瓏珀山
The Hill St Michel

Sales Brochure 售樓説明書

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES
一手住宅物業買家須知

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

4. Property area and its surroundings

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

5. Sales brochure

- Ensure that the sales brochure obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- In respect of an uncompleted development, the vendor may alter the building plans (if any) whenever the vendor considers necessary. To know the latest information of an uncompleted development, keep paying attention to any revised sales brochures made available by the vendor.
- Read through the sales brochure and in particular, check the following information in the sales brochure -
  - whether there is a section on "relevant information" in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, 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.

---

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.

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES
一手住宅物業買家須知

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

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

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

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

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

- Note that if the vendor has appointed one or more than one estate agents to act in the sale of any specified residential property in the development, the price list for the development must set out the name of all the estate agents so appointed as at the date of printing of the price list.
- You may appoint any estate agent (not necessarily from those estate agency companies appointed by the vendor) to act in the purchase of any specified residential property in the development, and may also not appoint any estate agent to act on your behalf.
- Before you appoint an estate agent to look for a property, you should -
  - find out whether the agent will act on your behalf only. If the agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;
  - find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and
  - note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk.

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES
一手住宅物業買家須知

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

15. Estimated material date and handing over date

- Check the estimated material date[3] for the development in the sales brochure.
  - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.
- Handing over date
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/ a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
    - ➢ For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
    - ➢ For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
    - ➢ strike or lock-out of workmen;
    - ➢ riots or civil commotion;
    - ➢ force majeure or Act of God;
    - ➢ fire or other accident beyond the vendor's control;
    - ➢ war; or
    - ➢ inclement weather.
  - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts:

Consumer Council

Website	:	www.consumer.org.hk
Telephone	:	2929 2222
Email	:	cc@consumer.org.hk
Fax	:	2856 3611

Estate Agents Authority

Website	:	www.eaa.org.hk
Telephone	:	2111 2777
Email	:	enquiry@eaa.org.hk
Fax	:	2598 9596

Real Estate Developers Association of Hong Kong

Telephone	:	2826 0111
Fax	:	2845 2521

Sales of First-hand Residential Properties Authority
Transport and Housing Bureau
July 2021

[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.

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES
一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

5. 售樓說明書

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

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

- 留意發展項目的成交紀錄冊。賣方須於臨時買賣合約訂立後的24小時內，於紀錄冊披露該臨時買賣合約的資料，以及於買賣合約訂立後一個工作天內，披露該買賣合約的資料。您可透過成交紀錄冊得悉發展項目的銷售情況。

---

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。

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES
一手住宅物業買家須知

- 切勿將賣方接獲用作登記的購樓意向書或本票的數目視為銷情指標。發展項目的成交紀錄冊才是讓公眾掌握發展項目每日銷售情況的最可靠資料來源。

9. 買賣合約

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

10. 表達購樓意向

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

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及倘待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

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

---

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。

- 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
- 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。

- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

消費者委員會

網址	：	www.consumer.org.hk
電話	：	2929 2222
電郵	：	cc@consumer.org.hk
傳真	：	2856 3611

地產代理監管局

網址	：	www.eaa.org.hk
電話	：	2111 2777
電郵	：	enquiry@eaa.org.hk
傳真	：	2598 9596

香港地產建設商會

電話	：	2826 0111
傳真	：	2845 2521

運輸及房屋局
一手住宅物業銷售監管局
2021年7月

INFORMATION ON THE PHASE
期數的資料

Name of the Phase of the Development

Phase 2 (the "Phase") of St Michel ("the Development")
(King Tower 1 and King Tower 2 of the residential development in the Phase are called "St Michel")

發展項目期數名稱

瓏珀山發展項目(「發展項目」)的第2期(「期數」)
(期數中住宅發展項目的 King Tower 1 及 King Tower 2 稱為「瓏珀山」)

Name of the street and the street number

33 To Shek Street

街道名稱及門牌號數

多石街33號

Total number of storeys of each multi-unit building

King Tower 1, King Tower 2 : 19 storeys

The above excludes 2/F, 3/F, 5/F, roof, plant room floor and upper roof floor.

每幢多單位建築物的樓層的總數

King Tower 1、King Tower 2 ：19層

以上不包括2樓、3樓、5樓、天台、機電層及上層天台。

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

King Tower 1, King Tower 2 : 6/F - 12/F, 15/F - 23/F, 25/F - 27/F

期數的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數

King Tower 1、King Tower 2 ：6樓至12樓、15樓至23樓、25樓至27樓

Omitted floor numbers in each multi-unit building

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

每幢多單位建築物內被略去的樓層號數

不設4樓、13樓、14樓及24樓。

Refuge floors of each multi-unit building

Not applicable

每幢多單位建築物內的庇護層

不適用

This Phase is an uncompleted phase

(a) The estimated material date for the Phase, as provided by the Authorized Person for the Phase is 31 March 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, under the land grant, the consent of the Director of Lands is required to be given for the sale and purchase, without limiting any other means by which the completion of the Phase may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the Phase has been completed or is deemed to be completed (as the case may be).

期數屬未落成期數

(a) 由期數的認可人士提供的期數的預計關鍵日期為2023年3月31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（根據批地文件，進行該項買賣，需獲地政總署署長同意），在不局限任何其他可用以證明期數落成的方法的原則下，地政總署署長發出的合格證明書或轉讓同意，即為期數已落成或當作已落成（視屬何情況而定）的確證。

INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE PHASE
賣方及有參與期數的其他人的資料

Vendor
Mainco Limited

賣方
Mainco Limited

Holding companies of the Vendor
Champion Sino Holdings Limited
Time Effort Limited
Sun Hung Kai Properties Limited

賣方的控權公司
Champion Sino Holdings Limited
Time Effort Limited
新鴻基地產發展有限公司

Authorized Person for the Phase
Lai Chi Leung Henry

期數的認可人士
賴志良

The firm or corporation of which the Authorized Person for the Phase is a proprietor, director or employee in his professional capacity
Archiplus International (HK) Limited

期數的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團
亞設貝佳國際(香港)有限公司

Building Contractor for the Phase
Chun Fai Construction Company Limited

期數的承建商
駿輝建築有限公司

The firm of Solicitors acting for the owner in relation to the sale of residential properties in the Phase
Woo Kwan Lee & Lo
Mayer Brown

就期數中的住宅物業的出售而代表擁有人行事的律師事務所
胡關李羅律師行
孖士打律師行

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase
The Hongkong and Shanghai Banking Corporation Limited

已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構
香港上海滙豐銀行有限公司

Any other person who has made a loan for the construction of the Phase
Sun Hung Kai Properties Holding Investment Limited

已為期數的建造提供貸款的任何其他人
Sun Hung Kai Properties Holding Investment Limited

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE PHASE
有參與期數的各方的關係

(a) The Vendor or a Building Contractor for the Phase is an individual, and that Vendor or contractor is an immediate family member of an Authorized Person for the Phase.	Not Applicable
(b) The Vendor or a Building Contractor for the Phase is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an Authorized Person.	Not Applicable
(c) The Vendor or a Building Contractor for the Phase 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
(d) The Vendor or a Building Contractor for the Phase is an individual, and that Vendor or contractor is an immediate family member of an associate of such an Authorized Person.	Not Applicable
(e) The Vendor or a Building Contractor for the Phase 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
(f) The Vendor or a Building Contractor for the Phase 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
(g) The Vendor or a Building Contractor for the Phase 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 Phase.	Not Applicable
(h) The Vendor or a Building Contractor for the Phase 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 Phase.	Not Applicable
(i) The Vendor or a Building Contractor for the Phase 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 Phase, is a private company, and an Authorized Person for the Phase, 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 Phase, 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
(l) The Vendor or a Building Contractor for the Phase 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
(m) The Vendor or a Building Contractor for the Phase is a partnership, and such an Authorized Person, or such an associate, is an employee of that Vendor or contractor.	Not Applicable
(n) The Vendor, a holding company of the Vendor, or a Building Contractor for the Phase, 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 Phase holds at least 10% of the issued shares in that Vendor, holding company or contractor.	No
(o) The Vendor, a holding company of the Vendor, or a Building Contractor for the Phase, 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
(p) The Vendor or a Building Contractor for the Phase 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
(q) The Vendor or a Building Contractor for the Phase is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor.	Not Applicable
(r) The Vendor or a Building Contractor for the Phase is a corporation, and the corporation of which an Authorized Person for the Phase 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
(s) The Vendor or a Building Contractor for the Phase is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that Vendor.	The Building Contractor is an associate corporation of the Vendor and its holding companies.

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE PHASE
有參與期數的各方的關係

(a) 賣方或有關期數的承建商屬個人，並屬該期數的認可人士的家人。	不適用
(b) 賣方或該期數的承建商屬合夥，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
(c) 賣方或該期數的承建商屬法團，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
(d) 賣方或該期數的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	不適用
(e) 賣方或該期數的承建商屬合夥，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
(f) 賣方或該期數的承建商屬法團，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
(g) 賣方或該期數的承建商屬個人，並屬就該期數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
(h) 賣方或該期數的承建商屬合夥，而該賣方或承建商的合夥人屬就該期數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) 賣方或該期數的承建商屬法團，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期數的承建商屬私人公司，而該期數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期數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) 賣方或該期數的承建商屬法團，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
(m) 賣方或該期數的承建商屬合夥，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
(n) 賣方、賣方的控權公司或該期數的承建商屬私人公司，而就該期數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
(o) 賣方、賣方的控權公司或該期數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
(p) 賣方或該期數的承建商屬法團，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
(q) 賣方或該期數的承建商屬合夥，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
(r) 賣方或該期數的承建商屬法團，而該期數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
(s) 賣方或該期數的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	承建商屬賣方及其控權公司的有聯繫法團。

INFORMATION ON DESIGN OF THE PHASE
期數的設計的資料

There will be non-structural prefabricated external walls forming part of the enclosing walls of the Phase.
期數將會有構成圍封牆的一部分的非結構的預製外牆。

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

Schedule of Total Area of Non-Structural Prefabricated External Walls of Each Residential Property
每個住宅物業的非結構的預製外牆的總面積表

Block Name 大廈名稱	Floor 樓層	Flat 單位	Total area of non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)
King Tower 1	6/F 6樓	Garden Suite A	-
		Garden Suite B	-
	7/F-12/F, 15/F-23/F & 25/F 7樓至12樓、 15樓至23樓及25樓	A	0.738
		B	0.184
		C	0.722
	26/F 26樓	Villa A	-
		Villa B	-
	27/F 27樓	Penthouse A	-
		Penthouse B	-

Note:
The symbol " – " as shown in the above table denotes "Not provided".

備註:
上表所顯示之「-」符號代表「不提供」。

INFORMATION ON DESIGN OF THE PHASE
期數的設計的資料

Block Name 大廈名稱	Floor 樓層	Flat 單位	Total area of non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)
King Tower 2	6/F 6樓	Garden Suite A	-
		Garden Suite B	-
	7/F-12/F, 15/F-23/F & 25/F 7樓至12樓、 15樓至23樓及25樓	A	1.120
		B	0.509
		C	0.960
		D	1.445
		E	1.057
	26/F 26樓	Villa B	-
	27/F 27樓	Penthouse B	-
	26/F & 27/F 26樓 及 27樓	King Mansion	-

Note:
The symbol " – " as shown in the above table denotes "Not provided".

備註:
上表所顯示之「-」符號代表「不提供」。

INFORMATION ON DESIGN OF THE PHASE
期數的設計的資料

There will be curtain walls forming part of the enclosing walls of the Phase.
期數將會有構成圍封牆的一部分的幕牆。

The thickness of the curtain walls of each block is 200mm.
每幢建築物的幕牆的厚度為200毫米。

Schedule of Total Area of Curtain Walls of Each Residential Property
每個住宅物業的幕牆的總面積表

Block Name 大廈名稱	Floor 樓層	Flat 單位	Total area of curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
King Tower 1	6/F 6樓	Garden Suite A	3.008
		Garden Suite B	3.635
	7/F-12/F, 15/F-23/F & 25/F 7樓至12樓、 15樓至23樓及25樓	A	3.008
		B	0.706
		C	3.635
	26/F 26樓	Villa A	3.008
		Villa B	3.635
	27/F 27樓	Penthouse A	3.485
		Penthouse B	3.635

INFORMATION ON DESIGN OF THE PHASE
期數的設計的資料

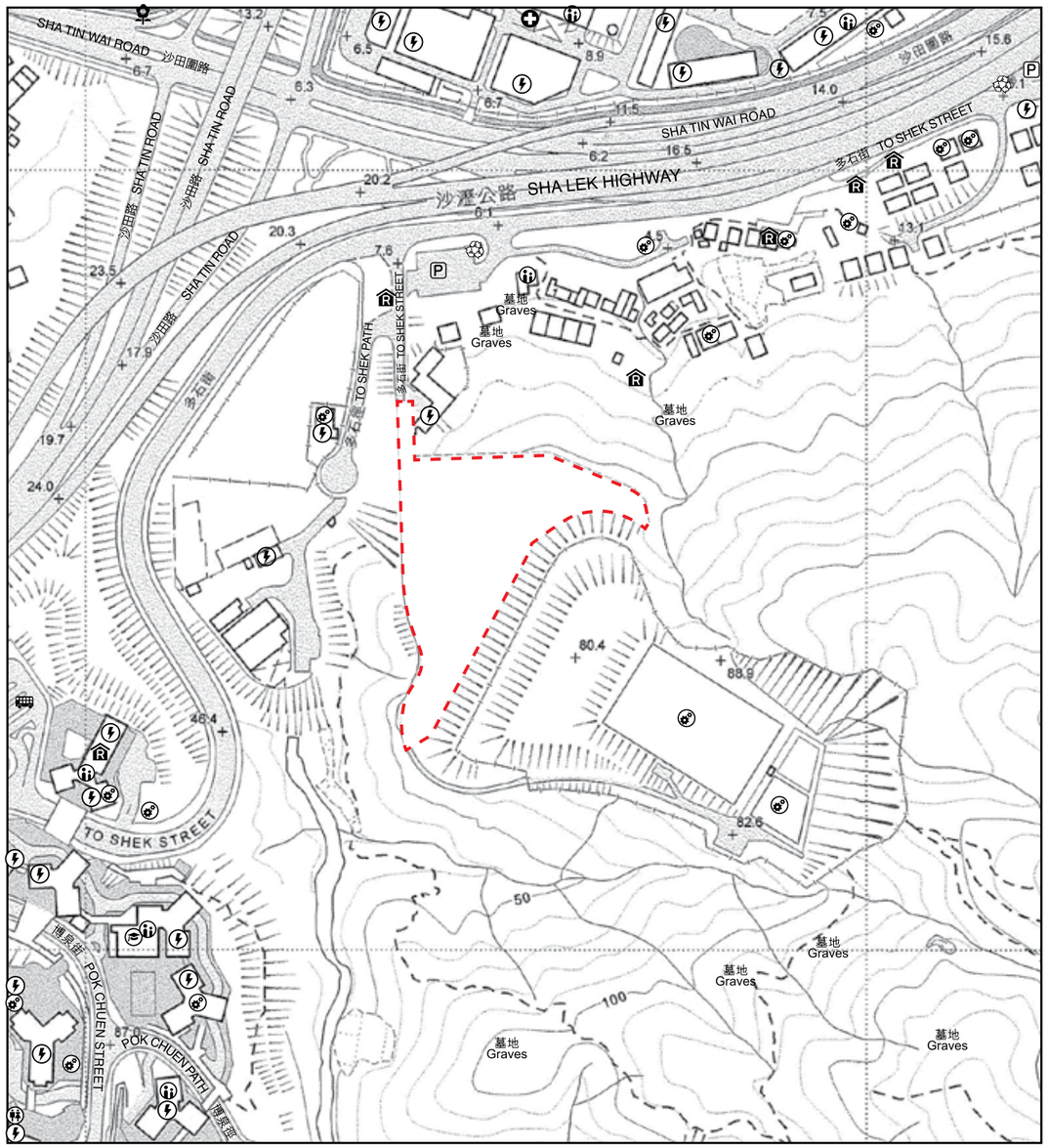
Block Name 大廈名稱	Floor 樓層	Flat 單位	Total area of curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
King Tower 2	6/F 6樓	Garden Suite A	1.996
		Garden Suite B	1.996
	7/F-12/F, 15/F-23/F & 25/F 7樓至12樓、 15樓至23樓及25樓	A	1.626
		B	0.989
		C	1.393
		D	1.622
		E	1.606
	26/F 26樓	Villa B	3.260
	27/F 27樓	Penthouse B	3.260
	26/F & 27/F 26樓 及 27樓	King Mansion	7.593

INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

The Manager to be appointed under the latest draft deed of mutual covenant
ROYAL ELITE SERVICE COMPANY LIMITED

根據有關公契的最新擬稿獲委任的管理人
帝譽服務有限公司

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



Location of the Development
發展項目的位置

Scale 比例尺
metres 米 0 50 100 150 200 250

N

NOTATION 圖例

- 公眾停車場 (包括貨車停泊處) Public Carpark (including Lorry Park)
- 公廁 Public Convenience
- 公共交通總站 (包括鐵路車站) Public Transport Terminal (including Rail Station)
- 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)
- 醫院 Hospital
- 垃圾收集站 Refuse Collection Point
- 發電廠 (包括電力分站) Power Plant (including Electricity Sub-stations)
- 公園 Public Park
- 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)

The above location plan is prepared by the Vendor with reference to the Survey Sheet (Series HP5C) Sheet No. 7-SE-C dated 18th January 2022 from Survey and Mapping Office of the Lands Department, with adjustments where neccessary.

此位置圖是參考日期為2022年1月18日之地政總署測繪處之測繪圖 (組別編號HP5C)，圖幅編號7-SE-C，並由賣方擬備，有需要處經修正處理。

The map is reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR. Licence No.92/2021.

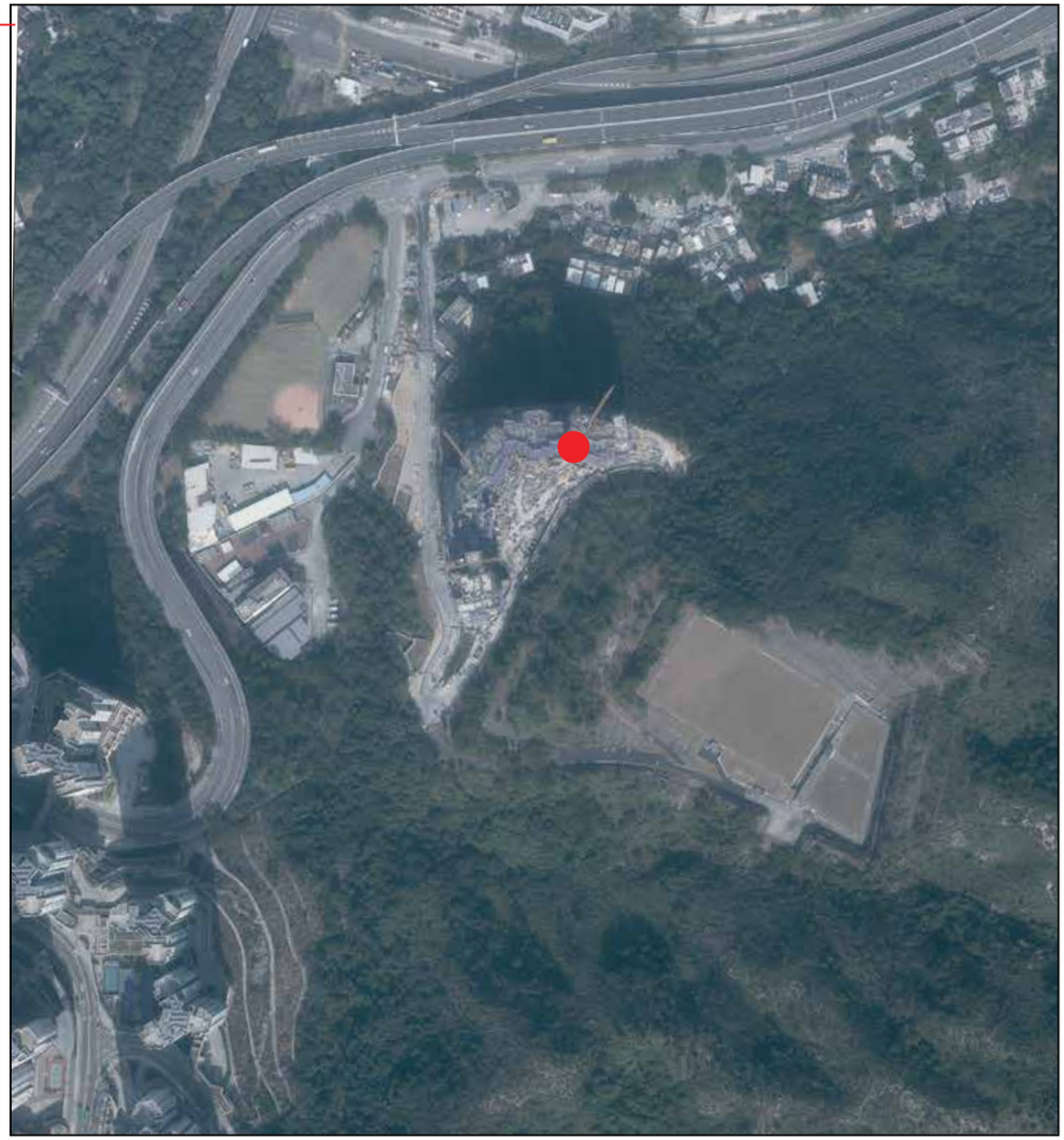
地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號92/2021。

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

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

AERIAL PHOTOGRAPH OF THE PHASE
期數的鳥瞰照片

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



● Location of the Phase
期數的位置

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. E129856C, date of flight 18 January 2021.

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

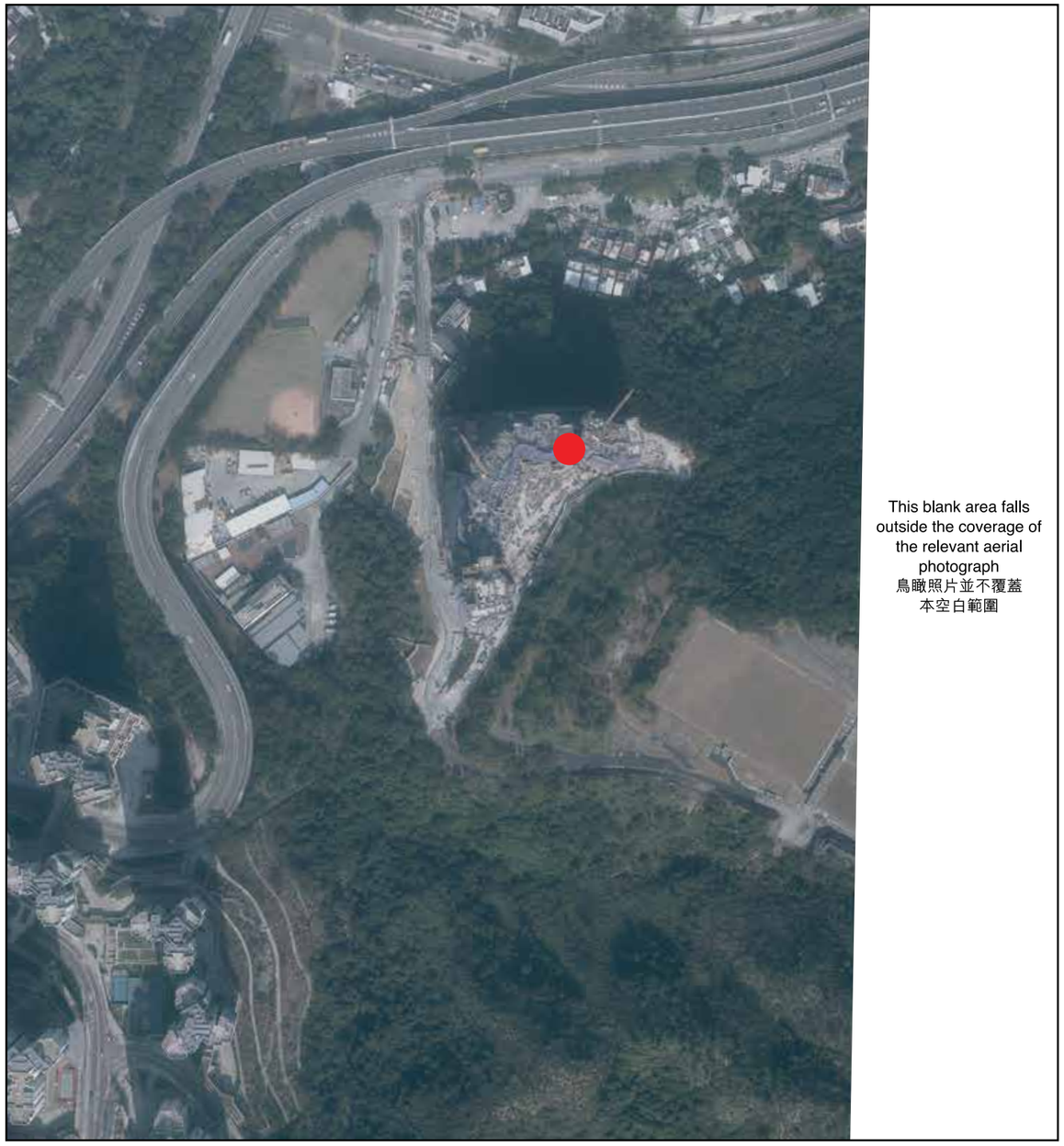
摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E129856C，飛行日期：2021年1月18日。

香港特別行政區政府地政總署測繪處版權所有，未經許可，不得複製。

Notes :
1. Copy of the aerial photograph of the Phase is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Phase is irregular.
3. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Phase, its surrounding environment and the public facilities nearby.

備註 :
1. 期數的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於期數的邊界不規則的技術原因，此照片所顯示的範圍可能超過《一手住宅物業銷售條例》的規定。
3. 賣方建議準買家到有關期數作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

AERIAL PHOTOGRAPH OF THE PHASE
期數的鳥瞰照片



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

● Location of the Phase
期數的位置

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. E129857C, date of flight 18 January 2021.

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

Notes :
1. Copy of the aerial photograph of the Phase is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Phase is irregular.
3. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Phase, its surrounding environment and the public facilities nearby.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E129857C，飛行日期：2021年1月18日。

香港特別行政區政府地政總署測繪處版權所有，未經許可，不得複製。

備註 :
1. 期數的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於期數的邊界不規則的技術原因，此照片所顯示的範圍可能超過《一手住宅物業銷售條例》的規定。
3. 賣方建議準買家到有關期數作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

AERIAL PHOTOGRAPH OF THE PHASE
期數的鳥瞰照片



● Location of the Phase
期數的位置

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. E065300C, date of flight 27 September 2019.

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

Notes :
1. Copy of the aerial photograph of the Phase is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Phase is irregular.
3. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Phase, its surrounding environment and the public facilities nearby.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E065300C，飛行日期：2019年9月27日。

香港特別行政區政府地政總署測繪處版權所有，未經許可，不得複製。

備註 :
1. 期數的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於期數的邊界不規則的技術原因，此照片所顯示的範圍可能超過《一手住宅物業銷售條例》的規定。
3. 賣方建議準買家到有關期數作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

(This page is left blank intentionally. 此頁保留空白。)

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



N

NOTATION 圖例

ZONES 地帶

RESIDENTIAL (GROUP A)	R(A)	住宅（甲類）
RESIDENTIAL (GROUP B)	R(B)	住宅（乙類）
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
GREEN BELT	GB	綠化地帶

COMMUNICATIONS 交通

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

MISCELLANEOUS 其他

BOUNDARY OF PLANNING SCHEME		規劃範圍界線
PLANNING AREA NUMBER	1	規劃區編號
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	160	最高建築物高度（在主水平基準上若干米）
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	3	最高建築物高度（樓層數目）

此地帶並不被納入於分區計劃大綱圖或發展審批地圖，或被當作草圖的圖則。
THIS AREA IS NOT COVERED UNDER OUTLINE ZONING PLAN OR DEVELOPMENT PERMISSION AREA PLAN, OR THE PLAN DEEMED TO BE A DRAFT PLAN.

Adopted from part of the Draft Sha Tin Outline Zoning Plan No. S/ST/35, gazetted on 3rd December 2021, with adjustments where necessary as shown in red.

The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

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

摘錄自2021年12月3日刊憲之沙田分區計劃大綱草圖，圖則編號為S/ST/35 ，有需要處經修正處理，以紅色顯示。

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

備註：
1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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

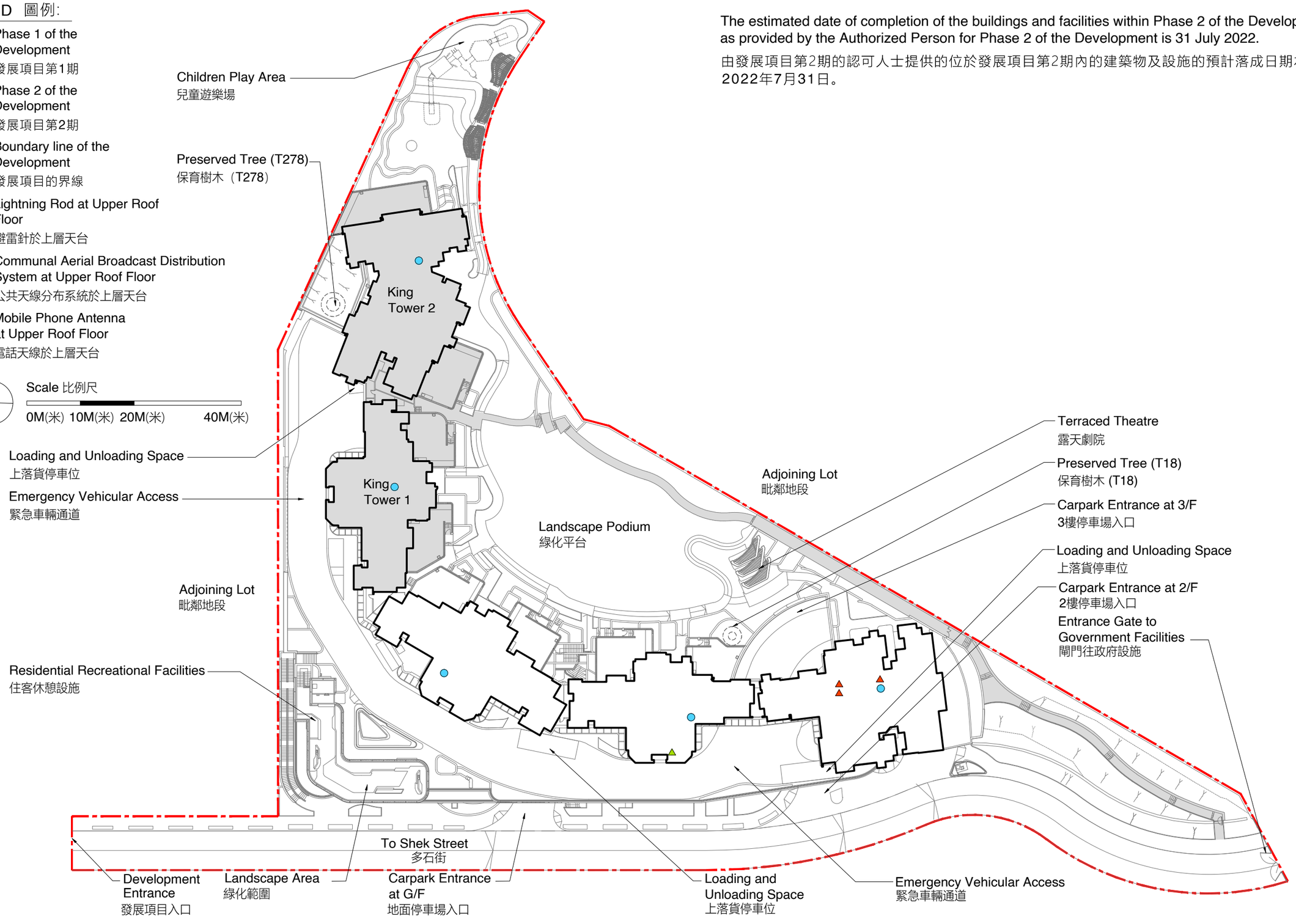
LEGEND 圖例:

- Phase 1 of the Development 發展項目第1期
- Phase 2 of the Development 發展項目第2期
- Boundary line of the Development 發展項目的界線
- Lightning Rod at Upper Roof Floor 避雷針於上層天台
- Communal Aerial Broadcast Distribution System at Upper Roof Floor 公共天線分布系統於上層天台
- Mobile Phone Antenna at Upper Roof Floor 電話天線於上層天台

N

Scale 比例尺

0M(米) 10M(米) 20M(米) 40M(米)



The estimated date of completion of the buildings and facilities within Phase 2 of the Development as provided by the Authorized Person for Phase 2 of the Development is 31 July 2022.

由發展項目第2期的認可人士提供的位於發展項目第2期內的建築物及設施的預計落成日期為2022年7月31日。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

LEGEND OF THE TERMS AND ABBREVIATIONS USED ON THE FLOOR PLANS
樓面平面圖中所使用之名詞及簡稱之圖例

A. BAL.	=	ACOUSTIC BALCONY	= 減音露台
A/C PLATFORM	=	AIR-CONDITIONER PLATFORM	= 冷氣機平台
A/C PLATFORM ABOVE	=	AIR-CONDITIONER PLATFORM ABOVE	= 冷氣機平台置上
A/C PLATFORM BELOW	=	AIR-CONDITIONER PLATFORM BELOW	= 冷氣機平台置下
A/C PLATFORM W/. ALUM. GRILLE	=	AIR-CONDITIONER PLATFORM WITH ALUMINIUM GRILLE	= 冷氣機平台與鋁質欄柵
A/C PLATFORM W/. FULL HEIGHT ALUM. GRILLE	=	AIR-CONDITIONER PLATFORM WITH FULL HEIGHT ALUMINIUM GRILLE	= 冷氣機平台與全高度鋁質欄柵
A.D.	=	AIR DUCT	= 通風槽
ALUM. A/C GRILLE	=	ALUMINIUM GRILLE FOR AIR-CONDITIONER	= 冷氣機之鋁質欄柵
ALUM. ARCH. FEATURE AT 7/F ONLY	=	ALUMINIUM ARCHITECTURAL FEATURE AT 7/F ONLY	= 僅於7樓之鋁質建築裝飾
ALUM. ARCH. FEATURE AT 10/F, 15/F, 18/F, 21/F & 25/F ONLY	=	ALUMINIUM ARCHITECTURAL FEATURE AT 10/F, 15/F, 18/F, 21/F & 25/F ONLY	= 僅於10樓、15樓、18樓、21樓及25樓之鋁質建築裝飾
ALUM. ARCH. FEATURE AT 8/F, 11/F, 16/F, 19/F & 22/F ONLY	=	ALUMINIUM ARCHITECTURAL FEATURE AT 8/F, 11/F, 16/F, 19/F & 22/F ONLY	= 僅於8樓、11樓、16樓、19樓及22樓之鋁質建築裝飾
ALUM. ARCH. FEATURE	=	ALUMINIUM ARCHITECTURAL FEATURE	= 鋁質建築裝飾
ALUM. ARCH. FEATURE ABOVE	=	ALUMINIUM ARCHITECTURAL FEATURE ABOVE	= 鋁質建築裝飾置上
ALUM. ARCH. FEATURE AT L/L	=	ALUMINIUM ARCHITECTURAL FEATURE AT LOW LEVEL	= 位於低位的鋁質建築裝飾
ALUM. CLADDING	=	ALUMINIUM CLADDING	= 鋁質覆蓋層
ARCH. FEATURE	=	ARCHITECTURAL FEATURE	= 建築裝飾
AUTO CLOSE DOOR NOT FOR VENTILATION PURPOSE	=	AUTO CLOSE DOOR NOT FOR VENTILATION PURPOSE	= 不作通風用途的自動關閉式門
A.W. FOR 8/F-25/F ONLY	=	ACOUSTIC WINDOW (BAFFLE TYPE) FOR 8/F-12/F, 15/F-23/F & 25/F ONLY	= 僅於8樓至12樓、15樓至23樓及25樓之減音窗（擋音式）
BA.	=	BATHROOM	= 浴室
BA.2	=	BATHROOM 2	= 浴室2
BA.3	=	BATHROOM 3	= 浴室3
BA.4	=	BATHROOM 4	= 浴室4
BAL.	=	BALCONY	= 露台

Notes :

1. There may be architectural features on external walls of some floors.
2. Common pipes or ducts exposed and/or enclosed in aluminium cladding are located at/adjacent to balcony and/or flat roof and/or garden and/or roof and/or utility platform and/or air-conditioner platform and/or external wall of some residential units.
3. There are sunken slabs and/or ceiling bulkheads and/or false ceiling at living rooms, dining rooms, bedrooms, study rooms, utility rooms, corridors, bathrooms, store rooms, lavatories and kitchens of some residential units for the air-conditioning system and/or electrical and mechanical services. There are exposed pipes or ductings for air-conditioning system and/or electrical and mechanical services within some utility rooms.
4. The internal ceiling height within some units may vary due to structural, architectural and/or decoration design variations.
5. Balconies and utility platforms are non-enclosed areas.
6. Symbols of fittings and fitments shown on the floor plans, such as bathtubs, sink, water closets, shower, sink counter etc, are architectural symbols extracted from the latest approved general building plans for general indication only.
7. There are non-structural prefabricated external walls and curtain walls in the residential units. The Saleable Area as defined in the Formal Agreement for Sale and Purchase of a residential unit has included the non-structural prefabricated external walls and curtain walls, and is measured from the exterior of such non-structural prefabricated external walls and curtain walls.

備註：

1. 部份樓層外牆設有建築裝飾。
2. 部份住宅單位的露台及/或平台及/或花園及/或天台及/或工作平台及/或冷氣機平台及/或外牆或其鄰近地方設有外露及/或鋁質覆蓋層內藏之公用喉管或管道。
3. 部份住宅單位的客廳、飯廳、睡房、書房、工作間、走廊、浴室、儲物房、洗手間以及廚房有跌級樓板及/或假陣及/或假天花用以裝置冷氣系統及/或機電設備。部份工作間內設有冷氣系統及/或機電設備之外露喉管或管道。
4. 部份單位之室內天花高度將會因應結構、建築及/或裝修設計上的需要而有差異。
5. 露台及工作平台為不可封閉的地方。
6. 樓面平面圖上所顯示的形象裝置符號，例如浴缸、洗滌盆、坐廁、花灑、洗滌盆櫃等乃摘自最新的經批准的建築圖則，只作一般性標誌。
7. 住宅單位有非結構的預製外牆及幕牆。住宅單位之正式買賣合約內所定義之實用面積已包括非結構的預製外牆及幕牆，並由該非結構的預製外牆及幕牆之外圍起計。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

LEGEND OF THE TERMS AND ABBREVIATIONS USED ON THE FLOOR PLANS
樓面平面圖中所使用之名詞及簡稱之圖例

BAL. ABOVE	=	BALCONY ABOVE	=	露台置上
BR.2	=	BEDROOM 2	=	睡房2
BR.3	=	BEDROOM 3	=	睡房3
BR.4	=	BEDROOM 4	=	睡房4
BR.5	=	BEDROOM 5	=	睡房5
BUILDING LINE ABOVE	=	BUILDING LINE ABOVE	=	建築物界線置上
CAT LADDER	=	CAT LADDER	=	爬梯
C.A.U.D.	=	COMMON AREA UNDER DEED OF MUTUAL COVENANT	=	公契下指定之公用範圍
CHILDREN PLAY AREA	=	CHILDREN PLAY AREA	=	兒童遊樂場
CONC. PLINTH FOR A/C OUTDOOR UNIT	=	REINFORCED CONCRETE PLINTH FOR AIR-CONDITIONER OUTDOOR UNIT	=	鋼筋混凝土基座供冷氣室外機
COVERED LANDSCAPE AREA (COMMON AREA)	=	COVERED LANDSCAPE AREA (COMMON AREA)	=	有蓋園景範圍（公用範圍）
D. LAV.	=	DISABLED LAVATORY	=	暢通易達洗手間
DN	=	DOWN	=	落
E.L.V.	=	EXTRA-LOW VOLTAGE CABLE DUCT	=	特低壓電線上引管道
E.M.R.	=	ELECTRICAL METER ROOM	=	電錶房
FAMILY ROOM	=	FAMILY ROOM	=	家庭房
FLAT ROOF	=	FLAT ROOF	=	平台
FIREMAN'S LIFT LOBBY	=	FIREMAN'S LIFT LOBBY	=	消防員升降機大堂
F.W.	=	FIXED GLAZING AND MAINTENANCE WINDOW	=	固定式窗戶及維修窗
HORIZONTAL SCREEN	=	HORIZONTAL SCREEN	=	橫向屏障
H.R.	=	HOSE REEL	=	消防喉轆
H.R. AT H/L	=	HOSE REEL AT HIGH LEVEL	=	位於高位的消防喉轆
I.C.A.M.	=	INACCESSIBLE COMMON AREA FOR MAINTENANCE ONLY	=	僅供維修時使用的不能進入之公用範圍

Notes :

1. There may be architectural features on external walls of some floors.
2. Common pipes or ducts exposed and/or enclosed in aluminium cladding are located at/adjacent to balcony and/or flat roof and/or garden and/or roof and/or utility platform and/or air-conditioner platform and/or external wall of some residential units.
3. There are sunken slabs and/or ceiling bulkheads and/or false ceiling at living rooms, dining rooms, bedrooms, study rooms, utility rooms, corridors, bathrooms, store rooms, lavatories and kitchens of some residential units for the air-conditioning system and/or electrical and mechanical services. There are exposed pipes or ductings for air-conditioning system and/or electrical and mechanical services within some utility rooms.
4. The internal ceiling height within some units may vary due to structural, architectural and/or decoration design variations.
5. Balconies and utility platforms are non-enclosed areas.
6. Symbols of fittings and fitments shown on the floor plans, such as bathtubs, sink, water closets, shower, sink counter etc, are architectural symbols extracted from the latest approved general building plans for general indication only.
7. There are non-structural prefabricated external walls and curtain walls in the residential units. The Saleable Area as defined in the Formal Agreement for Sale and Purchase of a residential unit has included the non-structural prefabricated external walls and curtain walls, and is measured from the exterior of such non-structural prefabricated external walls and curtain walls.

備註：

1. 部份樓層外牆設有建築裝飾。
2. 部份住宅單位的露台及/或平台及/或花園及/或天台及/或工作平台及/或冷氣機平台及/或外牆或其鄰近地方設有外露及/或鋁質覆蓋層內藏之公用喉管或管道。
3. 部份住宅單位的客廳、飯廳、睡房、書房、工作間、走廊、浴室、儲物房、洗手間以及廚房有跌級樓板及/或假陣及/或假天花用以裝置冷氣系統及/或機電設備。部份工作間內設有冷氣系統及/或機電設備之外露喉管或管道。
4. 部份單位之室內天花高度將會因應結構、建築及/或裝修設計上的需要而有差異。
5. 露台及工作平台為不可封閉的地方。
6. 樓面平面圖上所顯示的形象裝置符號，例如浴缸、洗滌盆、坐廁、花灑、洗滌盆櫃等乃摘自最新的經批准的建築圖則，只作一般性標誌。
7. 住宅單位有非結構的預製外牆及幕牆。住宅單位之正式買賣合約內所定義之實用面積已包括非結構的預製外牆及幕牆，並由該非結構的預製外牆及幕牆之外圍起計。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

LEGEND OF THE TERMS AND ABBREVIATIONS USED ON THE FLOOR PLANS
樓面平面圖中所使用之名詞及簡稱之圖例

KIT.	=	KITCHEN	= 廚房
LAV.	=	LAVATORY	= 洗手間
LIFT	=	LIFT	= 升降機
LIFT LOBBY	=	LIFT LOBBY	= 升降機大堂
LIFT MACHINE ROOM	=	LIFT MACHINE ROOM	= 升降機機房
LIFT SHAFT	=	LIFT SHAFT	= 升降機槽
LIFT OPENING AT COVERED LANDSCAPE AREA	=	LIFT OPENING AT COVERED LANDSCAPE AREA	= 升降機開往有蓋園景範圍
LIV. & DIN.	=	LIVING ROOM AND DINING ROOM	= 客廳及飯廳
M.BA.	=	MASTER BATHROOM	= 主人浴室
M.BR.	=	MASTER BEDROOM	= 主人睡房
P.A.	=	PLANTER AREA	= 花槽
P.D.	=	PIPE DUCT	= 管道槽
PERMEABLE ALUM. ARCH. FEATURE	=	PERMEABLE ALUMINIUM ARCHITECTURAL FEATURE	= 透風鋁質建築裝飾
POTABLE WATER TANK	=	POTABLE WATER TANK	= 飲用水水缸
POWDER RM = POWDER RM.	=	POWDER ROOM	= 化妝室
PRESERVED TREE (T278)	=	PRESERVED TREE (T278)	= 保育樹木 (T278)
PIPE CHAMBER	=	PIPE CHAMBER	= 管道檢修井
PRIVATE GARDEN	=	PRIVATE GARDEN	= 私人花園
PUMP ROOM FOR FLUSHING AND POTABLE WATER TANK	=	PUMP ROOM FOR FLUSHING AND POTABLE WATER TANK	= 沖廁水及飲用水泵房
R.C. ARCH. FEATURE	=	REINFORCED CONCRETE ARCHITECTURAL FEATURE	= 鋼筋混凝土建築裝飾
R.C. ARCH. FEATURE WITH STONE CLADDING	=	REINFORCED CONCRETE ARCHITECTURAL FEATURE WITH STONE CLADDING	= 裝有石覆蓋層板的鋼筋混凝土建築裝飾

Notes :

1. There may be architectural features on external walls of some floors.
2. Common pipes or ducts exposed and/or enclosed in aluminium cladding are located at/adjacent to balcony and/or flat roof and/or garden and/or roof and/or utility platform and/or air-conditioner platform and/or external wall of some residential units.
3. There are sunken slabs and/or ceiling bulkheads and/or false ceiling at living rooms, dining rooms, bedrooms, study rooms, utility rooms, corridors, bathrooms, store rooms, lavatories and kitchens of some residential units for the air-conditioning system and/or electrical and mechanical services. There are exposed pipes or ductings for air-conditioning system and/or electrical and mechanical services within some utility rooms.
4. The internal ceiling height within some units may vary due to structural, architectural and/or decoration design variations.
5. Balconies and utility platforms are non-enclosed areas.
6. Symbols of fittings and fitments shown on the floor plans, such as bathtubs, sink, water closets, shower, sink counter etc, are architectural symbols extracted from the latest approved general building plans for general indication only.
7. There are non-structural prefabricated external walls and curtain walls in the residential units. The Saleable Area as defined in the Formal Agreement for Sale and Purchase of a residential unit has included the non-structural prefabricated external walls and curtain walls, and is measured from the exterior of such non-structural prefabricated external walls and curtain walls.

備註：

1. 部份樓層外牆設有建築裝飾。
2. 部份住宅單位的露台及/或平台及/或花園及/或天台及/或工作平台及/或冷氣機平台及/或外牆或其鄰近地方設有外露及/或鋁質覆蓋層內藏之公用喉管或管道。
3. 部份住宅單位的客廳、飯廳、睡房、書房、工作間、走廊、浴室、儲物房、洗手間以及廚房有跌級樓板及/或假陣及/或假天花用以裝置冷氣系統及/或機電設備。部份工作間內設有冷氣系統及/或機電設備之外露喉管或管道。
4. 部份單位之室內天花高度將會因應結構、建築及/或裝修設計上的需要而有差異。
5. 露台及工作平台為不可封閉的地方。
6. 樓面平面圖上所顯示的形象裝置符號，例如浴缸、洗滌盆、坐廁、花灑、洗滌盆櫃等乃摘自最新的經批准的建築圖則，只作一般性標誌。
7. 住宅單位有非結構的預製外牆及幕牆。住宅單位之正式買賣合約內所定義之實用面積已包括非結構的預製外牆及幕牆，並由該非結構的預製外牆及幕牆之外圍起計。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

LEGEND OF THE TERMS AND ABBREVIATIONS USED ON THE FLOOR PLANS
樓面平面圖中所使用之名詞及簡稱之圖例

R.C. COVER	=	REINFORCED CONCRETE COVER	= 鋼筋混凝土上蓋
R.C. EAVES	=	REINFORCED CONCRETE EAVES	= 鋼筋混凝土門簷
R.C. EAVES ABOVE	=	REINFORCED CONCRETE EAVES ABOVE	= 鋼筋混凝土門簷置上
ROOF	=	ROOF	= 天台
RS&MRR	=	REFUSE STORAGE AND MATERIAL RECOVERY ROOM	= 垃圾及物料回收房
SHOWER	=	SHOWER CUBICLE	= 淋浴間
ST.	=	STORE ROOM	= 儲物房
STONE CLADDING	=	STONE CLADDING	= 石覆蓋層板
STUDY RM.	=	STUDY ROOM	= 書房
SWIMMING POOL	=	SWIMMING POOL	= 泳池
TO BE ACCESS BY GONDOLA FOR DRAINAGE MAINTENANCE	=	TO BE ACCESS BY GONDOLA FOR DRAINAGE MAINTENANCE	= 供排水渠維修用之吊船停泊位置
TOP OF ALUM. ARCH. FEATURE	=	TOP OF ALUMINIUM ARCHITECTURAL FEATURE	= 鋁質建築裝飾上蓋
UP	=	UP	= 上
U.P.	=	UTILITY PLATFORM	= 工作平台
U.P. ABOVE	=	UTILITY PLATFORM ABOVE	= 工作平台置上
U.R.	=	UTILITY ROOM	= 工作間
U.R. 1	=	UTILITY ROOM 1	= 工作間1
W.M.C.	=	WATER METER CABINET	= 水錶櫃
VOID	=	VOID	= 中空
A.W.	=	WINDOW WITH SLIDING PANEL BEHIND (ACOUSTIC WINDOW (BAFFLE TYPE))	= 背面裝設滑動嵌板的窗戶（減音窗（擋音式））

Notes :

1. There may be architectural features on external walls of some floors.
2. Common pipes or ducts exposed and/or enclosed in aluminium cladding are located at/adjacent to balcony and/or flat roof and/or garden and/or roof and/or utility platform and/or air-conditioner platform and/or external wall of some residential units.
3. There are sunken slabs and/ or ceiling bulkheads and/or false ceiling at living rooms, dining rooms, bedrooms, study rooms, utility rooms, corridors, bathrooms, store rooms, lavatories and kitchens of some residential units for the air-conditioning system and/or electrical and mechanical services. There are exposed pipes or ductings for air-conditioning system and/or electrical and mechanical services within some utility rooms.
4. The internal ceiling height within some units may vary due to structural, architectural and/or decoration design variations.
5. Balconies and utility platforms are non-enclosed areas.
6. Symbols of fittings and fitments shown on the floor plans, such as bathtubs, sink, water closets, shower, sink counter etc, are architectural symbols extracted from the latest approved general building plans for general indication only.
7. There are non-structural prefabricated external walls and curtain walls in the residential units. The Saleable Area as defined in the Formal Agreement for Sale and Purchase of a residential unit has included the non-structural prefabricated external walls and curtain walls, and is measured from the exterior of such non-structural prefabricated external walls and curtain walls.

備註：

1. 部份樓層外牆設有建築裝飾。
2. 部份住宅單位的露台及/或平台及/或花園及/或天台及/或工作平台及/或冷氣機平台及/或外牆或其鄰近地方設有外露及/或鋁質覆蓋層內藏之公用喉管或管道。
3. 部份住宅單位的客廳、飯廳、睡房、書房、工作間、走廊、浴室、儲物房、洗手間以及廚房有跌級樓板及/或假陣及/或假天花用以裝置冷氣系統及/或機電設備。部份工作間內設有冷氣系統及/或機電設備之外露喉管或管道。
4. 部份單位之室內天花高度將會因應結構、建築及/或裝修設計上的需要而有差異。
5. 露台及工作平台為不可封閉的地方。
6. 樓面平面圖上所顯示的形象裝置符號，例如浴缸、洗滌盆、坐廁、花灑、洗滌盆櫃等乃摘自最新的經批准的建築圖則，只作一般性標誌。
7. 住宅單位有非結構的預製外牆及幕牆。住宅單位之正式買賣合約內所定義之實用面積已包括非結構的預製外牆及幕牆，並由該非結構的預製外牆及幕牆之外圍起計。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

Block Name 大廈名稱	Floor 樓層	Flat 單位	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）
King Tower 1	6/F 6樓	Garden Suite A	3145, 3345, 3495, 3595, 4795	150, 175
		Garden Suite B	3145, 3345, 3495, 3595, 4795	150

- 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. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

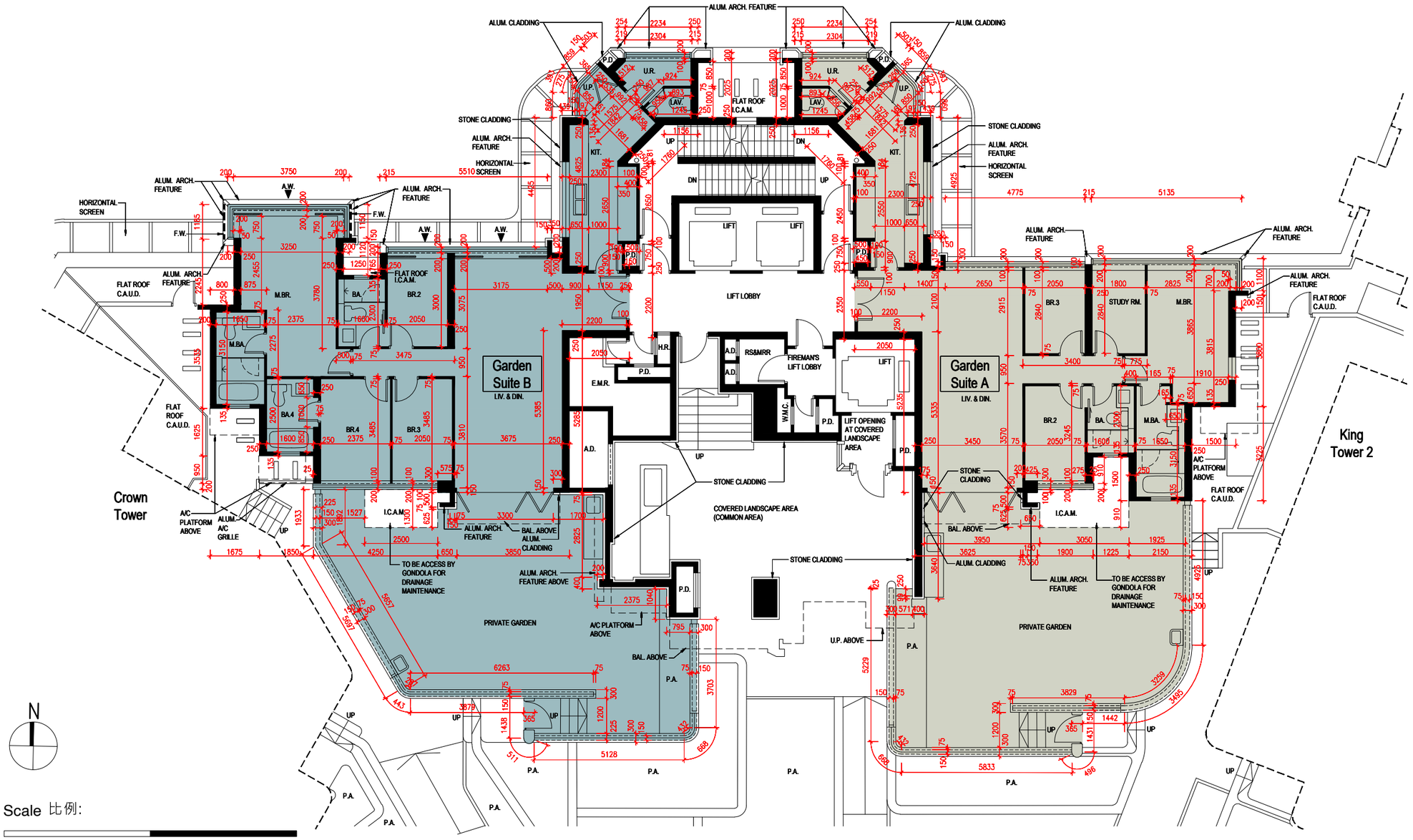
- 因住宅物業的較高的樓層結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於期數內的住宅物業，因期數的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

Notes:
1. The dimensions of floor plans are all structural dimensions in millimetre.
2. Please refer to pages AL001-AL004 of this sales brochure for the legend of the terms and abbreviations used on the floor plans and notes that are applicable thereto.

備註：
1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 有關樓面平面圖中顯示之名詞及簡稱之圖例及其適用的附註，請參閱本售樓說明書第AL001至AL004頁。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

King Tower 1 6/F Floor Plan
6樓樓面平面圖



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

Block Name 大廈名稱	Floor 樓層	Flat 單位	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）
King Tower 1	7/F - 12/F, 15/F - 23/F 7樓至12樓、15樓至23樓	A	3025, 3225, 3375	150, 175
		B	3025, 3225, 3375	150
		C	3025, 3225, 3375	150
	25/F 25樓	A	3095, 3295, 3445	150, 175
		B	3375, 3405, 3445	150
		C	3095, 3295, 3445	150

- 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. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

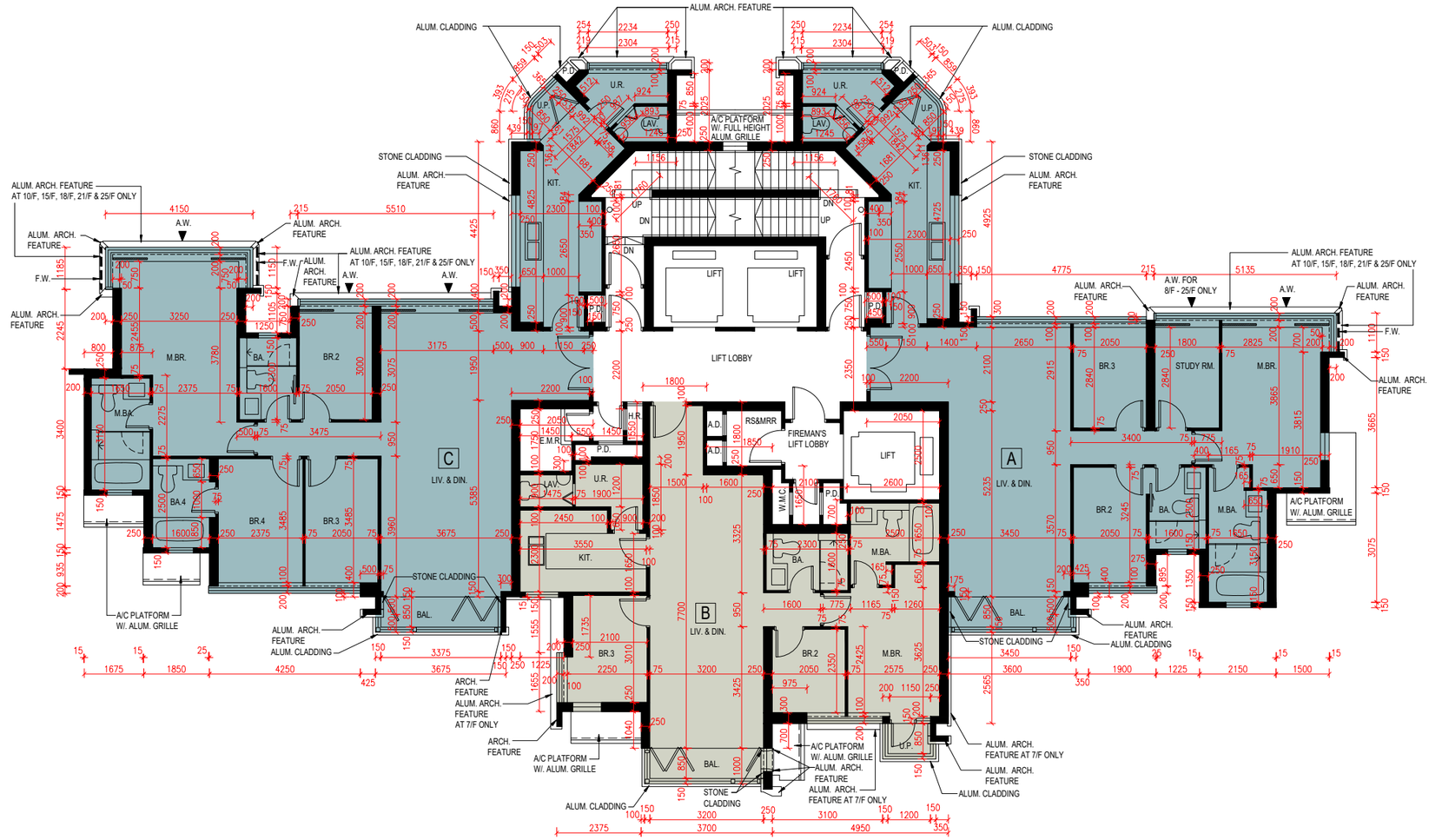
- 因住宅物業的較高的樓層結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於期數內的住宅物業，因期數的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

Notes:
1. The dimensions of floor plans are all structural dimensions in millimetre.
2. Please refer to pages AL001-AL004 of this sales brochure for the legend of the terms and abbreviations used on the floor plans and notes that are applicable thereto.

備註：
1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 有關樓面平面圖中顯示之名詞及簡稱之圖例及其適用的附註，請參閱本售樓說明書第AL001至AL004頁。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

King Tower 1 7/F - 12/F, 15/F - 23/F & 25/F Floor Plan
7樓至12樓、15樓至23樓及25樓樓面平面圖



Scale 比例:

0M (米) 5M (米) 10M (米)

Note:
13/F, 14/F and 24/F is omitted.
不設13樓、14樓及24樓。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

Block Name 大廈名稱	Floor 樓層	Flat 單位	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）
King Tower 1	26/F 26樓	Villa A	3095, 3295, 3445	150
		Villa B	3095, 3295, 3445	150, 175

- 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. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

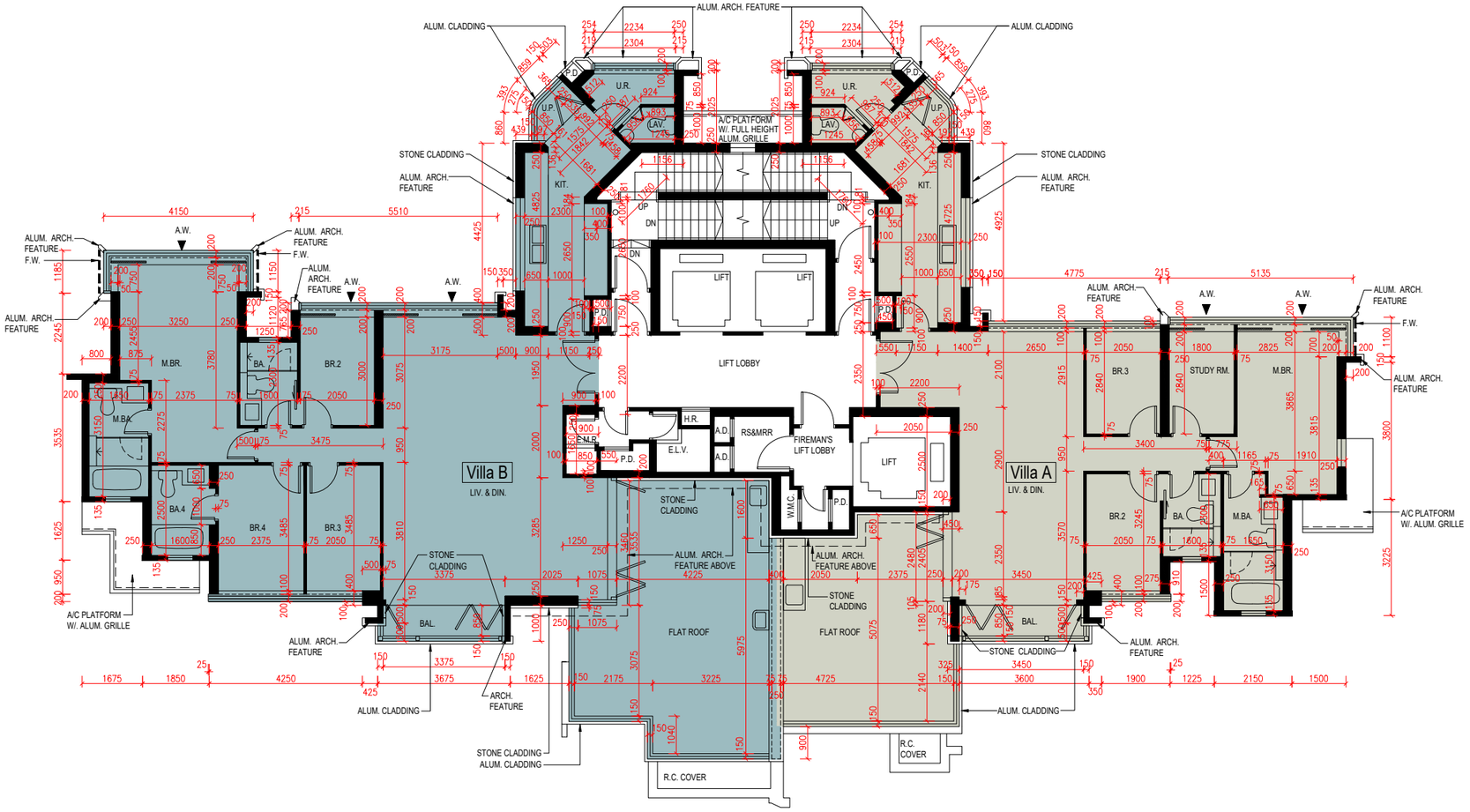
- 因住宅物業的較高的樓層結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於期數內的住宅物業，因期數的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

Notes:
1. The dimensions of floor plans are all structural dimensions in millimetre.
2. Please refer to pages AL001-AL004 of this sales brochure for the legend of the terms and abbreviations used on the floor plans and notes that are applicable thereto.

備註：
1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 有關樓面平面圖中顯示之名詞及簡稱之圖例及其適用的附註，請參閱本售樓說明書第AL001至AL004頁。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

King Tower 1 26/F Floor Plan
26樓樓面平面圖



N

Scale 比例:

0M (米) 5M (米) 10M (米)

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

Block Name 大廈名稱	Floor 樓層	Flat 單位	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）
King Tower 1	27/F 27樓	Penthouse A	3490, 3515, 3640	150
		Penthouse B	3490, 3515	150

- 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. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

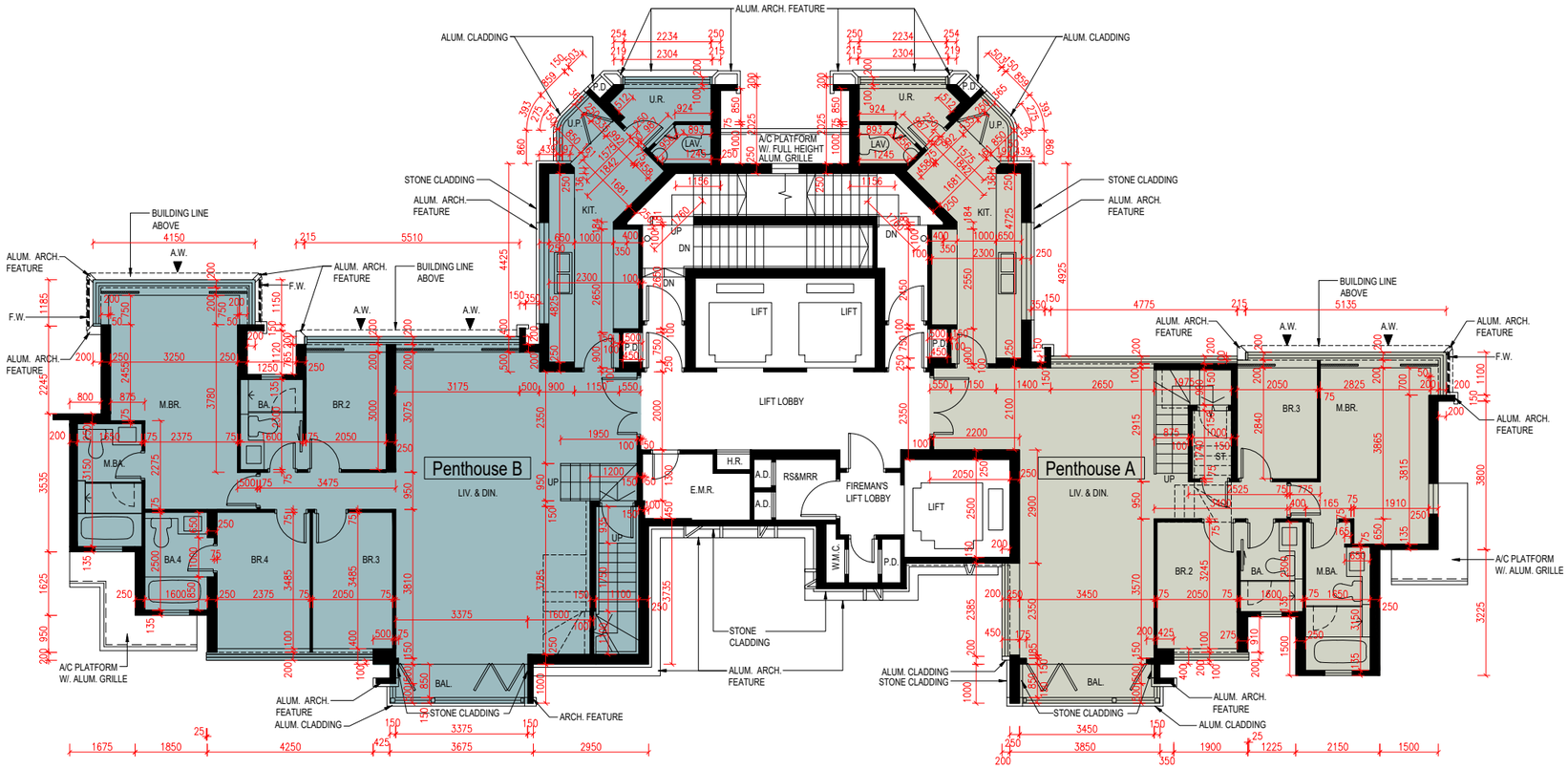
- 因住宅物業的較高的樓層結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於期數內的住宅物業，因期數的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

Notes:
1. The dimensions of floor plans are all structural dimensions in millimetre.
2. Please refer to pages AL001-AL004 of this sales brochure for the legend of the terms and abbreviations used on the floor plans and notes that are applicable thereto.

備註：
1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 有關樓面平面圖中顯示之名詞及簡稱之圖例及其適用的附註，請參閱本售樓說明書第AL001至AL004頁。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

King Tower 1 27/F Floor Plan
27樓樓面平面圖



N

Scale 比例:

0M (米) 5M (米) 10M (米)

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

Block Name 大廈名稱	Floor 樓層	Flat 單位	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）
King Tower 1	ROOF 天台	Penthouse A	Not Applicable 不適用	Not Applicable 不適用
		Penthouse B	Not Applicable 不適用	Not Applicable 不適用

- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

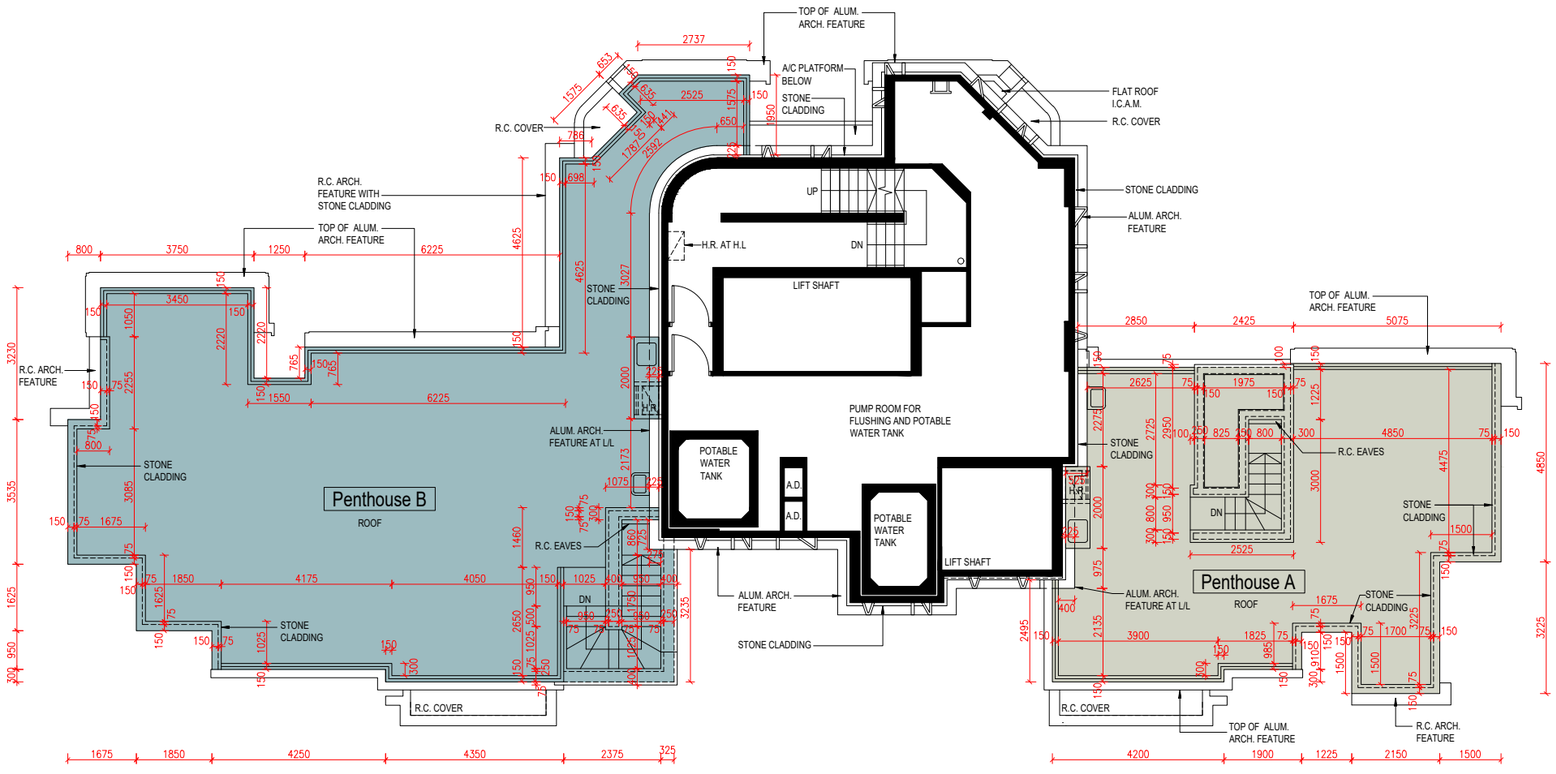
- 因住宅物業的較高的樓層結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於期數內的住宅物業，因期數的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

Notes:
1. The dimensions of floor plans are all structural dimensions in millimetre.
2. Please refer to pages AL001-AL004 of this sales brochure for the legend of the terms and abbreviations used on the floor plans and notes that are applicable thereto.

備註：
1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 有關樓面平面圖中顯示之名詞及簡稱之圖例及其適用的附註，請參閱本售樓說明書第AL001至AL004頁。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

King Tower 1 Roof Floor Plan
天台樓面平面圖



N

Scale 比例:

0M (米) 5M (米) 10M (米)

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

Block Name 大廈名稱	Floor 樓層	Flat 單位	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）
King Tower 2	6/F 6樓	Garden Suite A	3045, 3145, 3345, 3495, 3595	150, 175
		Garden Suite B	2945, 3145, 3195, 3345, 3495, 3595, 4795	150, 175

- 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. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

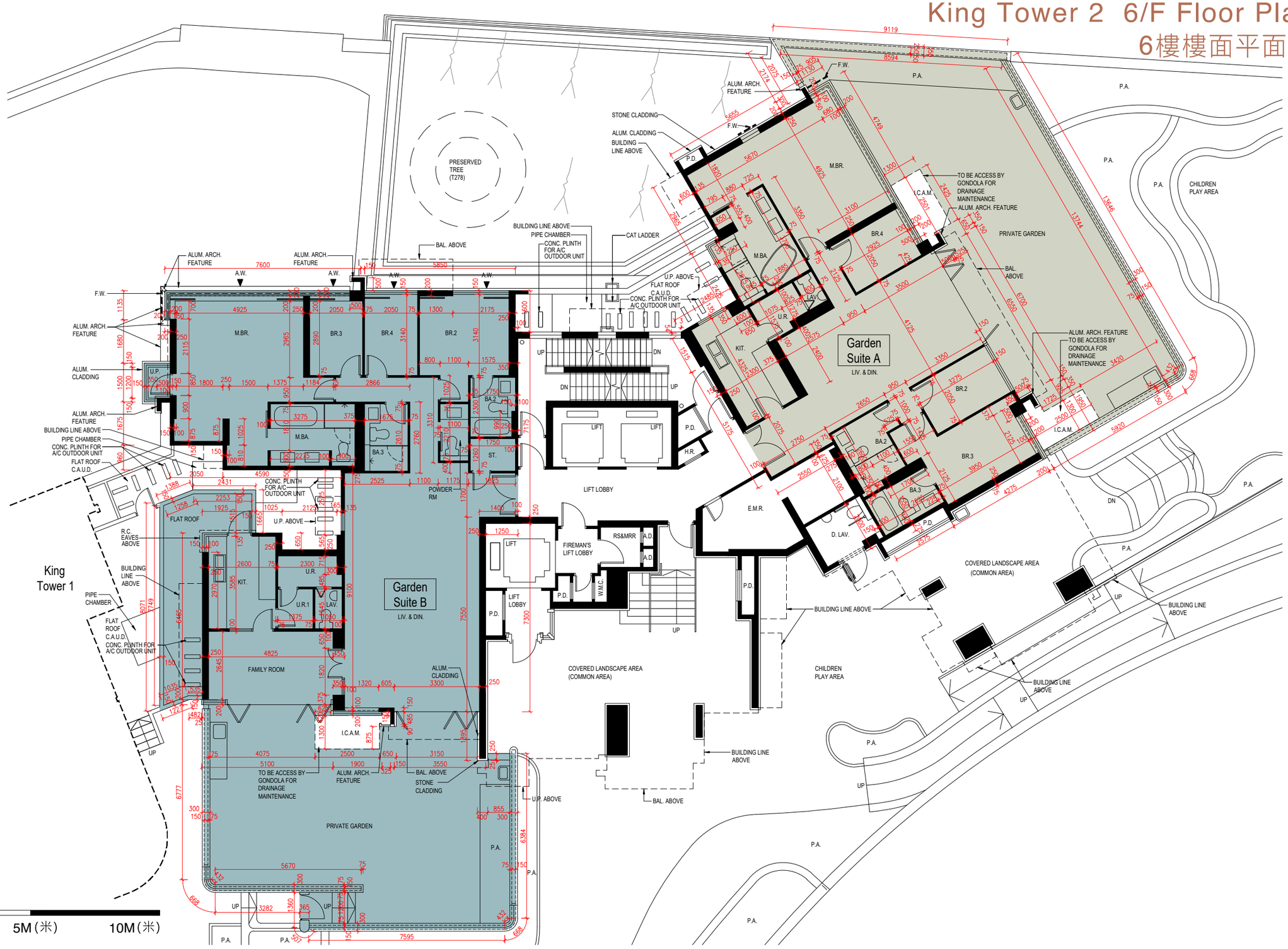
- 因住宅物業的較高的樓層結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於期數內的住宅物業，因期數的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

Notes:
1. The dimensions of floor plans are all structural dimensions in millimetre.
2. Please refer to pages AL001-AL004 of this sales brochure for the legend of the terms and abbreviations used on the floor plans and notes that are applicable thereto.

備註：
1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 有關樓面平面圖中顯示之名詞及簡稱之圖例及其適用的附註，請參閱本售樓說明書第AL001至AL004頁。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

King Tower 2 6/F Floor Plan
6樓樓面平面圖



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

Block Name 大廈名稱	Floor 樓層	Flat 單位	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）
King Tower 2	7/F - 12/F, 15/F - 23/F 7樓至12樓、15樓至23樓	A	2925, 3025, 3225, 3375	150, 175
		B	3025, 3225, 3375	150
		C	3025, 3075, 3225, 3375	150, 175
		D	3025, 3375	150, 175
		E	2925, 3025, 3225, 3375	150, 175
	25/F 25樓	A	2995, 3095, 3375, 3405, 3445	150, 200, 245
		B	3375, 3405, 3445	150
		C	3095, 3295, 3405, 3445	150, 175
		D	2995, 3095, 3295, 3405, 3445	150, 175
		E	3095, 3375, 3405, 3445, 3450	150, 245

- 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. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

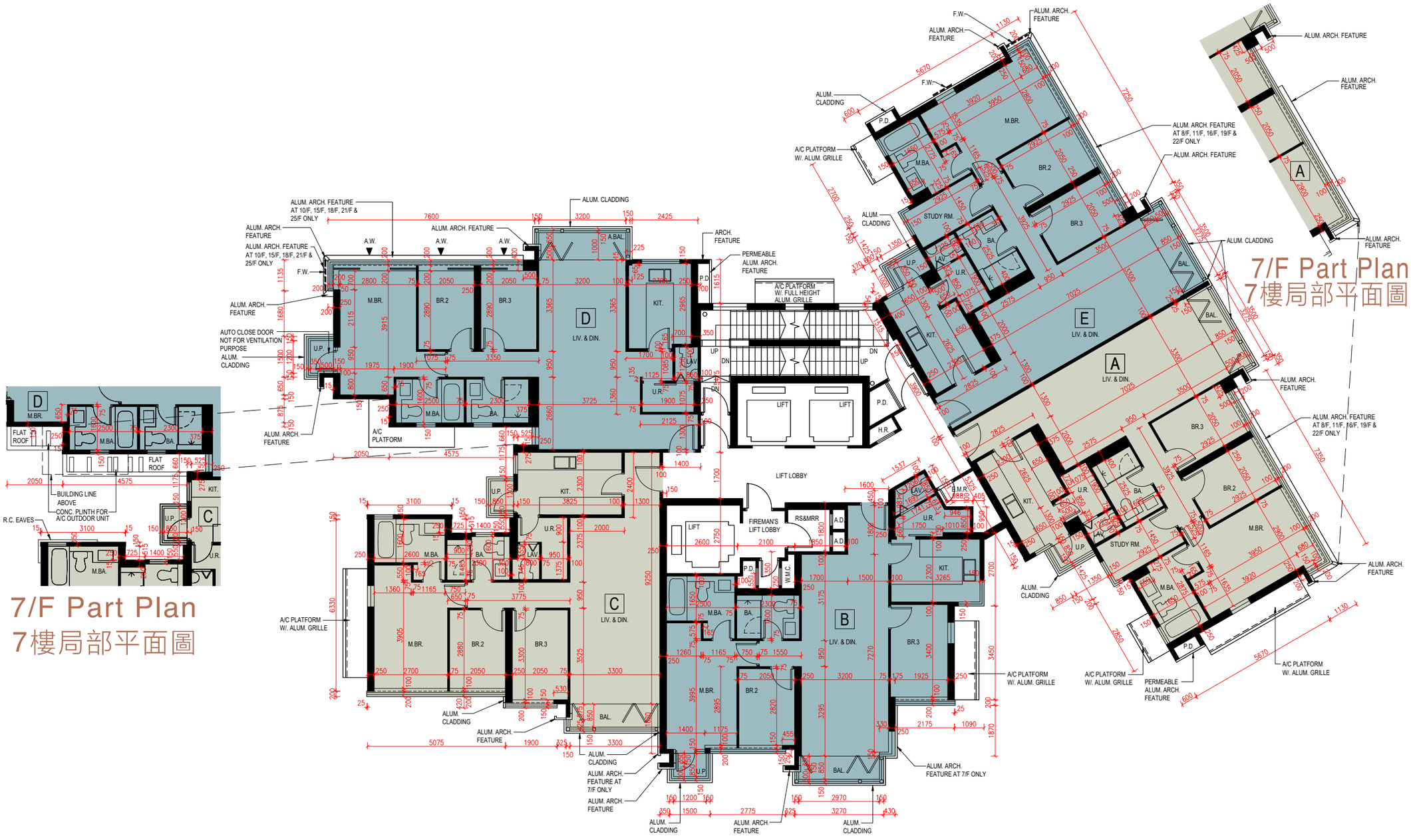
- 因住宅物業的較高的樓層結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於期數內的住宅物業，因期數的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

Notes:
1. The dimensions of floor plans are all structural dimensions in millimetre.
2. Please refer to pages AL001-AL004 of this sales brochure for the legend of the terms and abbreviations used on the floor plans and notes that are applicable thereto.

備註：
1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 有關樓面平面圖中顯示之名詞及簡稱之圖例及其適用的附註，請參閱本售樓說明書第AL001至AL004頁。

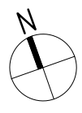
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

King Tower 2 7/F - 12/F, 15/F - 23/F & 25/F Floor Plan
7樓至12樓、15樓至23樓及25樓樓面平面圖



7/F Part Plan
7樓局部平面圖

7/F Part Plan
7樓局部平面圖



Scale 比例:

0M (米) 5M (米) 10M (米)

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

Block Name 大廈名稱	Floor 樓層	Flat 單位	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）
King Tower 2	26/F 26樓	King Mansion	3095, 3295, 3375, 3445, 6610	150, 200
		Villa B	3095, 3295, 3445	150, 175, 200

- 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. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

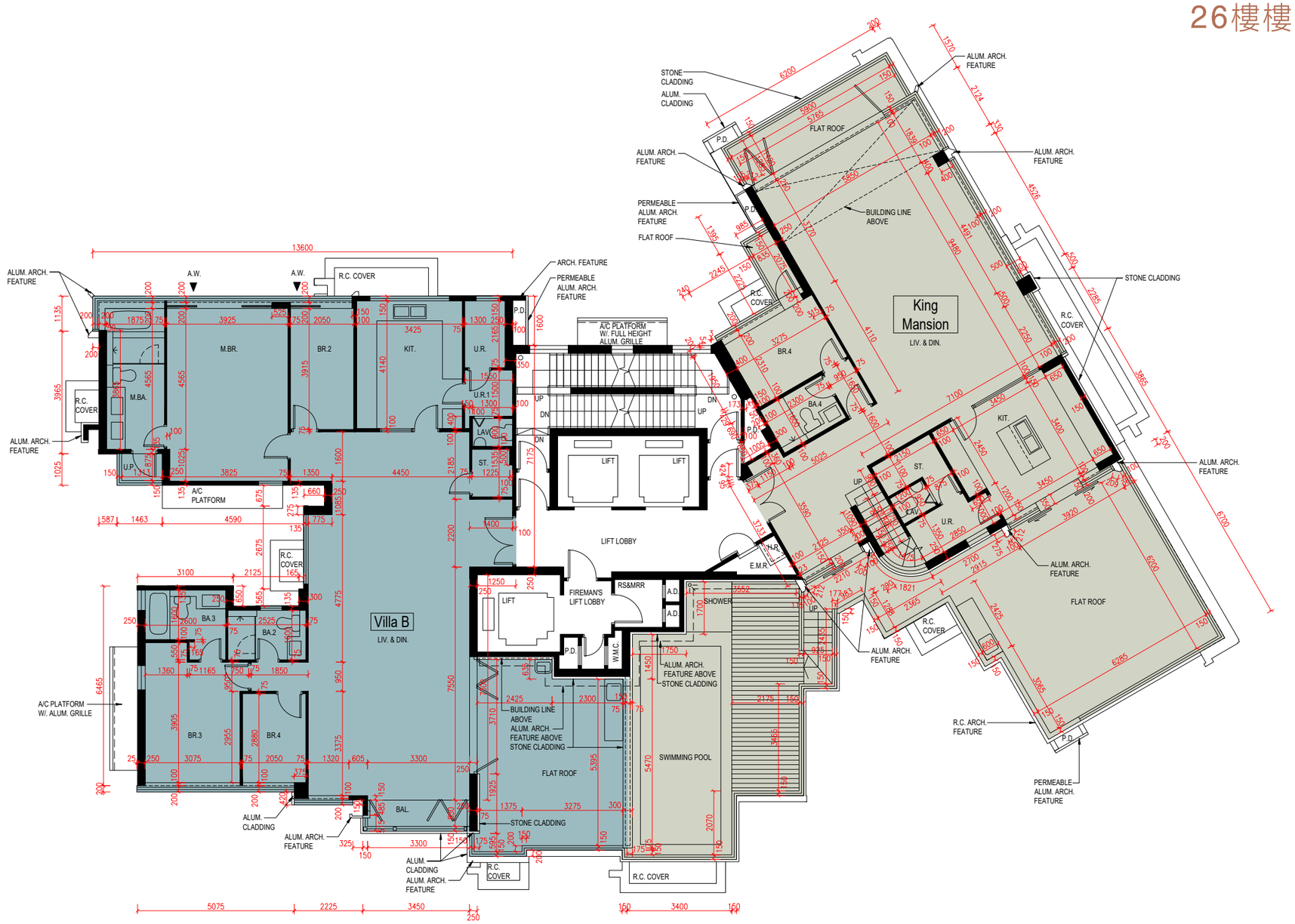
- 因住宅物業的較高的樓層結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於期數內的住宅物業，因期數的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

Notes:
1. The dimensions of floor plans are all structural dimensions in millimetre.
2. Please refer to pages AL001-AL004 of this sales brochure for the legend of the terms and abbreviations used on the floor plans and notes that are applicable thereto.

備註：
1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 有關樓面平面圖中顯示之名詞及簡稱之圖例及其適用的附註，請參閱本售樓說明書第AL001至AL004頁。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

King Tower 2 26/F Floor Plan
26樓樓面平面圖



N

Scale 比例:

0M (米) 5M (米) 10M (米)

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

Block Name 大廈名稱	Floor 樓層	Flat 單位	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）
King Tower 2	27/F 27樓	King Mansion	3490, 3640	150, 200
		Penthouse B	3490, 3515, 3640	150, 175, 200

- 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. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

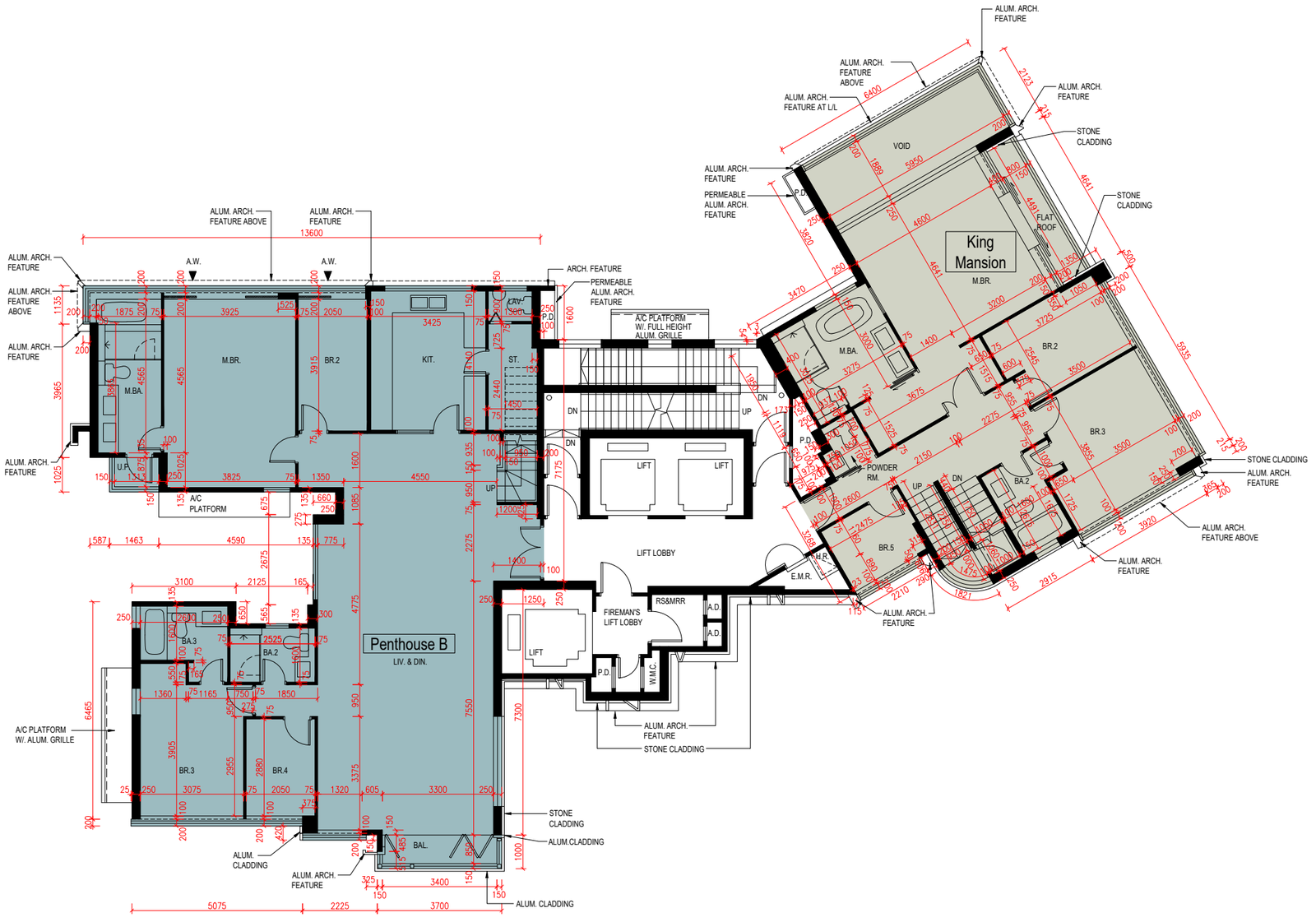
- 因住宅物業的較高的樓層結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於期數內的住宅物業，因期數的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

Notes:
1. The dimensions of floor plans are all structural dimensions in millimetre.
2. Please refer to pages AL001-AL004 of this sales brochure for the legend of the terms and abbreviations used on the floor plans and notes that are applicable thereto.

備註：
1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 有關樓面平面圖中顯示之名詞及簡稱之圖例及其適用的附註，請參閱本售樓說明書第AL001至AL004頁。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

King Tower 2 27/F Floor Plan
27樓樓面平面圖



N

Scale 比例:

0M (米) 5M (米) 10M (米)

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

Block Name 大廈名稱	Floor 樓層	Flat 單位	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）
King Tower 2	ROOF 天台	King Mansion	Not Applicable 不適用	Not Applicable 不適用
		Penthouse B	Not Applicable 不適用	Not Applicable 不適用

- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

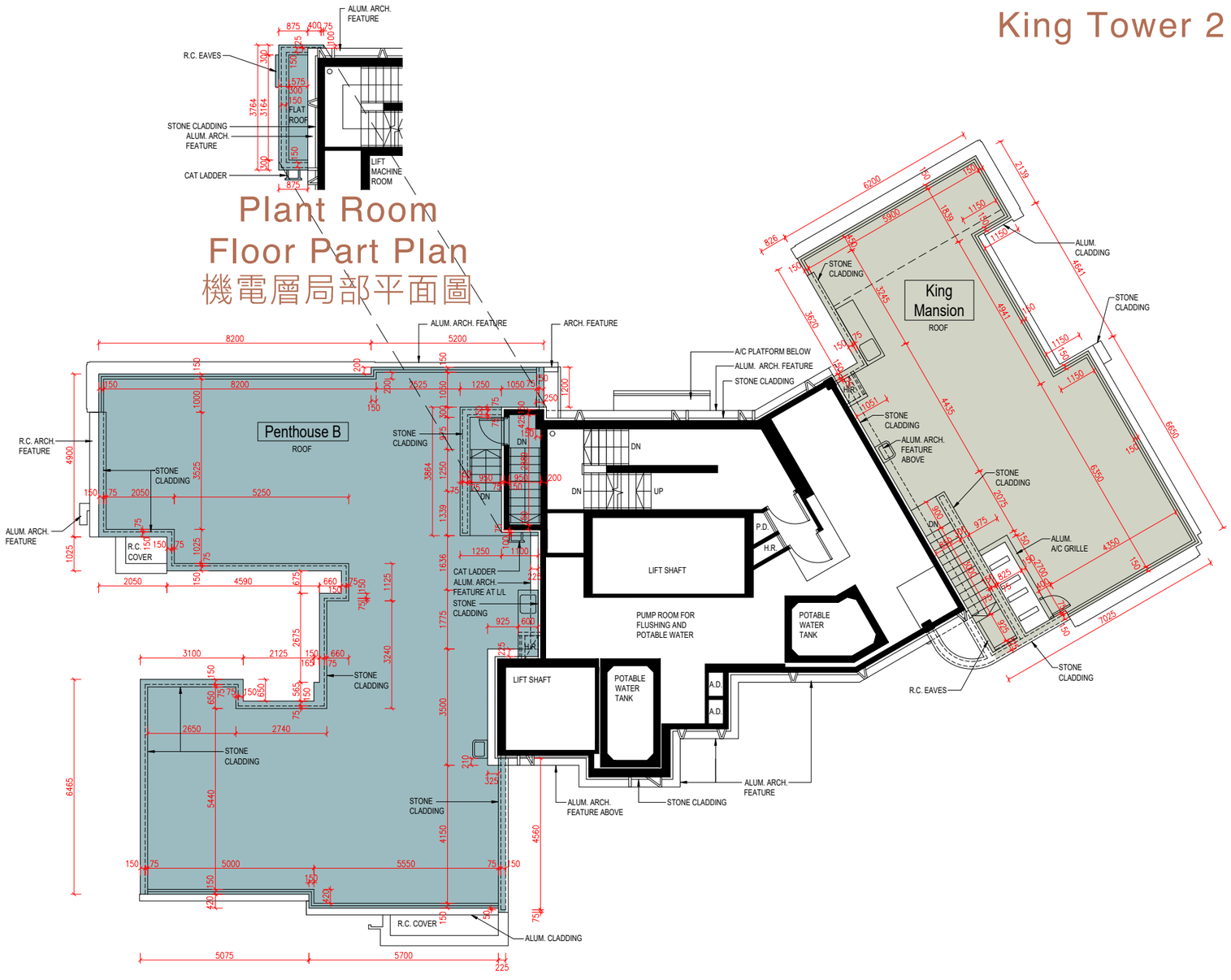
- 因住宅物業的較高的樓層結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於期數內的住宅物業，因期數的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

Notes:
1. The dimensions of floor plans are all structural dimensions in millimetre.
2. Please refer to pages AL001-AL004 of this sales brochure for the legend of the terms and abbreviations used on the floor plans and notes that are applicable thereto.

備註：
1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 有關樓面平面圖中顯示之名詞及簡稱之圖例及其適用的附註，請參閱本售樓說明書第AL001至AL004頁。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

King Tower 2 Roof Floor Plan
天台樓面平面圖



N

Scale 比例:

0M (米) 5M (米) 10M (米)

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE
期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq. metre (sq.ft.) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
King Tower 1	6/F 6樓	Garden Suite A	109.098(1174) Balcony 露台: – Utility Platform 工作平台: 1.555(17)	–	–	–	–	68.419 (736)	–	–	–	–	–
		Garden Suite B	125.591(1352) Balcony 露台: – Utility Platform 工作平台: 1.555(17)	–	–	–	–	68.441 (737)	–	–	–	–	–
	7/F-12/F, 15/F-23/F & 25/F 7樓至12樓、15樓至23樓及25樓	A	112.486(1211) Balcony 露台: 3.725(40) Utility Platform 工作平台: 1.555(17)	–	–	–	–	–	–	–	–	–	–
		B	87.565(943) Balcony 露台: 3.600(39) Utility Platform 工作平台: 1.500(16)	–	–	–	–	–	–	–	–	–	–
		C	128.826(1387) Balcony 露台: 3.675(40) Utility Platform 工作平台: 1.555(17)	–	–	–	–	–	–	–	–	–	–
	26/F 26樓	Villa A	113.399(1221) Balcony 露台: 3.850(41) Utility Platform 工作平台: 1.555(17)	–	–	–	24.128 (260)	–	–	–	–	–	–
		Villa B	140.413(1511) Balcony 露台: 3.675(40) Utility Platform 工作平台: 1.555(17)	–	–	–	33.723 (363)	–	–	–	–	–	–
	27/F 27樓	Penthouse A	113.380(1220) Balcony 露台: 3.850(41) Utility Platform 工作平台: 1.555(17)	–	–	–	–	–	–	63.186 (680)	–	–	–
		Penthouse B	137.723(1482) Balcony 露台: 3.675(40) Utility Platform 工作平台: 1.555(17)	–	–	–	–	–	–	114.264 (1230)	–	–	–

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

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

Notes:

1. The above areas as specified in square feet are converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. There is no verandah in the residential properties of the Phase.
4. 13/F,14/F & 24/F is omitted in each Tower.

備註:

1.上述以平方呎所列之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米表述之面積可能有些微差異。
2. 上表所顯示之「—」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 每座均不設13樓、14樓及24樓。

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE
期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq. metre (sq.ft.) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
King Tower 2	6/F 6樓	Garden Suite A	137.172(1477) Balcony 露台: – Utility Platform 工作平台: –	–	–	–	–	87.275 (939)	–	–	–	–	–
		Garden Suite B	183.663(1977) Balcony 露台: – Utility Platform 工作平台: 1.500(16)	–	–	–	12.358 (133)	81.738 (880)	–	–	–	–	–
	7/F-12/F, 15/F-23/F & 25/F 7樓至12樓、15樓至23樓及25樓	A	98.549(1061) Balcony 露台: 3.500(38) Utility Platform 工作平台: 1.500(16)	–	–	–	–	–	–	–	–	–	–
		B	88.052(948) Balcony 露台: 3.270(35) Utility Platform 工作平台: 1.500(16)	–	–	–	–	–	–	–	–	–	–
		C	91.570(986) Balcony 露台: 3.575(38) Utility Platform 工作平台: 1.500(16)	–	–	–	–	–	–	–	–	–	–
		D	91.961(990) Balcony 露台: 4.025(43) Utility Platform 工作平台: 1.500(16)	–	–	–	–	–	–	–	–	–	–
		E	98.094(1056) Balcony 露台: 3.500(38) Utility Platform 工作平台: 1.500(16)	–	–	–	–	–	–	–	–	–	–

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

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

Notes:

1. The above areas as specified in square feet are converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. There is no verandah in the residential properties of the Phase.
4. 13/F,14/F & 24/F is omitted in each Tower.

備註:

1.上述以平方呎所列之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米表述之面積可能有些微差異。
2. 上表所顯示之「—」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 每座均不設13樓、14樓及24樓。

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE
期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq. metre (sq.ft.) 平方米 (平方呎)								
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
King Tower 2	26/F 26樓	Villa B	181.158(1950) Balcony 露台: 3.700(40) Utility Platform 工作平台: 1.500(16)	–	–	–	26.292 (283)	–	–	–	–	–	–
	27/F 27樓	Penthouse B	181.158(1950) Balcony 露台: 3.700(40) Utility Platform 工作平台: 1.500(16)	–	–	–	1.455 (16)	–	–	148.317 (1596)	3.085 (33)	–	–
	26/F & 27/F 26樓及27樓	King Mansion	232.637(2504) Balcony 露台: – Utility Platform 工作平台: –	–	–	–	100.596 (1083)	–	–	73.442 (791)	–	–	–

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

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

Notes:

1. The above areas as specified in square feet are converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. There is no verandah in the residential properties of the Phase.
4. 13/F,14/F & 24/F is omitted in each Tower.

備註:

1. 上述以平方呎所列之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米表述之面積可能有些微差異。
2. 上表所顯示之「—」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 每座均不設13樓、14樓及24樓。

FLOOR PLANS OF PARKING SPACES IN THE PHASE
期數中的停車位的樓面平面圖

G/F Floor Plan
地下樓面平面圖

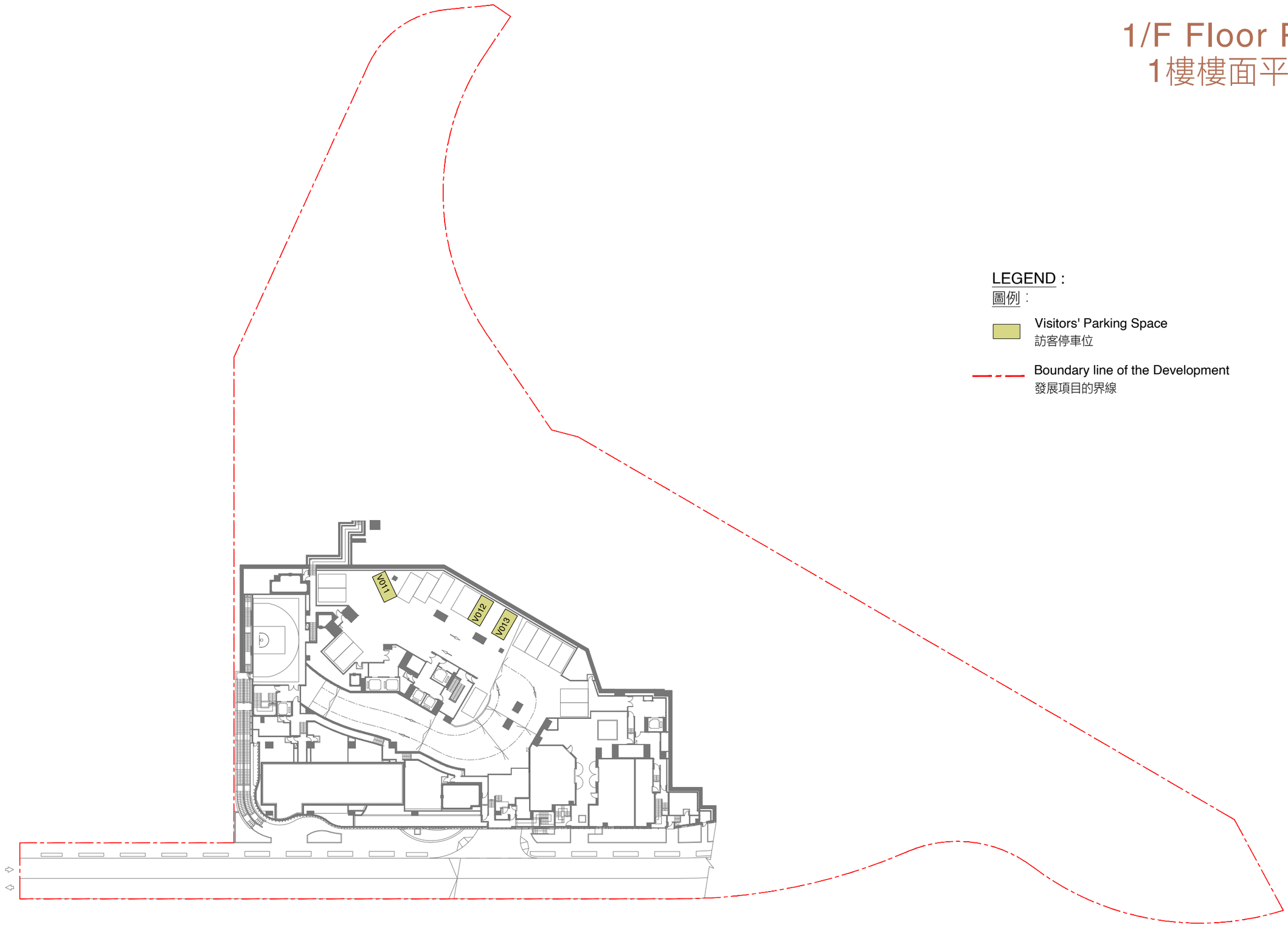


LEGEND :
圖例 :

- Visitors' Parking Space
  訪客停車位
- Accessible Parking Space cum Visitors' Parking Space
  暢通易達停車位暨訪客停車位
- Boundary line of the Development
  發展項目的界線

FLOOR PLANS OF PARKING SPACES IN THE PHASE
期數中的停車位的樓面平面圖

1/F Floor Plan
1樓樓面平面圖



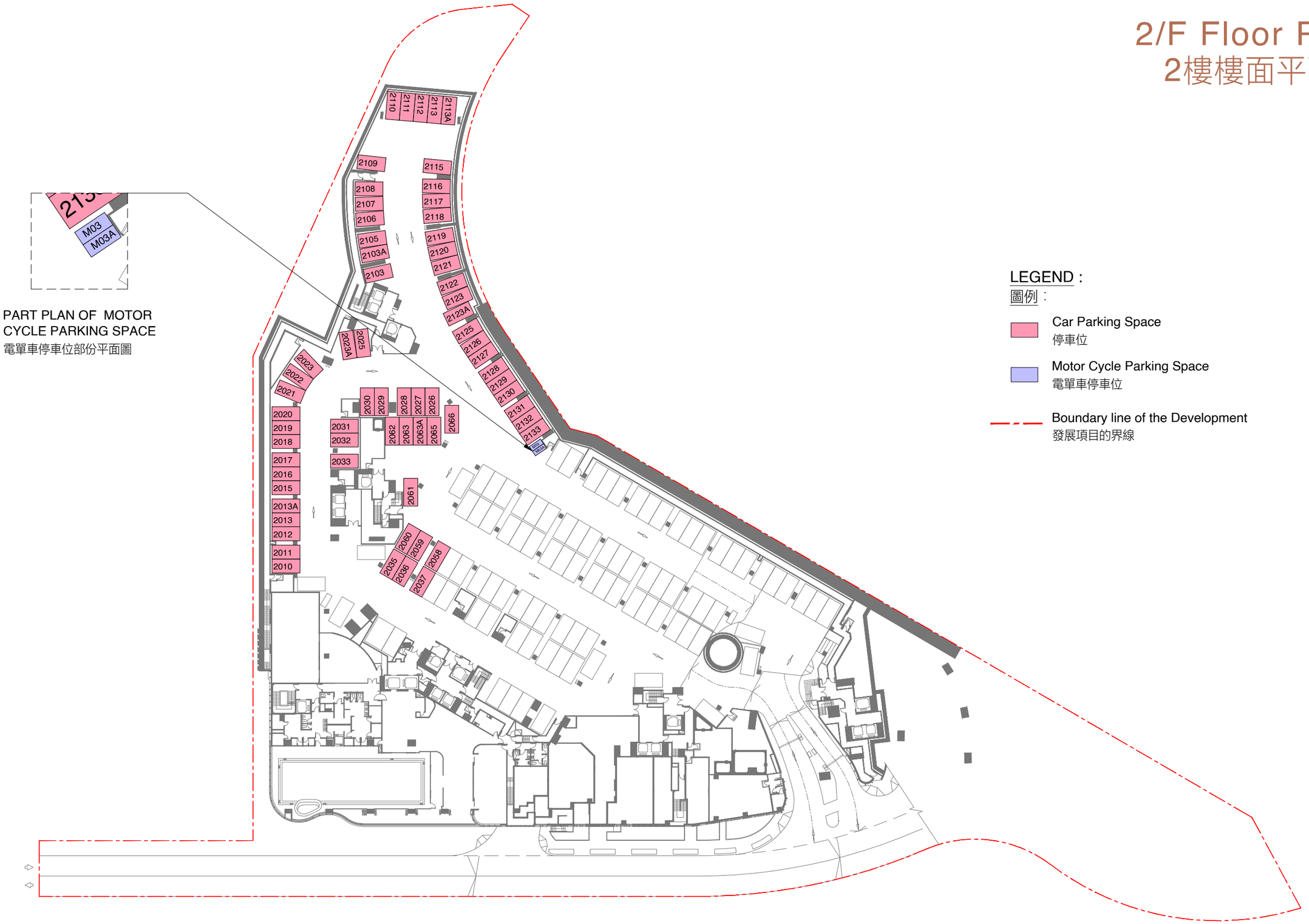
LEGEND :
圖例 :

Visitors' Parking Space
訪客停車位

Boundary line of the Development
發展項目的界線

FLOOR PLANS OF PARKING SPACES IN THE PHASE
期數中的停車位的樓面平面圖

2/F Floor Plan
2樓樓面平面圖



PART PLAN OF MOTOR CYCLE PARKING SPACE
電單車停車位部份平面圖

LEGEND :
圖例 :

- Car Parking Space 停車位
- Motor Cycle Parking Space 電單車停車位
- Boundary line of the Development 發展項目的界線

FLOOR PLANS OF PARKING SPACES IN THE PHASE
期數中的停車位的樓面平面圖



3/F Floor Plan
3樓樓面平面圖

LEGEND :
圖例 :

- Car Parking Space
  停車位
- Loading and Unloading Space
  上落貨停車位
- Boundary line of the Development
  發展項目的界線

FLOOR PLANS OF PARKING SPACES IN THE PHASE
期數中的停車位的樓面平面圖

5/F Floor Plan
5樓樓面平面圖



LEGEND :
圖例 :

- Car Parking Space
  停車位
- Accessible Parking Space cum Visitors' Parking Space
  暢通易達停車位暨訪客停車位
- Boundary line of the Development
  發展項目的界線

FLOOR PLANS OF PARKING SPACES IN THE PHASE
期數中的停車位的樓面平面圖

LOCATION, NUMBER, DIMENSIONS AND AREA OF PARKING SPACES
停車位位置、數目、尺寸及面積：

	Type of Parking Space 停車位類別	Location 位置	Number 數目	Dimensions (LxW) (m) 尺寸（長x闊）（米）	Area of each Parking Space (sq.m.) 每個停車位面積（平方米）
	Car Parking Space 停車位	5/F 5樓	39	5.0 x 2.5	12.5
		3/F 3樓	43		
		2/F 2樓	67		
	Motor Cycle Parking Space 電單車停車位	2/F 2樓	2	2.4 x 1.0	2.4
♿	Accessible Parking Space cum Visitors' Parking Space 暢通易達停車位暨訪客停車位	5/F 5樓	1	5.0 x 3.5	17.5
		G/F 地下	2		
	Visitors' Parking Space 訪客停車位	1/F 1樓	3	5.0 x 2.5	12.5
		G/F 地下	2		
	Loading and Unloading Space 上落貨停車位	3/F 3樓	2	11.0 x 3.5	38.5

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

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase (the "preliminary agreement");

2. The preliminary deposit paid by the purchaser on the signing of the preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders;

3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the preliminary agreement —
   (i) the preliminary agreement is terminated;
   (ii) the preliminary deposit is forfeited; and
   (iii) the owner does not have any further claim against the purchaser for the failure.

1. 在簽署臨時買賣合約(該"臨時合約")時須支付款額為5%的臨時訂金；

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

3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約—
   (i) 該臨時合約即告終止；
   (ii) 有關的臨時訂金即予沒收；及
   (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

The draft Deed of Mutual Covenant and Management Agreement of the Development ("**DMC**") and the draft Sub-Deed of Mutual Covenant ("**SDMC**") provide that: -

A(1) Common parts of the Development

(i) "Common Areas and Facilities" means collectively the Development Common Areas and Facilities, the Residential Common Areas and Facilities, the Car Park Common Areas and Facilities and all those parts and such of the facilities of the Development designated as common areas and facilities in any Sub-Deed of Mutual Covenant (as defined below).

(ii) "Development Common Areas and Facilities" means and includes :-

(a) such parts of the Development which are intended for common use and benefit of the Development including but not limited to the passages, entrances, walkways, stairways, landings, platforms, boundary fence walls, lobbies, landscaped areas, driveways, roadways and pavements, ramps, planters, vertical greening, refuse storage & material recovery chamber, refuse collection vehicle parking space, main switch rooms, sub-main switch room, emergency generator room, caretakers' office, Owners' Committee office (if any), fire service control room, water meter cabinet, lift lobby, lift, hose reels, electrical rooms, pipe ducts, fuel tank room, street hydrant pump room, sprinkler pump room, fire service water pump room, potable/flushing water pump room, potable/flushing and fire service water booster pump room, sprinkler control valve room and emergency vehicular access and such of the drains, channels, water mains, sewers, fresh and salt water storage tanks, fresh and salt water intakes and mains, storm water storage tank and drainage connection, communal television and radio aerial systems for reception of television and radio broadcast, telecommunications and broadcasting distribution networks, cable television system (if any), wires, cables and other facilities whether ducted or otherwise which are or at any time may be in under or over or passing through the Lot through which fresh or salt water, sewage, gas, telephone, electricity and other services are supplied to the Development, trees, shrubs and other plants and vegetation, lamp posts and other lighting facilities, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and any other mechanical systems, devices or facilities installed or provided in the Development intended for common use and benefit of the Development which are (insofar as they are capable of being identified and shown on plans and insofar as Phase 1 is concerned) for the purposes of identification only shown coloured Orange on the plans certified by the Authorized Person and annexed to the DMC;

(b) T278 (which being the tree (being ixonanthes reticulate) which is required to be preserved by the Owners under the Conditions and is shown for identification purpose only coloured Orange and marked "T278" on the plans certified by the Authorized Person and annexed to the DMC) and T18 (which being the tree (being aquilaria sinensis) which is required to be preserved by the Owners under the Conditions and is shown for identification purpose only coloured Orange and marked "T18" on the plans certified by the Authorized Person and annexed to the DMC);

(c) the Slope and Retaining Structures;

(d) the Pink Hatched Blue Area and the Pink Hatched Blue Hatched Black Area (but excluding for the avoidance of doubt, such parts of the Residential Common Areas and Facilities which are shown coloured Green Cross Hatched Orange for identification purpose only on the plans certified by the Authorized Person and annexed to the DMC);

(e) parts of the Landscaped Works and Areas (other than those forming part of the Residential Common Areas and Facilities);

(f) the transformer room(s), cable accommodations and all associated facilities;

(g) such other areas, apparatus, devices, systems and facilities of and in the Lot and the Development designated as Development Common Areas and Facilities in accordance with the DMC and the Sub-Deed of Mutual Covenant (if any); and

(h) to the extent not specifically provided in paragraphs (a) to (f) above, such other parts of the Lot and the Development :--

(i) any parts of the Development covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance (Cap.344); and/or

(ii) any parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance (Cap.344);

but excluding:-

(i) the Residential Common Areas and Facilities and the Car Park Common Areas and Facilities; and

(ii) such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner.

(iii) "Residential Common Areas and Facilities" means and includes:-

(a) those parts of the Residential Accommodation in the Development intended for the common use and benefit of the Owners, occupiers and tenants of the Residential Accommodation and the bona fide guests, visitors or invitees thereof, includes but not limited to the Residential Recreational Facilities, the Loading and Unloading Spaces, the Visitors' Parking Spaces, the Accessible Parking Spaces, flat roofs (other than those forming part of an Unit), roofs (other than those forming part of an Unit), upper roofs, lift machine rooms, fan rooms, water meter cabinets, pipe ducts, electrical meter rooms, gas meter room, electricity room, telecommunication and broadcasting equipment rooms, sub-main switch rooms, vertical greening, trellis, hose reels, cable duct, air duct, reinforced concrete cover, refuse storage and material recovery rooms, non-structural prefabricated external walls and such of the passages, common corridors, lift lobbies, fireman's lift lobbies, entrances, landings, halls, entrance lobbies, air conditioning platforms (if any), structural walls, stairways, potable /flushing water pump rooms, F.S. pump rooms, and such of the lifts, lift shafts, firemen's lifts, water tanks, aerials, meters, lighting, drains, channels, sewers, salt and fresh water intakes and mains, wires, cables, air conditioning and ventilation system and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity and other services are supplied to the Residential Accommodation, pumps, tanks, sanitary fittings, electrical installations, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, security systems and appa ratus, ventilation system and such other areas and any other systems, devices or facilities which are at or provided or installed in the Development intended for the common use and benefit of the Owners and residents or tenants of the Residential Accommodation and their bona fide guests, visitors or invitees and such other areas within the Lot and such other systems, devices and facilities within the Development intended for common use and benefit of the Residential Accommodation in accordance with the DMC which are (insofar as they are capable of being shown on plans and insofar as Phase 1 is concerned) for the purposes of identification only shown coloured Green, Violet and Green Cross Hatched Orange respectively on the plans certified by Authorized Person and annexed to the DMC;

(b) parts of the Landscaped Works and Areas (other than those forming part of the Development Common Areas and Facilities);

(c) the external walls and architectural features (if any) of the Residential Accommodation; and

(d) such other areas, apparatus, devices, systems and facilities of and in the Lot and the Development within the Residential Accommodation designated as Residential Common Areas and Facilities in accordance with the DMC and the Sub-Deed of Mutual Covenant (if any);

but excluding:-

(i) the Development Common Areas and Facilities and the Car Park Common Areas and Facilities; and

(ii) such areas within the Development in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Development serving only any particular Owner.

(iv) "Car Park Common Areas and Facilities" means and includes :-

(a) those parts of the Development including but not limited to the Common EV Facilities, driveways, passages, ramps, electrical meter rooms (carpark EV charging), fan rooms and such other areas and facilities which are intended for the common use and benefit of all the Accessible Parking Spaces, Visitors' Parking Spaces, Car Parking Spaces and Motor Cycle Parking Spaces (insofar as they are capable of being shown on plans and insofar as Phase 1 is concerned) for the purposes of identification only shown coloured Yellow on the plans certified by the Authorized Person and annexed to the DMC; and

(b) such other area, apparatus, devices, systems and facilities of and in the Lot and the Development designated as Car Park Common Areas and Facilities in accordance with the DMC and the Sub-Deed of Mutual Covenant (if any);

but excluding :-

(i) the Development Common Areas and Facilities and the Residential Common Areas and Facilities; and

(ii) such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner.

(v) "Sub-Deed of Mutual Covenant" means a Sub-Deed of Mutual Covenant to be entered into between the First Owner and another co-owner or owners of the Development setting forth the rights and obligations of any component part of the Development.

(vi) The Owners shall not convert any part of the Common Areas and Facilities to his own use or his own benefit unless approved by the Owner's Committee.

(vii) The Owners shall not obstruct the Common Areas and Facilities nor do anything in the Common Areas and Facilities as may be or become a nuisance to any other Owners or occupiers of the Development.

(viii) The Common Areas and Facilities shall be under the exclusive control of the Manager, who is appointed to act as agent for and on behalf of all Owners duly authorized in accordance with the provisions of the DMC and the relevant Sub-Deed of Mutual Covenant (if any) in respect of any matter concerning that Common Areas and Facilities.

A(2) Common Parts of the Phase

(i) "Car Park Common Areas and Facilities within Phase 2" means and includes, in so far as they are within Phase 2, those parts of the Development including but not limited to the Common EV Facilities, driveways, passages, ramps, electrical meter rooms (carpark EV charging), fan rooms and such other areas and facilities which are intended for the common use and benefit of all the Accessible Parking Spaces, Visitors Parking Spaces, Car Parking Spaces and Motor Cycle Parking Spaces; but excluding the Development Common Areas and Facilities within Phase 2, Residential Common Areas and Facilities within Phase 2 and such areas within the Development in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Development serving only any particular Owner provided that, where appropriate, if (a) any parts of the Development covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance (Cap.344) and/or (b) any parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance (Cap.344), shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Car Park Common Areas and Facilities within Phase 2. Such Car Park Common Areas and Facilities within Phase 2 (if and where capable of being shown on plans) are for identification purpose shown coloured Yellow on the SDMC Plans (certified as to their accuracy by Authorized Person) and annexed to the SDMC;

(ii) "Development Common Areas and Facilities within Phase 2" mean and include, in so far as they are within Phase 2, such parts of the Development which are intended for common use and benefit of the Development including but not limited to the electrical meter room, electrical room, pipe ducts and such of the drains, channels, sewers, fresh and salt water storage tanks, fresh and salt water intakes and mains, communal television and radio aerial systems for reception of television and radio broadcast, telecommunications and broadcasting distribution networks, cable television system (if any), wires, cables and other facilities whether ducted or otherwise which are or at any time may be in under or over or passing through the Lot through which fresh or salt water, sewage, gas, telephone, electricity and other services are supplied to the Development, trees, shrubs and other plants and vegetation, lamp posts and other lighting facilities, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and any other mechanical systems, devices or facilities installed or provided in the Development intended for common use and benefit of the Development but excluding the Residential Common Areas and Facilities within Phase 2, Car Park Common Areas and Facilities within Phase 2 and such areas within the Development in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Development serving only any particular Owner provided that, where appropriate, if (a) any parts of the Development covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance (Cap.344) and/or (b) any parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) and included under paragraph (b) of the definition of

"common parts" set out in section 2 of the Building Management Ordinance (Cap.344), shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Development Common Areas and Facilities within Phase 2. Such Development Common Areas and Facilities within Phase 2 (if and where capable of being shown on plans) are for identification purpose shown coloured Orange on the SDMC Plans (certified as to their accuracy by Authorized Person) and annexed to the SDMC;

(iii) "Phase 2" means Phase 2 of the Development as defined in the Principal Deed comprising the whole of King Tower 1 and King Tower 2 (other than those portions within Phase 1), 149 Car Parking Spaces, 2 Motor Cycle Parking Spaces and the Phase 2 Common Areas and Facilities;

(iv) "Phase 2 Common Areas and Facilities" mean the Development Common Areas and Facilities within Phase 2, the Residential Common Areas and Facilities within Phase 2 and the Car Park Common Areas and Facilities within Phase 2;

(v) "Residential Common Areas and Facilities within Phase 2" mean and include, in so far as they are within Phase 2 :-

(a) those parts of the Residential Accommodation in the Development intended for the common use and benefit of the Owners, occupiers and tenants of the Residential Accommodation and the bona fide guests, visitors or invitees thereof, includes but not limited to flat roofs (other than those forming part of an Unit), roofs (other than those forming part of an Unit), upper roofs, lift machine rooms, fan rooms, water meter cabinets, pipe ducts, electrical meter rooms, telecommunication and broadcasting equipment rooms, sub-main switch rooms, hose reels, cable duct, air duct, reinforced concrete cover, refuse storage and material recovery rooms, non-structural prefabricated external walls and such of the passages, common corridors, lift lobbies, fireman's lift lobbies, entrances, landings, halls, entrance lobbies, air conditioning platforms (if any), structural walls, stairways, potable /flushing water pump rooms, F.S. pump rooms, and such of the lifts, lift shafts, firemen's lifts, water tanks, aerials, meters, lighting, drains, channels, sewers, salt and fresh water intakes and mains, wires, cables, air conditioning and ventilation system and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity and other services are supplied to the Residential Accommodation, pumps, tanks, sanitary fittings, electrical installations, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and such other areas and any other systems, devices or facilities which are at or provided or installed in the Development intended for the common use and benefit of the Owners and residents or tenants of the Residential Accommodation and their bona fide guests, visitors or invitees and such other areas within the Lot and such other systems, devices and facilities within the Development intended for common use and benefit of the Residential Accommodation within Phase 2;

(b) the Visitors' Parking Spaces, which are for the purpose of identification only shown coloured Green and marked "V001", "V002", "V005" and "V006" on Drawing No.DMC-PH2-LP-01,"V011", "V012" and "V013" on Drawing No.DMC-PH2-LP-02 and "V010" on Drawing No.DMC-PH2-LP-05 of the SDMC Plans certified by the Authorized Person and annexed to the SDMC and that the said parking spaces "V001", "V006" and "V010" are also designated and form part of the Accessible Parking Spaces;

(c) the Accessible Parking Spaces, which are for the purpose of identification only shown coloured Green and marked "V001", "V006" and "V010" on Drawing Nos. DMC-PH2-LP-01 and DMC-PH2-LP-05 of the SDMC Plans certified by the Authorized Person and annexed to the SDMC;

(d) the Loading and Unloading Spaces, which are for the purpose of identification only shown coloured Green and marked "L03" and "L05" on Drawing No. DMC-PH2-LP-04 of the SDMC Plans certified by the Authorized Person and annexed to the SDMC; and

(e) the external walls and architectural features (if any) of the Residential Accommodation within Phase 2;

but excluding:-

the Development Common Areas and Facilities within Phase 2, Car Park Common Areas and Facilities within Phase 2 and such areas within the Development in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Development serving only any particular Owner provided that, where appropriate, if (a) any parts of the Development covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance (Cap.344) and/or (b) any parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance (Cap.344), shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Residential Common Areas and Facilities within Phase 2. Such Residential Common Areas and Facilities within Phase 2 (if and where capable of being shown on plans) are for identification purpose shown coloured Green on the SDMC Plans (certified as to their accuracy by Authorized Person) and annexed to the SDMC.

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

King Tower 1

Flat / Undivided Share for each flat / Floor	Garden Suite A (6/F) A (7/F-12/F, 15/F-23/F & 25/F) Villa A (26/F) Penthouse A (27/F)	Garden Suite B (6/F) B (7/F-12/F, 15/F-23/F & 25/F) Villa B (26/F) Penthouse B (27/F)	C
6/F	2291	2621	-
7/F-12/F, 15/F-23/F & 25/F	2155	1660	2482
26/F	2219	2782	-
27/F	2297	2889	-

King Tower 2

Flat / Undivided Share for each flat / Floor	Garden Suite A (6/F) A (7/F-12/F, 15/F-23/F & 25/F) King Mansion (26/F&27/F)	Garden Suite B (6/F) B (7/F-12/F, 15/F-23/F & 25/F) Villa B (26/F) Penthouse B (27/F)	C	D	E
6/F	2918	3834	-	-	-
7/F-12/F, 15/F-23/F & 25/F	1881	1675	1740	1740	1872
26/F	5001	3582	-	-	-
27/F		3835	-	-	-

Note:

The floor numbering for the Towers in the Phase is such that there are no floor numbers 4/F, 13/F, 14/F and 24/F.

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

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

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

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

(a) The Manager shall prepare the annual budget for the ensuing year in consultation with the Owners' Committee (if already formed). The annual budget shall be in two parts. The first part shall cover all expenditure which in the opinion of the Manager is to be expended for the benefit of all Owners or required for the proper management of the Green Area and the Green Area Structures (until possession of which is re-delivered to the Government), the Development and the Development Common Areas and Facilities. The second part shall cover expenditure which in the opinion of the Manager is specifically referable to different specific parts of the Development and shall be divided into two sections which cover respectively the following :

(i) all expenditure which in the opinion of the Manager is specifically referable to the Residential Common Areas and Facilities providing service to Owners of Residential Units; and

(ii) all expenditure which in the opinion of the Manager is specifically referable to the Car Park Common Areas and Facilities.

(b) Each Owner shall pay for every Undivided Share allocated to any Unit of which he is the Owner a fraction of the total amount assessed under the first part of the annual adopted budget in which the numerator shall be one and the denominator is equal to the total number of Undivided Shares of all the Units in the Development.

(c) (i) Each Owner of the Residential Units in addition to the amount payable under sub-paragraph (b) above shall in respect of each Undivided Share allocated to a Residential Unit of the Residential Accommodation of which he is the Owner pay a fraction of the aggregate of (i) the total amount assessed under section (i) of the second part of the annual adopted budget and (ii) a percentage (calculated in accordance with the formula set out in sub-paragraph (c)(ii) below) of the total amount assessed under section (ii) of the second part of the annual adopted budget. The numerator of the said fraction shall be one and the denominator shall be the total number of Undivided Shares allocated to all the Residential Units.

(ii) Percentage in sub-paragraph (c)(i) $= \dfrac{\text{Number of Accessible Parking Spaces and Visitors' Parking Spaces}}{\text{Number of Accessible Parking Spaces and Visitors' Parking Spaces} + \text{Number of Car Parking Spaces} + (\text{Number of Motor Cycle Parking Spaces} \times 1/5)}$

(d) Where any expenditure for the management and maintenance of the Development and the Lot shall in the reasonable opinion of the Manager be specifically referable to or is being expended for a particular Unit or group of Units and no Owner of any other Unit shall receive any material benefit therefrom, the full amount shall be excluded from the annual budget and shall be paid by the Owner(s) of that particular Unit or group of Units on demand.

(e) The liability of the Owner of a Unit to contribute to the amount under the annual budget of management expenses prepared by the Manager shall only accrue with effect (i) from the date of the DMC if his Unit is situated in Phase 1; and (ii) from the date of the relevant Sub-Deed of Mutual Covenant of any Phase 2 if his Unit is situated in such Phase 2.

E. Basis on which the Management Fee Deposit is fixed

The amount of Management Fee Deposit is 3 months' management fee.

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

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

Notes:
1. Unless otherwise defined in the sales brochure, capitalized terms used in the above shall have the same meaning of such terms in the DMC and SDMC.
2. For full details, please refer to the DMC and SDMC which are free for inspection during opening hours at the sales office. Full scripts of the DMC and SDMC are available for inspection upon request and copies of the DMC and SDMC can be obtained upon paying necessary photocopying charges.

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

發展項目公契及管理協議擬稿(「**公契**」) 及副公契擬稿(「**副公契**」)有下述條文：-

A(1) 發展項目的公用部分

(i) 「公用地方及設施」包括發展項目公用地方及設施、住宅公用地方及設施、停車場公用地方及設施及在任何副公契(定義見下文)中指定為公用地方及設施的發展項目的所有該等部分及設施。

(ii) 「發展項目公用地方及設施」指並包括：-

(a) 擬供發展項目共同使用與享用的發展項目的部分，包括但不限於通道、入口、人行道、樓梯、梯台、平台、邊界圍牆、大堂、園景區、行車道、行車路及行人徑、斜道、花槽、垂直綠化、垃圾及物料回收房、垃圾收集車輛停車位、主電掣房、副電掣房、緊急發電機房、管理員辦公室、業主委員會辦事處（如有）、消防控制房、水錶櫃、升降機大堂、升降機、消防喉轆、電力房、管道槽、燃料箱房、街道消防栓泵房、灑水泵房、消防水泵房、食水/沖廁水泵房、食水/沖廁水及消防增壓水泵房、灑水控制房和緊急車輛通道及排水渠、渠道、總喉、污水渠、食水及鹹水儲水缸、食水及鹹水進水口及總喉、雨水儲水缸及排水接口、為接收電視及電台廣播、電視及廣播分配網絡而設的公用電視及電台廣播系統、有線電視系統（如有）、電線、電纜及目前或任何時候在該地段之內、之下、之上或經過該地段供應食水或鹹水、污水、煤氣、電話、電力及其他服務給發展項目的其他設施（不論是否有套上管道）、樹木、灌木及其他植物及草木、燈柱及其他照明設施、防火及滅火設備與器具、保安系統與器具、通風系統及在發展項目內裝設或提供擬供發展項目共同使用與享用的任何其他機械系統、裝置或設施，在附錄於公契的圖則（經認可人士核實）以橙色顯示(如可以在圖則上顯示及識別以及就第1期發展項目而言)，僅供識別；

(b) T278（即根據批地文件必須保存的樹(為黏木），並且在附錄於公契的圖則（經認可人士核實）以橙色顯示並標記為「T278」，僅供識別）及T18（即根據批地文件必須保存的樹（為牙香樹），並且在附錄於公契的圖則（經認可人士核實）以橙色顯示並標記為「T18」，僅供識別）；

(c) 斜坡及擋土構築物；

(d) 粉紅色間藍斜線範圍及粉紅色間藍斜線間黑斜線範圍（為避免生疑，不包括住宅公用地方及設施中，在附錄於公契及經認可人士核實的圖則內以綠色間橙十字斜線範圍，僅供識別）；

(e) 部分園景美化工程及區域（構成住宅公用地方及設施的部分除外）；

(f) 電力變壓房、電纜裝置及所有相關設施；

(g) 根據公契及副公契（如有）劃定為發展項目公用地方及設施並位於該地段及發展項目內的其他範圍、設備、裝置、系統及設施；

(h) 上述（a）至（f）分段未特別提及，該地段及發展項目的其他部分：

(i) 《建築物管理條例》（第344章）第2條列明的「公用部分」定義(a)分段涵蓋的發展項目的任何部分；及/或

(ii) 《建築物管理條例》（第344章）第一附表指定並納入《建築物管理條例》（第344章）第2條列明的「公用部分」定義(b)分段的任何部分。

但不包括：-

(i) 住宅公用地方及設施及停車場公用地方及設施；及

(ii) 發展項目內任何個別業主有獨家權利及特權持有、使用、佔用及享用的範圍和發展項目內僅服務任何個別業主的設施。

(iii) 「住宅公用地方及設施」指並包括:-

(a) 發展項目的住宅樓宇中供住宅樓宇的業主、佔用人及租客和他們真正的客人、訪客或受邀者共同使用與享用的部分，包括但不限於住宅康樂設施、上落貨車車位、訪客停車位、暢通易達車位、平台（構成單位一部份的平台除外）、天台（構成單位一部份的天台除外）、上層天台、升降機機房、通風機房、水錶櫃、管道槽、電錶房、煤氣錶房、電力房、電視及廣播設備房、副電掣房、垂直綠化、棚架、消防喉轆、電纜槽、氣槽、鋼筋混凝土封蓋、垃圾及物料回收房、非結構的預製外牆，及通道、公用走廊、升降機大堂、消防升降機大堂、入口、梯台、大廳、入口大堂、冷氣機平台（如有）、結構牆、樓梯、食水/沖廁水泵房、消防泵房，以及升降機、升降機槽、消防升降機、水缸、天線、儀表、照明、排水渠、渠道、污水渠、鹹水及食水進水口及總喉、電線、電纜、冷氣機及通風系統和輸送食水或鹹水、污水、煤氣、電力及其他服務予住宅樓宇的其他設施（不論是否有套上管道）、泵、水缸、衛生裝置、電力裝置、固定物、設備及設施、消防及滅火設備及設施、保安系統及設施、通風系統及在發展項目內或提供或安裝擬供住宅樓宇的業主及住客或租客和他們真正的客人、訪客或受邀者共同使用與享用的其他系統、裝置及設施，及根據公契擬用作住宅樓宇共同使用與享用的地段內其他地方及在發展項目內的其他系統、裝置及設施，在附錄於公契的圖則（經認可人士核實）分別以綠色、紫色及綠色間橙十字斜線顯示(如可以在圖則上顯示及就第1期發展項目而言)，僅供識別；

(b) 部分園景美化工程及區域（構成發展項目公用地方及設施的部分除外）；

(c) 住宅樓宇的外墻及建築裝飾（如有）；及

(d) 根據公契及副公契（如有）在住宅樓宇中劃定為住宅公用地方及設施並位於該地段及發展項目內的其他範圍、設備、裝置、系統及設施；

但不包括：-

(i) 發展項目公用地方及設施及停車場公用地方及設施；及

(ii) 發展項目內任何個別業主有獨家權利及特權持有、使用、佔用及享用的範圍和發展項目內僅服務任何個別業主的設施。

(iv) 「停車場公用地方及設施」指並包括:-

(a) 發展項目的部分，包括但不限於公用電動車設施、行車道、通道、斜道、電錶房（停車場充電）、通風機房及所有暢通易達車位、訪客停車位、停車位及電單車停車位中擬用於共同使用與享用的其他區域及設施，在附錄於公契的圖則（經認可人士核實）以黃色顯示(如可以在圖則上顯示及就第1期發展項目而言)，僅供識別；及

(b) 根據公契及副公契（如有）劃定作為停車場公用地方及設施的在該地段及發展項目內的其他區域、設備、裝置、系統及設施；

但不包括：-

(i) 發展項目公用地方及設施及住宅公用地方及設施；及

(ii) 發展項目內任何個別業主有獨家權利及特權持有、使用、佔用及享用的範圍和發展項目內僅服務任何個別業主的設施。

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

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

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

(viii) 公用地方及設施須由管理人專門控制。管理人獲正式委任代表全體業主按公契及相關副公契（如有）處理公用地方及設施的任何事宜。

A(2) 期數的公用部分

(i) 「第2期內的停車場公用地方及設施」指並包括（就第2期內的發展項目的該等部分而言）但不限於公用電動車設施、行車道、通道、斜道、電錶房（停車場充電）、通風機房及所有暢通易達車位、訪客停車位、停車位及電單車停車位中擬用於共同使用與享用的其他區域及設施；但不包括第2期內的發展項目公用地方及設施、第2期內的住宅公用地方及設施，及發展項目內任何個別業主有獨家權利及特權持有、使用、佔用及享用的範圍和發展項目內僅服務任何個別業主的設施，惟無論如何，在適當情況下，如(a)《建築物管理條例》（第344章）第2條列明的「公用部分」定義(a)分段涵蓋的發展項目的任何部分及/或(b)《建築物管理條例》（第344章）第一附表指定並納入《建築物管理條例》（第344章）第2條列明的「公用部分」定義(b)分段的任何部分，亦受上文提供的條文所涵蓋。該等部分應被視為已包括在第2期內的停車場公用地方及設施的一部分。該第2期內的停車場公用地方及設施，在附錄於副公契的圖則（經認可人士核實其準確性）以黃色顯示(如可以在圖則上顯示)，僅供識別；

(ii) 「第2期內的發展項目公用地方及設施」指並包括（就第2期內的發展項目的該等部分而言）供發展項目共同使用與享用的發展項目的部分，包括但不限於電錶房、電力房、管道槽及排水渠、渠道、總喉、污水渠、食水及鹹水儲水缸、食水及鹹水進水口及總喉、為接收電視及電台廣播、電視及廣播分配網絡而設的公用電視及電台廣播系統、有線電視系統（如有）、電線、電纜及目前或任何時候在該地段之內、之下、之上或經過該地段供應食水或鹹水、污水、煤氣、電話、電力及其他服務給發展項目的其他設施（不論是否有套上管道）、樹木、灌木及其他植物及草木、燈柱及其他照明設施、防火及滅火設備與器具、保安系統與器具、通風系統及在發展項目內裝設或提供擬供發展項目共同使用與享用的任何其他機械系統、裝置或設施；但不包括第2期內的住宅公用地方及設施、第2期內的停車場公用地方及設施及發展項目內任何個別業主有獨家權利及特權持有、使用、佔用及享用的範圍和發展項目內僅服務任何個別業主的設施，惟無論如何，在適當情況下，如(a)《建築物管理條例》（第344章）第2條列明的「公用部分」定義(a)分段涵蓋的發展項目的任何部分；及/或及/或(b)《建築物管理條例》（第344章）第一附表指定並納入《建築物管理條例》（第344章）第2條列明的「公用部分」定義(b)分段的任何部分，亦受上文提供的條文所涵蓋。該等部分應被視為已包括在第2期內的發展項目公用地方及設施的一部分。該第2期內的發展項目公用地方及設施，在附錄於副公契的圖則（經認可人士核實其準確性）以橙色顯示(如可以在圖則上顯示)，僅供識別；

(iii) 「第2期」指主公契內所界定的第2期發展項目，包括整座King Tower 1及King Tower 2（第1期內的部分除外）、149個停車位、2個電單車停車位及第2期公用地方及設施；

(iv) 「第2期公用地方及設施」指第2期內的發展項目公用地方及設施、第2期內的住宅公用地方及設施及第2期內的停車場公用地方及設施；

(v) 「第2期內的住宅公用地方及設施」指並包括（就第2期內的發展項目的該等部分而言）:-

(a) 發展項目的住宅樓宇中供住宅樓宇的業主、佔用人及租客和他們真正的客人、訪客或受邀者共同使用與享用的部分，包括但不限於平台（構成單位一部份的平台除外）、天台（構成單位一部份的天台除外）、上層天台、升降機機房、通風機房、水錶櫃、管道槽、電錶房、電視及廣播設備房、副電掣房、消防喉轆、電纜槽、氣槽、鋼筋混凝土封蓋、垃圾及物料回收房、非結構的預製外牆，及通道、公用走廊、升降機大堂、消防升降機大堂、入口、梯台、大廳、入口大堂、冷氣機平台（如有）、結構牆、樓梯、食水/沖廁水泵房、消防泵房，以及升降機、升降機槽、消防升降機、水缸、天線、儀表、照明、排水渠、渠道、污水渠、鹹水及食水進水口及總喉、電線、電纜、冷氣機及通風系統和輸送食水或鹹水、污水、煤氣、電力及其他服務予住宅樓宇的其他設施（不論是否有套上管道）、泵、水缸、衛生裝置、電力裝置、固定物、設備及設施、消防及滅火設備及設施、保安系統及設施、通風系統及在發展項目內或提供或安裝擬供住宅樓宇的業主及住客或租客和他們真正的客人、訪客或受邀者共同使用與享用的其他系統、裝置及設施，及擬用作第2期內住宅樓宇共同使用與享用的地段內其他地方及在發展項目內的其他系統、裝置及設施；

(b) 訪客停車位在附錄於副公契的圖則（經認可人士核實）內DMC-PH2-LP-01的圖號上以綠色顯示並標記為「V001」、「V002」、「V005」及「V006」、在DMC-PH2-LP-02的圖號上標記為「V011」、「V012」及「V013」及在DMC-PH2-LP-05的圖號上標記為「V010」供識別。上述車位「V001」、「V006」及「V010」亦被指定為暢通易達車位的一部分；

(c) 暢通易達車位在附錄於副公契的圖則（經認可人士核實）內DMC-PH2-LP-01及DMC-PH2-LP-05的圖號上以綠色顯示並標記為「V001」、「V006」及「V010」供識別；

(d) 上落貨車車位在附錄於副公契的圖則（經認可人士核實）內DMC-PH2-LP-04的圖號上以綠色顯示並標記為「L03」及「L05」，僅供識別；及

(e) 第2期內的住宅樓宇的外牆和建築特色（如有）；

但不包括:-

第2期內的發展項目公用地方及設施、第2期內的停車場公用地方及設施及發展項目內任何個別業主有獨家權利及特權持有、使用、佔用及享用的範圍和發展項目內僅服務任何個別業主的設施，惟無論如何，在適當情況下，如(a)《建築物管理條例》（第344章）第2條列明的「公用部分」定義(a)分段涵蓋的發展項目的任何部分及/或(b)《建築物管理條例》（第344章）第一附表指定並納入《建築物管理條例》（第344章）第2條列明的「公用部分」定義(b)分段的任何部分，亦受上文提供的條文所涵蓋。該等部分應被視為已包括在第2期內的住宅公用地方及設施的一部分。該第2期內的住宅公用地方及設施，在附錄於副公契的圖則（經認可人士核實其準確性）以綠色顯示（如可以在圖則上顯示），僅供識別。

B. 分配予期數中每個住宅物業的不分割份數的數目

King Tower 1

單位 每單位不分割份數 樓層	Garden Suite A (6樓) A (7樓至12樓、15樓至23樓及25樓) Villa A (26樓) Penthouse A (27樓)	Garden Suite B (6樓) B (7樓至12樓、15樓至23樓及25樓) Villa B (26樓) Penthouse B (27樓)	C
6樓	2291	2621	-
7樓至12樓、15樓至23樓及25樓	2155	1660	2482
26樓	2219	2782	-
27樓	2297	2889	-

King Tower 2

單位 每單位不分割份數 樓層	Garden Suite A (6樓) A (7樓至12樓、15樓至23樓及25樓) King Mansion (26樓及27樓)	Garden Suite B (6樓) B (7樓至12樓、15樓至23樓及25樓) Villa B (26樓) Penthouse B (27樓)	C	D	E
6樓	2918	3834	-	-	-
7樓至12樓、15樓至23樓及25樓	1881	1675	1740	1740	1872
26樓	5001	3582	-	-	-
27樓		3835	-	-	-

備註:
期數中的大廈樓層號數不設4樓、13樓、14樓及24樓。

C. 有關發展項目的管理人的委任年期

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

D. 管理開支按甚麼基準在發展項目中的住宅物業的擁有人之間分擔

(a) 管理人須在諮詢業主委員會（如已經成立）後編製來年的年度預算。年度預算分開兩個部分。第一部分須涵蓋管理人認為為了全體業主的利益或妥善管理綠色區域及綠色區域構築物（直至其管有權重新歸還政府）、發展項目和發展項目公用地方及設施需要支出的一切開支。第二部分須涵蓋管理人認為特別涉及發展項目各個部分的開支並劃分為兩個欄目，分別涵蓋以下開支：

(i) 管理人認為特別涉及住宅公用地方及設施，而提供服務予住宅單位業主的開支；及

(ii) 管理人認為特別涉及停車場公用地方及設施的開支。

(b) 每位業主須就其作為業主擁有任何單位的每份不分割份數支付已採納年度預算第一部分評估的總款項的其中一部分，該部分的分子為1，分母則為發展項目所有單位的不分割份數總數。

(c) (i) 每位住宅單位業主除了支付按上述(b)分段應付的款項外，還須就他作為業主擁有的住宅樓宇的住宅單位獲分配的每份不分割份數支付(i)根據年度預算第二部分欄目(i)所評估的總款項；及(ii)根據年度預算第二部分欄目(ii)所評估的總額的某個百分比（根據以下(c)(ii)分段所列的公式計算）。該部分的分子為1，分母則為所有住宅單位的不分割份數總數。

(ii) (c)(i)分段所述的百分比 = $\frac{\text{暢通易達停車位及訪客停車位的數量}}{\text{暢通易達停車位及訪客停車位的數量 + 停車位的數量 + （電單車停車位的數量x 1/5）}}$

(d) 如果管理人合理地認為發展項目及該地段的任何管理與保養開支特別涉及個別單位或若干單位，而任何其他單位業主沒有從中取得任何重大利益，則該等全部款項須從年度預算中剔除並由該個別單位或若干單位的業主在應要求時支付。

(e) 每位業主必須由(i)如其單位位於第1期，從公契之日期起，及(ii)如其單位位於第2期，從第2期的有關副公契之日期起，負責繳付管理人編製的年度管理費預算。

E. 計算管理費按金的基準

管理費按金的金額相等於3個月管理費。

F. 擁有人在發展項目中保留作自用的範圍 (如有的話)

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

備註:

1. 公契及副公契中界定的文字及詞語除非在售樓說明書中重新定義或明確說明，否則在本摘要內使用時具有相同的含義。
2. 完整的公契及副公契現存於售樓處，於開放時間可供免費查閱，並可在支付所需影印費後取得公契及副公契之複印本。

SUMMARY OF LAND GRANT
批地文件的摘要

1. The Phase is constructed on Sha Tin Town Lot No.609 (**"the Lot"**) which is held under New Grant No.22370 dated 5th September 2016 as varied or modified by an extension letter dated 31st August 2020 (**"the Land Grant"**).

2. The Lot is granted for a term of 50 years commencing from 5th September 2016.

3. User restrictions applicable to that land:
   (a) The Lot shall not be used for any purpose other than for private residential purposes.

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

4. Facilities that are required to be constructed and provided for the Government, or for public use:
   (a) Such portions of future public roads shown coloured green on the plan annexed to the Land Grant which are required to be laid and formed by the Grantee (**"the Green Area"**); and such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director of Lands (**"the Director"**) may in his sole discretion require to be provided and constructed by the Grantee (collectively **"the Structures"**) so that building, vehicular and pedestrian traffic may be carried on the Green Area.

   (b) Surfacing, kerbing and channeling the Green Area and provision of the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require.

   (c) Carrying out and completing to the satisfaction of the Director such geotechnical investigations and such slope treatment, landslide preventive, mitigation and remedial works on the area shown coloured green hatched black on the plan annexed to the Land Grant (**"the Green Hatched Black Area"**) as the Director in his absolute discretion may require. In the event that any landslip, subsidence or falling away occurs within the Green Hatched Black Area at any time during the term of the Land Grant, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining areas which have also been affected.

5. The Grantee's obligation to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside that land:
   (a) Special condition No.(6) stipulates that the Grantee shall develop the Lot by the erection thereon of a building or buildings complying in all respects with the Land Grant and all ordinances, bye-laws and regulations relating to building, sanitation and planning, such building or buildings to be completed and made fit for occupation on or before 31st December 2022.

   (b) General Condition No. 7(a) of the Land Grant stipulates that the Grantee shall throughout the tenancy having built or rebuilt (which word refers to redevelopment as contemplated in General Condition No. 7(b) of the Land Grant) in accordance with the Land Grant:-
      (i) maintain all buildings in accordance with the approved design and disposition and any approved building plans without variation or modification thereto; and
      (ii) maintain all buildings erected or which may hereafter be erected in accordance with the Land Grant or any subsequent contractual variation of them, in good and substantial repair and condition and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy.

   (c) Special Condition No. (2)(a) of the Land Grant stipulates that:-
      (i) The Grantee shall:-
         (1) on or before the 31st day of December 2022 or such other date as may be approved by the Director, at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:-
            (I) lay and form the Green Area; and
            (II) provide and construct the Structures
            so that building, vehicular and pedestrian traffic may be carried on the Green Area;
         (2) on or before the 31st day of December 2022 or such other date as may be approved by the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and
         (3) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been delivered in accordance with Special Condition No. (3) of the Land Grant.
      (ii) In the event of the non-fulfilment of the Grantee's obligations under Special Condition No. (2)(a) of the Land Grant by the date specified therein or such other date as may be approved by the Director, the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Grantee.

   (d) Special Condition No. (10) of the Land Grant stipulates that:-
      (i) (1) The Grantee shall on or before the 30th day of June 2022 or such other date as may be approved by the Director, at his own expense, in such manner, with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director, surface, kerb and channel the portion of access road shown coloured pink hatched blue (**"the Pink Hatched Blue Area"**) and shown coloured pink hatched blue hatched black (**"the Pink Hatched Blue Hatched Black Area"**) respectively on the plan annexed to the Land Grant and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, services, street lights, traffic signs, street furniture, road markings and plant as the Director may require so that vehicular and pedestrian traffic may be carried on the Pink Hatched Blue Area and the Pink Hatched Blue Hatched Black Area.
         (2) In the event of the non-fulfilment of the Grantee's obligations under Special Condition No. (10)(a)(i) of the Land Grant by the date specified therein or such other date as may be approved by the Director, the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Grantee.
      (ii) Except with the prior written consent of the Director, no building or structure or support for any building or structure (other than the access road referred to in Special Condition No. (10)(a) of the Land Grant) shall be erected or constructed or placed on, over, above, under, below or within the Pink Hatched Blue Area and the Pink Hatched Blue Hatched Black Area.
      (iii) The Grantee shall at all times during the term of the Land Grant at his own expense maintain and manage the Pink Hatched Blue Area and the Pink Hatched Blue Hatched Black Area and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein in good and substantial repair and condition in all respects to the satisfaction of the Director.

(e) Special Condition No. (12) of the Land Grant stipulates that:-
  (i) The Grantee may erect, construct and provide within the Lot such recreational facilities and facilities ancillary thereto (**"the Facilities"**) as may be approved in writing by the Director. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director.
  (ii) In the event that any part of the Facilities is exempted from the gross floor area calculation pursuant to Special Condition No. (12)(b) of the Land Grant (**"the Exempted Facilities"**):
    (1) the Exempted Facilities shall be designated as and form part of the common areas (**"the Common Areas"**) for the common use and benefit of the owners of the Lot;
    (2) the Grantee shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director; and
    (3) the Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected on the Lot and their bona fide visitors and by no other person or persons.

(f) Special Condition No.(13) of the Land Grant stipulates that:-
  (i) No tree growing on the Lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.
  (ii) Without prejudice to the provisions of Special Condition No. (13)(a) of the Land Grant, the Grantee shall preserve and shall not fell, remove or interfere with the trees shown and marked on the plan annexed to the Land Grant as "T278" (ixonanthes reticulate) and "T18" (aquilaria sinensis) and shall at his own expense and in all respects to the satisfaction of the Director keep and maintain the said ixonanthes reticulate and aquilaria sinensis in a healthy condition throughout the term of the Land Grant.
  (iii) Save with the prior written consent of the Director, no building or structure or support for any building or structure may be erected or constructed on, over, above, under, below or within the areas shown coloured pink stippled green on the plan annexed to the Land Grant.

(g) Special Condition No. (14) of the Land Grant stipulates that:-
  (i) The Grantee shall at his own expense submit to the Director for his approval a landscape plan indicating the location, disposition and layout of the landscaping works to be provided within the Lot in compliance with the requirements stipulated in Special Condition No. (14)(b) of the Land Grant.
  (ii) The Grantee shall at his own expense landscape the Lot in accordance with the approved landscape plan in all respects to the satisfaction of the Director, and no amendment, variation, alteration, modification or substitution of the approved landscape plan shall be made without the prior written consent of the Director.
  (iii) The Grantee shall thereafter at his own expense maintain and keep the landscaped works in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.

(h) Special Condition No. (23) of the Land Grant stipulates that:-
  (i) (1) Spaces shall be provided within the Lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees (**"the Residential Parking Spaces"**) according to a prescribed rate.
    (2) Additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the building or buildings erected or to be erected on the Lot shall be provided within the Lot to the satisfaction of the Director at a prescribed rate or at such other rates as may be approved by the Director.
    (3) The spaces provided under Special Condition Nos. (23)(a)(i)(I) and (23)(a)(iii) of the Land Grant (as may be respectively varied under Special Condition No. (26) of the Land Grant) and Special Condition No. (23)(a)(i)(II) of the Land Grant shall not be used for any purpose other than those respectively stipulated therein and, in particular, the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.
  (ii) (1) Out of the spaces provided under Special Condition Nos. (23)(a)(i)(I) and (23)(a)(iii) of the Land Grant (as may be respectively varied under Special Condition No. (26) of the Land Grant) and Special Condition No. 23(a)(i)(II) of the Land Grant, the Grantee shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (**"the Parking Spaces for the Disabled Persons"**) as the Building Authority may require and approve.
    (2) The Parking Spaces for the Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.
  (iii) (1) Spaces shall be provided within the Lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees (**"the Motor Cycle Parking Spaces"**) at a prescribed rate.
    (2) The Motor Cycle Parking Spaces (as may be varied under Special Condition No. (26) of the Land Grant) shall not be used for any purpose other than for the purpose set out in Special Condition No. (23)(c)(i) of the Land Grant and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(i) Special Condition No. (24) of the Land Grant stipulates that spaces shall be provided within the Lot to the satisfaction of the Director for the loading and unloading of goods vehicles according to a prescribed rate or such other rates as may be approved by the Director and such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings erected or to be erected on the Lot.

(j) Special Condition No. (25) of the Land Grant stipulates that spaces shall be provided within the Lot to the satisfaction of the Director for the parking of bicycles belonging to the residents of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees at a prescribed rate or such other rates as may be approved by the Director.

(k) Special Condition No. (30) of the Land Grant stipulates that a plan approved by the Director indicating the layout of all the parking, loading and unloading spaces to be provided within the Lot in accordance with the Land Grant or a copy of such plan certified by an authorized person (as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation) shall be deposited with the Director. The parking, loading and unloading spaces indicated on the said approved plan shall not be used for any purpose other than for the purposes set out respectively in Special Condition Nos. (23), (24) and (25) of the Land Grant. The Grantee shall maintain the parking, loading and unloading spaces and other areas, including but not restricted to the lifts, landings and manoeuvring and circulation areas, in accordance with the said approved plan and shall not alter the layout except with the prior written consent of the Director. Except for the parking spaces indicated on the said approved plan, no part of the Lot or any building or structure thereon shall be used for parking purposes.

(l) Special Condition No. (33)(a) of the Land Grant stipulates that where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the Lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times during the term of the Land Grant maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director. Special Condition No. (33)(c) of the Land Grant stipulates that in the event that as a result of works done by the Grantee or owing to any other reasons, any falling away, landslip or subsidence occurs at any time, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence. Special Condition No. (33)(d) of the Land Grant stipulates that the Director shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Grantee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified, the Director may forthwith execute and carry out any necessary works and the Grantee shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.

(m) Special Condition No. (35) of the Land Grant stipulates that where prestressed ground anchors have been installed, upon development or redevelopment of the Lot or any part thereof, the Grantee shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director and shall supply to the Director such reports and information on all such monitoring works as the Director may from time to time at his absolute discretion require. If the Grantee shall neglect or fail to carry out the required monitoring works, the Director may forthwith execute and carry out the monitoring works and the Grantee shall on demand repay to the Government the cost thereof.

(n) Special Condition No. (36) of the Land Grant stipulates that:-
  (i) In the event of earth, spoil, debris, construction waste or building materials (**"the waste"**) from the Lot, or from other areas affected by any development of the Lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (**"the Government properties"**), the Grantee shall at his own expense remove the waste from and make good any damage done to the Government properties. The Grantee shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion, washing down or dumping.
  (ii) Notwithstanding Special Condition No. (36)(a) of the Land Grant, the Director may (but is not obliged to), at the request of the Grantee, remove the waste from and make good any damage done to the Government properties and the Grantee shall pay to the Government on demand the cost thereof.

(o) Special Condition No. (37)(a) of the Land Grant stipulates that the Grantee shall at his own expense carry out and complete to the satisfaction of the Director such geotechnical investigations and such slope treatment, landslide preventive, mitigation and remedial works on the area shown coloured green hatched black on the plan annexed to the Land Grant (**"the Green Hatched Black Area"**) as the Director in his absolute discretion may require and shall, at all times during the term of the Land Grant, at his own expense, maintain in good and substantial repair and condition to the satisfaction of the Director the Green Hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. In the event that any landslip, subsidence or falling away occurs within the Green Hatched Black Area at any time during the term of the Land Grant, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining areas which, in the opinion of the Director (whose opinion shall be final and binding on the Grantee), have also been affected. The Grantee shall at all times indemnify and keep indemnified the Government, its agents and contractors against all liabilities, losses, charges, demands, actions, claims, proceedings, costs, damages and expenses whatsoever incurred by reason of such landslip, subsidence or falling away. The Grantee shall ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Area and, subject to the prior written approval of the Director, the Grantee may erect fences or other barriers for the prevention of such illegal excavation or dumping. In addition to any other rights or remedies the Director may have in respect of any breach of the Land Grant, the Director may at any time by notice in writing call upon the Grantee to carry out such geotechnical investigations, slope treatment, landslip preventive, mitigation and remedial works and to maintain, reinstate and make good any land, structure or works affected by such landslip, subsidence or falling away, and if the Grantee shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Director may, after the expiry of such period, execute and carry out the required works and the Grantee shall on demand repay to the Government the cost thereof. Notwithstanding Special Condition No. (37)(a) of the Land Grant, the obligations and rights of the Grantee in respect of the Green Hatched Black Area or any part thereof under Special Condition No. (37) of the Land Grant shall absolutely determine upon the Government giving to the Grantee notice to that effect, and no claim whatsoever shall be made against the Government or the Director or his authorized officers by the Grantee in respect of any loss, damage or disturbance suffered or any expense incurred as a result of such determination.

(p) Special Condition No. (41) of the Land Grant stipulates that:-
  (i) The Grantee shall within six calendar months from the date of the Land Grant or such other period as may be approved by the Director, at his own expense and in all respects to the satisfaction of the Director of Drainage Services submit or cause to be submitted to the Director of Drainage Services for his approval in writing a drainage impact assessment (**"the DIA"**) containing, among others, such information and particulars as the Director of Drainage Services may require including but not limited to all adverse drainage impacts as may arise from the development of the Lot, and recommendations for mitigation measures, improvement works and other measures and works.
  (ii) The Grantee shall at his own expense and within such time limit as may be stipulated by the Director of Drainage Services implement the recommendations in the DIA as approved by the Director of Drainage Services in all respects to the satisfaction of the Director of Drainage Services.
  (iii) The technical aspects of the DIA shall be undertaken by a member of the Hong Kong Institution of Engineers with civil engineering as the specialist discipline or a chartered civil engineer.
  (iv) No building works and site formation works (other than ground investigation) shall be commenced on the Lot or any part thereof until the DIA shall have been approved in writing by the Director of Drainage Services.

(v) The Government and its officers shall be under no responsibility, obligation or liability whatsoever to the Grantee for any cost, damage or loss caused to or suffered by the Grantee whether arising out of or incidental to the fulfilment of the Grantee's obligations under Special Condition No. (41) of the Land Grant or otherwise and no claim whatsoever shall be made against the Government or its officers by the Grantee in respect of any such cost, damage or loss.

(q) Special Condition No. (42) of the Land Grant stipulates that:-
(i) The Grantee shall within six calendar months from the date of the Land Grant or such other period as may be approved by the Director, at his own expense and in all respects to the satisfaction of the Director of Environmental Protection submit or cause to be submitted to the Director of Environmental Protection for his approval in writing a sewerage impact assessment (**"the SIA"**) containing, among others, such information and particulars as the Director of Environmental Protection may require including but not limited to all adverse sewerage impact as may arise from the development of the Lot, and recommendations for mitigation measures, improvement works and other measures and works.
(ii) The Grantee shall at his own expense and within such time limit as may be stipulated by the Director of Environmental Protection implement the recommendations in the SIA as approved by the Director of Environmental Protection in all respects to the satisfaction of the Director of Environmental Protection.
(iii) The technical aspects of the SIA shall be undertaken by a member of the Hong Kong Institution of Engineers with civil engineering as the specialist discipline or a chartered civil engineer.
(iv) No building works (other than ground investigation and site formation works) shall be commenced on the Lot or any part thereof until the SIA shall have been approved in writing by the Director of Environmental Protection.
(v) The Government and its officers shall be under no responsibility, obligation or liability whatsoever to the Grantee for any cost, damage or loss caused to or suffered by the Grantee whether arising out of or incidental to the fulfilment of the Grantee's obligations under Special Condition No. (42) of the Land Grant or otherwise and no claim whatsoever shall be made against the Government or its officers by the Grantee in respect of any such cost, damage or loss.

(r) Special Condition No. (43) of the Land Grant stipulates that:-
(i) The Grantee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the Lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the Lot, and the Grantee shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.
(ii) The works of connecting any drains and sewers from the Lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director who shall not be liable to the Grantee for any loss or damage thereby occasioned and the Grantee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Grantee at his own expense to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Grantee at his own cost and upon demand be handed over by the Grantee to the Government for future maintenance thereof at the expense of the Government and the Grantee shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director may, upon failure of the Grantee to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.

(s) Special Condition No. (44) of the Land Grant stipulates that:-
(i) The Grantee shall within six calendar months from the date of the Land Grant or such other period as may be approved by the Director at his own expense and in all respects to the satisfaction of the Director submit or cause to be submitted to the Director for his written approval a noise impact assessment (**"the NIA"**) on the development of the Lot containing, among others, such information and particulars as the Director may require including but not limited to all adverse noise impacts on the development of the Lot and proposals for appropriate noise mitigation measures (**"Noise Mitigation Measures"**).
(ii) The Grantee shall at his own expense and within such time limit as shall be stipulated by the Director carry out and implement the Noise Mitigation Measures as proposed in the NIA and approved by the Director (**"the Approved Noise Mitigation Measures"**) in all respects to the satisfaction of the Director.
(iii) No building works (other than ground investigation and site formation works) shall be commenced on the Lot or any part thereof until the NIA shall have been approved in writing by the Director.
(iv) The Government and its officers shall be under no responsibility, obligation or liability whatsoever to the Grantee for any cost, damage or loss caused to or suffered by the Grantee whether arising out of or incidental to the fulfilment of the Grantee's obligations under Special Condition No. (44) of the Land Grant or otherwise and no claim whatsoever shall be made against the Government or its officers by the Grantee in respect of any such cost, damage or loss.

(t) Special Condition No. (45) of the Land Grant stipulates that in the event that the Approved Noise Mitigation Measures comprise the erection or construction of a noise barrier or noise barriers on the Lot with projection extending beyond the boundary of the Lot and over and above any portion of the adjoining Government land (**"the Noise Barrier"**), the following conditions shall apply:-
(i) The Grantee shall at his own expense design, erect and construct the Noise Barrier in accordance with the plans approved by the Building Authority and in all respects in compliance with the Buildings Ordinance, any regulations made thereunder and any amending legislation;
(ii) No foundation or support for the Noise Barrier may be erected on, upon or underneath any Government land adjoining the Lot;
(iii) No alteration, addition, replacement or attachment whatsoever shall be made or affixed to or upon the Noise Barrier or any part or parts thereof except with the prior written approval of the Director;
(iv) The Grantee shall at all times and at his own expense uphold, maintain and repair the Noise Barrier or (where approved by the Director) any replacement thereof in good and substantial repair and condition in all respects to the satisfaction of the Director and if temporary traffic closure or diversion shall be required for carrying out any works under Special Condition No. (45)(d) of the Land Grant, written agreement of the Commissioner for Transport on the temporary traffic arrangement shall have been obtained before commencement of any works;
(v) The Noise Barrier shall not be used for any purpose other than noise barrier and the Grantee shall not use or suffer or allow to be used the Noise Barrier or any part or parts thereof for advertising or for the display of any signs, notices or posters whatsoever except with the prior written approval of the Director;
(vi) Subject to the prior written approval of the Director, the Grantee, his contractors, workmen or any other persons authorized by the Grantee shall be permitted be enter into the Government land adjoining the Lot with or without tools, equipment, plant, machinery or motor vehicles for the purposes of carrying out any erection, construction, inspection, repair, maintenance, cleaning, renewing and replacement of the part or parts of the Noise Barrier projecting over the Government land in accordance with Special Condition No. (45) of the Land Grant;

(vii) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to their entry or carrying out of the works referred to Special Condition No. (45)(f) of the Land Grant and no claim whatsoever shall be made against the Government in respect of any such loss, damage, nuisance or disturbance;

(viii) The Grantee shall at all times take such precautions as may be necessary to prevent any damage or injury being caused to any Government land adjoining the Lot and the Noise Barrier or to any persons or vehicles entering or using any Government land adjoining the Lot and the Noise Barrier as a result of the erection, construction, repair, maintenance, alteration, use, demolition or removal of the Noise Barrier;

(ix) The Director shall, at any time and at his absolute discretion, have the right to serve upon the Grantee a written notice requiring the Grantee to demolish and remove the part or parts of the Noise Barrier that project over the Government land without any replacement within six calendar months from the date of the written notice and upon receipt of such written notice, the Grantee shall at his own expense demolish and remove the aforesaid part or parts of the Noise Barrier within such period as stipulated in such written notice and in all respects to the satisfaction of the Director;

(x) In the event of the non-fulfilment of any of the Grantee's obligations under Special Condition No. (45) of the Land Grant, the Director may carry out the necessary works and the Grantee shall pay to the Director on demand the cost of such works;

(xi) The Grantee shall at all times permit the Director, his officers, contractors, his or their workmen and any other persons authorized by the Director with or without tools, equipment, plant, machinery or motor vehicles, the right of free and unrestricted ingress, engress and regress to, from and through the Lot or any part thereof and any building or buildings erected or to be erected thereon for the purpose of inspecting, checking, and supervising any works to be carried out in accordance with Special Condition Nos. (45)(a), (d) and (i) of the Land Grant and carrying out any works in accordance with Special Condition No. (45)(j) of the Land Grant or any other works which the Director may consider necessary;

(xii) Neither the Government nor the Director shall have any liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of the Grantee's obligations under Special Condition No. (45) of the Land Grant, the exercise by the Director of the right of entry under Special Condition No. (45)(k) of the Land Grant or the carrying out of any works under Special Condition No. (45)(j) of the Land Grant and the Grantee shall not be entitled to any claim whatsoever against the Government or the Director or his authorized officers nor any compensation whatsoever in respect of such loss, damage, nuisance or disturbance; and

(xiii) The Grantee shall at all times indemnify and keep indemnified the Government, the Director, its officers and workmen from and against all liabilities, losses, damages, claims, costs, expenses, charges, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with the erection, construction, presence, repair, maintenance, alteration, use, demolition or removal of the Noise Barrier or in connection with the works under Special Condition No. (45)(j) of the Land Grant.

(u) Special Condition No. (46) of the Land Grant stipulates that:-

(i) The Grantee shall within six calendar months from the date of the Land Grant or such other period as may be approved by the Director, at his own expense and in all respects to the satisfaction of the Director of Environmental Protection submit or cause to be submitted to the Director of Environmental Protection for his written approval an air impact assessment (**"the AIA"**) containing, among others, such information and particulars as the Director of Environmental Protection may require including but not limited to an air impact assessment of the surrounding roads and highways in connection with the development of the Lot, and recommendations for mitigation measures, improvement works and other measures and works within the Lot to demonstrate that the development of the Lot is in compliance with the Hong Kong Planning Standards and Guidelines which are prevailing at the date of submission of the AIA.

(ii) The Grantee shall at his own expense and within such time limit as may be stipulated by the Director of Environmental Protection implement the recommendations in the AIA as approved by the Director of Environmental Protection in all respects to the satisfaction of the Director of Environmental Protection.

(iii) No building works (except ground investigation and site formation works) shall be commenced on the Lot or any part thereof until the AIA shall have been approved in writing by the Director of Environmental Protection.

(iv) The Government and its officers shall be under no responsibility, obligation or liability whatsoever to the Grantee for any cost, damage or loss caused to or suffered by the Grantee whether arising out of or incidental to the fulfilment of the Grantee's obligations under Special Condition No. (46) of the Land Grant or otherwise and no claim whatsoever shall be made against the Government or its officers by the Grantee in respect of any such cost, damage or loss.

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

(a) Special Condition No. (10)(e) of the Land Grant stipulates that the Grantee shall at all reasonable times throughout the whole term of the Land Grant permit the Director, his officers, contractors and agents, his or their workmen and any persons authorized by the Director, with or without tools, equipment, plant, machinery or motor vehicles, the right of free and unrestricted ingress, egress and regress to, from and through the Pink Hatched Blue Area and the Pink Hatched Blue Hatched Black Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (10)(a)(i) of the Land Grant and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (10)(a)(ii) of the Land Grant and any other works which the Director may consider necessary in the Pink Hatched Blue Area and the Pink Hatched Blue Hatched Black Area or any Government land in the vicinity.

(b) Special Condition No. (28) of the Land Grant stipulates that the Residential Parking Spaces and the Motor Cycle Parking Spaces shall not be:-

(i) assigned except:-

(1) together with a residential unit or units in the building or buildings erected or to be erected on the Lot; or

(2) to a person who is already the owner of a residential unit or units in the building or buildings erected or to be erected on the Lot; or

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

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

(c) Special Condition No. (38) of the Land Grant stipulates that:-

(i) The Grantee acknowledges that as at the date of the Land Grant there are existing Government fresh water mains and existing Government salt water mains (collectively **"the Water Mains"**) passing along, through, over, upon, under and in the area shown coloured pink hatched black on the plan annexed to the Land Grant (**"the Pink Hatched Black Area"**), the Pink Hatched Blue Hatched Black Area and the area shown coloured pink hatched black stippled black on the plan annexed to the Land Grant (**"Pink Hatched Black Stippled Black Area"**) (collectively **"the Waterworks Reserve Area"**) and marked "WWR" on the plan annexed to the Land Grant, the approximate location of the Water Mains is shown, for the purpose of identification only, and marked "EXISTING FRESH WATER MAIN" and "EXISTING SALT WATER MAIN" by blue and red lines respectively on the plan annexed to the Land Grant. No development of the Lot or any part thereof which requires resiting, diversion or relocation of the Water Mains or any part thereof shall be allowed.

(ii) Prior to the commencement of any works whatsoever within the Waterworks Reserve Area, the Grantee shall submit to the Director of Water Supplies for his approval details of all the works proposed within the Waterworks Reserve Area. No works shall be commenced within the Waterworks Reserve Area or any part thereof until the proposed works shall have been approved in writing by the Director of Water Supplies.

(iii) No structures shall be built or materials stored within the Waterworks Reserve Area.

(iv) No trees or shrubs with penetrating roots shall be planted within the Waterworks Reserve Area. No change of the existing site condition shall be carried out within the Waterworks Reserve Area without the prior written consent of the Director of Water Supplies. Rigid root barriers may be required if the clear distance between the proposed tree and the Water Mains is 2.5 metres or less, and the barrier must extend below the invert level of the pipe. The decision of the Director of Water Supplies as to whether such rigid root barriers are required shall be final and binding on the Grantee.

(v) Within the Waterworks Reserve Area, no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 metres around the cover of any valve or within a distance of one metre from any hydrant outlet.

(vi) No tree shall be planted within the Waterworks Reserve Area without the prior written approval of the Director of Water Supplies.

(d) Special Condition No. (39) of the Land Grant stipulates that:-

(i) The Water Authority, its officers, officers of other Government departments designated by the Water Authority, contractors, licensees, workmen employed by the Water Authority or by other designated Government departments or by their contractors or licensees, whether with or without tools, equipment, plant, machinery or motor vehicles shall have the right of free and unrestricted ingress, egress and regress at all times to, from and through the Waterworks Reserve Area for the purposes of:

(1) inspecting, operating, maintaining, repairing and renewing the Water Mains or any part thereof;

(2) inspecting, operating, maintaining, repairing and renewing the existing waterworks installation within and in the vicinity of the nearby Government land under Government Land Allocation No. GLA-ST STA5023 shown and marked on the plan annexed to the Land Grant (**"the Government Land Allocation"**);

(3) constructing any future waterworks installation and associated water mains within and in the vicinity of the Government Land Allocation; and

(4) subsequent inspecting, operating, maintaining, repairing and renewing such waterworks installation and associated water mains referred to in Special Condition No. (39)(a)(iii) of the Land Grant.

(ii) The Water Authority, any Government departments or any of the classes of persons referred to in Special Condition No. (39)(a) of the Land Grant shall have no liability whatsoever to the Purchaser in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any part thereof arising out of or incidental to the exercise of the right of ingress, egress and regress conferred under Special Condition No. (39)(a) of the Land Grant, and no claim whatsoever shall be made by the Grantee against the Water Authority, any Government departments or any of the classes of persons referred to in Special Condition No. (39)(a) of the Land Grant in respect of any loss, damage, nuisance or disturbance.

(e) Special Condition No. (40) of the Land Grant stipulates that the Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (**"the Works"**), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the Lot, the Green Area or the Green Hatched Black Area or any part of any of them (**"the Services"**). The Grantee shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Grantee shall comply with and at his own expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Grantee shall at his own expense and in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the Lot, the Green Area, the Green Hatched Black Area or any part of any of them or of any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Grantee shall pay to the Government on demand the cost of such works). If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the Lot, the Green Area, the Green Hatched Black Area or any part of any of them or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.

(f) See paragraphs 4 and 5 above.

(g) General Condition No.11 of the Land Grant stipulates that upon any failure or neglect by the Grantee to perform, observe or comply with the Land Grant, the Government shall be entitled to re-enter upon and take back possession of the Lot or any part thereof and all or any buildings, erections and works on the Lot or any part thereof, and that upon the re-entry: (i) the Grantee's rights on the part of the Lot re-entered shall absolutely cease and determine; (ii) the Grantee shall not be entitled to any refund of premium, payment or compensation; and (iii) the Government's any other rights, remedies and claims are not to be thereby prejudiced.

Notes:

1. The "Grantee" as mentioned in this section means the Purchaser under the Land Grant and where the context so admits or requires include his executors, administrators and assigns and in case of a corporation its successors and assigns.

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

3. The plan annexed to the Land Grant is reproduced under the "Information on Public Facilities and Public Open Spaces" section.

SUMMARY OF LAND GRANT
批地文件的摘要

1. 期數興建於按日期為2016年9月5日的新批地條件第22370號及經日期為2020年8月31日的延期信函修訂（**「批地文件」**）而持有的沙田市地段第609號（**「該地段」**）。

2. 該地段批地年期為由2016年9月5日起計50年。

3. 適用於該地段的用途限制：
   (a) 該地段不得用作私人住宅以外的用途。

   (b) 該地段內不得興建或提供墳墓或靈灰安置所，亦不得於該地段內安葬或放置人類遺骸或動物遺骸（不論是否置於陶瓶或骨灰甕內或以其他方式安葬或放置）。

4. 按規定須興建並提供予政府或供公眾使用的設施：
   (a) 在批地文件附錄圖則上顯示為綠色並須由承授人鋪設及平整的若干未來公眾道路部分（**「綠色範圍」**）；及地政總署署長（**「署長」**）可全權指定須由承授人提供及興建致使建造、車輛及行人交通將可於綠色範圍上通行的橋樑、隧道、高架道路、地下通道、溝渠、高架橋、行車天橋、行人路、道路或其他構築物（統稱**「該等構築物」**）。

   (b) 在綠色範圍鋪設表面、建造路緣和渠道，並且按照署長規定為此等設施提供溝渠、污水渠、排水渠、消防栓連水管接駁總水管、街燈、交通標誌、街道設施及道路標記。

   (c) 於批地文件附錄圖則上以綠色間黑斜線顯示的範圍（**「綠色間黑斜線範圍」**）按署長絕對酌情決定的要求進行與完成土力工程勘察及斜坡處理、防止山泥傾瀉、緩解及修補工程。倘若在批地年期的期間，綠色間黑斜線範圍內發生任何山泥傾瀉、土地下陷或泥土剝落，承授人須自費還原及修復綠色間黑斜線範圍及任何毗連或毗鄰該等地區而亦受影響之範圍致使署長滿意。

5. 有關承授人在該地段內外鋪設、建造或作環境美化的任何範圍，或興建或維持任何構築物或設施的責任：
   (a) 批地文件特別條件第(6)條規定承授人須於該地段興建建築物以發展該地段，前述建築物須在各方面遵守批地文件及所有關於建築物、衛生設備及規劃的一切法例、法規及規例。前述建築物須於2022年12月31日或之前完工及可以入伙。

   (b) 批地文件一般條件第7(a)條規定，承授人須於批地年期的期間根據批地文件建造或重建（該詞語指批地文件一般條件第7 (b)條預期的重新發展）：-
      (i) 按經批准的設計、配置及任何經批准建築圖則維持一切建築物，不得對其作出修訂或更改；及
      (ii) 保養所有已興建或今後可能按批地文件或任何其後的合同修訂興建的所有建築物於修繕妥當及良好的狀況，直至批地年期結束或提前終止而交還為止。

   (c) 批地文件特別條件第(2)(a)條規定：-
      (i) 承授人須：
         (1) 於2022年12月31日或之前或其他經署長批准的日期，自費以署長批准的方式、材料、標準、水準、定線及設計進行下列工程，達致署長在各方面滿意：
            (I) 鋪設及平整綠色範圍；及
            (II) 提供及興建該等構築物
            致使建造、車輛及行人交通可於綠色範圍上通行；
         (2) 於2022年12月31日或之前或其他經署長批准的日期，自費在綠色範圍鋪設路面、建造路緣及渠道並為其提供署長要求的溝渠、污水渠、排水渠、消防栓連接駁總水管的水管、街燈、交通標誌、街道設施及道路標記，以達致署長滿意；及
         (3) 自費保養綠色範圍，連同該等構築物及所有在該範圍之上或之內興建、設置及提供的構築物、表面、溝渠、污水渠、排水渠、消防栓、服務、街燈、交通標誌、街道設施、道路標記及植物，以達致署長滿意，直至按批地文件特別條件第(3)條交還綠色範圍的管有權為止。
      (ii) 倘若承授人沒有於批地文件特別條件第(2)(a)條所述的指定日期或其他經署長批准的日期內履行該分條訂明的責任，政府可進行必要的工程，並由承授人承擔該等費用。承授人須應要求向政府償還該工程的費用，金額將由署長決定，而其決定將為最終決定並對承授人具有約束力。

   (d) 批地文件特別條件第(10)條規定:-
      (i) (1) 承授人須於2022年6月30日或之前或其他經署長批准的日期，自費以署長批准的方式、材料、標準、水準、定線及設計，分別在批地文件附錄圖則上以粉紅色間藍斜線顯示的範圍（**「粉紅色間藍斜線範圍」**）及粉紅色間藍斜線間黑斜線顯示的範圍（**「粉紅色間藍斜線間黑斜線範圍」**）的通道部份鋪設路面、建造路緣及渠道並為其提供署長要求的溝渠、污水渠、排水渠、消防栓連接駁總水管的水管、服務、街燈、交通標誌、街道設施、道路標記及植物，達致署長在各方面滿意，致使車輛及行人交通可於粉紅色間藍斜線範圍及粉紅色間藍斜線間黑斜線範圍上通行。
         (2) 倘若承授人沒有於批地文件特別條件第(10)(a)(i)條所述的指定日期或其他經署長批准的日期內履行該分條訂明的責任，政府可進行必要的工程，並由承授人承擔該等費用。承授人須應要求向政府償還該工程的費用，金額將由署長決定，而其決定將為最終決定並對承授人具有約束力。
      (ii) 除非得到署長事先書面同意，不得在粉紅色間藍斜線範圍及粉紅色間藍斜線間黑斜線範圍之上、上方、上面、之下、下面或之內搭建或興建任何建築物、構築物或任何建築物或任何構築物(批地文件特別條件第(10)(a)條所指的通道除外)的支撐物。
      (iii) 承授人須於批地年期的期間內自費保養及管理粉紅色間藍斜線範圍及粉紅色間藍斜線間黑斜線範圍，及所有在該等範圍之上或之內興建、設置及提供的構築物、表面、溝渠、污水渠、排水渠、消防栓、服務、街燈、交通標誌、街道設施、道路標記及植物，於修繕妥當及良好的狀況，以達致署長滿意。

   (e) 批地文件特別條件第(12)條規定:-
      (i) 承授人可於該地段內搭建、興建及提供經署長書面批准的康樂設施及其附屬設施（**「設施」**）。設施的類型、大小、設計、高度及配置須事先獲得署長書面批准。
      (ii) 若設施任何部份根據批地文件特別條件第(12)(b)條被豁免計算在總樓面面積上（**「獲豁免的設施」**）：
         (1) 獲豁免的設施必須指定為並構成公用地方（**「公用地方」**）的一部份，供該地段業主共同使用及享用；
         (2) 承授人須自費保養獲豁免的設施，使其處於修繕妥當及良好的狀況，並運作獲豁免的設施，以達致署長滿意；及
         (3) 獲豁免的設施僅供已建或擬建的一幢或多幢住宅大廈的住客及其真正訪客使用，其他人士不得使用。

   (f) 批地文件特別條件第(13)條規定:-
      (i) 除獲署長事先書面同意外，不得移除或干擾生長於該地段或毗連土地的樹木。署長發出有關書面同意時，可施加其認為合適的移植、補償性環境美化或重植條件。
      (ii) 在不損批地文件特別條件第(13)(a)條的規定下，承授人應保存並不得砍伐、移除或干擾於批地文件附錄圖則中以“T278”(ixonanthes reticulate)及“T18”(aquilaria sinensis)顯示及標示的樹木，並須在批地年期期間自費保持和保養上述樹木於健康狀態，以在各方面達致署長滿意。
      (iii) 除非事先獲得署長的書面同意，不得在批地文件附錄圖則中以粉紅色綴綠點顯示的範圍之上、上方、上面、之下、下面或之內搭建或興建任何建築物、構築物或任何建築物或任何構築物的支撐物。

SUMMARY OF LAND GRANT
批地文件的摘要

(g) 批地文件特別條件第(14)條規定:-

(i) 承授人須自費按批地文件特別條件第(14)(b)條的要求提交園景美化圖則予署長，述明即將在該地段內進行的園景美化工程的位置、配置和布局，以供署長批准。

(ii) 承授人須自費根據已批准的園景美化圖則美化該地段，以在各方面達致署長滿意，而且除非得到署長事先書面同意，否則不得修改、修訂、變更、更改或取代已批准的園景美化圖則。

(iii) 承授人須以後自費保養及維持園景美化工程於一個安全、清潔、整潔、整齊及健康狀態，以達致署長滿意。

(h) 批地文件特別條件第(23)條規定：-

(i) (1) 須於該地段內按指定比率提供車位，供按《道路交通條例》、其任何附屬規例及任何修訂法例領有牌照及屬於該地段已建或擬建建築物的住客及其真正客人、訪客或獲邀請人士之車輛停泊（**「住宅車位」**），以達致署長滿意。

(2) 須於該地段內按指定比率或署長批准的其他比率提供額外車位，供按《道路交通條例》、其任何附屬規例及任何修訂法例領有牌照及屬於該地段已建或擬建建築物的住客的真正客人、訪客或獲邀請人士之車輛停泊，以達致署長滿意。

(3) 根據批地文件特別條件第(23)(a)(i)(I)及(23)(a)(iii)條(可分別根據批地文件特別條件第(26)條有所調整)及批地文件特別條件第(23)(a)(i)(II)條提供的車位不可用作該等特別條件規定以外的用途，尤其是不得用作存放、陳列或展示車輛以供出售或其他用途，或提供車輛清潔及美容服務。

(ii) (1) 根據批地文件特別條件第(23)(a)(i)(I)及(23)(a)(iii)條(可分別根據批地文件特別條件第(26)條有所調整)及批地文件特別條件第(23)(a)(i)(II)條提供的車位中，承授人須按建築事務監督要求及批准，保留及指定車位數目供《道路交通條例》、其任何附屬規例及任何修訂法例所界定的傷殘人士停泊車輛（**「傷殘人士車位」**）。

(2) 傷殘人士車位除用作停泊《道路交通條例》、其附屬規例及任何修訂法例界定的傷殘人士、及屬於該地段已建或擬建建築物的住客及其真正客人、訪客或獲邀請人士之車輛外，不得作其他用途，尤其不得用作存放、陳列或展示車輛以供出售或其他用途，或用作提供車輛清潔及美容服務。

(iii) (1) 須於該地段內按指定比率提供車位，供按《道路交通條例》、其附屬規例及任何修訂法例領有牌照之電單車停泊，及屬於該地段已建或擬建建築物的住客及其真正客人、訪客或獲邀請人士停泊（**「電單車車位」**），以達致署長滿意。

(2) 電單車車位(可根據批地文件特別條件第(26)條有所調整)　不可用作批地文件特別條件第(23)(c)(i)條所指明以外的用途，尤其該等車位不得用作存放、陳列或展示車輛以供出售或其他用途，或用作提供車輛清潔及美容服務。

(i) 批地文件特別條件第(24)條規定，須於該地段內按指定比率或署長批准的其他比率提供車位供貨車裝卸使用，以達致署長滿意，而該等裝卸車位不得用作與有關該地段上已建或擬建建築物的貨車裝卸以外用途。

(j) 批地文件特別條件第(25)條規定，須於該地段內按指定比率或署長批准的其他比率提供車位，供屬於該地段上已建或擬建建築物的住客及其真正客人、訪客或獲邀請人士之單車停泊，以達致署長滿意。

(k) 批地文件特別條件第(30)條規定，經署長批准標示按批地文件在該地段內提供的所有車位及裝卸車位的圖則或其由認可人士（按《建築物條例》、其任何附屬規例及任何修訂法例界定）核實的圖則副本須提交給署長。上述經批准圖則標示的車位及裝卸車位只可用作批地文件特別條件第(23)、(24)及(25)條分別指定的用途。承授人須按該經批准圖則維持車位、裝卸車位及其他區域，包括但不限於升降機、梯台及調度及迴旋區，及未經署長事先書面同意，不得對其作出變更。除了上述批准圖則標示的車位，該地段任何部分或其上之任何建築物或構築物不得用作泊車用途。

(l) 批地文件特別條件第(33)(a)條規定，若有或曾有任何土地之削去、清除或後移，或任何種類的堆土、填土或斜坡處理工程，承授人須自費進行及興建該等有需要之斜坡處理工程、擋土牆或其他支撐、防護或排水系統或附屬或將會或可能會或於今後任何時間成為必要的其他工程，以保護及支持該地段內的該等土地及任何毗連或毗鄰之政府土地或已出租土地，及排除及預防其後發生的任何泥土剝落、山泥傾瀉或土地下陷。承授人須於批地年期期間內的所有時間自費保養上述土地、斜坡處理工程、擋土牆或其他支撐、防護措施、排水系統或輔助或其他工程於修繕妥當及良好的狀況，致使署長滿意。批地文件特別條件第(33)(c)條規定，若於任何時間內由於承授人進行的工程或任何其他原因而造成任何泥土剝落、泥石傾瀉或土地下陷，承授人須自費還原和修復致使署長滿意，並須就因該等泥土剝落、山泥傾瀉或土地下陷而將會或可能引致、蒙受或招致的任何成本、費用、賠償、要求及申索彌償政府、其代理人及承辦商。批地文件特別條件第(33)(d)條規定署長有權以書面通知形式要求承授人進行、興建及保養上述土地、斜坡處理工程、擋土牆或其他支撐、防護措施、排水系統或輔助或其他工程，及還原和修復任何泥土剝落、泥石傾瀉或土地下陷，且如承授人忽略或未能在指明期限內遵從該通知致使署長滿意，署長可即時執行和進行任何有需要的工程，而承授人須在應要時向政府歸還該工程的費用連同任何行政或專業費用及收費。

(m) 批地文件特別條件第(35)條規定如該地段或其任何部分的發展或重建已安裝預應力地錨，承授人須自費在預應力地錨的服務年限期間，對其進行定期維修及監察，以達致署長滿意，並且在署長不時全權酌情要求時提交上述維修及監察的報告及資料。如承授人忽略或未能執行規定的監察工程，署長可即時執行和進行監察工程，承授人必須應要求向政府償還有關的費用。

(n) 批地文件特別條件第(36)條規定：-

(i) 倘若從該地段或從其他受該地段的任何發展所影響的區域有泥土、廢土、瓦礫、建築廢料或建材（**「廢料」**）遭侵蝕、流入或傾倒至公共巷徑或道路或路渠、海灘或海床、污水渠、雨水渠或明渠或其他政府產業（**「政府產業」**），承授人須自費清理該等廢料並修復對政府產業造成的損壞。承授人須就該等侵蝕、流入或傾倒對私人產業造成的任何損壞或滋擾所引致的一切訴訟、申索及要求對政府作出彌償。

(ii) 儘管批地文件特別條件第(36)(a)條另有規定，署長可以（惟沒有義務）應承授人要求清理該等廢料並修復對政府產業造成的損壞，而承授人須應要求向政府支付上述工程費用。

(o) 批地文件特別條件第(37)(a)條規定，承授人必須按署長絕對酌情決定的要求，自費在附錄圖則上以綠色間黑斜線顯示的範圍（**「綠色間黑斜線範圍」**），進行與完成土力工程勘察、斜坡處理、防止山泥傾瀉、緩解及補救工程，以達致署長滿意及必須在批地年期的期間內任何時候自費保養綠色間黑斜線範圍，使其處於修繕妥當及良好的狀況，以達致署長滿意，包括一切土地、斜坡處理工程、護土構築物、排水渠及在綠色間黑斜線範圍之內及之上的任何其他工程。如於批地年期的期間內任何時候綠色間黑斜線範圍內發生任何山泥傾瀉、土地下陷或泥土剝落的情況，承授人須自費還原及修復該綠色間黑斜線範圍以及署長認為（以其看法為最終看法並對承授人具約束力）與任何該等地區毗連或毗鄰亦受影響範圍，以達致署長滿意。承授人須就上述山泥傾瀉、土地下陷或泥土剝落而招致的一切責任、損失、收費、要求、訴訟、申索、司法程序、費用、損害和開支，對政府、其代理人及承建商作出彌償。承授人須確保任何時候在綠色間黑斜線範圍內不得有任何非法挖掘或棄置垃圾。在署長的事先書面批准下，承授人可搭建圍欄或其他障礙物，以防止非法挖掘或棄置垃圾。除署長享有就違反批地文件條件具有任何其他權利或補償外，署長可在任何時候以書面通知要求承授人進行上述土力工程勘測、斜坡處理、防止山泥傾瀉、緩解及補救工程並保養、還原及修復受到上述山泥傾瀉、土地下陷或泥土剝落影響的任何土地、構築物或工程。如承授人忽略或未能於通知所述期限內遵從該等通知以達致署長滿意，署長可於該等期限屆滿後執行及進行所需工程，而承授人須應要求向政府支付有關費用。儘管批地文件特別條件第(37)(a)條另有規定，承授人按批地文件特別條件第(37)條就綠色間黑斜線範圍或其任何部分的責任及權利將於政府向承授人給予相關通知時完全終止。承授人不能對有關終止產生的任何損失、損害、滋擾或侵擾或招致的任何開支向政府、署長或其授權的人員索取賠償。

(p) 批地文件特別條件第(41)條規定:-

(i) 承授人須由批地文件之日起6個曆月內或署長批准之其他時間，自費向渠務署署長提交或促使其他人提交一份排水影響評估(**「排水影響評估」**)，供渠務署署長書面批准，以在各方面達致渠務署署長滿意。排水影響評估除其他事項外，還須載有渠務署署長要求的資料及詳情，包括但不限於所有因發展該地段而引起一切不利的排水影響，及有關緩解措施、改善工程及其他措施及工程的建議。

(ii) 承授人須自費，及在渠務署署長指定的時限內實施由渠務署署長批准的排水影響評估中的建議，以在各方面達致渠務署署長滿意。

(iii) 排水影響評估中的技術問題須由香港工程師學會的成員(土木工程為其專業)或特許土木工程師負責。

(iv) 在渠務署署長對排污影響評估發出書面批准前，不得在該地段或其任何部分展開建築工程及地盤平整工程(土地勘察除外)。

(v) 政府及其人員對承授人因履行批地文件特別條件第(41)條或其他的責任所引起或附帶所引起的任何費用、損害或損失毋須承擔任何責任或義務。承授人亦無權就上述費用、損害或損失向政府或其人員作出索償。

(q) 批地文件特別條件第(42)條規定:-

(i) 承授人須由批地文件之日起6個曆月內或署長批准之其他時間，自費向環境保護署署長提交或促使其他人提交一份排污影響評估(**「排污影響評估」**)，供環境保護署署長書面批准，以在各方面達致環境保護署署長滿意。排污影響評估除其他事項外，還須載有環境保護署署長要求的資料及詳情，包括但不限於所有因發展該地段而引起一切不利的排污影響，及有關緩解措施、改善工程及其他措施及工程的建議。

(ii) 承授人須自費，及在環境保護署署長指定的時限內實施由環境保護署署長批准的排污影響評估中的建議，以在各方面達致環境保護署署長滿意。

(iii) 排污影響評估中的技術問題須由香港工程師學會的成員(土木工程為其專業)或特許土木工程師負責。

(iv) 在環境保護署署長對排污影響評估發出書面批准前，不得在該地段或其任何部分展開建築工程 (土地勘察及地盤平整工程除外)。

(v) 政府及其人員對承授人因履行批地文件特別條件第(42)條或其他的責任所引起或附帶所引起的任何費用、損害或損失毋須承擔任何責任或義務。承授人亦無權就上述費用、損害或損失向政府或其人員作出索償。

(r) 批地文件特別條件第(43)條規定:-

(i) 承授人須自費興建及保養署長認為需要不論是否位於該地段範圍內或政府土地上的排水渠及渠道，以將落在或流經該地段上的暴雨或雨水截流並排送至最就近的水道、集水井、渠道或政府雨水渠，以達致署長滿意。承授人須自行負責，並就該等暴雨或雨水造成的任何損壞或滋擾所引致的一切訴訟、申索及要求對政府及其人員作出彌償。

(ii) 連接該地段的任何排水渠及污水渠至政府的雨水渠及污水渠的工程（當已鋪設或委託鋪設）可由署長進行，署長無須就因此等工程對承授人造成的損失或損害負責，而承授人須應要求向政府支付上述連接工程的費用。或者，該等連接工程亦可由承授人自費進行，以達致署長滿意，而在該種情況下，該等連接工程任何一段若在政府土地內興建，須由承授人自費保養，直至政府要求時由承授人移交給政府，由政府出資負責往後的保養，而承授人須應要求向政府支付上述連接工程的技術檢查之費用。倘若承授人未能保養興建在該政府土地內的上述連接工程的任何一段，署長可以進行其認為必要的保養工程，而承授人須應要求向政府支付該等工程費用。

(s) 批地文件特別條件第(44)條規定:-

(i) 承授人須由批地文件之日起6個曆月內或署長批准之其他時間，自費向署長提交或促使其他人提交一份發展該地段的噪音影響評估(**「噪音影響評估」**)，供署長書面批准，以在各方面達致署長滿意。噪音影響評估除其他事項外，還須載有署長要求的資料及詳情，包括但不限於所有因發展該地段而引起一切不利的噪音影響，及適當的噪音緩解措施的建議(**「噪音緩解措施」**)。

(ii) 承授人須自費，及在署長指定的時限內進行及實施噪音影響評估中所建議並經署長批准的噪音緩解措施(**「獲批准噪音緩解措施」**)，以在各方面達致署長滿意。

(iii) 在署長對噪音影響評估發出書面批准前，不得在該地段或其任何部分展開建築工程(土地勘察及地盤平整工程除外)。

(iv) 政府及其人員對承授人因履行批地文件特別條件第(44)條或其他的責任所引起或附帶所引起的任何費用、損害或損失毋須承擔任何責任或義務。承授人亦無權就上述費用、損害或損失向政府或其人員作出索償。

(t) 批地文件特別條件第(45)條規定倘若獲批准噪音緩解措施中包括在該地段構建或興建一個或多個隔音屏障並伸延至超出該地段的地界至任 何毗鄰政府土地任何部分之上或上方(**「隔音屏障」**)，以下條件將適用：

(i) 承授人須自費按照獲建築事務監督批准的圖則設計、構建及興建隔音屏障，並須在各方面符合《建築物條例》、其任何附屬規例及任何修訂法例；

(ii) 不得在任何該地段毗鄰的政府土地之上、上面或下面構建隔音屏障的地基或支撐物；

(iii) 未經署長的事先書面批准，不可對隔音屏障或其任何部分作出變更、增建、更換或附加附屬裝置；

(iv) 承授人須在任何時間自費維護、保養和維修隔音屏障或(如獲署長批准)任何更換的隔音屏障，使其處於修繕妥當及良好的狀況，以在各方面達致署長滿意，如為進行批地文件特別條件第(45)(d)條規定的任何工程而需臨時封閉交通或改道，須得到運輸署署長對臨時交通安排的書面同意才可開展任何工程 ；

(v) 隔音屏障除用作阻隔噪音用途外，不得用作其他用途，未經署長的事先書面批准，承授人不得使用或容許或允許隔音屏障或其任何部分用作廣告宣傳用途或展示任何標誌、通告或海報；

(vi) 在得到署長事先書面批准的前提下，承授人、其承辦商、工人或承授人授權的任何其他人士(無論攜帶或不攜帶工具、設備、機械、機器或車輛)可獲允許進入該地段毗鄰的政府土地，以在按批地文件特別條件第(45)條構建、興建、視察、維修、保養、清潔、翻新及更換伸展到政府土地上的隔音屏障之部分；

(vii) 政府對承授人或任何其他人士就進入或進行批地文件特別條件第(45)(f)條所述的工程所產生或附帶產生而對承授人或任何其他人士造成或蒙受的任何損失、損害、滋擾或干擾或其他情況毋須承擔任何責任，以及承授人無權就任何上述損失、損害、滋擾或干擾向政府提出索償；

(viii) 承授人須在任何時間採取所需的預防措施，以防止對任何該地段毗鄰的政府土地及隔音屏障或對任何因構建、興建、維修、保養、變更、使用、拆除或移除隔音屏障而進入或使用任何該地段毗鄰的政府土地及隔音屏障的人士或車輛造成任何損害或傷害；

(ix) 署長有權於任何時間行使其絕對酌情權向承授人送達書面通知，要求承授人於書面通知之日起的6個曆月內拆除及移除跨越政府土地的部分隔音屏障，並不得作出替換，而承授人須於收到該書面通知規定的期限內自費拆除及移除上述隔音屏障的部分，以在各方面達致署長滿意；

(x) 倘若承授人未能履行批地文件特別條件第(45)條的任何責任，署長可進行他認為必要的工程，買方須應要求向政府支付該等工程的費用；

(xi) 承授人須在任何時間允許署長、其人員、承辦商、代理人及工人及任何獲署長授權的人士(無論攜帶或不攜帶工具、設備、機械、機器或車輛)自由及不受阻礙地進出、返回及通過該地段或其任何部分及任何於該地段已建或擬建的建築物，以視察、檢查和監督任何根據批地文件特別條件第(45)(a)、(d)及(i)條進行的任何工程及根據批地文件特別條件第(45)(j)條進行的任何工程或署長認為需要的任何其他工程；

(xii) 政府或署長對因承授人或任何其他人士在履行批地文件特別條件第(45)條的責任、署長行使批地文件特別條件第(45)(k)條的進入權或按批地文件特別條件第(45)(j)條進行的任何工程所引起或附帶所引起的任何損失、損害、滋擾或干擾毋須承擔任何責任或義務。承授人無權就上述損失、損害、滋擾或干擾向政府或署長或其授權的人員提出任何索償；及

(xiii) 承授人須於任何時間對政府、署長、其人員及工人就構建、興建、展示、維修、保養、變更、使用、拆除或移除隔音屏障或進行批地文件特別條件第(45)(j)條相關工程所引起(無論是直接或間接)或附帶所引起的一切責任、損失、損害、申索、費用、開支、收費、要求、訴訟及司法程序對其作出彌償。

(u) 批地文件特別條件第(46)條規定:-
(i) 承授人須由批地文件之日起6個曆月內或署長批准之其他時間，自費向環境保護署署長提交或促使其他人提交一份空氣影響評估(**「空氣影響評估」**)，供環境保護署署長書面批准，以在各方面達致環境保護署署長滿意。空氣影響評估除其他事項外，還須載有環境保護署署長要求的資料及詳情，包括但不限於與該地段的發展有關的周邊道路和高速公路的空氣影響評估，及有關緩解措施、改善工程及其他在該地段內的措施及工程的建議，以顯示該地段的發展符合於提交空氣影響評估之日所適用的香港規劃標準與準則。
(ii) 承授人須自費，及在環境保護署署長指定的時限內實施由環境保護署署長批准的空氣影響評估中的建議，以在各方面達致環境保護署署長滿意。
(iii) 在環境保護署署長對空氣影響評估發出書面批准前，不得在該地段或其任何部分展開建築工程(土地勘察及地盤平整工程除外)。
(iv) 政府及其人員對承授人因履行批地文件特別條件第(46)條或其他的責任所引起或附帶所引起的任何費用、損害或損失毋須承擔任何責任或義務。承授人亦無權就上述費用、損害或損失向政府或其人員作出索償。

6. 對買方造成負擔的租用條件：
(a) 批地文件特別條件第(10)(e)條規定，承授人須在整個批地年期期間內於任何合理時間允許署長、其人員、承辦商及代理人及其工人及任何獲署長授權的人士(無論攜帶或不攜帶工具、設備、機械、機器或車輛)有權自由及不受阻礙地進出、返回及通過粉紅色間藍斜線範圍及粉紅色間藍斜線間黑斜線範圍，以視察、檢查和監督任何根據批地文件特別條件第(10)(a)(i)條所進行的任何工程及根據批地文件特別條件第(10)(a)(ii)條所進行、視察、檢查和監督的任何工程，及署長認為在粉紅色間藍斜線範圍及粉紅色間藍斜線間黑斜線範圍或任何周邊政府土地所需要的任何其他工程。

(b) 批地文件特別條件第(28)條規定，住宅車位及電單車車位不得：-
(i) 轉讓，除非:-
(1) 連同該地段上已建或擬建的建築物住宅單位；或
(2) 轉讓予已經是該地段上已建或擬建的建築物住宅單位的業主；或
(ii) 出租，除非租予該地段上已建或擬建的建築物住宅單位的住客。
惟無論如何，不得向該地段上已建或擬建的建築物的任何一個住宅單位的業主轉讓或向該地段上已建或擬建的建築物的任何一個住宅單位的住客出租總共超過三個的住宅車位及電單車車位。

(c) 批地文件特別條件第(38)條規定:-
(i) 承授人確認在批地文件之日，現有的政府食水總水管及鹹水總水管（統稱**「總水管」**）通過、經過或穿越在批地文件附錄圖則上標示為「WWR」，並以粉紅色間黑斜線顯示的範圍（**「粉紅色間黑斜線範圍」**）、粉紅色間藍斜線間黑斜線範圍及在批地文件附錄圖則以粉紅色間黑斜線綴黑點顯示的範圍（**「粉紅色間黑斜線綴黑點範圍」**）（統稱**「水務工程保留範圍」**），或在上述範圍之上、下或其內。總水管的大約位置在批地文件附錄圖則上分別以藍色及紅色線顯示其大約位置並註明為「現有食水總水管」及「現有鹹水總水管」，僅作識別之用。該地段或其任何部分的發展如需要重置、改道或搬遷總水管或其任何部分不會被允許。
(ii) 在水務工程保留範圍內展開任何工程前，承授人須向水務署署長提交在水務工程保留範圍內所有擬建工程的詳情，以供批准。在水務署署長對擬建工程發出書面批准前，不得在水務工程保留範圍或其任何部分展開工程。
(iii) 不得在水務工程保留範圍內建造構築物或貯存材料。
(iv) 不得在水務工程保留範圍內種植根部滲透的樹木或矮樹。如非事前獲水務署署長書面批准，不可更改水務工程保留範圍之內的現有地盤狀況。如建議植樹與總水管之間的淨距離僅有2.5米或以下，必須架設堅固根部防護欄。防護欄必須深入至水管的管道內底水平之下。就是否須要堅固根部防護欄，水務署署長的決定為最終決定並對承授人具約束力。
(v) 在水務工程保留範圍內，除鋪植草皮外，任何閥門蓋周圍1.5米範圍或任何消防栓水管出口1米範圍內不得栽種植物或放置阻礙物。
(vi) 在水務署署長發出書面批准前，不得在水務工程保留範圍之內種植樹木。

(d) 批地文件特別條件第(39)條規定:-
(i) 水務監督、其人員、由水務監督指定的其他政府部門人員、承辦商、獲許可的人士及由水務監督或其他政府部門或承辦商或獲許可的人士僱用的工人(無論攜帶或不攜帶工具、設備、機械、機器或車輛)有權自由及不受阻礙地進出、返回及通過水務工程保留範圍，以用作:
(1) 視察、操作、保養、維修及翻新總水管或其任何部分；
(2) 視察、操作、保養、維修及翻新在附近政府土地內及周邊的現有水務裝置，該政府土地在批地文件附錄圖則中以政府撥地第GLA-ST STA5023號顯示及標示(**「政府撥地」**)；
(3) 在政府撥地內及周邊興建未來水務裝置及相關的總水管；及
(4) 其後視察、操作、保養、維修及翻新該等批地文件特別條件第(39)(a)(iii)條所指的水務裝置及相關的總水管。
(ii) 水務監督、任何政府部門或批地文件特別條件第(39)(a)條所指的任何類別的人士因行使批地文件特別條件第(39)(a)條授予的進出、返回及通過權利所引起或附帶所引起的任何損失、損害、滋擾或干擾毋須承擔任何責任。承授人無權就上述損失、損害、滋擾或干擾向水務監督、任何政府部門或批地文件特別條件第(39)(a)條所指的任何類別的人士作出索償。

(e) 批地文件特別條件第(40)條規定，承授人須在任何時候，尤其在進行建築、保養、翻新或維修工程（**「工程」**）期間，採取或促使他人採取一切妥當及足夠的謹慎、技巧及預防措施，避免對該地段、綠色範圍或綠色間黑斜線範圍或其中任何部分之上、上面、之下或毗鄰的任何政府擁有或其他現有排水渠、水路或水道、總水喉、道路、行人路、街道設施、污水渠、明渠、水管、電纜、電線、公用事業服務或其他工程或裝置（**「服務」**）造成任何損壞、干擾或阻塞。承授人在進行任何工程之前須進行或促使他人進行適當的勘測及必要的查詢以確定服務的現況及水平，並提交處理任何可能受工程影響的服務的書面建議給署長，並於各方面取得他的批准，及須在取得署長對工程及上述建議的書面批准後才能進行工程。承授人須遵守及自費履行署長於批准上述建議時對服務施加的任何要求，包括承擔任何必要的改道、重鋪或修復的費用。承授人須自費全面維修、復原及修復因進行工程而對該地段、綠色範圍及綠色間黑斜線範圍或其中任何部分或任何服務以任何方式造成的任何損壞、干擾或阻塞（除非署長另作選擇，明渠、污水渠、雨水渠或總水管須由署長負責修復，而承授人須應要求向政府支付上述工程費用），以達致署長滿意。倘若承授人未能對該地段、綠色範圍及綠色間黑斜線範圍或其中任何部分或任何服務進行該等必要的改道、重鋪、維修、復原及修復工程以達致署長滿意，署長可進行他認為必要的該等改道、重鋪、維修、復原或修復工程，而承授人須應要求向政府支付上述工程費用。

(f) 請參閱上文第4段和第5段。

(g) 根據批地文件一般條件第11條，當承授人未能或忽略履行、遵守或符合批地文件，政府有權收回該地段或其任何部分以及在該地段或其任何部分的所有或任何建築物、搭建物及工程，並取回其管有權，且當該地段被收回時：(i)承授人在該地段被收回之部分的權利將絕對地停止或終止；(ii)承授人無權獲得任何地價退款、款項或賠償；及(iii)政府之任何其他權利、補償及申索將不受影響。

備註:
1. 本節所載的「承授人」指批地文件訂明的「買方」，如上下文意允許或規定則包括其遺產執行人、遺產管理人及受讓人； 如屬公司則包括其繼承人及受讓人。

2. 請參閱批地文件以了解全部詳情。完整的批地文件文本可於售樓處營業時間作出要求後免費查閱，並可在支付所需影印費後取得批地文件之複印本。

3. 附於批地文件的圖則於「公共設施及公共休憩用地的資料」部份內複製。

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

A. Facilities that are required under the Land Grant to be constructed and provided for the Government, or for public use

1. The Green Area and the Structures as referred to in Special Condition Nos. (2), (3), (4) and (5) of the Land Grant

(1) Provisions of the Land Grant

Special Condition No. (2) stipulates that:-

(a) The Purchaser shall:

(i) on or before the 31st day of December 2022 or such other date as may be approved by the Director, at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:-

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

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

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

(ii) on or before the 31st day of December 2022 or such other date as may be approved by the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and

(iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been delivered in accordance with Special Condition No. (3) hereof.

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

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

Special Condition No. (3) stipulates that:-

For the purpose only of carrying out the necessary works specified in Special Condition No. (2) hereof, the Purchaser shall on the date of this Agreement be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Purchaser shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No. (2) hereof or otherwise.

Special Condition No. (4) stipulates that:-

The Purchaser shall not without the prior written consent of the Director use the Green Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No. (2) hereof.

Special Condition No. (5) stipulates that:-

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

(i) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director the right of ingress, egress and regress to, from and through the lot and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (2)(a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (2)(b) hereof and any other works which the Director may consider necessary in the Green Area;

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

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

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

(2) Provisions of the Deed of Mutual Covenant

Clause 37 stipulates that :-

In addition to the other powers expressly provided in this Deed, the Manager shall have authority to do all such acts and things as may be necessary or expedient for or in connection with the Lot and the Development and the management thereof for and on behalf of all Owners including in particular but without in any way limiting the generality of the foregoing :-

(ac) To have the sole right to represent all the Owners in all matters and dealings with the Government or any statutory body or any utility or other competent authority or any other person whomsoever in any way touching or concerning the Lot and the Development as a whole or the Common Areas and Facilities or the Green Area and the Green Area Structures (until possession of which is re-delivered to the Government) with power to bind all Owners as to any policy adopted or decision reached or action taken in relation to any such dealings;

(az) To repair, maintain and upkeep the Green Area together with the Green Area Structures (until possession of which is re-delivered to the Government) and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plants constructed, installed and provided thereon or therein in good repair and condition and to the satisfaction of the Director of Lands before the Green Area has been re-delivered to the Government;

(bf) To manage and maintain for and on behalf of the Owners the land, areas, structures, facilities or drains or channels whether within or outside (if required by the Government) the Lot, the construction of which is the liability and/or responsibility of the First Owner and, for the purpose of this sub-clause, such management and maintenance shall include the Green Area and the Green Area Structures up to the time at which possession thereof is re-delivered to the Government in accordance with the terms of the Conditions.

Clause 36 of the Third Schedule stipulates that :-

The Owners shall at their own expenses in the proportion of the number of Undivided Shares (excluding the Undivided Shares allocated to the Common Areas and Facilities) allotted to their respective Units maintain the Green Area and the Green Area Structures (until possession of which is re-delivered to the Government) and to carry out such works thereon and thereto to the satisfaction of the Director of Lands and in observance and compliance with Special Condition Nos.(2) to (5) and any other provisions of the Conditions.

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

2. The Green Hatched Black Area as referred to in Special Condition No. (37) of the Land Grant

(1) Provisions of the Land Grant

Special Condition No. (37) stipulates that:-

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

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

(2) Provisions of the Deed of Mutual Covenant

Clause 37 stipulates that :-

In addition to the other powers expressly provided in this Deed, the Manager shall have authority to do all such acts and things as may be necessary or expedient for or in connection with the Lot and the Development and the management thereof for and on behalf of all Owners including in particular but without in any way limiting the generality of the foregoing :-

(bh) Pursuant to Special Condition No.(37)(a) of the Conditions and until the determination of the Owners' obligation in accordance with Special Condition No.(37)(b) of the Conditions, to maintain in good and substantial repair and condition to the satisfaction of the Director of Lands the Green Hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and other works therein and thereon, and in the event that the Director of Lands shall by notice in writing call upon the Owners to carry out such geotechnical investigations, slope treatment, landslip preventive practice, mitigation and remedial works and to maintain, reinstate and make good any land, structure or works affected by such landslip, subsidence or falling away to the satisfaction of the Director of Lands.

Clause 48 of the Third Schedule stipulates that :-

The Owners shall until the determination of the Owners' obligation in accordance with Special Condition No.(37)(b) of the Conditions at all times and at their own expense maintain in good and substantial repair and condition to the satisfaction of the Director of Lands the Green Hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon, and in the event that the Director of Lands shall by notice in writing call upon the Owners, the Owners shall carry out such geotechnical investigations, slope treatment, landslip preventive practice, mitigation and remedial works and shall maintain, reinstate and make good any land, structure or works affected by such landslip, subsidence or falling away to the satisfaction of the Director of Lands.

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

B. Facilities that are required under the Land Grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development

1. Please refer to paragraphs A1 and A2 above.

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

C. Size of any open space that is required under the Land Grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development

Not Applicable.

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

Not Applicable.

Notes:
1. The term "Director" in the Land Grant means "the Director of Lands", unless otherwise specified.
2. The term "Purchaser" in the Land Grant means "the Grantee", unless otherwise specified.
3. The term "Conditions" in the Deed of Mutual Covenant means "the Land Grant", unless otherwise specified.

A. 批地文件規定須興建並提供予政府或供公眾使用的設施

1. 批地文件特別條件第(2)、(3)、(4)及(5)條所指之「綠色範圍」及「該等構築物」

(1) 批地文件的條款

特別條件第(2)條規定：-

(a) 買家須：

(i) 於2022年12月31日或之前或其他經署長批准的日期，自費以署長批准的方式、材料、標準、水準、定線及設計進行下列工程，達致署長在各方面滿意：

1. 鋪設及平整在批地文件附錄圖則上以綠色顯示之若干未來公共道路部份（**「綠色範圍」**）；及
2. 提供及興建橋樑、隧道、高架道路、地下通道、溝渠、高架橋、行車天橋、行人路、道路或署長全權酌情要求的其他構築物（**「該等構築物」**）

致使建造、車輛及行人交通可於綠色範圍上通行；

(ii) 於2022年12月31日或之前或其他經署長批准的日期，自費在綠色範圍鋪設路面、建造路緣及渠道並為其提供署長要求的溝渠、污水渠、排水渠、消防栓連接駁總水管的水管、街燈、交通標誌、街道設施及道路標記，以達致署長滿意；及

(iii) 自費保養綠色範圍，連同該等構築物及所有在該範圍之上或之內興建、設置及提供的構築物、表面、溝渠、污水渠、排水渠、消防栓、服務、街燈、交通標誌、街道設施、道路標記及植物，以達致署長滿意，直至按特別條件第(3)條交還綠色範圍的管有權為止。

(b) 倘若買家沒有於本特別條件(a)分條所述的指定日期或其他經署長批准的日期內履行該分條訂明的責任，政府可進行必要的工程，並由買家承擔該等費用。買家須應要求向政府償還該工程的費用，金額將由署長決定，而其決定將為最終決定並對買家具有約束力。

(c) 政府對買家或任何其他人士就買家履行本特別條件(a)分條的責任或政府行使本特別條件(b)分條的權利或其他權利所產生或附帶產生而造成或蒙受的任何損失、損害、滋擾或干擾或其他情況毋須承擔任何責任，以及買家無權就任何上述損失、損害、滋擾或干擾向政府提出索償。

特別條件第(3)條規定：-

僅為了按特別條件第(2)條進行必要工程，買家在本協議之日獲授予綠色範圍的管有權。綠色範圍須在政府要求時交還予政府，而於任何情況下，倘若署長發信表示其滿意接受此等條件已經履行，則綠色範圍於發信日期即被視作已由買家交還予政府。買家管有綠色範圍期間，須於所有合理時間允許所有政府及公眾車輛及行人交通自由及不受阻礙通行及往來綠色範圍，並須確保通行不受工程干擾或妨礙（無論是否按特別條件第(2)條或其他進行的工程）。

特別條件第(4)條規定：-

除非獲得署長事先書面同意，買家不得使用綠色範圍存放物品或搭建任何臨時構築物，又或作進行特別條件第(2)條指定工程以外的用途。

特別條件第(5)條規定：-

(a) 買家管有綠色範圍期間，須於所有合理時間：

(i) 允許政府、署長及其人員、承辦商及代理人及署長授權的任何人士有權進出、返回及通過該地段及綠色範圍，以視察、檢查及監督遵照特別條件第(2)(a)條進行的任何工程，並且進行、視察、檢查及監督按特別條件第(2)(b)條進行的工程以及綠色範圍內署長認為必要的其他工程；

(ii) 允許政府及政府授權的相關公用事業公司有權按需要進出、返回及通過該地段及綠色範圍，以於綠色範圍之內、之上或之下或任何毗連土地進行任何工程，包括但不限於鋪設及其後維修所有必要水管、電線、管道、電線槽及其他導體和輔助設備，藉此提供擬供該地段或任何毗連或毗鄰土地或樓宇使用的電話、電力、氣體（如有）及其他服務。買家須與政府及政府妥為授權的相關公用事業公司全面合作，以處理關乎上述擬於綠色範圍內進行的工程之所有事宜；及

(iii) 允許水務監督人員及其授權之其他人士有權按需要進出、返回及通過該地段及綠色範圍，以進行任何關於運作、保養、維修、更換及變更綠色範圍內任何其他水務裝置的工程。

(b) 政府、署長及其人員、承辦商及代理人和其他獲本特別條件(a)分條獲妥為授權的人士或公用事業公司，毋須為政府、署長及其人員、承辦商及代理人和其他獲本特別條件(a)分條獲妥為授權的人士或公用事業公司因行使其權利而引起或附帶引起而令買方或任何其他人士造成或蒙受的任何損失、損害、滋擾或干擾承擔任何責任。

(2) 公契的條款

第37條規定：-

除本契約明確訂立之其他權力外，管理人亦有權鑒於或因應該地段及發展項目代表所有業主和該處之管理事務進行所有必要或恰當的行為及事項。茲毋損前文之一般規定，管理人之權力包括下列各項：

(ac) 有獨有權代表所有業主與政府、任何法定機關、任何公用事業公司、其他主管當局或任何其他個人交涉，以處理所有有關或關乎該地段及發展項目整體、公用地方及設施或綠色範圍及綠色範圍構築物（直至交還該管有權予政府）的事宜，並有權就與該等交涉有關的任何已採納的政策、已達成的決定或已採取的行動約束所有業主；

(az) 綠色範圍交還予政府前，管理人有權維修、保養及保持綠色範圍連同綠色範圍構築物（直至交還該管有權予政府），及在該範圍之上或之內興建、設置及提供的所有構築物、表面、溝渠、污水渠、排水渠、消防栓、服務、街燈、交通標誌、街道設施、道路標記及植物，於修繕妥當及良好的狀況，以達致署長滿意；

(bf) 代表業主管理和維修位於該地段內或外(如政府要求)而第一業主有責任興建及/或應負責興建的土地、區域、構築物、設施或排水渠或渠道；就本特別條款而言，該等管理和維修包括綠色範圍及綠色範圍構築物，直至根據批地文件的條款交還管有權予政府。

第三附錄第36條規定：-

業主須自費按照分配予各單位的不分割份數數目（不包括分配予公用地方及設施的不分割份數）的比例，以維持綠色範圍及綠色範圍構築物（直至管有權交還予政府），並在此等範圍以上或對此等範圍進行有關工程，以在各方面達致署長滿意及遵守並遵從特別條件第(2)至(5)條及批地條件的任何其他條文。

(3) 公眾有權按照批地文件使用上述之設施或休憩用地(如有)。

2. 批地文件特別條件第(37)條所指之綠色間黑斜線範圍

(1) 批地文件的條款

特別條件第(37)條規定：-

(a) 買家必須按署長絕對酌情決定的要求，自費在批地文件附錄圖則上以綠色間黑斜線顯示的範圍（**「綠色間黑斜線範圍」**），進行與完成土力工程勘察、斜坡處理、防止山泥傾瀉、緩解及補救工程，以達致署長滿意及必須在批地年期的期間內任何時候自費保養綠色間黑斜線範圍，使其處於修繕妥當及良好的狀況，以達致署長滿意，包括一切土地、斜坡處理工程、護土構築物、排水渠及在綠色間黑斜線範圍之內及之上的任何其他工程。如於批地年期的期間內任何時候綠色間黑斜線範圍內發生任何山泥傾瀉、土地下陷或泥土剝落的情況，買家須自費還原及修復該綠色間黑斜線範圍以及署長認為（以其看法為最終看法並對買家具約束力）與任何該等地區毗連或毗鄰亦受影響範圍，以達致署長滿意。買家須就上述山泥傾瀉、土地下陷或泥土剝落而招致的一切責任、損失、收費、要求、訴訟、申索、司法程序、費用、損害和開支，對政府、其代理人及承建商作出彌償。買家須確保任何時候在綠色間黑斜線範圍內不得有任何非法挖掘或棄置垃圾。在署長的事先書面批准下，買家可搭建圍欄或其他障礙物，以防止非法挖掘或棄置垃圾。除署長享有就違反批地文件條件具有任何其他權利或補償外，署長可在任何時候以書面通知要求買家進行上述土力工程勘測、斜坡處理、防止山泥傾瀉、緩解及補救工程並保養、還原及修復受到上述山泥傾瀉、土地下陷或泥土剝落影響的任何土地、構築物或工程。如買家忽略或未能於通知所述期限內遵從該等通知以達致署長滿意，署長可於該等期限屆滿後執行及進行所需工程，而買家須應要求向政府支付有關費用。

(b) 儘管本特別條件(a)分條另有規定，買家按本特別條件就綠色間黑斜線範圍或其任何部分的責任及權利將於政府向買家給予相關通知時完全終止。買家不能對有關終止產生的任何損失、損害、滋擾或侵擾或招致的任何開支向政府、署長或其授權的人員索取賠償。但是，該終止將不影響政府就任何先前違反、不履行或不遵守本特別條件(a)分條的任何權利或補償。

(2) 公契的條款

第37條規定：-

除本契約明確訂立之其他權力外，管理人亦有權鑒於或因應該地段及發展項目代表所有業主和該處之管理事務進行所有必要或恰當的行為及事項。茲毋損前文之一般規定，管理人之權力包括下列各項：

(bh) 按批地文件特別條件第(37)(a)條及直至按批地文件特別條件第(37)(b)條決定業主責任前，保養綠色間黑斜線範圍，使其處於修繕妥當及良好的狀況，以達致署長滿意，包括一切土地、斜坡處理工程、護土構築物、排水渠及在綠色間黑斜線範圍之內及之上的任何其他工程。在地政總署署長以書面通知要求業主時進行有關土力工程勘測、斜坡處理、防止山泥傾瀉、緩解及補救工程並保養、還原及修復受到上述山泥傾瀉、土地下陷或泥土剝落影響的任何土地、構築物或工程，以達致署長滿意。

第三附錄第48條規定：-

直至按批地文件特別條件第(37)(b)條決定業主責任前，業主須在任何時間自費保養綠色間黑斜線範圍，使其處於修繕妥當及良好的狀況，以達致署長滿意，包括一切土地、斜坡處理工程、護土構築物、排水渠及在綠色間黑斜線範圍之內及之上的任何其他工程。倘若地政總署署長以書面通知要求業主，業主須進行上述土力工程勘測、斜坡處理、防止山泥傾瀉實行、緩解及補救工程並保養、還原及修復受到上述山泥傾瀉、土地下陷或泥土剝落影響的任何土地、構築物或工程，以達致署長滿意。

(3) 公眾有權按照批地文件使用上述之設施或休憩用地(如有)。

B. 批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的設施

1. 請參閱上述A1及A2段。

2. 上述A1及A2段所述之設施或休憩用地（如有）按規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持，及該等擁有人按規定須以由有關住宅物業分攤的管理開支，應付管理、營運或維持該等設施或休憩用地（如有）的部分開支。

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

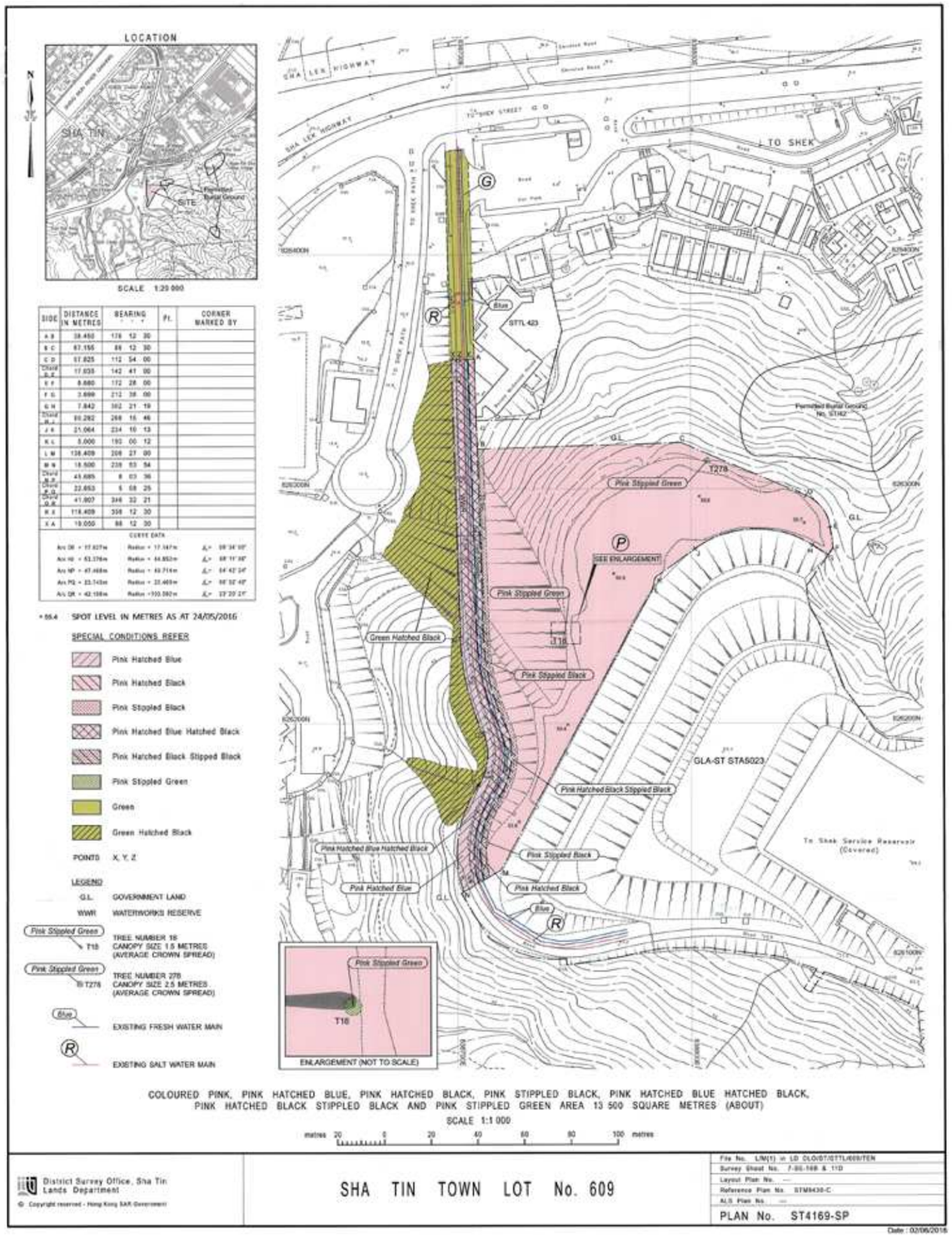
不適用。

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

不適用。

備註：
1. 除非另有指明，批地文件所載的「署長」指「地政總署署長」。
2. 除非另有指明，批地文件所載的「買家」指「承授人」。
3. 除非另有指明，公契所載的「租契」指「批地文件」。

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



Legend 圖例

- Pink Hatched Blue 粉紅色間藍斜線
- Pink Hatched Black 粉紅色間黑斜線
- Pink Stippled Black 粉紅色綴黑點
- Pink Hatched Blue Hatched Black 粉紅色間藍斜線間黑斜線
- Pink Hatched Black Stippled Black 粉紅色間黑斜線綴黑點
- Pink Stippled Green 粉紅色綴綠點
- Green 綠色
- Green Hatched Black 綠色間黑斜線
- Blue Line 藍色線
- Red Line 紅色線

Notes:

1. This plan is extracted from the plan annexed to the Land Grant.
2. The portions indicated Pink Hatched Blue, Pink Hatched Black, Pink Stippled Black, Pink Hatched Blue Hatched Black, Pink Hatched Black Stippled Black and Pink Stippled Green and the Blue Line and Red Line shown on this plan do not form parts of those facilities referred to in the part of "Information on Public Facilities and Public Open Space".

備註:

1. 此圖摘錄自附於批地文件的圖則。
2. 在此圖上顯示為粉紅色間藍斜線、粉紅色間黑斜線、粉紅色加黑點、粉紅色間藍斜線間黑斜線、粉紅色間黑斜線加黑點及粉紅色加綠點的部分及藍色線與紅色線並不構成此「公共設施及公眾休憩用地的資料」所指的公共設施。

WARNING TO PURCHASERS
對買方的警告

(a) The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.

(b) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.

(c) If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser,
  (i) that firm may not be able to protect the purchaser's interests; and
  (ii) the purchaser may have to instruct a separate firm of solicitors; and
  (iii) in the case of paragraph (c)(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

(a) 現建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。

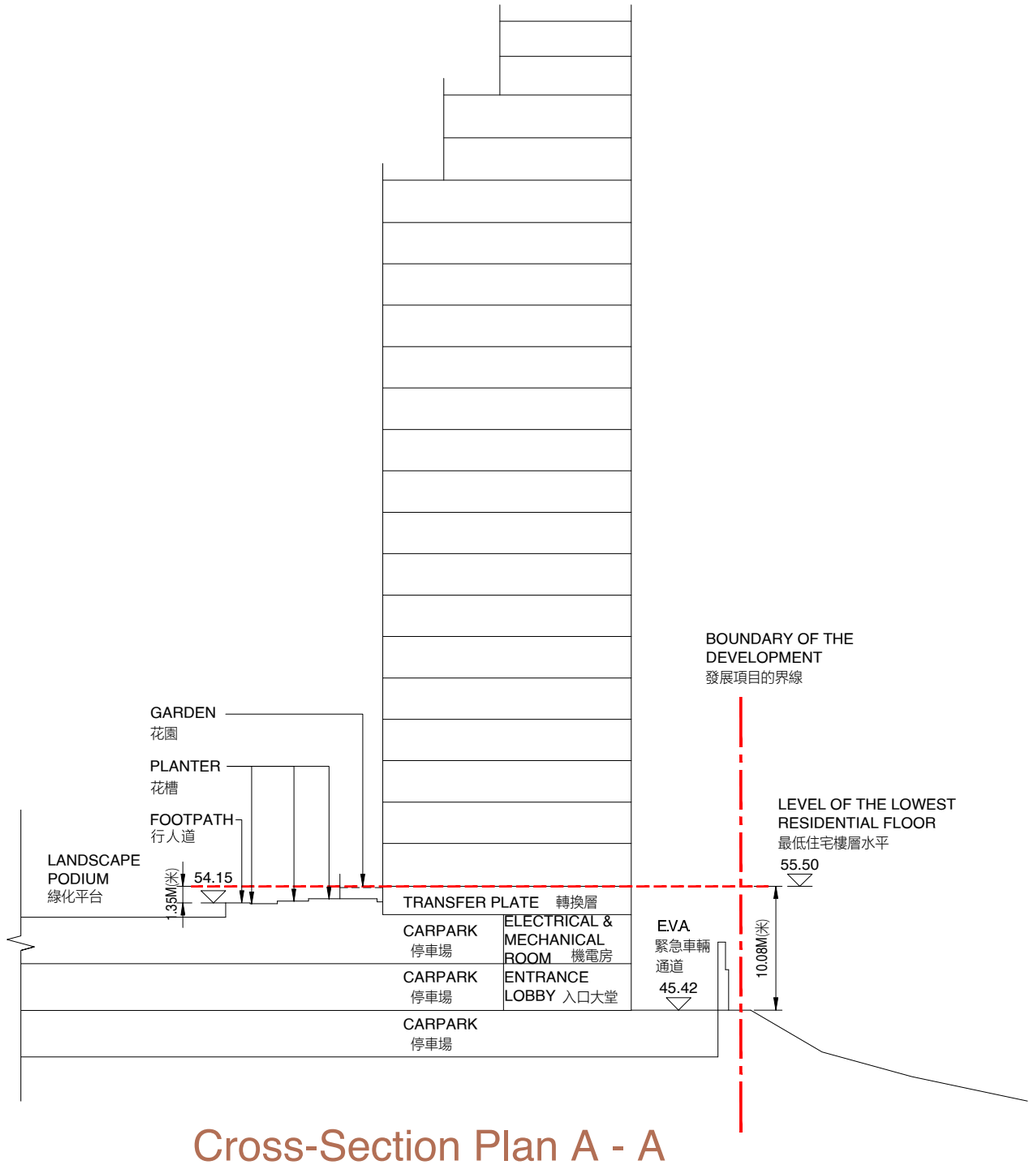
(b) 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。

(c) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突－
  (i) 該律師事務所可能不能夠保障買方的利益；及
  (ii) 買方可能要聘用一間獨立的律師事務所；及
  (iii) 如屬(c)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

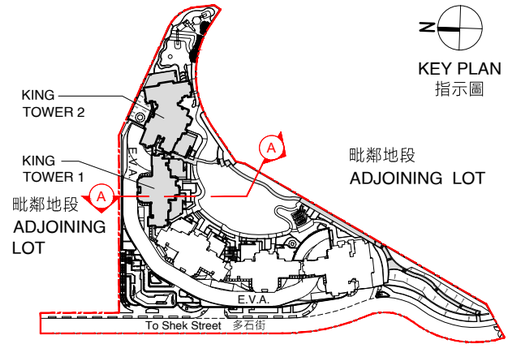
CROSS-SECTION PLAN OF BUILDING IN THE PHASE
期數中的建築物的橫截面圖

UPPER ROOF FLOOR	上層天台
PLANT ROOM FLOOR	機電層
ROOF	天台
27/F RESIDENTIAL UNITS	27樓 住宅單位
26/F RESIDENTIAL UNITS	26樓 住宅單位
25/F RESIDENTIAL UNITS	25樓 住宅單位
23/F RESIDENTIAL UNITS	23樓 住宅單位
22/F RESIDENTIAL UNITS	22樓 住宅單位
21/F RESIDENTIAL UNITS	21樓 住宅單位
20/F RESIDENTIAL UNITS	20樓 住宅單位
19/F RESIDENTIAL UNITS	19樓 住宅單位
18/F RESIDENTIAL UNITS	18樓 住宅單位
17/F RESIDENTIAL UNITS	17樓 住宅單位
16/F RESIDENTIAL UNITS	16樓 住宅單位
15/F RESIDENTIAL UNITS	15樓 住宅單位
12/F RESIDENTIAL UNITS	12樓 住宅單位
11/F RESIDENTIAL UNITS	11樓 住宅單位
10/F RESIDENTIAL UNITS	10樓 住宅單位
9/F RESIDENTIAL UNITS	9樓 住宅單位
8/F RESIDENTIAL UNITS	8樓 住宅單位
7/F RESIDENTIAL UNITS	7樓 住宅單位
6/F RESIDENTIAL UNITS	6樓 住宅單位
TRANSFER PLATE	轉換層
5/F	5樓
3/F	3樓
2/F	2樓

KING TOWER 1



Cross-Section Plan A - A
橫截面圖 A - A



Notes:

1. ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
2. – – – Dotted line denotes the level of the lowest residential floor of the building of the Phase.
3. The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 45.42 metres above the Hong Kong Principal Datum.
4. The part of footpath adjacent to the building is 54.15 metres above the Hong Kong Principal Datum.

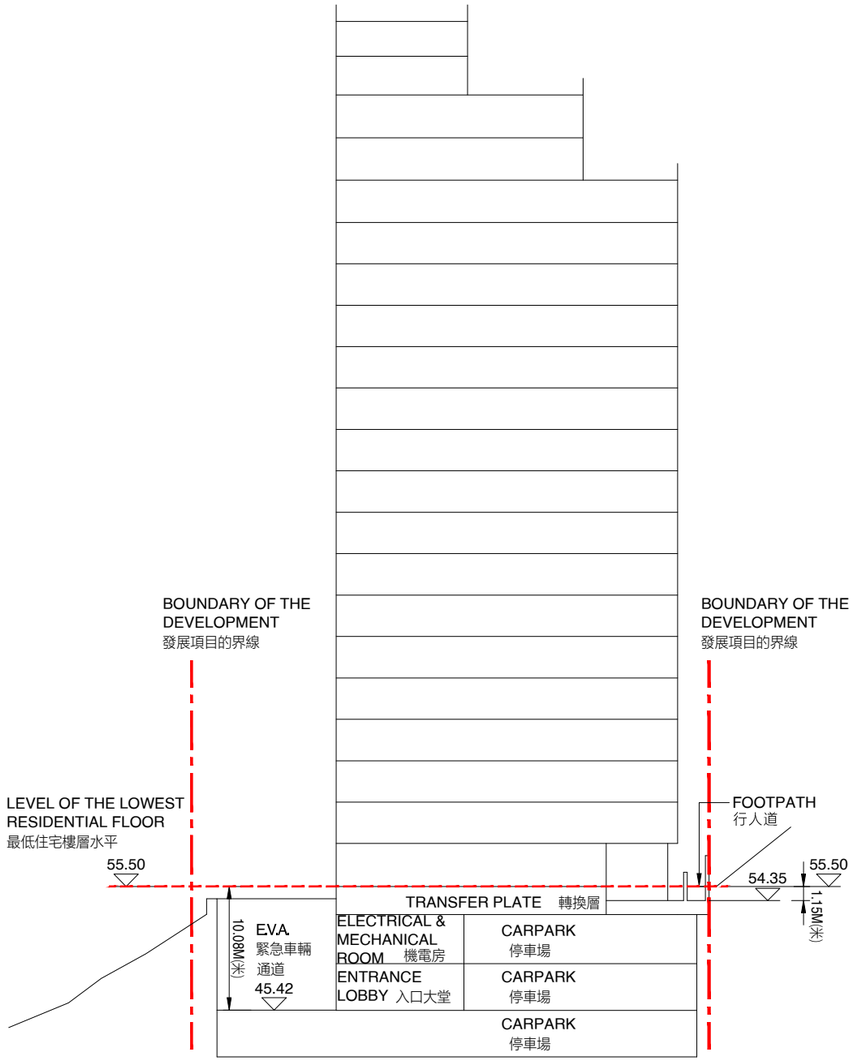
備註：

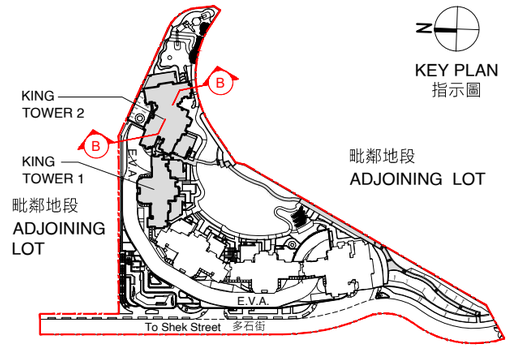
1. ▽ 代表香港主水平基準以上的高度（米）。
2. – – – 虛線代表期數中建築物之最低住宅樓層水平。
3. 毗連建築物的一段緊急車輛通道為香港主水平基準以上 45.42 米。
4. 毗連建築物的一段行人道為香港主水平基準以上 54.15 米。

CROSS-SECTION PLAN OF BUILDING IN THE PHASE
期數中的建築物的橫截面圖

UPPER ROOF FLOOR	上層天台
PLANT ROOM FLOOR	機電層
ROOF	天台
27/F RESIDENTIAL UNITS	27樓 住宅單位
26/F RESIDENTIAL UNITS	26樓 住宅單位
25/F RESIDENTIAL UNITS	25樓 住宅單位
23/F RESIDENTIAL UNITS	23樓 住宅單位
22/F RESIDENTIAL UNITS	22樓 住宅單位
21/F RESIDENTIAL UNITS	21樓 住宅單位
20/F RESIDENTIAL UNITS	20樓 住宅單位
19/F RESIDENTIAL UNITS	19樓 住宅單位
18/F RESIDENTIAL UNITS	18樓 住宅單位
17/F RESIDENTIAL UNITS	17樓 住宅單位
16/F RESIDENTIAL UNITS	16樓 住宅單位
15/F RESIDENTIAL UNITS	15樓 住宅單位
12/F RESIDENTIAL UNITS	12樓 住宅單位
11/F RESIDENTIAL UNITS	11樓 住宅單位
10/F RESIDENTIAL UNITS	10樓 住宅單位
9/F RESIDENTIAL UNITS	9樓 住宅單位
8/F RESIDENTIAL UNITS	8樓 住宅單位
7/F RESIDENTIAL UNITS	7樓 住宅單位
6/F RESIDENTIAL UNITS	6樓 住宅單位
TRANSFER PLATE	轉換層
5/F	5樓
3/F	3樓
2/F	2樓

KING TOWER 2





Cross-Section Plan B - B
橫截面圖B - B

Notes:

1. ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
2. – – – Dotted line denotes the level of the lowest residential floor of the building of the Phase.
3. The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 45.42 metres above the Hong Kong Principal Datum.
4. The part of footpath adjacent to the building is 54.35 metres to 55.50 metres above the Hong Kong Principal Datum.

備註：

1. ▽ 代表香港主水平基準以上的高度（米）。
2. – – – 虛線代表期數中建築物之最低住宅樓層水平。
3. 毗連建築物的一段緊急車輛通道為香港主水平基準以上 45.42 米。
4. 毗連建築物的一段行人道為香港主水平基準以上 54.35米至55.50 米。

ELEVATION PLAN FOR THE PHASE
期數的立面圖

KING TOWER 1



ELEVATION A1
立面圖 A1

KING TOWER 1



ELEVATION A2
立面圖 A2



Authorized Person for the Phase certified that the elevations shown on the plan:

(a) are prepared on the basis of the approved building plans for the Phase as of 8 April 2022; and

(b) are in general accordance with the outward appearance of the Phase.

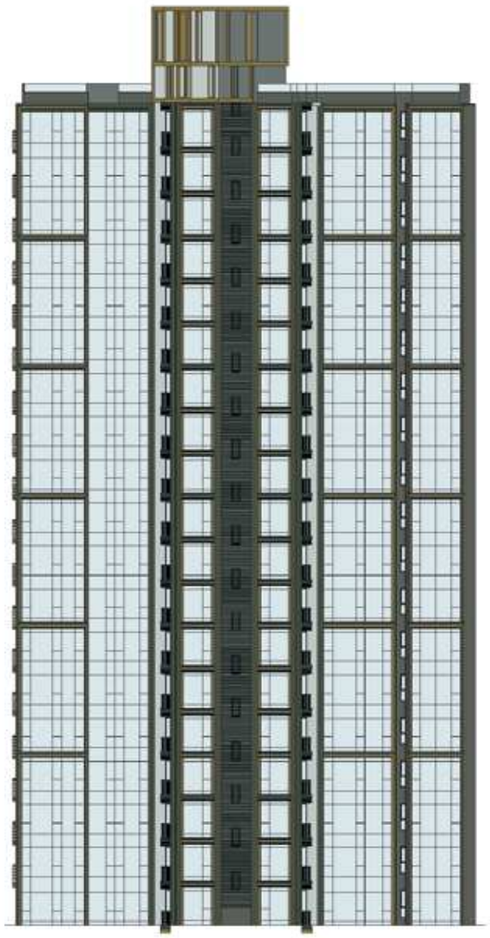
期數的認可人士證明本圖顯示的立面：

(a) 以2022年4月8日的情況為準的期數的經批准的建築圖則為基礎擬備；及

(b) 大致上與期數的外觀一致。

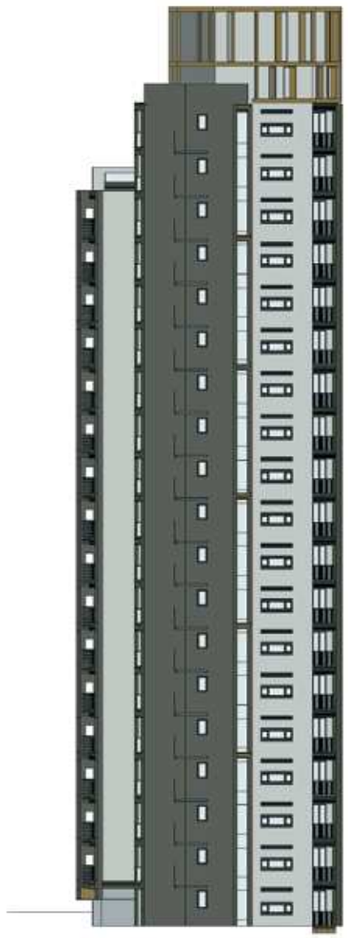
ELEVATION PLAN FOR THE PHASE
期數的立面圖

KING TOWER 1



ELEVATION A3
立面圖 A3

KING TOWER 1



ELEVATION A4
立面圖 A4



Authorized Person for the Phase certified that the elevations shown on the plan:

(a) are prepared on the basis of the approved building plans for the Phase as of 8 April 2022; and

(b) are in general accordance with the outward appearance of the Phase.

期數的認可人士證明本圖顯示的立面：

(a) 以2022年4月8日的情況為準的期數的經批准的建築圖則為基礎擬備; 及

(b) 大致上與期數的外觀一致。

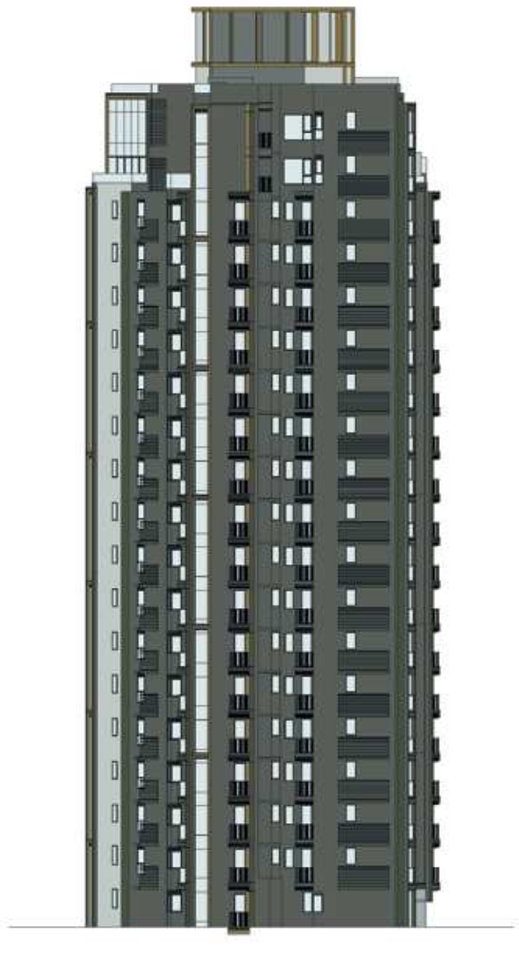
ELEVATION PLAN FOR THE PHASE
期數的立面圖

KING TOWER 2



ELEVATION B1
立面圖 B1

KING TOWER 2



ELEVATION B2
立面圖 B2



Authorized Person for the Phase certified that the elevations shown on the plan:

(a) are prepared on the basis of the approved building plans for the Phase as of 8 April 2022; and

(b) are in general accordance with the outward appearance of the Phase.

期數的認可人士證明本圖顯示的立面：

(a) 以2022年4月8日的情況為準的期數的經批准的建築圖則為基礎擬備；及

(b) 大致上與期數的外觀一致。

ELEVATION PLAN FOR THE PHASE
期數的立面圖

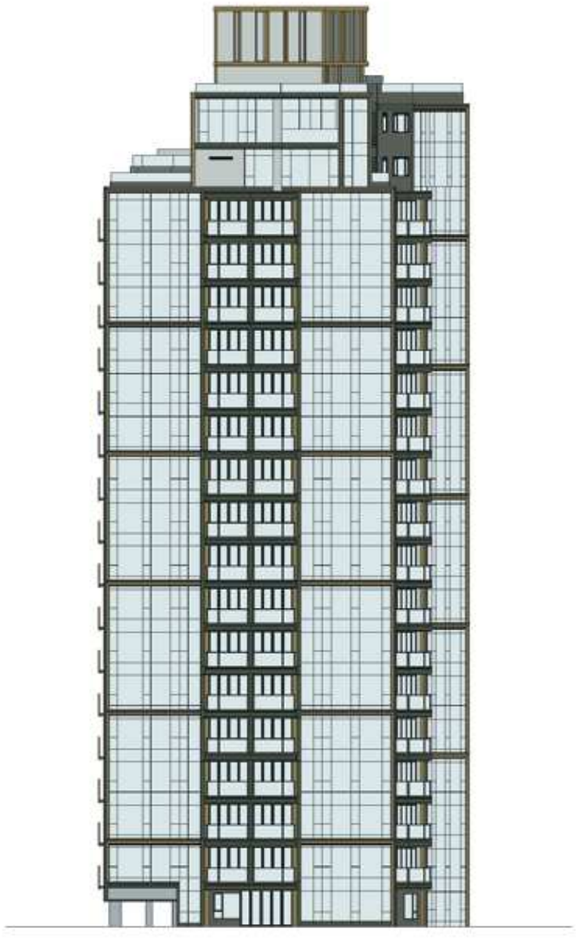


KING TOWER 2



ELEVATION B3
立面圖 B3

KING TOWER 2



ELEVATION B4
立面圖 B4

Authorized Person for the Phase certified that the elevations shown on the plan:

(a) are prepared on the basis of the approved building plans for the Phase as of 8 April 2022; and

(b) are in general accordance with the outward appearance of the Phase.

期數的認可人士證明本圖顯示的立面：

(a) 以2022年4月8日的情況為準的期數的經批准的建築圖則為基礎擬備; 及

(b) 大致上與期數的外觀一致。

INFORMATION ON COMMON FACILITIES IN THE PHASE
期數中的公用設施的資料

		Covered 有蓋	Uncovered 露天	Total Area 總面積
Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所（包括供住客使用的任何康樂設施）	sq. ft. 平方呎	-	-	-
	sq. m. 平方米	-	-	-
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 Phase (whether known as a communal sky garden or otherwise) 位於期數中的建築物的天台或在天台和 最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 （不論是稱為公用空中花園或有其他名稱）	sq. ft. 平方呎	-	1,549	1,549
	sq. m. 平方米	-	143.917	143.917
Communal garden or play area for residents' use below the lowest residential floor of a building in the Phase (whether known as a covered and landscaped play area or otherwise) 位於期數中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方 （不論是稱為有蓋及園景的遊樂場或有其他名稱）	sq. ft. 平方呎	-	-	-
	sq. m. 平方米	-	-	-

Notes :

1. Areas in square feet are converted at a rate of 1 square metre = 10.764 square feet, and rounded off to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. The covered area for Resident's Clubhouse serving Phase 2 of the Development has already been indicated in Sales Brochure for Phase 1 of the Development. Common facilities of all phases are intended for the common use and the benefit of the owner of residential units and their bona fide visitors of all phases. Please refer to the Deed of Mutual Covenant for details.

備註：

1. 以平方呎顯示之面積均依據1平方米 = 10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米表述之面積可能有些微差異。
2. 上表所顯示之「–」符號代表「不提供」。
3. 可供發展項目第二期使用的有蓋「住客會所」面積已於發展項目第一期的售樓説明書中列出。所有期數內的公用設施均為供所有期數的住客及其訪客使用的公用及共享設施。詳情請參閱公契。

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

1. A copy of the outline zoning plan relating to the Development is available at www.ozp.tpb.gov.hk.

2. A copy of the latest draft of every deed of mutual covenant in respect of the residential property as at the date on which the specified residential property is offered to be sold is available for inspection at the place at which the residential property is offered to be sold.

3. The inspection is free of charge.

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

2. 關於住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿的文本存放在住宅物業的售樓處，以供閱覽。

3. 無須為閱覽付費。

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

1. Exterior Finishes

Item		Description		
a.	External wall	Type of finishes	Podium	Window wall, aluminium claddings, natural stone claddings, aluminium grille and aluminium louvre
			Residential Towers	Curtain wall, tiles, aluminium claddings, natural stone claddings, aluminium grilles, aluminium louvre and paint
b.	Window	Material of frame	Fluorocarbon coated aluminium frame	
		Material of glass	Living Room and Dining Room, Bedroom, Study Room and Family Room	Insulated Glazing Unit (IGU) with low-e coating glass (except the following items Windows adjacent to air-conditioner platform are Insulated Glazing Unit (IGU) with low-e coating acid etched glass for the following flats <u>King Tower 1 :</u> Master Bedroom of Garden Suite A at 6/F; Master Bedroom of Flat A and Bedroom 3 of Flat B at 7/F-12/F, 15/F-23/F & 25/F; Master Bedroom and Bedroom 3 of Villa B at 26/F and Penthouse B at 27/F; <u>King Tower 2 :</u> Master Bedroom of Garden Suite A and Living Room and Dining Room of Garden Suite B at 6/F; Master Bedroom of Flat A, Flat C and Flat E, Bedroom 3 of Flat B and Living Room and Dining Room of Flat D at 7/F-12/F, 15/F-23/F & 25/F)
			Bathroom	Tinted acid etched glass (except the following items Windows are Insulated Glazing Unit (IGU) with low-e coating acid etched glass for the following flat <u>King Tower 2 :</u> Master Bathroom of Garden Suite A at 6/F)

1. 外部裝修物料

細項		描述		
a.	外牆	裝修物料的類型	基座	玻璃牆、鋁質覆蓋層板、天然石覆蓋層板、鋁質格柵及鋁質百葉
			住宅大廈	玻璃幕牆、瓦、鋁質覆蓋層板、天然石覆蓋層板、鋁質格柵、鋁質百葉及油漆
b.	窗	框的用料	氟化碳塗層鋁質窗框	
		玻璃的用料	客廳及飯廳、睡房、書房及家庭房	雙層中空低輻射鍍膜玻璃 (除以下項目 下列的單位連接冷氣機平台的窗採用雙層中空低輻射鍍膜酸蝕玻璃 <u>King Tower 1 :</u> 6 樓的 Garden Suite A 的主人睡房; 7 樓至 12 樓、15 樓至 23 樓及 25 樓的 A 單位的主人睡房及 B 單位的睡房 3; 26 樓的 Villa B 及 27 樓的 Penthouse B 的主人睡房及睡房 3; <u>King Tower 2 :</u> 6 樓的 Garden Suite A 的主人睡房及 Garden Suite B 的客廳及飯廳; 7 樓至 12 樓、15 樓至 23 樓及 25 樓的 A 單位、C 單位及 E 單位的主人睡房、B 單位的睡房 3 及 D 單位的客廳及飯廳)
			浴室	有色酸蝕玻璃 (除以下項目 下列的單位的窗採用雙層中空低輻射鍍膜酸蝕玻璃 <u>King Tower 2 :</u> 6 樓的 Garden Suite A 的主人浴室)

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

1. Exterior Finishes

Item		Description		
b.	Window	Material of glass	Utility Room	Tinted acid etched glass (except the following items Windows are Insulated Glazing unit (IGU) with low-e coatings glass for the following flats King Tower 1 : Garden Suite A and Garden Suite B at 6/F; Flat A and Flat C at 7/F-12/F, 15/F-23/F & 25/F; Villa A and Villa B at 26/F; Penthouse A and Penthouse B at 27/F)
			Kitchen	Tinted glass (except windows for the following flats are Insulated Glazing unit (IGU) with low-e coatings glass King Tower 2 : King Mansion at 26/F & 27/F)
c.	Bay window	Material of bay window	Not Applicable	
		Window sill finishes	Not Applicable	
d.	Planter	Type of finishes	Natural stone	
e.	Verandah or balcony	Type of finishes of balcony	Balcony	Installed with laminated tempered glass balustrade with aluminium capping
			Floor	Natural stone
			Wall	Aluminium claddings and natural stone claddings (except balconies for the following flats are finished with aluminium claddings, natural stone claddings and tiles King Tower 1 : Flat B at 7/F-12/F, 15/F-23/F & 25/F King Tower 2 : Flat B and Flat D at 7/F-12/F, 15/F-23/F & 25/F)
			Ceiling	Aluminium ceiling
		Whether balcony is covered	Balcony is covered	
		Verandah	Not Applicable	
f.	Drying facilities for clothing	Type	Not Applicable	
		Material	Not Applicable	

1. 外部裝修物料

細項		描述		
b.	窗	玻璃的用料	工作間	有色酸蝕玻璃 (除以下項目 下列的單位的窗採用雙層中空低輻射鍍膜玻璃 King Tower 1 : 6 樓的 Garden Suite A 及 Garden Suite B; 7 樓至 12 樓、15 樓至 23 樓及 25 樓的 A 單位及 C 單位; 26 樓的 Villa A 及 Villa B; 27 樓的 Penthouse A 及 Penthouse B)
			廚房	有色玻璃 (除下列的單位的窗採用雙層中空低輻射鍍膜玻璃 King Tower 2 : 26 樓及 27 樓的 King Mansion)
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	天然石	
e.	陽台或露台	露台裝修物料的類型	露台	裝有夾層鋼化玻璃欄杆連鋁質頂冚
			地板	天然石
			牆壁	鋁質覆蓋層板及天然石覆蓋層板 (除下列的單位的露台鋪砌鋁質覆蓋層板、天然石覆蓋層板及瓦 King Tower 1 : 7 樓至 12 樓、15 樓至 23 樓及 25 樓的 B 單位 King Tower 2 : 7 樓至 12 樓、15 樓至 23 樓及 25 樓的 B 單位及 D 單位)
			天花板	鋁質天花板
		露台是否有蓋	露台均有蓋	
		陽台	不適用	
f.	乾衣設施	類型	不適用	
		用料	不適用	

2. Interior Finishes

Item		Description			
			Wall	Floor	Ceiling
a.	Lobby	Type of finishes of Residential Recreational Facilities Lift Lobby at G/F	Natural stone, artificial plant, aluminium metal screen, metal finish and mirror finish on exposed surfaces	Natural stone on exposed surfaces	Metal finish and gypsum board with high gloss lacquered and emulsion paint
		Type of finishes of Fireman's Lift Lobby at King Tower 1 : 6/F-12/F, 15/F-23/F and 25/F-27/F King Tower 2 : 6/F-12/F, 15/F-23/F and 25/F-27/F	Plastic laminate finish, reconstituted stone and metal finish on exposed surfaces	Tile on exposed surfaces	Gypsum board with emulsion paint
		Type of finishes of Lift Lobby connecting to Covered Landscape Area at King Tower 1 : 6/F King Tower 2 : 6/F	Plastic laminate finish, mirror finish, tile and metal finish on exposed surfaces	Tile on exposed surfaces	Gypsum board with emulsion paint

2. 室內裝修物料

細項		描述			
			牆壁	地板	天花板
a.	大堂	地下住客休憩設施升降機大堂裝修物料的類型	天然石、仿真植物、鋁質金屬屏風、金屬飾面及鏡飾面鋪砌於外露位置	天然石鋪砌於外露位置	金屬飾面及石膏板面髹上高光漆及乳膠漆
		消防員升降機大堂裝修物料的類型於 King Tower 1 : 6 樓至 12 樓 、15 樓至 23 樓及 25 樓至 27 樓 King Tower 2 : 6 樓至 12 樓、15 樓至 23 樓及 25 樓至 27 樓	膠板飾面、人造石及金屬飾面鋪砌於外露位置	瓦鋪砌於外露位置	石膏板面髹上乳膠漆
		通往有蓋綠化範圍的升降機大堂裝修物料的類型於 King Tower 1 : 6 樓 King Tower 2 : 6 樓	膠板飾面、鏡飾面、瓦及金屬飾面鋪砌於外露位置	瓦鋪砌於外露位置	石膏板面髹上乳膠漆

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

2. Interior Finishes

Item		Description			
			Wall	Floor	Ceiling
a.	Lobby	Type of finishes of Lift Lobby at 2/F and 5/F	Plastic laminate finish, reconstituted stone, tile, mirror finish and metal finish on exposed surfaces	Natural stone on exposed surfaces	Emulsion paint where exposed and gypsum board with emulsion paint
		Type of finishes of Fireman's Lift Lobby at 2/F, 3/F and 5/F	Emulsion paint on exposed surfaces	Tile on exposed surfaces	Emulsion paint where exposed and gypsum board with emulsion paint
		Type of finishes of Centralized Lobby at 3/F	Natural stone, aluminium metal screen, metal finish, glass finish and mirror finish on exposed surfaces	Natural stone on exposed surfaces	Metal finish and gypsum board with emulsion paint
		Type of finishes of Tower Entrance Lobby at King Tower 1: 3/F King Tower 2 : 3/F	Natural stone, aluminium metal screen, metal finish, glass finish and mirror finish on exposed surfaces	Natural stone on exposed surfaces	Gypsum board with emulsion paint, timber veneered finish, mirror finish and metal finish

2. 室內裝修物料

細項		描述			
			牆壁	地板	天花板
a.	大堂	2 樓及 5 樓升降機大堂裝修物料的類型	膠板飾面、人造石、瓦、鏡飾面及金屬飾面鋪砌於外露位置	天然石鋪砌於外露位置	乳膠漆髹於外露位置及石膏板面髹上乳膠漆
		2 樓、3 樓及 5 樓消防員升降機大堂裝修物料的類型	乳膠漆髹於外露位置	瓦鋪砌於外露位置	乳膠漆髹於外露位置及石膏板面髹上乳膠漆
		3 樓中央大堂裝修物料的類型	天然石、鋁質金屬屏風、金屬飾面、玻璃飾面及鏡飾面鋪砌於外露位置	天然石鋪砌於外露位置	金屬飾面及石膏板面髹上乳膠漆
		大廈入口大堂裝修物料的類型於 King Tower 1: 3 樓 King Tower 2 : 3 樓	天然石、鋁質金屬屏風、金屬飾面、玻璃飾面及鏡飾面鋪砌於外露位置	天然石鋪砌於外露位置	石膏板面髹上乳膠漆、木皮飾面、鏡飾面及金屬飾面

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

2. Interior Finishes

Item		Description			
			Wall	Floor	Ceiling
a.	Lobby	Type of finishes of Tower Typical Floor Lift Lobby at King Tower 1 : 7/F-12/F, 15/F-23/F and 25/F King Tower 2 : 7/F-12/F, 15/F-23/F and 25/F	Natural stone, timber veneered finish, tiles, wall paper, metal finish, glass finish and plastic laminate finish on exposed surfaces	Natural stone and tiles on exposed surfaces	Gypsum board with emulsion paint, timber veneered finish and metal finish
		Type of finishes of Tower Typical Floor Lift Lobby at King Tower 1 : 6/F and 26/F-27/F King Tower 2 : 6/F and 26/F-27/F	Natural stone, timber veneered finish, wall paper, metal finish, glass finish and plastic laminate finish on exposed surfaces	Natural stone and tiles on exposed surfaces	Gypsum board with emulsion paint, timber veneered finish and metal finish

2. 室內裝修物料

細項		描述			
			牆壁	地板	天花板
a.	大堂	大廈標準層升降機大堂裝修物料的類型於 King Tower 1 : 7 樓至 12 樓、15 樓至 23 樓及 25 樓 King Tower 2 : 7 樓至 12 樓、15 樓至 23 樓及 25 樓	天然石、木皮飾面、瓦、牆紙、金屬飾面、玻璃飾面及膠板飾面鋪砌於外露位置	天然石及瓦鋪砌於外露位置	石膏板面髹上乳膠漆、木皮飾面及金屬飾面
		大廈標準層升降機大堂裝修物料的類型於 King Tower 1 : 6 樓及 26 樓至 27 樓 King Tower 2 : 6 樓及 26 樓至 27 樓	天然石、木皮飾面、牆紙、金屬飾面、玻璃飾面及膠板飾面鋪砌於外露位置	天然石及瓦鋪砌於外露位置	石膏板面髹上乳膠漆、木皮飾面及金屬飾面

2. Interior Finishes

Item		Description			
			Wall / Ceiling		Flats
b.	Internal wall and ceiling	1. Type of finishes of Living Room and Dining Room and Bedroom	Wall	1.1 Emulsion paint on exposed surfaces	Applicable to all flats (except those flats as stated in 1.2,1.3 and 1.4 of item 2b in the table)
				1.2 Glass partition with metal frame, glass finish and emulsion paint on exposed surfaces	Applicable to the Living Rooms and Dining Rooms for the following flats King Tower 2 : Garden Suite B at 6/F ; King Mansion at 26/F to 27/F ; Villa B at 26/F ; Penthouse B at 27/F
				1.3 Emulsion paint and timber veneered finish on exposed surfaces	Applicable to the Bedrooms for the following flats King Tower 1 : Garden Suite A at 6/F ; Flat A and Flat B at 7/F-12/F, 15/F-23/F and 25/F; Villa A at 26/F ; Penthouse A at 27/F King Tower 2 : Flat B ,Flat C and Flat D at 7/F-12/F, 15/F-23/F and 25/F
				1.4 Emulsion paint, timber veneered finish and mirror finish on exposed surfaces	Applicable to the Living Rooms and Dining Rooms for the King Tower 2 : Flat A and Flat E at 7/F-12/F, 15/F-23/F and 25/F
			Ceiling	1.5 Emulsion paint where exposed and gypsum board bulkhead finished with emulsion paint	Applicable to all flats

2. 室內裝修物料

細項		描述			
			牆壁 / 天花板		單位
b.	內牆及天花板	1. 客廳及飯廳及睡房裝修物料的類型	牆壁	1.1 乳膠漆髹於外露位置	適用於所有單位 (本表中 2b 項目的 1.2、1.3 及 1.4 所描述的單位除外)
				1.2 玻璃隔板連金屬框、玻璃飾面及乳膠漆髹於外露位置	適用於以下單位的客廳及飯廳 King Tower 2 : 6 樓的 Garden Suite B ; 26 樓至 27 樓的 King Mansion ; 26 樓的 Villa B ; 27 樓的 Penthouse B
				1.3 乳膠漆及木皮飾面於外露位置	適用於以下單位的睡房 King Tower 1 : 6 樓的 Garden Suite A; 7 樓至 12 樓、15 樓至 23 樓及 25 樓的 A 單位及 B 單位 ; 26 樓的 Villa A ; 27 樓的 Penthouse A King Tower 2 : 7 樓至 12 樓、15 樓至 23 樓及 25 樓的 B 單位、C 單位及 D 單位
				1.4 乳膠漆、木皮飾面及鏡飾面於外露位置	適用於以下單位的客廳及飯廳 King Tower 2 : 7 樓至 12 樓、15 樓至 23 樓及 25 樓 A 單位及 E 單位
			天花板	1.5 外露位置髹上乳膠漆及石膏板假陣髹上乳膠漆	適用於所有單位

2. Interior Finishes

Item		Description			
			Floor / Skirting		Flat
c.	Internal Floor	1. Material for Living Room and Dining Room (on exposed surfaces)	Floor	1.1 Engineered timber flooring, reconstituted stone and metal border provided between the Living Room and Dining Room and Balcony door	Applicable to all flats (except those flats as stated in 1.2 of item 2c in the table)
				1.2 Natural stone	Applicable to the following flats King Tower 1 : Garden Suite A and Garden Suite B at 6/F; Villa A and Villa B at 26/F ; Penthouse A and Penthouse B at 27/F King Tower 2 : Garden Suite A and Garden Suite B at 6/F; King Mansion at 26/F to 27/F; Villa B at 26/F; Penthouse B at 27/F
			Skirting	1.3 Engineered timber	Applicable to all flats (except those flats as stated in 1.2 of item 2c in the table)
				1.4 Natural stone	Applicable to flats as stated in 1.2 of item 2c in the table
		2. Material for Bedroom (on exposed surfaces)	Floor	2.1 Engineered timber flooring, reconstituted stone and metal border provided between the Bedroom and Utility Platform and Flat Roof and Garden Door	Applicable to all flats
			Skirting	2.2 Engineered timber	Applicable to all flats

2. 室內裝修物料

細項		描述			
			地板 / 牆腳線		單位
c.	內部地板	1. 客廳及飯廳的用料 (外露位置)	地板	1.1 複合木地板、客廳及飯廳與露台門之間鋪砌人造石及金屬圍邊	適用於所有單位 (本表中 2c 項目的 1.2 所描述的單位除外)
				1.2 天然石	適用於以下單位 King Tower 1 : 6 樓的 Garden Suite A 及 Garden Suite B ; 26 樓的 Villa A 及 Villa B ; 27 樓的 Penthouse A 及 Penthouse B King Tower 2 : 6 樓的 Garden Suite A 及 Garden Suite B ; 26 樓至 27 樓的 King Mansion ; 26 樓的 Villa B ; 27 樓的 Penthouse B
			牆腳線	1.3 複合木	適用於所有單位 (本表中 2c 項目的 1.2 所描述的單位除外)
				1.4 天然石	適用於本表中 2c 項目的 1.2 所描述的單位
		2. 睡房的用料 (外露位置)	地板	2.1 複合木地板、睡房與工作平台及平台及花園門之間鋪砌人造石及金屬圍邊	適用於所有單位
			牆腳線	2.2 複合木	適用於所有單位

2. Interior Finishes

Item		Description			
			Ceiling / Floor / Wall		Flat
d.	Bathroom	1. Type of finishes	Ceiling (on exposed surfaces)	1.1 Gypsum board in emulsion paint and aluminum ceiling	Applicable to all flats
			Floor (on exposed surfaces)	1.2 Natural stone	Applicable to all flats
			Wall (on exposed surfaces)	1.3 Tiles, reconstituted stone, mirror finish and metal finish up to false ceiling (Tiles on the back of basin cabinet)	Applicable to all flats (except those flats as stated in 1.4 of item 2d in the table)
				1.4 Natural stone, mirror finish and metal finish up to false ceiling (Tiles on the back of basin cabinet)	Applicable to the following flats King Tower 1 : Garden Suite A and Garden Suite B at 6/F; Villa A and Villa B at 26/F ; Penthouse A and Penthouse B at 27/F King Tower 2 : Garden Suite A and Garden Suite B at 6/F; King Mansion at 26/F to 27/F; Villa B at 26/F; Penthouse B at 27/F
		2. Wall finishes on exposed walls run up to level of false ceiling			

2. 室內裝修物料

細項		描述			
			天花板 / 地板 / 牆壁		單位
d.	浴室	1. 裝修物料的類型	天花板(外露位置)	1.1 石膏板面髹上乳膠漆及鋁質天花	適用於所有單位
			地板(外露位置)	1.2 天然石	適用於所有單位
			牆壁(外露位置)	1.3 瓦、人造石、鏡飾面及金屬飾面至假天花高度(洗手盆櫃背鋪瓦)	適用於所有單位 (本表中 2d 項目的 1. 4 所描述的單位除外)
				1.4 天然石、鏡飾面及金屬飾面至假天花高度 (洗手盆櫃背鋪瓦)	適用於以下單位 King Tower 1 : 6 樓的 Garden Suite A 及 Garden Suite B ; 26 樓的 Villa A 及 Villa B ; 27 樓的 Penthouse A 及 Penthouse B King Tower 2 : 6 樓的 Garden Suite A 及 Garden Suite B ; 26 樓至 27 樓的 King Mansion ; 26 樓的 Villa B ; 27 樓的 Penthouse B
		2. 牆壁外露位置的裝修物料鋪砌至假天花水平			

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

2. Interior Finishes

Item		Description			
			Wall / Floor / Ceiling / Cooking bench		Flat
e.	Kitchen	1. Types of finishes	Wall (on exposed surfaces)	1.1 Tiles, mirror finish and reconstituted stone up to false ceiling (Tiles on the back of kitchen cabinet)	Applicable to all flats (except those flats as stated in 1.2, 1.3 and 1.4 of item 2e in the table)
				1.2 Tiles, mirror finish, reconstituted stone, plastic laminate finish, timber veneered finish and metal finish up to false ceiling (Tiles on the back of kitchen cabinet)	Applicable to the following flats King Tower 1: Flat A and Flat C at 7/F-12/F, 15/F-23/F and 25/F
				1.3 Natural stone, mirror finish, reconstituted stone, plastic laminate finish, timber veneered finish and metal finish up to false ceiling (Tiles on the back of kitchen cabinet)	Applicable to the following flats King Tower 1: Garden Suite A and Garden Suite B at 6/F; Villa A and Villa B at 26/F ; Penthouse A and Penthouse B at 27/F King Tower 2: Garden Suite A at 6/F
				1.4 Natural stone, mirror finish, reconstituted stone and metal finish up to false ceiling (Tiles on the back of kitchen cabinet)	Applicable to the following flats King Tower 2 : Garden Suite B at 6/F ; King Mansion at 26/F to 27/F ; Villa B at 26/F ; Penthouse B at 27/F

2. 室內裝修物料

細項		描述			
			牆壁 / 地板 / 天花板 / 灶台		單位
e.	廚房	1. 裝修物料的類型	牆壁 (外露位置)	1.1 瓦、鏡飾面及人造石至假天花高度 (廚櫃背鋪瓦)	適用於所有單位 (本表中 2e 項目的 1.2、1.3 及 1.4 所描述的單位除外)
				1.2 瓦、鏡飾面、人造石、膠板飾面、木皮飾面及金屬飾面至假天花高度 (廚櫃背鋪瓦)	適用於下列的單位 King Tower 1 : 7 樓至 12 樓、15 樓至 23 樓及 25 樓的 A 單位及 C 單位
				1.3 天然石、鏡飾面、人造石、膠板飾面、木皮飾面及金屬飾面至假天花高度 (廚櫃背鋪瓦)	適用於下列的單位 King Tower 1 : 6 樓的 Garden Suite A 及 Garden Suite B ; 26 樓的 Villa A 及 Villa B ; 27 樓的 Penthouse A 及 Penthouse B King Tower 2 : 6 樓的 Garden Suite A
				1.4 天然石、鏡飾面、人造石及金屬飾面至假天花高度 (廚櫃背鋪瓦)	適用於下列的單位 King Tower 2 : 6 樓的 Garden Suite B ; 26 樓至 27 樓的 King Mansion ; 26 樓的 Villa B ; 27 樓的 Penthouse B

2. Interior Finishes

Item		Description			
			Wall / Floor / Ceiling / Cooking bench		Flat
e.	Kitchen	1. Types of finishes	Floor (on exposed surfaces)	1.5 Tiles	Applicable to all flats (except those flats as stated in 1.6 of item 2e in the table)
				1.6 Natural stone (Tiles under kitchen cabinet)	Applicable to the following flats King Tower 1 : Garden Suite A and Garden Suite B at 6/F; Flat A & Flat C at 7/F-12/F, 15/F-23/F & 25/F; Villa A and Villa B at 26/F; Penthouse A and Penthouse B at 27/F King Tower 2 : Garden Suite A and Garden Suite B at 6/F; King Mansion at 26/F to 27/F; Villa B at 26/F; Penthouse B at 27/F
			Ceiling (on exposed surfaces)	1.7 Gypsum board with emulsion paint and aluminium ceiling	Applicable to all flats
			Cooking bench	1.8 Reconstituted stone	Applicable to all flats
		2. Wall finishes on exposed walls run up to level of false ceiling			

2. 室內裝修物料

細項		描述			
			牆壁 / 地板 / 天花板 / 灶台		單位
e.	廚房	1. 裝修物料的類型	地板 (外露位置)	1.5 瓦	適用於所有單位 (本表中 2e 項目的 1.6 所描述的單位除外)
				1.6 天然石 (廚櫃底鋪瓦)	適用於以下單位 King Tower 1 : 6 樓的 Garden Suite A 及 Garden Suite B ; 7 樓至 12 樓、15 樓至 23 樓及 25 樓的 A 單位及 C 單位 ; 26 樓的 Villa A 及 Villa B ; 27 樓的 Penthouse A 及 Penthouse B King Tower 2 : 6 樓的 Garden Suite A 及 Garden Suite B ; 26 樓至 27 樓的 King Mansion ; 26 樓的 Villa B ; 27 樓的 Penthouse B
			天花板 (外露位置)	1.7 石膏板面髹上乳膠漆及鋁質天花板	適用於所有單位
			灶台	1.8 人造石	適用於所有單位
		2. 牆壁外露位置的裝修物料鋪砌至假天花水平			

3. Interior Fittings

Item		Description			
			Material	Finishes	Accessories
a.	Doors	1. Entrance door and Flat back door	Fire-rated solid core timber door	Timber veneered finish and metal finish	Door viewer, door closer, lockset with handle and door stopper
		2. Bedroom door	Solid core timber door	Timber veneered finish and metal finish	Lockset with handle and door stopper
		3. Bathroom door	3.1 Solid core timber door applicable to Master Bathroom and Bathroom with window (except those flats as stated in 3.3 and 3.4 of item 3a in the table)	Timber veneered finish, plastic laminate finish and metal finish	Lockset with handle and door stopper
			3.2 Solid core timber door with timber louvre applicable to Master Bathroom and Bathroom without window (except those flats as stated in 3.5 of item 3a in the table)	Timber veneered finish, plastic laminate finish and metal finish	Lockset with handle and door stopper
			3.3 Solid core timber door with timber louvre applicable to swing door of Bathroom with window for the following flats King Tower 1 : Garden Suite A and Garden Suite B at 6/F; Flat A and Flat C at 7/F-12/F,15/F-23/F and 25/F; Villa A and Villa B at 26/F; Penthouse A and Penthouse B at 27/F;	Timber veneered finish, plastic laminate finish and metal finish	Lockset with handle and door stopper
			3.4 Glass door applicable to Master Bathroom for the following flat King Tower 2 : King Mansion at 26/F to 27/F	Glass and metal finish	Lockset with handle

3. 室內裝置

細項		描述			
			用料	裝修物料	配件
a.	門	1. 入口大門及單位後門	防火實心木門	木皮飾面及金屬飾面	防盜眼、門鼓、門鎖連拉手及門擋
		2. 睡房門	實心木門	木皮飾面及金屬飾面	門鎖連拉手及門擋
		3. 浴室門	3.1 實心木門適用於所有有窗的主人浴室及浴室(本表中 3a 項目的 3.3 及 3.4 所描述的單位除外)	木皮飾面、膠板飾面及金屬飾面	門鎖連拉手及門擋
			3.2 實心木門連木百葉適用於所有無窗的主人浴室及浴室(本表中 3a 項目的 3.5 所描述的單位除外)	木皮飾面、膠板飾面及金屬飾面	門鎖連拉手及門擋
			3.3 實心木門連木百葉適用於下列單位有窗的浴室的掩門 King Tower 1 : 6 樓的 Garden Suite A 及 Garden Suite B ; 7 樓至 12 樓、15 樓至 23 樓及 25 樓的 A 單位及 C 單位 ; 26 樓的 Villa A 及 Villa B ; 27 樓的 Penthouse A 及 Penthouse B	木皮飾面、膠板飾面及金屬飾面	門鎖連拉手及門擋
			3.4 玻璃門適用於下列單位的主人浴室 King Tower 2 : 26 樓至 27 樓的 King Mansion	玻璃及金屬飾面	門鎖連拉手

3. Interior Fittings

Item		Description			
			Material	Finishes	Accessories
a.	Doors	3. Bathroom door	3.5 Solid core timber door applicable to bathroom for the following flats King Tower 2 Bathroom 3 of Garden Suite B at 6/F	Timber veneered finish, plastic laminate finish and metal finish	Lockset with handle and door stopper
		4. Corridor door	Solid core timber door	Timber veneered finish and metal finish	Lockset with handle and door stopper
		5. Kitchen door	5.1 Fire-rated solid core timber door with fire-rated glass vision panel (except those flats as stated in 5.2 of item 3a in the table)	Timber veneered finish, glass and metal finish	Door handle, door closer and door stopper
			5.2 Fire-rated glass door applicable to following flats King Tower 2 : Garden Suite B at 6/F ; King Mansion at 26/F to 27/F; Villa B at 26/F; Penthouse B at 27/F	Glass and metal finish	Door handle, door closer and door stopper
		6. Lavatory door	Aluminium frame with tempered glass door	Powder coated aluminium frame with sandblasted glass	Lockset with handle
		7. Study Room door	Solid core timber door	Timber veneered finish and metal finish	Lockset with handle, door closer and door stopper

3. 室內裝置

細項		描述			
			用料	裝修物料	配件
a.	門	3. 浴室門	3.5 實心木門適用於下列單位的浴室 King Tower 2 : 6 樓的 Garden Suite B 的浴室 3	木皮飾面、膠板飾面及金屬飾面	門鎖連拉手及門擋
		4. 走廊門	實心木門	木皮飾面及金屬飾面	門鎖連拉手及門擋
		5. 廚房門	5.1 防火實心木門配防火玻璃視窗(本表中 3a 項目的 5.2 所描述的單位除外)	木皮飾面、玻璃及金屬飾面	拉手、門鼓及門擋
			5.2 防火玻璃門適用於下列的單位 King Tower 2 : 6 樓的 Garden Suite B ; 26 樓至 27 樓的 King Mansion ; 26 樓的 Villa B ; 27 樓的 Penthouse B	玻璃及金屬飾面	拉手、門鼓及門擋
		6. 洗手間門	鋁質框配鋼化玻璃門	粉末塗層鋁質框配噴沙玻璃	門鎖連拉手
		7. 書房門	實心木門	木皮飾面及金屬飾面	門鎖連拉手、門鼓及門擋

3. Interior Fittings

Item		Description			
			Material	Finishes	Accessories
a.	Doors	8. Utility Room door	8.1 Solid core timber door (except those flats as stated in 8.2 of item 3a in the table)	Timber veneered finish and metal finish	Lockset with handle and door stopper
			8.2 Solid core timber door applicable to following flats King Tower 1: Garden Suite A and Garden Suite B at 6/F; Flat A and Flat C at 7/F-12/F, 15/F-23/F and 25/F; Villa A and Villa B at 26/F; Penthouse A and Penthouse B at 27/F	Timber veneered finish, plastic laminate finish and metal finish	Lockset with handle, door closer and door stopper
		9. Store Room door	Solid core timber door	Timber veneered finish and metal finish	Lockset with handle and door stopper
		10. Powder Room door	10.1 Solid core timber door (except those flats as stated in 10.2 of item 3a in the table)	Timber veneered finish and metal finish	Lockset with handle and door stopper
			10.2 Glass door applicable to following flat King Tower 2 : King Mansion at 26/F to 27/F	Glass and metal finish	Lockset with handle
		11. Family Room door	Glass door applicable to following flat King Tower 2 : Garden Suite B at 6/F	Glass and metal finish	Door handle, door closer and door stopper

3. 室內裝置

細項		描述			
			用料	裝修物料	配件
a.	門	8. 工作間門	8.1 實心木門 (本表中 3a 項目的 8.2 所描述的單位除外)	木皮飾面及金屬飾面	門鎖連拉手及門擋
			8.2 實心木門適用於以下的單位: King Tower 1 : 6 樓的 Garden Suite A 及 Garden Suite B ; 7 樓至 12 樓、15 樓至 23 樓及 25 樓的 A 單位及 C 單位 ; 26 樓的 Villa A 及 Villa B ; 27 樓的 Penthouse A 及 Penthouse B	木皮飾面、膠板飾面及金屬飾面	門鎖連拉手、門鼓及門擋
		9. 儲物房門	實心木門	木皮飾面及金屬飾面	門鎖連拉手及門擋
		10.化妝室門	10.1 實心木門 (本表中 3a 項目的 10.2 所描述的單位除外)	木皮飾面及金屬飾面	門鎖連拉手及門擋
			10.2 玻璃門適用於下列的單位 King Tower 2 : 26 樓至 27 樓的 King Mansion	玻璃及金屬飾面	門鎖連拉手
		11. 家庭房門	玻璃門適用於下列的單位 King Tower 2 : 6 樓的 Garden Suite B	玻璃及金屬飾面	拉手、門鼓及門擋

3. Interior Fittings

Item		Description			
			Material	Finishes	Accessories
a.	Doors	12. Utility Platform door	Aluminium frame with glass door	Glass and fluorocarbon coated aluminium frame	Lockset with handle (except the following flats are fitted with lockset with handle and door closer King Tower 2: Flat D at 7/F-12/F, 15/F-23/F & 25/F)
		13. Balcony door	Aluminium frame with glass door	Glass and fluorocarbon coated aluminium frame	Lockset with handle
		14. Flat Roof door	Aluminium frame with glass door	Glass and fluorocarbon coated aluminium frame	Lockset with handle
		15. Roof door and door from Staircase to Roof	Aluminium frame with glass door	Glass and fluorocarbon coated aluminium frame	Lockset with handle
		16. Door from Living Room and Dining Room and Family Room to Private Garden	Aluminium frame with glass door	Glass and fluorocarbon coated aluminium frame	Lockset with handle
		17. Door from Private Garden to Common Area	Aluminium	Fluorocarbon coated aluminium frame	Lockset with handle

3. 室內裝置

細項		描述			
			用料	裝修物料	配件
a.	門	12. 工作平台門	鋁質框配玻璃門	玻璃及氟化碳塗層鋁質門框	門鎖連拉手 (除下列的單位裝配門鎖連拉手及門鼓 King Tower 2： 7 樓至 12 樓、15 樓至 23 樓及 25 樓的 D 單位)
		13. 露台門	鋁質框配玻璃門	玻璃及氟化碳塗層鋁質門框	門鎖連拉手
		14. 平台門	鋁質框配玻璃門	玻璃及氟化碳塗層鋁質門框	門鎖連拉手
		15. 天台門及樓梯往天台的門	鋁質框配玻璃門	玻璃及氟化碳塗層鋁質門框	門鎖連拉手
		16. 客廳及飯廳及家庭房往私人花園的門	鋁質框配玻璃門	玻璃及氟化碳塗層鋁質門框	門鎖連拉手
		17. 私人花園往公用範圍的門	鋁質	氟化碳塗層鋁質門框	門鎖連拉手

3. Interior Fittings

Item		Description			
			Type	Material	Flat
b.	Bathroom	1. Type and material of fittings and equipment	Basin cabinet	1.1 Wooden cabinet with plastic laminate finish and metal finish	Applicable to all flats (except those flats as stated in 1.2 of item 3b in the table)
				1.2 Wooden cabinet with natural stone, plastic laminate finish and metal finish	Applicable to the following flats King Tower 1 : Garden Suite A and Garden Suite B at 6/F; Villa A and Villa B at 26/F ; Penthouse A and Penthouse B at 27/F King Tower 2 : Garden Suite A and Garden Suite B at 6/F; King Mansion at 26/F to 27/F ; Villa B at 26/F ; Penthouse B at 27/F
			Mirror cabinet	1.3 Wooden cabinet with mirror finish, metal finish and plastic laminate finish	Applicable to all flats
			Cabinet	1.4 Wooden cabinet with mirror finish, metal finish and plastic laminate finish	Applicable to the following flats King Tower 1: Master Bathroom of Garden Suite A at 6/F ; Master Bathroom of Flat A and Flat C at 7/F-12/F, 15/F-23/F and 25/F; Master Bathroom of Villa A at 26/F; Master Bathroom of Penthouse A at 27/F King Tower 2 : Master Bathroom of Garden Suite A at 6/F ; Master Bathroom of Flat A, Flat B, Flat C and Flat E at 7/F-12/F, 15/F-23/F and 25/F ; Bathroom 3 of Villa B at 26/F ; Bathroom 3 of Penthouse B at 27/F

3. 室內裝置

細項		描述			
			類型	用料	單位
b.	浴室	1. 裝置及設備的類型及用料	洗手盆櫃	1.1 膠板飾面及金屬飾面木製櫃	適用於所有的單位 (本表中 3b 項目的 1.2 所描述的單位除外)
				1.2 天然石、膠板飾面及金屬飾面木製櫃	適用於以下單位 King Tower 1 : 6 樓的 Garden Suite A 及 Garden Suite B ; 26 樓的 Villa A 及 Villa B ; 27 樓的 Penthouse A 及 Penthouse B King Tower 2 : 6 樓的 Garden Suite A 及 Garden Suite B ; 26 樓至 27 樓的 King Mansion ; 26 樓的 Villa B ; 27 樓的 Penthouse B
			鏡櫃	1.3 鏡飾面、金屬飾面及膠板飾面木製櫃	適用於所有單位
			櫃	1.4 鏡飾面、金屬飾面及膠板飾面木製櫃	適用於下列的單位 King Tower 1 : 6 樓的 Garden Suite A 的主人浴室; 7 樓至 12 樓、15 樓至 23 樓及 25 樓的 A 單位及 C 單位的主人浴室; 26 樓的 Villa A 的主人浴室; 27 樓的 Penthouse A 的主人浴室 King Tower 2 : 6 樓的 Garden Suite A 的主人浴室; 7 樓至 12 樓、15 至 23 樓及 25 樓的 A 單位、 B 單位、C 單位及 E 單位的主人浴室 ; 26 樓的 Villa B 的浴室 3 ; 27 樓的 Penthouse B 的浴室 3

3. Interior Fittings

Item		Description			
				Type	Material
b.	Bathroom	1. Type and material of fittings and equipment	Bathroom fittings	1.5 Wash basin mixer	Chrome plated
				1.6 Water closet	Vitreous china
				1.7 Wash basin (except those flats as stated in 1.8 of item 3b in the table)	Solid surfacing
				1.8 Wash basin Applicable to the following flats King Tower 1 : Garden Suite A and Garden Suite B at 6/F; Villa A and Villa B at 26/F; Penthouse A and Penthouse B at 27/F King Tower 2 : Garden Suite A and Garden Suite B at 6/F; King Mansion at 26/F to 27/F; Villa B at 26/F; Penthouse B at 27/F	Vitreous china
				1.9 Towel bar	Chrome plated
				1.10 Paper holder	Chrome plated
				1.11 Robe hook	Chrome plated
		2. Type and material of water supply system		Cold water supply	Copper water pipes with thermal insulation
				Hot water supply	Copper water pipes with thermal insulation

3. 室內裝置

細項		描述			
				類型	用料
b.	浴室	1. 裝置及設備的類型及用料	浴室裝置	1.5 洗手盆水龍頭	鍍鉻
				1.6 坐廁	瓷
				1.7 洗手盆 (本表中 3b 項目的 1.8 所描述的單位除外)	實體面料
				1.8 洗手盆 適用於下列的單位 King Tower 1 : 6 樓的 Garden Suite A 及 Garden Suite B ; 26 樓的 Villa A 及 Villa B ; 27 樓的 Penthouse A 及 Penthouse B King Tower 2 : 6 樓的 Garden Suite A 及 Garden Suite B ; 26 樓至 27 樓的 King Mansion ; 26 樓的 Villa B ; 27 樓的 Penthouse B	瓷
				1.9 毛巾桿	鍍鉻
				1.10 廁紙架	鍍鉻
				1.11 掛勾	鍍鉻
		2. 供水系統的類型及用料		冷水供應	配有隔熱外層之銅喉
				熱水供應	配有隔熱外層之銅喉

3. Interior Fittings

Item		Description			
				Type	Material
b.	Bathroom	3. Type and material of bathing facilities (including shower or bath tub, if applicable)	3.1 Shower	Shower set	Chrome plated
				Shower cubicle	Tempered glass and stainless steel
			3.2 Bath tub	Bath tub	Enameled cast-iron
		4. Size of bath tub	4.1 1500mm(L) x 750mm(W) x 460mm(H) Applicable to all bathrooms with bath tub (except those flats as stated in 4.2 & 4.3 of item 3b in the table)		
			4.2 1700mm(L) x 800mm(W) x 460mm(H) Applicable to the following Master Bathrooms with bath tub: King Tower 2 : Garden Suite B at 6/F ; Villa B at 26/F ; Penthouse B at 27/F		
			4.3 1700mm(L) x 900mm(W) x 600mm(H) Applicable to the following Master Bathrooms with bath tub: King Tower 2 : Garden Suite A at 6/F ; King Mansion at 26/F to 27/F		

3. 室內裝置

細項		描述			
				類型	用料
b.	浴室	3. 沐浴設施類型及用料(包括花灑或浴缸、如適用)	3.1 花灑	花灑套裝	鍍鉻
				淋浴間	鋼化玻璃及不銹鋼
			3.2 浴缸	浴缸	搪瓷鑄鐵
		4. 浴缸大小	4.1 1500 毫米(長) x 750 毫米(闊) x 460 毫米(高) 適用於所有設有浴缸的浴室 (本表中 3b 項目的 4.2 及 4.3 所描述的單位除外)		
			4.2 1700 毫米(長) x 800 毫米(闊) x 460 毫米(高) 適用於下列設有浴缸的主人浴室: King Tower 2 : 6 樓的 Garden Suite B; 26 樓的 Villa B ; 27 樓的 Penthouse B		
			4.3 1700 毫米(長) x 900 毫米(闊) x 600 毫米(高) 適用於下列設有浴缸的主人浴室: King Tower 2 : 6 樓的 Garden Suite A; 26 樓至 27 樓的 King Mansion		

3. Interior Fittings

Item		Description			
			Material		
c.	Kitchen	1. Sink unit	Stainless steel		
		2. Water supply system	Copper water pipes with thermal insulation for cold water supply and hot water supply		
		3. Kitchen cabinet	Material	Finishes	Flat
			Wooden cabinet	Metal finish, high gloss lacquered finish, glass finish and laminate finish	Applicable to all flats
		4. Type of all other fittings and equipment	Chrome plated sink mixer		
d.	Bedroom	Type and material of fittings	Not applicable		

3. 室內裝置

細項		描述			
			用料		
c.	廚房	1. 洗滌盆	不銹鋼		
		2. 供水系統	冷水供應及熱水供應均採用配有隔熱外層之銅喉		
		3. 廚櫃	用料	裝修物料	單位
			木製櫃	金屬飾面、高光油漆飾面、玻璃飾面及膠板飾面	適用於所有單位
		4. 所有其他裝置及設備的類型	鍍鉻冷熱水龍頭		
d.	睡房	裝置的類型及用料	不適用		

3. Interior Fittings

Item		Description		
			Type	
e.	Telephone	Location and number of connection points	Please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Flats"	
f.	Aerials	Location and number of connection points	Please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Flats"	
g.	Electrical installations	1. Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets
			Safety devices	Three phases electricity supply with distribution board is provided in all flats
		2. Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed[1]	
		3. Location and number of power points and air-conditioner points	Please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Flats"	
h.	Gas supply	Type	Towngas	
		System	Gas supply pipe is provided and connected to gas hob for flats	
		Location	For the location of gas connection points, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Flats"	

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

3. 室內裝置

細項		描述		
			類型	
e.	電話	接駁點的位置及數目	請參閱「住宅單位機電裝置數量説明表」	
f.	天線	接駁點的位置及數目	請參閱「住宅單位機電裝置數量説明表」	
g.	電力裝置	1. 供電附件 (包括安全裝置)	供電附件	提供所有開關掣及插座之面板
			安全裝置	三相電力供應並裝妥配電箱提供於所有單位
		2. 導管是隱藏或外露	導管是部分隱藏及部分外露 [1]	
		3. 電插座及空調機接駁點的位置及數目	請參閱「住宅單位機電裝置數量説明表」	
h.	氣體供應	類型	煤氣	
		系統	單位的煤氣喉接駁煤氣煮食爐	
		位置	煤氣接駁點的位置請參閱「住宅單位機電裝置數量説明表」	

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、覆蓋層板、非混凝土間隔牆、指定之管道槽或其他物料遮蓋或掩藏。

3. Interior Fittings

Item		Description	
i.	Washing machine connection point	Location	Please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Flats"
		Design	Drain point and water point are provided for Washer Dryer
j.	Water supply	Material of water pipes	Copper water pipes with thermal insulation are provided for cold water supply and hot water supply
		Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed [1]
		Whether hot water is available	Hot water supply for Kitchens, Bathrooms, Lavatories & Powder Room

Note:

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

3. 室內裝置

細項		描述	
i.	洗衣機接駁點	位置	請參閱「住宅單位機電裝置數量説明表」
		設計	設有洗衣乾衣機去水及來水接駁喉點
j.	供水	水管的用料	冷水供應及熱水供應均採用配有隔熱外層之銅喉
		水管是隱藏或外露	水管是部分隱藏及部分外露 [1]
		有否熱水供應	廚房、浴室、洗手間及化妝室均有熱水供應

備註：

1. 除部分隱藏於混凝土內之水管外，其他部份的水管均為外露。水管可能被假天花、假陣、貯存櫃、覆蓋層板、非混凝土間隔牆、指定之管道槽或其他物料遮蓋或掩藏。

4. Miscellaneous

Item		Description		
			Residential lift	
a.	Lifts	Brand name and model number	Schindler Lift No. L1 to L6: 5500MMR	
		Number of Lifts	6	
		Floors served by them	Lift No. L1: 2/F to 27/F (King Tower 2) Lift No. L2: 2/F to 27/F (King Tower 2) Lift No. L3: 2/F to 27/F (King Tower 2) Lift No. L4: 2/F to 27/F (King Tower 1) Lift No. L5: 2/F to 27/F (King Tower 1) Lift No. L6: 2/F to 27/F (King Tower 1)	Omitted floor numbers: 4/F, 13/F, 14/F and 24/F

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

4. 雜項

細項		描述		
			住宅升降機	
a.	升降機	品牌名稱及產品型號	迅達 L1 至 L6 號升降機 : 5500MMR	
		升降機的數目	6	
		升降機到達的樓層	L1 號升降機：2 樓至 27 樓 (King Tower 2) L2 號升降機：2 樓至 27 樓 (King Tower 2) L3 號升降機：2 樓至 27 樓 (King Tower 2) L4 號升降機：2 樓至 27 樓 (King Tower 1) L5 號升降機：2 樓至 27 樓 (King Tower 1) L6 號升降機：2 樓至 27 樓 (King Tower 1)	被略去的樓層號數: 4 樓、13 樓、14 樓及 24 樓

賣方承諾如期數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。

4. Miscellaneous

Item		Description			
b.	Letter box	Material	Stainless steel		
c.	Refuse collection	Means of refuse collection	Collected by cleaners		
		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 on G/F		
			Water meter	Electricity meter	Gas meter
d.	Water meter, electricity meter and gas meter	Location	Water meter for each flat inside Water Meter Cabinet on each floor	Electricity meter for each flat inside Electric Meter Room on each floor	Gas meter for each flat inside each Kitchen
		Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter

4. 雜項

細項		描述			
b.	信箱	用料	不銹鋼		
c.	垃圾收集	垃圾收集的方法	由清潔工人收集垃圾		
		垃圾房的位置	各住宅樓層之公用地方均設有垃圾及物料回收房，垃圾及物料回收站設於地下		
			水錶	電錶	氣體錶
d.	水錶、電錶及氣體錶	位置	各單位水錶設於每樓層之水錶櫃內	各單位電錶設於每樓層之電錶房內	各單位氣體錶設於各廚房內
		就住宅單位而言是獨立抑或公用的錶	獨立錶	獨立錶	獨立錶

5. Security Facilities

Item	Description	
Security system and equipment (including details of built-in provisions and their locations)	Access control and security system	Smart card, facial recognition and QR code visitor verification access control system are installed at residential entrance lobby at G/F to 3/F, 5/F & 6/F and clubhouse for residents' or visitors' access Smart card and mobile app access control system are installed at residential lift cars for resident access
	CCTV	CCTV cameras are installed at carpark, boundary fence wall, residential entrance lobbies, staircase exits at roof and all lift cars connecting to the G/F caretakers' office
	Intrusion detection system	Electric security fence is installed along the western and north-eastern boundary fence walls Thermo-detection cameras are installed at boundary fence wall connecting to the G/F caretakers' office

5. 保安設施

細項	描述	
保安系統及設備(包括嵌入式的裝置的細節及其位置)	入口通道控制及保安系統	地下至 3 樓、5 樓及 6 樓住宅入口大堂及會所裝有智能咭、人面識別及二維碼訪客識別管制系統供住客或訪客進出 住客升降機裝有智能咭及流動應用程式管制系統供住客進出
	閉路電視	停車場、邊界圍牆、住宅入口大堂、天台之樓梯出口及所有升降機均裝有閉路電視連接地下管理處
	入侵偵測系統	期數西面及東北面的邊界圍牆裝有防盜電網 邊界圍牆裝有熱像儀連接地下管理處

6. Appliances

Item	Description
Appliances	For the brand name and model number, please refer to the “Appliance Schedule”

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

6. 設備

細項	描述
設備	有關品牌名稱及產品型號，請參閱「設備説明表」

賣方承諾如期數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。

Appliance Schedule - Kitchen, Living Room and Dining Room, Utility Room, Store Room, Private Garden, Flat Roof and Roof
設備說明表 - 廚房、客廳及飯廳、工作間、儲物房、私人花園、平台及天台

King Tower 1				6/F 6樓	
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Garden Suite A	Garden Suite B
Kitchen 廚房	Steam Oven 蒸焗爐	Miele	DG 7240	✓	✓
	Oven 焗爐	Miele	H 7860 BP	✓	✓
	Induction Hob 電磁爐	Miele	CS 1212-1 i	✓	✓
	Gas Hob 煤氣爐	Miele	CS 1018 G	✓	✓
			CS 1013-1	✓	✓
	Exhaust Hood 抽油煙機	Miele	DA 4298 W	✓	✓
	Washer Dryer 洗衣乾衣機	Siemens 西門子	WK14D321HK	✓	✓
	Refrigerator 雪櫃	Fisher & Paykel 飛雪	RS90A2	✓	✓
	Wine Cellar 酒櫃	Miele	KWT 6321 UG	✓	✓
	Dish Washer 洗碗碟機	Miele	G 7150 C SCVi	✓	✓
	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHM 6	✓	✓
	Exhaust Fan 抽氣扇	Östberg 奧斯博格	LPK 200A1	✓	✓
			LPK 125B1-r	✓	✓
Living Room and Dining Room 客廳及飯廳	Tablet 平板電腦	Apple 蘋果	A2429	✓	✓
	Router 路由器	TP-LINK	TL-HKR479GPE-AC	✓	✓
Private Garden 私人花園	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E27 LCD	✓	✓

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.
賣方承諾如期數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。

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

備註:
1. 上表 "✓" 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Appliance Schedule - Kitchen, Living Room and Dining Room, Utility Room, Store Room, Private Garden, Flat Roof and Roof
設備説明表 - 廚房、客廳及飯廳、工作間、儲物房、私人花園、平台及天台

King Tower 1				7/F - 12/F, 15/F - 23/F & 25/F 7樓至12樓、15樓至23樓及25樓		
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	A	B	C
Kitchen 廚房	Combi Steam Microwave Oven 微波蒸焗爐	Siemens 西門子	CP565AGS0B	-	✓	-
	Steam Oven 蒸焗爐	Miele	DG 7240	✓	-	✓
	Oven 焗爐	Miele	H 7860 BP	✓	-	✓
	Induction Hob 電磁爐	Siemens 西門子	EH375FBB1E	-	✓	-
		Miele	CS 1212-1 i	✓	-	✓
	Gas Hob 煤氣爐	Siemens 西門子	ER3B6AB70X	-	✓	-
			ER3B6BB70X	-	✓	-
		Miele	CS 1018 G	✓	-	✓
			CS 1013-1	✓	-	✓
	Exhaust Hood 抽油煙機	Siemens 西門子	LI97SA530B	-	✓	-
		Miele	DA 4298 W	✓	-	✓
	Washer Dryer 洗衣乾衣機	Siemens 西門子	WK14D321HK	✓	✓	✓
	Refrigerator 雪櫃	Fisher & Paykel 飛雪	RS90A2	✓	✓	✓
	Wine Cellar 酒櫃	Vintec	V20SGES3	-	✓	-
		Miele	KWT 6321 UG	✓	-	✓
	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHM 6	✓	✓	✓

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.
賣方承諾如期數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。

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

備註:
1. 上表 "✓" 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

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

Appliance Schedule - Kitchen, Living Room and Dining Room, Utility Room, Store Room, Private Garden, Flat Roof and Roof
設備説明表 - 廚房、客廳及飯廳、工作間、儲物房、私人花園、平台及天台

King Tower 1				7/F - 12/F, 15/F - 23/F & 25/F 7樓至12樓、15樓至23樓及25樓		
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	A	B	C
Kitchen 廚房	Exhaust Fan 抽氣扇	Östberg 奧斯博格	LPK 200A1	✓	-	✓
			LPK 125B1	-	✓	-
			LPK 125B1-r	✓	✓	✓
Living Room and Dining Room 客廳及飯廳	Tablet 平板電腦	Apple 蘋果	A2429	✓	✓	✓
	Router 路由器	TP-LINK	TL-HKR479GPE-AC	✓	✓	✓

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

賣方承諾如期數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。

Notes:

1. The symbol "✓" as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:

1. 上表 "✓" 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Appliance Schedule - Kitchen, Living Room and Dining Room, Utility Room, Store Room, Private Garden, Flat Roof and Roof
設備説明表 - 廚房、客廳及飯廳、工作間、儲物房、私人花園、平台及天台

King Tower 1				26/F 26樓		27/F 27樓	
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Villa A	Villa B	Penthouse A	Penthouse B
Kitchen 廚房	Steam Oven 蒸焗爐	Miele	DG 7240	✓	✓	✓	✓
	Oven 焗爐	Miele	H 7860 BP	✓	✓	✓	✓
	Induction Hob 電磁爐	Miele	CS 1212-1 i	✓	✓	✓	✓
	Gas Hob 煤氣爐	Miele	CS 1018 G	✓	✓	✓	✓
			CS 1013-1	✓	✓	✓	✓
	Exhaust Hood 抽油煙機	Miele	DA 4298 W	✓	✓	✓	✓
	Washer Dryer 洗衣乾衣機	Siemens 西門子	WK14D321HK	✓	✓	✓	✓
	Refrigerator 雪櫃	Fisher & Paykel 飛雪	RS90A2	✓	✓	✓	✓
	Wine Cellar 酒櫃	Miele	KWT 6321 UG	✓	✓	✓	✓
	Dish Washer 洗碗碟機	Miele	G 7150 C SCVi	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHM 6	✓	✓	✓	✓
	Exhaust Fan 抽氣扇	Östberg 奧斯博格	LPK 200A1	✓	✓	✓	✓
			LPK 125B1-r	✓	✓	✓	✓
Living Room and Dining Room 客廳及飯廳	Tablet 平板電腦	Apple 蘋果	A2429	✓	✓	✓	✓
	Router 路由器	TP-LINK	TL-HKR479GPE-AC	✓	✓	✓	✓

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.
賣方承諾如期數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。

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

備註:
1. 上表 "✓" 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Appliance Schedule - Kitchen, Living Room and Dining Room, Utility Room, Store Room, Private Garden, Flat Roof and Roof
設備説明表 - 廚房、客廳及飯廳、工作間、儲物房、私人花園、平台及天台

King Tower 1				26/F 26樓		27/F 27樓	
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Villa A	Villa B	Penthouse A	Penthouse B
Flat Roof 平台	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E27 LCD	-	✓	/	/
Roof 天台	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E27 LCD	/	/	✓	✓

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

賣方承諾如期數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。

Notes:

1. The symbol "✓" as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:

1. 上表 "✓" 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Appliance Schedule - Kitchen, Living Room and Dining Room, Utility Room, Store Room, Private Garden, Flat Roof and Roof
設備説明表 - 廚房、客廳及飯廳、工作間、儲物房、私人花園、平台及天台

King Tower 2				6/F 6樓	
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Garden Suite A	Garden Suite B
Kitchen 廚房	Steam Oven 蒸焗爐	Miele	DG 7240	✓	✓
	Oven 焗爐	Miele	H 7860 BP	✓	✓
	Induction Hob 電磁爐	Miele	CS 1212-1 i	✓	✓
	Gas Hob 煤氣爐	Miele	CS 1018 G	✓	✓
			CS 1013-1	✓	✓
	Exhaust Hood 抽油煙機	Miele	DA 4298 W	✓	✓
	Washer Dryer 洗衣乾衣機	Siemens 西門子	WK14D321HK	✓	-
	Refrigerator 雪櫃	Fisher & Paykel 飛雪	RS90A2	✓	✓
	Wine Cellar 酒櫃	Miele	KWT 6321 UG	✓	✓
	Dish Washer 洗碗碟機	Miele	G 7150 C SCVi	✓	✓
	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHM 6	✓	✓
	Exhaust Fan 抽氣扇	Östberg 奧斯博格	LPK 125B1	✓	✓
Utility Room 工作間	Washing Machine 洗衣機	Siemens 西門子	WM14W460HK	-	✓
	Condensation dryer 乾衣機	Siemens 西門子	WT47W541BY	-	✓

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.
賣方承諾如期數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。

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

備註:
1. 上表 "✓" 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Appliance Schedule - Kitchen, Living Room and Dining Room, Utility Room, Store Room, Private Garden, Flat Roof and Roof
設備説明表 - 廚房、客廳及飯廳、工作間、儲物房、私人花園、平台及天台

King Tower 2				6/F 6樓	
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Garden Suite A	Garden Suite B
Living Room and Dining Room 客廳及飯廳	Tablet 平板電腦	Apple 蘋果	A2429	✓	✓
	Router 路由器	TP-LINK	TL-HKR479GPE-AC	✓	✓
Private Garden 私人花園	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E27 LCD	✓	✓

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

賣方承諾如期數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。

Notes:

1. The symbol "✓" as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:

1. 上表 "✓" 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Appliance Schedule - Kitchen, Living Room and Dining Room, Utility Room, Store Room, Private Garden, Flat Roof and Roof
設備說明表 - 廚房、客廳及飯廳、工作間、儲物房、私人花園、平台及天台

King Tower 2				7/F - 12/F, 15/F - 23/F & 25/F 7樓至12樓、15樓至23樓及25樓				
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	A	B	C	D	E
Kitchen 廚房	Combi Steam Microwave Oven 微波蒸焗爐	Siemens 西門子	CP565AGS0B	✓	✓	✓	✓	✓
	Induction Hob 電磁爐	Siemens 西門子	EH375FBB1E	✓	✓	✓	✓	✓
	Gas Hob 煤氣爐	Siemens 西門子	ER3B6AB70X	✓	✓	✓	✓	✓
			ER3B6BB70X	✓	✓	✓	✓	✓
	Exhaust Hood 抽油煙機	Siemens 西門子	LI97SA530B	✓	✓	✓	✓	✓
	Washer Dryer 洗衣乾衣機	Siemens 西門子	WK14D321HK	✓	✓	✓	✓	✓
	Refrigerator 雪櫃	Fisher & Paykel 飛雪	RS90A2	✓	✓	✓	✓	✓
	Wine Cellar 酒櫃	Vintec	V20SGES3	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHM 6	✓	✓	✓	✓	✓
	Exhaust Fan 抽氣扇	Östberg 奧斯博格	LPK 125B1	✓	✓	✓	✓	✓
			LPK 125B1-r	-	-	-	✓	-
Living Room and Dining Room 客廳及飯廳	Tablet 平板電腦	Apple 蘋果	A2429	✓	✓	✓	✓	✓
	Router 路由器	TP-LINK	TL-HKR479GPE-AC	✓	✓	✓	✓	✓

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.
賣方承諾如期數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。

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

備註:
1. 上表 "✓" 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Appliance Schedule - Kitchen, Living Room and Dining Room, Utility Room, Store Room, Private Garden, Flat Roof and Roof
設備說明表 - 廚房、客廳及飯廳、工作間、儲物房、私人花園、平台及天台

King Tower 2				26/F & 27/F 26樓及27樓	26/F 26樓	27/F 27樓
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	King Mansion	Villa B	Penthouse B
Kitchen 廚房	Steam Oven 蒸焗爐	Miele	DG 7240	-	✓	✓
			DGC 7440	✓	-	-
	Oven 焗爐	Miele	H 7860 BP	✓	✓	✓
	Induction Hob 電磁爐	Miele	CS 1212-1 i	✓	✓	✓
	Gas Hob 煤氣爐	Miele	CS 1018 G	✓	✓	✓
			CS 1013-1	✓	✓	✓
	Exhaust Hood 抽油煙機	Miele	DA 4298 W	✓	✓	✓
	Refrigerator 雪櫃	Fisher & Paykel 飛雪	RS90A2	✓	✓	✓
	Wine Cellar 酒櫃	Miele	KWT 6321 UG	✓	✓	✓
	Dish Washer 洗碗碟機	Miele	G 7150 C SCVi	✓	✓	✓
	Coffee Machine 咖啡機	Miele	CVA 7440	✓	-	-
	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHM 6	✓	✓	✓
	Exhaust Fan 抽氣扇	Östberg 奧斯博格	LPK 125B1	✓	✓	✓
			LPK 125B1-r	✓	-	-

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.
賣方承諾如期數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。

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

備註:
1. 上表 "✓" 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Appliance Schedule - Kitchen, Living Room and Dining Room, Utility Room, Store Room, Private Garden, Flat Roof and Roof
設備説明表 - 廚房、客廳及飯廳、工作間、儲物房、私人花園、平台及天台

King Tower 2				26/F & 27/F 26樓及27樓	**26/F** **26樓**	27/F **27樓**
Location **位置**	**Appliance** **設備**	**Brand Name** **品牌名稱**	**Model No.** **產品型號**	**King Mansion**	**Villa B**	**Penthouse B**
Utility Room 工作間	Washing Machine 洗衣機	Siemens 西門子	WM14W460HK	✓	-	/
	Condensation dryer 乾衣機	Siemens 西門子	WT47W541BY	✓	-	/
Utility Room 1 工作間1	Washing Machine 洗衣機	Siemens 西門子	WM14W460HK	/	✓	/
	Condensation dryer 乾衣機	Siemens 西門子	WT47W541BY	/	✓	/
Store Room 儲物房	Washing Machine 洗衣機	Siemens 西門子	WM14W460HK	-	-	✓
	Condensation dryer 乾衣機	Siemens 西門子	WT47W541BY	-	-	✓
Living Room and Dining Room 客廳及飯廳	Tablet 平板電腦	Apple 蘋果	A2429	✓	✓	✓
	Router 路由器	TP-LINK	TL-HKR479GPE-AC	✓	✓	✓
Flat Roof 平台	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E27 LCD	✓	✓	-
Roof 天台	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E27 LCD	✓	/	✓

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.
賣方承諾如期數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。

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

備註:
1. 上表 "✓" 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Appliance Schedule - Bathroom and Lavatory
設備説明表 - 浴室及洗手間

King Tower 1				6/F 6樓	
Location 位置	**Appliance 設備**	**Brand Name 品牌名稱**	**Model No. 產品型號**	**Garden Suite A**	**Garden Suite B**
Master Bathroom 主人浴室	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E27 LCD	✓	✓
	Thermo-ventilator 浴室寶	PANASONIC 樂聲牌	FV-40BE2H	✓	✓
Bathroom 浴室	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E27 LCD	✓	✓
	Thermo-ventilator 浴室寶	PANASONIC 樂聲牌	FV-40BE2H	✓	✓
Bathroom 4 浴室 4	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E27 LCD	/	✓
	Thermo-ventilator 浴室寶	PANASONIC 樂聲牌	FV-40BE2H	/	✓
Lavatory 洗手間	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E 18/21/24 LCD	✓	✓

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.
賣方承諾如期數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。

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

備註:
1. 上表 "✓" 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Appliance Schedule - Bathroom and Lavatory
設備説明表 - 浴室及洗手間

King Tower 1				7/F - 12/F, 15/F - 23/F & 25/F 7樓至12樓、15樓至23樓及25樓		
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	A	B	C
Master Bathroom 主人浴室	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E27 LCD	✓	✓	✓
	Thermo-ventilator 浴室寶	PANASONIC 樂聲牌	FV-40BE2H	✓	✓	✓
Bathroom 浴室	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E27 LCD	✓	✓	✓
	Thermo-ventilator 浴室寶	PANASONIC 樂聲牌	FV-40BE2H	✓	✓	✓
Bathroom 4 浴室 4	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E27 LCD	/	/	✓
	Thermo-ventilator 浴室寶	PANASONIC 樂聲牌	FV-40BE2H	/	/	✓
Lavatory 洗手間	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E 18/21/24 LCD	✓	✓	✓

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.
賣方承諾如期數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。

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

備註:
1. 上表 "✓" 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Appliance Schedule - Bathroom and Lavatory
設備説明表 - 浴室及洗手間

King Tower 1				26/F 26樓		27/F 27樓	
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Villa A	Villa B	Penthouse A	Penthouse B
Master Bathroom 主人浴室	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E27 LCD	✓	✓	✓	✓
	Thermo-ventilator 浴室寶	PANASONIC 樂聲牌	FV-40BE2H	✓	✓	✓	✓
Bathroom 浴室	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E27 LCD	✓	✓	✓	✓
	Thermo-ventilator 浴室寶	PANASONIC 樂聲牌	FV-40BE2H	✓	✓	✓	✓
Bathroom 4 浴室 4	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E27 LCD	/	✓	/	✓
	Thermo-ventilator 浴室寶	PANASONIC 樂聲牌	FV-40BE2H	/	✓	/	✓
Lavatory 洗手間	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E 18/21/24 LCD	✓	✓	✓	✓

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.
賣方承諾如期數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。

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

備註:
1. 上表 "✓" 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Appliance Schedule - Bathroom, Lavatory & Powder Room
設備説明表 - 浴室、洗手間及化妝室

King Tower 2				6/F 6樓	
Location 位置	**Appliance 設備**	**Brand Name 品牌名稱**	**Model No. 產品型號**	**Garden Suite A**	**Garden Suite B**
Master Bathroom 主人浴室	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E27 LCD	✓	✓
	Thermo-ventilator 浴室寶	PANASONIC 樂聲牌	FV-40BE2H	✓	✓
Bathroom 2 浴室2	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E27 LCD	✓	✓
	Thermo-ventilator 浴室寶	PANASONIC 樂聲牌	FV-40BE2H	✓	✓
Bathroom 3 浴室3	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E27 LCD	✓	✓
	Thermo-ventilator 浴室寶	PANASONIC 樂聲牌	FV-40BE2H	✓	✓
Lavatory 洗手間	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E 18/21/24 LCD	✓	✓
	Exhaust Fan 抽氣扇	Östberg 奧斯博格	LPK 125B1-r	-	✓
Powder Room 化妝室	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHM-6	/	✓
	Exhaust Fan 抽氣扇	Östberg 奧斯博格	LPK 125B1-r	/	✓

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.
賣方承諾如期數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。

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

備註:
1. 上表 "✓" 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Appliance Schedule - Bathroom and Lavatory
設備説明表 - 浴室及洗手間

King Tower 2				7/F - 12/F, 15/F - 23/F & 25/F 7樓至12樓、15樓至23樓及25樓				
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	A	B	C	D	E
Master Bathroom 主人浴室	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E27 LCD	✓	✓	✓	✓	✓
	Thermo-ventilator 浴室寶	PANASONIC 樂聲牌	FV-40BE2H	✓	✓	✓	✓	✓
Bathroom 浴室	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E27 LCD	✓	✓	✓	✓	✓
	Thermo-ventilator 浴室寶	PANASONIC 樂聲牌	FV-40BE2H	✓	✓	✓	✓	✓
Lavatory 洗手間	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E 18/21/24 LCD	✓	✓	✓	✓	✓
	Exhaust Fan 抽氣扇	Östberg 奧斯博格	LPK 125B1-r	✓	✓	✓	-	✓

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

賣方承諾如期數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。

Notes:

1. The symbol "✓" as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:

1. 上表 "✓" 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Appliance Schedule - Bathroom, Lavatory & Powder Room
設備説明表 - 浴室、洗手間及化妝室

King Tower 2				26/F & 27/F 26樓及27樓	26/F 26樓	27/F 27樓
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	King Mansion	Villa B	Penthouse B
Master Bathroom 主人浴室	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E27 LCD	✓	✓	✓
	Thermo-ventilator 浴室寶	PANASONIC 樂聲牌	FV-40BE2H	✓	✓	✓
Bathroom 2 浴室2	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E27 LCD	✓	✓	✓
	Thermo-ventilator 浴室寶	PANASONIC 樂聲牌	FV-40BE2H	✓	✓	✓
Bathroom 3 浴室3	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E27 LCD	/	✓	✓
	Thermo-ventilator 浴室寶	PANASONIC 樂聲牌	FV-40BE2H	/	✓	✓
Bathroom 4 浴室4	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E27 LCD	✓	/	/
	Thermo-ventilator 浴室寶	PANASONIC 樂聲牌	FV-40BE2H	✓	/	/
Lavatory 洗手間	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E 18/21/24 LCD	✓	✓	✓
	Exhaust Fan 抽氣扇	Östberg 奧斯博格	LPK 125B1-r	-	✓	✓
Powder Room 化妝室	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E 18/21/24 LCD	✓	/	/
	Exhaust Fan 抽氣扇	Östberg 奧斯博格	LPK 125B1-r	✓	/	/

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.
賣方承諾如期數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。

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

備註:
1. 上表 "✓" 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Appliance Schedule - Air-Conditioner
設備說明表 - 冷氣機

King Tower 1				6/F 6樓	
Location 位置	**Appliance 設備**	**Brand Name 品牌名稱**	**Model No. (Indoor Unit / Outdoor Unit) 產品型號 (室內機 / 室外機)**	**Garden Suite A**	**Garden Suite B**
Living Room and Dining Room 客廳及飯廳	Split Type Air-Conditioner 分體式冷氣機	GENERAL 珍寶	ASWG24LFCB / AOWG24LFCB	-	✓(2)
			ASWG18LFCB / AOWG18LFCB	✓(2)	-
Master Bedroom 主人睡房	Split Type Air-Conditioner 分體式冷氣機		ASHG12LMCA / AOHG24LAT3	✓*	✓*
			ASHG12LMCA / AOHG24LAT3	-	✓#
Bedroom 2 睡房2	Split Type Air-Conditioner 分體式冷氣機		ASHG09LMCA / AOHG24LAT3	✓*	✓*
Bedroom 3 睡房3	Split Type Air-Conditioner 分體式冷氣機		ASHG09LMCA / AOHG18LAT3	✓#	-
			ASHG09LMCA / AOHG24LAT3	-	✓#
Bedroom 4 睡房4	Split Type Air-Conditioner 分體式冷氣機		ASWG12LMCB / AOWG12LMCB	/	✓
Study Room 書房	Split Type Air-Conditioner 分體式冷氣機		ASHG09LMCA / AOHG18LAT3	✓#	/
Kitchen 廚房	Split Type Air-Conditioner 分體式冷氣機		ARHG12LLTB / AOHG24LAT3	✓^	✓^
Utility Room 工作間	Split Type Air-Conditioner 分體式冷氣機		ASHG09LMCA / AOHG24LAT3	✓^	✓^

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.
賣方承諾如期數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。

Notes:
1. The symbol "✓" as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. ( ) : Number of Indoor Unit
5. * : Shared Outdoor Unit
6. # : Shared Outdoor Unit
7. ^ : Shared Outdoor Unit

備註:
1. 上表 "✓" 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。
4. ( ) : 室內機數量
5. * : 共用室外機
6. # : 共用室外機
7. ^ : 共用室外機

Appliance Schedule - Air-Conditioner
設備說明表 - 冷氣機

King Tower 1				7/F - 12/F, 15/F - 23/F & 25/F 7樓至12樓、15樓至23樓及25樓		
Location 位置	**Appliance 設備**	**Brand Name 品牌名稱**	**Model No. (Indoor Unit / Outdoor Unit) 產品型號 (室內機 / 室外機)**	**A**	**B**	**C**
Living Room and Dining Room 客廳及飯廳	Split Type Air-Conditioner 分體式冷氣機	GENERAL 珍寶	ASWG24LFCB / AOWG24LFCB	-	-	✓(2)
			ASWG18LFCB / AOWG18LFCB	✓(2)	✓(2)	-
Master Bedroom 主人睡房	Split Type Air-Conditioner 分體式冷氣機		ASWG12LMCB / AOWG12LMCB	✓	-	-
			ASHG12LMCA / AOHG24LAT3	-	✓*	✓*
			ASHG12LMCA / AOHG24LAT3	-	-	✓#
Bedroom 2 睡房2	Split Type Air-Conditioner 分體式冷氣機		ASWG09LMCB / AOWG09LMCB	✓	-	-
			ASHG09LMCA / AOHG24LAT3	-	✓*	✓*
Bedroom 3 睡房3	Split Type Air-Conditioner 分體式冷氣機		ASHG09LMCA / AOHG18LAT3	✓*	✓#	-
			ASHG09LMCA / AOHG24LAT3	-	-	✓#
Bedroom 4 睡房4	Split Type Air-Conditioner 分體式冷氣機		ASWG12LMCB / AOWG12LMCB	/	/	✓
Study Room 書房	Split Type Air-Conditioner 分體式冷氣機		ASHG09LMCA / AOHG18LAT3	✓*	/	/
Kitchen 廚房	Split Type Air-Conditioner 分體式冷氣機		ARHG12LLTB / AOHG24LAT3	✓#	-	✓^
Utility Room 工作間	Split Type Air-Conditioner 分體式冷氣機		ASHG09LMCA / AOHG24LAT3	✓#	-	✓^
			ASHG09LMCA / AOHG18LAT3	-	✓#	-

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.
賣方承諾如期數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。

Notes:
1. The symbol "✓" as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. ( ) : Number of Indoor Unit
5. * : Shared Outdoor Unit
6. # : Shared Outdoor Unit
7. ^ : Shared Outdoor Unit

備註:
1. 上表 "✓" 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。
4. ( ) : 室內機數量
5. * : 共用室外機
6. # : 共用室外機
7. ^ : 共用室外機

Appliance Schedule - Air-Conditioner
設備說明表 - 冷氣機

King Tower 1				26/F 26樓		27/F 27樓	
Location 位置	**Appliance 設備**	**Brand Name 品牌名稱**	**Model No. (Indoor Unit / Outdoor Unit) 產品型號 (室內機 / 室外機)**	**Villa A**	**Villa B**	**Penthouse A**	**Penthouse B**
Living Room and Dining Room 客廳及飯廳	Split Type Air-Conditioner 分體式冷氣機	GENERAL 珍寶	ASWG18LFCB / AOWG18LFCB	✓(2)	✓	-	✓
			ASWG24LFCB / AOWG24LFCB	-	✓(2)	✓(2)	✓(2)
Master Bedroom 主人睡房	Split Type Air-Conditioner 分體式冷氣機		ASWG12LMCB / AOWG12LMCB	✓	-	✓	-
			ASHG12LMCA / AOHG24LAT3	-	✓*	-	✓*
			ASHG12LMCA / AOHG24LAT3	-	✓#	-	✓#
Bedroom 2 睡房2	Split Type Air-Conditioner 分體式冷氣機		ASWG09LMCB / AOWG09LMCB	✓	-	✓	-
			ASHG09LMCA / AOHG24LAT3	-	✓*	-	✓*
Bedroom 3 睡房3	Split Type Air-Conditioner 分體式冷氣機		ASWG09LMCB / AOWG09LMCB	-	-	✓	-
			ASHG09LMCA / AOHG18LAT3	✓*	-	-	-
			ASHG09LMCA / AOHG24LAT3	-	✓#	-	✓#
Bedroom 4 睡房4	Split Type Air-Conditioner 分體式冷氣機		ASWG12LMCB / AOWG12LMCB	/	✓	/	✓
Study Room 書房	Split Type Air-Conditioner 分體式冷氣機		ASHG09LMCA / AOHG18LAT3	✓*	/	/	/
Kitchen 廚房	Split Type Air-Conditioner 分體式冷氣機		ARHG12LLTB / AOHG24LAT3	✓#	✓^	✓*	✓^
Utility Room 工作間	Split Type Air-Conditioner 分體式冷氣機		ASHG09LMCA / AOHG24LAT3	✓#	✓^	✓*	✓^

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.
賣方承諾如期數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。

Notes:
1. The symbol "✓" as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. ( ) : Number of Indoor Unit
5. * : Shared Outdoor Unit
6. # : Shared Outdoor Unit
7. ^ : Shared Outdoor Unit

備註:
1. 上表 "✓" 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。
4. ( ) : 室內機數量
5. * : 共用室外機
6. # : 共用室外機
7. ^ : 共用室外機

Appliance Schedule - Air-Conditioner
設備說明表 - 冷氣機

King Tower 2				6/F 6樓	
Location 位置	**Appliance 設備**	**Brand Name 品牌名稱**	**Model No. (Indoor Unit / Outdoor Unit) 產品型號 (室內機 / 室外機)**	**Garden Suite A**	**Garden Suite B**
Living Room and Dining Room 客廳及飯廳	Split Type Air-Conditioner 分體式冷氣機	GENERAL 珍寶	ASWG24LFCB / AOWG24LFCB	✓(2)	✓(3)
Master Bedroom 主人睡房	Split Type Air-Conditioner 分體式冷氣機		ASHG12LMCA / AOHG24LAT3	✓*	-
			ASHG12LMCA / AOHG24LAT3	✓#	-
			ASHG18LFCA / AOHG24LAT3	-	✓*
			ASHG18LFCA / AOHG24LAT3	-	✓#
Bedroom 2 睡房2	Split Type Air-Conditioner 分體式冷氣機		ASWG12LMCB / AOWG12LMCB	-	✓
			ASHG09LMCA / AOHG24LAT3	✓*	-
Bedroom 3 睡房3	Split Type Air-Conditioner 分體式冷氣機		ASWG12LMCB / AOWG12LMCB	✓	-
			ASHG09LMCA / AOHG24LAT3	-	✓*
Bedroom 4 睡房4	Split Type Air-Conditioner 分體式冷氣機		ASHG09LMCA / AOHG24LAT3	✓#	✓#
Family Room 家庭房	Split Type Air-Conditioner 分體式冷氣機		ASWG18LFCB / AOWG18LFCB	/	✓
Kitchen 廚房	Split Type Air-Conditioner 分體式冷氣機		ARHG12LLTB / AOHG24LAT3	✓^	✓^
Utility Room 工作間	Split Type Air-Conditioner 分體式冷氣機		ASHG09LMCA / AOHG24LAT3	✓^	✓^

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.
賣方承諾如期數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。

Notes:
1. The symbol "✓" as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. ( ) : Number of Indoor Unit
5. * : Shared Outdoor Unit
6. # : Shared Outdoor Unit
7. ^ : Shared Outdoor Unit

備註:
1. 上表 "✓" 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。
4. ( ) : 室內機數量
5. * : 共用室外機
6. # : 共用室外機
7. ^ : 共用室外機

Appliance Schedule - Air-Conditioner
設備說明表 - 冷氣機

King Tower 2				7/F - 12/F, 15/F - 23/F & 25/F 7樓至12樓、15樓至23樓及25樓				
Location 位置	**Appliance 設備**	**Brand Name 品牌名稱**	**Model No. (Indoor Unit / Outdoor Unit) 產品型號 (室內機 / 室外機)**	**A**	**B**	**C**	**D**	**E**
Living Room and Dining Room 客廳及飯廳	Split Type Air-Conditioner 分體式冷氣機	GENERAL 珍寶	ASWG18LFCB / AOWG18LFCB	✓(2)	✓(2)	✓(2)	✓(2)	✓(2)
Master Bedroom 主人睡房	Split Type Air-Conditioner 分體式冷氣機		ASWG12LMCB / AOWG12LMCB	✓	-	-	-	✓
			ASHG12LMCA / AOHG24LAT3	-	✓*	✓*	-	-
			ASHG18LFCA / AOHG24LAT3	-	-	-	✓*	-
Bedroom 2 睡房2	Split Type Air-Conditioner 分體式冷氣機		ASHG09LMCA / AOHG18LAT3	✓*	-	-	-	✓*
			ASHG09LMCA / AOHG24LAT3	-	✓*	✓*	✓*	-
Bedroom 3 睡房3	Split Type Air-Conditioner 分體式冷氣機		ASHG09LMCA / AOHG18LAT3	✓#	✓#	✓#	✓#	✓#
Study Room 書房	Split Type Air-Conditioner 分體式冷氣機		ASHG09LMCA / AOHG18LAT3	✓*	/	/	/	✓*
Utility Room 工作間	Split Type Air-Conditioner 分體式冷氣機		ASHG09LMCA / AOHG18LAT3	✓#	✓#	✓#	✓#	✓#

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.
賣方承諾如期數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。

Notes:
1. The symbol "✓" as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. ( ) : Number of Indoor Unit
5. * : Shared Outdoor Unit
6. # : Shared Outdoor Unit

備註:
1. 上表 "✓" 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。
4. ( ) : 室內機數量
5. * : 共用室外機
6. # : 共用室外機

Appliance Schedule - Air-Conditioner
設備説明表 - 冷氣機

King Tower 2				26/F & 27/F 26樓及27樓	26/F 26樓	27/F 27樓
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. (Indoor Unit / Outdoor Unit) 產品型號 (室內機 / 室外機)	King Mansion	Villa B	Penthouse B
Living Room and Dining Room 客廳及飯廳	Split Type Air-Conditioner 分體式冷氣機	GENERAL 珍寶	ASWG24LFCB / AOWG24LFCB	✓(4)	✓(4)	✓(4)
Staircase and Corridor 樓梯及走廊	Split Type Air-Conditioner 分體式冷氣機		ASHG12LMCA / AOHG24LAT3	✓*	/	/
Master Bedroom 主人睡房	Split Type Air-Conditioner 分體式冷氣機		ASWG12LMCB / AOWG12LMCB	-	✓(2)	✓(2)
			ASWG18LFCB / AOWG18LFCB	✓(2)	-	-
Bedroom 2 睡房2	Split Type Air-Conditioner 分體式冷氣機		ASWG12LMCB / AOWG12LMCB	-	✓	✓
			ASHG12LMCA / AOHG24LAT3	✓*	-	-
Bedroom 3 睡房3	Split Type Air-Conditioner 分體式冷氣機		ASWG12LMCB / AOWG12LMCB	-	✓	✓
			ASHG18LFCA / AOHG24LAT3	✓#	-	-
Bedroom 4 睡房4	Split Type Air-Conditioner 分體式冷氣機		ASWG09LMCB / AOWG09LMCB	-	✓	✓
			ASWG12LMCB / AOWG12LMCB	✓	-	-
Bedroom 5 睡房5	Split Type Air-Conditioner 分體式冷氣機		ASHG09LMCA / AOHG24LAT3	✓#	/	/

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.
賣方承諾如期數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。

Notes:
1. The symbol "✓" as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. ( ) : Number of Indoor Unit
5. * : Shared Outdoor Unit
6. # : Shared Outdoor Unit

備註:
1. 上表 "✓" 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。
4. ( ) : 室內機數量
5. * : 共用室外機
6. # : 共用室外機

Appliance Schedule - Air-Conditioner
設備說明表 - 冷氣機

King Tower 2				26/F & 27/F 26樓及27樓	26/F 26樓	27/F 27樓
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. (Indoor Unit / Outdoor Unit) 產品型號 (室內機 / 室外機)	King Mansion	Villa B	Penthouse B
Kitchen 廚房	Split Type Air-Conditioner 分體式冷氣機	GENERAL 珍寶	ARHG12LLTB / AOHG24LAT3	✓^	✓^	✓^
Store Room 儲物房	Split Type Air-Conditioner 分體式冷氣機		ASHG09LMCA / AOHG24LAT3	✓^	-	✓^
Utility Room 工作間	Split Type Air-Conditioner 分體式冷氣機		ASHG09LMCA / AOHG24LAT3	-	✓^	/

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.
賣方承諾如期數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。

Notes:
1. The symbol "✓" as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. ^ : Shared Outdoor Unit

備註:
1. 上表 "✓" 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。
4. ^ : 共用室外機

Schedule of Mechanical and Electrical Provisions of Residential Flats
住宅單位機電裝置數量說明表

King Tower 1			6/F 6樓	
Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Garden Suite A	Garden Suite B
Main Entrance 大門入口	Door Bell Button 門鐘掣		1	1
Living Room and Dining Room 客廳及飯廳		Distribution Board 配電箱	1	1
		Door Bell 門鐘	1	1
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	1	1
		Single Socket Outlet 單頭插座	2	2
		Twin Socket Outlet 雙頭插座	1	1
		Fiber Outlet 光纖插座	1	1
		Data Point 網絡插座	1	1
		LAN Port Faceplate 區域網絡連接埠	2	2
	Lighting Switch 燈掣		6	6
	Lighting Point 燈位		7	7
	Equipment Switch 設備開關		4	4
	Single Socket Outlet with USB Module 單頭連USB插座		1	1
	Twin Socket Outlet 雙頭插座		5	5
	Twin Socket Outlet with USB Module 雙頭連USB插座		1	1
	TV / FM Outlet 電視 / 電台天線插座		2	2

Notes:
1. The number as shown in the above table denotes the numbers provided.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Residential Flats
住宅單位機電裝置數量説明表

King Tower 1			6/F 6樓	
Location 位置	**Exposed Type 外露形**	**Non-exposed Type 非外露形**	**Garden Suite A**	**Garden Suite B**
Living Room and Dining Room 客廳及飯廳	Telephone Outlet 電話插座		2	2
	Data Point 網絡插座		2	2
	Fuse Spur Unit for Air-conditioner Unit 菲士蘇供冷氣機		2	2
	Fuse Spur Unit for Electric Curtain 菲士蘇供電動窗簾		2	2
Master Bedroom 主人睡房	Lighting Switch 燈掣		2	2
	Lighting Point 燈位		2	2
	Equipment Switch 設備開關		1	1
	Twin Socket Outlet 雙頭插座		1	1
	Single Socket Outlet with USB Module 單頭連USB插座		2	2
	TV / FM Outlet 電視 / 電台天線插座		1	1
	Data Point 網絡插座		1	1
	Fuse Spur Unit for Electric Curtain 菲士蘇供電動窗簾		1	1
	Fuse Spur Unit for Air-conditioner Unit 菲士蘇供冷氣機		1	2
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	1	1

Notes:
1. The number as shown in the above table denotes the numbers provided.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Residential Flats
住宅單位機電裝置數量說明表

King Tower 1			6/F 6樓	
Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Garden Suite A	Garden Suite B
Bedroom 2 睡房2	Lighting Switch 燈掣		1	1
	Lighting Point 燈位		1	1
	Twin Socket Outlet 雙頭插座		1	1
	Twin Socket Outlet with USB Module 雙頭連USB插座		1	1
	TV / FM Outlet 電視 / 電台天線插座		1	1
	Data Point 網絡插座		1	1
	Fuse Spur Unit for Air-conditioner Unit 菲士蘇供冷氣機		1	1
Bedroom 3 睡房3	Lighting Switch 燈掣		1	1
	Lighting Point 燈位		1	1
	Twin Socket Outlet 雙頭插座		1	1
	Twin Socket Outlet with USB Module 雙頭連USB插座		1	1
	TV / FM Outlet 電視 / 電台天線插座		1	1
	Data Point 網絡插座		1	1
	Fuse Spur Unit for Air-conditioner Unit 菲士蘇供冷氣機		1	1

Notes:
1. The number as shown in the above table denotes the numbers provided.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Residential Flats
住宅單位機電裝置數量説明表

King Tower 1			6/F 6樓	
Location 位置	**Exposed Type 外露形**	**Non-exposed Type 非外露形**	**Garden Suite A**	**Garden Suite B**
Bedroom 4 睡房4	Lighting Switch 燈掣		/	2
	Lighting Point 燈位		/	1
	Equipment Switch 設備開關		/	1
	Single Socket Outlet 單頭插座		/	1
	Twin Socket Outlet 雙頭插座		/	1
	Twin Socket Outlet with USB Module 雙頭連USB插座		/	1
	TV / FM Outlet 電視 / 電台天線插座		/	1
	Data Point 網絡插座		/	1
	Fuse Spur Unit for Air-conditioner Unit 菲士蘇供冷氣機		/	1
Study Room 書房	Lighting Switch 燈掣		1	/
	Lighting Point 燈位		1	/
	Single Socket Outlet 單頭插座		1	/
	Twin Socket Outlet 雙頭插座		1	/
	Twin Socket Outlet with USB Module 雙頭連USB插座		1	/
	TV / FM Outlet 電視 / 電台天線插座		1	/
	Data Point 網絡插座		1	/
	Fuse Spur Unit for Air-conditioner Unit 菲士蘇供冷氣機		1	/

Notes:
1. The number as shown in the above table denotes the numbers provided.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Residential Flats
住宅單位機電裝置數量說明表

King Tower 1			6/F 6樓	
Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Garden Suite A	Garden Suite B
Utility Room (with Lavatory) 工作間 (連洗手間)	Lighting Switch 燈掣		1	1
	Lighting Point 燈位		2	2
	Twin Socket Outlet 雙頭插座		1	1
	Equipment Switch 設備開關		1	1
	Fuse Spur Unit for Air-conditioner Unit 菲士蘇供冷氣機		1	1
		Power Supply Point for Electric Water Heater 供電位供電熱水爐	1	1
Kitchen 廚房	Lighting Switch 燈掣		1	1
	Lighting Point 燈位		8	8
	Twin Socket Outlet 雙頭插座		1	1
	Twin Socket Outlet with USB Module 雙頭連USB插座		1	1
		Single Socket Outlet 單頭插座	1	1
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃	1	1
		Single Socket Outlet for Washer Dryer 單頭插座供洗衣乾衣機	1	1
		Single Socket Outlet for Exhaust Hood 單頭插座供抽油煙機	1	1
		Single Socket Outlet for Wine Cellar 單頭插座供酒櫃	1	1
		Single Socket Outlet for Dish Washer 單頭插座供洗碗碟機	1	1

Notes:
1. The number as shown in the above table denotes the numbers provided.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Residential Flats
住宅單位機電裝置數量說明表

King Tower 1			6/F 6樓	
Location 位置	**Exposed Type 外露形**	**Non-exposed Type 非外露形**	**Garden Suite A**	**Garden Suite B**
Kitchen 廚房		Connection Unit for Steam Oven 電接駁點供蒸焗爐	1	1
		Connection Unit for Oven 電接駁點供焗爐	1	1
		Connection Unit for Induction Hob 電接駁點供電磁爐	1	1
		Connection Unit for Electric Water Heater 電接駁點供電熱水爐	1	1
		Fuse Spur Unit for Gas Hob 菲士蘇供煤氣爐	2	2
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	2	2
		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈	2	2
		Washer Dryer Connection Point 洗衣乾衣機接駁點	1	1
		Dish Washer Connection Point 洗碗碟機接駁點	1	1
		Towngas Connection Point 煤氣接駁點	2	2
		Fuse Spur Unit for Air-conditioner Unit 菲士蘇供冷氣機	1	1
Master Bathroom 主人浴室	Lighting Point 燈位		6	6
		Single Socket Outlet with USB Module 單頭連USB插座	1	1
		Power Supply Point for Electric Water Heater 供電位供電熱水爐	1	1
		Connection Unit for Thermo-ventilator 電接駁點供浴室寶	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	2	2

Notes:
1. The number as shown in the above table denotes the numbers provided.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Residential Flats
住宅單位機電裝置數量說明表

King Tower 1			6/F 6樓	
Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Garden Suite A	Garden Suite B
Bathroom 浴室	Lighting Point 燈位		4	4
		Single Socket Outlet with USB Module 單頭連USB插座	1	1
		Power Supply Point for Electric Water Heater 供電位供電熱水爐	1	1
		Connection Unit for Thermo-ventilator 電接駁點供浴室寶	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	2	2
Bathroom 4 浴室4	Lighting Point 燈位		/	5
		Single Socket Outlet with USB Module 單頭連USB插座	/	1
		Power Supply Point for Electric Water Heater 供電位供電熱水爐	/	1
		Connection Unit for Thermo-ventilator 電接駁點供浴室寶	/	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	/	2
Utility Platform 工作平台	Lighting Point 燈位		1	1
Private Garden 私人花園	Lighting Point 燈位		16	16
	Single Waterproof Socket Outlet 單頭防水插座		3	3
		Waterproof Fuse Spur Unit for BBQ Counter Lighting 防水菲士蘇供燒烤桌燈	1	1
		Waterproof Fuse Spur Unit for Sensor Faucet 防水菲士蘇供感應水龍頭	1	1
		Power Supply Point for Electric Water Heater 供電位供電熱水爐	1	1
		Power Supply Point 供電位	1	1

Notes:
1. The number as shown in the above table denotes the numbers provided.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Residential Flats
住宅單位機電裝置數量説明表

King Tower 1			7/F - 12/F, 15/F - 23/F & 25/F 7樓至12樓、15樓至23樓及25樓		
Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	A	B	C
Main Entrance 大門入口	Door Bell Button 門鐘掣		1	1	1
Living Room and Dining Room 客廳及飯廳		Distribution Board 配電箱	1	1	1
		Door Bell 門鐘	1	1	1
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘	1	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	1	1	1
		Single Socket Outlet 單頭插座	2	2	2
		Twin Socket Outlet 雙頭插座	1	1	1
		Fiber Outlet 光纖插座	1	1	1
		Data Point 網絡插座	1	1	1
		LAN Port Faceplate 區域網絡連接埠	2	2	2
	Lighting Switch 燈掣		6	5	6
	Lighting Point 燈位		7	5	7
	Equipment Switch 設備開關		4	4	4
	Single Socket Outlet with USB Module 單頭連USB插座		1	1	1
	Twin Socket Outlet 雙頭插座		5	5	5
	Twin Socket Outlet with USB Module 雙頭連USB插座		1	1	1
	TV / FM Outlet 電視 / 電台天線插座		2	2	2

Notes:
1. The number as shown in the above table denotes the numbers provided.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Residential Flats
住宅單位機電裝置數量說明表

King Tower 1			7/F - 12/F, 15/F - 23/F & 25/F 7樓至12樓、15樓至23樓及25樓		
Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	A	B	C
Living Room and Dining Room 客廳及飯廳	Telephone Outlet 電話插座		2	2	2
	Data Point 網絡插座		2	2	2
	Fuse Spur Unit for Air-conditioner Unit 菲士蘇供冷氣機		2	2	2
	Fuse Spur Unit for Electric Curtain 菲士蘇供電動窗簾		2	1	2
Master Bedroom 主人睡房	Lighting Switch 燈掣		2	3	2
	Lighting Point 燈位		2	2	2
	Equipment Switch 設備開關		1	1	1
	Twin Socket Outlet 雙頭插座		1	1	1
	Single Socket Outlet with USB Module 單頭連USB插座		2	2	2
	TV / FM Outlet 電視 / 電台天線插座		1	1	1
	Data Point 網絡插座		1	1	1
	Fuse Spur Unit for Electric Curtain 菲士蘇供電動窗簾		1	1	1
	Fuse Spur Unit for Air-conditioner Unit 菲士蘇供冷氣機		1	1	2
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	1	1	1

Notes:
1. The number as shown in the above table denotes the numbers provided.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Residential Flats
住宅單位機電裝置數量説明表

King Tower 1			7/F - 12/F, 15/F - 23/F & 25/F 7樓至12樓、15樓至23樓及25樓		
Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	A	B	C
Bedroom 2 睡房2	Lighting Switch 燈掣		1	1	1
	Lighting Point 燈位		1	1	1
	Twin Socket Outlet 雙頭插座		1	1	1
	Twin Socket Outlet with USB Module 雙頭連USB插座		1	1	1
	TV / FM Outlet 電視 / 電台天線插座		1	1	1
	Data Point 網絡插座		1	1	1
	Fuse Spur Unit for Air-conditioner Unit 菲士蘇供冷氣機		1	1	1
Bedroom 3 睡房3	Lighting Switch 燈掣		1	1	1
	Lighting Point 燈位		1	1	1
	Single Socket Outlet 單頭插座		-	1	-
	Twin Socket Outlet 雙頭插座		1	1	1
	Twin Socket Outlet with USB Module 雙頭連USB插座		1	1	1
	TV / FM Outlet 電視 / 電台天線插座		1	1	1
	Data Point 網絡插座		1	1	1
	Fuse Spur Unit for Air-conditioner Unit 菲士蘇供冷氣機		1	1	1

Notes:
1. The number as shown in the above table denotes the numbers provided.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Residential Flats
住宅單位機電裝置數量說明表

King Tower 1			7/F - 12/F, 15/F - 23/F & 25/F 7樓至12樓、15樓至23樓及25樓		
Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	A	B	C
Bedroom 4 睡房4	Lighting Switch 燈掣		/	/	2
	Lighting Point 燈位		/	/	1
	Equipment Switch 設備開關		/	/	1
	Single Socket Outlet 單頭插座		/	/	1
	Twin Socket Outlet 雙頭插座		/	/	1
	Twin Socket Outlet with USB Module 雙頭連USB插座		/	/	1
	TV / FM Outlet 電視 / 電台天線插座		/	/	1
	Data Point 網絡插座		/	/	1
	Fuse Spur Unit for Air-conditioner Unit 菲士蘇供冷氣機		/	/	1
Study Room 書房	Lighting Switch 燈掣		1	/	/
	Lighting Point 燈位		1	/	/
	Single Socket Outlet 單頭插座		1	/	/
	Twin Socket Outlet 雙頭插座		1	/	/
	Twin Socket Outlet with USB Module 雙頭連USB插座		1	/	/
	TV / FM Outlet 電視 / 電台天線插座		1	/	/
	Data Point 網絡插座		1	/	/
	Fuse Spur Unit for Air-conditioner Unit 菲士蘇供冷氣機		1	/	/

Notes:
1. The number as shown in the above table denotes the numbers provided.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Residential Flats
住宅單位機電裝置數量説明表

King Tower 1			7/F - 12/F, 15/F - 23/F & 25/F 7樓至12樓、15樓至23樓及25樓		
Location 位置	**Exposed Type 外露形**	**Non-exposed Type 非外露形**	**A**	**B**	**C**
Utility Room (with Lavatory) 工作間 (連洗手間)	Lighting Switch 燈掣		1	1	1
	Lighting Point 燈位		2	2	2
	Twin Socket Outlet 雙頭插座		1	1	1
	Equipment Switch 設備開關		1	1	1
	Fuse Spur Unit for Air-conditioner Unit 菲士蘇供冷氣機		1	1	1
		Power Supply Point for Electric Water Heater 供電位供電熱水爐	1	1	1
Kitchen 廚房	Lighting Switch 燈掣		1	-	1
	Lighting Point 燈位		8	5	8
	Twin Socket Outlet 雙頭插座		1	1	1
	Twin Socket Outlet with USB Module 雙頭連USB插座		1	1	1
		Single Socket Outlet 單頭插座	1	-	1
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃	1	1	1
		Single Socket Outlet for Washer Dryer 單頭插座供洗衣乾衣機	1	1	1
		Single Socket Outlet for Exhaust Hood 單頭插座供抽油煙機	1	1	1
		Single Socket Outlet for Wine Cellar 單頭插座供酒櫃	1	1	1
		Single Socket Outlet for Combi Steam Microwave Oven 單頭插座供微波蒸焗爐	-	1	-

Notes:
1. The number as shown in the above table denotes the numbers provided.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Residential Flats
住宅單位機電裝置數量說明表

King Tower 1			7/F - 12/F, 15/F - 23/F & 25/F 7樓至12樓、15樓至23樓及25樓		
Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	A	B	C
Kitchen 廚房		Connection Unit for Steam Oven 電接駁點供蒸焗爐	1	-	1
		Connection Unit for Oven 電接駁點供焗爐	1	-	1
		Connection Unit for Induction Hob 電接駁點供電磁爐	1	1	1
		Connection Unit for Electric Water Heater 電接駁點供電熱水爐	1	1	1
		Fuse Spur Unit for Gas Hob 菲士蘇供煤氣爐	2	2	2
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	2	2	2
		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈	2	2	2
		Washer Dryer Connection Point 洗衣乾衣機接駁點	1	1	1
		Towngas Connection Point 煤氣接駁點	1	1	1
		Fuse Spur Unit for Air-conditioner Unit 菲士蘇供冷氣機	1	-	1
Master Bathroom 主人浴室	Lighting Point 燈位		6	5	6
		Single Socket Outlet with USB Module 單頭連USB插座	1	1	1
		Power Supply Point for Electric Water Heater 供電位供電熱水爐	1	1	1
		Connection Unit for Thermo-ventilator 電接駁點供浴室寶	1	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	2	2	2

Notes:
1. The number as shown in the above table denotes the numbers provided.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Residential Flats
住宅單位機電裝置數量說明表

King Tower 1			7/F - 12/F, 15/F - 23/F & 25/F 7樓至12樓、15樓至23樓及25樓		
Location 位置	**Exposed Type 外露形**	**Non-exposed Type 非外露形**	**A**	**B**	**C**
Bathroom 浴室	Lighting Point 燈位		4	4	4
		Single Socket Outlet with USB Module 單頭連USB插座	1	1	1
		Power Supply Point for Electric Water Heater 供電位供電熱水爐	1	1	1
		Connection Unit for Thermo-ventilator 電接駁點供浴室寶	1	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	2	2	2
Bathroom 4 浴室4	Lighting Point 燈位		/	/	5
		Single Socket Outlet with USB Module 單頭連USB插座	/	/	1
		Power Supply Point for Electric Water Heater 供電位供電熱水爐	/	/	1
		Connection Unit for Thermo-ventilator 電接駁點供浴室寶	/	/	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	/	/	2
Balcony 露台	Lighting Point 燈位		1	1	1
Utility Platform 工作平台	Lighting Point 燈位		1	1	1

Notes:
1. The number as shown in the above table denotes the numbers provided.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Residential Flats
住宅單位機電裝置數量說明表

King Tower 1			26/F 26樓		27/F 27樓	
Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Villa A	Villa B	Penthouse A	Penthouse B
Main Entrance 大門入口	Door Bell Button 門鐘掣		1	1	1	1
Living Room and Dining Room 客廳及飯廳		Distribution Board 配電箱	1	-	1	-
		Door Bell 門鐘	1	1	1	1
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘	1	1	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	1	1	1	1
		Single Socket Outlet 單頭插座	2	2	2	2
		Twin Socket Outlet 雙頭插座	1	1	1	1
		Fiber Outlet 光纖插座	1	1	1	1
		Data Point 網絡插座	1	1	1	1
		LAN Port Faceplate 區域網絡連接埠	2	2	2	2
	Lighting Switch 燈掣		7	7	7	7
	Lighting Point 燈位		7	8	9	10
	Equipment Switch 設備開關		4	4	4	4
	Single Socket Outlet with USB Module 單頭連USB插座		1	1	1	1
	Twin Socket Outlet 雙頭插座		5	5	4	5
	Twin Socket Outlet with USB Module 雙頭連USB插座		1	1	1	1
	TV / FM Outlet 電視 / 電台天線插座		2	2	2	2

Notes:
1. The number as shown in the above table denotes the numbers provided.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

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

Schedule of Mechanical and Electrical Provisions of Residential Flats
住宅單位機電裝置數量説明表

King Tower 1			26/F 26樓		27/F 27樓	
Location 位置	**Exposed Type 外露形**	**Non-exposed Type 非外露形**	**Villa A**	**Villa B**	**Penthouse A**	**Penthouse B**
Living Room and Dining Room 客廳及飯廳	Telephone Outlet 電話插座		2	2	2	2
	Data Point 網絡插座		2	2	2	2
	Fuse Spur Unit for Air-conditioner Unit 菲士蘇供冷氣機		2	3	2	3
	Fuse Spur Unit for Electric Curtain 菲士蘇供電動窗簾		2	2	2	2
Master Bedroom 主人睡房	Lighting Switch 燈掣		2	2	2	2
	Lighting Point 燈位		2	2	2	2
	Equipment Switch 設備開關		1	1	1	1
	Twin Socket Outlet 雙頭插座		1	1	1	1
	Single Socket Outlet with USB Module 單頭連USB插座		2	2	2	2
	TV / FM Outlet 電視 / 電台天線插座		1	1	1	1
	Data Point 網絡插座		1	1	1	1
	Fuse Spur Unit for Electric Curtain 菲士蘇供電動窗簾		1	1	1	1
	Fuse Spur Unit for Air-conditioner Unit 菲士蘇供冷氣機		1	2	1	2
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	1	1	1	1

Notes:
1. The number as shown in the above table denotes the numbers provided.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Residential Flats
住宅單位機電裝置數量說明表

King Tower 1			26/F 26樓		27/F 27樓	
Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Villa A	Villa B	Penthouse A	Penthouse B
Bedroom 2 睡房2	Lighting Switch 燈掣		1	1	1	1
	Lighting Point 燈位		1	1	1	1
	Twin Socket Outlet 雙頭插座		1	1	1	1
	Twin Socket Outlet with USB Module 雙頭連USB插座		1	1	1	1
	TV / FM Outlet 電視 / 電台天線插座		1	1	1	1
	Data Point 網絡插座		1	1	1	1
	Fuse Spur Unit for Air-conditioner Unit 菲士蘇供冷氣機		1	1	1	1
Bedroom 3 睡房3	Lighting Switch 燈掣		1	1	1	1
	Lighting Point 燈位		1	1	1	1
	Twin Socket Outlet 雙頭插座		1	1	1	1
	Twin Socket Outlet with USB Module 雙頭連USB插座		1	1	1	1
	TV / FM Outlet 電視 / 電台天線插座		1	1	1	1
	Data Point 網絡插座		1	1	1	1
	Fuse Spur Unit for Air-conditioner Unit 菲士蘇供冷氣機		1	1	1	1

Notes:
1. The number as shown in the above table denotes the numbers provided.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Residential Flats
住宅單位機電裝置數量説明表

King Tower 1			26/F 26樓		27/F 27樓	
Location 位置	**Exposed Type 外露形**	**Non-exposed Type 非外露形**	**Villa A**	**Villa B**	**Penthouse A**	**Penthouse B**
Bedroom 4 睡房4	Lighting Switch 燈掣		/	2	/	2
	Lighting Point 燈位		/	1	/	1
	Equipment Switch 設備開關		/	1	/	1
	Single Socket Outlet 單頭插座		/	1	/	1
	Twin Socket Outlet 雙頭插座		/	1	/	1
	Twin Socket Outlet with USB Module 雙頭連USB插座		/	1	/	1
	TV / FM Outlet 電視 / 電台天線插座		/	1	/	1
	Data Point 網絡插座		/	1	/	1
	Fuse Spur Unit for Air-conditioner Unit 菲士蘇供冷氣機		/	1	/	1
Study Room 書房	Lighting Switch 燈掣		1	/	/	/
	Lighting Point 燈位		1	/	/	/
	Single Socket Outlet 單頭插座		1	/	/	/
	Twin Socket Outlet 雙頭插座		1	/	/	/
	Twin Socket Outlet with USB Module 雙頭連USB插座		1	/	/	/
	TV / FM Outlet 電視 / 電台天線插座		1	/	/	/
	Data Point 網絡插座		1	/	/	/
	Fuse Spur Unit for Air-conditioner Unit 菲士蘇供冷氣機		1	/	/	/

Notes:
1. The number as shown in the above table denotes the numbers provided.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Residential Flats
住宅單位機電裝置數量說明表

King Tower 1			26/F 26樓		27/F 27樓	
Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Villa A	Villa B	Penthouse A	Penthouse B
Utility Room (with Lavatory) 工作間 (連洗手間)	Distribution Board 配電箱		-	1	-	1
	Lighting Switch 燈掣		1	1	1	1
	Lighting Point 燈位		2	2	2	2
	Twin Socket Outlet 雙頭插座		1	1	1	1
	Equipment Switch 設備開關		1	1	1	1
	Fuse Spur Unit for Air-conditioner Unit 菲士蘇供冷氣機		1	1	1	1
		Power Supply Point for Electric Water Heater 供電位供電熱水爐	1	1	1	1
Kitchen 廚房	Lighting Switch 燈掣		1	1	1	1
	Lighting Point 燈位		8	8	8	8
	Twin Socket Outlet 雙頭插座		1	1	1	1
	Twin Socket Outlet with USB Module 雙頭連USB插座		1	1	1	1
		Single Socket Outlet 單頭插座	1	1	1	1
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃	1	1	1	1
		Single Socket Outlet for Washer Dryer 單頭插座供洗衣乾衣機	1	1	1	1
		Single Socket Outlet for Dish Washer 單頭插座供洗碗碟機	1	1	1	1
		Single Socket Outlet for Exhaust Hood 單頭插座供抽油煙機	1	1	1	1
		Single Socket Outlet for Wine Cellar 單頭插座供酒櫃	1	1	1	1

Notes:
1. The number as shown in the above table denotes the numbers provided.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Residential Flats
住宅單位機電裝置數量説明表

King Tower 1			26/F 26樓		27/F 27樓	
Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Villa A	Villa B	Penthouse A	Penthouse B
Kitchen 廚房		Connection Unit for Steam Oven 電接駁點供蒸焗爐	1	1	1	1
		Connection Unit for Oven 電接駁點供焗爐	1	1	1	1
		Connection Unit for Induction Hob 電接駁點供電磁爐	1	1	1	1
		Connection Unit for Electric Water Heater 電接駁點供電熱水爐	1	1	1	1
		Fuse Spur Unit for Gas Hob 菲士蘇供煤氣爐	2	2	2	2
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	2	2	2	2
		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈	2	2	2	2
		Washer Dryer Connection Point 洗衣乾衣機接駁點	1	1	1	1
		Dish Washer Connection Point 洗碗碟機接駁點	1	1	1	1
		Towngas Connection Point 煤氣接駁點	2	2	2	2
		Fuse Spur Unit for Air-conditioner Unit 菲士蘇供冷氣機	1	1	1	1
Master Bathroom 主人浴室	Lighting Point 燈位		6	6	6	6
		Single Socket Outlet with USB Module 單頭連USB插座	1	1	1	1
		Power Supply Point for Electric Water Heater 供電位供電熱水爐	1	1	1	1
		Connection Unit for Thermo-ventilator 電接駁點供浴室寶	1	1	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	2	2	2	2

Notes:
1. The number as shown in the above table denotes the numbers provided.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Residential Flats
住宅單位機電裝置數量說明表

King Tower 1			26/F 26樓		27/F 27樓	
Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Villa A	Villa B	Penthouse A	Penthouse B
Bathroom 浴室	Lighting Point 燈位		4	4	4	4
		Single Socket Outlet with USB Module 單頭連USB插座	1	1	1	1
		Power Supply Point for Electric Water Heater 供電位供電熱水爐	1	1	1	1
		Connection Unit for Thermo-ventilator 電接駁點供浴室寶	1	1	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	2	2	2	2
Bathroom 4 浴室4	Lighting Point 燈位		/	5	/	5
		Single Socket Outlet with USB Module 單頭連USB插座	/	1	/	1
		Power Supply Point for Electric Water Heater 供電位供電熱水爐	/	1	/	1
		Connection Unit for Thermo-ventilator 電接駁點供浴室寶	/	1	/	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	/	2	/	2
Store Room 儲物房	Lighting Switch 燈掣		/	/	1	/
	Lighting Point 燈位		/	/	1	/
	Single Socket Outlet 單頭插座		/	/	1	/
Balcony 露台	Lighting Point 燈位		1	1	1	1
Utility Platform 工作平台	Lighting Point 燈位		1	1	1	1

Notes:
1. The number as shown in the above table denotes the numbers provided.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Residential Flats
住宅單位機電裝置數量説明表

King Tower 1			26/F 26樓		27/F 27樓	
Location 位置	**Exposed Type 外露形**	**Non-exposed Type 非外露形**	**Villa A**	**Villa B**	**Penthouse A**	**Penthouse B**
Flat Roof 平台	Lighting Point 燈位		6	8	/	/
	Single Waterproof Socket Outlet 單頭防水插座		1	1	/	/
		Waterproof Fuse Spur Unit for BBQ Counter Lighting 防水菲士蘇供燒烤桌燈	1	1	/	/
		Power Supply Point for Electric Water Heater 供電位供電熱水爐	-	1	/	/
		Power Supply Point 供電位	-	1	/	/
Roof 天台	Waterproof Lighting Switch 防水燈掣		/	/	1	1
	Lighting Point 燈位		/	/	16	24
	Single Waterproof Socket Outlet 單頭防水插座		/	/	1	1
		Waterproof Fuse Spur Unit for BBQ Counter Lighting 防水菲士蘇供燒烤桌燈	/	/	1	1
		Power Supply Point for Electric Water Heater 供電位供電熱水爐	/	/	1	1
		Power Supply Point 供電位	/	/	1	1

Notes:
1. The number as shown in the above table denotes the numbers provided.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Residential Flats
住宅單位機電裝置數量說明表

King Tower 2			6/F 6樓	
Location 位置	**Exposed Type 外露形**	**Non-exposed Type 非外露形**	**Garden Suite A**	**Garden Suite B**
Main Entrance 大門入口	Door Bell Button 門鐘掣		1	1
Living Room and Dining Room 客廳及飯廳		Distribution Board 配電箱	1	1
		Door Bell 門鐘	1	1
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	1	1
		Single Socket Outlet 單頭插座	2	2
		Twin Socket Outlet 雙頭插座	1	1
		Fiber Outlet 光纖插座	1	1
		Data Point 網絡插座	1	1
		LAN Port Faceplate 區域網絡連接埠	2	2
	Lighting Switch 燈掣		7	6
	Lighting Point 燈位		7	8
	Equipment Switch 設備開關		4	3
	Single Socket Outlet with USB Module 單頭連USB插座		1	1
	Twin Socket Outlet 雙頭插座		5	5
	Twin Socket Outlet with USB Module 雙頭連USB插座		1	1
	TV / FM Outlet 電視 / 電台天線插座		2	2

Notes:
1. The number as shown in the above table denotes the numbers provided.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Residential Flats
住宅單位機電裝置數量説明表

King Tower 2			6/F 6樓	
Location 位置	**Exposed Type 外露形**	**Non-exposed Type 非外露形**	**Garden Suite A**	**Garden Suite B**
Living Room and Dining Room 客廳及飯廳	Telephone Outlet 電話插座		2	2
	Data Point 網絡插座		2	2
	Fuse Spur Unit for Air-conditioner Unit 菲士蘇供冷氣機		2	3
	Fuse Spur Unit for Electric Curtain 菲士蘇供電動窗簾		1	1
Family Room 家庭房	Lighting Switch 燈掣		/	3
	Lighting Point 燈位		/	1
	Equipment Switch 設備開關		/	3
	Twin Socket Outlet 雙頭插座		/	2
	Twin Socket Outlet with USB Module 雙頭連USB插座		/	1
	Fuse Spur Unit for Electric Curtain 菲士蘇供電動窗簾		/	1
	TV / FM Outlet 電視 / 電台天線插座		/	1
	Telephone Outlet 電話插座		/	1
	Data Point 網絡插座		/	1
	Fuse Spur Unit for Air-conditioner Unit 菲士蘇供冷氣機		/	1
		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈	/	1

Notes:
1. The number as shown in the above table denotes the numbers provided.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Residential Flats
住宅單位機電裝置數量說明表

King Tower 2			6/F 6樓	
Location 位置	**Exposed Type 外露形**	**Non-exposed Type 非外露形**	**Garden Suite A**	**Garden Suite B**
Master Bedroom 主人睡房	Lighting Switch 燈掣		3	4
	Lighting Point 燈位		3	4
	Equipment Switch 設備開關		1	1
	Twin Socket Outlet 雙頭插座		1	2
	Single Socket Outlet 單頭插座		1	-
	Single Socket Outlet with USB Module 單頭連USB插座		2	2
	TV / FM Outlet 電視 / 電台天線插座		1	1
	Data Point 網絡插座		1	1
	Fuse Spur Unit for Electric Curtain 菲士蘇供電動窗簾		1	1
	Fuse Spur Unit for Air-conditioner Unit 菲士蘇供冷氣機		2	2
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	1	1
Bedroom 2 睡房2	Lighting Switch 燈掣		1	2
	Lighting Point 燈位		1	2
	Equipment Switch 設備開關		-	1
	Single Socket Outlet 單頭插座		1	-
	Single Socket Outlet with USB Module 單頭連USB插座		-	2
	Twin Socket Outlet 雙頭插座		1	1
	Twin Socket Outlet with USB Module 雙頭連USB插座		1	-

Notes:
1. The number as shown in the above table denotes the numbers provided.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Residential Flats
住宅單位機電裝置數量說明表

King Tower 2			6/F 6樓	
Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Garden Suite A	Garden Suite B
Bedroom 2 睡房2	Data Point 網絡插座		1	1
	TV / FM Outlet 電視 / 電台天線插座		1	1
	Fuse Spur Unit for Electric Curtain 菲士蘇供電動窗簾		-	1
	Fuse Spur Unit for Air-conditioner Unit 菲士蘇供冷氣機		1	1
Bedroom 3 睡房3	Lighting Switch 燈掣		2	1
	Lighting Point 燈位		2	1
	Equipment Switch 設備開關		1	-
	Single Socket Outlet 單頭插座		1	1
	Single Socket Outlet with USB Module 單頭連USB插座		2	-
	Twin Socket Outlet 雙頭插座		1	1
	Twin Socket Outlet with USB Module 雙頭連USB插座		-	1
	TV / FM Outlet 電視 / 電台天線插座		1	1
	Data Point 網絡插座		1	1
	Fuse Spur Unit for Air-conditioner Unit 菲士蘇供冷氣機		1	1

Notes:
1. The number as shown in the above table denotes the numbers provided.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Residential Flats
住宅單位機電裝置數量說明表

King Tower 2			6/F 6樓	
Location 位置	**Exposed Type 外露形**	**Non-exposed Type 非外露形**	**Garden Suite A**	**Garden Suite B**
Bedroom 4 睡房4	Lighting Switch 燈掣		1	1
	Lighting Point 燈位		1	1
	Single Socket Outlet 單頭插座		1	1
	Twin Socket Outlet 雙頭插座		1	1
	Twin Socket Outlet with USB Module 雙頭連USB插座		1	1
	TV / FM Outlet 電視 / 電台天線插座		1	1
	Data Point 網絡插座		1	1
	Fuse Spur Unit for Air-conditioner Unit 菲士蘇供冷氣機		1	1
Utility Room (with Lavatory) 工作間 (連洗手間)	Lighting Switch 燈掣		1	1
	Lighting Point 燈位		2	2
	Twin Socket Outlet 雙頭插座		1	1
	Equipment Switch 設備開關		1	1
	Fuse Spur Unit for Air-conditioner Unit 菲士蘇供冷氣機		1	1
		Power Supply Point for Electric Water Heater 供電位供電熱水爐	1	1
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	-	1
Store Room 儲物房	Lighting Switch 燈掣		/	1
	Lighting Point 燈位		/	1
	Single Socket Outlet 單頭插座		/	1

Notes:
1. The number as shown in the above table denotes the numbers provided.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Residential Flats
住宅單位機電裝置數量說明表

King Tower 2			6/F 6樓	
Location 位置	**Exposed Type 外露形**	**Non-exposed Type 非外露形**	**Garden Suite A**	**Garden Suite B**
Kitchen 廚房	Lighting Point 燈位		6	5
	Twin Socket Outlet 雙頭插座		1	1
	Twin Socket Outlet with USB Module 雙頭連USB插座		1	1
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃	1	1
		Single Socket Outlet for Washer Dryer 單頭插座供洗衣乾衣機	1	-
		Single Socket Outlet for Exhaust Hood 單頭插座供抽油煙機	1	1
		Single Socket Outlet for Wine Cellar 單頭插座供酒櫃	1	1
		Single Socket Outlet for Dish Washer 單頭插座供洗碗碟機	1	1
		Connection Unit for Steam Oven 電接駁點供蒸焗爐	1	1
		Connection Unit for Oven 電接駁點供焗爐	1	1
		Connection Unit for Induction Hob 電接駁點供電磁爐	1	1
		Connection Unit for Electric Water Heater 電接駁點供電熱水爐	1	1
		Fuse Spur Unit for Gas Hob 菲士蘇供煤氣爐	2	2
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	1
		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈	2	2
		Towngas Connection Point 煤氣接駁點	2	2
		Fuse Spur Unit for Air-conditioner Unit 菲士蘇供冷氣機	1	1

Notes:
1. The number as shown in the above table denotes the numbers provided.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Residential Flats
住宅單位機電裝置數量說明表

King Tower 2			6/F 6樓	
Location 位置	**Exposed Type 外露形**	**Non-exposed Type 非外露形**	**Garden Suite A**	**Garden Suite B**
Master Bathroom 主人浴室	Lighting Point 燈位		7	6
		Single Socket Outlet with USB Module 單頭連USB插座	1	1
		Power Supply Point for Electric Water Heater 供電位供電熱水爐	1	1
		Connection Unit for Thermo-ventilator 電接駁點供浴室寶	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	2	2
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	-
Bathroom 2 浴室2	Lighting Point 燈位		4	5
		Single Socket Outlet with USB Module 單頭連USB插座	1	1
		Power Supply Point for Electric Water Heater 供電位供電熱水爐	1	1
		Connection Unit for Thermo-ventilator 電接駁點供浴室寶	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	2	2
Bathroom 3 浴室3	Lighting Point 燈位		5	4
		Single Socket Outlet with USB Module 單頭連USB插座	1	1
		Power Supply Point for Electric Water Heater 供電位供電熱水爐	1	1
		Connection Unit for Thermo-ventilator 電接駁點供浴室寶	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	2	2

Notes:
1. The number as shown in the above table denotes the numbers provided.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Residential Flats
住宅單位機電裝置數量説明表

King Tower 2			6/F 6樓	
Location 位置	**Exposed Type 外露形**	**Non-exposed Type 非外露形**	**Garden Suite A**	**Garden Suite B**
Powder Room 化妝室	Lighting Point 燈位		/	2
		Single Socket Outlet with USB Module 單頭連USB插座	/	1
		Power Supply Point for Electric Water Heater 供電位供電熱水爐	/	1
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	/	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	/	1
Utility Room 1 工作間1	Lighting Switch 燈掣		/	1
	Lighting Point 燈位		/	1
	Single socket outlet for Washer 單頭插座供洗衣機		/	1
	Single socket outlet for Dryer 單頭插座供乾衣機		/	1
Utility Platform 工作平台	Lighting Point 燈位		/	1
Private Garden 私人花園	Lighting Point 燈位		14	16
	Single Waterproof Socket Outlet 單頭防水插座		3	3
		Waterproof Fuse Spur Unit for BBQ Counter Lighting 防水菲士蘇供燒烤爐燈	1	1
		Waterproof Fuse Spur Unit for Sensor Faucet 防水菲士蘇供感應器水龍頭	1	1
		Power Supply Point for Electric Water Heater 供電位供電熱水爐	1	1
		Power Supply Point 供電位	1	1

Notes:
1. The number as shown in the above table denotes the numbers provided.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Residential Flats
住宅單位機電裝置數量說明表

King Tower 2			7/F - 12/F, 15/F - 23/F & 25/F 7樓至12樓、15樓至23樓及25樓				
Location 位置	**Exposed Type 外露形**	**Non-exposed Type 非外露形**	**A**	**B**	**C**	**D**	**E**
Main Entrance 大門入口	Door Bell Button 門鐘掣		1	1	1	1	1
Living Room and Dining Room 客廳及飯廳		Distribution Board 配電箱	1	1	1	1	1
		Door Bell 門鐘	1	1	1	1	1
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘	1	1	1	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	1	1	1	1	1
		Single Socket Outlet 單頭插座	2	2	2	2	2
		Twin Socket Outlet 雙頭插座	1	1	1	1	1
		Fiber Outlet 光纖插座	1	1	1	1	1
		Data Point 網絡插座	1	1	1	1	1
		LAN Port Faceplate 區域網絡連接埠	2	2	2	2	2
	Lighting Switch 燈掣		6	5	6	6	6
	Lighting Point 燈位		7	5	7	8	7
	Equipment Switch 設備開關		4	4	4	4	4
	Single Socket Outlet with USB Module 單頭連USB插座		1	1	1	1	1
	Twin Socket Outlet 雙頭插座		5	6	6	6	5
	Twin Socket Outlet with USB Module 雙頭連USB插座		1	1	1	1	1
	TV / FM Outlet 電視 / 電台天線插座		2	2	2	2	2

Notes:
1. The number as shown in the above table denotes the numbers provided.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Residential Flats
住宅單位機電裝置數量説明表

King Tower 2			7/F - 12/F, 15/F - 23/F & 25/F 7樓至12樓、15樓至23樓及25樓				
Location 位置	**Exposed Type 外露形**	**Non-exposed Type 非外露形**	**A**	**B**	**C**	**D**	**E**
Living Room and Dining Room 客廳及飯廳	Telephone Outlet 電話插座		2	2	2	2	2
	Data Point 網絡插座		2	2	2	2	2
	Fuse Spur Unit for Air-conditioner Unit 菲士蘇供冷氣機		2	2	2	2	2
	Fuse Spur Unit for Electric Curtain 菲士蘇供電動窗簾		1	1	1	1	1
Master Bedroom 主人睡房	Lighting Switch 燈掣		2	3	2	3	2
	Lighting Point 燈位		1	2	2	2	1
	Equipment Switch 設備開關		1	1	1	1	1
	Twin Socket Outlet 雙頭插座		1	1	1	1	1
	Single Socket Outlet with USB Module 單頭連USB插座		2	2	2	2	2
	TV / FM Outlet 電視 / 電台天線插座		1	1	1	1	1
	Data Point 網絡插座		1	1	1	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	1	1	1	1	1
	Fuse Spur Unit for Electric Curtain 菲士蘇供電動窗簾		1	1	1	1	1
	Fuse Spur Unit for Air-conditioner Unit 菲士蘇供冷氣機		1	1	1	1	1

Notes:
1. The number as shown in the above table denotes the numbers provided.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Residential Flats
住宅單位機電裝置數量說明表

King Tower 2			7/F - 12/F, 15/F - 23/F & 25/F 7樓至12樓、15樓至23樓及25樓				
Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	A	B	C	D	E
Bedroom 2 睡房2	Lighting Switch 燈掣		1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	1
	Single Socket Outlet 單頭插座		1	1	1	1	1
	Twin Socket Outlet 雙頭插座		1	1	1	1	1
	Twin Socket Outlet with USB Module 雙頭連USB插座		1	1	1	1	1
	TV / FM Outlet 電視 / 電台天線插座		1	1	1	1	1
	Data Point 網絡插座		1	1	1	1	1
	Fuse Spur Unit for Air-conditioner Unit 菲士蘇供冷氣機		1	1	1	1	1
Bedroom 3 睡房3	Lighting Switch 燈掣		1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	1
	Single Socket Outlet 單頭插座		1	1	1	1	1
	Twin Socket Outlet 雙頭插座		1	1	1	1	1
	Twin Socket Outlet with USB Module 雙頭連USB插座		1	1	1	1	1
	TV / FM Outlet 電視 / 電台天線插座		1	1	1	1	1
	Data Point 網絡插座		1	1	1	1	1
	Fuse Spur Unit for Air-conditioner Unit 菲士蘇供冷氣機		1	1	1	1	1

Notes:
1. The number as shown in the above table denotes the numbers provided.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Residential Flats
住宅單位機電裝置數量説明表

King Tower 2			7/F - 12/F, 15/F - 23/F & 25/F 7樓至12樓、15樓至23樓及25樓				
Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	A	B	C	D	E
Study Room 書房	Lighting Switch 燈掣		1	/	/	/	1
	Lighting Point 燈位		1	/	/	/	1
	Single Socket Outlet 單頭插座		1	/	/	/	1
	Twin Socket Outlet 雙頭插座		1	/	/	/	1
	Twin Socket Outlet with USB Module 雙頭連USB插座		1	/	/	/	1
	TV / FM Outlet 電視 / 電台天線插座		1	/	/	/	1
	Data Point 網絡插座		1	/	/	/	1
	Fuse Spur Unit for Air-conditioner Unit 菲士蘇供冷氣機		1	/	/	/	1
Utility Room (with Lavatory) 工作間 (連洗手間)	Lighting Switch 燈掣		1	1	1	1	1
	Lighting Point 燈位		2	2	2	2	2
	Twin Socket Outlet 雙頭插座		1	1	1	1	1
	Equipment Switch 設備開關		1	1	1	1	1
	Fuse Spur Unit for Air-conditioner Unit 菲士蘇供冷氣機		1	1	1	1	1
		Power Supply Point for Electric Water Heater 供電位供電熱水爐	1	1	1	1	1
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	1	1	-	1

Notes:
1. The number as shown in the above table denotes the numbers provided.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Residential Flats
住宅單位機電裝置數量說明表

King Tower 2			7/F - 12/F, 15/F - 23/F & 25/F 7樓至12樓、15樓至23樓及25樓				
Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	A	B	C	D	E
Kitchen 廚房	Lighting Switch 燈掣		1	-	1	-	1
	Lighting Point 燈位		4	5	5	5	4
	Twin Socket Outlet 雙頭插座		1	1	1	1	1
	Twin Socket Outlet with USB Module 雙頭連USB插座		1	1	1	1	1
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃	1	1	1	1	1
		Single Socket Outlet for Washer Dryer 單頭插座供洗衣乾衣機	1	1	1	1	1
		Single Socket Outlet for Exhaust Hood 單頭插座供抽油煙機	1	1	1	1	1
		Single Socket Outlet for Wine Cellar 單頭插座供酒櫃	1	1	1	1	1
		Single Socket Outlet for Combi Steam Microwave Oven 單頭插座供微波蒸焗爐	1	1	1	1	1
		Connection Unit for Induction Hob 電接駁點供電磁爐	1	1	1	1	1
		Connection Unit for Electric Water Heater 電接駁點供電熱水爐	1	1	1	1	1
		Fuse Spur Unit for Gas Hob 菲士蘇供煤氣爐	2	2	2	2	2
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	1	1	2	1
		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈	2	2	2	2	2
		Washer Dryer Connection Point 洗衣乾衣機接駁點	1	1	1	1	1
		Towngas Connection Point 煤氣接駁點	2	2	2	2	2

Notes:
1. The number as shown in the above table denotes the numbers provided.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Residential Flats
住宅單位機電裝置數量説明表

King Tower 2			7/F - 12/F, 15/F - 23/F & 25/F 7樓至12樓、15樓至23樓及25樓				
Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	A	B	C	D	E
Master Bathroom 主人浴室	Lighting Point 燈位		5	5	5	5	5
		Single Socket Outlet with USB Module 單頭連USB插座	1	1	1	1	1
		Power Supply Point for Electric Water Heater 供電位供電熱水爐	1	1	1	1	1
		Connection Unit for Thermo-ventilator 電接駁點供浴室寶	1	1	1	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	2	2	2	2	2
Bathroom 浴室	Lighting Point 燈位		4	4	4	4	4
		Single Socket Outlet with USB Module 單頭連USB插座	1	1	1	1	1
		Power Supply Point for Electric Water Heater 供電位供電熱水爐	1	1	1	1	1
		Connection Unit for Thermo-ventilator 電接駁點供浴室寶	1	1	1	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	2	2	2	2	2
Balcony 露台	Lighting Point 燈位		1	1	1	1	1
Utility Platform 工作平台	Lighting Point 燈位		1	1	1	1	1

Notes:
1. The number as shown in the above table denotes the numbers provided.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Residential Flats
住宅單位機電裝置數量說明表

King Tower 2			26/F & 27/F 26樓及27樓	26/F 26樓	27/F 27樓
Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	King Mansion	Villa B	Penthouse B
Main Entrance 大門入口	Door Bell Button 門鐘掣		1	1	1
Living Room and Dining Room 客廳及飯廳		Distribution Board 配電箱	1	1	1
		Door Bell 門鐘	1	1	1
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘	1	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	1	1	1
		Single Socket Outlet 單頭插座	2	2	2
		Twin Socket Outlet 雙頭插座	1	1	1
		Fiber Outlet 光纖插座	1	1	1
		Data Point 網絡插座	1	1	1
		LAN Port Faceplate 區域網絡連接埠	2	2	2
	Lighting Switch 燈掣		4	7	7
	Lighting Point 燈位		13	7	10
	Equipment Switch 設備開關		3	4	4
	Single Socket Outlet with USB Module 單頭連USB插座		1	1	1
	Twin Socket Outlet 雙頭插座		4	8	8
	Twin Socket Outlet with USB Module 雙頭連USB插座		1	1	1
	TV / FM Outlet 電視 / 電台天線插座		2	2	2

Notes:
1. The number as shown in the above table denotes the numbers provided.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

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

Schedule of Mechanical and Electrical Provisions of Residential Flats
住宅單位機電裝置數量說明表

King Tower 2			26/F & 27/F 26樓及27樓	26/F 26樓	27/F 27樓
Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	King Mansion	Villa B	Penthouse B
Living Room and Dining Room 客廳及飯廳	Telephone Outlet 電話插座		2	2	2
	Data Point 網絡插座		2	2	2
	Fuse Spur Unit for Air-conditioner Unit 菲士蘇供冷氣機		4	4	4
	Fuse Spur Unit for Electric Curtain 菲士蘇供電動窗簾		2	1	1
Staircase and Corridor 樓梯及走廊	Lighting Switch 燈掣		7	/	/
	Lighting Point 燈位		11	/	/
	Equipment Switch 設備開關		3	/	/
	Twin Socket Outlet 雙頭插座		1	/	/
	Fuse Spur Unit for Air-conditioner Unit 菲士蘇供冷氣機		1	/	/

Notes:
1. The number as shown in the above table denotes the numbers provided.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Residential Flats
住宅單位機電裝置數量說明表

King Tower 2			26/F & 27/F 26樓及27樓	26/F 26樓	27/F 27樓
Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	King Mansion	Villa B	Penthouse B
Master Bedroom 主人睡房	Lighting Switch 燈掣		3	2	2
	Lighting Point 燈位		4	1	1
	Equipment Switch 設備開關		1	1	1
	Twin Socket Outlet 雙頭插座		1	1	1
	Single Socket Outlet with USB Module 單頭連USB插座		2	2	2
	TV / FM Outlet 電視 / 電台天線插座		1	1	1
	Data Point 網絡插座		1	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	2	1	1
	Fuse Spur Unit for Electric Curtain 菲士蘇供電動窗簾		1	1	1
	Fuse Spur Unit for Air-conditioner Unit 菲士蘇供冷氣機		2	2	2
Bedroom 2 睡房2	Lighting Switch 燈掣		1	1	1
	Lighting Point 燈位		1	1	1
	Single Socket Outlet 單頭插座		1	1	1
	Twin Socket Outlet 雙頭插座		1	1	1
	Twin Socket Outlet with USB Module 雙頭連USB插座		1	1	1
	TV / FM Outlet 電視 / 電台天線插座		1	1	1
	Data Point 網絡插座		1	1	1
	Fuse Spur Unit for Air-conditioner Unit 菲士蘇供冷氣機		1	1	1

Notes:
1. The number as shown in the above table denotes the numbers provided.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Residential Flats
住宅單位機電裝置數量説明表

King Tower 2			26/F & 27/F 26樓及27樓	26/F 26樓	27/F 27樓
Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	King Mansion	Villa B	Penthouse B
Bedroom 3 睡房3	Lighting Switch 燈掣		1	2	2
	Lighting Point 燈位		1	1	1
	Equipment Switch 設備開關		-	1	1
	Single Socket Outlet 單頭插座		1	-	-
	Single Socket Outlet with USB Module 單頭連USB插座		-	2	2
	Twin Socket Outlet 雙頭插座		1	1	1
	Twin Socket Outlet with USB Module 雙頭連USB插座		1	-	-
	TV / FM Outlet 電視 / 電台天線插座		1	1	1
	Data Point 網絡插座		1	1	1
	Fuse Spur Unit for Air-conditioner Unit 菲士蘇供冷氣機		1	1	1
Bedroom 4 睡房4	Lighting Switch 燈掣		4	1	1
	Lighting Point 燈位		3	1	1
	Equipment Switch 設備開關		1	-	-
	Single Socket Outlet 單頭插座		1	1	1
	Twin Socket Outlet 雙頭插座		1	1	1
	Twin Socket Outlet with USB Module 雙頭連USB插座		1	1	1
	TV / FM Outlet 電視 / 電台天線插座		1	1	1

Notes:
1. The number as shown in the above table denotes the numbers provided.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Residential Flats
住宅單位機電裝置數量説明表

King Tower 2			26/F & 27/F 26樓及27樓	26/F 26樓	27/F 27樓
Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	King Mansion	Villa B	Penthouse B
Bedroom 4 睡房4	Data Point 網絡插座		1	1	1
	Fuse Spur Unit for Air-conditioner Unit 菲士蘇供冷氣機		1	1	1
Bedroom 5 睡房5	Lighting Switch 燈掣		1	/	/
	Lighting Point 燈位		1	/	/
	Single Socket Outlet 單頭插座		1	/	/
	Twin Socket Outlet 雙頭插座		1	/	/
	Twin Socket Outlet with USB Module 雙頭連USB插座		1	/	/
	TV / FM Outlet 電視 / 電台天線插座		1	/	/
	Data Point 網絡插座		1	/	/
	Fuse Spur Unit for Air-conditioner Unit 菲士蘇供冷氣機		1	/	/
Store Room (with Lavatory) 儲物房 (連洗手間)	Lighting Switch 燈掣		1	/	1
	Lighting Point 燈位		2	/	2
	Twin Socket Outlet 雙頭插座		1	/	1
	Equipment Switch 設備開關		1	/	1
	Fuse Spur Unit for Air-conditioner Unit 菲士蘇供冷氣機		1	/	1
		Twin socket outlet for Washer & Dryer 雙頭插座供洗衣機及乾衣機	-	/	1
		Power Supply Point for Electric Water Heater 供電位供電熱水爐	1	/	1
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	-	/	1

Notes:
1. The number as shown in the above table denotes the numbers provided.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Residential Flats
住宅單位機電裝置數量説明表

King Tower 2			26/F & 27/F 26樓及27樓	26/F 26樓	27/F 27樓
Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	King Mansion	Villa B	Penthouse B
Utility Room 1 (with Lavatory) 工作間1 (連洗手間)	Lighting Switch 燈掣		/	1	/
	Lighting Point 燈位		/	2	/
	Equipment Switch 設備開關		/	1	/
		Twin socket outlet for Washer & Dryer 雙頭插座供洗衣機及乾衣機	/	1	/
		Washer Connection Point 洗衣機接駁點	/	1	/
		Power Supply Point for Electric Water Heater 供電位供電熱水爐	/	1	/
Store Room next to Main Entrance 主入口旁之儲物房	Lighting Switch 燈掣		/	1	/
	Lighting Point 燈位		/	1	/
	Single Socket Outlet 單頭插座		/	1	/
Utility Room 工作間	Lighting Switch 燈掣		1	1	/
	Lighting Point 燈位		1	1	/
	Twin Socket Outlet 雙頭插座		-	1	/
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	-	1	/
		Twin socket outlet for Washer & Dryer 雙頭插座供洗衣機及乾衣機	1	-	/
		Power Supply Point for Swimming Pool Pump 供電位供泳池水泵	1	-	/
	Fuse Spur Unit for Air-conditioner Unit 菲士蘇供冷氣機		-	1	/

Notes:
1. The number as shown in the above table denotes the numbers provided.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Residential Flats
住宅單位機電裝置數量說明表

King Tower 2			26/F & 27/F 26樓及27樓	26/F 26樓	27/F 27樓
Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	King Mansion	Villa B	Penthouse B
Kitchen 廚房	Lighting Switch 燈掣		1	-	-
	Lighting Point 燈位		12	10	10
	Twin Socket Outlet 雙頭插座		1	1	1
	Twin Socket Outlet with USB Module 雙頭連USB插座		1	1	1
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃	1	1	1
		Single Socket Outlet for Dish Washer 單頭插座供洗碗碟機	1	1	1
		Single Socket Outlet for Exhaust Hood 單頭插座供抽油煙機	1	1	1
		Single Socket Outlet for Wine Cellar 單頭插座供酒櫃	1	1	1
		Single Socket Outlet for Coffee Machine 單頭插座供咖啡機	1	-	-
		Connection Unit for Steam Oven 電接駁點供蒸焗爐	1	1	1
		Connection Unit for Oven 電接駁點供焗爐	1	1	1
		Connection Unit for Induction Hob 電接駁點供電磁爐	1	1	1
		Connection Unit for Electric Water Heater 電接駁點供電熱水爐	1	1	1
		Fuse Spur Unit for Gas Hob 菲士蘇供煤氣爐	2	2	2
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	2	1	1
		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈	2	2	2
		Fuse Spur Unit for Air-conditioner Unit 菲士蘇供冷氣機	1	1	1

Notes:
1. The number as shown in the above table denotes the numbers provided.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Residential Flats
住宅單位機電裝置數量說明表

King Tower 2			26/F & 27/F 26樓及27樓	26/F 26樓	27/F 27樓
Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	King Mansion	Villa B	Penthouse B
Kitchen 廚房		Dish Washer Connection Point 洗碗碟機接駁點	1	1	1
		Towngas Connection Point 煤氣接駁點	2	2	2
Master Bathroom 主人浴室	Lighting Point 燈位		7	8	8
		Single Socket Outlet with USB Module 單頭連USB插座	1	1	1
		Power Supply Point for Electric Water Heater 供電位供電熱水爐	1	1	1
		Connection Unit for Thermo-ventilator 電接駁點供浴室寶	1	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	2	2	2
Bathroom 2 浴室2	Lighting Point 燈位		5	4	4
		Single Socket Outlet with USB Module 單頭連USB插座	1	1	1
		Power Supply Point for Electric Water Heater 供電位供電熱水爐	1	1	1
		Connection Unit for Thermo-ventilator 電接駁點供浴室寶	1	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	2	2	2
Bathroom 3 浴室3	Lighting Point 燈位		/	5	5
		Single Socket Outlet with USB Module 單頭連USB插座	/	1	1
		Power Supply Point for Electric Water Heater 供電位供電熱水爐	/	1	1
		Connection Unit for Thermo-ventilator 電接駁點供浴室寶	/	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	/	2	2

Notes:
1. The number as shown in the above table denotes the numbers provided.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Residential Flats
住宅單位機電裝置數量說明表

King Tower 2			26/F & 27/F 26樓及27樓	26/F 26樓	27/F 27樓
Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	King Mansion	Villa B	Penthouse B
Bathroom 4 浴室4	Lighting Point 燈位		4	/	/
		Single Socket Outlet with USB Module 單頭連USB插座	1	/	/
		Power Supply Point for Electric Water Heater 供電位供電熱水爐	1	/	/
		Connection Unit for Thermo-ventilator 電接駁點供浴室寶	1	/	/
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	2	/	/
Powder Room 化妝室	Lighting Point 燈位		2	/	/
		Single Socket Outlet with USB Module 單頭連USB插座	1	/	/
		Power Supply Point for Electric Water Heater 供電位供電熱水爐	1	/	/
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	/	/
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	1	/	/
Balcony 露台	Lighting Point 燈位		/	1	1
Utility Platform 工作平台	Lighting Point 燈位		/	1	1

Notes:
1. The number as shown in the above table denotes the numbers provided.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Residential Flats
住宅單位機電裝置數量説明表

King Tower 2			26/F & 27/F 26樓及27樓	26/F 26樓	27/F 27樓
Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	King Mansion	Villa B	Penthouse B
Flat Roof 平台	Lighting Point 燈位		24	6	/
	Single Waterproof Socket Outlet 單頭防水插座		1	1	/
		Waterproof Fuse Spur Unit for BBQ Counter Lighting 防水菲士蘇供燒烤爐燈	1	1	/
		Power Supply Point for Electric Water Heater 供電位供電熱水爐	1	1	/
		Power Supply Point 供電位	-	1	/
Roof 天台	Waterproof Lighting Switch 防水燈掣		1	/	1
	Lighting Point 燈位		16	/	24
	Single Waterproof Socket Outlet 單頭防水插座		2	/	2
		Waterproof Fuse Spur Unit for BBQ Counter Lighting 防水菲士蘇供燒烤爐燈	1	/	1
		Power Supply Point for Electric Water Heater 供電位供電熱水爐	1	/	1
		Power Supply Point 供電位	1	/	1

Notes:
1. The number as shown in the above table denotes the numbers provided.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

SERVICE AGREEMENTS
服務協議

Potable and flushing water is supplied by Water Supplies Department.

食水及沖廁水由水務署供應。

Electricity is supplied by CLP Power Hong Kong Limited.

電力由中華電力有限公司供應。

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

煤氣由香港中華煤氣有限公司供應。

GOVERNMENT RENT
地税

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

賣方將會繳付/已繳付（視屬何種情況而定）指明住宅物業之地税直至包括住宅物業之買賣成交日期。

MISCELLANEOUS PAYMENTS BY PURCHASER
買方的雜項付款

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

2. On that delivery, the purchaser is not liable to pay to the owner (Mainco Limited) 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 owner of the Phase (Mainco Limited) the deposits for communal water and electricity meters and debris removal fee.

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

2. 在交付時，買方不須向擁有人(Mainco Limited)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説明書印製日期尚未決定。

備註：買方須向期數管理人而非擁有人(Mainco Limited)繳付公用水及電力錶按金及清理廢料的費用。

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

Defects liability warranty period for the residential property and the fittings, finishes and appliances as provided in the agreement for sale and purchase is within six (6) months from the date of completion of the sale and purchase.

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

MAINTENANCE OF SLOPES
斜坡維修

1. The Land Grant requires the owners in the Development to maintain slope at their own costs.

2. Special Condition No. (33)(a) of the Land Grant stipulates that where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the Lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times during the term of the Land Grant maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director of Lands (**"the Director"**). Special Condition No. (33)(c) of the Land Grant stipulates that in the event that as a result of works done by the Grantee or owing to any other reasons, any falling away, landslip or subsidence occurs at any time, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence. Special Condition No. (33)(d) of the Land Grant stipulates that the Director shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Grantee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified, the Director may forthwith execute and carry out any necessary works and the Grantee shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.

3. Special Condition No. (37)(a) of the Land Grant stipulates that the Grantee shall at his own expense carry out and complete to the satisfaction of the Director such geotechnical investigations and such slope treatment, landslide preventive, mitigation and remedial works on the area shown coloured green hatched black on the plan annexed to the Land Grant (**"the Green Hatched Black Area"**) as the Director in his absolute discretion may require and shall, at all times during the term of the Land Grant, at his own expense, maintain in good and substantial repair and condition to the satisfaction of the Director the Green Hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. In the event that any landslip, subsidence or falling away occurs within the Green Hatched Black Area at any time during the term of the Land Grant, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining areas which, in the opinion of the Director (whose opinion shall be final and binding on the Grantee), have also been affected. The Grantee shall at all times indemnify and keep indemnified the Government, its agents and contractors against all liabilities, losses, charges, demands, actions, claims, proceedings, costs, damages and expenses whatsoever incurred by reason of such landslip, subsidence or falling away. The Grantee shall ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Area and, subject to the prior written approval of the Director, the Grantee may erect fences or other barriers for the prevention of such illegal excavation or dumping. In addition to any other rights or remedies the Director may have in respect of any breach of the Land Grant, the Director may at any time by notice in writing call upon the Grantee to carry out such geotechnical investigations, slope treatment, landslip preventive, mitigation and remedial works and to maintain, reinstate and make good any land, structure or works affected by such landslip, subsidence or falling away, and if the Grantee shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Director may, after the expiry of such period, execute and carry out the required works and the Grantee shall on demand repay to the Government the cost thereof. Notwithstanding Special Condition No. (37)(a) of the Land Grant, the obligations and rights of the Grantee in respect of the Green Hatched Black Area or any part thereof under Special Condition No. (37) of the Land Grant shall absolutely determine upon the Government giving to the Grantee notice to that effect, and no claim whatsoever shall be made against the Government or the Director or his authorized officers by the Grantee in respect of any loss, damage or disturbance suffered or any expense incurred as a result of such determination.

4. Each of the owners of residential properties is obliged to contribute towards the cost of maintenance work.

5. The plan for the slopes, retaining walls and related structures (**"Slope and Retaining Structures"**) constructed or to be constructed, within or outside the land on which the development is situated is set out on page BC003.

6. Under the draft Deed of Mutual Covenant and Management Agreement of the Development, the Manager shall have the owner's authority to engage suitable qualified personnel to inspect keep and maintain in good substantial repair and condition the Slope and Retaining Structures as required by the Land Grant, and where applicable, in accordance with "Geoguide 5 - Guide to Slope Maintenance" issued by the Geotechnical Engineering Office as amended from time to time and the maintenance manual for the Slope Structures and with such other guidelines issued from time to time by appropriate Government departments regarding the maintenance of slopes, retaining walls and related structures and to carry out any necessary works in relation thereto.

MAINTENANCE OF SLOPES
斜坡維修

1. 批地文件規定，發展項目的擁有人須自費維修斜坡。

2. 批地文件特別條件第(33)(a)條規定，若有或曾有任何土地之削去、清除或後移，或任何種類的堆土、填土或斜坡處理工程，承授人須自費進行及興建該等有需要之斜坡處理工程、擋土牆或其他支撐、防護或排水系統或附屬或將會或可能會或於今後任何時間成為必要的其他工程，以保護及支持該地段內的該等土地及任何毗連或毗鄰之政府土地或已出租土地，及排除及預防其後發生的任何泥土剝落、山泥傾瀉或土地下陷。承授人須於批地年期期間內的所有時間自費保養上述土地、斜坡處理工程、擋土牆或其他支撐、防護措施、排水系統或輔助或其他工程於修繕妥當及良好的狀況，致使地政總署署長（**「署長」**）滿意。批地文件特別條件第(33)(c)條規定，若於任何時間內由於承授人進行的工程或任何其他原因而造成任何泥土剝落、泥石傾瀉或土地下陷，承授人須自費還原和修復致使署長滿意，並須就因該等泥土剝落、山泥傾瀉或土地下陷而將會或可能引致、蒙受或招致的任何成本、費用、賠償、要求及申索彌償政府、其代理人及承辦商。批地文件特別條件第(33)(d)條規定署長有權以書面通知形式要求承授人進行、興建及保養上述土地、斜坡處理工程、擋土牆或其他支撐、防護措施、排水系統或輔助或其他工程，及還原和修復任何泥土剝落、泥石傾瀉或土地下陷，且如承授人忽略或未能在指明期限內遵從該通知致使署長滿意，署長可即時執行和進行任何有需要的工程，而承授人須在應要時向政府歸還該工程的費用連同任何行政或專業費用及收費。

3. 批地文件特別條件第(37)(a)條規定，承授人必須按署長絕對酌情決定的要求，自費在附錄圖則上以綠色間黑斜線顯示的範圍（**「綠色間黑斜線範圍」**），進行與完成土力工程勘察、斜坡處理、防止山泥傾瀉、緩解及補救工程，以達致署長滿意及必須在批地年期的期間內任何時候自費保養綠色間黑斜線範圍，使其處於修繕妥當及良好的狀況，以達致署長滿意，包括一切土地、斜坡處理工程、護土構築物、排水渠及在綠色間黑斜線範圍之內及之上的任何其他工程。如於批地年期的期間內任何時候綠色間黑斜線範圍內發生任何山泥傾瀉、土地下陷或泥土剝落的情況，承授人須自費還原及修復該綠色間黑斜線範圍以及署長認為（以其看法為最終看法並對承授人具約束力）與任何該等地區毗連或毗鄰亦受影響範圍，以達致署長滿意。承授人須就上述山泥傾瀉、土地下陷或泥土剝落而招致的一切責任、損失、收費、要求、訴訟、申索、司法程序、費用、損害和開支，對政府、其代理人及承建商作出彌償。承授人須確保任何時候在綠色間黑斜線範圍內不得有任何非法挖掘或棄置垃圾。在署長的事先書面批准下，承授人可搭建圍欄或其他障礙物，以防止非法挖掘或棄置垃圾。除署長享有就違反批地文件條件具有任何其他權利或補償外，署長可在任何時候以書面通知要求承授人進行上述土力工程勘測、斜坡處理、防止山泥傾瀉、緩解及補救工程並保養、還原及修復受到上述山泥傾瀉、土地下陷或泥土剝落影響的任何土地、構築物或工程。如承授人忽略或未能於通知所述期限內遵從該等通知以達致署長滿意，署長可於該等期限屆滿後執行及進行所需工程，而承授人須應要求向政府支付有關費用。儘管批地文件特別條件第(37)(a)條另有規定，承授人按批地文件特別條件第(37)條就綠色間黑斜線範圍或其任何部分的責任及權利將於政府向承授人給予相關通知時完全終止。承授人不能對有關終止產生的任何損失、損害、滋擾或侵擾或招致的任何開支向政府、署長或其授權的人員索取賠償。

4. 每名住宅物業擁有人均須分擔維修工程的費用。

5. 第BC003頁之圖則顯示已經或將會在發展項目所位於的土地之內或之外建造的斜坡、護土牆及有關構築物（**「斜坡及護土構築物」**）。

6. 根據發展項目公契及管理協議擬稿，管理人獲擁有人授權，聘請適當的合資格人士，按土力工程處印發的「岩土指南第五冊 - 斜坡維修指南」（以不時的修訂本為準）和斜坡保養手冊及有關政府部門不時發出有關保養斜坡、護土牆及相關構築物的其他指引(視乎情況適用)，視察、維持及保養批地文件要求的斜坡及護土構築物於修繕妥當及良好的保養狀態並對其進行一切必要的工程。

MAINTENANCE OF SLOPES
斜坡維修

Slope and Retaining Structures Plan
斜坡及護土構築物的圖則

LEGEND 圖例:

Boundary Line of the Development
發展項目的界線

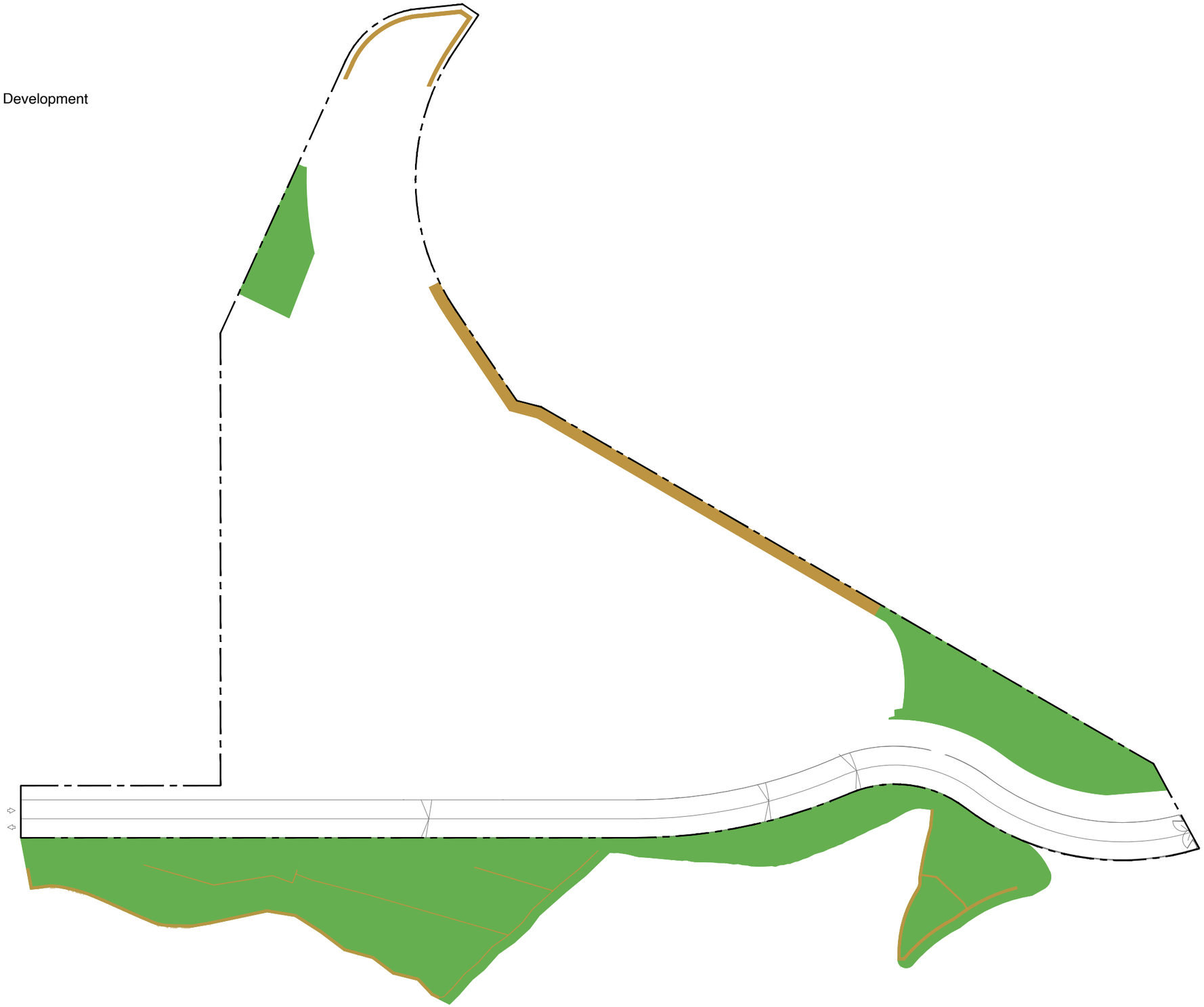
Slope
斜坡

Retaining Structures
護土構築物

N

Scale 比例尺

0M(米) 10M(米) 20M(米) 40M(米)



MODIFICATION
修訂

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

本期數現時並沒有向政府提出申請修改批地文件。

RELEVANT INFORMATION
有關資料

1. Noise mitigation measures

The following measures to mitigate road traffic noise impact from Sha Tin Road and Sha Lek Highway, etc. will be provided in the Phase:

a) Fixed glazing and maintenance windows
b) Windows with sliding panel behind (acoustic windows (baffle type))
c) Auto close doors not for ventilation purpose (maintenance doors with auto-close system and not for ventilation purpose)
d) Acoustic Balcony

Location of fixed glazing and maintenance windows, windows with sliding panel behind (acoustic windows (baffle type)), auto close doors not for ventilation purpose (maintenance doors with auto close system and not for ventilation purpose) and acoustic balcony:

Please refer to "Floor Plans of Residential Properties in the Phase" section of this Sales Brochure on pages AL001 to AL024 for details on the location of fixed glazing and maintenance windows, windows with sliding panel behind (acoustic windows (baffle type)), auto close doors not for ventilation purpose (maintenance doors with auto-close system and not for ventilation purpose) and acoustic balcony.

No owner shall alter, interfere with or remove, or permit or suffered to be altered, interfered with or removed any fixed glazing and maintenance windows, windows with sliding panel behind (acoustic windows (baffle type)) (if any), auto close doors not for ventilation purpose (maintenance doors with auto-close system and not for ventilation purpose) (if any) or acoustic balcony (if any) which form part of his residential unit except in accordance with the building plans.

2. Maintenance windows

Maintenance windows are openable for maintenance only.

Please refer to "Floor Plans of Residential Properties in the Phase" section of this Sales Brochure on pages AL001 to AL024 for details on the location of maintenance windows.

3. Gondola

During the necessary maintenance of the external walls of the Phase to be arranged by the Manager of the Development, the gondola will be operating in the airspace outside windows and above the roof/ flat roof/ garden/ the parapet walls of such units: -

Location
6/F to 12/F, 15/F to 23/F, 25/F to Roof of King Tower 1 and King Tower 2

4. Residential units affected by Lightning Rod

Description	Location
Lightning Rod	Upper Roof Floor of King Tower 1 and King Tower 2

Please refer to the "Layout Plan of the Development" section of this Sales Brochure on page AK001 for identification of their approximate locations. Prospective purchasers should note the impact (if any) of the above facilities on individual units.

1. 噪音緩解措施

期數將提供以下措施以緩解沙田路、沙瀝公路等帶來的道路交通噪音影響：

a) 固定式窗戶及維修窗
b) 背面裝設滑動嵌板的窗戶（減音窗（擋音式））
c) 不作通風用途的自動關閉式門（不作通風用途具自動關閉系統的維修門）
d) 減音露台

固定式窗戶及維修窗、背面裝設滑動嵌板的窗戶（減音窗（擋音式））、不作通風用途的自動關閉式門（不作通風用途具自動關閉系統的維修門）及減音露台的位置：

有關固定式窗戶及維修窗、背面裝設滑動嵌板的窗戶（減音窗（擋音式））、不作通風用途的自動關閉式門（不作通風用途具自動關閉系統的維修門）及減音露台位置的詳情，請參閱本售樓說明書第AL001至AL024頁「期數的住宅物業的樓面平面圖」一節。

任何業主不可（除非根據建築圖則）更改、干擾或移除或准許他人更改、干擾或移除其住宅單位的任何固定式窗戶及維修窗、背面裝設滑動嵌板的窗戶（減音窗（擋音式））（如有）、不作通風用途的自動關閉式門（不作通風用途具自動關閉系統的維修門）（如有）或減音露台（如有）。

2. 維修窗戶

維修窗戶只能在作維修時開啟。

有關維修窗戶位置的詳情，請參閱本售樓說明書第AL001至AL024頁「期數的住宅物業的樓面平面圖」一節。

3. 吊船

在發展項目管理人安排期數外牆之必要維修進行期間，吊船將在該等大樓單位之窗戶外及天台/ 平台/ 花園/ 護牆上及其上之空間運作：—

位置
King Tower 1 及 King Tower 2 之6樓至12樓、15樓至23樓、25樓至天台

4. 受避雷針影響之住宅單位

說明	位置
避雷針	King Tower 1 及 King Tower 2 之上層天台

請參閱本售樓說明書第AK001頁的「發展項目的布局圖」一節，以識別其大約位置。請準買家注意上述設施對個別單位造成的影響（如有）。

5. External wall lighting

Location

7/F, 8/F, 10/F, 11/F, 15/F, 16/F, 18/F, 19/F, 21/F, 22/F, 25/F, 26/F and Roof of King Tower 1 and King Tower 2

LED lighting on the external walls of the Phase may be turned on. Prospective purchasers should note the impact (if any) of the illumination of the LED lighting on individual units.

6. Main Entrance of the Development Improvement Works

Improvement of main entrance of the Development is being carried out by the Vendor and is expected to be completed in 2023, subject to Government's approvals.

7. Mitigation measures required by Drainage Impact Assessment

According to Drainage Impact Assessment Report approved by Planning Department and Drainage Services Department, necessary drainage measures to alleviate flooding risks at adjoining areas to the Development as approved by the relevant Government authorities have been provided in the Development.

All drainage measures required by the Drainage Impact Assessment Report and provided in the Development shall be maintained and operated by all owners of the Development at their own expenses.

8. Activities at Children Play Area

The Children Play Area of the Development are facilities of the clubhouse and equipped with lighting and sound system. There will be occasional social events to be held at this facility. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site and its facilities.

5. 外牆裝飾燈

位置

King Tower 1 及King Tower 2 之7樓、8樓、10樓、11樓、15樓、16樓、18樓、19樓、21樓、22樓、25樓、26樓及天台

期數外牆LED裝飾燈可能開啟。請準買家注意LED裝飾燈之燈光對個別單位造成的影響（如有）。

6. 位於發展項目正門的改善工程

賣方現正進行位於發展項目正門的改善工程，預計於2023年完成，以政府的批准為準。

7. 排水影響評估要求的緩解措施

根據規劃署及渠務署批准的排水影響評估報告，為減低發展項目毗鄰地區發生水浸風險所需的排水措施已按照有關政府當局批准的設計在發展項目中提供。

所有按排水影響評估報告要求提供及已在發展項目中提供之排水措施必須由發展項目之所有業權擁有人自費維修及維持其運作。

8. 兒童遊樂場的活動

此發展項目的兒童遊樂場為會所設施，設有照明及音響系統，並將會舉辦非經常性的社交活動。賣方建議準買方到發展地盤作實地考察，以對發展項目地盤及其設施有較佳了解。

WEBSITE ADDRESS FOR THE PHASE
期數的互聯網網址

The website address designated by the Vendor for the Phase for purpose of Part 2 of the Residential Properties (First-hand Sales) Ordinance:
www.stmichel.com.hk/p2

賣方為施行《一手住宅物業銷售條例》第2部就期數指定的互聯網網站的網址:
www.stmichel.com.hk/p2

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

Breakdown of GFA Concessions Obtained for All Features

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

		Area (m²)
Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1 (#)	Carpark and loading/unloading area excluding public transport terminus	15812.490
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.	697.963
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.	4228.847
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	Not Applicable
Green Features under Joint Practice Notes 1 and 2		
3 (#)	Balcony	610.242
4	Wider common corridor and lift lobby	Not Applicable
5	Communal sky garden	Not Applicable
6	Acoustic fin	Not Applicable
7	Wing wall, wind catcher and funnel	Not Applicable
8 (#)	Non-structural prefabricated external wall	240.624
9 (#)	Utility platform	276.728
10	Noise barrier	Not Applicable

		Area (m²)
Amenity Features		
11 (#)	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	53.456
12 (#)	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc. serving solely the recreational facilities	1811.552
13 (#)	Covered landscaped and play area	911.359
14 (#)	Horizontal screens/covered walkways, trellis	235.380
15 (#)	Larger lift shaft	787.203
16	Chimney shaft	Not Applicable
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	1.080
18 (#)	Pipe duct, air duct for mandatory feature or essential plant room	492.959
19	Pipe duct, air duct for non-mandatory or non-essential plant room	Not Applicable
20 (#)	Plant room, pipe duct, air duct for environmentally friendly system and feature	134.606
21 (#)	Void in duplex domestic flat and house	11.240
22	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall	Not Applicable
Other Exempted Items		
23	Refuge floor including refuge floor cum sky garden	Not Applicable
24	Other projections	Not Applicable
25	Public transport terminus	Not Applicable
26	Party structure and common staircase	Not Applicable
27 (#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	2868.273
28	Public passage	Not Applicable
29	Covered set back area	Not Applicable
Bonus GFA		
30	Bonus GFA	Not Applicable

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

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

Estimated Energy Performance or Consumption for the Common Parts of the Development

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	YES
Provision of Energy Efficient Features	YES
Energy Efficient Features proposed:	1. High efficient lighting 2. High efficient A/C unit

Part II: The predicted annual energy use of the proposed building/ part of building (Note 1)					
Location	Internal Floor Area Served (m^2)	Annual Energy Use of Baseline Building (Note 2)		Annual Energy Use of Proposed Building	
		Electricity kWh/m^2/annum	Town Gas / LPG unit/m^2/annum	Electricity kWh/m^2/annum	Town Gas / LPG unit/m^2/annum
Area served by central building services installation (Notes 3)	23,632	453	Not Applicable	412	Not Applicable

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	YES	NO	Not Applicable
Lighting Installations	✓		
Air Conditioning Installations	✓		
Electrical Installations	✓		
Lift & Escalator Installations	✓		
Performance-based Approach			✓

Environment Assessment of the Building



Notes:

1. In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use.
   For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.
   The predicted annual energy use in terms of electricity consumption (kWh/m^2/annum) and town gas/LPG consumption (unit/m^2/annum) of the development by the internal floor area served, where:-
   (a) "total annual energy use" has the same meaning of "annual energy use" under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (current version); and
   (b) "internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/ or party walls.
2. "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).
3. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation (2018 edition) issued by the Electrical and Mechanical Services Department.

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

獲寬免總樓面面積的設施分項

• 於印製售樓說明書前呈交予並已獲建築事務監督批准的一般建築圖則上有關總樓面面積寬免的分項的最新資料，請見下表。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)
根據《建築物(規劃)條例》第23(3)(b)條不計算的總樓面面積		
1 (#)	停車場及上落客貨地方（公共交通總站除外）	15812.490
2	機房及相類設施	
2.1 (#)	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	697.963
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	4228.847
2.3	非強制性或非必要機房，例如空調機房、風櫃房等	不適用
根據聯合作業備考第1及第2號提供的環保設施		
3 (#)	露台	610.242
4	加闊的公用走廊及升降機大堂	不適用
5	公用空中花園	不適用
6	隔聲鰭	不適用
7	翼牆、捕風器及風斗	不適用
8 (#)	非結構預製外牆	240.624
9 (#)	工作平台	276.728
10	隔音屏障	不適用

		面積(平方米)
適意設施		
11 (#)	供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	53.456
12 (#)	住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	1811.552
13 (#)	有上蓋的園景區及遊樂場	911.359
14 (#)	橫向屏障/ 有蓋人行道、花棚	235.380
15 (#)	擴大升降機井道	787.203
16	煙囪管道	不適用
17	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	1.080
18. (#)	強制性設施或必要機房所需的管槽、氣槽	492.959
19	非強制性設施或非必要機房所需的管槽、氣槽	不適用
20 (#)	環保系統及設施所需的機房、管槽及氣槽	134.606
21 (#)	複式住宅單位及洋房的中空	11.240
22	伸出物， 如空調機箱及伸出外牆超過750 毫米的平台	不適用
其他項目		
23	庇護層，包括庇護層兼空中花園	不適用
24	其他伸出物	不適用
25	公共交通總站	不適用
26	共用構築物及樓梯	不適用
27 (#)	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	2868.273
28	公眾通道	不適用
29	因建築物後移導致的覆蓋面積	不適用
額外總樓面面積		
30	額外總樓面面積	不適用

備註：

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

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

發展項目的公用部分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部分	
提供中央空調	是
提供具能源效益的設施	是
擬安裝的具能源效益的設施:-	1. 節能照明系統 2. 節能空調系統

第II部分: 擬興建樓宇/部分樓宇預計每年能源消耗量 (備註1):-					
位置	使用有關裝置的內部樓面面積 (平方米)	基線樓宇每年能源消耗量 (備註2)		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 (備註3) 的部分	23,632	453	不適用	412	不適用

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

建築物的環境評估



備註：

1. 一般而言，一棟樓宇的預計"每年能源消耗量"愈低，其節約能源的效益愈高。如一棟樓宇預計的"每年能源消耗量"低於該樓宇的"基線樓宇每年能源消耗量"，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。
   預計每年能源消耗量[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（現行版本）第4節及附錄8中的「年能源消耗」具有相同涵義；及
   (b) 樓宇、空間或單位的"內部樓面面積"，指外牆及 / 或共用牆的內壁之內表面起量度出來的樓面面積。
2. "基準樓宇"與新建樓宇BEAM Plus標準（現行版本）第4節及附錄8中的"基準建築物模型（零分標準）"具有相同涵義。
3. "中央屋宇裝備裝置"與機電工程署發出的《屋宇裝備裝置能源效益實務守則》（2018年版）中的涵義相同。

INFORMATION REQUIRED TO BE SET OUT BY THE DIRECTOR OF LANDS UNDER CONSENT SCHEME
按地政總署署長同意方案要求列出的資料

1. The purchaser is required to agree with the Vendor in the Agreement for Sale and Purchase to the effect that other than entering into a mortgage or charge, the purchaser will not nominate any person to take up the Assignment of the Residential Unit or the Parking Space specified in the Agreement for Sale and Purchase, sub-sell that Residential Unit or Parking Space or transfer the benefit of the Agreement for Sale and Purchase of that Residential Unit or Parking Space in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment.

2. If the Vendor, at the request of the purchaser under an Agreement for Sale and Purchase, agrees (at its own discretion) to cancel the Agreement for Sale and Purchase or the obligations of the purchaser under the Agreement for Sale and Purchase, the Vendor is entitled to retain the sum of five percent (5%) of the total purchase price of the Residential Unit and the Parking Space specified in the Agreement for Sale and Purchase and the purchaser will in addition pay or reimburse (as the case may be) to the Vendor all legal costs, charges and disbursements (including any stamp duty) in connection with the cancellation of the Agreement for Sale and Purchase.

3. The Vendor will pay or has paid (as the case may be) all outstanding Government rent in respect of the land on which the Development is in the course of being erected, from the date of the Government Grant up to and including the date of the respective Assignments to the purchasers.

4. The purchaser who has signed an Agreement for Sale and Purchase has the right of access to and will, upon his request, be provided with a hard copy of an updated record of information as to the total construction costs and the total professional fees to complete the Phase as well as the total construction costs and the total professional fees expended and paid as at the end of the calendar month preceding the month at which the request is made subject to payment of a nominal fee of not more than HK$100 per request.

5. Special Condition No. (2) of the Government Grant stipulates that :-
   (a) The Purchaser shall:
      (i) on or before the 31st day of December 2022 or such other date as may be approved by the Director, at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:
         (I) lay and form those portions of future public roads shown coloured green on the plan annexed to the Government Grant (hereinafter referred to as "**the Green Area**"); and
         (II) provide and construct such bridges, tunnels. over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as "**the Structures**");
      so that building, vehicular and pedestrian traffic may be carried on the Green Area;

      (ii) on or before the 31st day of December 2022 or such other date as may be approved by the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and
      (iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been delivered in accordance with Special Condition No. (3) of the Government Grant.

   (b) In the event of the non-fulfillment of the Purchaser's obligations under sub-clause (a) of this Special Condition by the date specified therein or such other date as may be approved by the Director, the Government may carry out the necessary works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Purchaser.

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

6. Special Condition No. (3) of the Government Grant stipulates that :-
   For the purpose only of carrying out the necessary works specified in Special Condition No. (2) of the Government Grant, the Purchaser shall on the date of this Agreement be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Purchaser shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No. (2) of the Government Grant or otherwise.

7. Special Condition No. (4) of the Government Grant stipulates that :-
   The Purchaser shall not without the prior written consent of the Director use the Green Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No. (2) of the Government Grant.

8. Special Condition No. (5) of the Government Grant stipulates that :-
   (a) The Purchaser shall at all reasonable times while he is in possession of the Green Area:
      (i) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the lot and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (2)(a) of the Government Grant and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (2)(b) of the Government Grant and any other works which the Director may consider necessary in the Green Area;
      (ii) permit the Government and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the lot and the Green Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighboring land or premises, and the Purchaser shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Area; and
      (iii) permit the officers of the Water Authority and such other persons as may be authorized by them the right of ingress, egress and regress to, from and through the lot and the Green Area as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance repairing, replacement and alteration of any other waterworks installations within the Green Area.

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

9. Special Condition No. (10)(c) of the Government Grant stipulates that :-
   The Purchaser shall not use the Pink Hatched Blue Area and the Pink Hatched Blue Hatched Black Area or any part or parts thereof for any purpose other than an access road for vehicular traffic and pedestrian passage on foot or by wheelchair to and from the lot and the Green Area or such other purposes as the Director in his sole discretion may approve. No goods or vehicles shall be stored or parked within the Pink Hatched Blue Area and the Pink Hatched Blue Hatched Black Area or any part or parts thereof.

INFORMATION REQUIRED TO BE SET OUT BY THE DIRECTOR OF LANDS UNDER CONSENT SCHEME
按地政總署署長同意方案要求列出的資料

1. 買方須於正式買賣合約（「買賣合約」）下與賣方約定，除訂立按揭或押記外，在買賣完成及簽署轉讓契前，買方不得提名任何人士接受買賣合約指明之住宅單位或停車位之轉讓、轉售該住宅單位或停車位或以任何形式轉移該住宅單位或停車位之買賣合約之權益，或訂立任何有關上述提名、轉售或轉移權益之協議。

2. 若賣方應買賣合約下買方要求同意（同意與否賣方有酌情權決定）取消買賣合約或買賣合約下買方之責任，賣方有權保留等同買賣合約指明之住宅單位及停車位總售價5%之金額，另買方須向賣方繳付或補還（視屬何情況而定）所有與取消買賣合約有關之法律費用、收費及開銷（包括任何印花稅）。

3. 賣方將會或已經（視屬何情況而定）支付所有關於發展項目在其上興建之土地於批地文件日期起計至相關買家轉讓契日期（包括該兩日）期間之未付地稅。

4. 已簽署買賣合約之買方有權查閱，亦可要求取得有關完成興建期數所需的總建築費及總專業服務費及截至提出該要求之前一個月月底為止已花費及支付的總建築費及總專業服務費之最新資料副本一份，惟買方須就每項上述獲得副本之要求繳付不超過港幣一百元之象徵式費用。

5. 批地文件特別條款第(2)條規定：
   (a) 買方須：
      (i) 於2022年12月31日或之前或其他經署長批准的日期，自費以署長批准的方式、材料、標準、水準、定線及設計進行下列工程，達致署長在各方面滿意：
         (I) 鋪設及平整在批地文件附錄圖則上以綠色顯示之若干未來公共道路部份（「**綠色範圍**」）；及
         (II) 提供及興建橋樑、隧道、高架道路、地下通道、溝渠、高架橋、行車天橋、行人路、道路或署長全權酌情要求的其他構築物（「**該等構築物**」）；
         致使建造、車輛及行人交通可於綠色範圍上進行；
      (ii) 於2022年12月31日或之前或其他經署長批准的日期，自費在綠色範圍鋪設路面、建造路緣及渠道並為其提供署長要求的溝渠、污水渠、排水渠、消防栓連接駁總水管的水管、街燈、交通標誌、街道設施及道路標記，以達致署長滿意；及
      (iii) 自費保養綠色範圍，連同該等構築物及所有在該範圍之上或之內興建、設置及提供的構築物、表面、溝渠、污水渠、排水渠、消防栓、服務、街燈、交通標誌、街道設施、道路標記及植物，以達致署長滿意，直至按批地文件特別條件第(3)條交還綠色範圍的管有權為止。

   (b) 倘若買方沒有於本特別條件第(a)分條所述的指定日期或其他經署長批准的日期內履行該分條訂明的責任，政府可進行必要的工程，並由買方承擔該等費用。買方須應要求向政府償還該工程的費用，金額將由署長決定，而其決定將為最終決定並對買方具有約束力。

   (c) 就買方根據本特別條件第(a)分條履行責任，或政府根據本特別條件第(b)分條行使權利而引起的或隨之而來的任何對買方或任何其他人士造成或其所蒙受的損失、破壞、滋擾或干擾，政府概不承擔責任。買方亦不得就上述任何損失、破壞、滋擾或干擾向政府提出索償。

6. 批地文件特別條款第(3)條規定：
   茲只限於為推行批地文件特別條件第(2)條訂明的必要工程，買方須於批地文件之日，獲授綠色範圍的管有權。綠色範圍須應政府要求交回政府，而無論如何，若署長發出信件表示所有批地文件條件已妥為履行並達致滿意，綠色範圍即被視為已於發信當天由買方交回政府。買方須在其管有綠色範圍的所有合理時間內允許所有政府及公眾車輛及行人自由出入綠色範圍，並確保有關通行及使用不受根據批地文件特別條件第(2)條進行之工程或其他工程干擾或阻礙。

7. 批地文件特別條款第(4)條規定：
   除非獲得署長事先書面同意，買方不得使用綠色範圍存放物品或搭建任何臨時構築物，又或作進行批地文件特別條件第(2)條指定工程以外用途。

8. 批地文件特別條款第(5)條規定：
   (a) 買方管有綠色範圍期間，須於所有合理時間：
      (i) 允許政府、署長及其官員、承辦商及代理人及署長授權的任何人士有權進出、返回及通過該地段及綠色範圍，以視察、檢查及監督遵照批地文件特別條件第(2)(a)條進行的任何工程，並且進行、視察、檢查及監督按批地文件特別條件第(2)(b)條進行的工程以及綠色範圍內署長認為必要的任何其他工程；
      (ii) 允許政府及政府授權的相關公用事業公司有權按需要進出、返回及通過該地段及綠色範圍，以於綠色範圍之內、之上或之下或任何毗連土地進行任何工程，包括但不限於鋪設及其後維修所有必要水渠、電線、管道、電線槽及其他導體和輔助設備，藉此提供擬供該地段或任何毗連或毗鄰土地或樓宇使用的電話、電力、氣體（如有）及其他服務。買方須與政府及政府妥為授權的相關公用事業公司全面合作，以處理關乎上述擬於綠色範圍內進行的工程之所有事宜；及
      (iii) 允許水務監督人員及其授權之其他人士有權按需要進出、返回及通過該地段及綠色範圍，以進行任何關於運作、保養、維修、更換及改動綠色範圍內任何其他水務裝置的工程。

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

9. 批地文件特別條款第(10)(c)條規定：
   買方不得將粉紅色間藍斜線範圍及粉紅色間藍斜線間黑斜線範圍或其任何部分用作除供公眾車輛及行人或輪椅出入的通道以進出該地段及綠色範圍或署長全權酌情批准以外的任何目的。粉紅色間藍斜線範圍及粉紅色間藍斜線間黑斜線範圍或其任何部分不得存放或停泊任何貨物或車輛。

DATE OF PRINTING OF SALES BROCHURE
售樓説明書印製日期

Date of printing of this Sales Brochure: 14th April 2022 .

本售樓説明書印製日期: 2022年4月14日。

POSSIBLE FUTURE CHANGE
日後可能出現的改變

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

期數及其周邊地區日後可能出現改變。