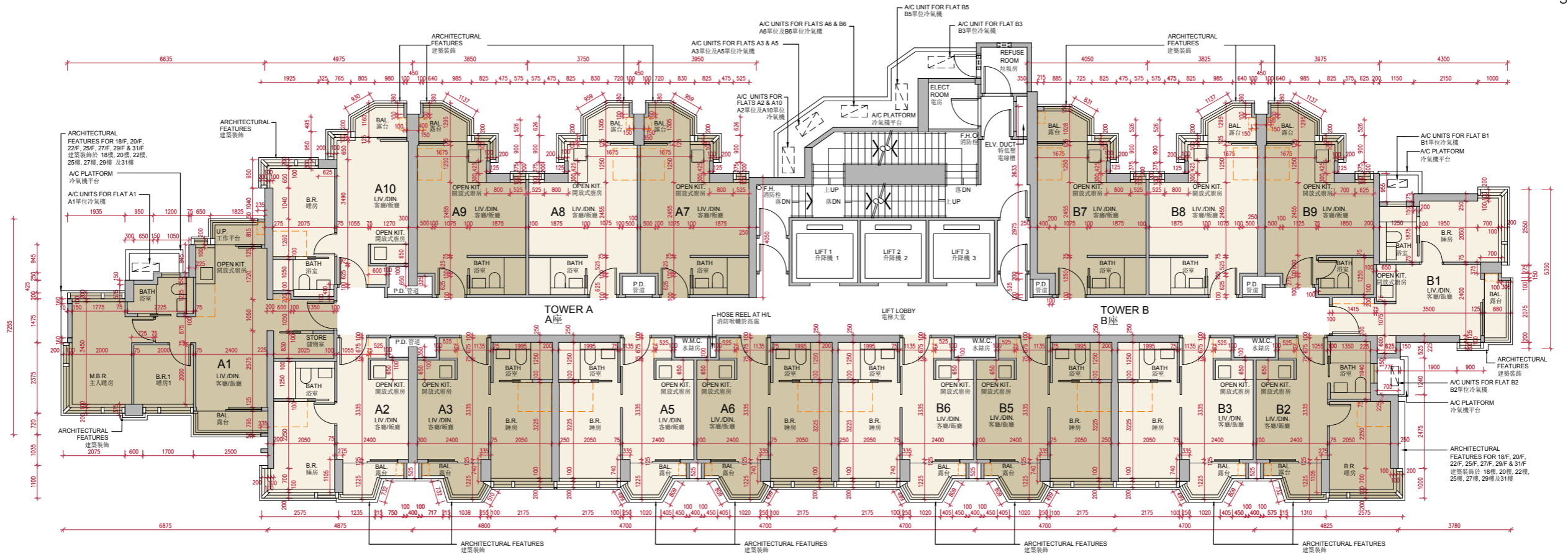
請參閱本售樓說明書第22頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

Please refer to page 22 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

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

18樓-23樓、25樓-31樓平面圖

18/F-23/F, 25/F-31/F FLOOR PLAN



比例尺 SCALE 0M (米) 5M (米)

備註：平面圖所列的數字為以毫米標示之建築結構尺寸。  
Note: The dimensions in floor plans are all structural dimensions in millimeter.

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

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat									
		A1	A2	A3	A5	A6	A7	A8	A9	A10	
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	18樓-23樓、 25樓-30樓 18/F-23/F, 25/F-30/F	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		125, 150, 175	150	150	150	150	150	175	175	125	

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat								
		B1	B2	B3	B5	B6	B7	B8	B9	
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	18樓-23樓、 25樓-30樓 18/F-23/F, 25/F-30/F	3500	3500	3500	3500	3500	3500	3500	3500	3500
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		150	150	150	150	150	175	175	150	

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat									
		A1	A2	A3	A5	A6	A7	A8	A9	A10	
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	31樓 31/F	3500	3500	3200, 3275, 3425, 3500	3200, 3275, 3425, 3500	3275, 3500	3500	3500	3500	3500	
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		125, 150, 175	150	150	150	150	150	175	175	125	

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat								
		B1	B2	B3	B5	B6	B7	B8	B9	
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	31樓 31/F	3500	3500	3200, 3275, 3425, 3500	3200, 3275, 3425, 3500	3275, 3500	3500	3500	3500	
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		150	150	150	150	150	175	175	150	

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。

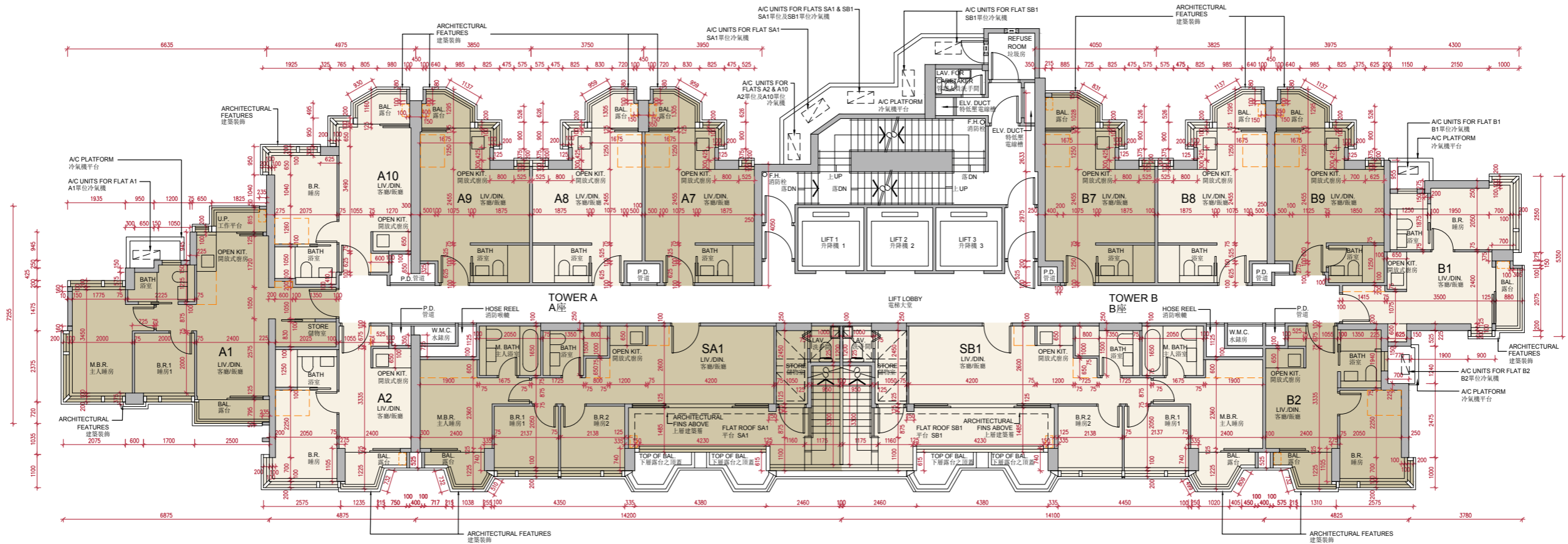
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

請參閱本售樓說明書第22頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

Please refer to page 22 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

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

## 32樓平面圖 32/F FLOOR PLAN



備註：平面圖所列的數字為以毫米標示之建築結構尺寸。  
Note: The dimensions in floor plans are all structural dimensions in millimeter.



# 10 發展項目的住宅物業的樓面平面圖

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat						
		A1	A2	SA1	A7	A8	A9	A10
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	32 樓 32/F	3825	3825	3825	3825	3825	3825	3825
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		200	200	200	200	200	200	200

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat					
		B1	B2	SB1	B7	B8	B9
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	32 樓 32/F	3825	3825	3825	3825	3825	3825
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		200	200	200	200	200	200

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。

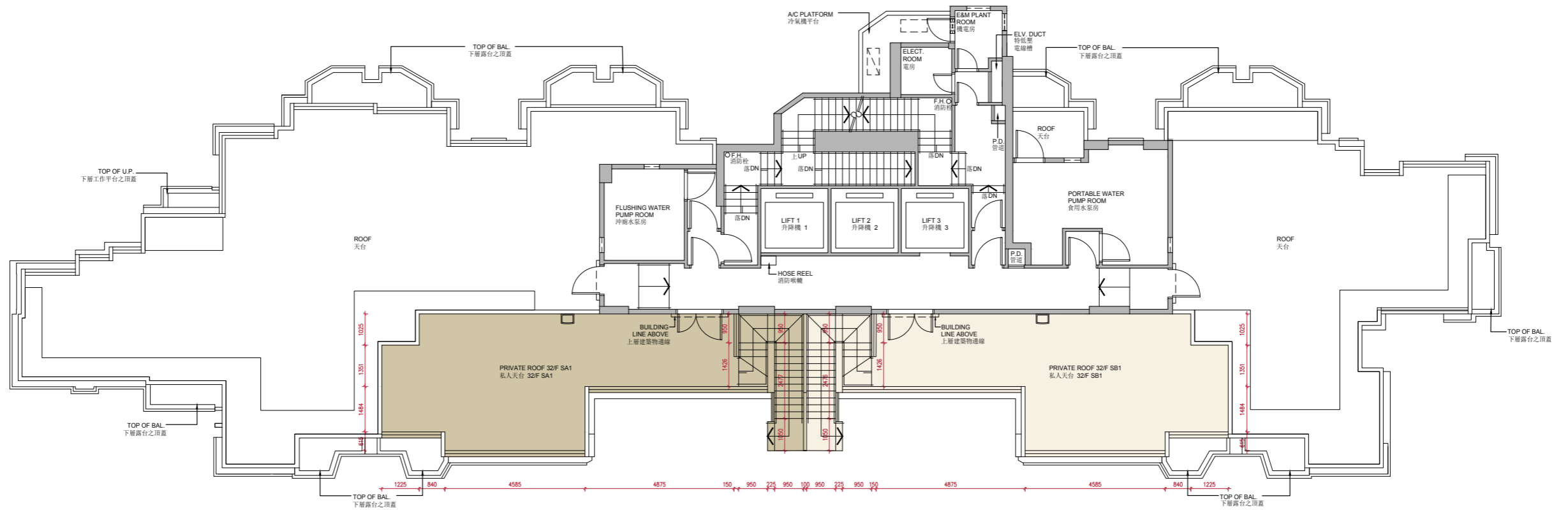
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Please refer to page 22 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

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

天台平面圖  
ROOF PLAN



比例尺 SCALE 0M (米) 5M (米)

備註：平面圖所列的數字為以毫米標示之建築結構尺寸。  
Note: The dimensions in floor plans are all structural dimensions in millimeter.

# 10 發展項目的住宅物業的樓面平面圖

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat	
		SA1	SB1
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	天台 Roof	不適用 Not applicable	
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)			

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。

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.

請參閱本售樓說明書第22頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

Please refer to page 22 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

# 11 發展項目中的住宅物業的面積

## AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
A座 Tower A	3樓 3/F	A1	38.351 (413) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	14.825 (160)	-	-	-	-	-	-
		A2	23.576 (254) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		A3	24.139 (260) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		A5	23.731 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		A6	23.731 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		A7	19.407 (209) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	16.454 (177)	-	-	-	-	-	-
		A8	18.603 (200) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	10.075 (108)	-	-	-	-	-	-
		A9	19.126 (206) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	10.314 (111)	-	-	-	-	-	-
		A10	23.888 (257) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	25.320 (273)	-	-	-	-	-	-

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表2第2部分別計算得出的。

備註：上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米 = 10.764平方呎換算，並四捨五入至整數。

The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes: Areas in square metre as specified in the above are calculated in accordance with the latest approved building plans.

Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

# 11 發展項目中的住宅物業的面積

## AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)											
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard		
A座 Tower A	5樓-12樓、 15樓 5/F-12/F, 15/F	A1	42.026 (452) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-		
		A2	23.489 (253) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	
		A3	24.139 (260) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	-
		A5	23.731 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	-
		A6	23.731 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	-
		A7	21.377 (230) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	-
		A8	20.573 (221) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	-
		A9	21.096 (227) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	-
		A10	25.739 (277) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	-

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表2第2部分別計算得出的。

備註：上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。

The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes: Areas in square metre as specified in the above are calculated in accordance with the latest approved building plans.

Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

# 11 發展項目中的住宅物業的面積

## AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)											
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard		
A座 Tower A	17樓 17/F	A1	42.026 (452) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-		
		A2	23.489 (253) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	
		A3	24.139 (260) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	-
		A5	23.731 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	-
		A6	23.731 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	-
		A7	21.234 (229) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	-
		A8	20.431 (220) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	-
		A9	20.953 (226) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	-
		A10	25.739 (277) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	-

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表2第2部分別計算得出的。

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# 11 發展項目中的住宅物業的面積

## AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)										
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard	
A座 Tower A	18樓-23樓、 25樓-31樓 18/F-23/F, 25/F-31/F	A1	42.026 (452) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	
		A2	23.489 (253) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	
		A3	24.139 (260) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		A5	23.731 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		A6	23.731 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		A7	21.234 (229) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		A8	20.431 (220) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		A9	20.953 (226) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		A10	25.739 (277) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表2第2部分別計算得出的。

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# 11 發展項目中的住宅物業的面積

## AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
A座 Tower A	32樓 32/F	A1	42.026 (452) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		A2	23.598 (254) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		SA1	53.041 (571) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	11.821 (127)	-	-	42.759 (460)	-	-	-
		A7	21.234 (229) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		A8	20.431 (220) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		A9	20.953 (226) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		A10	25.739 (277) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表2第2部分別計算得出的。

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## AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

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B座 Tower B	3樓 3/F	B1	24.930 (268) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	16.576 (178)	-	-	-	-	-	-
		B2	23.747 (256) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	5.193 (56)	-	-	-	-	-	-
		B3	23.731 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		B5	23.731 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		B6	23.731 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		B7	20.033 (216) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	9.826 (106)	-	-	-	-	-	-
		B8	18.799 (202) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	10.377 (112)	-	-	-	-	-	-
		B9	18.546 (200) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	10.620 (114)	-	-	-	-	-	-

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# 11 發展項目中的住宅物業的面積

## AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)										
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B座 Tower B	5樓-12樓、 15樓 5/F-12/F, 15/F	B1	24.930 (268) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	
		B2	23.747 (256) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		B3	23.731 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		B5	23.731 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		B6	23.731 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		B7	22.003 (237) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		B8	20.769 (224) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		B9	20.516 (221) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-

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# 11 發展項目中的住宅物業的面積

## AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)										
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B座 Tower B	17樓 17/F	B1	24.930 (268) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	
		B2	23.747 (256) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		B3	23.731 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		B5	23.731 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		B6	23.731 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		B8	29.129 (314) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		B9	20.516 (221) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表2第2部分別計算得出的。

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# 11 發展項目中的住宅物業的面積

## AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)											
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B座 Tower B	18樓-23樓、 25樓-31樓 18/F-23/F, 25/F-31/F	B1	24.930 (268) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-		
		B2	23.747 (256) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	
		B3	23.731 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	-
		B5	23.731 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	-
		B6	23.731 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	-
		B7	21.860 (235) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	-
		B8	20.769 (224) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	-
		B9	20.516 (221) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	-

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表2第2部分別計算得出的。

備註：上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米 = 10.764平方呎換算，並四捨五入至整數。

The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes: Areas in square metre as specified in the above are calculated in accordance with the latest approved building plans.

Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

# 11 發展項目中的住宅物業的面積

## AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)										
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard	
B座 Tower B	32樓 32/F	B1	24.930 (268) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	
		B2	23.766 (256) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		SB1	52.723 (568) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	11.821 (127)	-	-	42.759 (460)	-	-	-	-
		B7	21.860 (235) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		B8	20.769 (224) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		B9	20.516 (221) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表2第2部分別計算得出的。

備註：上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米 = 10.764平方呎換算，並四捨五入至整數。

The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

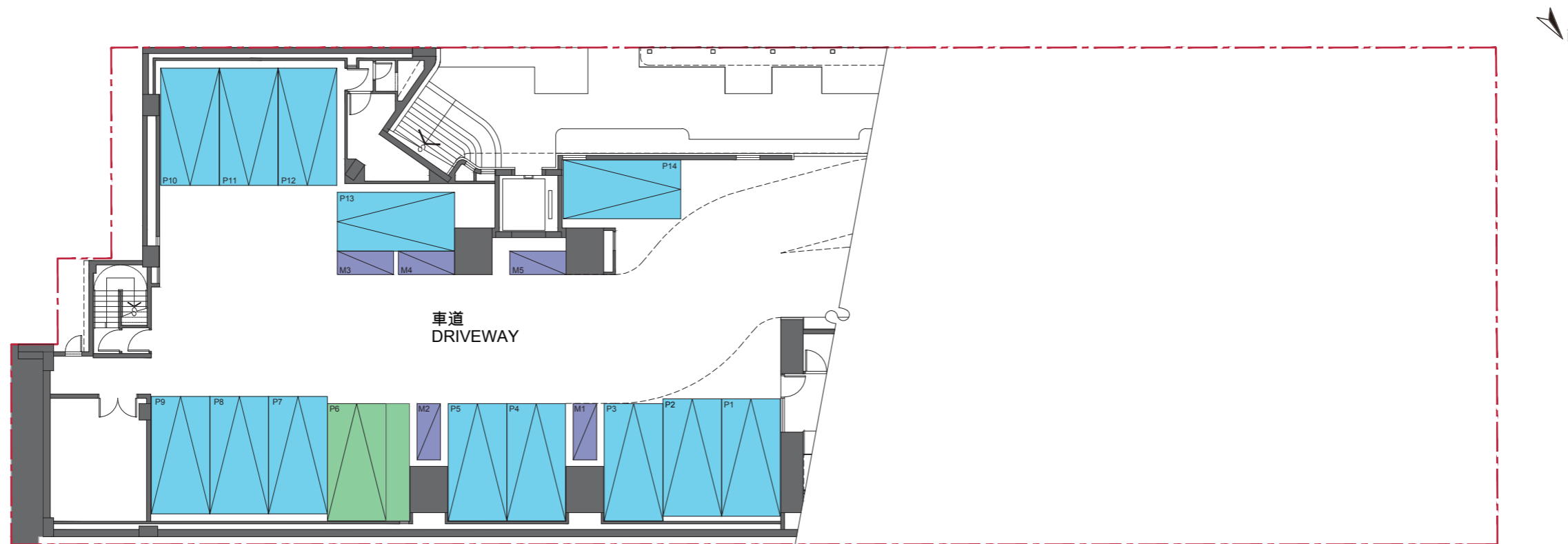
Notes: Areas in square metre as specified in the above are calculated in accordance with the latest approved building plans.

Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.




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

地庫停車位平面圖

BASEMENT FLOOR PLAN OF PARKING SPACES



 Boundary of the Development 發展項目的界線

停車位類別 Type of Parking Space		數目 Number	尺寸 (長 x 闊) (米) Dimensions (L x W) (m)	每個停車位面積 (平方米) Area of Each Parking Space (sq. m.)
	停車位 Car Parking Space	13	5.0 x 2.5	12.5
	電單車停車位 Motor Cycle Parking Space	5	2.4 x 1.0	2.4
	暢通易達停車位 Accessible Car Parking Space	1	5.0 x 3.5	17.5

# 13 臨時買賣合約的摘要

## SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

1. 買方在簽立臨時買賣合約時向賣方 (擁有人) 繳付相等於樓價 5% 之臨時訂金。
  2. 買方在簽署臨時買賣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. 如買方沒有在訂立該臨時買賣合約之後的 5 個工作日內簽立正式買賣合約 —
    - i. 該臨時買賣合約即告終止；及
    - ii. 買方支付的臨時訂金，即予沒收；及
    - iii. 賣方 (擁有人) 不得就買方沒有簽立正式買賣合約，而對買方提出進一步申索。
1. A preliminary deposit which is equal to 5% of the purchase price is payable by the purchaser to the vendor (the owner) upon signing of the preliminary agreement for sale and purchase.
  2. The preliminary deposit paid by the purchaser on the signing of that preliminary agreement for sale and purchase will be held by a firm of solicitors acting for the owner, as stakeholders.
  3. If the purchaser fails to sign the formal agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement for sale and purchase -
    - i. that preliminary agreement for sale and purchase is terminated; and
    - ii. the preliminary deposit paid by the purchaser is forfeited; and
    - iii. the vendor (the owner) does not have any further claim against the purchaser for the failure.

# 14 公契的摘要

## SUMMARY OF DEED OF MUTUAL COVENANT

### A. 發展項目的公用部分

1. 「公用地方」統指屋苑公用地方和住宅公用地方，各個公用地方(如適用)包括《建築物管理條例》第2條「公用地方」的定義所涵蓋的適當及有關部分，倘若停車場內的單位單獨地交易，則包括在有關停車場的分公契內指定的停車場公用地方。
2. 「公用地方與設施」統指公用地方及公用設施。
3. 「公用設施」統指屋苑公用設施和住宅公用設施，倘若停車場內的單位單獨地交易，則包括在有關停車場的分公契內指定的停車場公用設施(如有)。
4. 「屋苑公用地方」指屋苑內擬供屋苑整體公用及共享，而並非僅供任何個別單位或其任何個別部分使用的該等部分，在受制於公契的規定和一切現有權利及道路權下，該等部分須由屋苑的每位擁有人及佔用人與其他擁有人及佔用人共同使用，該等部分包括但不限於：
  - (a) 不屬於或構成停車場或住宅項目一部分的地基、支柱、橫樑、樓板及其他結構件及支撐物；
  - (b) 用作安裝或使用無線廣播分導或電訊網絡設施的區域；
  - (c) 不屬於停車場及住宅項目一部分的屋苑外牆的該等部分(包括其幕牆及簷篷、建築鱗片及裝飾)；
  - (d) 在公契所夾附的圖則上顯示為屋苑公用地方的屋苑所有該等部分；
  - (e) 位於屋苑地庫及地下的排水渠或表面溝道蓋下服務屋苑整體，而並非任何個別單位或其任何部分的溝渠、污水渠、排水渠及喉管；及
  - (f) 第一擁有人不時按公契規定指定為新增屋苑公用地方的屋苑區域。
5. 「屋苑公用地方與設施」統指屋苑公用設施和屋苑公用設施。
6. 「屋苑公用設施」指屋苑內擬供屋苑整體公用及共享，而並非僅供任何個別單位或其任何個別部分使用的該等設施，在受制於公契的規定下，該等設施須由屋苑的每位擁有人及佔用人與其他擁有人及佔用人共同使用，該等部分包括但不限於公共天線、所有信號接收器、污水渠、排水渠、雨水排水渠、水道(特別是位於屋苑地庫及地下的排水渠或表面溝道蓋下服務屋苑整體，而並非任何個別單位或其任何部分的溝渠、污水渠、排水渠及喉管)、電纜、管道、電線、槽、沖廁水總喉、食水總喉、閉路電視和在屋苑公用地方內安裝作保安用途、機械及機器及屋苑內其他類似裝置、設施及服務的其他設施及設備、變壓器房、電纜室及其一切輔助設施和供電給屋苑的輔助電力裝置、設備及設施和第一擁有人不時按公契規定指定為新增屋苑公用設施的屋苑裝置及設施。
7. 「住宅公用地方」指住宅項目內擬供住宅項目整體公用及共享，而並非僅供任何個別住宅單位或其任何個別部分使用的該等部分，在受制於公契的規定下，該等部分須由每個住宅單位擁有人及佔用人與其他住宅單位擁有人及佔用人共同使用，該等部分包括但不限於：
  - (a) 不屬於屋苑公用地方、停車場或住宅單位一部分的屋苑外牆的該等部分；
  - (b) 不屬於屋苑公用地方、停車場或住宅單位一部分的屋苑外牆的該等部分，包括但不限於：
    - (1) 其上的建築鱗片其裝飾；
    - (2) 毗鄰住宅單位的空調機平台(包括百葉窗及/或金屬支撐架(如有)) 或指定作該用途的其他區域(如有)；及
  - (3) 屋苑的幕牆結構，包括但不限於豎框及包層(除了(i)幕牆結構的可開合部分；(ii)包圍整個住宅單位或其正面的玻璃嵌板，該等可開合部分和玻璃嵌板屬於有關住宅單位一部分)。為免存疑，屬於屋苑幕牆結構一部分的任何玻璃嵌板，如沒有包圍整個住宅單位，而延伸至兩個或以上住宅單位的應屬於住宅公用地方一部分。

但是不包括屬於有關住宅單位一部分的露台、工作平台、天台或平台的玻璃欄杆、金屬欄杆或圍欄。
8. 「住宅公用地方及設施」統指住宅公用地方及住宅公用設施。
9. 「住宅公用設施」指屋苑內擬供住宅項目整體公用及共享，而並非僅供任何個別住宅單位或其任何個別部分使用的該等設施，在受制於公契的規定下，該等設施須由每個住宅單位擁有人及佔用人與其他住宅單位擁有人及佔用人共同使用，該等設施包括但不限於指定在住宅公用地方內使用的所有升降機、電線、電纜、槽、管道、排水渠、閉路電視和在住宅公用地方內安裝作保安用途的其他設施及設備、康樂設施內的運動及康樂設施和專門服務住宅項目的一切機械及電力裝置及設備和第一擁有人不時按公契規定指定為新增住宅公用設施的屋苑裝置及設施。
  - (c) 康樂設施和24小時通道；
  - (d) 管理員櫃檯和看守人及管理員儲物室(如有)，包括但不限於地下管理員櫃檯和2樓管理員室及32樓管理員洗手間；
  - (e) 在公契所夾附的圖則上顯示為住宅公用地方的屋苑所有該等部分和綠化範圍的部分；及
  - (f) 第一擁有人不時按公契規定指定為新增住宅公用地方的屋苑區域。



# 14 公契的摘要

## SUMMARY OF DEED OF MUTUAL COVENANT

### B. 分配予發展項目中的每個住宅物業的不可分割份數的數目

單位	樓層*				
	3樓	5樓至15樓	17樓	18樓至31樓	32樓
A1	397/110,000	420/110,000	420/110,000	420/110,000	420/110,000
A2	235/110,000	234/110,000	234/110,000	234/110,000	235/110,000
A3	241/110,000	241/110,000	241/110,000	241/110,000	
A5	237/110,000	237/110,000	237/110,000	237/110,000	
A6	237/110,000	237/110,000	237/110,000	237/110,000	
A7	210/110,000	213/110,000	212/110,000	212/110,000	212/110,000
A8	196/110,000	205/110,000	204/110,000	204/110,000	204/110,000
A9	201/110,000	210/110,000	209/110,000	209/110,000	209/110,000
A10	263/110,000	257/110,000	257/110,000	257/110,000	257/110,000
SA1					583/110,000
B1	265/110,000	249/110,000	249/110,000	249/110,000	249/110,000
B2	242/110,000	237/110,000	237/110,000	237/110,000	237/110,000
B3	237/110,000	237/110,000	237/110,000	237/110,000	
B5	237/110,000	237/110,000	237/110,000	237/110,000	
B6	237/110,000	237/110,000	237/110,000	237/110,000	
B7	209/110,000	220/110,000		218/110,000	218/110,000
B8	197/110,000	207/110,000	291/110,000	207/110,000	207/110,000
B9	195/110,000	205/110,000	205/110,000	205/110,000	205/110,000
SB1					580/110,000

\* 不設13樓、14樓及24樓。

### C. 發展項目的管理人的委任年期

管理人的首屆任期由公契的日期起計兩年，其後繼續留任直至根據公契條款終止管理人的委任。

### D. 發展項目中的住宅物業的擁有人之間分擔管理開支的計算基準

每個住宅單位擁有人須於每個曆月的第一天提前支付按其住宅單位獲分配的管理份數攤分的屋苑管理預算及住宅管理預算的年度開支中的1/12。

### E. 計算管理費按金的基準

管理費按金金額相當於擁有人根據第一個年度管理預算計算他的單位應付的三個月的管理分擔款項。

### F. 擁有人在發展項目中保留作自用的範圍（如有的話）

不適用。

註:

- 詳情請參考公契最新擬稿。公契最新擬稿已備於售樓處，在開放時間可供免費查閱，並可在支付必要的影印費用後獲取副本。
- 除非本售樓說明書另有規定，本公契的摘要內所採用的詞彙與該詞彙在公契內的意思相同。

# 14 公契的摘要

## SUMMARY OF DEED OF MUTUAL COVENANT

### A. THE COMMON PARTS OF THE DEVELOPMENT

1. **"Common Areas"** means collectively the Estate Common Areas and the Residential Common Areas, each of which Common Areas shall, where applicable, include those appropriate and relevant common parts covered by the definition of "common parts" set out in section 2 of the Building Management Ordinance and in the event Units in the Car Park are disposed of individually, such Car Park common areas as shall be defined in the relevant Sub-Deed or Deeds in respect of the Car Park.
2. **"Common Areas and Facilities"** means collectively the Common Areas and the Common Facilities.
3. **"Common Facilities"** means collectively the Estate Common Facilities and the Residential Common Facilities and in the event Units in the Car Park are disposed of individually, such Car Park common facilities (if any) as shall be defined in the relevant Sub-Deed or Deeds in respect of the Car Park.
4. **"Estate Common Areas"** means those parts of the Estate intended for the common use and benefit of the Estate as a whole and not just any particular Unit or any particular part thereof and which are, subject to the provisions of the Deed of Mutual Covenant and all subsisting rights and rights of way, to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Estate which said parts include but not limited to:-
  - (a) such foundations, columns, beams, slabs and other structural supports and elements that do not belong to or form part of the Car Park or the Residential Development;
  - (b) the areas for the installation or use of aerial broadcast distribution or telecommunications network facilities;
  - (c) those parts of the external walls of the Estate (including the curtain walls and canopies thereof, architecture fins and features thereon) not forming part of the Car Park and the Residential Development;
  - (d) all those areas of the Estate shown as the Estate Common Areas on the plans annexed to the Deed of Mutual Covenant;
  - (e) the trenches, sewers, drains and pipes underneath the drain or surface channel covers on the basement and the ground floor of the Estate and serving the Estate as a whole and not just any particular Unit or any particular part thereof; and
  - (f) such additional areas of the Estate as may at any time be designated as the Estate Common Areas by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.
5. **"Estate Common Areas and Facilities"** means collectively the Estate Common Areas and the Estate Common Facilities.
6. **"Estate Common Facilities"** means all those facilities of the Estate intended for the common use and benefit of the Estate as a whole and not just any particular Unit or any particular part thereof which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Estate and includes but not limited to the communal aerial, all signal receivers, sewers, drains, storm water drains, water courses (in particular the trenches, sewers, drains or pipes underneath the drain or surface channel covers on the basement and the ground floor of the Estate serving the Estate as a whole and not just any particular Unit or any particular part thereof), cables, pipes, wires, ducts, flushing mains, fresh water mains, CCTV and other facilities and equipment installed in the Estate Common Areas for security purposes, plant and machinery and other like installations, facilities or services of the Estate, the transformer room, cable accommodations and all associated facilities and ancillary electricity installation equipment and facilities for the supply of electricity to the Estate and such additional devices and facilities of the Estate as may at any time be designated as Estate Common Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.
7. **"Residential Common Areas"** means those parts of the Residential Development intended for the common use and benefit of the Residential Development as a whole and not just any particular Residential Unit and which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier of the Residential Units in common with all other Owners and Occupiers of the Residential Units which said parts include but not limited to:-
  - (a) those parts of the external walls of the Estate not forming part of the Estate Common Areas, the Car Park or the Residential Units;
  - (b) those parts of the external walls of the Estate not forming part of the Estate Common Areas, the Car Park or the Residential Units including but not limited to:-
    - (1) the architecture fins and features thereon;
    - (2) the air-conditioning platforms (including the louvers and/or metal supporting frames thereof (if any)) adjacent to the Residential Units, or such other area(s), if any, as may be designated for that purpose; and
    - (3) the curtain wall structures of the Estate including but not limited to the mullions and cladding (except: (i) the openable parts of the curtain wall structures; and (ii) such pieces of glass panels wholly enclosing or fronting a Residential Unit, which said openable parts and glass panels shall form parts of the relevant Residential Units). For the avoidance of doubt, any glass panel forming part of the curtain wall structures of the Estate that does not wholly enclose a Residential Unit but extends across two or more Residential Units shall form part of the Residential Common Area,  
BUT excluding the glass balustrades, metal balustrades or railings of the balconies, utility platforms, roofs or flat roofs which form parts of the relevant Residential Units;
  - (c) the Recreational Facilities and the 24 Hours Access;
  - (d) caretaker's counter and store room for watchmen and management (if any) including but not limited to the caretaker's counter on the ground floor and the caretaker's room on second floor and the caretaker's lavatory on 32/F;
  - (e) all those areas of the Estate and such parts of the Greenery Areas shown as Residential Common Areas in the relevant plans annexed to the Deed of Mutual Covenant; and
  - (f) such additional areas of the Estate as may at any time be designated as the Residential Common Areas by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.
8. **"Residential Common Areas and Facilities"** means collectively the Residential Common Areas and the Residential Common Facilities.

# 14 公契的摘要

## SUMMARY OF DEED OF MUTUAL COVENANT

9. **"Residential Common Facilities"** means all those facilities of the Estate intended for the common use and benefit of the Residential Development as a whole and not just any particular Residential Unit which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier of the Residential Units in common with all other Owners and Occupiers of the Residential Units and includes but not limited to all lifts designated in the Residential Common Areas, wires, cables, ducts, pipes, drains, CCTV and other facilities and equipment installed in the Residential Common Areas for security purposes, the sports and recreational facilities in the Recreational Facilities and all mechanical and electrical installations and equipment exclusively for the Residential Development and such additional devices and facilities of the Estate as may at any time be designated as the Residential Common Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

### B. THE NUMBER OF UNDIVIDED SHARES ASSIGNED TO EACH RESIDENTIAL PROPERTY IN THE DEVELOPMENT

Flat	Floor*				
	3/F	5/F-15/F	17/F	18/F-31/F	32/F
A1	397/110,000	420/110,000	420/110,000	420/110,000	420/110,000
A2	235/110,000	234/110,000	234/110,000	234/110,000	235/110,000
A3	241/110,000	241/110,000	241/110,000	241/110,000	
A5	237/110,000	237/110,000	237/110,000	237/110,000	
A6	237/110,000	237/110,000	237/110,000	237/110,000	
A7	210/110,000	213/110,000	212/110,000	212/110,000	212/110,000
A8	196/110,000	205/110,000	204/110,000	204/110,000	204/110,000
A9	201/110,000	210/110,000	209/110,000	209/110,000	209/110,000
A10	263/110,000	257/110,000	257/110,000	257/110,000	257/110,000
SA1					583/110,000
B1	265/110,000	249/110,000	249/110,000	249/110,000	249/110,000
B2	242/110,000	237/110,000	237/110,000	237/110,000	237/110,000
B3	237/110,000	237/110,000	237/110,000	237/110,000	
B5	237/110,000	237/110,000	237/110,000	237/110,000	
B6	237/110,000	237/110,000	237/110,000	237/110,000	
B7	209/110,000	220/110,000		218/110,000	218/110,000
B8	197/110,000	207/110,000	291/110,000	207/110,000	207/110,000
B9	195/110,000	205/110,000	205/110,000	205/110,000	205/110,000
SB1					580/110,000

\*13/F, 14/F and 24/F are omitted.

### C. THE TERM OF YEARS FOR WHICH THE MANAGER OF THE DEVELOPMENT IS APPOINTED

The Manager is to be appointed for an initial term of two years from the date of the Deed of Mutual Covenant and to be continued thereafter until the termination of the Manager's appointment in accordance with the provisions thereof.

### D. THE BASIS ON WHICH THE MANAGEMENT EXPENSES ARE SHARED AMONG THE OWNERS OF THE RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

The Owner of each Residential Unit shall pay in advance on the first day of each calendar month 1/12th of the due proportion of the annual expenditure under the Estate Management Budget and the Residential Management Budget in accordance with the number of Management Units allocated to his Residential Unit.

### E. THE BASIS ON WHICH THE MANAGEMENT FEE DEPOSIT IS FIXED

The management fee deposit is equivalent to three months' management contribution payable by the Owner in respect of his Unit based on the first annual Management Budget.

### F. THE AREA (IF ANY) IN THE DEVELOPMENT RETAINED BY THE OWNER FOR THAT OWNER'S OWN USE

Not applicable.

#### Remarks:

1. For full details, please refer to the latest draft Deed of Mutual Covenant which is free for inspection during open hours at the sales office. A copy of the latest draft Deed of Mutual Covenant is available upon request and payment of the necessary photocopying charges.
2. Unless otherwise defined in this sales brochure, the capitalized terms used in this Summary of Deed of Mutual Covenant shall have the same meaning of such terms in the Deed of Mutual Covenant.

# 15 批地文件的摘要

## SUMMARY OF LAND GRANT

1. 發展項目位處於筲箕灣海旁地段第2號B分段（「該地段」）。
2. 該地段是根據一份政府租契（「租契」）持有，而該租契的批租年期在筲箕灣海旁地段第2號的原政府租契所定年期屆滿後，憑藉《政府租契條例》(第40章) 被視為續期75年，由2006年4月27日起計。
3. 租契規定承租人：「此後不時及無論何時及在每當有需要時或情況要求時，須自費妥善地及足夠地修葺、維持、支持、保養、鋪飾、清洗、洗滌、潔淨、卸空、修改及保存現時或嗣後任何時間位於在此表明予以批租的該片或該幅土地上之宅院或物業單位及所有其他任何豎設物及建築物，以及所有屬於並以任何形式從屬於或關連該處的牆、堤岸、路塹、籬笆、溝渠、路軌、電燈、行人道、水廁、洗滌槽、排水渠及水道，並且全面執行需要及必須的任何修葺、清洗及修改工程，以達致令陛下、其繼承人、繼任人或受讓人的測量師滿意為止」。
4. 租契規定承租人：「於本文協定的批租年期內須不時按需要而要求、承擔、支付及准許以合理份數和比例計算的費用及收費，以支付建造、建築、修葺及修改屬於在此表明予以批租的該處所或該處所的任何部分或其所需的、或於其內的、或屬於其的並與毗鄰土地共用的所有或任何道路、行人路、渠道、柵欄及共用牆、排氣管、私家或公共污水渠及排水渠，或該出租的處所與鄰近或毗鄰樓宇共用的部分。有關的付款比例由陛下、其繼承人、繼任人或受讓人的測量師釐定及確定，並可當作欠繳地租的性質追討」。
5. 租契規定：「陛下、其繼承人、繼任人或受讓人的測量師或獲指派代表他們行事的其他人有權在該批租年期內，每年兩次或多次在日間的合理時間內進入在此表明予以批租的該處所從而視察、搜查及觀看其狀況。每當視察時發現有任何頹敗、損壞及需要維修及修正的地方時，須就該處所或其任何部分向承租人及其受讓人發出書面通知或警告，或在該處所或其部分留下書面通知或警告，要求承租人及其受讓人在三個曆月內，就上述問題進行維修及修正。在每個書面通知或警告按上述方式發出或留下後，承租人及其受讓人須於其後三個曆月內就上述問題進行維修及修正」。
6. 租契規定承租人：「如非事先獲得當時香港港督代表陛下、其繼承人、繼任人或受讓人或其正式授權的人士的許可，在租期期間不得使用作該處所或其任何部分作經營或從事銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理的行業或業務，或經營或從事任何其他發出高噪音、惡臭或令人厭惡的行業或業務」。
7. 租契規定承租人：「如非事先諮詢或獲得當時香港港督代表陛下、其繼承人、繼任人的許可，在租期期間不得使用或容許該處所或其任何部分作填海、建築住宅、工廠、倉庫或類似用途以外的用途。」
8. 租契規定：「如因應改善香港殖民地，或不論任何其他公共目的所需，陛下、其繼承人、繼任人及受讓人可全權向承租人及其受讓人在發出三個曆月的通知，並且根據陛下、其繼承人、繼任人或受讓人的測量師公平客觀地估值該地段及在其上面的建築物而向承租人及其受讓人作出全面合理的賠償，從而收回、進入及再估管在此表明予以批租的所有土地或任何處所的部分。本項權利一旦行使，本文所訂的年期及產業權將分別終止、終結及無效」。

註：

1. 請查閱租契以了解全部詳情。完整的租契現存於售樓處，於開放時間可供免費查閱，並可在支付所需影印費後取得租契之複印本。
2. 除非本售樓說明書另有規定，本批地文件摘要內所採用的詞彙與該詞彙在有關租契內的意思相同。

# 15 批地文件的摘要

## SUMMARY OF LAND GRANT

1. The development is situated on Section B of Shaukiwan Marine Lot No. 2 (the "Lot").
2. The Lot is held under the Government Lease ("the Lease") for the further term of 75 years commencing from the 27th day of April 2006 deemed to have been issued by virtue of the Government Leases Ordinance (Cap. 40) upon the expiration of the original term of the original Government Lease of Shaukiwan Marine Lot No.2.
3. The Lease requires the Lessee *"shall and will, from time to time, and at all times hereafter, when, where, and as often as need or occasion shall be and require, at his and their own proper costs and charges, well and sufficiently Repair, Uphold, Support, Maintain, Pave, Purge, Scour, Cleanse, Empty, Amend and keep the messuage or tenement, messuages or tenements, and all other erections and buildings, now or at any time hereafter standing upon the said piece or parcel of ground hereby expressed to be demised and all the Walls, Banks, Cuttings, Hedges, Ditches, Rails, Lights, Pavements, Privies, Sinks, Drains and Watercourses thereunto belonging, and which shall in any-wise belong or appertain unto the same, in, by, and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever the whole to be done to the satisfaction of the Surveyor of His said Majesty, His Heirs, Successors or Assigns"*.
4. The Lease requires the Lessee *"will during the term hereby granted, as often as need shall require, bear, pay and allow a reasonable share and proportion for and towards the costs and charges of making, building, repairing, and amending all or any roads, pavements, channels, fences and party walls, draughts, private or public sewers and drains requisite for, or in, or belonging to the said premises hereby expressed to be demised or any part thereof, in common with other premises near or adjoining thereto, and that such proportion shall be fixed and ascertained by the Surveyor of His said Majesty, His Heirs, Successors or Assigns and shall be recoverable in the nature of rent in arrear"*.
5. The Lease provides that *"it shall and may be lawful to and for His said Majesty, His Heirs, Successors or Assigns, by His or their Surveyor, or other persons deputed to act for Him or them, twice or oftener in every year during the said term at all reasonable times in the day, to enter into and upon the said premises hereby expressed to be demised to view, search and see the condition of the same, and of all decays, defects and wants of reparation and amendment, which upon every such view or views shall be found, to give or leave notice or warning in writing, at or upon the said premises or some part thereof, unto or for the said Lessees and their Assigns to repair and amend the same within Three Calendar Months then next following, within which time the said Lessees and their Assigns will repair and amend the same accordingly"*.
6. The Lease requires the Lessee *"shall not nor will, during the continuance of this demise, use, exercise or follow, in or upon the said premises or any part thereof, the trade or business of a Brazier, Slaughterman, Soap-maker, Sugar-baker, Fellmonger, Melter of tallow, Oilman, Butcher, Distiller, Victualler or Tavern-keeper, Blacksmith, Nightman, Scavenger, or any other noisy, noisome or offensive trade or business whatever, without the previous license of His said Majesty, His Heirs, Successors, or Assigns, signified in writing by the Governor of the said Colony of Hong Kong, or other person duly authorized in that behalf"*.
7. The Lease requires the Lessee *"shall not at any time during the said term use or allow to be used the said demised premises or any part thereof for any other purposes than for Reclamation Building Dwelling houses Factories Godowns or similar purposes without having first obtained the licence or consult of His said Majesty, His Heirs, Successors, or Assigns, signified in writing by the Governor for the time being of the Colony of Hong Kong."*
8. The Lease provides that *"His said Majesty, His Heirs, Successors and Assigns, shall have full power to resume, enter into, and re-take possession of all or any part of the premises hereby expressed to be demised, if required for the improvement of the said Colony of Hong Kong or for any other public purpose whatsoever, Three Calendar Months' notice being given to the said Lessees and their Assigns of its being so required, and a full and fair compensation for the said Land and the buildings thereon, being paid to the said Lessees and their Assigns, at a valuation, to be fairly and impartially made by the Surveyor of His said Majesty, His Heirs, Successors or Assigns, and upon the exercise of such power the term and estate hereby created shall respectively cease determine and be void"*.

#### Remarks:

1. For full details, please refer to the Lease. Full script of the Lease is available for free inspection upon request at the sales office during opening hours and copies of the Lease can be obtained upon paying necessary photocopying charges.
2. Unless otherwise defined in this sales brochure, the capitalized terms used in this Summary of Land Grant shall have the same meaning of such terms in the Lease.

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

不適用。

Not applicable.

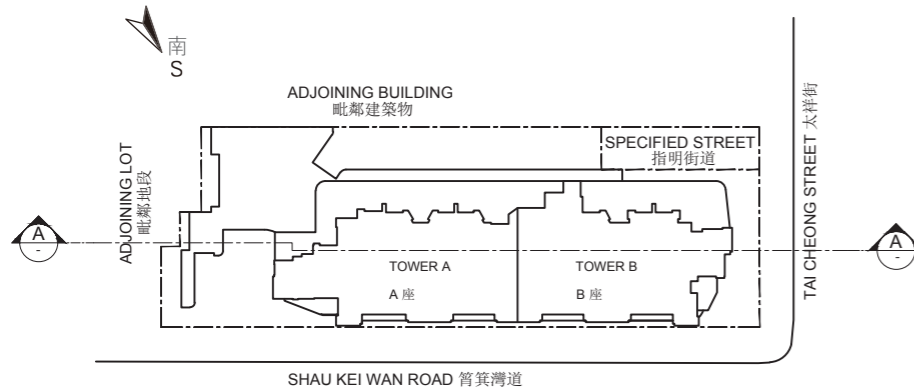
## 17 對買方的警告 WARNING TO PURCHASERS

1. 此提示建議你聘用一間獨立的律師事務所 (代表擁有人行事者除外)，以在交易中代表你行事。
2. 如你聘用上述的獨立的律師事務所，以在交易中代表你行事，該律師事務所將會能夠向你提供獨立意見。
3. 如你聘用代表擁有人行事的律師事務所同時代表你行事，而擁有人與你之間出現利益衝突：
  - (i) 該律師事務所可能不能夠保障你的利益；及
  - (ii) 你可能要聘用一間獨立的律師事務所。
4. 如屬 3(ii)段的情況，你須支付的律師費用總數，可能高於如你自一開始即聘用一間獨立的律師事務所須支付的費用。

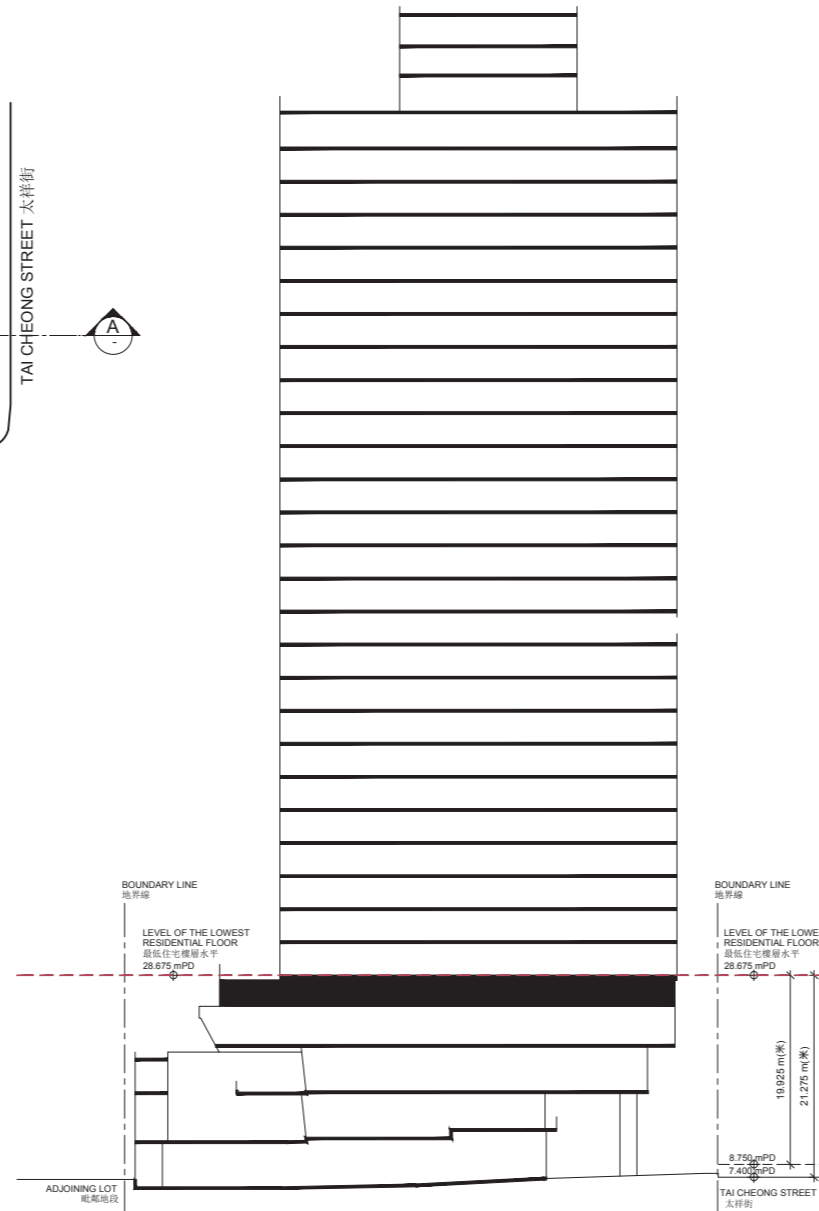
1. You are recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for you in relation to the transaction.
2. If you instruct such separate firm of solicitors to act for you in relation to the transaction, that firm will be able to give independent advice to you.
3. If you instruct the firm of solicitors acting for the owner to act for you as well, and a conflict of interest arises between the owner and you:
  - (i) that firm may not be able to protect your interests; and
  - (ii) you may have to instruct a separate firm of solicitors.
4. In the case of paragraph 3 (ii), the total solicitors' fees payable by you may be higher than the fees that would have been payable if you had instructed a separate firm of solicitors in the first place.

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

## 橫截面圖 A-A CROSS-SECTION A-A



索引圖  
KEY PLAN



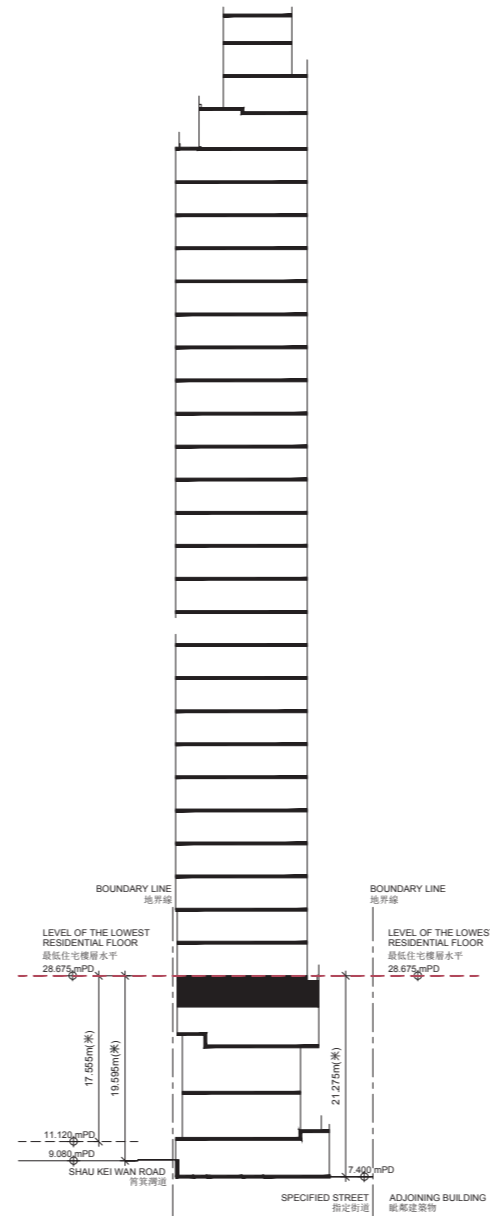
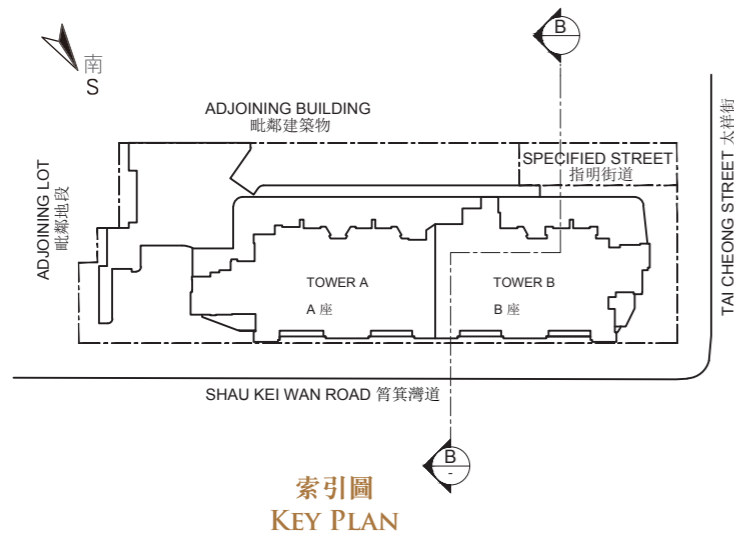
UPPER ROOF 3	高層天台3		
UPPER ROOF 2	高層天台2	WATER TANK ROOM / LIFT MACHINE ROOM / EMERGENCY GENERATOR ROOM	水缸房/ 升降機機房/ 緊急發電機機房
UPPER ROOF 1	高層天台1	WATER TANK ROOM / WATER PUMP ROOM / LIFT MACHINE ROOM	水缸房/ 水缸泵房/ 升降機機房
ROOF	天台	ELECTRICAL & MECHANICAL PLANT ROOMS / ELECTRICAL ROOM / COMMON ROOF/ PRIVATE ROOF	機電房/ 電房/ 公用天台/ 私人住宅天台
32/F	32樓	RESIDENTIAL UNITS	住宅單位
31/F	31樓	RESIDENTIAL UNITS	住宅單位
30/F	30樓	RESIDENTIAL UNITS	住宅單位
29/F	29樓	RESIDENTIAL UNITS	住宅單位
28/F	28樓	RESIDENTIAL UNITS	住宅單位
27/F	27樓	RESIDENTIAL UNITS	住宅單位
26/F	26樓	RESIDENTIAL UNITS	住宅單位
25/F	25樓	RESIDENTIAL UNITS	住宅單位
23/F	23樓	RESIDENTIAL UNITS	住宅單位
22/F	22樓	RESIDENTIAL UNITS	住宅單位
21/F	21樓	RESIDENTIAL UNITS	住宅單位
20/F	20樓	RESIDENTIAL UNITS	住宅單位
19/F	19樓	RESIDENTIAL UNITS	住宅單位
18/F	18樓	RESIDENTIAL UNITS	住宅單位
17/F	17樓	RESIDENTIAL UNITS	住宅單位
16/F	16樓	REFUGE FLOOR	庇護層
15/F	15樓	RESIDENTIAL UNITS	住宅單位
12/F	12樓	RESIDENTIAL UNITS	住宅單位
11/F	11樓	RESIDENTIAL UNITS	住宅單位
10/F	10樓	RESIDENTIAL UNITS	住宅單位
9/F	9樓	RESIDENTIAL UNITS	住宅單位
8/F	8樓	RESIDENTIAL UNITS	住宅單位
7/F	7樓	RESIDENTIAL UNITS	住宅單位
6/F	6樓	RESIDENTIAL UNITS	住宅單位
5/F	5樓	RESIDENTIAL UNITS	住宅單位
3/F	3樓	RESIDENTIAL UNITS	住宅單位
		TRANSFER PLATE	結構轉接層
2/F	2樓	WATER TANK ROOMS / ELECTRICAL & MECHANICAL ROOM	水缸房/ 機電房
1/F	1樓	RESIDENTIAL RECREATIONAL FACILITY	住宅康樂設施
UG/F	地下高層	RESIDENTIAL RECREATIONAL FACILITY/ LANDSCAPE AREA	住宅康樂設施/ 園景
G/F & BASEMENT	地下及地庫	TOWER ENTRANCE LOBBY / CAR PARK	入口大堂/ 停車場

1. 毗連建築物的一段太祥街為香港主水平基準以上7.400米至8.750米。
2. — — — 紅色虛線為最低住宅樓層水平。

1. The part of Tai Cheong Street adjacent to the building is 7.400 to 8.750 metres above the Hong Kong Principal Datum (m.P.D.).
2. — — — Red dotted line denotes the lowest residential floor.

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

## 橫截面圖 B-B CROSS-SECTION B-B

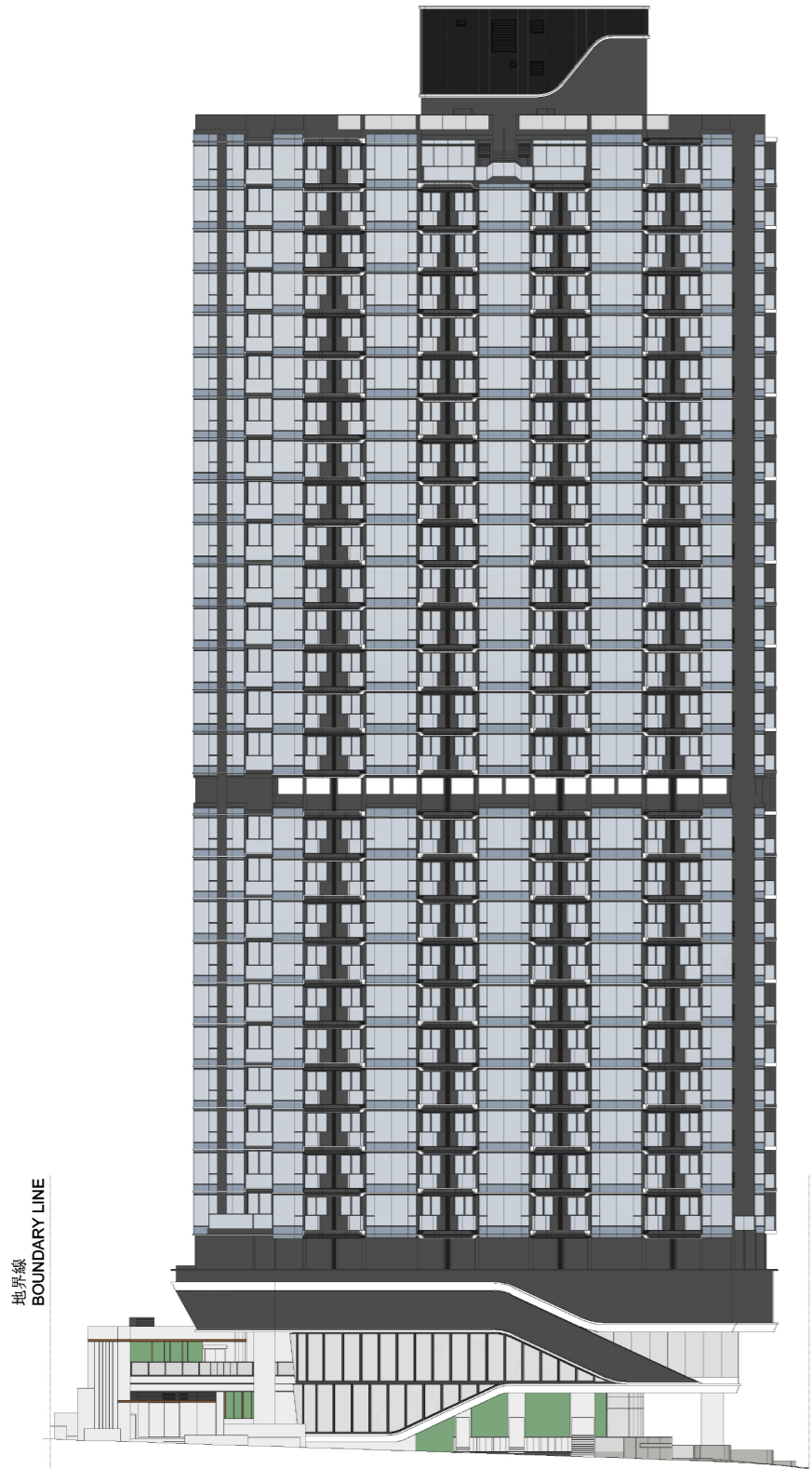


UPPER ROOF 3	高層天台3		
UPPER ROOF 2	高層天台2	WATER TANK ROOM / LIFT MACHINE ROOM / EMERGENCY GENERATOR ROOM	水缸房/ 升降機機房/ 緊急發電機機房
UPPER ROOF 1	高層天台1	WATER TANK ROOM / WATER PUMP ROOM / LIFT MACHINE ROOM	水缸房/ 水缸泵房/ 升降機機房
ROOF	天台	ELECTRICAL & MECHANICAL PLANT ROOMS / ELECTRICAL ROOM / COMMON ROOF/ PRIVATE ROOF	機電房/ 電房/ 公用天台/ 私人住宅天台
32/F	32樓	RESIDENTIAL UNITS	住宅單位
31/F	31樓	RESIDENTIAL UNITS	住宅單位
30/F	30樓	RESIDENTIAL UNITS	住宅單位
29/F	29樓	RESIDENTIAL UNITS	住宅單位
28/F	28樓	RESIDENTIAL UNITS	住宅單位
27/F	27樓	RESIDENTIAL UNITS	住宅單位
26/F	26樓	RESIDENTIAL UNITS	住宅單位
25/F	25樓	RESIDENTIAL UNITS	住宅單位
23/F	23樓	RESIDENTIAL UNITS	住宅單位
22/F	22樓	RESIDENTIAL UNITS	住宅單位
21/F	21樓	RESIDENTIAL UNITS	住宅單位
20/F	20樓	RESIDENTIAL UNITS	住宅單位
19/F	19樓	RESIDENTIAL UNITS	住宅單位
18/F	18樓	RESIDENTIAL UNITS	住宅單位
17/F	17樓	RESIDENTIAL UNITS	住宅單位
16/F	16樓	REFUGE FLOOR	庇護層
15/F	15樓	RESIDENTIAL UNITS	住宅單位
12/F	12樓	RESIDENTIAL UNITS	住宅單位
11/F	11樓	RESIDENTIAL UNITS	住宅單位
10/F	10樓	RESIDENTIAL UNITS	住宅單位
9/F	9樓	RESIDENTIAL UNITS	住宅單位
8/F	8樓	RESIDENTIAL UNITS	住宅單位
7/F	7樓	RESIDENTIAL UNITS	住宅單位
6/F	6樓	RESIDENTIAL UNITS	住宅單位
5/F	5樓	RESIDENTIAL UNITS	住宅單位
3/F	3樓	RESIDENTIAL UNITS	住宅單位
		TRANSFER PLATE	結構轉接層
2/F	2樓	WATER TANK ROOMS / ELECTRICAL & MECHANICAL ROOM	水缸房/ 機電房
1/F	1樓	RESIDENTIAL RECREATIONAL FACILITY	住宅康樂設施
UG/F	地下高層	RESIDENTIAL RECREATIONAL FACILITY/ LANDSCAPE AREA	住宅康樂設施/ 園景
G/F & BASEMENT	地下及地庫	TOWER ENTRANCE LOBBY / CAR PARK	入口大堂/ 停車場

1. 毗連建築物的一段筲箕灣道為香港主水平基準以上9.080米至11.120米。
2. — — — 紅色虛線為最低住宅樓層水平。

1. The part of Shau Kei Wan Road adjacent to the building is 9.080 to 11.120 metres above the Hong Kong Principal Datum (m.P.D.).
2. — — — Red dotted line denotes the lowest residential floor.





西南立面圖  
SOUTHWEST ELEVATION



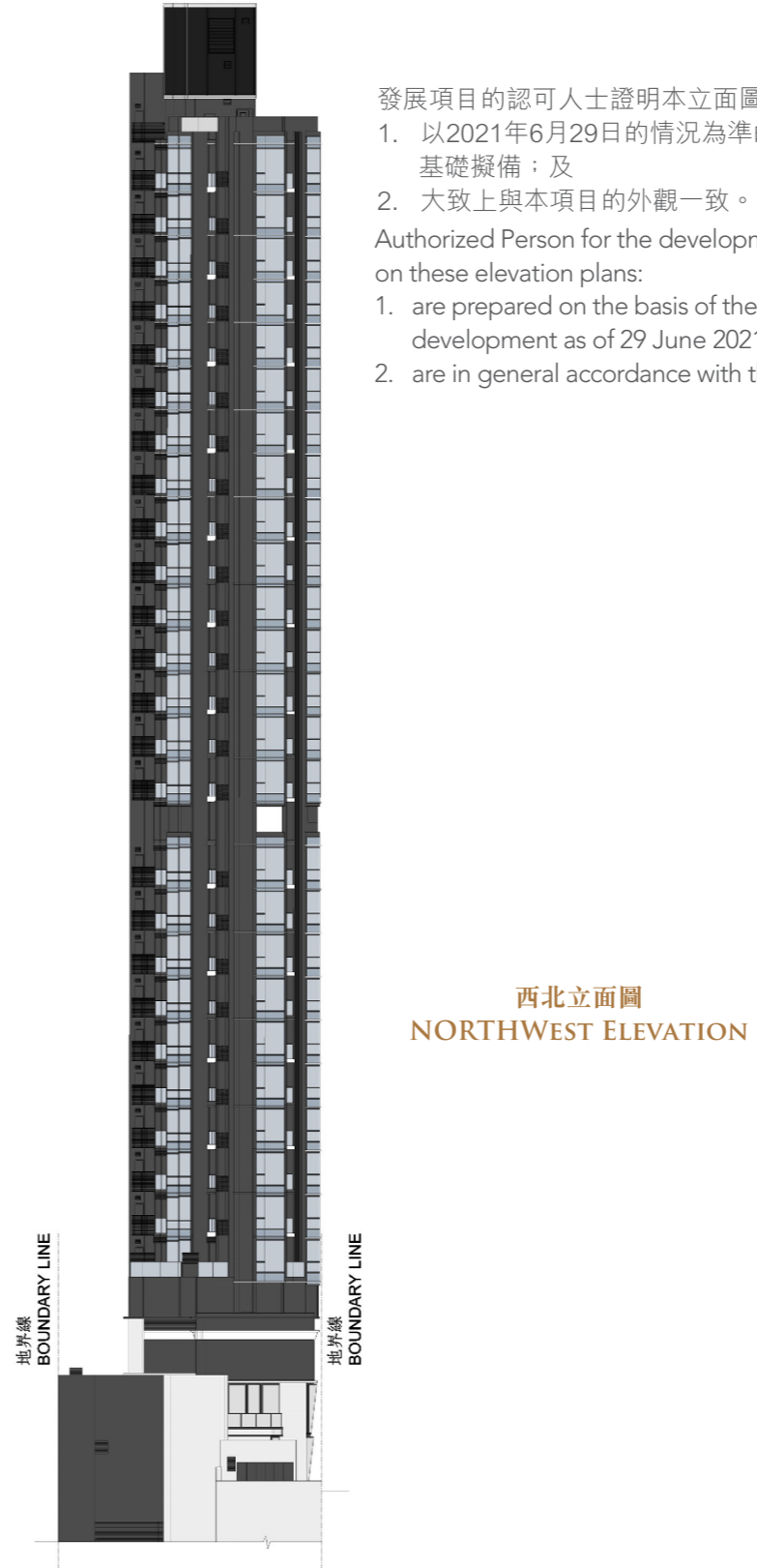
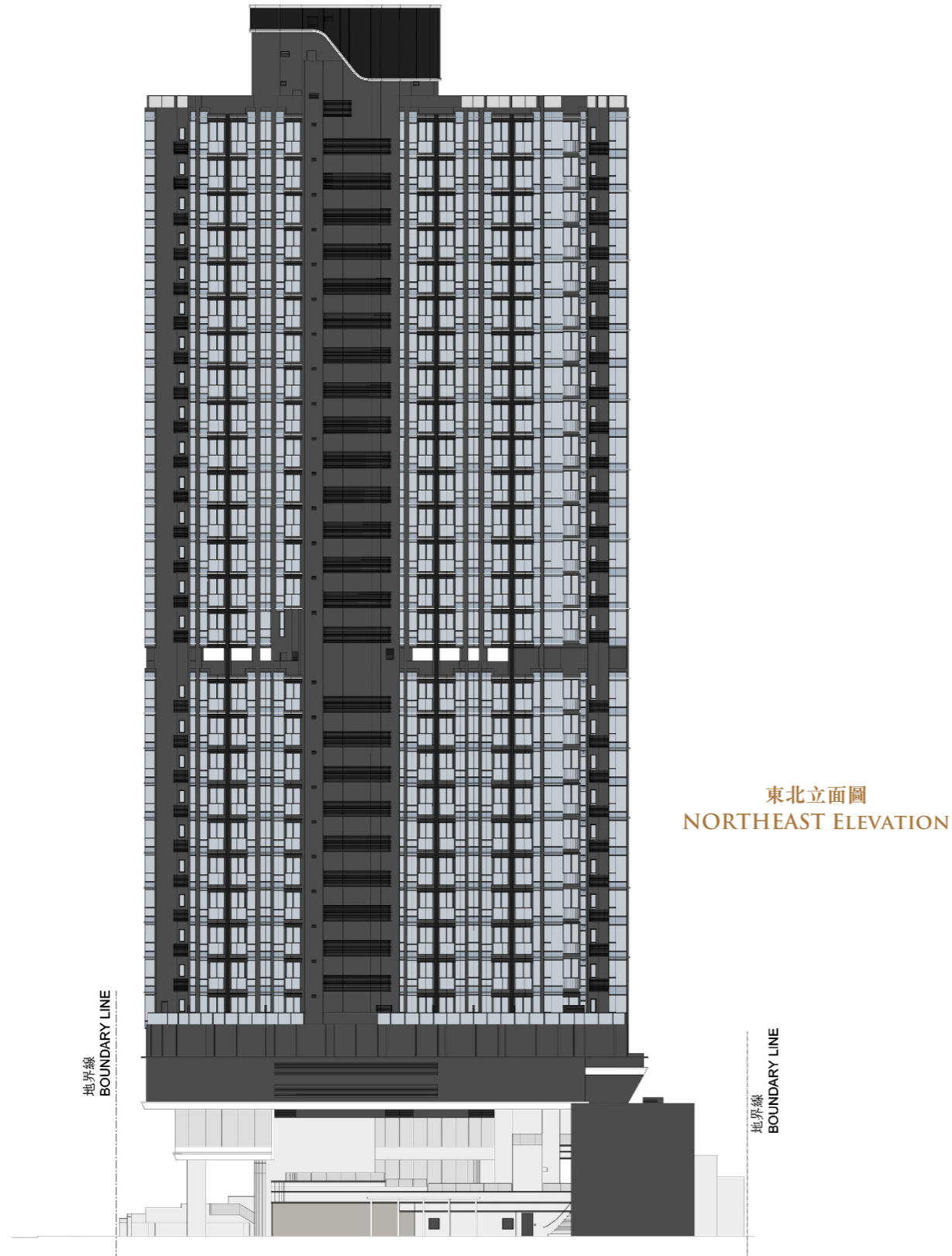
東南立面圖  
SOUTHEAST ELEVATION

發展項目的認可人士證明本立面圖所顯示的立面：

1. 以2021年6月29日的情況為準的本項目的經批准的建築圖則為基礎擬備；及
2. 大致上與本項目的外觀一致。

Authorized Person for the development certified that the elevations shown on these elevation plans:

1. are prepared on the basis of the approved building plans for the development as of 29 June 2021; and
2. are in general accordance with the outward appearance of the development.



發展項目的認可人士證明本立面圖所顯示的立面：

1. 以2021年6月29日的情況為準的本項目的經批准的建築圖則為基礎擬備；及
2. 大致上與本項目的外觀一致。

Authorized Person for the development certified that the elevations shown on these elevation plans:

1. are prepared on the basis of the approved building plans for the development as of 29 June 2021; and
2. are in general accordance with the outward appearance of the development.

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

公用設施 Common Facilities	位置 Location	有上蓋遮蓋面積 Covered Area	沒有上蓋遮蓋面積 Uncovered Area
a) 住客會所(包括供住客使用的任何康樂設施) Residents' clubhouse (including any recreational facilities for residents' use)	地下高層、1樓及2樓 UG/F, 1/F and 2/F	571.756 sq. m. 平方米 6,154 sq.ft. 平方呎	不適用 Not applicable
b) 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 A 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	天台 Roof	不適用 Not applicable	209.898 sq. m. 平方米 2,259 sq.ft. 平方呎
c) 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 A communal garden or play area for residents' use below the lowest residential floor of a building in the development	地下、地下高層及1樓 G/F, UG/F and 1/F	266.895 sq. m. 平方米 2,873 sq.ft. 平方呎	124.936 sq. m. 平方米 1,345 sq.ft. 平方呎

備註： 1. 康樂設施有上蓋遮蓋之面積為核准圖則內獲建築事務監督豁免之康樂設施面積。  
2. 以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。

Note: 1. The covered area of recreational facilities is the exempted recreational facilities area permitted by the Building Authority as shown on the approved building plans.  
2. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

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

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

2. (a) 以下文件的文本存放在發售有關住宅物業的售樓處，以供閱覽 -

本住宅物業的每一公契在將本住宅物業提供出售的日期的最新擬稿。

(b) 無須為閱覽付費。

1. Copies of outline zoning plans relating to the development are available for inspection at [www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk).

2. (a) Copies of the following document are available for inspection at the place at which the residential property is offered to be sold -  
the latest draft of every deed of mutual covenant in respect of the residential property as at the date on which the residential property is offered to be sold.

(b) The inspection is free of charge.

# 22 裝置、裝修物料及設備

## FITTINGS, FINISHES AND APPLIANCES

### 1. 外部裝修物料

(a)	外牆	裝修物料的類型	基座: 主要為玻璃牆、玻璃幕牆、天然石、鋁質飾板及外牆瓷磚 住宅大廈: 鋪砌玻璃幕牆、鋁質飾板、外牆瓷磚及外牆漆
(b)	窗	框的用料	聚偏二氟乙烯噴塗鋁窗框
		玻璃的用料	所有住宅單位的客廳/飯廳及睡房之窗戶為有色玻璃 浴室窗戶(如有)為半透明有色玻璃
(c)	窗台	窗台的用料	不適用
		窗台板的裝修物料	不適用
(d)	花槽	裝修物料的類型	不適用
(e)	陽台或露台	裝修物料的類型	露台: 裝有夾層玻璃欄河 地台: 鋪砌瓷磚 牆身: 鋪砌瓷磚及鋁質飾板 天花: (a) 裝有鋁質假天花 (3樓B1單位、5樓-12樓、15樓、17樓-23樓、25樓-32樓A1及B1單位除外) (b) 外牆漆 (適用於3樓B1單位、5樓-12樓、15樓、17樓-23樓、25樓-32樓A1及B1單位)
		是否有蓋	露台設有上蓋
		陽台	不適用
(f)	乾衣設施	類型	不適用
		用料	不適用

### 2. 室內裝修物料

(a)	大堂	牆壁	地板	天花板	
		地下住宅入口大堂的裝修物料的類型	外露牆身鋪砌天然石及木皮飾面	天然石	木皮飾面假天花
		住宅樓層電梯大堂的裝修物料的類型	外露牆身鋪砌天然石、人造石、瓷磚及木皮飾面	人造石及天然石	石膏板及木皮飾面假天花
(b)	內牆及天花板	牆壁		天花板	
		客廳的裝修物料的類型	乳膠漆	乳膠漆	
		飯廳的裝修物料的類型	乳膠漆	乳膠漆	
		睡房的裝修物料的類型	乳膠漆	乳膠漆	
(c)	內部地板	地板		牆腳線	
		客廳的用料	瓷磚	木腳線	
		飯廳的用料	瓷磚	木腳線	
		睡房的用料	瓷磚	木腳線	
(d)	浴室	牆壁	地板	天花板	
		(i) 裝修物料的類型	外露牆身鋪砌瓷磚	外露地台鋪砌瓷磚	石膏板假天花髹乳膠漆
		(ii) 牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底		

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

## 2. 室內裝修物料

(e)	廚房	牆壁	地板	天花板	灶台	
		(i) 裝修物料的類型	外露牆身鋪砌岩板、金屬及木皮飾面	外露地板鋪砌瓷磚	石膏板假天花髹乳膠漆	人造石
		(ii) 牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			

## 3. 室內裝置

(a)	門	單位大門	用料	裝修物料	配件
		露台門	防火實心木掩門	木皮飾面	電子門鎖、防盜眼、門鼓及門擋
		工作平台門	鋁框趟門	有色玻璃	門鎖
		平台門 (適用於3樓A1、A7、A8、A9、A10、B7、B8及B9單位及32樓SA1及SB1單位)	鋁框趟門	有色玻璃	門鎖
		平台門 (適用於3樓B1單位)	鋁框掩門	有色半透明玻璃	門鎖
		平台門 (適用於3樓B2單位)	鋁框掩門	有色玻璃	門鎖
		睡房門 (適用於3樓、5樓-12樓、15樓、17樓-23樓、25樓-32樓A2、A10、B1及B2單位及17樓B8單位)	實心木掩門	木皮飾面	門鎖及門擋
		睡房門 (適用於3樓、5樓-12樓、15樓、17樓-23樓、25樓-31樓A3、A5、A6、B3、B5及B6單位)	鋁框趟門	夾層玻璃	門鎖
		主人睡房門 / 睡房1門 / 睡房2門	實心木掩門	木皮飾面	門鎖及門擋
		浴室門 (3樓、5樓-12樓、15樓、17樓-23樓、25樓-32樓B9單位及32樓SA1及SB1單位除外)	中空木趟門	木皮飾面	門鎖
		浴室門 (適用於3樓、5樓-12樓、15樓、17樓-23樓、25樓-32樓B9單位及32樓SA1及SB1單位)	中空木掩門	木皮飾面	門鎖及門擋
		主人浴室門	中空木掩門	木皮飾面	門鎖及門擋
		儲物室門 (適用於3樓、5樓-12樓、15樓、17樓-23樓、25樓-32樓A1單位)	中空木趟門	木皮飾面	門鎖
		儲物室門 (適用於17樓B8單位)	實心木掩門	木皮飾面	門鎖及門擋
		儲物室門 (適用於32樓SA1及SB1單位)	鋁質掩門	鋁質	門鎖
洗手間門	鋁質趟摺門	鋁質	門鎖		
天台大門	鋁質掩門	鋁質	門鎖		
(b)	浴室	裝置及設備	類型	用料	
		(i) 裝置及設備的類型及用料	櫃	洗手盆櫃檯面	不適用
				櫃	玻璃鏡櫃及木製洗手盆櫃
			潔具	洗手盆水龍頭	拉絲銅面
				洗手盆	實體面材
				座廁	搪瓷
				毛巾鈎	拉絲銅面
				廁紙架	拉絲銅面
		淋浴間	強化玻璃		
		設備	隨樓附送之設備及品牌，請參閱「設備說明」		
(ii) 供水系統的類型及用料	冷水喉	銅喉			
	熱水喉	隔熱絕緣保護之銅喉			

# 22 裝置、裝修物料及設備

## FITTINGS, FINISHES AND APPLIANCES

### 3. 室內裝置

(b)	浴室	(iii) 沐浴設施 (包括花灑或浴缸 (如適用的話))	花灑	花灑套裝	拉絲銅面
			浴缸 (適用於32樓SA1及SB1單位之主人浴室)	浴缸及花灑套裝	拉絲銅面
				浴缸	搪瓷鑄鋼
		(iv) 浴缸大小 (如適用的話)		700毫米闊 x 1500毫米長 x 410毫米深	
(c)	廚房		用料		
		(i) 洗滌盆	不銹鋼		
		(ii) 供水系統	冷水喉採用銅喉，熱水喉採用隔熱絕緣保護之銅喉		
			用料	裝修物料	
		(iii) 廚櫃	木製廚櫃配木製門板	陶瓷岩板、人造石、膠板飾面、金屬及木皮飾面	
		(iv) 所有其他裝置及設備的類型	消防裝置及設備	開放式廚房內或附近的天花裝置煙霧探測器及消防花灑頭	
			其他裝置	拉絲銅面洗滌盆水龍頭	
	其他設備	隨樓附送之設備及品牌，請參閱「設備說明」			
(d)	睡房		裝置	類型	用料
		裝置(包括嵌入式衣櫃)的類型及用料	嵌入式衣櫃 (適用於3樓、5樓-12樓、15樓、17樓-23樓、25樓-31樓A2、A3、A5、A6、A10、B2、B3、B5及B6單位、17樓B8單位、32樓A2、A10及B2單位之睡房及32樓SA1及SB1單位之主人睡房)	衣櫃	木製衣櫃
			其他裝置	不適用	不適用
(e)	電話	接駁點的位置及數目	請參閱「住宅單位機電裝置位置及數量說明表」		
(f)	天線	接駁點的位置及數目	請參閱「住宅單位機電裝置位置及數量說明表」		
(g)	電力裝置	(i) 供電附件(包括安全裝置)	供電附件	提供電掣及插座之面板	
			安全裝置	(a) 單相電力並裝妥微型斷路器 (32樓SA1及SB1單位除外) (b) 三相電力並裝妥微型斷路器 (適用於32樓SA1及SB1單位)	
		(ii) 導管是隱藏或外露	導管是部分隱藏部分外露 <sup>1</sup>		
	(iii) 電插座及空調機接駁點的位置及數目	請參閱「住宅單位機電裝置位置及數量說明表」			
(h)	氣體供應	類型	煤氣		
		系統	提供煤氣喉接駁煤氣煮食爐及煤氣熱水爐		
		位置	請參閱「住宅單位機電裝置位置及數量說明表」		
(i)	洗衣機接駁點	位置	請參閱「住宅單位機電裝置位置及數量說明表」		
		設計	設有洗衣機來、去水接駁喉位		
(j)	供水	(i) 水管的用料	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉		
		(ii) 水管是隱藏或外露	水管是部分隱藏及部分外露 <sup>2</sup>		
		(iii) 有否熱水供應	開放式廚房及浴室供應熱水		

備註：

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

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

# 22 裝置、裝修物料及設備

## FITTINGS, FINISHES AND APPLIANCES

### 4. 雜項

(a)	升降機	住宅升降機			
		(i) 品牌名稱及產品型號	品牌名稱	富士達	
			產品型號	ZEXIA	
		(ii) 升降機的數目及到達的樓層	升降機的數目	3	
到達的樓層	1號及2號升降機: 地下、地下高層、1樓、3樓、5樓-12樓、15樓、17樓-23樓、25樓-32樓 3號升降機: 地下、地下高層、1樓至3樓、5樓-12樓、15樓-23樓、25樓-32樓、天台				
(b)	信箱	用料	金屬		
(c)	垃圾收集	(i) 垃圾收集的方法	垃圾由清潔工人收集		
		(ii) 垃圾房的位置	各住宅層之公用地方設有垃圾房及地庫設有中央垃圾房		
(d)	水錶、電錶及氣體錶	水錶		電錶	氣體錶
		(i) 位置	每層之公共水錶櫃	每層之公共電錶房 (適用於3樓、5樓-12樓、15樓、17樓-23樓、25樓-31樓所有單位) 天台之公共電錶房 (適用於32樓所有單位)	露台(所有A1單位、3樓A7、A8、A9、A10、B7、B8及B9單位、32樓SA1及SB1單位除外) 平台(適用於3樓A1、A7、A8、A9、A10、B7、B8及B9單位及32樓SA1及SB1單位) 工作平台 (適用於5樓-12樓、15樓、17樓-23樓、25樓-32樓A1單位)
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立	獨立	獨立

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

### 5. 保安設施

保安系統及設備		
入口通道控制及保安系統	地下住宅入口大堂設有對講機系統及智能讀卡機。住宅升降機內設有智能讀卡機。	
閉路電視	地下住宅入口大堂、所有升降機內及會所均設有閉路電視系統，直接連接管理處。	
嵌入式的裝備的細節	各住宅單位均設有視像對講機並連接地下之管理處	
嵌入式裝備的位置	請參閱「住宅單位機電裝置位置及數量說明表」	

### 6. 設備說明 3樓

位置	設備	適用單位	品牌	型號(如有)	
				室內機	室外機
客廳/飯廳	分體式冷氣機	A1單位	大金	FTKA50BV1H	RKA50AV1H
		A2、A3、A5、A6、A10、B3、B5及B6單位		FTKS35EVMA	3MKS75EVMA
		A7、A8、A9、B1、B7、B8及B9單位		FTKA35BV1H	RKA35AV1H
B2單位		FTKA35BV1H		RKA35AV1H	
主人睡房		A1單位		FTKA50BV1H	RKA50AV1H
睡房		A2、A3、A5、A6、A10、B3、B5及B6單位		FTKS25EVMA	3MKS75EVMA
		B1單位		FTKA35BV1H	RKA35AV1H
		B2單位		FTKA25BV1H	RKA25BV1H
睡房1		A1單位		FTKA25BV1H	RKA25BV1H
儲物室	A1單位	FTKA25BV1H	RKA25BV1H		

位置	設備	適用單位	品牌	型號 (如有)
客廳/飯廳	嵌入式微波爐	A7、A8、A9、B7、B8及B9單位	西門子	BF525LMS0H
	嵌入式蒸爐	A1單位	Miele	DG 2840
		A2、A3、A5、A6、A10、B1、B2、B3、B5及B6單位	西門子	CD634GAS0
	嵌入式雪櫃	A1、A2、A3、A5、A6、A10、B1、B2、B3、B5及B6單位	西門子	KI42LAFF0K
A7、A8、A9、B7、B8及B9單位		KU15LADF0K		
開放式廚房	洗衣乾衣機	所有單位	西門子	WK14D321HK
	嵌入式煤氣煮食爐	所有單位	Mia Cucina	MY32C
	抽油煙機	A1單位	Miele	DA 3466 HP
		A2、A3、A5、A6、A7、A8、A9、A10、B1、B2、B3、B5、B6、B7、B8及B9單位	西門子	LI67SA531B
煤氣熱水爐	A1單位	TGC	TRJW162TFQL	
浴室	浴室寶	所有單位	樂聲牌	FV-40BE2H
	煤氣熱水爐	B1單位	TGC	TRJW162TFQL
露台	煤氣熱水爐	A2、A5、B3及B6單位	TGC	RBOX16QL
		A3、A6、B2及B5單位		RBOX16QR
平台	煤氣熱水爐	A7、A9、A10、B7及B9單位	TGC	RBOX16QL
		A8及B8單位		RBOX16QR

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



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

## 6. 設備說明 5樓至12樓、15樓、18樓-23樓、25樓-31樓

位置	設備	適用單位	品牌	型號(如有)	
				室內機	室外機
客廳/飯廳	分體式冷氣機	A1單位	大金	FTKS50FVMA	3MKS75EVMA
		A2、A3、A5、A6、A10、B3、B5及B6單位		FTKS35EVMA	3MKS75EVMA
		A7、A8、A9、B1、B7、B8及B9單位		FTKA35BV1H	RKA35AV1H
B2單位		FTKA35BV1H		RKA35AV1H	
主人睡房		A1單位		FTKS50FVMA	3MKS75EVMA
睡房		A2、A3、A5、A6、A10、B3、B5及B6單位		FTKS25EVMA	3MKS75EVMA
		B1單位		FTKA35BV1H	RKA35AV1H
		B2單位		FTKA25BV1H	RKA25BV1H
睡房1		A1單位		FTKS25EVMA	3MKS75EVMA
儲物室		A1單位		FTKS25EVMA	3MKS75EVMA

位置	設備	適用單位	品牌	型號 (如有)
客廳/飯廳	嵌入式微波爐	A7、A8、A9、B7、B8及B9單位	西門子	BF525LMS0H
	嵌入式蒸爐	A1單位	Miele	DG 2840
		A2、A3、A5、A6、A10、B1、B2、B3、B5及B6單位	西門子	CD634GAS0
	嵌入式雪櫃	A1、A2、A3、A5、A6、A10、B1、B2、B3、B5及B6單位	西門子	KI42LAFF0K
A7、A8、A9、B7、B8及B9單位		KU15LADF0K		
開放式廚房	洗衣乾衣機	所有單位	西門子	WK14D321HK
	嵌入式煤氣煮食爐	所有單位	Mia Cucina	MY32C
	抽油煙機	A1單位	Miele	DA 3466 HP
		A2、A3、A5、A6、A7、A8、A9、A10、B1、B2、B3、B5、B6、B7、B8及B9單位	西門子	LI67SA531B
煤氣熱水爐	A1單位	TGC	TRJW162TFQL	
浴室	浴室寶	所有單位	樂聲牌	FV-40BE2H
	煤氣熱水爐	B1單位	TGC	TRJW162TFQL
露台	煤氣熱水爐	A2、A5、A7、A9、A10、B3、B6、B7及B9單位	TGC	RBOX16QL
		A3、A6、A8、B2、B5及B8單位		RBOX16QR

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

### 6. 設備說明 17樓

位置	設備	適用單位	品牌	型號(如有)	
				室內機	室外機
客廳/飯廳	分體式冷氣機	A1單位	大金	FTKS50FVMA	3MKS75EVMA
		A2、A3、A5、A6、A10、B3、B5及B6單位		FTKS35EVMA	3MKS75EVMA
		A7、A8、A9、B1、B8及B9單位		FTKA35BV1H	RKA35AV1H
		B2單位		FTKA35BV1H	RKA35AV1H
主人睡房		A1單位		FTKS50FVMA	3MKS75EVMA
睡房		A2、A3、A5、A6、A10、B3、B5及B6單位		FTKS25EVMA	3MKS75EVMA
		B1及B8單位		FTKA35BV1H	RKA35AV1H
		B2單位		FTKA25BV1H	RKA25BV1H
睡房1		A1單位		FTKS25EVMA	3MKS75EVMA
儲物室		A1單位		FTKS25EVMA	3MKS75EVMA
	B8單位	FTKA25BV1H	RKA25BV1H		

位置	設備	適用單位	品牌	型號 (如有)
客廳/飯廳	嵌入式微波爐	A7、A8、A9及B9單位	西門子	BF525LMS0H
	嵌入式蒸爐	A1單位	Miele	DG 2840
		A2、A3、A5、A6、A10、B1、B2、B3、B5、B6及B8單位	西門子	CD634GAS0
	嵌入式雪櫃	A1、A2、A3、A5、A6、A10、B1、B2、B3、B5、B6及B8單位	西門子	KI42LAFF0K
A7、A8、A9及B9單位		KU15LADF0K		
開放式廚房	洗衣乾衣機	所有單位	西門子	WK14D321HK
	嵌入式煤氣煮食爐	所有單位	Mia Cucina	MY32C
	抽油煙機	A1單位	Miele	DA 3466 HP
		A2、A3、A5、A6、A7、A8、A9、A10、B1、B2、B3、B5、B6、B8及B9單位	西門子	LI67SA531B
	煤氣熱水爐	A1單位	TGC	TRJW162TFQL
浴室	浴室寶	所有單位	樂聲牌	FV-40BE2H
	煤氣熱水爐	B1單位	TGC	TRJW162TFQL
露台	煤氣熱水爐	A2、A5、A7、A9、A10、B3、B6及B9單位	TGC	RBOX16QL
		A3、A6、A8、B2、B5及B8單位		RBOX16QR

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

### 6. 設備說明 32樓

位置	設備	適用單位	品牌	型號(如有)	
				室內機	室外機
客廳/飯廳	分體式冷氣機	A1單位	大金	FTKS50FVMA	3MKS75EVMA
		A2、A10、SA1及SB1單位		FTKS35EVMA	3MKS75EVMA
		A7、A8、A9、B1、B7、B8及B9單位		FTKA35BV1H	RKA35AV1H
		B2單位		FTKA25BV1H	RKA25BV1H
主人睡房		A1單位		FTKS50FVMA	3MKS75EVMA
睡房		SA1及SB1單位		FTKS35EVMA	3MKS75EVMA
		A2及A10單位		FTKS25EVMA	3MKS75EVMA
睡房1		B1及B2單位		FTKA35BV1H	RKA35AV1H
		A1單位		FTKS25EVMA	3MKS75EVMA
睡房2		SA1及SB1單位		FTKS25EVMA	3MKS75EVMA
儲物室		A1、SA1及SB1單位		FTKS25EVMA	3MKS75EVMA

位置	設備	適用單位	品牌	型號 (如有)
客廳/飯廳	嵌入式微波爐	A7、A8、A9、B7、B8及B9單位	西門子	BF525LMS0H
	嵌入式蒸爐	A1、SA1及SB1單位	Miele	DG 2840
		A2、A10、B1及B2單位	西門子	CD634GAS0
	嵌入式雪櫃	A1、A2、A10、B1及B2單位	西門子	KI42LAFF0K
		SA1及SB1單位	Miele	KFNS37232iD
	酒櫃	A7、A8、A9、B7、B8及B9單位	西門子	KU15LADF0K
開放式廚房	洗衣乾衣機	A1、A2、A7、A8、A9、A10、B1、B2、B7、B8及B9單位	西門子	WK14D321HK
		SA1及SB1單位	Miele	WT 2798i WPM
	嵌入式煤氣煮食爐	所有單位	Mia Cucina	MY32C
	抽油煙機	A1、SA1及SB1單位	Miele	DA 3466 HP
		A2、A7、A8、A9、A10、B1、B2、B7、B8及B9單位	西門子	LI67SA531B
煤氣熱水爐	A1單位	TGC	TRJW162TFQL	
浴室	浴室寶	所有單位	樂聲牌	FV-40BE2H
	煤氣熱水爐	B1單位	TGC	TRJW162TFQL
主人浴室	浴室寶	SA1及SB1單位	樂聲牌	FV-40BE2H
露台	煤氣熱水爐	A2、A7、A9、A10、B7及B9單位	TGC	RBOX16QL
		A8、B2及B8單位		RBOX16QR
樓梯底	煤氣熱水爐	SA1及SB1單位	TGC	TRJW222TFQL

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

### 1. EXTERIOR FINISHES

(a)	External Wall	Type of finishes	Podium: Mainly finished with glass wall, curtain wall, natural stone, aluminium cladding and glazed ceramic wall tiles Residential tower: Curtain wall, aluminium cladding, glazed ceramic wall tiles and external paint
(b)	Window	Material of frame	PVF2 coated aluminium frame
		Material of glass	Tinted glass for windows in living room / dining room and bedrooms of all residential units Translucent tinted glass for windows (if any) in bathrooms
(c)	Bay window	Material of bay window	Not applicable
		Window sill finishes	Not applicable
(d)	Planter	Type of finishes	Not applicable
(e)	Verandah or balcony	Type of finishes	Balcony: Installed with laminated glass balustrade Floor: Ceramic tiles Wall: Ceramic tiles and aluminium cladding Ceiling: (a) Finished with aluminium false ceiling (Except for Flat B1 on 3/F, Flats A1 and B1 on 5/F-12/F, 15/F, 17/F-23/F, 25/F-32/F) (b) Finished with external paint (For Flat B1 on 3/F, Flats A1 and B1 on 5/F-12/F, 15/F, 17/F-23/F, 25/F-32/F)
		Whether it is covered	Balcony is covered
		Verandah	Not applicable
(f)	Drying facilities for clothing	Type	Not applicable
		Material	Not applicable

### 2. INTERIOR FINISHES

(a)	Lobby		Wall	Floor	Ceiling
		G/F residential entrance lobby finishes	Natural stone and timber veneer to the exposed surface	Natural stone	Timber veneer false ceiling
		Lift lobby finishes for residential floors	Natural stone, reconstituted stone, ceramic tiles and timber veneer to the exposed surface	Reconstituted stone and natural stone	Gypsum board and timber veneer false ceiling
(b)	Internal wall and ceiling		Wall		Ceiling
		Living room finishes	Emulsion paint		Emulsion paint
		Dining room finishes	Emulsion paint		Emulsion paint
		Bedroom finishes	Emulsion paint		Emulsion paint
(c)	Internal floor		Floor		Skirting
		Material for living room	Ceramic tiles		Timber skirting
		Material for dining room	Ceramic tiles		Timber skirting
		Material for bedroom	Ceramic tiles		Timber skirting

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

## 2. INTERIOR FINISHES

(d)	Bathroom		Wall	Floor	Ceiling	
		(i) Type of finishes	Ceramic tiles to the exposed surface	Ceramic tiles to the exposed surface	Gypsum board false ceiling with emulsion paint	
		(ii) Whether the wall finishes run up to the ceiling	Up to the bottom level of false ceiling			
(e)	Kitchen		Wall	Floor	Ceiling	Cooking Bench
		(i) Type of finishes	Sintered stone, metal and timber veneer to the exposed surface	Ceramic tiles to the exposed surface	Gypsum board false ceiling with emulsion paint	Reconstituted stone
		(ii) Whether the wall finishes run up to the ceiling	Up to the bottom level of false ceiling			

## 3. INTERIOR FITTINGS

(a)	Doors		Material	Finishes	Accessories
		Main entrance door	Fire-rated solid core timber swing door	Timber veneer	Electrical lockset, eye viewer, door closer and door stopper
		Balcony door	Aluminium frame sliding door	Tinted glass	Lockset
		Utility platform door	Aluminium frame sliding door	Tinted glass	Lockset
		Flat roof door (For Flats A1, A7, A8, A9, A10, B7, B8 and B9 on 3/F and Flats SA1 and SB1 on 32/F)	Aluminium frame sliding door	Tinted glass	Lockset
		Flat roof door (For Flat B1 on 3/F)	Aluminium frame swing door	Translucent tinted glass	Lockset
		Flat roof door (For Flat B2 on 3/F)	Aluminium frame swing door	Tinted glass	Lockset
		Bedroom door (For Flats A2, A10, B1 and B2 on 3/F, 5/F-12/F, 15/F, 17/F-23/F, 25/F-32/F and Flat B8 on 17/F)	Solid core timber swing door	Timber veneer	Lockset and door stopper
		Bedroom door (For Flats A3, A5, A6, B3, B5 and B6 on 3/F, 5/F-12/F, 15/F, 17/F-23/F, 25/F-31/F)	Aluminium frame sliding door	Laminated glass	Lockset
		Master bedroom door / Bedroom 1 door / Bedroom 2 door	Solid core timber swing door	Timber veneer	Lockset and door stopper
		Bathroom door (Except for Flat B9 on 3/F, 5/F-12/F, 15/F, 17/F-23/F, 25/F-32/F and Flats SA1 and SB1 on 32/F)	Hollow core timber sliding door	Timber veneer	Lockset
		Bathroom door (For Flat B9 on 3/F, 5/F-12/F, 15/F, 17/F-23/F, 25/F-32/F and Flats SA1 and SB1 on 32/F)	Hollow core timber swing door	Timber veneer	Lockset and door stopper
		Master bathroom door	Hollow core timber swing door	Timber veneer	Lockset and door stopper
		Store room door (For Flat A1 on 3/F, 5/F-12/F, 15/F, 17/F-23/F, 25/F-32/F)	Hollow core timber sliding door	Timber veneer	Lockset
		Store room door (For Flat B8 on 17/F)	Solid core timber swing door	Timber veneer	Lockset and door stopper
Store room door (For Flats SA1 and SB1 on 32/F)	Aluminium swing door	Aluminium	Lockset		
Lavatory door	Aluminium folding sliding door	Aluminium	Lockset		
Roof door	Aluminium swing door	Aluminium	Lockset		

### 3. INTERIOR FITTINGS

(b)	Bathroom		Fittings & Equipment	Type	Material
		(i) Type and material of fittings and equipment	Cabinet	Basin countertop	Not applicable
				Cabinet	Glass mirror cabinet and timber basin cabinet
			Bathroom fittings	Wash basin mixer	Brushed brass coated
				Wash basin	Solid surfacing material
				Water closet	Vitreous china
				Towel hook	Brushed brass coated
				Paper holder	Brushed brass coated
			Bathroom appliances	For the appliances provision and brand name, please refer to the "Appliances Schedule"	
		(ii) Type and material of water supply system	Cold water supply	Copper water pipes	
			Hot water supply	Copper water pipes with thermal insulation	
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower	Shower set	Brushed brass coated
			Bath tub (For Master Bathroom of Flats SA1 and SB1 on 32/F)	Bath and shower set	Brushed brass coated
				Bath tub	Enameled steel
(iv) Size of bath tub, if applicable	700mm width x 1500mm length x 410mm depth				
(c)	Kitchen		Material		
		(i) Sink unit	Stainless steel		
		(ii) Water supply system	Copper pipes for cold water supply and copper pipes with thermal insulation for hot water supply		
			Material	Finishes	
		(iii) Kitchen cabinet	Timber cabinet with timber door panel	Sintered stone, reconstituted stone, plastic laminate, metal and timber veneer finish	
		(iv) Type of all other fittings and equipment	Fire service installations and equipment	Ceiling-mounted smoke detector and sprinkler head are fitted in or near open kitchen	
			Other fittings	Brushed brass coated sink mixer	
Other equipment	For the appliances provision and brand name, please refer to the "Appliances Schedule"				
(d)	Bedroom		Fittings	Type	Material
		Type and material of fittings (including built-in wardrobe)	Built-in wardrobe (For Bedroom of Flats A2, A3, A5, A6, A10, B2, B3, B5 and B6 on 3/F, 5/F-12/F, 15/F, 17/F-23/F, 25/F-31/F, Flat B8 on 17/F, Flats A2, A10 and B2 on 32/F and Master bedroom of Flats SA1 and SB1 on 32/F)	Wardrobe	Wooden wardrobe
			Other fittings	Not applicable	Not applicable
(e)	Telephone	Location and number of connection points	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units"		
(f)	Aerials	Location and number of connection points	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units"		

### 3. INTERIOR FITTINGS

(g)	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets
			Safety devices	(a) Single phase electricity supply with miniature circuit breaker distribution board (Except for Flats SA1 and SB1 on 32/F) (b) 3-phase electricity supply with miniature circuit breaker distribution board (For Flats SA1 and SB1 on 32/F)
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed <sup>1</sup>	
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units"	
(h)	Gas supply	Type	Town Gas	
		System	Gas supply pipe is provided and connected to gas cooker and gas water heater for all flats	
		Location	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units"	
(i)	Washing machine connection point	Location	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units"	
		Design	Drain point and water point are provided for washing machine	
(j)	Water supply	(i) Material of water pipes	Copper pipes for cold water supply and copper pipes with thermal insulation for hot water supply	
		(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed <sup>2</sup>	
		(iii) Whether hot water is available	Hot water supply is provided to the open kitchen and bathroom	

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

### 4. MISCELLANEOUS

(a)	Lifts		Residential Lift	
		(i) Brand name and model number	Brand Name	Fujitec
			Model Number	ZEXIA
		(ii) Number and floors served by them	Number of lifts	3
Floor served by the lifts	Lift 1 and 2: G/F, UG/F, 1/F, 3/F, 5/F-12/F, 15/F, 17/F-23/F, 25/F-32/F Lift 3: G/F, UG/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-32/F, Roof			
(b)	Letter box	Material	Metal	
(c)	Refuse collection	(i) Means of refuse collection	Collected by cleaners	
		(ii) Location of refuse room	Refuse storage and material recovery room is provided in the common area of each residential floor. Refuse storage and material recovery chamber is provided at Basement	

## 4. MISCELLANEOUS

(d)	Water meter, electricity meter and gas meter	Water Meter	Electricity Meter	Gas Meter
	(i) Location	Common water meter cabinet on each floor	Common electric meter room on each floor (For all flats on 3/F, 5/F-12/F, 15/F, 17/F-23/F, 25/F-31/F) Common electric meter room on roof (For all flats on 32/F)	Balcony (Except for Flat A1 on all floors, Flats A7, A8, A9, A10, B7, B8 and B9 on 3/F and Flats SA1 and SB1 on 32/F) Flat roof (Flats A1, A7, A8, A9, A10, B7, B8 and B9 on 3/F and Flats SA1 and SB1 on 32/F) Utility platform (Flat A1 of 5/F-12/F, 15/F, 17/F-23/F, 25/F-32/F)
	(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter

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

## 5. SECURITY FACILITIES

Security system and equipment	Access control and security system	Visitor panel and smart card reader are installed at G/F residential entrance lobby. Smart card reader is installed inside the residential lifts.
	CCTV	CCTVs are installed at G/F residential entrance lobby, all lifts and clubhouse, connecting directly to the management office.
Details of built-in provisions	Video door phone in each residential unit which is connected to the caretaker's counter on G/F	
Location of built-in provisions	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units"	



### 6. APPLIANCES SCHEDULE 3/F

Location	Appliance	Flat apply	Brand	Model No. (if any)	
				Indoor Unit	Outdoor Unit
Living Room / Dining Room	Split Type Air-Conditioner	Flat A1	Daikin	FTKA50BV1H	RKA50AV1H
		Flats A2, A3, A5, A6, A10, B3, B5 and B6		FTKS35EVMA	3MKS75EVMA
		Flats A7, A8, A9, B1, B7, B8 and B9		FTKA35BV1H	RKA35AV1H
Flat B2		FTKA35BV1H		RKA35AV1H	
Master Bedroom		Flat A1		FTKA50BV1H	RKA50AV1H
Bedroom		Flats A2, A3, A5, A6, A10, B3, B5 and B6		FTKS25EVMA	3MKS75EVMA
		Flat B1		FTKA35BV1H	RKA35AV1H
		Flat B2		FTKA25BV1H	RKA25BV1H
Bedroom 1		Flat A1		FTKA25BV1H	RKA25BV1H
Store room	Flat A1	FTKA25BV1H	RKA25BV1H		

Location	Appliance	Flats apply	Brand	Model No. (if any)
Living Room / Dining Room	Built-in Microwave Oven	Flats A7, A8, A9, B7, B8 and B9	Siemens	BF525LMS0H
	Built-in Steam Oven	Flat A1	Miele	DG 2840
		Flats A2, A3, A5, A6, A10, B1, B2, B3, B5 and B6	Siemens	CD634GAS0
	Built-in Refrigerator	Flats A1, A2, A3, A5, A6, A10, B1, B2, B3, B5 and B6	Siemens	KI42LAFF0K
Flats A7, A8, A9, B7, B8 and B9		KU15LADFOK		
Open Kitchen	Washer Dryer	All flats	Siemens	WK14D321HK
	Built-in Gas Cooker	All flats	Mia Cucina	MY32C
	Telescopic Hood	Flat A1	Miele	DA 3466 HP
		Flats A2, A3, A5, A6, A7, A8, A9, A10, B1, B2, B3, B5, B6, B7, B8 and B9	Siemens	LI67SA531B
Gas Water Heater	Flat A1	TGC	TRJW162TFQL	
Bathroom	Thermo Ventilator	All flats	Panasonic	FV-40BE2H
	Gas Water Heater	Flat B1	TGC	TRJW162TFQL
Balcony	Gas Water Heater	Flats A2, A5, B3 and B6	TGC	RBOX16QL
		Flats A3, A6, B2 and B5		RBOX16QR
Flat Roof	Gas Water Heater	Flats A7, A9, A10, B7 and B9	TGC	RBOX16QL
		Flats A8 and B8		RBOX16QR

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.

## 6. APPLIANCES SCHEDULE 5/F-12/E, 15/E, 18/F-23/E, 25/F-31/F

Location	Appliance	Flat apply	Brand	Model No. (if any)	
				Indoor Unit	Outdoor Unit
Living Room / Dining Room	Split Type Air-Conditioner	Flat A1	Daikin	FTKS50FVMA	3MKS75EVMA
		Flats A2, A3, A5, A6, A10, B3, B5 and B6		FTKS35EVMA	3MKS75EVMA
		Flats A7, A8, A9, B1, B7, B8 and B9		FTKA35BV1H	RKA35AV1H
Flat B2		FTKA35BV1H		RKA35AV1H	
Master Bedroom		Flat A1		FTKS50FVMA	3MKS75EVMA
Bedroom		Flats A2, A3, A5, A6, A10, B3, B5 and B6		FTKS25EVMA	3MKS75EVMA
		Flat B1		FTKA35BV1H	RKA35AV1H
		Flat B2		FTKA25BV1H	RKA25BV1H
Bedroom 1		Flat A1		FTKS25EVMA	3MKS75EVMA
Store room		Flat A1		FTKS25EVMA	3MKS75EVMA

Location	Appliance	Flats apply	Brand	Model No. (if any)
Living Room / Dining Room	Built-in Microwave Oven	Flats A7, A8, A9, B7, B8 and B9	Siemens	BF525LMS0H
	Built-in Steam Oven	Flat A1	Miele	DG 2840
		Flats A2, A3, A5, A6, A10, B1, B2, B3, B5 and B6	Siemens	CD634GAS0
	Built-in Refrigerator	Flats A1, A2, A3, A5, A6, A10, B1, B2, B3, B5 and B6	Siemens	KI42LAFF0K
Flats A7, A8, A9, B7, B8 and B9		KU15LADF0K		
Open Kitchen	Washer Dryer	All flats	Siemens	WK14D321HK
	Built-in Gas Cooker	All flats	Mia Cucina	MY32C
	Telescopic Hood	Flat A1	Miele	DA 3466 HP
		Flats A2, A3, A5, A6, A7, A8, A9, A10, B1, B2, B3, B5, B6, B7, B8 and B9	Siemens	LI67SA531B
Gas Water Heater	Flat A1	TGC	TRJW162TFQL	
Bathroom	Thermo Ventilator	All flats	Panasonic	FV-40BE2H
	Gas Water Heater	Flat B1	TGC	TRJW162TFQL
Balcony	Gas Water Heater	Flats A2, A5, A7, A9, A10, B3, B6, B7 and B9	TGC	RBOX16QL
		Flats A3, A6, A8, B2, B5 and B8		RBOX16QR

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.

### 6. APPLIANCES SCHEDULE 17/F

Location	Appliance	Flat apply	Brand	Model No. (if any)	
				Indoor Unit	Outdoor Unit
Living Room / Dining Room	Split Type Air-Conditioner	Flat A1	Daikin	FTKS50FVMA	3MKS75EVMA
		Flats A2, A3, A5, A6, A10, B3, B5 and B6		FTKS35EVMA	3MKS75EVMA
		Flats A7, A8, A9, B1, B8 and B9		FTKA35BV1H	RKA35AV1H
Flat B2		FTKA35BV1H		RKA35AV1H	
Master Bedroom		Flat A1		FTKS50FVMA	3MKS75EVMA
Bedroom		Flats A2, A3, A5, A6, A10, B3, B5 and B6		FTKS25EVMA	3MKS75EVMA
		Flats B1 and B8		FTKA35BV1H	RKA35AV1H
		Flats B2		FTKA25BV1H	RKA25BV1H
Bedroom 1		Flat A1		FTKS25EVMA	3MKS75EVMA
Store room		Flat A1		FTKS25EVMA	3MKS75EVMA
	Flat B8	FTKA25BV1H	RKA25BV1H		

Location	Appliance	Flats apply	Brand	Model No. (if any)
Living Room / Dining Room	Built-in Microwave Oven	Flats A7, A8, A9 and B9	Siemens	BF525LMS0H
	Built-in Steam Oven	Flat A1	Miele	DG 2840
		Flats A2, A3, A5, A6, A10, B1, B2, B3, B5, B6 and B8	Siemens	CD634GAS0
	Built-in Refrigerator	Flats A1, A2, A3, A5, A6, A10, B1, B2, B3, B5, B6 and B8	Siemens	KI42LAFF0K
Flats A7, A8, A9 and B9		KU15LADF0K		
Open Kitchen	Washer Dryer	All flats	Siemens	WK14D321HK
	Built-in Gas Cooker	All flats	Mia Cucina	MY32C
	Telescopic Hood	Flat A1	Miele	DA 3466 HP
		Flats A2, A3, A5, A6, A7, A8, A9, A10, B1, B2, B3, B5, B6, B8 and B9	Siemens	LI67SA531B
Gas Water Heater	Flat A1	TGC	TRJW162TFQL	
Bathroom	Thermo Ventilator	All flats	Panasonic	FV-40BE2H
	Gas Water Heater	Flat B1	TGC	TRJW162TFQL
Balcony	Gas Water Heater	Flats A2, A5, A7, A9, A10, B3, B6 and B9	TGC	RBOX16QL
		Flats A3, A6, A8, B2, B5 and B8		RBOX16QR

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.

## 6. APPLIANCES SCHEDULE 32/F

Location	Appliance	Flat apply	Brand	Model No. (if any)	
				Indoor Unit	Outdoor Unit
Living Room / Dining Room	Split Type Air-Conditioner	Flat A1	Daikin	FTKS50FVMA	3MKS75EVMA
		Flats A2, A10, SA1 and SB1		FTKS35EVMA	3MKS75EVMA
		Flats A7, A8, A9, B1, B7, B8 and B9		FTKA35BV1H	RKA35AV1H
Flat B2		FTKA25BV1H		RKA25BV1H	
Master Bedroom		Flats A1		FTKS50FVMA	3MKS75EVMA
Bedroom		Flats SA1 and SB1		FTKS35EVMA	3MKS75EVMA
		Flats A2 and A10		FTKS25EVMA	3MKS75EVMA
Bedroom 1		Flats B1 and B2		FTKA35BV1H	RKA35AV1H
		Flats A1		FTKS25EVMA	3MKS75EVMA
Bedroom 2		Flats SA1 and SB1		FTKS25EVMA	3MKS75EVMA
Store room	Flats SA1 and SB1	FTKS25EVMA	3MKS75EVMA		

Location	Appliance	Flats apply	Brand	Model No. (if any)
Living Room / Dining Room	Built-in Microwave Oven	Flats A7, A8, A9, B7, B8 and B9	Siemens	BF525LMS0H
	Built-in Steam Oven	Flats A1, SA1 and SB1	Miele	DG 2840
		Flats A2, A10, B1 and B2	Siemens	CD634GAS0
	Built-in Refrigerator	Flats A1, A2, A10, B1 and B2	Siemens	KI42LAFF0K
		Flats SA1 and SB1	Miele	KFNS37232iD
		Flats A7, A8, A9, B7, B8 and B9	Siemens	KU15LADFOK
Wine Cellar	Flats SA1 and SB1	Vinvautz	VZ43SDUG	
Open Kitchen	Washer Dryer	Flats A1, A2, A7, A8, A9, A10, B1, B2, B7, B8 and B9	Siemens	WK14D321HK
		Flats SA1 and SB1	Miele	WT 2798i WPM
	Built-in Gas Cooker	All flats	Mia Cucina	MY32C
	Telescopic Hood	Flats A1, SA1 and SB1	Miele	DA 3466 HP
		Flats A2, A7, A8, A9, B1, B2, B7, B8, B9 and A10	Siemens	LI67SA531B
Gas Water Heater	Flat A1	TGC	TRJW162TFQL	
Bathroom	Thermo Ventilator	All flats	Panasonic	FV-40BE2H
	Gas Water Heater	Flat B1	TGC	TRJW162TFQL
Master Bathroom	Thermo Ventilator	Flats SA1 and SB1	Panasonic	FV-40BE2H
Balcony	Gas Water Heater	Flats A2, A7, A9, A10, B7 and B9	TGC	RBOX16QL
		Flats A8, B2 and B8		RBOX16QR
Under Staircase	Gas Water Heater	Flats SA1 and SB1	TGC	TRJW222TFQL

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.

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

住宅單位機電裝置位置及數量說明表 (3樓)

SCHEDULE FOR THE LOCATION AND NUMBER OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS (3/F)

位置 Location	描述 Description	A1	A2	A3	A5	A6	A7	A8	A9	A10	B1	B2	B3	B5	B6	B7	B8	B9
客廳/飯廳 Living Room / Dining Room	視像對講機 Video Door Phone	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	數據插座 Data Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	單位電插座連USB插座 Single Socket Outlet with USB	1	-	-	-	-	1	1	1	-	-	-	-	-	-	1	1	1
	單位電插座 Single Socket Outlet	3	2	2	2	2	2	2	2	2	2	-	2	2	2	2	2	2
	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1	1
	無線充電器 Wireless Charger	1	-	-	-	-	1	1	1	-	1	-	-	-	-	1	1	1
	微型斷路器配電箱 Miniature Circuit Breakers Board	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
開放式廚房 Open Kitchen	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	洗衣乾衣機接駁點 Washer Dryer Machine Connection Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	煤氣熱水爐接線座 Fused Spur Unit for Gas Water Heater	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
主人睡房 Master Bedroom	電視及電台天線插座 TV and FM Outlet	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	電話插座 Telephone Outlet	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	單位電插座連USB插座 Single Socket Outlet with USB	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	雙位電插座 Twin Socket Outlet	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
睡房 / 睡房1 Bedroom / Bedroom 1	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	-	-	-	1	1	1	1	1	1	-	-	-
	單位電插座連USB插座 Single Socket Outlet with USB	1	1	1	1	1	-	-	-	1	1	1	1	1	1	-	-	-
	單位電插座 Single Socket Outlet	-	1	1	1	1	-	-	-	1	-	1	1	1	1	-	-	-
	雙位電插座 Twin Socket Outlet	1	1	1	1	1	-	-	-	1	1	1	1	1	1	-	-	-
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	-	-	-	1	1	1	1	1	1	-	-	-
儲物室 Store Room	單位電插座 Single Socket Outlet	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
浴室 Bathroom	單位電插座連USB插座 Single Socket Outlet with USB	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	煤氣熱水爐接線座 Fused Spur Unit for Gas Water Heater	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-
	浴室竇接線座 Fused Spur Unit for Thermo Ventilator	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
露台 Balcony	煤氣熱水爐接線座 Fused Spur Unit for Gas Water Heater	-	1	1	1	1	-	-	-	-	-	1	1	1	1	-	-	-

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

### 住宅單位機電裝置位置及數量說明表 (3樓)

#### SCHEDULE FOR THE LOCATION AND NUMBER OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS (3/F)

位置 Location	描述 Description	A1	A2	A3	A5	A6	A7	A8	A9	A10	B1	B2	B3	B5	B6	B7	B8	B9
平台 Flat Roof	防水單位電插座 Weatherproof Type Single Socket Outlet	1	-	-	-	-	1	1	1	1	1	1	-	-	-	1	1	1
	煤氣熱水爐接線座 Fused Spur Unit for Gas Water Heater	-	-	-	-	-	1	1	1	1	-	-	-	-	-	1	1	1
	煤氣接駁點 Gas Connection Point	1	-	-	-	-	1	1	1	1	1	1	-	-	-	1	1	1
	室外冷氣機接駁點 Connection Point for A/C Outdoor Unit	4	-	-	-	-	1	1	1	-	2	2	-	-	-	1	1	1
冷氣機平台 A/C Platform	室外冷氣機接駁點 Connection Point for A/C Outdoor Unit	-	1	1	1	1	-	-	-	1	-	-	1	1	1	-	-	-

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

住宅單位機電裝置位置及數量說明表 (5樓至12樓、15樓、18樓至23樓、25樓至31樓)

SCHEDULE FOR THE LOCATION AND NUMBER OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS (5/F-12/F, 15/F, 18/F-23/F, 25/F-31/F)

位置 Location	描述 Description	A1	A2	A3	A5	A6	A7	A8	A9	A10	B1	B2	B3	B5	B6	B7	B8	B9	
客廳/飯廳 Living Room / Dining Room	視像對講機 Video Door Phone	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	數據插座 Data Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	單位電插座連USB充電位 Single Socket Outlet with USB	1	-	-	-	-	1	1	1	-	-	-	-	-	-	-	1	1	1
	單位電插座 Single Socket Outlet	3	2	2	2	2	2	2	2	2	2	-	2	2	2	2	2	2	2
	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1	1	1
	無線充電器 Wireless Charger	1	-	-	-	-	1	1	1	-	1	-	-	-	-	-	1	1	1
	微型斷路器配電箱 Miniature Circuit Breakers Board	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
開放式廚房 Open Kitchen	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	洗衣乾衣機接駁點 Washer Dryer Machine Connection Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	煤氣熱水爐接線座 Fused Spur Unit for Gas Water Heater	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
主人睡房 Master Bedroom	電視及電台天線插座 TV and FM Outlet	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	電話插座 Telephone Outlet	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	單位電插座連USB充電位 Single Socket Outlet with USB	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	雙位電插座 Twin Socket Outlet	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
睡房 / 睡房1 Bedroom / Bedroom 1	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	-	-	-	1	1	1	1	1	1	-	-	-	
	單位電插座連USB充電位 Single Socket Outlet with USB	1	1	1	1	1	-	-	-	1	1	1	1	1	1	-	-	-	
	單位電插座 Single Socket Outlet	-	1	1	1	1	-	-	-	1	-	1	1	1	1	-	-	-	
	雙位電插座 Twin Socket Outlet	1	1	1	1	1	-	-	-	1	1	1	1	1	1	-	-	-	
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	-	-	-	1	1	1	1	1	1	-	-	-	
儲物室 Store Room	單位電插座 Single Socket Outlet	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
浴室 Bathroom	單位電插座連USB充電位 Single Socket Outlet with USB	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	煤氣熱水爐接線座 Fused Spur Unit for Gas Water Heater	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	
	浴室寶接線座 Fused Spur Unit for Thermo Ventilator	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
露台 Balcony	煤氣熱水爐接線座 Fused Spur Unit for Gas Water Heater	-	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	
	室外冷氣機接駁點 Connection Point for A/C Outdoor Unit	-	-	-	-	-	1	1	1	-	-	-	-	-	-	1	1	1	
冷氣機平台 A/C Platform	室外冷氣機接駁點 Connection Point for A/C Outdoor Unit	2	1	1	1	1	-	-	-	1	2	2	1	1	1	-	-	-	

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

住宅單位機電裝置位置及數量說明表 (17樓)

SCHEDULE FOR THE LOCATION AND NUMBER OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS (17/F)

位置 Location	描述 Description	A1	A2	A3	A5	A6	A7	A8	A9	A10	B1	B2	B3	B5	B6	B8	B9	
客廳/飯廳 Living Room / Dining Room	視像對講機 Video Door Phone	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	數據插座 Data Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	單位電插座連USB充電位 Single Socket Outlet with USB	1	-	-	-	-	1	1	1	-	-	-	-	-	-	-	-	1
	單位電插座 Single Socket Outlet	3	2	2	2	2	2	2	2	2	2	-	2	2	2	2	2	2
	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1	1
	無線充電器 Wireless Charger	1	-	-	-	-	1	1	1	-	1	-	-	-	-	-	-	1
	微型斷路器配電箱 Miniature Circuit Breakers Board	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
開放式廚房 Open Kitchen	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	洗衣乾衣機接駁點 Washer Dryer Machine Connection Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	煤氣熱水爐接線座 Fused Spur Unit for Gas Water Heater	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
主人睡房 Master Bedroom	電視及電台天線插座 TV and FM Outlet	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	電話插座 Telephone Outlet	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	單位電插座連USB充電位 Single Socket Outlet with USB	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	雙位電插座 Twin Socket Outlet	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
睡房 / 睡房1 Bedroom / Bedroom 1	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	-	-	-	1	1	1	1	1	1	1	-	
	單位電插座連USB充電位 Single Socket Outlet with USB	1	1	1	1	1	-	-	-	1	1	1	1	1	1	1	-	
	單位電插座 Single Socket Outlet	-	1	1	1	1	-	-	-	1	-	1	1	1	1	1	-	
	雙位電插座 Twin Socket Outlet	1	1	1	1	1	-	-	-	1	1	1	1	1	1	1	-	
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	-	-	-	1	1	1	1	1	1	1	-	
儲物室 Store Room	單位電插座 Single Socket Outlet	1	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	
浴室 Bathroom	單位電插座連USB充電位 Single Socket Outlet with USB	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	煤氣熱水爐接線座 Fused Spur Unit for Gas Water Heater	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	
	浴室寶接線座 Fused Spur Unit for Thermo Ventilator	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
露台 Balcony	煤氣熱水爐接線座 Fused Spur Unit for Gas Water Heater	-	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	
	室外冷氣機接駁點 Connection Point for A/C Outdoor Unit	-	-	-	-	-	1	1	1	-	-	-	-	-	-	1	1	
冷氣機平台 A/C Platform	室外冷氣機接駁點 Connection Point for A/C Outdoor Unit	2	1	1	1	1	-	-	-	1	2	2	1	1	1	2	-	



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

住宅單位機電裝置位置及數量說明表 (32樓)

SCHEDULE FOR THE LOCATION AND NUMBER OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS (32/F)

位置 Location	描述 Description	A1	A2	SA1	A7	A8	A9	A10	B1	B2	SB1	B7	B8	B9
客廳/飯廳 Living Room / Dining Room	視像對講機 Video Door Phone	1	1	1	1	1	1	1	1	1	1	1	1	1
	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1
	數據插座 Data Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1
	單位電插座連USB充電位 Single Socket Outlet with USB	1	-	-	1	1	1	-	-	-	-	1	1	1
	單位電插座 Single Socket Outlet	3	2	-	2	2	2	2	-	2	-	2	2	2
	雙位電插座 Twin Socket Outlet	1	1	2	1	1	1	1	2	1	2	1	1	1
	無線充電器 Wireless Charger	1	-	-	1	1	1	-	1	-	-	1	1	1
	微型斷路器配電箱 Miniature Circuit Breakers Board	1	1	1	1	1	1	1	1	1	1	1	1	1
室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	2	1	1	1	1	1	1	2	1	1	1	
開放式廚房 Open Kitchen	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1
	洗衣乾衣機接駁點 Washer Dryer Machine Connection Point	1	1	1	1	1	1	1	1	1	1	1	1	1
	煤氣熱水爐接線座 Fused Spur Unit for Gas Water Heater	1	-	-	-	-	-	-	-	-	-	-	-	-
主人睡房 Master Bedroom	電視及電台天線插座 TV and FM Outlet	1	-	1	-	-	-	-	-	-	1	-	-	-
	電話插座 Telephone Outlet	1	-	-	-	-	-	-	-	-	-	-	-	-
	單位電插座連USB充電位 Single Socket Outlet with USB	1	-	1	-	-	-	-	-	-	1	-	-	-
	單位電插座 Single Socket Outlet	-	-	1	-	-	-	-	-	-	1	-	-	-
	雙位電插座 Twin Socket Outlet	1	-	1	-	-	-	-	-	-	1	-	-	-
室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	-	1	-	-	-	-	-	-	1	-	-	-	
睡房/ 睡房1 Bedroom/ Bedroom 1	電視及電台天線插座 TV and FM Outlet	1	1	1	-	-	-	1	1	1	1	-	-	-
	單位電插座連USB充電位 Single Socket Outlet with USB	1	1	1	-	-	-	1	1	1	1	-	-	-
	單位電插座 Single Socket Outlet	-	1	-	-	-	-	1	-	1	-	-	-	-
	雙位電插座 Twin Socket Outlet	1	1	1	-	-	-	1	1	1	1	-	-	-
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	1	-	-	-	1	1	1	1	-	-	-
睡房2 Bedroom 2	電視及電台天線插座 TV and FM Outlet	-	-	1	-	-	-	-	-	-	1	-	-	-
	單位電插座連USB充電位 Single Socket Outlet with USB	-	-	1	-	-	-	-	-	-	1	-	-	-
	雙位電插座 Twin Socket Outlet	-	-	1	-	-	-	-	-	-	1	-	-	-
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	-	-	1	-	-	-	-	-	-	1	-	-	-
儲物室 Store Room	單位電插座 Single Socket Outlet	1	-	1	-	-	-	-	-	-	1	-	-	-
	抽氣扇接線座 Fused Spur Unit for Exhaust Fan	-	-	1	-	-	-	-	-	-	1	-	-	-
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	-	1	-	-	-	-	-	-	1	-	-	-
樓梯底 Under Staircase	煤氣熱水爐接線座 Fused Spur Unit for Gas Water Heater	-	-	1	-	-	-	-	-	-	1	-	-	-

# 22 裝置、裝修物料及設備

## FITTINGS, FINISHES AND APPLIANCES

住宅單位機電裝置位置及數量說明表 (32樓)

SCHEDULE FOR THE LOCATION AND NUMBER OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS (32/F)

位置 Location	描述 Description	A1	A2	SA1	A7	A8	A9	A10	B1	B2	SB1	B7	B8	B9
主人浴室 Master Bathroom	單位電插座連USB充電位 Single Socket Outlet with USB	-	-	1	-	-	-	-	-	-	1	-	-	-
	浴室竇接線座 Fused Spur Unit for Thermo Ventilator	-	-	1	-	-	-	-	-	-	1	-	-	-
浴室 Bathroom	單位電插座連USB充電位 Single Socket Outlet with USB	1	1	1	1	1	1	1	1	1	1	1	1	1
	煤氣熱水爐接線座 Fused Spur Unit for Gas Water Heater	-	-	-	-	-	-	-	1	-	-	-	-	-
	浴室竇接線座 Fused Spur Unit for Thermo Ventilator	1	1	1	1	1	1	1	1	1	1	1	1	1
露台 Balcony	煤氣熱水爐接線座 Fused Spur Unit for Gas Water Heater	-	1	-	1	1	1	1	-	1	-	1	1	1
	室外冷氣機接駁點 Connection Point for A/C Outdoor Unit	-	-	-	1	1	1	-	-	-	-	1	1	1
平台 Flat Roof	防水單位電插座 Weatherproof Single Socket Outlet	-	-	1	-	-	-	-	-	-	1	-	-	-
	煤氣接駁點 Gas Connection Point	-	-	1	-	-	-	-	-	-	1	-	-	-
天台 Roof	防水單位電插座 Weatherproof Single Socket Outlet	-	-	2	-	-	-	-	-	-	2	-	-	-
	煤氣接駁點 Gas Connection Point	-	-	1	-	-	-	-	-	-	1	-	-	-
冷氣機平台 A/C Platform	室外冷氣機接駁點 Connection Point for A/C Outdoor Unit	2	1	3	-	-	-	1	2	2	3	-	-	-

## 23 服務協議 SERVICE AGREEMENTS

食水及沖廁水由水務署供應。

電力由香港電燈有限公司供應。

煤氣由香港中華煤氣有限公司供應。

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by The Hong Kong Electric Company Limited.

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

## 24 地稅 GOVERNMENT RENT

賣方(擁有人)有法律責任繳付住宅物業的地稅直至住宅物業買賣完成日(包括該日)為止。

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

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

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須向賣方(擁有人)補還水、電力及氣體的按金。
2. 在交付時，買方不須向賣方(擁有人)支付清理廢料的費用。
3. 水、電力及氣體的按金及清理廢料的費用的款額於售樓說明書印製日尚未決定。

備註：

買方須向發展項目管理人及不須向賣方(擁有人)繳付水、電力及氣體的按金及清理廢料的費用。

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

Note:

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

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

按買賣合約的規定，凡售出物業或於買賣合約列出裝設於物業內的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，則賣方在接獲買方在買賣成交日期後的6個月內送達的書面通知後，須於合理地切實可行的範圍內，盡快自費作出補救。

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

## 27 斜坡維修 MAINTENANCE OF SLOPES

不適用。

Not applicable.

## 28 修訂 MODIFICATION

本發展項目現時並沒有向政府提出申請修訂批地文件。

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

# 29 申請建築物總樓面面積寬免的資料

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

### 獲寬免總樓面面積的設施分項

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

		面積 (平方米)
<b>根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積</b>		
1	停車場及上落客貨地方 (公共交通總站除外)	671.638
2	<b>機房及相類設施</b>	
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	114.079
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	1134.891
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
<b>根據《建築物(規劃)規例》第 23A(3) 條不計算的總樓面面積</b>		
3	供人離開或到達旅館時上落汽車的地方	不適用
4	旅館的輔助性設施	不適用
<b>根據《聯合作業備考》第1號及第2號提供的環保設施</b>		
5(#)	住宅樓宇露台	412.000
6	加闊的公用走廊及升降機大堂	不適用
7	公用空中花園	不適用
8	非住宅樓宇的公用平台花園	不適用
9	隔聲簷	不適用
10	翼牆、捕風器及風斗	不適用
11(#)	非結構預製外牆	59.025
12	工作平台	18.000
13	隔音屏障	不適用
<b>適意設施</b>		
14(#)	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	23.980
15(#)	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	571.756
16(#)	有上蓋的園景區及遊樂場	266.895
17	橫向屏障 / 有蓋人行道、花棚	8.381

18(#)	擴大升降機井道	72.521
19	煙囪管道	不適用
20(#)	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
21(#)	強制性設施或必要機房所需的管槽、氣槽	194.162
22	非強制性設施或非必要機房所需的管槽、氣槽	4.138
23	環保系統及設施所需的機房、管槽及氣槽	不適用
24	非住用發展項目中電影院、商場等的較高的淨高及前方中空	不適用
25	非住用發展項目的公用主要入口(尊貴入口)上方的中空	不適用
26	複式住宅單位及洋房的中空	不適用
27	遮陽篷及反光罩	不適用
28(#)	小型伸出物，例如空調機箱、窗台、伸出的窗台	284.324
29	其他伸出物，如空調機箱或伸出外牆超過750毫米的平台	不適用
<b>其他項目</b>		
30	庇護層，包括庇護層兼空中花園	307.284
31	大型伸出/外懸設施下的有蓋面積	不適用
32	公共交通總站	不適用
33	共用構築物及樓梯	不適用
34	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	237.905
35	公眾通道	不適用
36	因建築物後移導致的覆蓋面積	不適用
<b>額外總樓面面積</b>		
37(#)	額外總樓面面積	不適用


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

### 有關建築物的環境評估

**綠色建築認證**

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

**暫定評級  
銀級**



申請編號: PAS0035/21

### 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：

第I部份					
提供中央空調	否				
提供具能源效益的設施	是				
擬安裝的具能源效益的設施	高效照明系統				
第II部份：擬興建樓宇/部分樓宇預計每年能源消耗量(註腳 1)					
位置	使用有關裝置的內部樓面面積(平方米)	基線樓宇(註腳 2) 每年能源消耗量		擬興建樓宇每年能源消耗量	
		電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年	電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年
有使用中央屋宇裝備裝置(註腳 3) 的部份	3965.4	124.47	不適用	108.58	不適用

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)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)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中的涵義相同。

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

# 29 申請建築物總樓面面積寬免的資料

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

### BREAKDOWN OF GFA CONCESSIONS OBTAINED FOR ALL FEATURES

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

		Area (m <sup>2</sup> )
<b>Disregarded GFA under Building (Planning) Regulations 23(3)(b)</b>		
1	Carpark and loading/unloading area excluding public transport terminus	671.638
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.	114.079
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.	1134.891
2.3(#)	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handing unit (AHU) room, etc.	Not Applicable
<b>Disregarded GFA under Building (Planning) Regulations 23A(3)</b>		
3	Area for picking up and setting down persons departing from or arriving at the hotel by vehicle	Not Applicable
4	Supporting facilities for a hotel	Not Applicable
<b>Green Features under Joint Practice Notes 1 and 2</b>		
5(#)	Balcony for residential buildings	412.000
6	Wider common corridor and lift lobby	Not Applicable
7	Communal sky garden	Not Applicable
8	Communal podium garden for non-residential buildings	Not Applicable
9	Acoustic fin	Not Applicable
10	Wing wall, wind catcher and funnel	Not Applicable
11(#)	Non-structural prefabricated external wall	59.025
12	Utility platform	18.000
13	Noise barrier	Not Applicable
<b>Amenity Features</b>		
14(#)	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	23.980
15(#)	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	571.756
16(#)	Covered landscaped and play area	266.895

17	Horizontal screens / covered walkways, trellis	8.381
18(#)	Larger lift shaft	72.521
19	Chimney shaft	Not Applicable
20(#)	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	Not Applicable
21(#)	Pipe duct, air duct for mandatory feature or essential plant room	194.162
22	Pipe duct, air duct for non-mandatory or non-essential plant room	4.138
23	Plant room, pipe duct, air duct for environmentally friendly system and feature	Not Applicable
24	High headroom and void in front of cinema, shopping arcade etc. in non-domestic development	Not Applicable
25	Void over main common entrance (prestige entrance) in non-domestic development	Not Applicable
26	Void in duplex domestic flat and house	Not Applicable
27	Sunshade and reflector	Not Applicable
28(#)	Minor projection such as air-conditioning box, window cill, projecting window	284.324
29	Other projection such as air-conditioning box and platform with a projection of more than 750mm from external wall	Not Applicable
<b>Other Exempted Items</b>		
30	Refuge floor including refuge floor cum sky garden	307.284
31	Covered area under large projecting/overhanging feature	Not Applicable
32	Public transport terminus (PTT)	Not Applicable
33	Party structure and common staircase	Not Applicable
34	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	237.905
35	Public passage	Not Applicable
36	Covered set back area	Not Applicable
<b>Bonus GFA</b>		
37(#)	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.



THE ENVIRONMENTAL ASSESSMENT OF THE BUILDING

**Green Building Certification**

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

**Provisional  
SILVER**



Application no.: PAS0035/21

ESTIMATED ENERGY PERFORMANCE OR CONSUMPTION FOR THE COMMON PARTS OF THE DEVELOPMENT

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

Part I					
Provision of Central Air Conditioning				No	
Provision of Energy Efficient Features				Yes	
Energy Efficient Features proposed				High efficient lighting system	
Part II : The predicted annual energy use of the proposed building/part of building <sup>(Note 1)</sup>					
Location	Internal Floor Area Served (m <sup>2</sup> )	Annual Energy Use of Baseline Building <sup>(Note 2)</sup>		Annual Energy Use of Proposed Building	
		Electricity kWh / m <sup>2</sup> / annum	Town Gas / LPG unit / m <sup>2</sup> / annum	Electricity kWh / m <sup>2</sup> / annum	Town Gas / LPG unit / m <sup>2</sup> / annum
Area served by central building services installation <sup>(Note 3)</sup>	3965.4	124.47	Not applicable	108.58	Not applicable

Notes:

- In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency. The predicted annual energy use, in terms of electricity consumption (kWh/m<sup>2</sup>/annum) and town gas/LPG consumption (unit/m<sup>2</sup>/annum), of the development by the internal floor area served, where:
  - "total annual energy use" has the same meaning of "annual energy use" under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (v1.2 version); and
  - "internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
- "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" under Section 4 and Appendix 8 of the BEAM Plus for New Building (v1.2 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.

Part III: The following installations are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)			
Type of Installations		Electrical Installations	Yes
Lighting Installations	Yes	Lift & Escalator Installations	Yes
Air Conditioning Installations	Yes	Performance-based Approach	Not applicable

### 1. 放置室外冷氣機

室外冷氣機(不論是為該住宅單位而設，或是為其他住宅單位而設)放置在毗鄰/附件於部份住宅單位的冷氣機平台上或部份住宅單位的平台的高位或樓層面。該等被放置於冷氣機平台上及平台的室外冷氣機可能對發展項目內有關的住宅單位的享用，諸如熱氣及噪音或其他方面造成影響。有關室外冷氣機的位置，請參閱本售樓說明書的「發展項目的住宅物業的樓面平面圖」。

### 2. 建築裝飾

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

### 3. 喉管

發展項目部分住宅單位的天台、平台、露台及 / 或工作平台的外牆或毗鄰平台及 / 或露台的外牆裝有喉管，部分住宅單位的景觀可能因此受到影響。有關喉管的位置，請參閱發展項目最新經批准的建築圖則。

### 4. 吊船操作

1. 根據公契及管理協議，管理人有權進入建有平台及 / 或天台的住宅單位 ( 不論是否連同管理人的代理、工人及職員，又或是否攜帶用具、工具及物料 ) 操作吊船。
2. 在管理人安排為發展項目的外牆 ( 包括構成住宅單位一部分的玻璃幕牆結構、玻璃幕牆玻璃、窗戶、露台及工作平台 ) 及公用地方與設施進行定期及特別安排的檢查、清潔、保養、維修、改動、翻新、重建、油漆或裝飾期間，吊船 ( 不論是永久或臨時的吊船裝置 ) 將會停泊在住宅單位的平台上，並在住宅單位的平台及天台上空操作，以及在住宅單位的窗外、露台及工作平台外操作。

### 5. 裝飾燈

1. 發展項目部分住宅單位的外牆裝置 LED 裝飾燈，該等裝飾燈可能不時開啟。
2. LED 裝飾燈的照明 ( 如有的話 ) 可能對發展項目住宅物業的享用，諸如景觀、光及對周邊環境的其他方面造成影響。

### 6. 提供公眾使用的設施及休憩用地

按公契及管理協議 ( 「公契」 ) 於發展項目內提供公眾使用的設施及休憩用地可能對享用發展項目內住宅單位造成重大影響：

公契的有關條文規定如下

「24 小時通道」統指 (a) 指明街道；及 (b) 屋苑地下及高層地下的範圍，僅作識別之用途，在本章結尾列明的圖則上以粉紅色顯示。該 24 小時通道屬於住宅公用地方一部分。

「指明街道」指屋苑的地下範圍，僅作識別之用途，在本章結尾列明的圖則上以黃色陰影顯示。

公契第 87(a) 條規定如下：

「(a) 指明街道須保持作為一條街道，在屋苑存在期間，不得在其上、其下作出建造、圍封或撤銷；必須在指明街道提供街燈、排水渠及鋪路面。

(b) 24小時通道須提供一條行人接駁通道，經由屋苑內的一條內部通道，包括無障礙通道，往返太祥街與筲箕灣道。24小時通道須保持每日24小時開放並由業主或管理人負責維修。」

公契第二附表 B 部分 (d) 款規定如下：

「每個持有不分割份數和有權獨家持有、使用、佔用和享用他的單位的業主受制於下列地役權、權利及特權：

(d) 24 小時通道

公眾有權每日 24 小時 ( 或在建築事務監督批准的其他時段內 ) 免費使用 24 小時通道，以便往返太祥街與筲箕灣道。」

### 1. PLACING OF AIR-CONDITIONING OUTDOOR UNITS

Air-conditioning outdoor units (either serving its own residential unit or other residential unit(s)) are placed on the air-conditioner platform(s) adjacent to/adjoining some residential units or the high level or floor level of the flat roof(s) of some residential units. The placing of air-conditioning outdoor units on the air-conditioner platform(s) and flat roof(s) may affect the enjoyment of the relevant residential units of the development in terms of heat and noise or other aspects. For the locations of the air-conditioning outdoor units, please refer to the "Floor Plans of Residential Properties in the Development" in this sales brochure.

### 2. ARCHITECTURAL FEATURES

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

### 3. PIPES

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

### 4. OPERATION OF GONDOLA

1. Under the Deed of Mutual Covenant and Management Agreement, the Manager shall have the right to access into those residential units consisting flat roof(s) and/or roof(s) (with or without the Manager's agents, workmen and staff and with or without other appliances, equipment and materials) for operating the gondola system.
2. During the regular and specially arranged inspection, cleaning, maintenance, repairing, altering, renewing, rebuilding, painting or decorating of the external walls (including the curtain wall structures, glass of curtain walls, windows, balconies and utility platforms forming part of a residential unit) and the Common Areas and Facilities of the development as arranged by the Manager, gondola(s) (whether its installation is permanently or temporarily) will be parked on the flat roofs and operated in air space directly above the flat roofs and the roofs as well as outside the windows, the balconies and the utility platforms of the residential units.

### 5. LIGHTING

1. LED lightings are installed on the external walls of some residential units of the development and may be turned on from time to time.
2. The illumination (if any) of the LED lightings may affect the enjoyment of some residential units in the development in terms of the views, lighting and other aspects of the surrounding environment.

### 6. FACILITIES AND OPEN SPACES FOR PUBLIC USE

Facilities and open spaces for public use are provided in the development under the Deed of Mutual Covenant and Management Agreement ("the **Deed of Mutual Covenant**"), which are likely to materially affect the enjoyment of the residential unit in the development.

Relevant provisions of the Deed of Mutual Covenant are as follows:-

"24 Hours Access" means collectively (a) the Specified Street and (b) the areas on the ground floor and the upper ground floor of the Estate which for the purpose of identification only shown and coloured pink on the plan set out at the end of this section. The 24 Hours Access forms part of the Residential Common Areas.

"Specified Street" means the areas on the ground floor of the Estate which for the purpose of identification only shown yellow hatched on the plan set out at the end of this section.

Clause 87(a) of the Deed of Mutual Covenant provides that:-

- "(a) The Specified Street shall remain as a street and shall not be built over, built under, enclosed, or extinguished during the lifetime of the Estate. Street lighting, drainage and paving shall be provided in the Specified Street.
- (b) The 24 Hours Access shall provide a pedestrian linkage between Tai Cheong Street and Shau Kei Wan Road by an internal passage within the Estate, including barrier free access. The 24 Hours Access shall be opened 24-hour a day and shall be maintained by the Owners or the Manager."

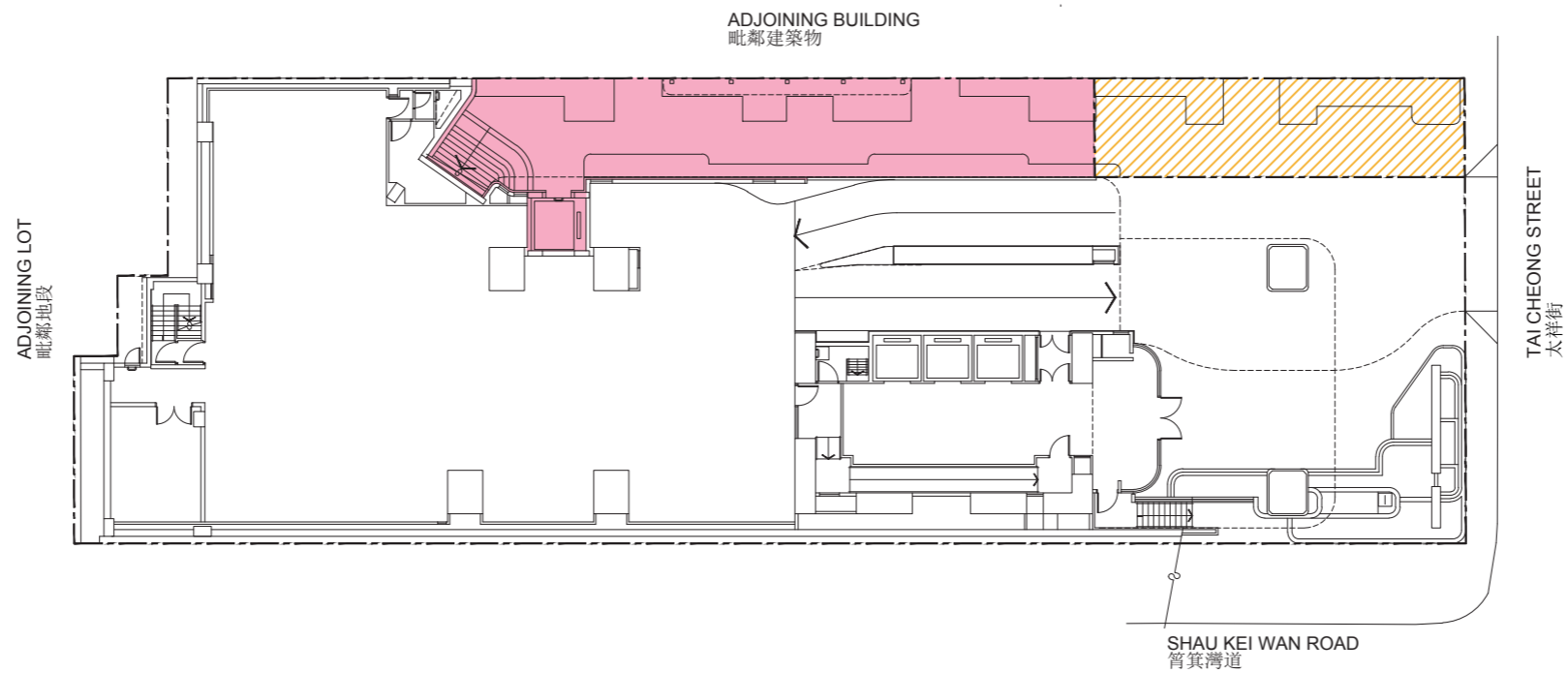
Sub-clause(d) of Part B of the Second Schedule to the Deed of Mutual Covenant provides that:-

"The following are the easements, rights and privileges subject to which the Owner of each Undivided Share and the exclusive right to hold, use, occupy and enjoy his Unit is held :-

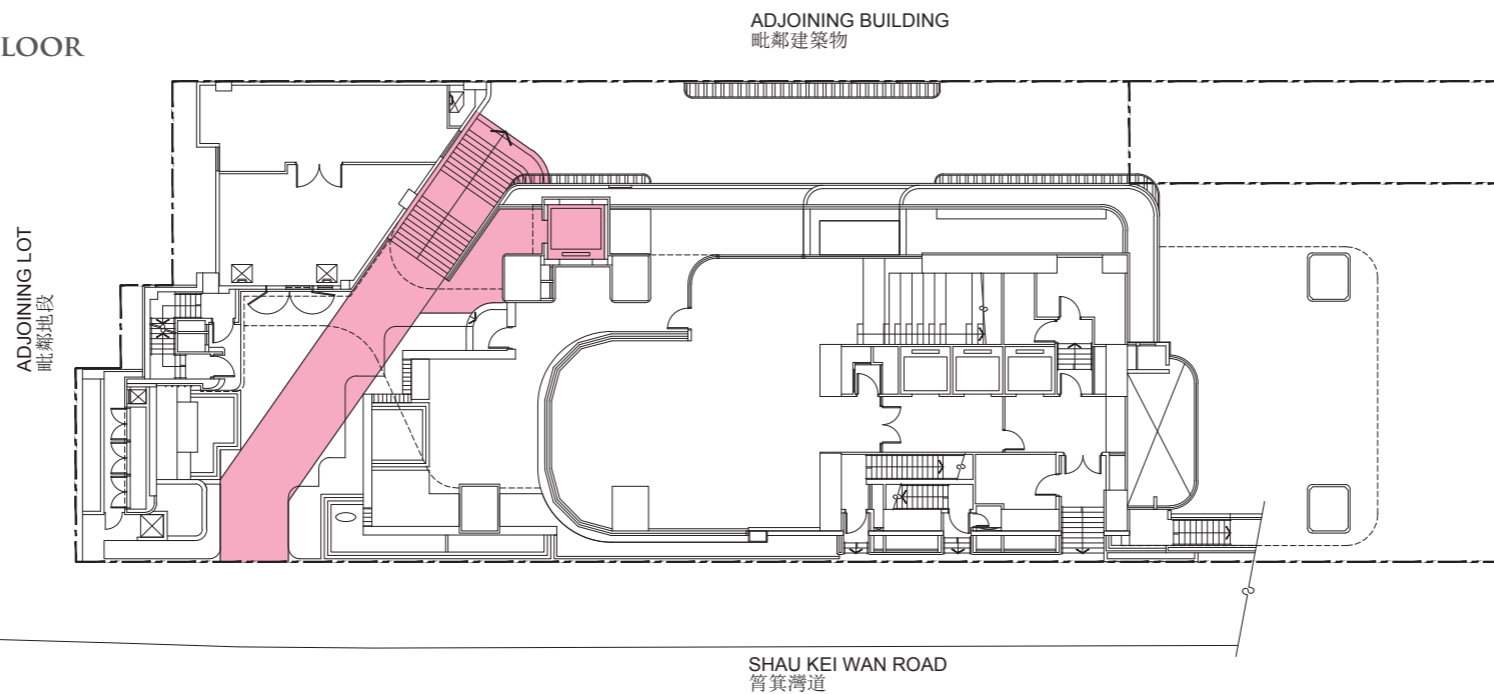
#### (d) 24 Hours Access

The right of public to use the 24 Hours Access 24 hours a day or at such other period of time as may be approved by the Building Authority free of charge for the purposes of accessing Shau Kei Wan Road from Tai Cheong Street and vice versa."

GROUND FLOOR  
地下



UPPER GROUND FLOOR  
地下高層



LEGEND



Specified Street  
指明街道



Residential Common Areas  
住宅公用地方

Note : Not to scale. This plan is for identification purpose only.  
備註：不按比例，圖則僅供識別用途。

賣方就該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:

[www.theholborn.com.hk](http://www.theholborn.com.hk)

1. 發展項目及其周邊地區日後可能出現改變
2. 本售樓說明書印製日期：2021年8月24日

1. There may be future changes to the development and the surrounding areas.
2. Date of printing of this Sales Brochure: 24 August 2021

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