



安峯

MOUNT ANDERSON

SALES BROCHURE 售樓說明書







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# 1 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

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

### FOR ALL FIRST-HAND RESIDENTIAL PROPERTIES

#### 1. Important information

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

#### 2. Fees, mortgage loan and property price

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

#### 3. Price list, payment terms and other financial incentives

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

#### 4. Property area and its surroundings

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

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

residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.

- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property<sup>2</sup>. The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

#### 5. Sales brochure

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

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

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

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

- (i) the external dimensions of each residential property;
- (ii) the internal dimensions of each residential property;
- (iii) the thickness of the internal partitions of each residential property;
- (iv) the external dimensions of individual compartments in each residential property.

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



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- Check the Government land grant on whether individual owners are liable to pay Government rent.
- Check the DMC on whether animals can be kept in the residential property.

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

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

### 8. Register of Transactions

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

### 9. Agreement for sale and purchase

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

### 10. Expression of intent of purchasing a residential property

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

- Note that vendors (including their authorized representative(s)) should not seek or accept any specific expression of intent of purchasing a particular residential property before the sale of the property has commenced. You therefore should not make such an offer to the vendors or their authorized representative(s).

### 11. Appointment of estate agent

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

### 12. Appointment of solicitor

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

## FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES

### 13. Pre-sale Consent

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

### 14. Show flats

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



# 1 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

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

#### 15. Estimated material date and handing over date

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

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

### FOR FIRST-HAND COMPLETED RESIDENTIAL PROPERTIES

#### 16. Vendor's information form

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

#### 17. Viewing of property

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

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

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

Other useful contacts:

Consumer Council	
Website : <a href="http://www.consumer.org.hk">www.consumer.org.hk</a>	Telephone : 2929 2222
Email : <a href="mailto:cc@consumer.org.hk">cc@consumer.org.hk</a>	Fax : 2856 3611
Estate Agents Authority	
Website : <a href="http://www.eaa.org.hk">www.eaa.org.hk</a>	Telephone : 2111 2777
Email : <a href="mailto:enquiry@eaa.org.hk">enquiry@eaa.org.hk</a>	Fax : 2598 9596
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



# 1 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

### 適用於所有一手住宅物業

#### 1. 重要資訊

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

#### 2. 費用、按揭貸款和樓價

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

#### 3. 價單、支付條款，以及其他財務優惠

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

#### 4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/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 and 內部尺寸<sup>2</sup>。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，關於相當可能對享有有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
  - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
  - 室內和外部的裝置、裝修物料和設備；
  - 管理費按甚麼基準分擔；
  - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
  - 小業主是否須要負責維修斜坡。

#### 6. 政府批地文件和公契

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

#### 7. 售樓處內有關可供揀選住宅物業的資料

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

#### 8. 成交紀錄冊

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

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

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

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

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



# 1 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

### 9. 買賣合約

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

### 10. 表達購樓意向

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

### 11. 委託地產代理

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

### 12. 委聘律師

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

### 適用於一手未落成住宅物業

#### 13. 預售樓花同意書

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

#### 14. 示範單位

- 賣方不一定須設置示範單位供準買家或公眾參觀，但賣方如為某指明住宅物業設置示範單位，必須首先設置該住宅物業的無改動示範單位，才可設置該住宅物業的經改動示範單位，並可以就該住宅物業設置多於一個經改動示範單位。

- 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單位作出比較。然而，條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。
- 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓說明書。因此，緊記先行索取售樓說明書，以便在參觀示範單位時參閱相關資料。
- 您可以在無改動示範單位及經改動示範單位中進行量度，並在無改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

### 適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

#### 15. 預計關鍵日期及收樓日期

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

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



# 1 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

### 適用於一手已落成住宅物業

#### 16. 賣方資料表格

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

#### 17. 參觀物業

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

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

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

其他相關聯絡資料：

消費者委員會	
網址： <a href="http://www.consumer.org.hk">www.consumer.org.hk</a>	電話：2929 2222
電郵： <a href="mailto:cc@consumer.org.hk">cc@consumer.org.hk</a>	傳真：2856 3611
地產代理監管局	
網址： <a href="http://www.eaa.org.hk">www.eaa.org.hk</a>	電話：2111 2777
電郵： <a href="mailto:enquiry@eaa.org.hk">enquiry@eaa.org.hk</a>	傳真：2598 9596
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



## 2 INFORMATION ON THE DEVELOPMENT

### 發展項目的資料

#### Name of the Development

Mount Anderson ("the Development")

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

23 On Hei Street<sup>#</sup>

<sup>#</sup> The above provisional street number is subject to confirmation when the Development is completed.

#### Total number of storeys of each multi-unit building

Tower 1: 20 storeys (including G/F, excluding B2/F, B1/F, roof, upper roof and top roof)

Tower 2: 20 storeys (including G/F, excluding B2/F, B1/F, roof, upper roof and top roof)

Tower 3: 20 storeys (including G/F, excluding B2/F, B1/F, roof, upper roof and top roof)

Tower 5: 10 storeys (including G/F and 1/F, excluding B2/F, B1/F, roof and top roof)

(Tower 4 is omitted)

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

Tower 1: B2/F, B1/F, G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 22/F and Roof

Tower 2: B2/F, B1/F, G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 22/F and Roof

Tower 3: B2/F, B1/F, G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 22/F and Roof

Tower 5: B2/F, B1/F, G/F, 1/F - 3/F, 5/F - 10/F and Roof

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

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

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

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

Tower 5: 4/F

#### Refuge floors (if any) of each multi-unit building

Not applicable

#### The estimated material date as provided by the Authorized Person for the Development

15<sup>th</sup> July 2023

The above estimated material date is subject to any extension of time that is permitted under 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. For the purpose of the agreement for sale and purchase, without limiting any other means by which the completion of the Development may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the Development has been completed or is deemed to be completed (as the case may be).

Note : "material date" means the date on which the conditions of the land grant are complied with in respect of the Development.

#### 發展項目名稱

安峯（「發展項目」）

#### 項目所位於的街道的名稱及由差餉物業估價署署長為識別項目的目的而編配的門牌號數

安禧街23號<sup>#</sup>

<sup>#</sup> 此臨時門牌號數有待發展項目建成時確認

#### 每幢多單位建築物的樓層的總數

第1座：20層（包括地下，不包括地庫2樓、地庫1樓、天台、上層天台及頂層天台）

第2座：20層（包括地下，不包括地庫2樓、地庫1樓、天台、上層天台及頂層天台）

第3座：20層（包括地下，不包括地庫2樓、地庫1樓、天台、上層天台及頂層天台）

第5座：10層（包括地下及1樓，不包括地庫2樓、地庫1樓、天台及頂層天台）

（不設第4座）

#### 發展項目的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數

第1座：地庫2樓、地庫1樓、地下、1樓至3樓、5樓至12樓、15樓至22樓及天台

第2座：地庫2樓、地庫1樓、地下、1樓至3樓、5樓至12樓、15樓至22樓及天台

第3座：地庫2樓、地庫1樓、地下、1樓至3樓、5樓至12樓、15樓至22樓及天台

第5座：地庫2樓、地庫1樓、地下、1樓至3樓、5樓至10樓及天台

#### 每幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數

第1座：4樓、13樓及14樓

第2座：4樓、13樓及14樓

第3座：4樓、13樓及14樓

第5座：4樓

#### 每幢多單位建築物內的庇護層（如有的話）

不適用

#### 由發展項目的認可人士提供的發展項目的預計關鍵日期

2023年7月15日

上述的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。

根據批地文件，進行該項買賣，需獲地政總署署長同意。為買賣合約的目的，在不局限任何其他可用以證明發展項目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，即為發展項目已落成或當作已落成（視屬何情況而定）的確證。

備註：「關鍵日期」指批地文件的條件就發展項目而獲符合的日期。

### 3 INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

#### 賣方及有參與發展項目的其他人的資料

##### Vendor

Clever Like Limited

##### Holding Company of the Vendor

Chime Corporation Limited

Chinachem Properties Holding Company Limited

##### Authorized Person for the Development

Lau King Chiu Henry

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

DLN Architects Limited

##### Building Contractor for the Development

Paul Y. Builders Limited

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

Mayer Brown

Ford, Kwan & Company

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

United Overseas Bank Limited

DBS Bank Ltd., Hong Kong Branch

Hang Seng Bank Limited

Bank of China (Hong Kong) Limited

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

Chime Corporation Limited

##### 賣方

穎顯有限公司

##### 賣方的控權公司

參明有限公司

華懋物業控股有限公司

##### 發展項目的認可人士

劉鏡釗

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團  
劉榮廣伍振民建築師有限公司

##### 發展項目的承建商

保華建造有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所

孖士打律師行

梁錦濤關學林律師行

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構

大華銀行有限公司

DBS Bank Ltd., 香港分行

恒生銀行有限公司

中國銀行(香港)有限公司

已為發展項目的建造提供貸款的任何其他人

參明有限公司



## 4 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

### 有參與發展項目的各方的關係

(a)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an Authorized Person for the Development; 賣方或有關發展項目的承建商屬個人，並屬該發展項目的認可人士的家人；	Not applicable 不適用
(b)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an Authorized Person; 賣方或該發展項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人；	Not applicable 不適用
(c)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an Authorized Person; 賣方或該發展項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的家人；	No 否
(d)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an associate of such an Authorized Person; 賣方或該發展項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人；	Not applicable 不適用
(e)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an Authorized Person; 賣方或該發展項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人；	Not applicable 不適用
(f)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an Authorized Person; 賣方或該發展項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人；	No 否
(g)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development; 賣方或該發展項目的承建商屬個人，並屬就該發展項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	Not applicable 不適用
(h)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development; 賣方或該發展項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該發展項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	Not applicable 不適用
(i)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors; 賣方或該發展項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述律師事務所的經營人的家人；	No 否
(j)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and an Authorized Person for the Development, or an associate of such an Authorized Person, holds at least 10% of the issued shares in that Vendor, holding company or contractor; 賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該發展項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份；	No 否

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

5

INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

There will be no curtain wall forming part of the enclosing walls of the Development.

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

The range of thickness of the non-structural prefabricated external walls of each Tower of the Development will be 150mm.

The total area of the non-structural prefabricated external walls of each residential property in each tower are set out below:  
每座每個住宅物業的非結構的預製外牆的總面積：

Tower 座數	Floor 樓層	Unit 單位	Total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)
Tower 1 第 1 座	1/F 1樓	A	2.514
		B	2.604
		C	2.228
		D	1.775
	2/F - 3/F, 5/F - 12/F and 15/F - 22/F 2樓至3樓、5樓至12樓及15樓至22樓	A	2.615
		B	2.701
		C	2.228
		D	1.879
Tower 2 第 2 座	1/F 1樓	A	2.243
		B	1.627
		C	1.066
		D	1.554
		E	1.639
		F	1.256
	2/F - 3/F, 5/F - 12/F and 15/F - 22/F 2樓至3樓、5樓至12樓及15樓至22樓	A	2.243
		B	1.627
		C	1.066
		D	1.554
		E	1.639
		F	1.356

Remarks:  
Tower 1: 4/F, 13/F and 14/F are omitted.  
Tower 2: 4/F, 13/F and 14/F are omitted.  
Tower 3: 4/F, 13/F and 14/F are omitted.  
Tower 5: 4/F is omitted.  
Tower 4 is omitted.

發展項目將不會有構成圍封牆一部分的幕牆。

發展項目將會有構成圍封牆的一部分的非結構的預製外牆。

發展項目每幢大廈的非結構的預製外牆的厚度範圍將為150 毫米。

Tower 座數	Floor 樓層	Unit 單位	Total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)
Tower 3 第 3 座	1/F 1樓	A	2.243
		B	1.627
		C	1.066
		D	1.569
	2/F - 3/F, 5/F - 12/F and 15/F - 22/F 2樓至3樓、5樓至12樓及15樓至22樓	A	2.243
		B	1.627
		C	1.066
		D	1.554
Tower 5 第 5 座	2/F 2樓	E	1.639
		F	1.356
		A	1.433
		B	1.433
		C	2.667
		D	2.705
	3/F and 5/F - 10/F 3樓及5樓至10樓	A	1.433
		B	1.433
		C	2.793
		D	2.861

備註：  
第 1 座：不設 4 樓、13 樓及14 樓。  
第 2 座：不設 4 樓、13 樓及14 樓。  
第 3 座：不設 4 樓、13 樓及14 樓。  
第 5 座：不設 4 樓。  
不設第 4 座。

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

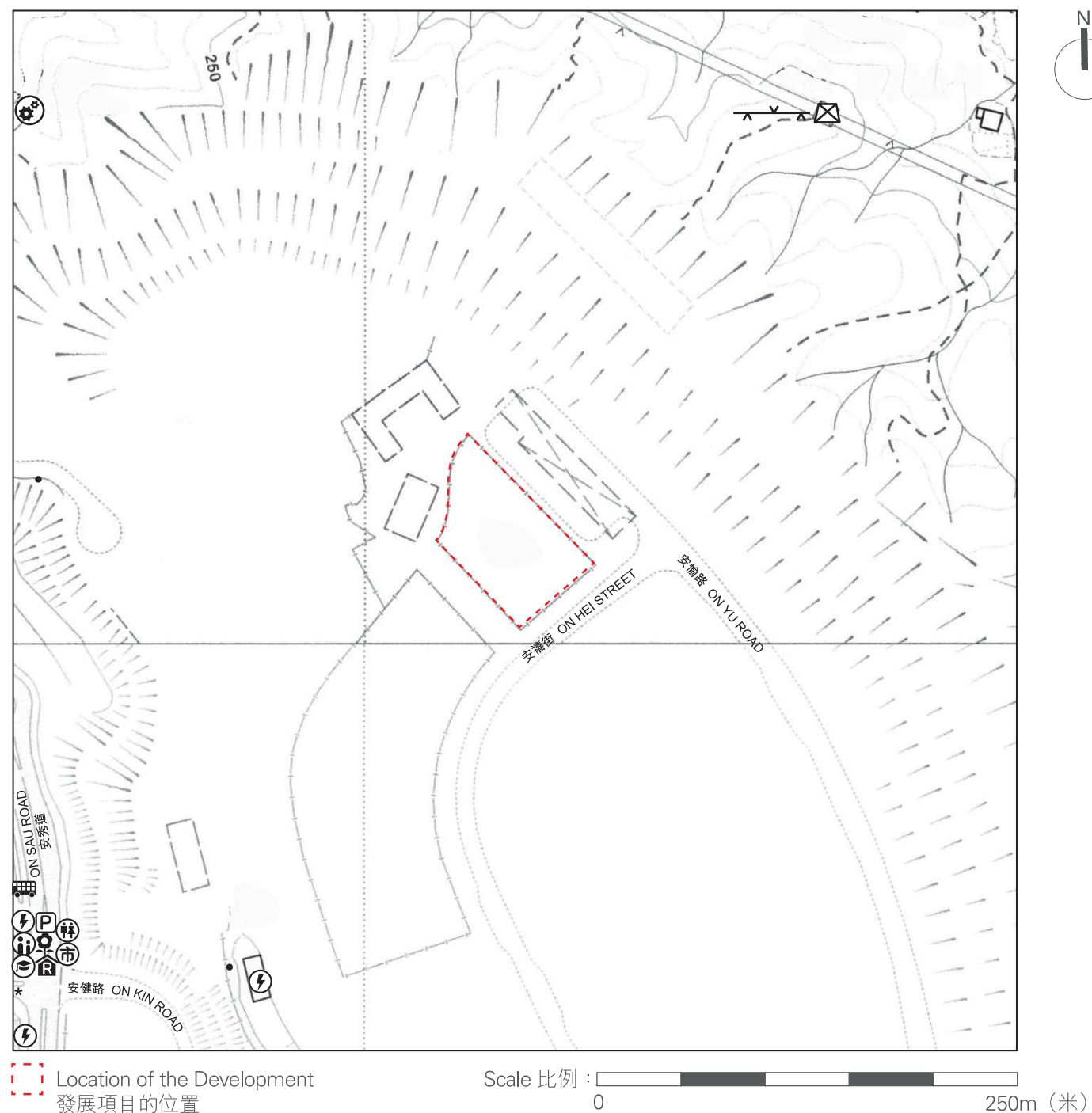
Together Management Company Limited is appointed as the Manager of the Development under the latest draft Deed of Mutual Covenant.

根據有關公契的最新擬稿，合眾物業管理有限公司獲委任為發展項目的管理人。



# 7 LOCATION PLAN OF THE DEVELOPMENT

## 發展項目的所在位置圖



### Notes:

1. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
2. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reasons that the boundary of the Development is irregular.
3. The map reproduced with permission of the Director of Lands. ©The Government of HKSAR. Licence No. 3/2021.

### NOTATION 圖例

Public Carpark (including Lorry Park) 公眾停車場 (包括貨車停泊處)	Power Plant (including Electricity Sub-stations) 發電廠 (包括電力分站)
Public Convenience 公廁	Public Park 公園
Public Transport Terminal (including Rail Station) 公共交通總站 (包括鐵路車站)	Market (including Wet Market and Wholesale Market) 市場 (包括濕貨市場及批發市場)
Public Utility Installation 公用事業設施裝置	Social Welfare Facilities (including Elderly Centre and Home for the Mentally Disabled) 社會福利設施 (包括老人中心及弱智人士護理院)
Religious Institution (including Church, Temple and Tsz Tong) 宗教場所 (包括教堂、廟宇及祠堂)	School (including Kindergarten) 學校 (包括幼稚園)
	Pylon 輸電塔架

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

- \* ON YAN STREET 安茵街
- ANDERSON ROAD 安達臣道

This Location Plan is prepared by the Vendor with reference to the Survey Sheet (Series HP5C) Sheet Nos. 11-NE-B and 11-NE-D dated 16<sup>th</sup> July 2021 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

此位置圖是參考日期為2021年7月16日之地政總署測繪處之測繪圖 (組別編號HP5C)，圖幅編號11-NE-B及11-NE-D，並由賣方擬備，有需要處經修正處理。

### 備註：

1. 賣方建議準買家到有關發展項目地盤作實際考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳的了解。
2. 由於發展項目的邊界不規則的技術原因，此位置圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
3. 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 3/2021。



## 8 AERIAL PHOTOGRAPH OF THE DEVELOPMENT

發展項目的鳥瞰照片



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 Development  
發展項目的位置

### Notes:

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

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, photo No. E117228C, date of flight: 7<sup>th</sup> December 2020.

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E117228C，飛行日期：2020年12月7日。

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### 備註：

1. 發展項目的鳥瞰照片之副本可在發展項目的售樓處於開放時間內免費查閱。
2. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
3. 賣方建議準買家到有關發展地盤實地考察，以對該發展地盤，其周邊地區環境及附近的公共設施有較佳了解。



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



● Location of the Development  
發展項目的位置

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

### Notes:

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

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, photo No. E117227C, date of flight: 7<sup>th</sup> December 2020.

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E117227C，飛行日期：2020年12月7日。

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### 備註：

1. 發展項目的鳥瞰照片之副本可在發展項目的售樓處於開放時間內免費查閱。
2. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
3. 賣方建議準買家到有關發展地盤實地考察，以對該發展地盤，其周邊地區環境及附近的公共設施有較佳了解。



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

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## 8 AERIAL PHOTOGRAPH OF THE DEVELOPMENT

發展項目的鳥瞰照片

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## 8 AERIAL PHOTOGRAPH OF THE DEVELOPMENT

發展項目的鳥瞰照片

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## 8 AERIAL PHOTOGRAPH OF THE DEVELOPMENT

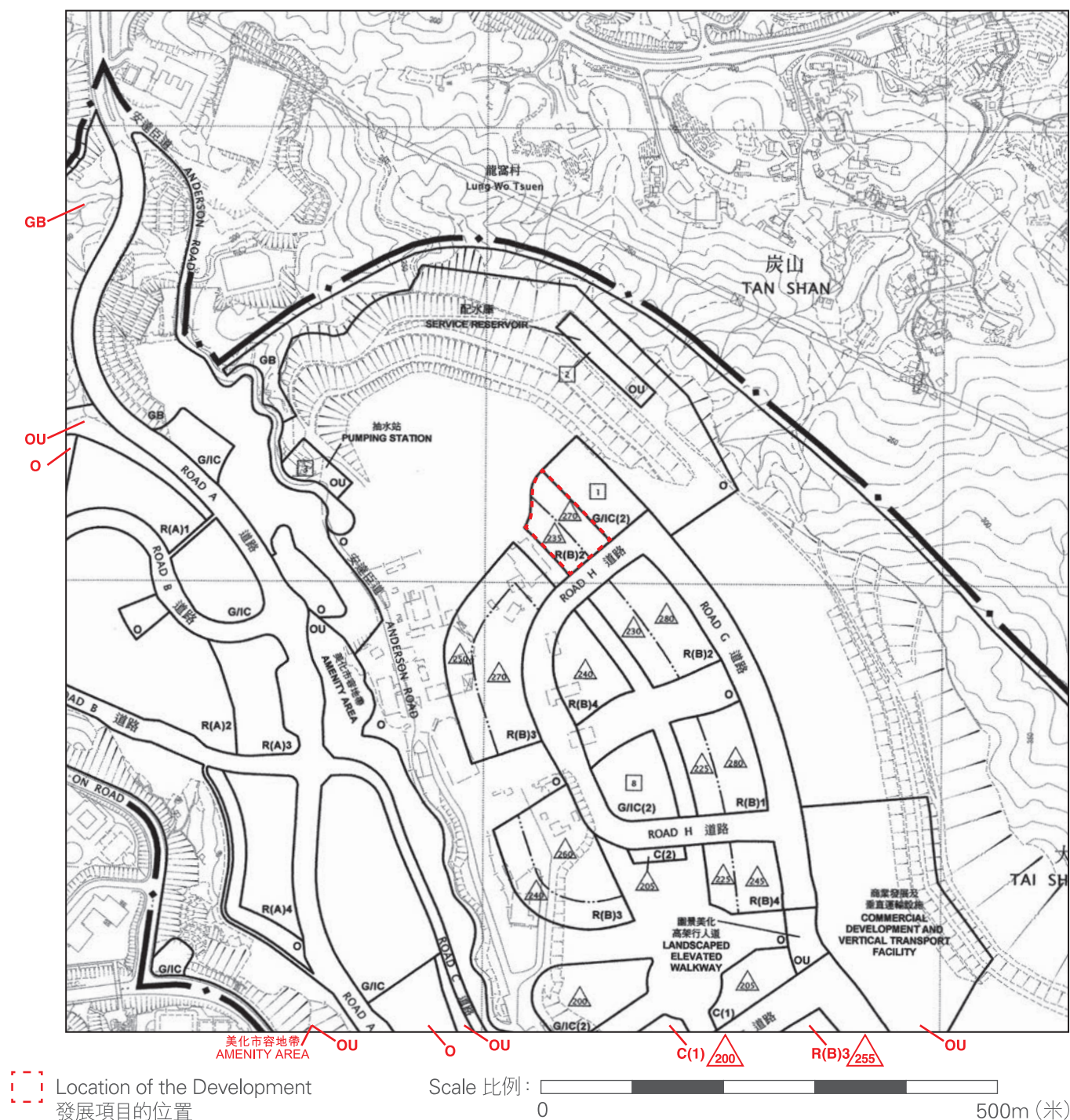
發展項目的鳥瞰照片

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# 9 OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

## 關於發展項目的分區計劃大綱圖



### Notes:

1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the Sales Brochure is available for free inspection at the Sales Office 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 the technical reasons that the boundary of the Development is irregular.
4. The plan, prepared by the Planning Development under the direction of the Town Planning Board, is reproduced with permission of the Director of Lands. ©The Government of HKSAR.

### NOTATION 圖例

#### ZONES 地帶

C

COMMERCIAL  
商業

R(A)

RESIDENTIAL (GROUP A)  
住宅(甲類)

R(B)

RESIDENTIAL (GROUP B)  
住宅(乙類)

G/I/C

GOVERNMENT, INSTITUTION OR COMMUNITY  
政府、機構或社區

O

OPEN SPACE  
休憩用地

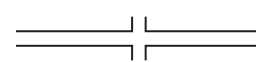
OU

OTHER SPECIFIED USES  
其他指定用途

GB

GREEN BELT  
綠化地帶

#### COMMUNICATIONS 交通

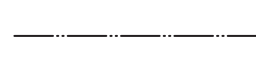


MAJOR ROAD AND JUNCTION  
主要道路及路口

#### MISCELLANEOUS 其他



BOUNDARY OF PLANNING SCHEME  
規劃範圍界線



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



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



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

Adopted from part of the Approved Kowloon Planning Area No. 14 (Part) - Kwun Tong (North) Outline Zoning Plan, Plan No. S/K14N/15, gazetted on 15<sup>th</sup> January 2016, with adjustment where necessary as shown in red.

摘錄自2016年1月15日刊憲之觀塘北部(九龍規劃區第14區部分)分區計劃大綱核准圖,圖則編號為S/K14N/15,有需要處經修正處理,以紅色顯示。

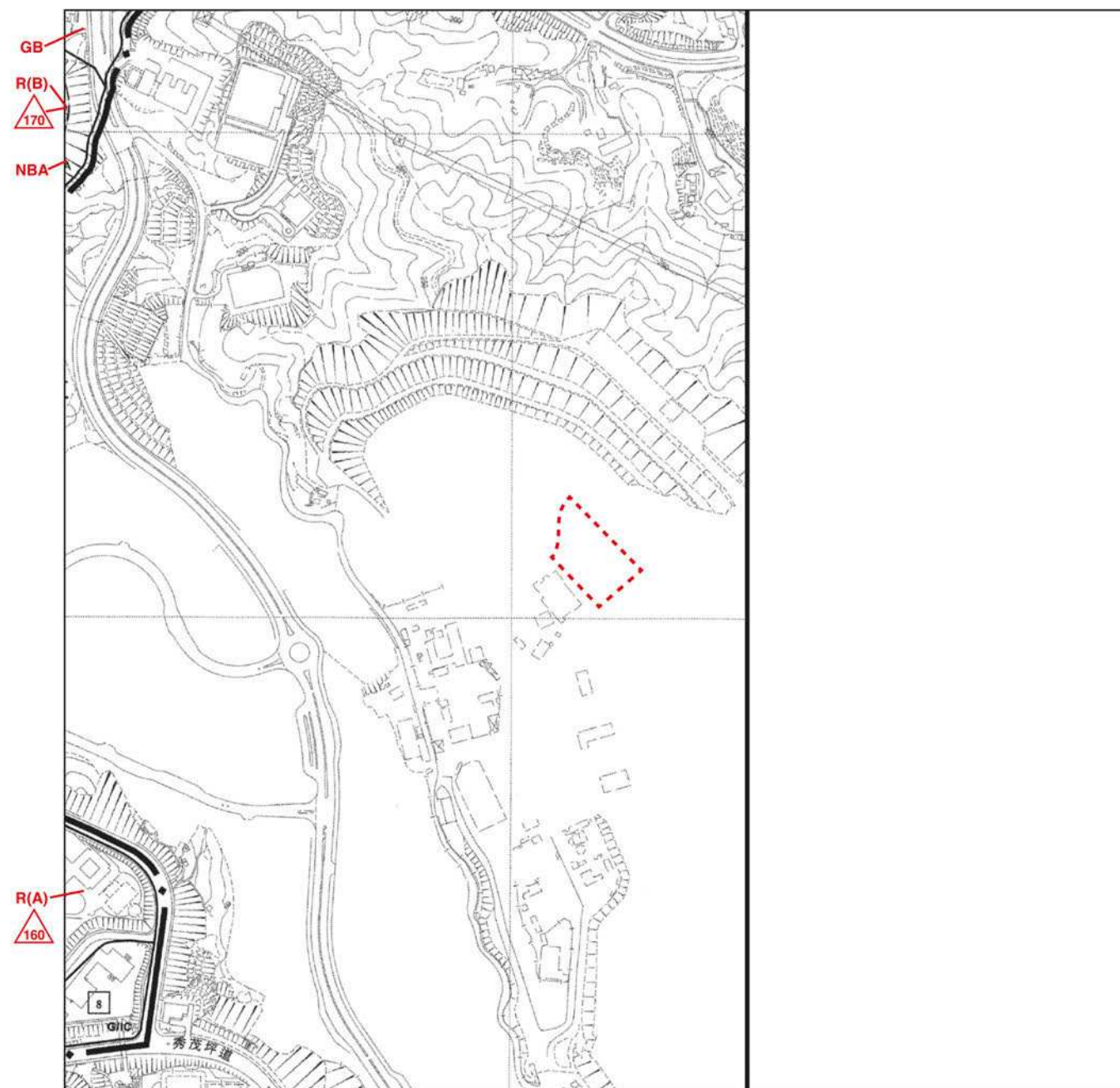
### 備註:

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



# 9 OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

## 關於發展項目的分區計劃大綱圖



Location of the Development  
發展項目的位置

Scale 比例: 0 500m (米)

### Notes:

1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the Sales Brochure is available for free inspection at the Sales Office 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 the technical reasons that the boundary of the Development is irregular.
4. The plan, prepared by the Planning Development under the direction of the Town Planning Board, is reproduced with permission of the Director of Lands. ©The Government of HKSAR.

### NOTATION 圖例

#### ZONES 地帶

	RESIDENTIAL (GROUP A) 住宅(甲類)
	RESIDENTIAL (GROUP B) 住宅(乙類)
	GOVERNMENT, INSTITUTION OR COMMUNITY 政府、機構或社區
	GREEN BELT 綠化地帶

#### COMMUNICATIONS 交通

	MAJOR ROAD AND JUNCTION 主要道路及路口
--	------------------------------------

#### MISCELLANEOUS 其他

	BOUNDARY OF PLANNING SCHEME 規劃範圍界線
	MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM) 最高建築物高度 (在主水平基準上若干米)
	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) 最高建築物高度 (樓層數目)
	NON-BUILDING AREA 非建築用地

Adopted from part of the Approved Kowloon Planning Areas No. 13 & 17 - Ngau Tau Kok & Kowloon Bay Outline Zoning Plan, Plan No. S/K13/30, gazetted on 8<sup>th</sup> May 2020, with adjustment where necessary as shown in red.

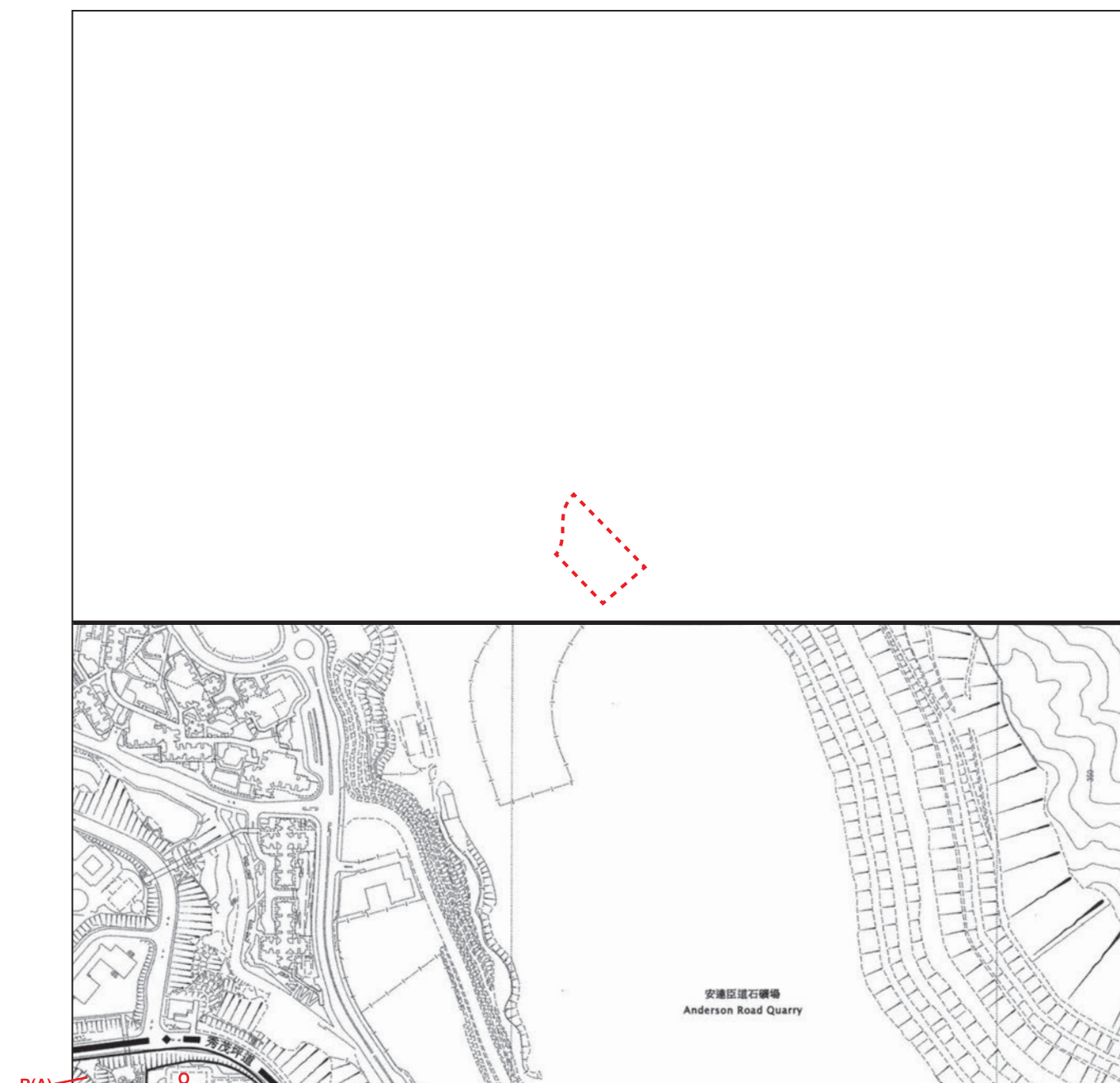
摘錄自2020年5月8日刊憲之牛頭角及九龍灣（九龍規劃區第13及17區）分區計劃大綱核准圖，圖則編號為S/K13/30，有需要處經修正處理，以紅色顯示。

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

# 9 OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

## 關乎發展項目的分區計劃大綱圖



  Location of the Development  
發展項目的位置

Scale 比例:   
0 500m (米)

### Notes:

1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the Sales Brochure is available for free inspection at the Sales Office 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 the technical reasons that the boundary of the Development is irregular.
4. The plan, prepared by the Planning Development under the direction of the Town Planning Board, is reproduced with permission of the Director of Lands. ©The Government of HKSAR.

### NOTATION 圖例

#### ZONES 地帶

<span style="border: 1px solid black; padding: 2px;">R(A)</span>	RESIDENTIAL (GROUP A) 住宅(甲類)
<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">O</span>	OPEN SPACE 休憩用地

#### COMMUNICATIONS 交通

<span style="display: inline-block; width: 20px; height: 2px; background-color: black;"></span> <span style="display: inline-block; width: 20px; height: 2px; background-color: black;"></span>	MAJOR ROAD AND JUNCTION 主要道路及路口
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#### MISCELLANEOUS 其他

<span style="display: inline-block; width: 20px; height: 2px; background-color: black;"></span> <span style="display: inline-block; width: 0; height: 0; border-left: 5px solid transparent; border-right: 5px solid transparent; border-bottom: 8px solid black;"></span> <span style="display: inline-block; width: 20px; height: 2px; background-color: black;"></span>	BOUNDARY OF PLANNING SCHEME 規劃範圍界線
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Adopted from part of the Approved Kowloon Planning Area No. 14 (Part) - Kwun Tong (South) Outline Zoning Plan, Plan No. S/K14S/23, gazetted on 19<sup>th</sup> March 2021, with adjustment where necessary as shown in red.

摘錄自2021年3月19日刊憲之觀塘南部（九龍規劃區第14區部分）分區計劃大綱核准圖，圖則編號為S/K14S/23，有需要處經修正處理，以紅色顯示。

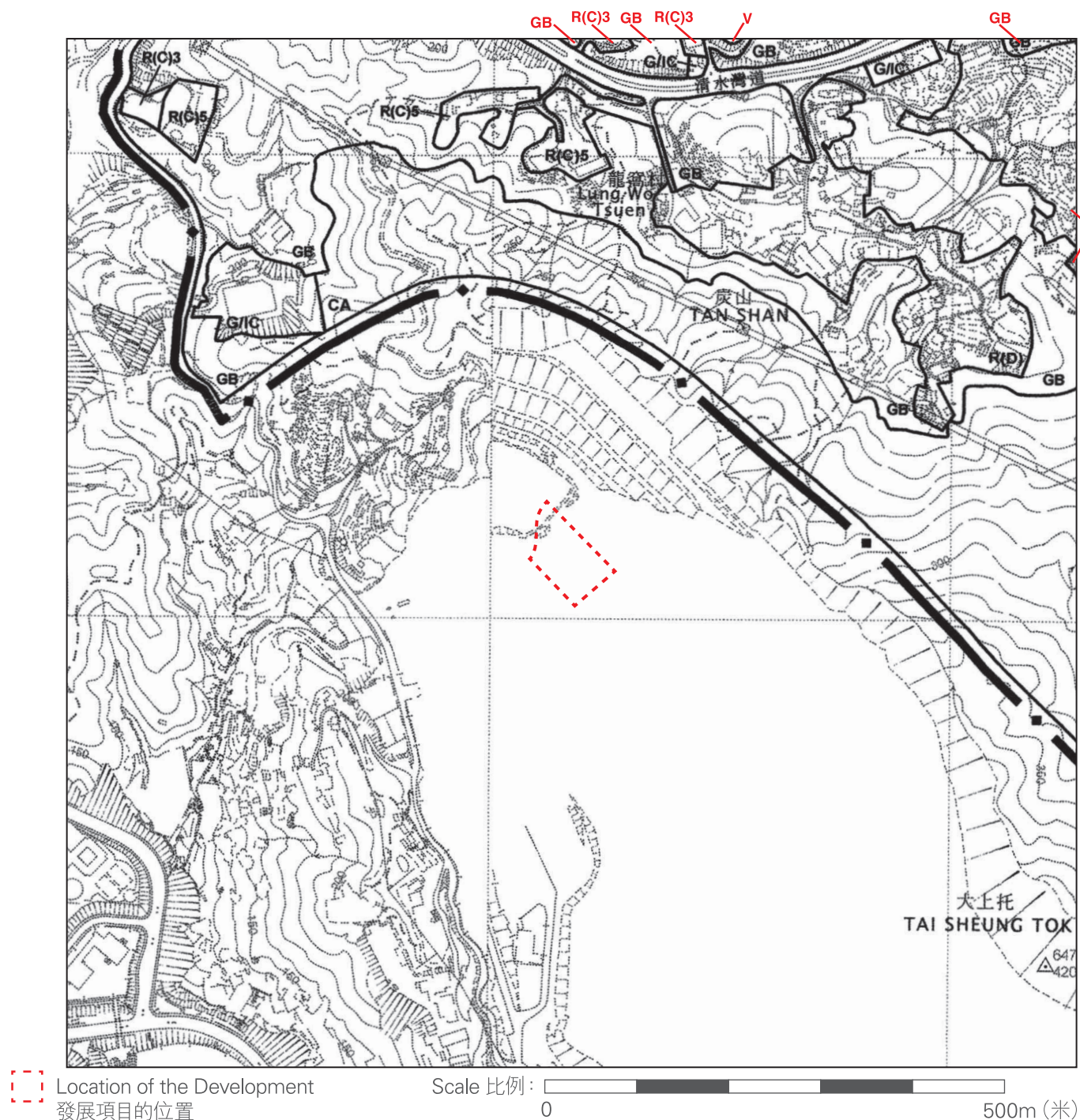
### 備註：

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



# 9 OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

## 關於發展項目的分區計劃大綱圖

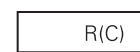


### Notes:

1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the Sales Brochure is available for free inspection at the Sales Office 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 the technical reasons that the boundary of the Development is irregular.
4. The plan, prepared by the Planning Development under the direction of the Town Planning Board, is reproduced with permission of the Director of Lands. ©The Government of HKSAR.

### NOTATION 圖例

#### ZONES 地帶



RESIDENTIAL (GROUP C)  
住宅(丙類)



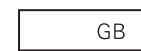
RESIDENTIAL (GROUP D)  
住宅(丁類)



VILLAGE TYPE DEVELOPMENT  
鄉村式發展



GOVERNMENT, INSTITUTION OR  
COMMUNITY  
政府、機構或社區

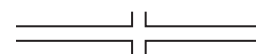


GREEN BELT  
綠化地帶



CONSERVATION AREA  
自然保育區

#### COMMUNICATIONS 交通



MAJOR ROAD AND JUNCTION  
主要道路及路口

#### MISCELLANEOUS 其他



BOUNDARY OF PLANNING SCHEME  
規劃範圍界線

Adopted from part of the Approved Tseng Lan Shue Outline Zoning Plan, Plan No. S/SK-TLS/8, gazetted on 24<sup>th</sup> March 2006, with adjustment where necessary as shown in red.

摘錄自2006年3月24日刊憲之井欄樹分區計劃大綱核准圖，圖則編號為S/SK-TLS/8，有需要處經修正處理，以紅色顯示。

### 備註:

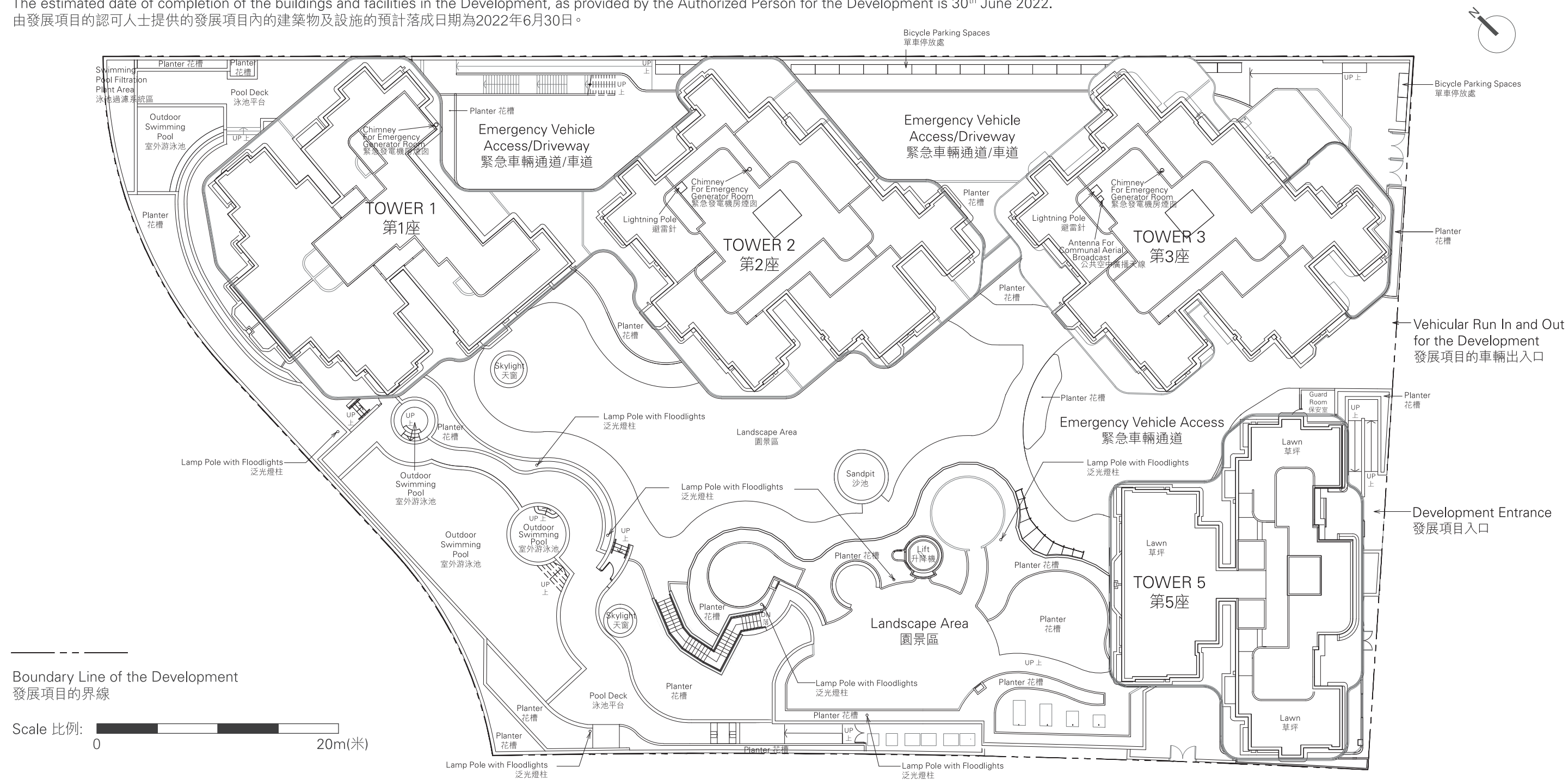
1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
4. 此地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。



# 10 LAYOUT PLAN OF THE DEVELOPMENT

## 發展項目的布局圖

The estimated date of completion of the buildings and facilities in the Development, as provided by the Authorized Person for the Development is 30<sup>th</sup> June 2022.  
由發展項目的認可人士提供的發展項目內的建築物及設施的預計落成日期為2022年6月30日。



### Remarks:

1. Floodlights will be provided at the outdoor swimming pools of the Development as indicated on the Layout Plan.
2. There may be future changes to the above buildings and facilities in the Development subject to the final approval by the relevant Government authorities.

### 備註:

1. 於布局圖所顯示發展項目的室外游泳池會裝設泛光燈。
2. 發展項目的建築物及設施將來可能會有變化，並以有關政府部門的最終批核為準。



# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

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

A/C PLATFORM = Air-conditioning Platform  
A/C PLATFORM ABOVE = Air-conditioning Platform Above  
A/C PLINTH = Air-conditioning Plinth  
A.D. = Air Duct  
ARCHITECTURAL FEATURE  
ARCHITECTURAL FEATURE W/ PLANTER = Architectural feature with planter  
BAL. = Balcony  
BAL. ABOVE = Balcony Above  
BATH = Bathroom  
BED RM. 1 = Bedroom 1  
BED RM. 2 = Bedroom 2  
CABD CABINET = Communal Aerial Broadcast Distribution Cabinet  
COMMON AREA  
COMMON FLAT ROOF  
CORR. = Corridor  
CORR. 1 = Corridor 1  
CORR. 2 = Corridor 2  
DIN. = Dining Room  
DN = Down  
DOGHOUSE  
E.M.C. = Electrical Meter Cabinet  
E.M.R. = Electrical Meter Room  
ELEC. CABLE DUCT = Electrical Cable Duct  
E.L. = Electrical Duct  
ELV. = Extra-low voltage  
EMERGENCY GENERATOR ROOM  
FAN RM. / FAN ROOM = Fan Room  
FIREMEN'S LIFT LOBBY  
FLAT ROOF WITH PLANTER

### 樓面平面圖上使用之名詞及簡稱的圖例：

冷氣機平台  
置上冷氣機平台  
冷氣機基座  
風槽  
建築裝飾  
建築裝飾連花槽  
露台  
置上露台  
浴室  
睡房 1  
睡房 2  
公共天線系統櫃  
公用地方  
公用平台  
走廊  
走廊 1  
走廊 2  
飯廳  
落  
喉管罩室  
電錶櫃  
電錶房  
電線槽  
電線槽  
特低壓電線  
緊急發電機房  
風扇房  
消防升降機大堂  
平台連花槽

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

H.R. = Hose Reel  
KIT. = Kitchen  
LAV. = Lavatory  
LIFT  
LIFT LOBBY  
LIFT SHAFT  
LIV. = Living Room  
M.BATH = Master Bathroom  
M.BED = Master Bedroom  
1500mm H. METAL FENCE = 1500mm High Metal Fence  
PLANTER  
PLANTER ABOVE  
PRIVATE FLAT ROOF  
P.D. = Pipe Duct  
PUMP ROOM/PUMP RM = Pump Room  
RC PLINTH  
ROOF OF STAIRHOOD  
RS&MRR = Refuse Storage and Material Recovery Room  
SINK  
ST. = STORE  
TEMPORARY REFUGE SPACE  
TOP OF BALCONY BELOW  
TOP OF U.P. BELOW = Top of Utility Platform Below  
U.P. ABOVE = Utility Platform Above  
U.P. = Utility Platform  
UP  
UT. = Utility  
W.M.C.= Water Meter Cabinet

### 樓面平面圖上使用之名詞及簡稱的圖例：

消防喉轆  
廚房  
洗手間  
升降機  
升降機大堂  
升降機槽  
客廳  
主人浴室  
主人睡房  
1500毫米高金屬圍欄  
花槽  
置上花槽  
私家平台  
管道槽  
泵房  
鋼筋混凝土基座  
梯屋天台  
垃圾及物料回收房  
洗滌盆  
儲物室  
臨時庇護處  
置下露台頂  
置下工作平台頂  
置上工作平台  
工作平台  
上  
工作間  
水錶櫃

### Remarks applicable to floor plans of residential properties in the Development:

- 1) The dimensions of the floor plans are all structural dimensions in millimetres.
- 2) Balconies and utility platforms are non-enclosed areas.
- 3) There may be architectural features and / or exposed pipes on external walls and common flat roofs of some floors.
- 4) There may be ceiling bulkheads, suspended ceilings or sunken slabs in the living rooms, dining rooms, bedrooms, corridors, bathrooms, stores and kitchens of some residential properties for the air-conditioning system and / or conduits and / or mechanical and electrical services.
- 5) There are non-structural prefabricated external walls in all the residential properties. The Saleable Area as defined in the formal Agreement for Sale and Purchase of a residential property has included the non-structural prefabricated external walls and is measured from the exterior of such non-structural prefabricated external walls.
- 6) The ceiling height of some units may vary due to structural, architectural and / or decoration design variations.
- 7) The indications of fittings such as sinks, bathtubs, toilet bowls, wash basins, etc shown on the floor plans are indications of approximate locations only and not indications of their actual size, design or shapes.
- 8) During the necessary maintenance of the external walls arranged by Manager of the Development, suspended working platforms will be operating in the airspace outside windows of the residential properties and above flat roof / roof of the affected towers.
- 9) For some residential units, outdoor air-conditioning unit(s) will be placed on the air-conditioning platform(s) outside the residential unit.
- 10) There may be common pipes exposed and / or enclosed in cladding at / or adjacent to the balconies and / or utility platforms and / or roofs and / or flat roofs and / or air-conditioning platforms and / or external walls of some residential units.

### 適用於發展項目的住宅物業樓面平面圖之備註：

- 1) 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。
- 2) 露台及工作平台為不可圍封之地方。
- 3) 部分樓層外牆及公用平台設有建築裝飾及/或外露喉管。
- 4) 部分住宅單位客廳、飯廳、睡房、走廊、浴室、儲物室、廚房之裝飾橫樑、假天花或跌級樓板內裝置冷氣系統及/或喉管及/或其他機電設備。
- 5) 全部住宅單位有非結構預製外牆。買賣合約之實用面積之計算包括非結構預製外牆，並由該非結構預製外牆之外圍起量度。
- 6) 部分單位之天花高度將會因應結構、建築設計及/或裝修設計上的需要有所差異。
- 7) 樓面平面圖所示之裝置如洗滌盤、浴缸、坐廁及洗面盆等只供展示其大約位置而非展示其實際大小、設計或形狀。
- 8) 在發展項目管理人安排於大廈外牆之必要維修進行期間，吊船將在該等大廈的住宅單位之窗戶外及平台/天台上之空間運作。
- 9) 部分住宅單位外的冷氣機平台將會放置一部或多部戶外冷氣機。
- 10) 部分單位的露台及/或工作平台及/或天台及/或平台及/或冷氣機平台及/或外牆或其鄰近地方設有外露及/或內藏於飾板的公用喉管。



# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### TOWER 1

### 第1座

1/F FLOOR PLAN  
1樓平面圖



11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 1

第1座

1/F FLOOR PLAN

1樓平面圖

	FLOOR 樓層	UNIT 單位			
		A	B	C	D
The thickness of the floor slabs (excluding plaster) (mm) of each residential property 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	1/F 1樓	150, 200	150, 200	150	150
The floor-to-floor height (mm) of each residential property 每個住宅物業的層與層之間的高度（毫米）	1/F 1樓	3150	3150	3150	3150

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

Please refer to page [24] of this Sales Brochure for the terms and abbreviations used in the floor plans of residential properties in the Development.

Remarks:

1. The dimensions in the floor plans are all structural dimensions in millimetres and rounded off to the nearest integer.

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

請參閱本售樓說明書第[24]頁為發展項目的住宅物業的樓面平面圖而設的名詞及簡稱。

備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。



# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

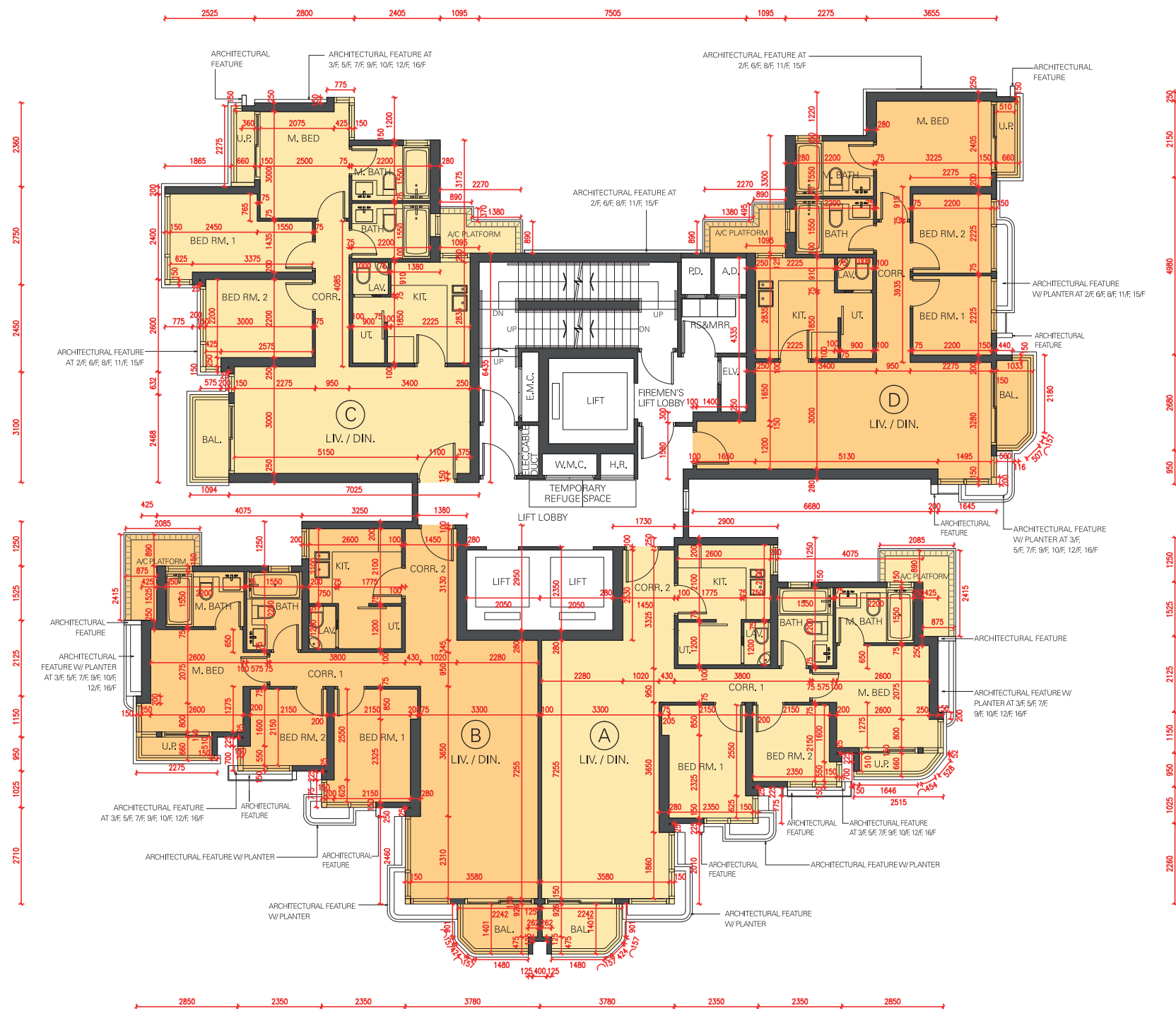
### TOWER 1

### 第1座

2/F - 3/F, 5/F - 12/F AND 15/F - 16/F FLOOR PLAN  
2樓至3樓、5樓至12樓及15樓至16樓平面圖

Scale 比例: 0 10m (米)

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



11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 1

第1座

2/F - 3/F, 5/F - 12/F AND 15/F - 16/F FLOOR PLAN  
2樓至3樓、5樓至12樓及15樓至16樓平面圖

	FLOOR 樓層	UNIT 單位			
		A	B	C	D
The thickness of the floor slabs (excluding plaster) (mm) of each residential property 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	2/F - 3/F, 5/F - 12/F and 15/F - 16/F 2樓至3樓、5樓至12樓及15樓至16樓	150, 200	150, 200	150	150
The floor-to-floor height (mm) of each residential property 每個住宅物業的層與層之間的高度（毫米）	2/F - 3/F, 5/F - 12/F and 15/F - 16/F 2樓至3樓、5樓至12樓及15樓至16樓	3150	3150	3150	3150

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

Please refer to page [24] of this Sales Brochure for the terms and abbreviations used in the floor plans of residential properties in the Development.

Remarks:

1. The dimensions in the floor plans are all structural dimensions in millimetres and rounded off to the nearest integer.

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

請參閱本售樓說明書第[24]頁為發展項目的住宅物業的樓面平面圖而設的名詞及簡稱。

備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。



# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

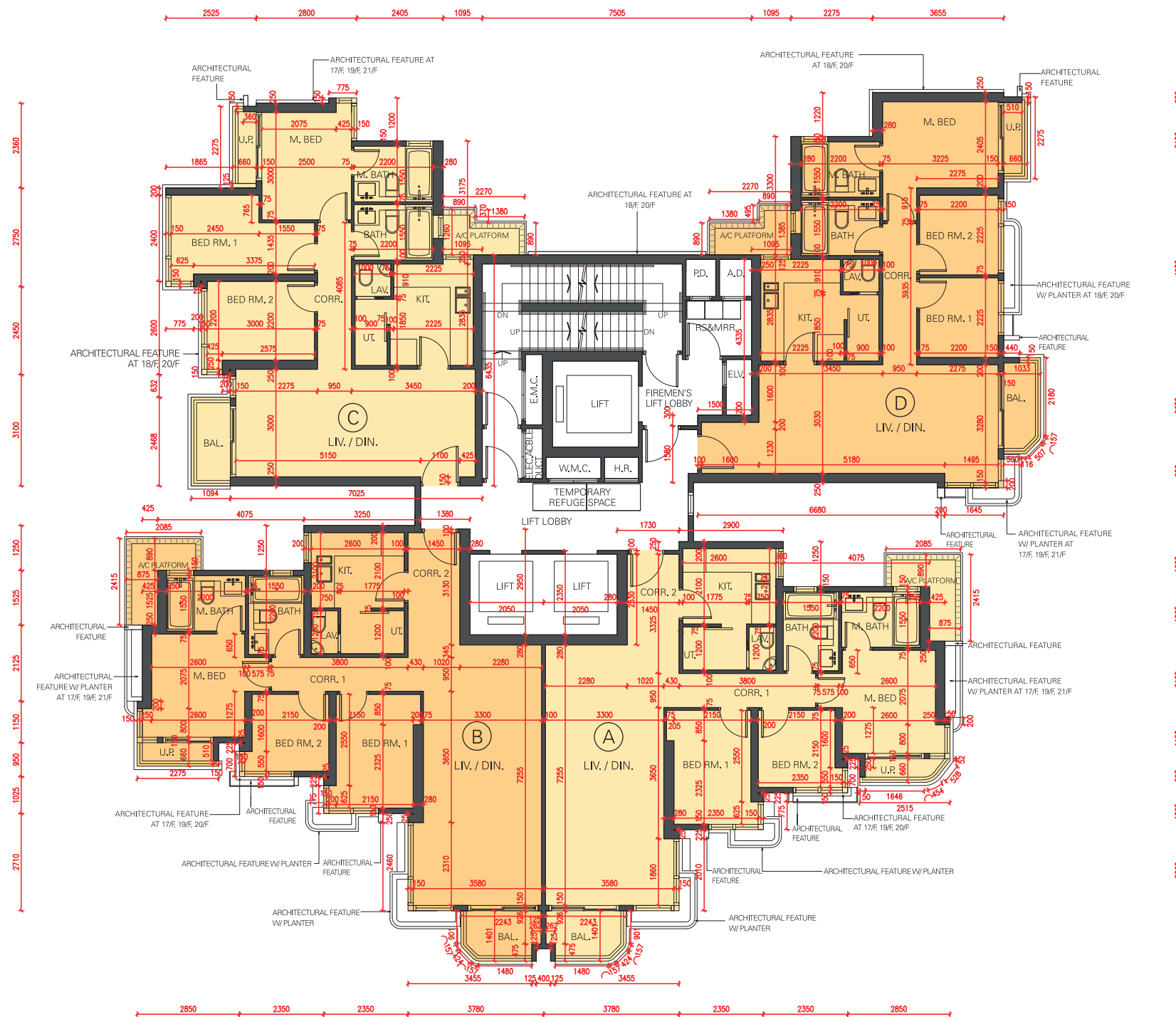
### TOWER 1

### 第1座

17/F - 21/F FLOOR PLAN  
17樓至21樓平面圖

Scale 比例: 0 10m (米)

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



11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 1

第1座

17/F - 21/F FLOOR PLAN

17樓至21樓平面圖

	FLOOR 樓層	UNIT 單位			
		A	B	C	D
The thickness of the floor slabs (excluding plaster) (mm) of each residential property 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	17/F - 21/F 17樓至21樓	150, 200	150, 200	150	150
The floor-to-floor height (mm) of each residential property 每個住宅物業的層與層之間的高度（毫米）	17/F - 21/F 17樓至21樓	3150	3150	3150	3150

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

Please refer to page [24] of this Sales Brochure for the terms and abbreviations used in the floor plans of residential properties in the Development.

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

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備註：

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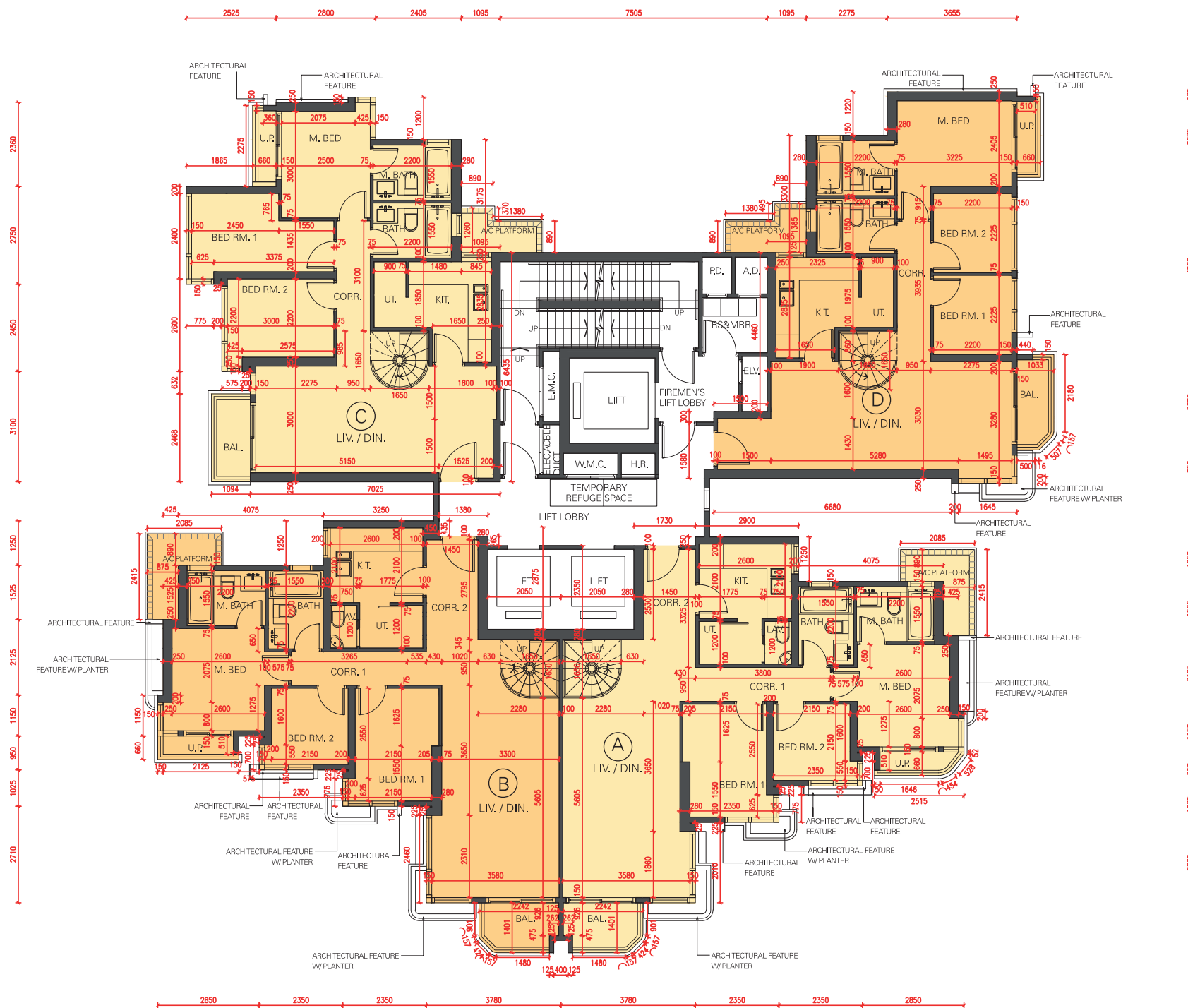
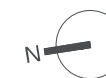
# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### TOWER 1

### 第1座

22/F FLOOR PLAN  
22樓平面圖



Scale 比例: 0 10m (米)

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

11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 1

第1座

22/F FLOOR PLAN

22樓平面圖

	FLOOR 樓層	UNIT 單位			
		A	B	C	D
The thickness of the floor slabs (excluding plaster) (mm) of each residential property 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	22/F 22樓	200, 250	200, 250	200, 250	200, 250
The floor-to-floor height (mm) of each residential property 每個住宅物業的層與層之間的高度（毫米）	22/F 22樓	3500, 3850	3500, 3850	3500, 3850	3500, 3850

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.

Please refer to page [24] of this Sales Brochure for the terms and abbreviations used in the floor plans of residential properties in the Development.

Remarks:

1. The dimensions in the floor plans are all structural dimensions in millimetres and rounded off to the nearest integer.

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

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備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。

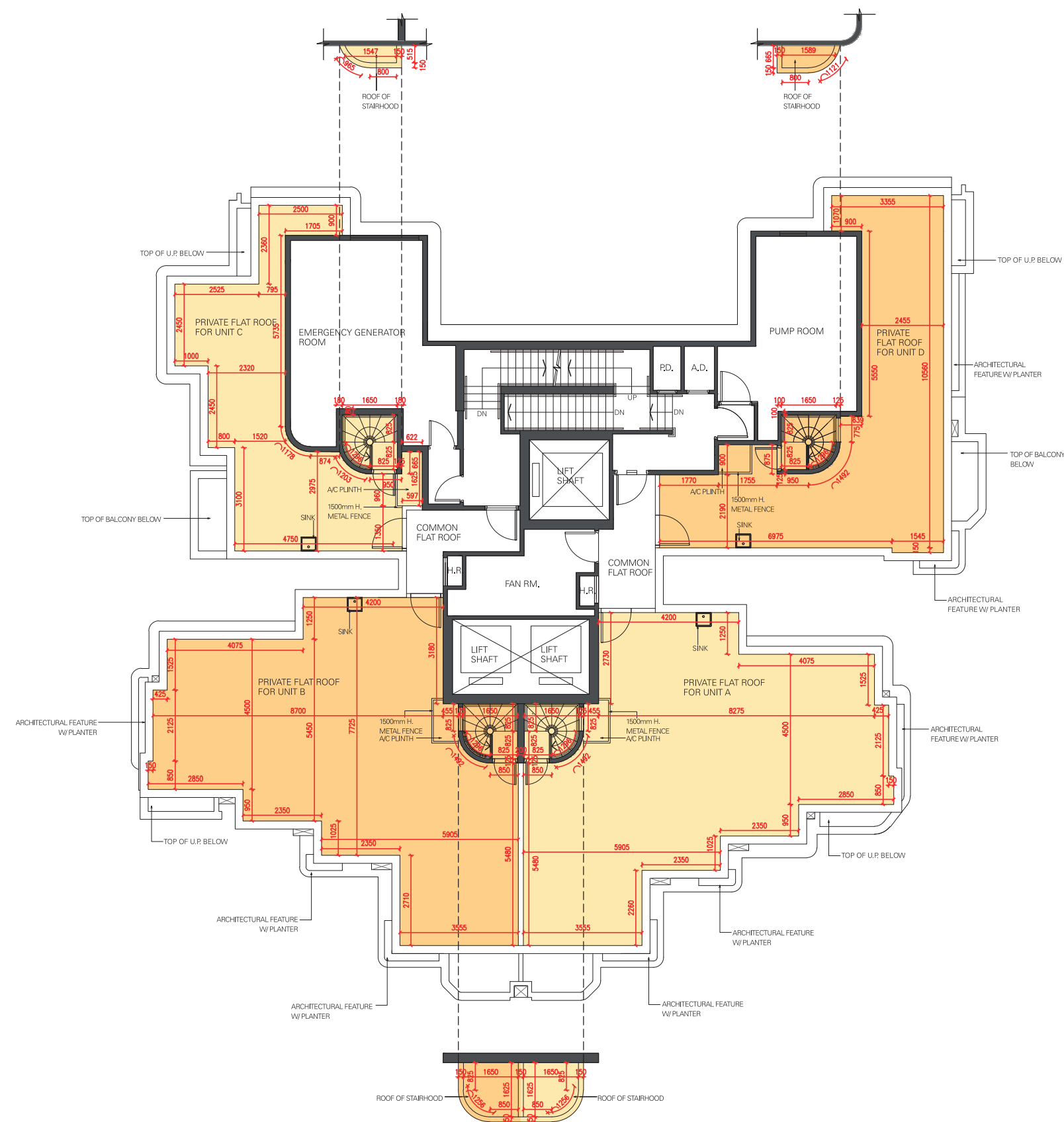


# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### TOWER 1 第1座

ROOF PLAN  
天台平面圖



Scale 比例: 0 10m (米)

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



11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 1

第1座

ROOF PLAN

天台平面圖

	FLOOR 樓層	UNIT 單位			
		A	B	C	D
The thickness of the floor slabs (excluding plaster) (mm) of each residential property 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	R/F 天台	200	200	200	200
The floor-to-floor height (mm) of each residential property 每個住宅物業的層與層之間的高度（毫米）	R/F 天台	2600	2600	2600	2600

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.

Please refer to page [24] of this Sales Brochure for the terms and abbreviations used in the floor plans of residential properties in the Development.

Remarks:

1. The dimensions in the floor plans are all structural dimensions in millimetres and rounded off to the nearest integer.

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

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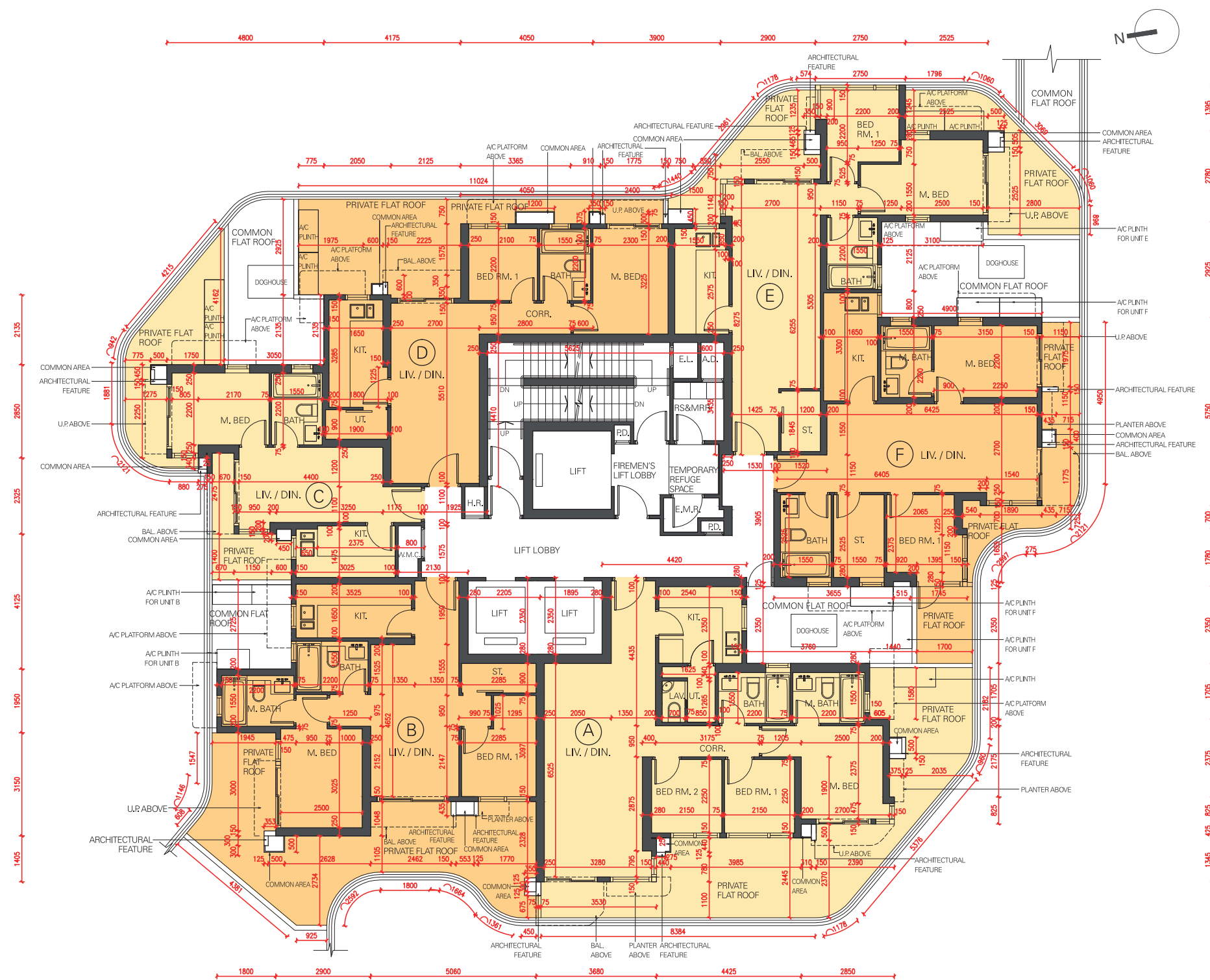
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。

# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### TOWER 2 第2座

1/F FLOOR PLAN  
1樓平面圖



Scale 比例: 0 10m (米)

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



11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 2

第2座

1/F FLOOR PLAN

1樓平面圖

	FLOOR 樓層	UNIT 單位					
		A	B	C	D	E	F
The thickness of the floor slabs (excluding plaster) (mm) of each residential property 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	1/F 1樓	150	150	150	150	150	150
The floor-to-floor height (mm) of each residential property 每個住宅物業的層與層之間的高度（毫米）	1/F 1樓	3150	3150	3150	3150	3150	3150

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

Please refer to page [24] of this Sales Brochure for the terms and abbreviations used in the floor plans of residential properties in the Development.

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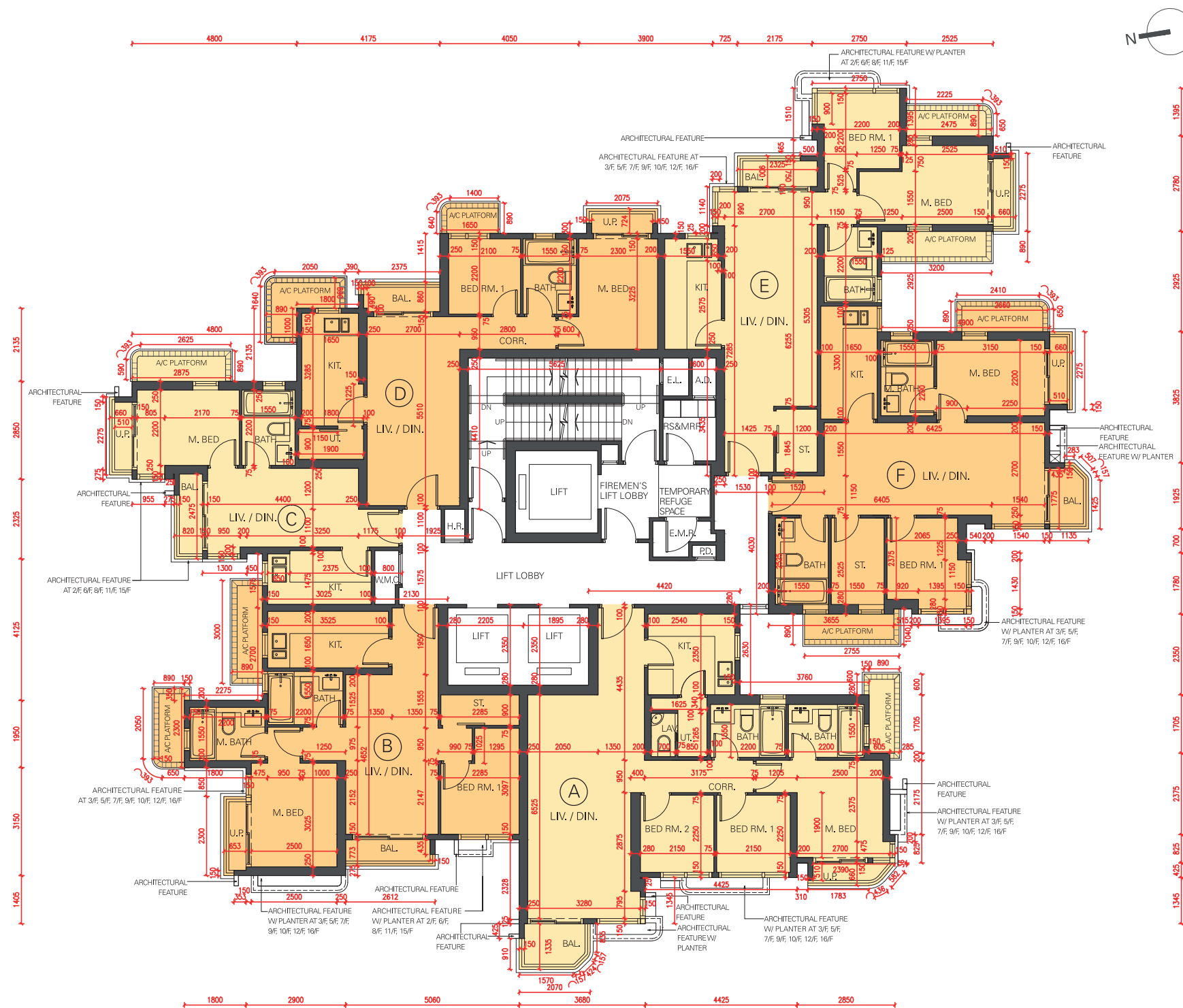
# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### TOWER 2

#### 第2座

2/F - 3/F, 5/F - 12/F AND 15/F - 16/F FLOOR PLAN  
2樓至3樓、5樓至12樓及15樓至16樓平面圖



Scale 比例: 0 10m (米)

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



11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 2

第2座

2/F - 3/F, 5/F - 12/F AND 15/F - 16/F FLOOR PLAN  
2樓至3樓、5樓至12樓及15樓至16樓平面圖

	FLOOR 樓層	UNIT 單位					
		A	B	C	D	E	F
The thickness of the floor slabs (excluding plaster) (mm) of each residential property 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	2/F - 3/F, 5/F - 12/F and 15/F - 16/F 2樓至3樓、5樓至12樓及15樓至16樓	150	150	150	150	150	150
The floor-to-floor height (mm) of each residential property 每個住宅物業的層與層之間的高度（毫米）	2/F - 3/F, 5/F - 12/F and 15/F - 16/F 2樓至3樓、5樓至12樓及15樓至16樓	3150	3150	3150	3150	3150	3150

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

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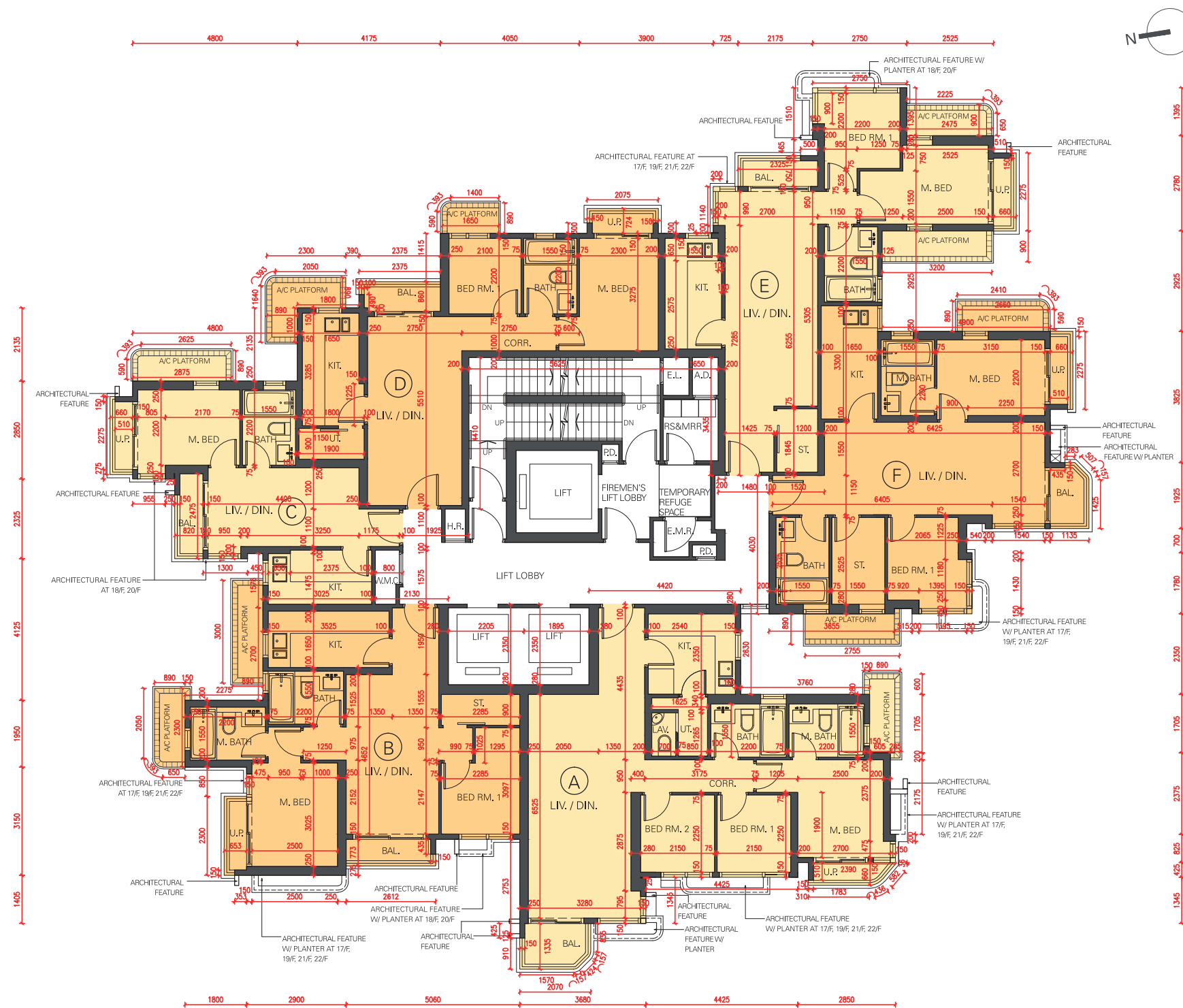
# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### TOWER 2

### 第2座

17/F - 22/F FLOOR PLAN  
17樓至22樓平面圖



Scale 比例: 0 10m (米)

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



11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 2

第2座

17/F - 22/F FLOOR PLAN  
17樓至22樓平面圖

	FLOOR 樓層	UNIT 單位					
		A	B	C	D	E	F
The thickness of the floor slabs (excluding plaster) (mm) of each residential property 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	17/F - 21/F 17樓至21樓	150	150	150	150	150	150
	22/F 22樓	200	200	200	200	200, 350	200
The floor-to-floor height (mm) of each residential property 每個住宅物業的層與層之間的高度（毫米）	17/F - 21/F 17樓至21樓	3150	3150	3150	3150	3150	3150
	22/F 22樓	3500, 3850	3500, 3850	3500, 3850	3500, 3850	3500, 3850	3500, 3850

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.

Please refer to page [24] of this Sales Brochure for the terms and abbreviations used in the floor plans of residential properties in the Development.

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# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### TOWER 2

#### 第2座

ROOF PLAN  
天台平面圖



Scale 比例: 0 10m (米)

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



11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 2

第2座

ROOF PLAN  
天台平面圖

	FLOOR 樓層	UNIT 單位					
		A	B	C	D	E	F
The thickness of the floor slabs (excluding plaster) (mm) of each residential property 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	R/F 天台	Not applicable 不適用					
The floor-to-floor height (mm) of each residential property 每個住宅物業的層與層之間的高度（毫米）	R/F 天台	Not applicable 不適用					

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

Please refer to page [24] of this Sales Brochure for the terms and abbreviations used in the floor plans of residential properties in the Development.

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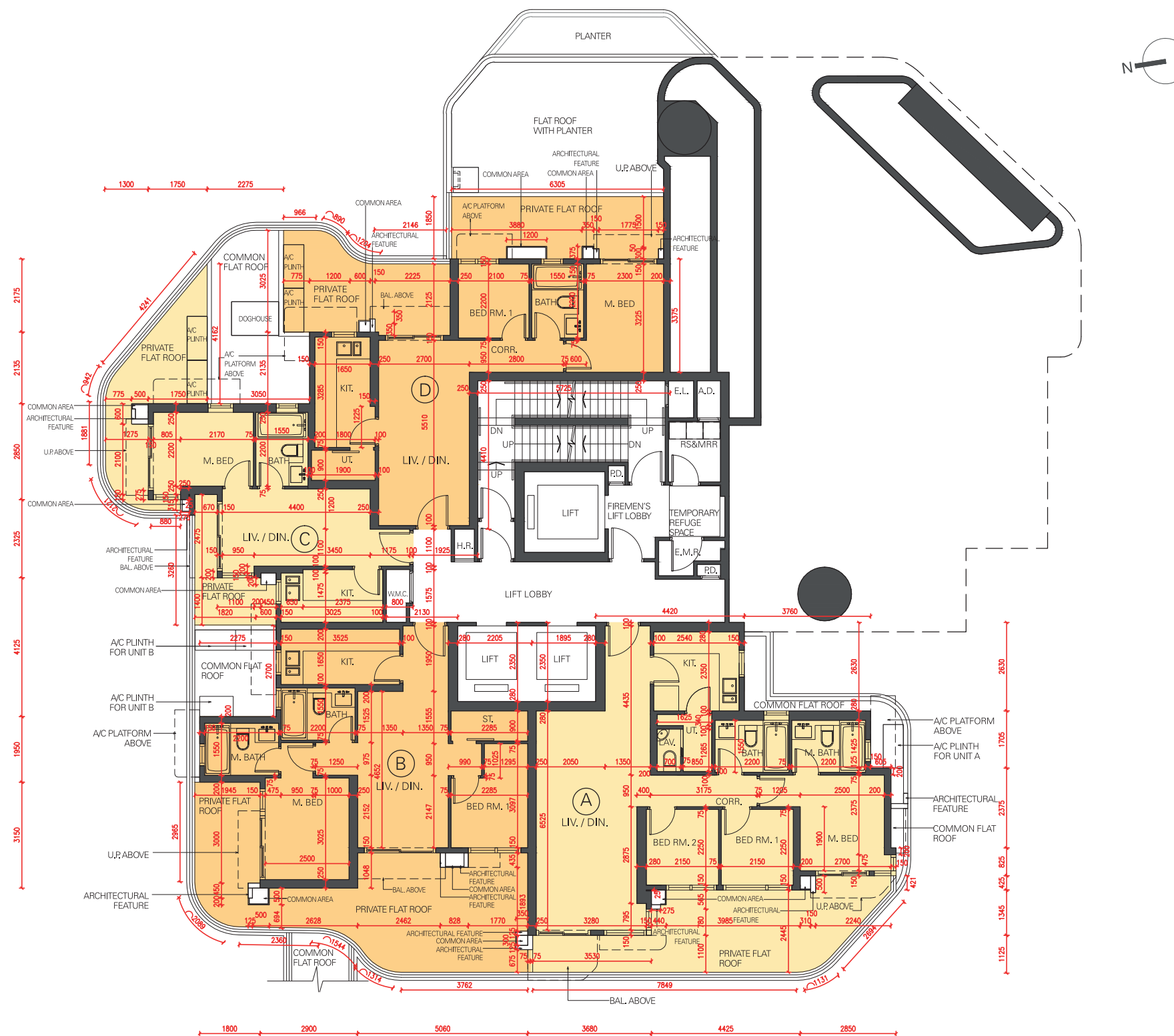
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# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### TOWER 3 第3座

1/F FLOOR PLAN  
1樓平面圖



Scale 比例: 0 10m (米)

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



11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 3

第3座

1/F FLOOR PLAN

1樓平面圖

	FLOOR 樓層	UNIT 單位			
		A	B	C	D
The thickness of the floor slabs (excluding plaster) (mm) of each residential property 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	1/F 1樓	150	150	150	150
The floor-to-floor height (mm) of each residential property 每個住宅物業的層與層之間的高度（毫米）	1/F 1樓	3150	3150	3150	3150

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

Please refer to page [24] of this Sales Brochure for the terms and abbreviations used in the floor plans of residential properties in the Development.

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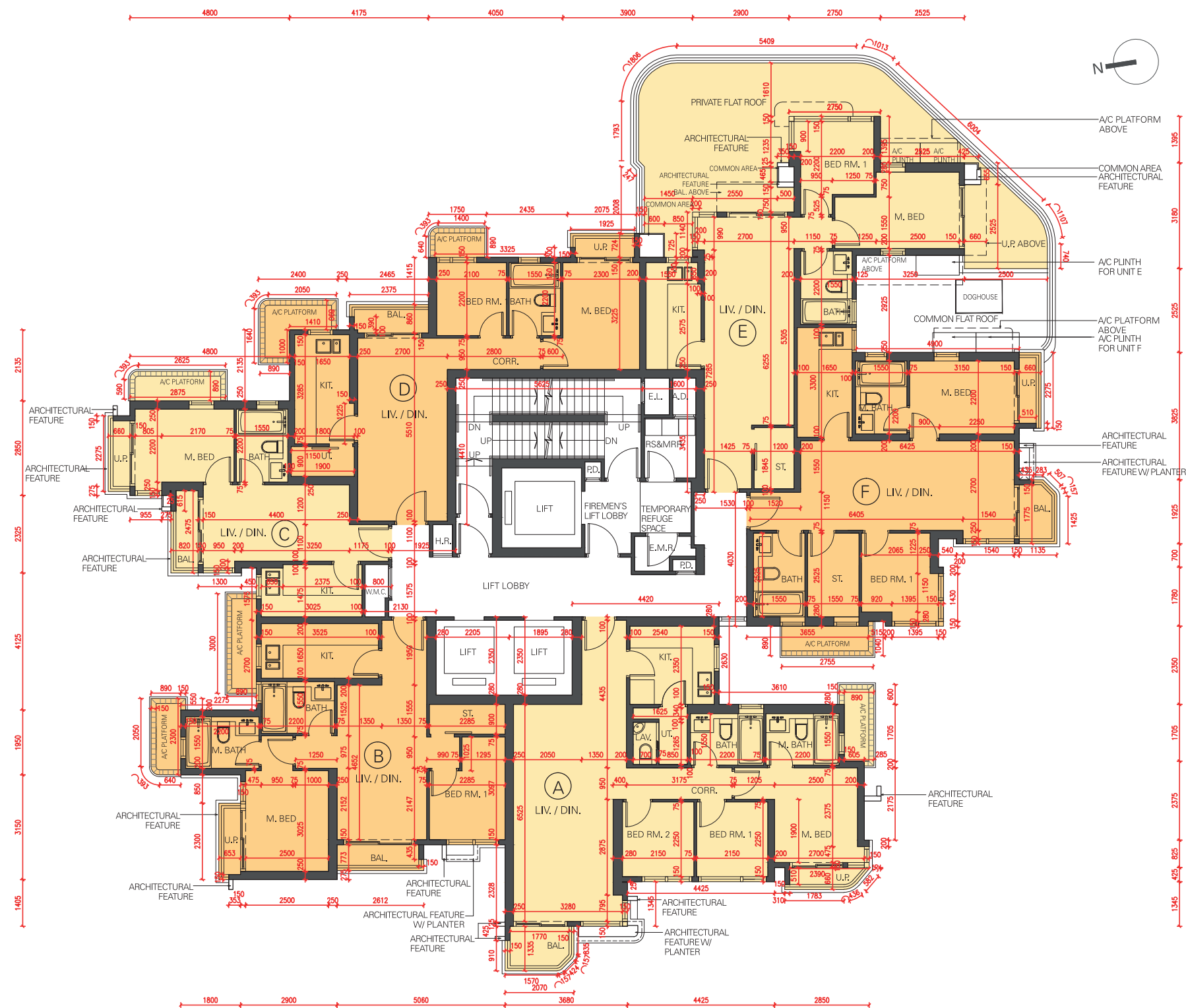
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# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### TOWER 3 第3座

2/F FLOOR PLAN  
2樓平面圖





11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 3

第3座

2/F FLOOR PLAN

2樓平面圖

	FLOOR 樓層	UNIT 單位					
		A	B	C	D	E	F
The thickness of the floor slabs (excluding plaster) (mm) of each residential property 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	2/F 2樓	150	150	150	150	150	150
The floor-to-floor height (mm) of each residential property 每個住宅物業的層與層之間的高度（毫米）	2/F 2樓	3150	3150	3150	3150	3150	3150

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

Please refer to page [24] of this Sales Brochure for the terms and abbreviations used in the floor plans of residential properties in the Development.

Remarks:

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備註：

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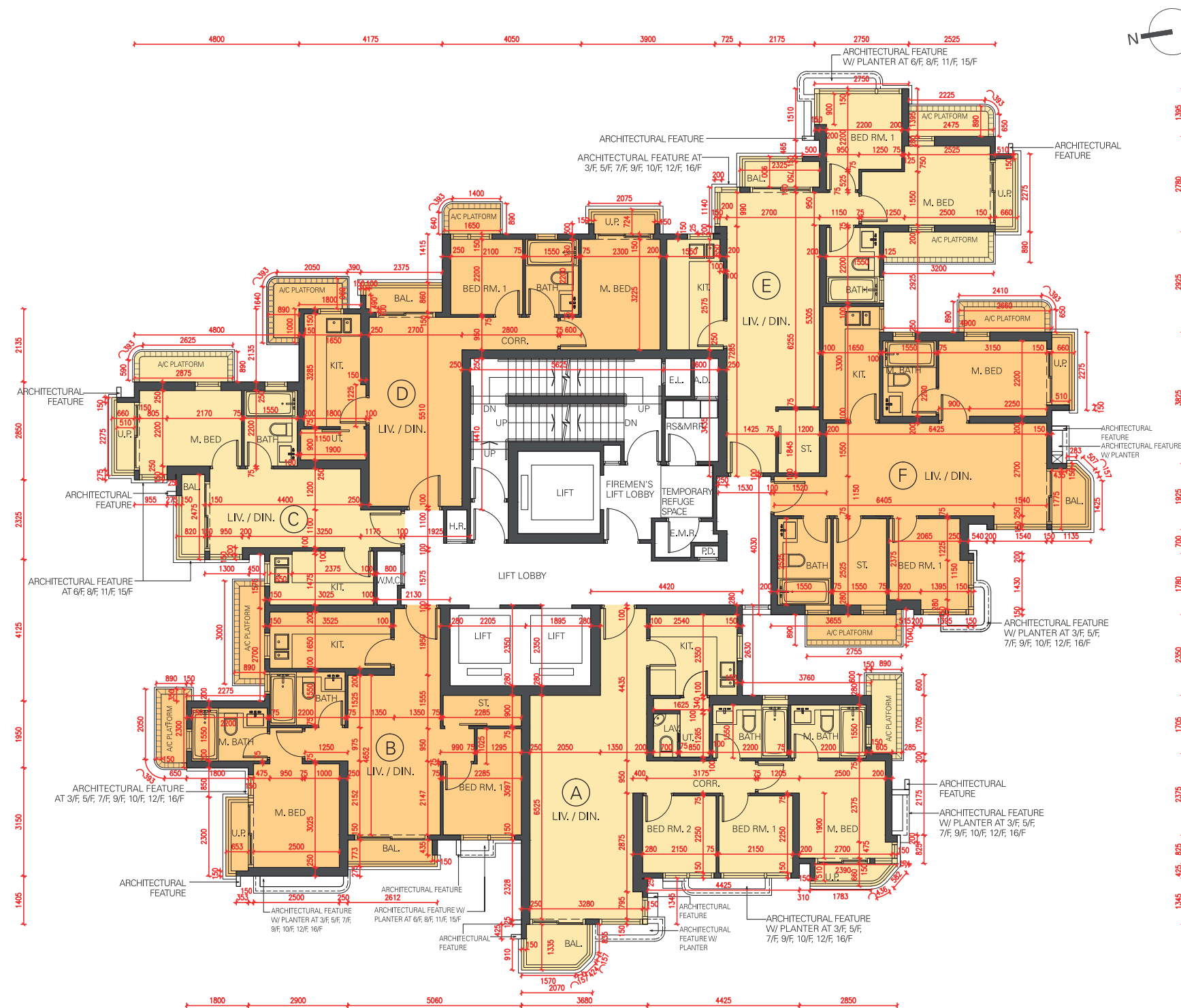
# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### TOWER 3

### 第3座

3/F, 5/F - 12/F AND 15/F - 16/F FLOOR PLAN  
3樓、5樓至12樓及15樓至16樓平面圖





11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 3

第3座

3/F, 5/F - 12/F AND 15/F - 16/F FLOOR PLAN  
3樓、5樓至12樓及15樓至16樓平面圖

	FLOOR 樓層	UNIT 單位					
		A	B	C	D	E	F
The thickness of the floor slabs (excluding plaster) (mm) of each residential property 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	3/F, 5/F - 12/F and 15/F - 16/F 3樓、5樓至12樓及15樓至16樓	150	150	150	150	150	150
The floor-to-floor height (mm) of each residential property 每個住宅物業的層與層之間的高度（毫米）	3/F, 5/F - 12/F and 15/F - 16/F 3樓、5樓至12樓及15樓至16樓	3150	3150	3150	3150	3150	3150

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

Please refer to page [24] of this Sales Brochure for the terms and abbreviations used in the floor plans of residential properties in the Development.

Remarks:

1. The dimensions in the floor plans are all structural dimensions in millimetres and rounded off to the nearest integer.

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

請參閱本售樓說明書第[24]頁為發展項目的住宅物業的樓面平面圖而設的名詞及簡稱。

備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。

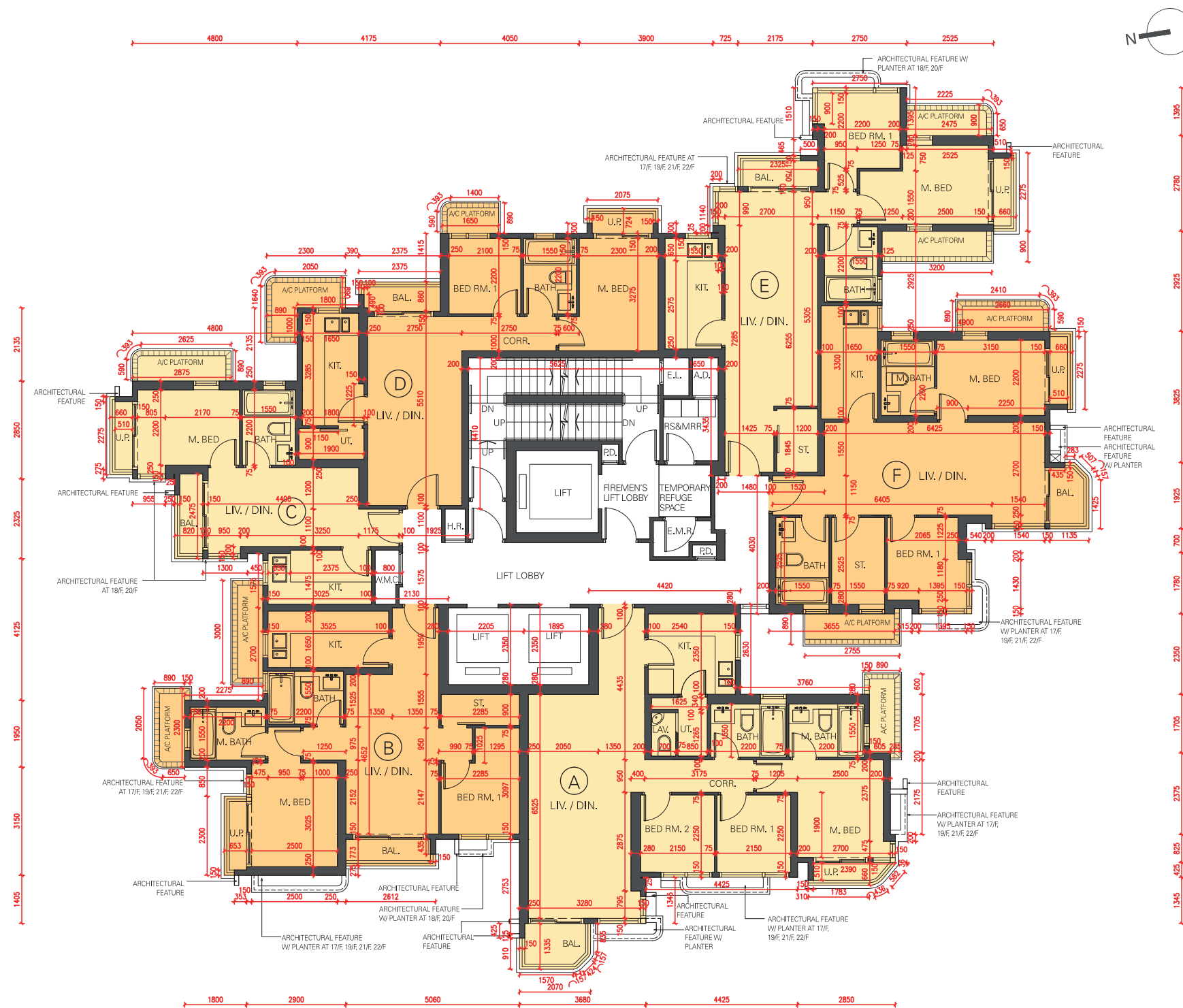
# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### TOWER 3

#### 第3座

17/F - 22/F FLOOR PLAN  
17樓至22樓平面圖



Scale 比例: 0 10m (米)

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



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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 3

第3座

17/F - 22/F FLOOR PLAN  
17樓至22樓平面圖

	FLOOR 樓層	UNIT 單位					
		A	B	C	D	E	F
The thickness of the floor slabs (excluding plaster) (mm) of each residential property 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	17/F - 21/F 17樓至21樓	150	150	150	150	150	150
	22/F 22樓	200	200	200	200	200, 350	200
The floor-to-floor height (mm) of each residential property 每個住宅物業的層與層之間的高度（毫米）	17/F - 21/F 17樓至21樓	3150	3150	3150	3150	3150	3150
	22/F 22樓	3500, 3850	3500, 3850	3500, 3850	3500, 3850	3500, 3850	3500, 3850

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.

Please refer to page [24] of this Sales Brochure for the terms and abbreviations used in the floor plans of residential properties in the Development.

Remarks:

1. The dimensions in the floor plans are all structural dimensions in millimetres and rounded off to the nearest integer.

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

請參閱本售樓說明書第[24]頁為發展項目的住宅物業的樓面平面圖而設的名詞及簡稱。

備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。

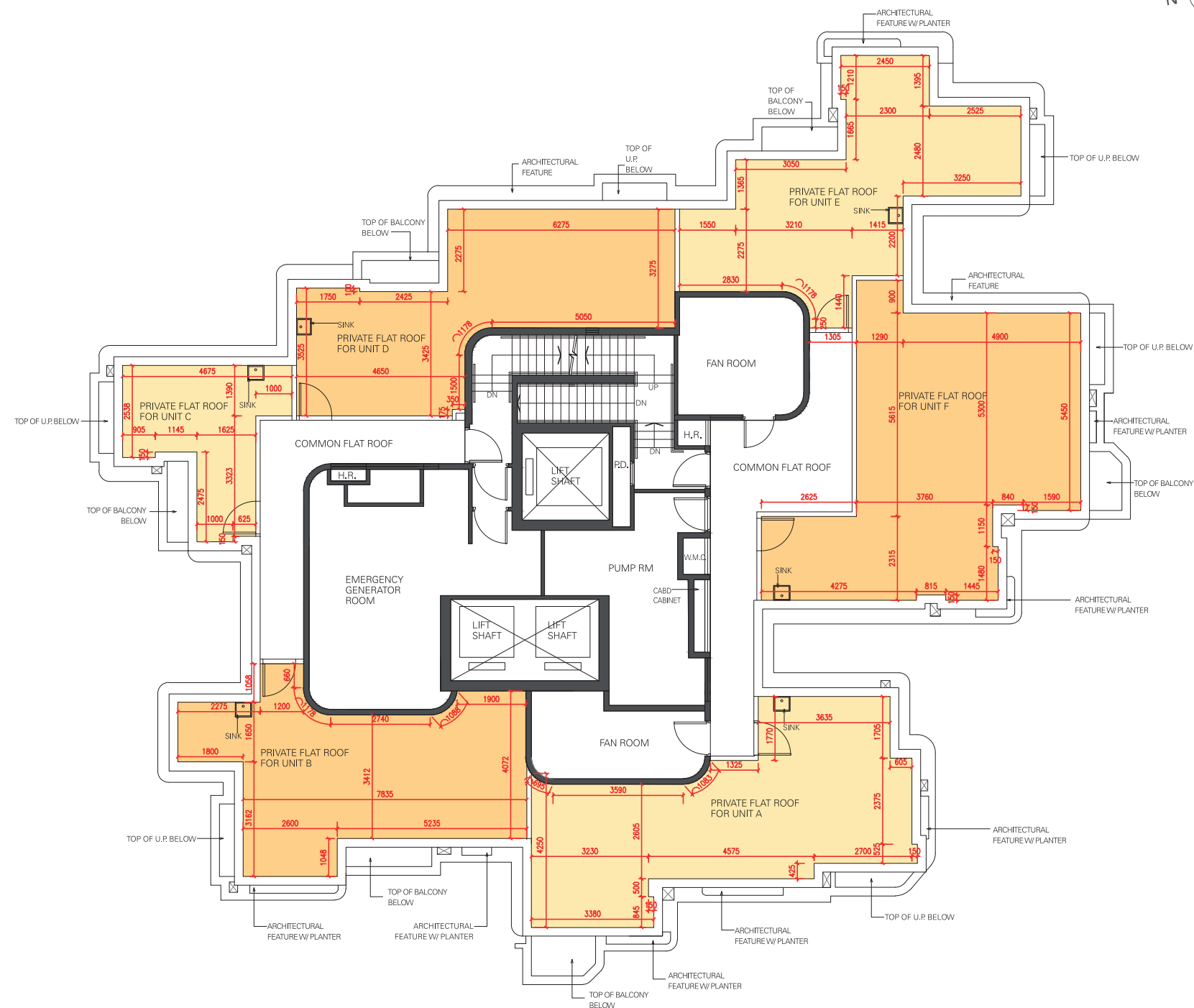
# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### TOWER 3

#### 第3座

ROOF PLAN  
天台平面圖



Scale 比例: 0 10m (米)

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



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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 3

第3座

ROOF PLAN

天台平面圖

	FLOOR 樓層	UNIT 單位					
		A	B	C	D	E	F
The thickness of the floor slabs (excluding plaster) (mm) of each residential property 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	R/F 天台	Not applicable 不適用					
The floor-to-floor height (mm) of each residential property 每個住宅物業的層與層之間的高度（毫米）	R/F 天台	Not applicable 不適用					

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

Please refer to page [24] of this Sales Brochure for the terms and abbreviations used in the floor plans of residential properties in the Development.

Remarks:

1. The dimensions in the floor plans are all structural dimensions in millimetres and rounded off to the nearest integer.

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

請參閱本售樓說明書第[24]頁為發展項目的住宅物業的樓面平面圖而設的名詞及簡稱。

備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。

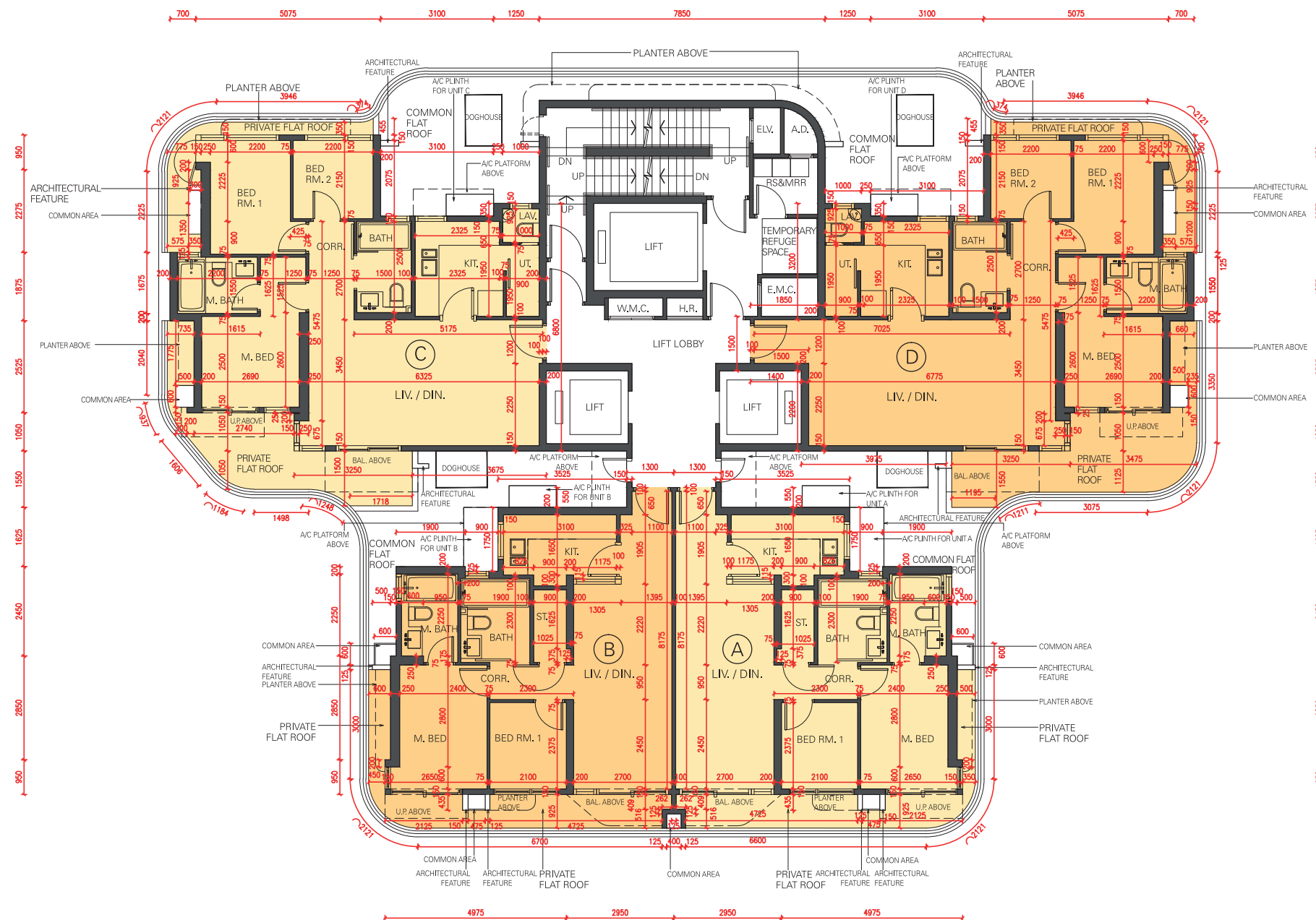
# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### TOWER 5

### 第5座

2/F FLOOR PLAN  
2樓平面圖



Scale 比例: 0 10m (米)

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



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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 5

第5座

2/F FLOOR PLAN

2樓平面圖

	FLOOR 樓層	UNIT 單位			
		A	B	C	D
The thickness of the floor slabs (excluding plaster) (mm) of each residential property 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	2/F 2樓	150	150	150	150
The floor-to-floor height (mm) of each residential property 每個住宅物業的層與層之間的高度（毫米）	2/F 2樓	3050	3050	3050	3050

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.

Please refer to page [24] of this Sales Brochure for the terms and abbreviations used in the floor plans of residential properties in the Development.

Remarks:

1. The dimensions in the floor plans are all structural dimensions in millimetre and rounded off to the nearest integer.

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

請參閱本售樓說明書第[24]頁為發展項目的住宅物業的樓面平面圖而設的名詞及簡稱。

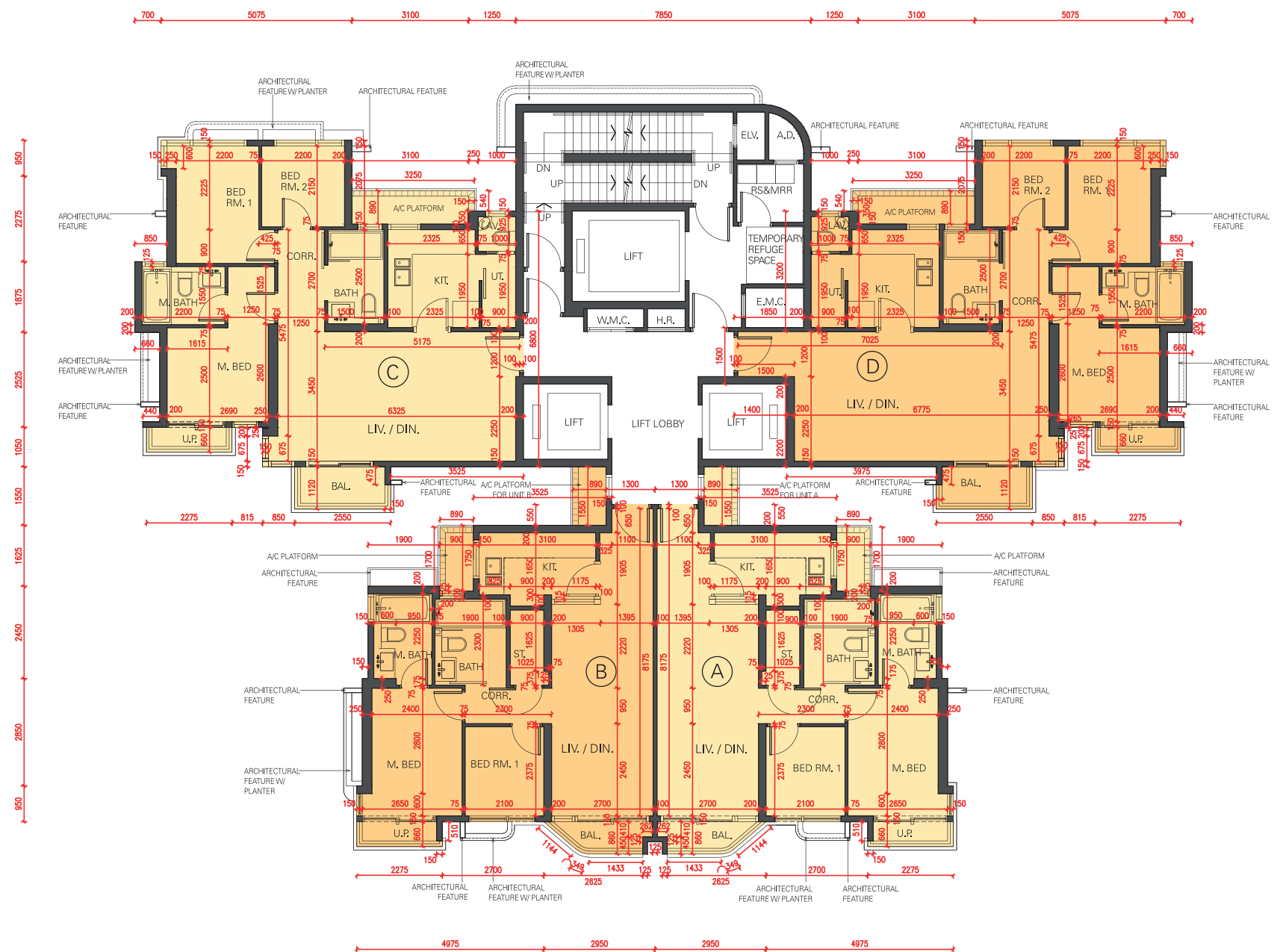
備註：


1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。

## 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

TOWER 5  
第5座

3/F, 7/F AND 9/F FLOOR PLAN  
3樓、7樓及9樓平面圖



Scale 比例:  0 10m (米)

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



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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 5

第5座

3/F, 7/F AND 9/F FLOOR PLAN  
3樓、7樓及9樓平面圖

	FLOOR 樓層	UNIT 單位			
		A	B	C	D
The thickness of the floor slabs (excluding plaster) (mm) of each residential property 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	3/F, 7/F and 9/F 3樓、7樓及9樓	150	150	150	150
The floor-to-floor height (mm) of each residential property 每個住宅物業的層與層之間的高度（毫米）	3/F, 7/F and 9/F 3樓、7樓及9樓	3050	3050	3050	3050

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.

Please refer to page [24] of this Sales Brochure for the terms and abbreviations used in the floor plans of residential properties in the Development.

Remarks:

1. The dimensions in the floor plans are all structural dimensions in millimetres and rounded off to the nearest integer.

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

請參閱本售樓說明書第[24]頁為發展項目的住宅物業的樓面平面圖而設的名詞及簡稱。

備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。

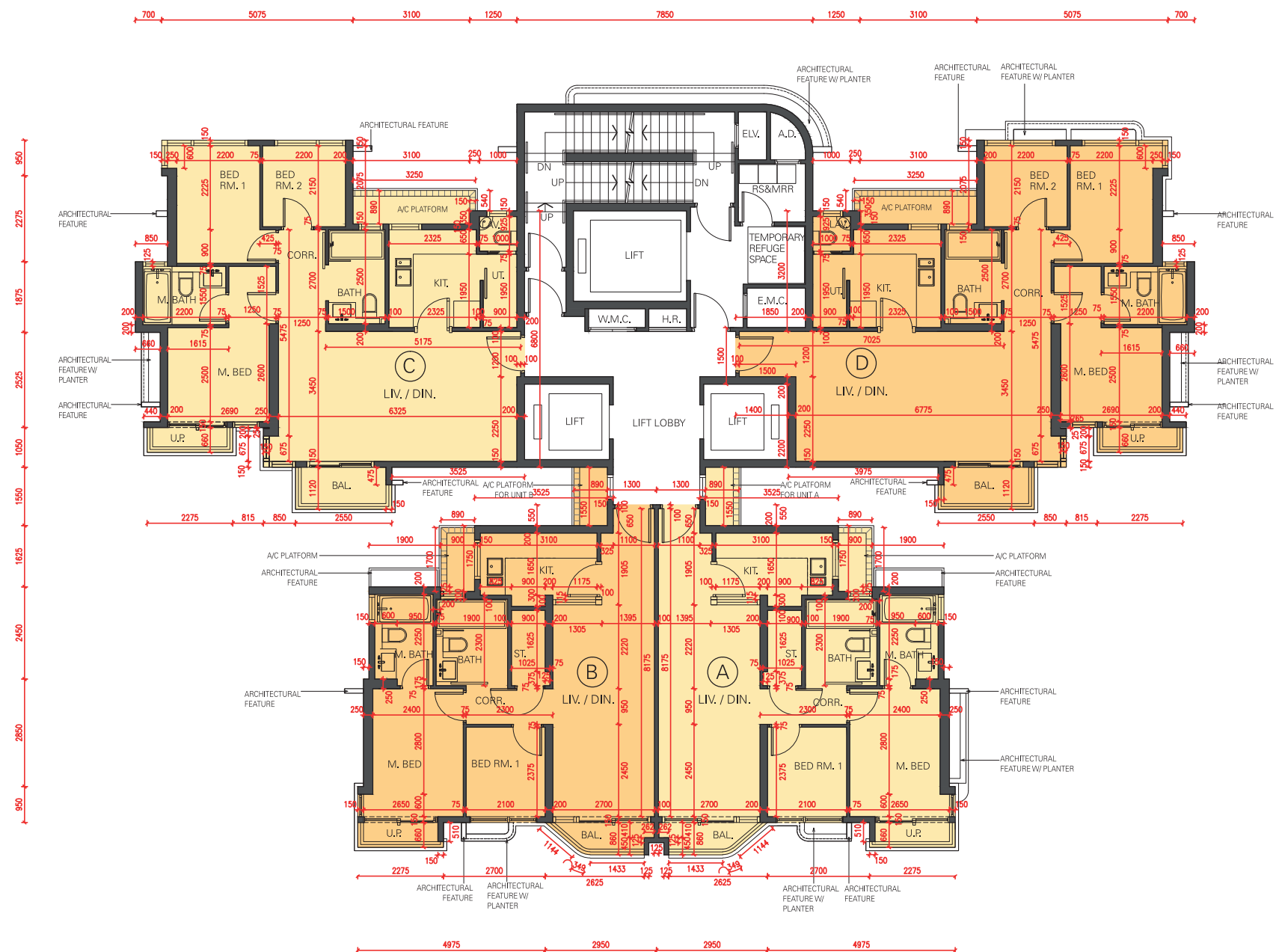
# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### TOWER 5

#### 第5座

5/F - 6/F, 8/F AND 10/F FLOOR PLAN  
5樓至6樓、8樓及10樓平面圖



Scale 比例: 0 10m (米)

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



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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 5

第5座

5/F - 6/F, 8/F AND 10/F FLOOR PLAN  
5樓至6樓、8樓及10樓平面圖

	FLOOR 樓層	UNIT 單位			
		A	B	C	D
The thickness of the floor slabs (excluding plaster) (mm) of each residential property 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	5/F - 6/F and 8/F 5樓至6樓及8樓	150	150	150	150
	10/F 10樓	200	200	200, 300, 400	200, 300, 400
The floor-to-floor height (mm) of each residential property 每個住宅物業的層與層之間的高度（毫米）	5/F - 6/F and 8/F 5樓至6樓及8樓	3050	3050	3050	3050
	10/F 10樓	3050, 3400	3050, 3400	3050, 3250, 3400, 3600	3050, 3250, 3400, 3600

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.

Please refer to page [24] of this Sales Brochure for the terms and abbreviations used in the floor plans of residential properties in the Development.

Remarks:

1. The dimensions in the floor plans are all structural dimensions in millimetres and rounded off to the nearest integer.

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

請參閱本售樓說明書第[24]頁為發展項目的住宅物業的樓面平面圖而設的名詞及簡稱。

備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。

12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT  
發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including Balcony, Utility Platform and Verandah (if any)) sq. metre (sq. ft) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)									
Tower 座數	Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 第 1 座	1/F 1樓	A	81.716 (880) Balcony 露台：3.070 (33) Utility Platform 工作平台：-	-	-	-	17.158 (185)	-	-	-	-	-	-
		B	82.790 (891) Balcony 露台：3.070 (33) Utility Platform 工作平台：-	-	-	-	22.882 (246)	-	-	-	-	-	-
		C	73.043 (786) Balcony 露台：- Utility Platform 工作平台：-	-	-	-	30.225 (325)	-	-	-	-	-	-
		D	75.846 (816) Balcony 露台：2.680 (29) Utility Platform 工作平台：1.502 (16)	-	-	-	30.213 (325)	-	-	-	-	-	-
	2/F - 3/F, 5/F - 12/F and 15/F - 21/F 2樓至3樓、 5樓至12樓 及15樓至21樓	A	83.223 (896) Balcony 露台：3.070 (33) Utility Platform 工作平台：1.507 (16)	-	-	-	-	-	-	-	-	-	-
		B	84.292 (907) Balcony 露台：3.070 (33) Utility Platform 工作平台：1.502 (16)	-	-	-	-	-	-	-	-	-	-
		C	77.245 (831) Balcony 露台：2.700 (29) Utility Platform 工作平台：1.502 (16)	-	-	-	-	-	-	-	-	-	-
		D	75.845 (816) Balcony 露台：2.680 (29) Utility Platform 工作平台：1.502 (16)	-	-	-	-	-	-	-	-	-	-
	22/F 22樓	A	83.223 (896) Balcony 露台：3.070 (33) Utility Platform 工作平台：1.507 (16)	-	-	-	-	-	-	72.162 (777)	2.576 (28)	-	-
		B	83.829 (902) Balcony 露台：3.070 (33) Utility Platform 工作平台：1.502 (16)	-	-	-	-	-	-	72.745 (783)	2.576 (28)	-	-
		C	77.245 (831) Balcony 露台：2.700 (29) Utility Platform 工作平台：1.502 (16)	-	-	-	-	-	-	33.077 (356)	2.576 (28)	-	-
		D	75.845 (816) Balcony 露台：2.680 (29) Utility Platform 工作平台：1.502 (16)	-	-	-	-	-	-	44.272 (477)	2.576 (28)	-	-

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

Remarks:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer, and thus the figures in square metres and square feet may be slightly different.
2. 4/F, 13/F & 14/F are omitted.
3. There is no verandah in the residential properties in the Development.

1. 每個住宅物業的實用面積及構成住宅物業的一部分的露台（如有）、工作平台（如有）及陽台（如有）的樓面面積，是按《一手住宅物業銷售條例》第8條計算得出的。
2. 構成住宅物業的一部分的其他指明項目的面積（不計算入實用面積），是按《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 上述面積是以1平方米 = 10.764平方呎換算至平方呎並四捨五入至整數，故以平方呎計算之面積與以平方米計算之面積可能有些微差異。
2. 不設4樓、13樓及14樓。
3. 發展項目住宅物業並無陽台。



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AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including Balcony, Utility Platform and Verandah (if any)) sq. metre (sq. ft) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)									
Tower 座數	Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2 第 2 座	1/F 1樓	A	72.109 (776) Balcony 露台：- Utility Platform 工作平台：-	-	-	-	31,442 (338)	-	-	-	-	-	-
		B	55.108 (593) Balcony 露台：- Utility Platform 工作平台：-	-	-	-	27,891 (300)	-	-	-	-	-	-
		C	31.482 (339) Balcony 露台：- Utility Platform 工作平台：-	-	-	-	15,713 (169)	-	-	-	-	-	-
		D	48.596 (523) Balcony 露台：- Utility Platform 工作平台：-	-	-	-	18,534 (199)	-	-	-	-	-	-
		E	53.130 (572) Balcony 露台：- Utility Platform 工作平台：-	-	-	-	18,380 (198)	-	-	-	-	-	-
		F	56.808 (611) Balcony 露台：- Utility Platform 工作平台：-	-	-	-	13,157 (142)	-	-	-	-	-	-
	2/F - 3/F, 5/F - 12/F and 15/F - 16/F 2樓至3樓、 5樓至12樓及 15樓至16樓	A	76.289 (821) Balcony 露台：2.675 (29) Utility Platform 工作平台：1.505 (16)	-	-	-	-	-	-	-	-	-	-
		B	58.630 (631) Balcony 露台：2.020 (22) Utility Platform 工作平台：1.502 (16)	-	-	-	-	-	-	-	-	-	-
		C	35.014 (377) Balcony 露台：2.030 (22) Utility Platform 工作平台：1.502 (16)	-	-	-	-	-	-	-	-	-	-
		D	52.116 (561) Balcony 露台：2.018 (22) Utility Platform 工作平台：1.502 (16)	-	-	-	-	-	-	-	-	-	-
		E	56.725 (611) Balcony 露台：2.093 (23) Utility Platform 工作平台：1.502 (16)	-	-	-	-	-	-	-	-	-	-
		F	60.405 (650) Balcony 露台：2.096 (23) Utility Platform 工作平台：1.502 (16)	-	-	-	-	-	-	-	-	-	-

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

Remarks:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer, and thus the figures in square metres and square feet may be slightly different.

2. 4/F, 13/F & 14/F are omitted.

3. There is no verandah in the residential properties in the Development.

1. 每個住宅物業的實用面積及構成住宅物業的一部分的露台（如有）、工作平台（如有）及陽台（如有）的樓面面積，是按《一手住宅物業銷售條例》第8條計算得出的。
2. 構成住宅物業的一部分的其他指明項目的面積（不計算入實用面積），是按《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 上述面積是以1平方米 = 10.764平方呎換算至平方呎並四捨五入至整數，故以平方呎計算之面積與以平方米計算之面積可能有些微差異。

2. 不設4樓、13樓及14樓。

3. 發展項目住宅物業並無陽台。

# 12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including Balcony, Utility Platform and Verandah (if any)) sq. metre (sq. ft) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)									
Tower 座數	Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2 第 2 座	17/F - 21/F 17樓至21樓	A	76.289 (821) Balcony 露台 : 2.675 (29) Utility Platform 工作平台 : 1.505 (16)	-	-	-	-	-	-	-	-	-	-
		B	58.630 (631) Balcony 露台 : 2.020 (22) Utility Platform 工作平台 : 1.502 (16)	-	-	-	-	-	-	-	-	-	-
		C	35.014 (377) Balcony 露台 : 2.030 (22) Utility Platform 工作平台 : 1.502 (16)	-	-	-	-	-	-	-	-	-	-
		D	52.116 (561) Balcony 露台 : 2.018 (22) Utility Platform 工作平台 : 1.502 (16)	-	-	-	-	-	-	-	-	-	-
		E	56.553 (609) Balcony 露台 : 2.093 (23) Utility Platform 工作平台 : 1.502 (16)	-	-	-	-	-	-	-	-	-	-
		F	60.405 (650) Balcony 露台 : 2.096 (23) Utility Platform 工作平台 : 1.502 (16)	-	-	-	-	-	-	-	-	-	-
	22/F 22樓	A	76.289 (821) Balcony 露台 : 2.675 (29) Utility Platform 工作平台 : 1.505 (16)	-	-	-	-	-	-	41.064 (442)	-	-	-
		B	58.630 (631) Balcony 露台 : 2.020 (22) Utility Platform 工作平台 : 1.502 (16)	-	-	-	-	-	-	35.746 (385)	-	-	-
		C	35.014 (377) Balcony 露台 : 2.030 (22) Utility Platform 工作平台 : 1.502 (16)	-	-	-	-	-	-	14.230 (153)	-	-	-
		D	52.116 (561) Balcony 露台 : 2.018 (22) Utility Platform 工作平台 : 1.502 (16)	-	-	-	-	-	-	36.236 (390)	-	-	-
		E	56.553 (609) Balcony 露台 : 2.093 (23) Utility Platform 工作平台 : 1.502 (16)	-	-	-	-	-	-	34.820 (375)	-	-	-
		F	60.405 (650) Balcony 露台 : 2.096 (23) Utility Platform 工作平台 : 1.502 (16)	-	-	-	-	-	-	50.272 (541)	-	-	-

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

Remarks:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer, and thus the figures in square metres and square feet may be slightly different.
2. 4/F, 13/F & 14/F are omitted.
3. There is no verandah in the residential properties in the Development.

1. 每個住宅物業的實用面積及構成住宅物業的一部分的露台（如有）、工作平台（如有）及陽台（如有）的樓面面積，是按《一手住宅物業銷售條例》第8條計算得出的。
2. 構成住宅物業的一部分的其他指明項目的面積（不計算入實用面積），是按《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 上述面積是以1平方米 = 10.764平方呎換算至平方呎並四捨五入至整數，故以平方呎計算之面積與以平方米計算之面積可能有些微差異。
2. 不設4樓、13樓及14樓。
3. 發展項目住宅物業並無陽台。



12

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including Balcony, Utility Platform and Verandah (if any)) sq. metre (sq. ft) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)									
Tower 座數	Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 3 第 3 座	1/F 1樓	A	72.109 (776) Balcony 露台 : - Utility Platform 工作平台 : -	-	-	-	19.269 (207)	-	-	-	-	-	-
		B	55.108 (593) Balcony 露台 : - Utility Platform 工作平台 : -	-	-	-	28.335 (305)	-	-	-	-	-	-
		C	31.482 (339) Balcony 露台 : - Utility Platform 工作平台 : -	-	-	-	15.713 (169)	-	-	-	-	-	-
		D	48.958 (527) Balcony 露台 : - Utility Platform 工作平台 : -	-	-	-	22.671 (244)	-	-	-	-	-	-
	2/F 2樓	A	76.289 (821) Balcony 露台 : 2.675 (29) Utility Platform 工作平台 : 1.505 (16)	-	-	-	-	-	-	-	-	-	-
		B	58.630 (631) Balcony 露台 : 2.020 (22) Utility Platform 工作平台 : 1.502 (16)	-	-	-	-	-	-	-	-	-	-
		C	35.014 (377) Balcony 露台 : 2.030 (22) Utility Platform 工作平台 : 1.502 (16)	-	-	-	-	-	-	-	-	-	-
		D	52.116 (561) Balcony 露台 : 2.018 (22) Utility Platform 工作平台 : 1.502 (16)	-	-	-	-	-	-	-	-	-	-
		E	53.130 (572) Balcony 露台 : - Utility Platform 工作平台 : -	-	-	-	35.592 (383)	-	-	-	-	-	-
		F	60.405 (650) Balcony 露台 : 2.096 (23) Utility Platform 工作平台 : 1.502 (16)	-	-	-	-	-	-	-	-	-	-

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

Remarks:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer, and thus the figures in square metres and square feet may be slightly different.

2. 4/F, 13/F & 14/F are omitted.

3. There is no verandah in the residential properties in the Development.

1. 每個住宅物業的實用面積及構成住宅物業的一部分的露台（如有）、工作平台（如有）及陽台（如有）的樓面面積，是按《一手住宅物業銷售條例》第8條計算得出的。
2. 構成住宅物業的一部分的其他指明項目的面積（不計算入實用面積），是按《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 上述面積是以1平方米 = 10.764平方呎換算至平方呎並四捨五入至整數，故以平方呎計算之面積與以平方米計算之面積可能有些微差異。

2. 不設4樓、13樓及14樓。

3. 發展項目住宅物業並無陽台。

# 12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including Balcony, Utility Platform and Verandah (if any)) sq. metre (sq. ft) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)									
Tower 座數	Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 3 第 3 座	3/F, 5/F - 12/F and 15/F - 16/F 3樓、5樓至12樓及 15樓至16樓	A	76.289 (821) Balcony 露台 : 2.675 (29) Utility Platform 工作平台 : 1.505 (16)	-	-	-	-	-	-	-	-	-	-
		B	58.630 (631) Balcony 露台 : 2.020 (22) Utility Platform 工作平台 : 1.502 (16)	-	-	-	-	-	-	-	-	-	-
		C	35.014 (377) Balcony 露台 : 2.030 (22) Utility Platform 工作平台 : 1.502 (16)	-	-	-	-	-	-	-	-	-	-
		D	52.116 (561) Balcony 露台 : 2.018 (22) Utility Platform 工作平台 : 1.502 (16)	-	-	-	-	-	-	-	-	-	-
		E	56.725 (611) Balcony 露台 : 2.093 (23) Utility Platform 工作平台 : 1.502 (16)	-	-	-	-	-	-	-	-	-	-
		F	60.405 (650) Balcony 露台 : 2.096 (23) Utility Platform 工作平台 : 1.502 (16)	-	-	-	-	-	-	-	-	-	-

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

Remarks:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer, and thus the figures in square metres and square feet may be slightly different.
2. 4/F, 13/F & 14/F are omitted.
3. There is no verandah in the residential properties in the Development.

1. 每個住宅物業的實用面積及構成住宅物業的一部分的露台（如有）、工作平台（如有）及陽台（如有）的樓面面積，是按《一手住宅物業銷售條例》第8條計算得出的。
2. 構成住宅物業的一部分的其他指明項目的面積（不計算入實用面積），是按《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 上述面積是以1平方米 = 10.764平方呎換算至平方呎並四捨五入至整數，故以平方呎計算之面積與以平方米計算之面積可能有些微差異。
2. 不設4樓、13樓及14樓。
3. 發展項目住宅物業並無陽台。



# 12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including Balcony, Utility Platform and Verandah (if any)) sq. metre (sq. ft) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)									
Tower 座數	Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 3 第 3 座	17/F - 21/F 17樓至21樓	A	76.289 (821) Balcony 露台 : 2.675 (29) Utility Platform 工作平台 : 1.505 (16)	-	-	-	-	-	-	-	-	-	-
		B	58.630 (631) Balcony 露台 : 2.020 (22) Utility Platform 工作平台 : 1.502 (16)	-	-	-	-	-	-	-	-	-	-
		C	35.014 (377) Balcony 露台 : 2.030 (22) Utility Platform 工作平台 : 1.502 (16)	-	-	-	-	-	-	-	-	-	-
		D	52.116 (561) Balcony 露台 : 2.018 (22) Utility Platform 工作平台 : 1.502 (16)	-	-	-	-	-	-	-	-	-	-
		E	56.553 (609) Balcony 露台 : 2.093 (23) Utility Platform 工作平台 : 1.502 (16)	-	-	-	-	-	-	-	-	-	-
		F	60.405 (650) Balcony 露台 : 2.096 (23) Utility Platform 工作平台 : 1.502 (16)	-	-	-	-	-	-	-	-	-	-
	22/F 22樓	A	76.289 (821) Balcony 露台 : 2.675 (29) Utility Platform 工作平台 : 1.505 (16)	-	-	-	-	-	-	41.064 (442)	-	-	-
		B	58.630 (631) Balcony 露台 : 2.020 (22) Utility Platform 工作平台 : 1.502 (16)	-	-	-	-	-	-	35.746 (385)	-	-	-
		C	35.014 (377) Balcony 露台 : 2.030 (22) Utility Platform 工作平台 : 1.502 (16)	-	-	-	-	-	-	14.230 (153)	-	-	-
		D	52.116 (561) Balcony 露台 : 2.018 (22) Utility Platform 工作平台 : 1.502 (16)	-	-	-	-	-	-	36.236 (390)	-	-	-
		E	56.553 (609) Balcony 露台 : 2.093 (23) Utility Platform 工作平台 : 1.502 (16)	-	-	-	-	-	-	34.820 (375)	-	-	-
		F	60.405 (650) Balcony 露台 : 2.096 (23) Utility Platform 工作平台 : 1.502 (16)	-	-	-	-	-	-	50.272 (541)	-	-	-

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

Remarks:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer, and thus the figures in square metres and square feet may be slightly different.
2. 4/F, 13/F & 14/F are omitted.
3. There is no verandah in the residential properties in the Development.

1. 每個住宅物業的實用面積及構成住宅物業的一部分的露台（如有）、工作平台（如有）及陽台（如有）的樓面面積，是按《一手住宅物業銷售條例》第8條計算得出的。
2. 構成住宅物業的一部分的其他指明項目的面積（不計算入實用面積），是按《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 上述面積是以1平方米 = 10.764平方呎換算至平方呎並四捨五入至整數，故以平方呎計算之面積與以平方米計算之面積可能有些微差異。
2. 不設4樓、13樓及14樓。
3. 發展項目住宅物業並無陽台。

# 12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including Balcony, Utility Platform and Verandah (if any)) sq. metre (sq. ft) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)									
Tower 座數	Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 5 第 5 座	2/F 2樓	A	56.929 (613) Balcony 露台 : - Utility Platform 工作平台 : -	-	-	-	8.305 (89)	-	-	-	-	-	-
		B	56.929 (613) Balcony 露台 : - Utility Platform 工作平台 : -	-	-	-	8.740 (94)	-	-	-	-	-	-
		C	72.144 (777) Balcony 露台 : - Utility Platform 工作平台 : -	-	-	-	15.177 (163)	-	-	-	-	-	-
		D	75.879 (817) Balcony 露台 : - Utility Platform 工作平台 : -	-	-	-	17.000 (183)	-	-	-	-	-	-
	3/F and 5/F - 10/F 3樓及5樓至10樓	A	60.350 (650) Balcony 露台 : 2.034 (22) Utility Platform 工作平台 : 1.502 (16)	-	-	-	-	-	-	-	-	-	-
		B	60.350 (650) Balcony 露台 : 2.034 (22) Utility Platform 工作平台 : 1.502 (16)	-	-	-	-	-	-	-	-	-	-
		C	76.538 (824) Balcony 露台 : 2.856 (31) Utility Platform 工作平台 : 1.502 (16)	-	-	-	-	-	-	-	-	-	-
		D	80.303 (864) Balcony 露台 : 2.856 (31) Utility Platform 工作平台 : 1.502 (16)	-	-	-	-	-	-	-	-	-	-

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

Remarks:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer, and thus the figures in square metres and square feet may be slightly different.

2. 4/F is omitted.

3. There is no verandah in the residential properties in the Development.

1. 每個住宅物業的實用面積及構成住宅物業的一部分的露台（如有）、工作平台（如有）及陽台（如有）的樓面面積，是按《一手住宅物業銷售條例》第8條計算得出的。
2. 構成住宅物業的一部分的其他指明項目的面積（不計算入實用面積），是按《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 上述面積是以1平方米 = 10.764平方呎換算至平方呎並四捨五入至整數，故以平方呎計算之面積與以平方米計算之面積可能有些微差異。

2. 不設4樓。

3. 發展項目住宅物業並無陽台。




# 13 FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

## 發展項目中的停車位的樓面平面圖

### Legend 圖例

- Boundary Line of the Development  
發展項目的界線
-  Motor Cycle Parking Space  
電單車停車位
-  Residential Car Parking Space  
住宅停車位
-  Visitors' Car Parking Space  
訪客停車位
-  Visitors' Accessible Car Parking Space  
訪客暢通易達停車位
-  Loading or Unloading Area for Visitor's Accesible Car Parking Space  
供訪客暢通易達停車位的上落位
-  Loading / Unloading Space for Residents  
住客上落貨車位
-  Loading / Unloading Space for Refuse Collection Vehicle  
垃圾收集車停車位

Scale 比例:  0 20m(米)



Basement 1 Floor Plan  
地庫1樓平面圖

### Remarks:

Please refer to page [68] of this Sales Brochure for the categories, numbers, dimensions and areas of each parking space as shown and marked in the Basement 1 Floor Plan above.

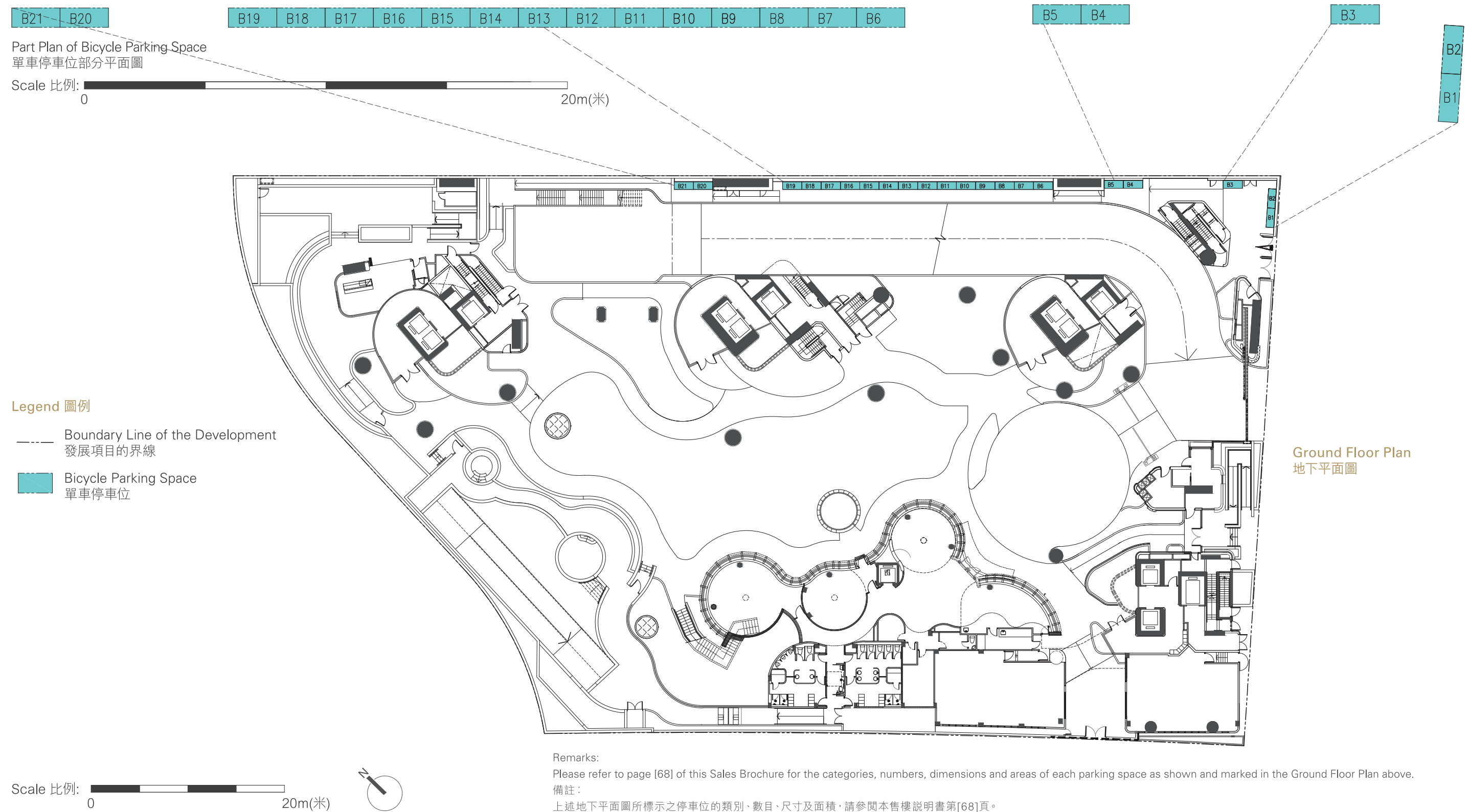
### 備註:

上述地庫1樓平面圖所標示之停車位的類別、數目、尺寸及面積，請參閱本售樓說明書第[68]頁。



# 13 FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

## 發展項目中的停車位的樓面平面圖





13

FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖

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

發展項目停車位的類別、數目、尺寸及面積如下：

Floor 樓層	Legend 圖例	Category of Parking Spaces 停車位類別	Parking Space Number 停車位編號	Total Number 數目	Dimensions (Length x Width) (m) 尺寸 (長 x 闊)(米)	Area of each Parking Space (sq.m) 每個停車位面積(平方米)
Basement 1 地庫 1 樓		Motor Cycle Parking Space 電單車停車位	M01 - M04	4	2.4 x 1.0	2.4
		Residential Car Parking Space 住宅停車位	P01 - P74	74	5.0 x 2.5	12.5
		Visitors' Car Parking Space 訪客停車位	V01 - V08, V11 - V12, V14 - V15	12	5.0 x 2.5	12.5
		Visitors' Accessible Car Parking Space 訪客暢通易達停車位	V09 - V10, V13	3	5.0 x 2.5	12.5
		Loading / Unloading Space for Residents 住客上落貨車位	L1 - L4	4	11.0 x 3.5	38.5
		Loading / Unloading Space for Refuse Collection Vehicle 垃圾收集車停車位	-	1	12.0 x 5.0	60
Ground 地下		Bicycle Parking Space 單車停車位	B1 - B21	21	2.0 x 0.8	1.6

# 14 SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

## 臨時買賣合約的摘要

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase (“**Preliminary Agreement**”).
2. The preliminary deposit paid by the purchaser on the signing of the Preliminary Agreement will be held by a firm of solicitors acting for the owner, as stakeholders.
3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the Preliminary Agreement:-
  - (i) the Preliminary Agreement is terminated;
  - (ii) the preliminary deposit is forfeited; and
  - (iii) the owner does not have any further claim against the purchaser for the failure.

1. 在簽署臨時買賣合約(「**臨時合約**」)時須支付款額為5%的臨時訂金。
2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有。
3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約：-
  - (i) 該臨時合約即告終止；
  - (ii) 有關的臨時訂金即予沒收；及
  - (iii) 擁有人不得就買方沒有簽立買賣合約，而針對買方提出進一步申索。



# 15 SUMMARY OF DEED OF MUTUAL COVENANT

## 公契的摘要

According to the latest draft Deed of Mutual Covenant and Management Agreement of the Development (the "**DMC**") :-

Notes:

1. Unless otherwise defined, capitalised terms below have the meaning given to them under the DMC.
2. For full details, please refer to the DMC which is free for inspection during opening hours at the sales office. Full script of the DMC is available for inspection upon respect of copies of the DMC can be obtained upon paying necessary photocopying charges.

### 1. The common parts of the Development

**"Carpark Common Areas and Facilities"** means and includes :- (a) the whole of the Carpark except the Parking Spaces, and the Visitor Parking Spaces (which form parts of the Residential Common Areas and Facilities); (b) driveway, ramp, run-in/out, waiting area and such other areas and facilities of and in the Land and the Development for the common use and benefit of the Carpark as a whole or otherwise not of any individual Owner; and (c) such other areas and facilities of and in the Land and the Development designated as Carpark Common Areas and Facilities in accordance with this Deed, which for the purposes of identification only are shown coloured **Red** on the DMC Plans, PROVIDED THAT where appropriate, if any parts of the Carpark : (i) are covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Ordinance and/or (ii) fall within the categories as specified in Schedule 1 to the Ordinance and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Ordinance, then such parts shall be deemed to have been included as, and shall form part of, the Carpark Common Areas and Facilities, but shall exclude the Development Common Areas and Facilities and the Residential Common Areas and Facilities;

**"Common Areas and Facilities"** means the Development Common Areas and Facilities, the Residential Common Areas and Facilities and the Carpark Common Areas and Facilities;

**"Development Common Areas and Facilities"** means and includes :- (a) the Guard Room, the Office for Watchmen and the Owners' Committee Office; (b) the Greenery Area; (c) cabinet for fire service and sprinkler inlets, canopies, cable riser duct room, check meter cabinets, corridors, electrical ducts, electrical rooms, emergency generator room, emergency vehicular access, all external walls (other than those forming part of the Residential Common Areas and Facilities), fire services control room, fuel oil tank room, gas chambers, hose reels, irrigation water tank room, lay-bys, master meter room, potable and flushing water pump room, pipe ducts, ramps, the refuse storage and material recovery chamber, sprinkler control valve cabinet, staircases, street fire hydrant tank room, sprinklers pumps and tanks room, transformer room, low voltage switch room, telecommunications and broadcasting equipment room, water tanks, petrol interceptor; (d) such areas and facilities of and in the Land and the Development intended for common use and benefit of the Development as a whole or otherwise not of any individual Owner; and (e) such other areas and facilities of and in the Land and the Development designated as Development Common Areas and Facilities in accordance with this Deed which for the purposes of identification only are shown coloured **Violet** and **Violet Hatched Black** on the DMC Plans, PROVIDED THAT where appropriate, if any parts of the Development other than the Carpark and the Residential Accommodation : - (i) are covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Ordinance and/or (ii) fall within the categories as specified in Schedule 1 to the Ordinance and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Ordinance, then such parts shall be deemed to have been included as, and shall form part of, the Development Common Areas and Facilities, but shall exclude the Residential Common Areas and Facilities and the Carpark Common Areas and Facilities;

**"Residential Common Areas and Facilities"** means and includes :- (a) the Bicycle Parking Spaces, the Covered Landscape, the Loading and Unloading Spaces and the Visitor Parking Spaces; (b) the Non-Structural Prefabricated External Walls, the curtain wall and other external walls and surfaces (i) enclosing the Residential Common Areas and Facilities and (ii) at or above 1<sup>st</sup> Floor of Tower 1, Tower 2 and Tower 3 and at or above 2<sup>nd</sup> Floor of Tower 5 of the Development; (c) the Recreational Facilities; (d) corridors, emergency vehicular access,

hose reels, horizontal screens, hose reel cabinets, metal architectural features, pipe ducts, drain pipes, planters, refuse storage and material recovery rooms, staircases, water feature filtration plant room, water tanks, common flat roof, extra low voltage rooms; (e) such areas and facilities of and in the Land and the Development intended for the benefit of the Residential Accommodation as a whole or otherwise not of any individual Owner; and (f) such other areas and facilities of and in the Land and the Development designated as Residential Common Areas and Facilities in accordance with this Deed which for the purposes of identification only are shown coloured **Yellow** and **Yellow Cross Hatched Black** and **Green** and **Green Hatched Black** shown in **Red Line** on the DMC Plans, PROVIDED THAT where appropriate, if any parts of the Residential Accommodation :- (i) are covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Ordinance and/or (ii) fall within the categories as specified in the Schedule 1 to the Ordinance and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Ordinance, then such parts shall be deemed to have been included as, and shall form part of, the Residential Common Areas and Facilities, but shall exclude the Development Common Areas and Facilities and the Carpark Common Areas and Facilities;

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

For the number of undivided shares assigned to each residential property, please refer to the Table of Allocation of Undivided Shares in this section below.

### 3. The term of years for which the manager of the Development is appointed

Together Management Company Limited will be appointed as the manager of the Development initially for a term of not exceeding 2 years commencing from the date of the DMC and to be continued thereafter unless and until terminated in accordance with the DMC.

### 4. The basis on which the management expenses are shared among the owners of the residential properties in the Development

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

- (a) Each Owner of a Unit shall contribute his due proportion of the budgeted Management Expenses under the first part of the annual budget which proportion shall be equal to the Management Shares of his Unit divided by the total Management Shares of the Development;
- (b) Each Owner of a Residential Unit shall contribute his due proportion of:-
  - (i) the budgeted Management Expenses under the second part of the annual budget; and
  - (ii) a fraction of the budgeted Management Expenses under the third part of the annual budget calculated in accordance with the following formula :-

$$\text{Relevant fraction} = \frac{187.5 \text{ (i.e. Total gross floor area of all Visitor Parking Spaces in square metres)}}{1122.1 \text{ (i.e. Total gross floor area of all Parking Spaces and all Visitor Parking Spaces in square metres)}}$$

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

- (c) After taking into account the contribution made by the Owners of the Residential Units in sub-clause (b)(ii) of Clause 4.8, each Owner of a Parking Space shall contribute his due proportion of the budgeted Management Expenses under the third part of the annual budget which proportion shall be equal to the Management Shares of his Parking Space divided by the total Management Shares of all Parking Spaces.



15 SUMMARY OF DEED OF MUTUAL COVENANT  
公契的摘要

PROVIDED THAT:-

- (I) No Owner may be called upon to pay more than his appropriate share of the Management Expenses, having regard to the number of Management Shares allocated to his Unit;
- (II) The First Owner shall make payments and contributions towards the Management Expenses which are of recurrent nature in respect of those Units and Undivided Shares unsold; and
- (III) All outgoings (including Government rent, rates, management expenses) up to and inclusive of the date of the first assignment by the First Owner of each Unit shall be paid by the First Owner and no Owner shall be required to make any payment or reimburse the First Owner for such outgoings. Without prejudice to any provisions contained in the DMC, no person shall, after ceasing to be an Owner of any Undivided Share, be liable for any debts, liabilities or obligations under the covenants and provisions of the DMC in respect of such Undivided Share and the part of the Development held therewith except in respect of any breach, non-observance or non-performance by such person of any such covenants or provisions prior to his ceasing to be the Owner thereof.

Remarks : The total gross floor areas of (a) all Visitor Parking Spaces and (b) all Parking Spaces and all Visitor Parking Spaces in square metres are respectively 187.5 and 1122.1.

5. The basis on which the management fee deposit is fixed

The amount of management fee deposit shall be a sum equal to 3/12th of the first year’s budgeted Management Expenses payable in respect of a Unit.

6. The area (if any) in the development retained by the owner for that owner's own use

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

Table of Allocation of Undivided Shares

Tower	Floor	Unit	Undivided Shares/Management Shares (per Unit)
Tower 1	1/F	A	84 / 21,429
		B	85 / 21,429
		C	76 / 21,429
		D	79 / 21,429
	2/F - 3/F, 5/F - 12/F, 15/F - 16/F (12 storeys)	A	84 / 21,429
		B	85 / 21,429
		C	78 / 21,429
		D	77 / 21,429
	17/F – 21/F (5 storeys)	A	84 / 21,429
		B	85 / 21,429
		C	78 / 21,429
		D	77 / 21,429
	22/F	A	94 / 21,429
		B	94 / 21,429
		C	84 / 21,429
		D	83 / 21,429
	Sub-Total: 6,187 / 21,429		

Tower	Floor	Unit	Undivided Shares/Management Shares (per Unit)
Tower 2	1/F	A	75 / 21,429
		B	58 / 21,429
		C	33 / 21,429
		D	51 / 21,429
		E	55 / 21,429
		F	58 / 21,429
	2/F - 3/F, 5/F - 12/F, 15/F - 16/F (12 storeys)	A	77 / 21,429
		B	60 / 21,429
		C	36 / 21,429
		D	53 / 21,429
		E	58 / 21,429
		F	61 / 21,429
	17/F – 21/F (5 storeys)	A	77 / 21,429
		B	60 / 21,429
		C	36 / 21,429
		D	53 / 21,429
		E	58 / 21,429
		F	61 / 21,429
	22/F	A	81 / 21,429
		B	64 / 21,429
		C	37 / 21,429
		D	57 / 21,429
		E	61 / 21,429
		F	66 / 21,429
	Sub-Total: 6,561 / 21,429		



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SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

Table of Allocation of Undivided Shares

Tower	Floor	Unit	Undivided Shares/Management Shares (per Unit)
Tower 3	1/F	A	74 / 21,429
		B	58 / 21,429
		C	33 / 21,429
		D	51 / 21,429
	2/F	A	77 / 21,429
		B	60 / 21,429
		C	36 / 21,429
		D	53 / 21,429
		E	57 / 21,429
		F	61 / 21,429
	3/F, 5/F - 12/F, 15/F - 16/F (11 storeys)	A	77 / 21,429
		B	60 / 21,429
		C	36 / 21,429
		D	53 / 21,429
		E	58 / 21,429
		F	61 / 21,429
	17/F - 21/F (5 storeys)	A	77 / 21,429
		B	60 / 21,429
		C	36 / 21,429
		D	53 / 21,429
		E	58 / 21,429
		F	61 / 21,429
	22/F	A	81 / 21,429
		B	64 / 21,429
		C	37 / 21,429
		D	57 / 21,429
		E	61 / 21,429
		F	66 / 21,429
	Sub-Total: 6,446 / 21,429		

Tower	Floor	Unit	Undivided Shares/Management Shares (per Unit)
Tower 5	2/F	A	58 / 21,429
		B	58 / 21,429
		C	74 / 21,429
		D	78 / 21,429
	3/F - 10/F (7 storeys)	A	61 / 21,429
		B	61 / 21,429
		C	78 / 21,429
		D	81 / 21,429
	Sub-Total: 2,235 / 21,429		

Remarks:  
1. 4/F, 13/F and 14/F of Tower 1, Tower 2 and Tower 3 and 4/F of Tower 5 are omitted. 1/F of Tower 5 is part of the Common Areas and Facilities.  
2. Tower 4 is omitted.



# 15 SUMMARY OF DEED OF MUTUAL COVENANT

## 公契的摘要

根據「發展項目」最新《公契及管理協議》擬稿（「公契」）：

備註：

1. 除非另有定義，否則以下採用的詞彙與該等詞彙在「公契」中的涵義相同。
2. 請查閱「公契」以了解全部詳情。完整的「公契」可於售樓處開放時間內免費查閱，並且可於支付所需影印費用後按要求取得「公契」副本。

### 1. 「發展項目」之公用部分

「**停車場公用地方及設施**」指和包括：(a) 除車位和訪客車位（訪客車位構成住宅公用地方及設施的部分）以外的整個「停車場」；(b) 車道、坡道、車輛進出口通道、等候區及「該土地」及「發展項目」內供「停車場」整體共用與共享或非屬任何個別「業主」的其他地方及設施；及 (c) 在「該土地」及「發展項目」內按「本公契」指定為「停車場公用地方及設施」的其他地方及設施，上述各項在「公契圖則」上以**紅色**顯示僅供識別，惟在適當的情況下，如果「停車場」的任何部分：(i) 屬「該條例」第2條中「公用部分」的定義的(a) 段所涵蓋，及/或 (ii) 屬「該條例」附表一指定的類別並屬「該條例」第2條中「公用部分」的定義的 (b) 段所涵蓋，則該等部分須視為已包含在「停車場公用地方及設施」之內並構成其部分，但不包括「發展項目公用地方及設施」和「住宅公用地方及設施」；

「**公用地方及設施**」指「發展項目公用地方及設施」、「住宅公用地方及設施」和「停車場公用地方及設施」；

「**發展項目公用地方及設施**」指和包括：(a) 「守衛室」、「看守員辦事處」和「業主委員會辦事處」；(b) 「綠化部分」；(c) 消防及灑水器入水掣櫃、簷篷、電纜豎管槽室、檢測錶櫃、走廊、電氣管道、電力房、緊急發電機房、緊急車輛通道、所有外牆（但構成「住宅公用地方及設施」部分的外牆除外）、消防控制室、燃油油箱室、氣體室、喉轆、灌溉水水箱室、路旁停車處、總錶房、食用水及沖廁水泵房、管槽、坡道、垃圾及物料回收房、灑水器控制閥櫃、樓梯、街道消防栓水箱房、灑水器泵及水箱房、變壓器房、低壓電掣室、電訊及廣播設備室、水箱、汽油攔截器；(d) 「該土地」及「發展項目」內擬供「發展項目」整體共用與共享或非屬任何個別「業主」的地方及設施；及(e) 在「該土地」及「發展項目」內按「本公契」指定為「發展項目公用地方及設施」的其他地方及設施，上述各項在「公契圖則」上以**紫色**和**紫色間黑斜線**顯示僅供識別，惟在適當的情況下，如果除「停車場」和「住宅區」以外的「發展項目」任何部分：(i) 屬「該條例」第2條中「公用部分」的定義的 (a) 段所涵蓋，及/或 (ii) 屬「該條例」附表一指定的類別並屬「該條例」第2條中「公用部分」的定義的 (b) 段所涵蓋，則該等部分須視為已包含在「發展項目公用地方及設施」之內並構成其部分，但不包括「住宅公用地方及設施」和「停車場公用地方及設施」；

「**住宅公用地方及設施**」指和包括：(a) 「單車車位」、「有蓋園景」、「起卸貨物車位」和「訪客車位」；(b) (i) 圍繞「住宅公用地方及設施」和 (ii) 位於「發展項目」「1座」、「2座」及「3座」的一樓或以上及「5座」的二樓或以上的「非結構性預製外牆」、幕牆及其他外牆及表面；(c) 「康樂設施」；(d) 走廊、緊急車輛通道、喉轆、橫向屏障、喉轆櫃、金屬建築裝飾、管槽、排水管、花槽、垃圾及物料回收房、樓梯、庭院水飾過濾機房、水箱、公共平台、特低壓電掣室；(e) 「該土地」及「發展項目」內擬供「住宅區」整體共享或非屬任何個別「業主」的地方及設施；及 (f) 在「該土地」及「發展項目」內按「本公契」指定為「住宅公用地方及設施」的其他地方及設施，上述各項在「公契圖則」上以**黃色**和**黃色間黑交叉線**及**綠色**及**綠色斜線**並以**紅線**顯示僅供識別，惟在適當的情況下，如果「住宅區」的任何部分：(i) 屬「該條例」第2條中「公用部分」的定義的 (a) 段所涵蓋，及/或 (ii) 屬「該條例」附表一指定的類別並屬「該條例」第2條中「公用部分」的定義的 (b) 段所涵蓋，則該等部分須視為已包含在「住宅公用地方及設施」之內並構成其部分，但不包括「發展項目公用地方及設施」和「停車場公用地方及設施」；

### 2. 轉讓予「發展項目」每個住宅物業的不分割份數數額

關於分配予每個住宅物業的不分割份數數額，請參閱本節以下的「不分割份數分配表」。

### 3. 「發展項目」管理人的委任年期

合眾物業管理有限公司將獲委任為「發展項目」的管理人，首屆任期為「公契」日期起不超過兩(2)年並將繼續直至其任命遵照「公契」規定終止為止。

### 4. 「發展項目」各住宅物業業主分擔管理開支的基準

每名「業主」須按以下方式分擔預算「管理開支」：

- (a) 「單位」的每名「業主」須分擔其在年度預算的第一部分之下所佔預算「管理開支」的適當比例，該比例相等於其「單位」的「管理份數」除以「發展項目」的「管理份數」總數；
- (b) 「住宅單位」的每名「業主」須分擔其在以下項目的適當比例：

- (i) 年度預算的第二部分之下的預算「管理開支」；及
- (ii) 按以下方程式計算的年度預算的第三部分之下預算「管理開支」的一個分數：

$$\text{有關分數} = \frac{187.5 \text{ (即所有訪客車位以平方米計算的總建築面積)}}{1122.1 \text{ (即所有車位及所有訪客車位以平方米計算的總建築面積)}}$$

該比例相等於其「住宅單位」的「管理份數」除以所有「住宅單位」的「管理份數」總數；

- (c) 在計及「住宅單位」的「業主」在第 4.8條 (b)(ii) 款所分擔的開支後，「車位」的每名「業主」須分擔其在年度預算的第三部分之下所佔預算「管理開支」的適當比例，該比例相等於其車位的「管理份數」除以所有車位的「管理份數」總數。

惟：

- (I) 鑒於分配予其「單位」的「管理份數」數目，「業主」不得被要求繳付超過其適當分擔份額的「管理開支」；
- (II) 「首名業主」須就尚未出售的「單位」及不分割份數支付和分擔「管理開支」的經常性款項；及
- (III) 截至並且包括每個「單位」的「首名業主」作出首次轉讓的日期之所有開銷（包括政府地租、差餉、管理開支）應由「首名業主」支付，任何「業主」無須就該等開銷作出任何付款或向「首名業主」作出償付。在無損於「公契」所載任何條文的情況下，任何人不再作為任何不分割份數的「業主」後，均無須就該等不分割份數和按該等份數持有的「發展項目」部分承擔「公契」的契諾及條文之下的任何債項、債務或義務，但該人在停止作為「業主」之前有任何違反、不遵守或不履行任何該等契諾或條文涉及的責任則除外。

註：(a) 所有訪客車位及(b) 所有車位及所有訪客車位的整體樓面總面面積分別為187.5及1122.1平方米。

### 5. 釐定管理費按金的基準

管理費按金的金額為每個「單位」應分擔首年預算「管理開支」的十二分之三。

### 6. 業主在發展項目中保留作自用的範圍（如有）

「發展項目」內並沒有由業主按照《一手住宅物業銷售條例》附表1第1部第14(2)(f) 條所述保留作自用的範圍。



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SUMMARY OF DEED OF MUTUAL COVENANT  
公契的摘要

不分割份數分配表

座數	樓層	單位	不分割份數／管理份數 (每單位)
第 1 座	1樓	A	84 / 21,429
		B	85 / 21,429
		C	76 / 21,429
		D	79 / 21,429
	2樓 - 3樓、5樓 - 12樓、 15樓 - 16樓 (12層)	A	84 / 21,429
		B	85 / 21,429
		C	78 / 21,429
		D	77 / 21,429
	17樓 - 21樓 (5層)	A	84 / 21,429
		B	85 / 21,429
		C	78 / 21,429
		D	77 / 21,429
	22樓	A	94 / 21,429
		B	94 / 21,429
		C	84 / 21,429
		D	83 / 21,429
	小計：6,187 / 21,429		

座數	樓層	單位	不分割份數／管理份數 (每單位)
第 2 座	1樓	A	75 / 21,429
		B	58 / 21,429
		C	33 / 21,429
		D	51 / 21,429
		E	55 / 21,429
		F	58 / 21,429
	2樓 - 3樓、5樓 - 12樓、 15樓 - 16樓 (12層)	A	77 / 21,429
		B	60 / 21,429
		C	36 / 21,429
		D	53 / 21,429
		E	58 / 21,429
		F	61 / 21,429
	17樓 - 21樓 (5層)	A	77 / 21,429
		B	60 / 21,429
		C	36 / 21,429
		D	53 / 21,429
		E	58 / 21,429
		F	61 / 21,429
	22樓	A	81 / 21,429
		B	64 / 21,429
		C	37 / 21,429
		D	57 / 21,429
		E	61 / 21,429
		F	66 / 21,429
	小計：6,561 / 21,429		

# 15 SUMMARY OF DEED OF MUTUAL COVENANT

## 公契的摘要

不分割份數分配表

座數	樓層	單位	不分割份數／管理份數 (每單位)
第 3 座	1樓	A	74 / 21,429
		B	58 / 21,429
		C	33 / 21,429
		D	51 / 21,429
	2樓	A	77 / 21,429
		B	60 / 21,429
		C	36 / 21,429
		D	53 / 21,429
		E	57 / 21,429
		F	61 / 21,429
	3樓、5樓 - 12樓、15樓 - 16樓 (11層)	A	77 / 21,429
		B	60 / 21,429
		C	36 / 21,429
		D	53 / 21,429
		E	58 / 21,429
		F	61 / 21,429
	17樓 - 21樓 (5層)	A	77 / 21,429
		B	60 / 21,429
		C	36 / 21,429
		D	53 / 21,429
		E	58 / 21,429
		F	61 / 21,429
	22樓	A	81 / 21,429
		B	64 / 21,429
		C	37 / 21,429
		D	57 / 21,429
		E	61 / 21,429
		F	66 / 21,429
	小計：6,446 / 21,429		

座數	樓層	單位	不分割份數／管理份數 (每單位)
第 5 座	2樓	A	58 / 21,429
		B	58 / 21,429
		C	74 / 21,429
		D	78 / 21,429
	3樓 - 10樓 (7層)	A	61 / 21,429
		B	61 / 21,429
		C	78 / 21,429
		D	81 / 21,429
	小計：2,235 / 21,429		

- 註：
- 第1座、第2座及第3座不設4樓、13樓及14樓；第5座不設4樓。第5座1樓為公用地方及設施的部分。
  - 不設第4座。



# 16 SUMMARY OF LAND GRANT

## 批地文件的摘要

1. The Development is constructed on Lot No. 1068 in Survey District No. 3 (the "lot") which is held under the New Grant No. 22595 dated 8 February 2018 (the "Land Grant").
2. The lot is granted for a term of 50 years commencing 8 February 2018.
3. General Condition No. 7 of the Land Grant stipulates that:-
  - "(a) The Purchaser shall throughout the tenancy having built or rebuilt (which word refers to the redevelopment as contemplated in sub-clause (b) of this General Condition) in accordance with these Conditions:
    - (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 these Conditions 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.
  - (b) In the event of the demolition at any time during the tenancy of any building then standing on the lot or any part thereof, the Purchaser shall replace the same either by sound and substantial building or buildings of the same type and of no less gross floor area or by building or buildings of such type and value as shall be approved by the Director. In the event of demolition as aforesaid, the Purchaser shall within one calendar month of such demolition apply to the Director for consent to carry out building works for the redevelopment of the lot and upon receiving such consent shall within three calendar months thereof commence the necessary redevelopment works and shall complete the same to the satisfaction of and within such time limit as is laid down by the Director."
4. Special Condition No. (2) of the Land Grant stipulates that:-

"The Purchaser shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 31st day of December 2023."
5. Special Condition No. (3) of the Land Grant stipulates that:-

"The lot or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than for private residential purposes."
6. Special Condition No. (4) of the Land Grant stipulates that:-

"Subject to these Conditions, upon development or redevelopment (which term refers solely to redevelopment contemplated in General Condition No. 7 hereof) of the lot or any part thereof:

  - (a) any building or buildings erected or to be erected on the lot shall in all respects comply with the Buildings Ordinance, any regulations made thereunder and any amending legislation;
  - (b) no building or buildings may be erected on the lot or any part thereof or upon any area or areas outside the lot specified in these Conditions, nor may any development or use of the lot or any part thereof, or of any area or areas outside the lot specified in these Conditions take place, which does not in all respects comply with the requirements of the Town Planning Ordinance, any regulations made thereunder and any amending legislation;
  - (c) the total gross floor area of any building or buildings erected or to be erected on the lot shall not be less than 14,456 square metres and shall not exceed 24,093 square metres;
  - (d) no part of any building or other structure together with any addition or fitting (if any) to such building or structure erected or to be erected on that portion of the lot:
    - (i) to the northeast of the chain crossed black curve between the points P and Q shown and marked on the plan annexed hereto may in the aggregate exceed a height of 270 metres above the Hong Kong Principal Datum; and
    - (ii) to the southwest of the chain crossed black curve between the points P and Q shown and marked on the plan

annexed hereto may in the aggregate exceed a height of 235 metres above the Hong Kong Principal Datum, or such other height limits as the Director at his sole discretion may, subject to the payment by the Purchaser of any premium and administrative fee as shall be determined by the Director, approve, provided that:

- (I) machine rooms, air-conditioning units, water tanks, stairhoods and similar roof-top structures may be erected or placed on the roof of the building so as to exceed the above height limits on condition that the design, size and disposition of the said roof-top structures are to the satisfaction of the Director; and
    - (II) the Director at his sole discretion may in calculating the height of a building or structure exclude any structure or floor space referred to in Special Condition No. (40)(b)(i)(II) hereof;
  - (e) (i) except with the prior written approval of the Director, any building or group of buildings erected or to be erected on the lot shall not have any projected facade length of 60 metres or more; and
    - (ii) for the purposes of sub-clause (e)(i) of this Special Condition
      - (I) the decision of the Director as to what constitutes a building shall be final and binding on the Purchaser;
      - (II) any two or more buildings shall be treated as a group of buildings if the shortest horizontal distance between any two buildings erected or to be erected on the lot is less than 15 metres;
      - (III) the decision of the Director as to what constitutes the projected facade length of a building or a group of buildings erected or to be erected on the lot shall be final and binding on the Purchaser; and
      - (IV) in calculating the projected facade length referred to in sub-clause (e)(i) of this Special Condition, gap between any two buildings shall be taken into account and the Director's decision as to the calculation shall be final and binding on the Purchaser; and
  - (f) the design and disposition of any building or buildings erected or to be erected on the lot shall be subject to the approval in writing of the Director and no building works (other than ground investigation and site formation works) shall be commenced on the lot until such approval shall have been obtained and for the purpose of these Conditions, "building works", "ground investigation" and "site formation works" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation."
7. Special Condition No. (5) of the Land Grant stipulates that:-

"Notwithstanding the user restriction and the maximum gross floor area permitted under Special Conditions Nos. (3) and (4)(c) hereof, the Purchaser may use part or parts of the building or buildings erected or to be erected on the lot in accordance with these Conditions and erect on part or parts of the lot separate temporary structures for the purposes of a sales office and show flats and related marketing activities to facilitate the sale of the building or buildings or any part or parts thereof erected or to be erected on the lot in accordance with these Conditions, provided that the scale and period of operation of such sales office and show flats and related marketing activities shall be subject to the prior written approval of the Director."
  8. Special Condition No. (6) of the Land Grant stipulates that:-
    - "(a) The Purchaser may erect, construct and provide within the lot such recreational facilities and facilities ancillary thereto (hereinafter referred to as "the Facilities") as may be approved in writing by the Director. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director.
    - (b) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (4)(c) hereof, subject to Special Condition No. (40)(d) hereof, any part of the Facilities provided within the lot in accordance with sub-clause (a) of this Special Condition which are for the common use and benefit of the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, are not for such use shall be taken into account for such calculation.



# 16 SUMMARY OF LAND GRANT

## 批地文件的摘要

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

- (i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No. (14)(a)(v) hereof;
- (ii) the Purchaser shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director; and
- (iii) the Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors and by no other person or persons."

9. Special Condition No. (7) of the Land Grant stipulates that:-

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

10. Special Condition No. (8) of the Land Grant stipulates that:-

"(a) The Purchaser 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 sub-clause (b) of this Special Condition:

- (b) (i) Not less than 20% of the area of the lot shall be planted with trees, shrubs or other plants.
- (ii) Not less than 50% of the 20% referred to in sub-clause (b)(i) of this Special Condition (hereinafter referred to as "the Greenery Area") shall be provided at such location or level as may be determined by the Director at his sole discretion so that the Greenery Area shall be visible to pedestrians or accessible by any person or persons entering the lot.
- (iii) The decision of the Director as to which landscaping works proposed by the Purchaser constitutes the 20% referred to in sub-clause (b)(i) of this Special Condition shall be final and binding on the Purchaser.
- (iv) The Director at his sole discretion may accept other non-planting features proposed by the Purchaser as an alternative to planting trees, shrubs or other plants.

(c) The Purchaser 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.

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

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

11. Special Condition No. (9) of the Land Grant stipulates that:-

"(a) Office accommodation for watchmen or caretakers or both may be provided within the lot subject to the following conditions:

- (i) such accommodation is in the opinion of the Director essential to the safety, security and good management of the building or buildings erected or to be erected on the lot;
- (ii) such accommodation shall not be used for any purpose other than office accommodation for watchmen or caretakers or both, who are wholly and necessarily employed on the lot; and
- (iii) the location of any such accommodation shall first be approved in writing by the Director.

For the purposes of this sub-clause (a), no office accommodation may be located within any building on the lot which is intended or adapted for use as a single family residence. The decision of the Director as to whether a building constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

(b) (i) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (4)(c) hereof, subject to Special Condition No. (40)(d) hereof, there shall not be taken into account office accommodation provided within the lot in accordance with sub-clause (a) of this Special Condition not exceeding the lesser of (I) or (II) below:

- (I) 0.2% of the total gross floor area of the building or buildings erected or to be erected on the lot;
- (II) 5 square metres for every 50 residential units or part thereof erected or to be erected on the lot, or 5 square metres for every block of residential units erected or to be erected on the lot, whichever calculation provides the greater floor area of such accommodation, and for the purpose of these Conditions, the decision of the Director as to what constitutes a residential unit shall be final and binding on the Purchaser.

Any gross floor area in excess of the lesser of (I) or (II) above shall be taken into account for such calculation.

(ii) In calculating the total gross floor area of the building or buildings erected or to be erected on the lot referred to in sub-clause (b)(i)(I) of this Special Condition, there shall not be taken into account the floor spaces which are excluded from the calculation of the gross floor area of the building or buildings erected or to be erected on the lot in accordance with these Conditions as to which the decision of the Director shall be final and binding on the Purchaser.

(c) For the purposes of sub-clause (b) of this Special Condition, a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a block of residential units. The decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

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

12. Special Condition No. (10) of the Land Grant stipulates that:-

"(a) Quarters for watchmen or caretakers or both may be provided within the lot subject to the following conditions:

- (i) such quarters shall be located in one of the blocks of residential units erected on the lot or in such other location as may be approved in writing by the Director; and
- (ii) such quarters shall not be used for any purpose other than the residential accommodation of watchmen or caretakers or both, who are wholly and necessarily employed within the lot.

For the purposes of this sub-clause (a), no quarters may be located within any building on the lot which is intended or adapted for use as a single family residence. The decision of the Director as to whether a building constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

(b) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (4)(c) hereof, quarters provided within the lot in accordance with sub-clause (a) of this Special Condition with a total gross floor area of not exceeding 25 square metres shall not be taken into account. Any gross floor area in excess of 25 square metres shall be taken into account for such calculation.

(c) Quarters for watchmen or caretakers or both provided within the lot in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (14)(a)(v) hereof."



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## 批地文件的摘要

13. Special Condition No. (11) of the Land Grant stipulates that:-

"(a) One office for the use of the Owners' Corporation or the Owners' Committee may be provided within the lot provided that:

- (i) such office shall not be used for any purpose other than for meetings and administrative work of the Owners' Corporation or the Owners' Committee formed or to be formed in respect of the lot and the buildings erected or to be erected thereon; and
- (ii) the location of any such office shall first be approved in writing by the Director.

(b) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (4)(c) hereof, subject to Special Condition No. (40)(d) hereof, an office provided within the lot in accordance with sub-clause (a) of this Special Condition which does not exceed 20 square metres shall not be taken into account. Any gross floor area in excess of 20 square metres shall be taken into account for such calculation.

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

14. Special Condition No. (12) of the Land Grant stipulates that:-

"No building shall be erected on the lot of a type which by virtue of the Buildings Ordinance (Application to the New Territories) Ordinance, any regulations made thereunder and any amending legislation is exempted from the provisions of the Buildings Ordinance, any regulations made thereunder and any amending legislation."

15. Special Condition No. (13) of the Land Grant stipulates that:-

"Prior to compliance with these Conditions in all respects to the satisfaction of the Director, the Purchaser shall not except with the prior written consent of the Director and in conformity with any conditions imposed by him (including the payment of such fees as may be required by him):

- (a) assign, part with possession of or otherwise dispose of the lot or any part thereof or any interest therein or any building or part of any building thereon (whether by way of direct or indirect reservation, the grant of any right of first refusal, option or power of attorney, or any other method, arrangement or document of any description) or enter into any agreement so to do;
- (b) solicit or accept, whether directly or indirectly or through a solicitor, agent, contractor or trustee or through a company in which the Purchaser or its nominee is directly or indirectly the owner of shares or which is the owner of shares in the Purchaser or otherwise, any money, money's worth or other valuable consideration of any description pursuant to any transaction, present or future, conditional or unconditional whereby the lot or any part thereof or any interest therein or any building or part of any building thereon is or may be sold, assigned or otherwise disposed of or affected, or enter into any agreement so to do;
- (c) underlet the lot or any building or part of any building thereon or enter into any agreement so to do unless the tenancy or lease of the lot or any building or part of any building thereon complies with the following terms and conditions:
  - (i) the term of the tenancy or lease shall not exceed 10 years in the aggregate including any right of renewal;
  - (ii) the tenancy or lease shall not commence until after the issue by the Building Authority of an occupation permit or a temporary occupation permit under the Buildings Ordinance, any regulations made thereunder and any amending legislation, covering the building or that part of the building to which the tenancy or lease relates;
  - (iii) no premium shall be paid by the tenant;

(iv) the rent payable shall not exceed a rack rent;

(v) no rent shall be payable in advance for a period greater than 12 calendar months;

(vi) the user permitted in the tenancy agreement or lease or agreement for tenancy or lease shall comply with these Conditions; and

(vii) none of the terms and conditions in the tenancy agreement or lease or agreement for tenancy or lease shall contravene these Conditions; or

(d) mortgage or charge the lot or any part thereof or any interest therein except for the purpose of the development thereof in accordance with these Conditions and then only by way of a building mortgage, it being agreed that for this purpose a building mortgage shall be one:

(i) whereby the lot is mortgaged or charged in favour of a licensed bank or a registered deposit-taking company authorized under section 16 of the Banking Ordinance to secure monies (and interest thereon) advanced or to be advanced to the Purchaser for the purpose only of developing the lot in accordance with these Conditions and for the payment of legal and other professional fees in connection with such development and the mortgage (provided that such fees do not, in the aggregate, exceed 5% of the total amount secured by the mortgage), and for no other purpose;

(ii) under which such advances (in the case of work done) are to be made to the Purchaser only in amounts to be certified from time to time by the authorized person (appointed by the Purchaser under the Buildings Ordinance, any regulations made thereunder and any amending legislation for the development of the lot) as having been incurred by the Purchaser for the development of the lot;

(iii) under which the Purchaser, the mortgagee and the Stakeholder (as hereinafter defined) are required, in the event of the Purchaser applying for the prior written consent of the Director under this Special Condition to enter into any agreement to dispose of any share or interest in the lot together with the right to the exclusive use and possession of any unit in the building erected or to be erected on the lot, to enter into an agreement containing the terms and requirements as the Director may from time to time specify or require, including but not limited to the following;

(I) all sums received by the Purchaser or the Stakeholder as purchase price or any part thereof under an agreement for sale and purchase in respect of any unit, share or interest in the lot (the terms of which have been approved by the mortgagee) (hereinafter referred to as "the ASP") shall be paid into a bank account designated for the development of the lot and which must be opened, maintained and operated by the Stakeholder with the mortgagee (hereinafter referred to as "the Stakeholder Account");

(II) no monies shall be released from the Stakeholder Account except with the prior written approval of the mortgagee and in accordance with the terms of the ASP and the terms of the Director's consent; and

(III) the mortgagee irrevocably undertakes to the Purchaser to, upon completion of the sale and purchase, release unconditionally from the security of the building mortgage, any unit, share or interest in the lot, in respect of which the total purchase price under the ASP is fully paid into the Stakeholder Account;

(iv) under which the mortgagee is obliged and irrevocably undertakes to, upon completion of the sale and purchase, release unconditionally from the security of the building mortgage, any unit, share or interest in the lot, in respect of which the total purchase price under the ASP is fully paid into the Stakeholder Account; and

(v) for the purpose only of this Special Condition, "the Stakeholder" means any solicitors firm for the time being appointed by the Purchaser to act as stakeholder in respect of the purchase price under the ASP."

16. Special Condition No. (16) of the Land Grant stipulates that:-

"The Purchaser shall not, without the prior written consent of the Director, partition (whether by way of assignment or other disposal or by any other means) the lot or any part thereof or any section which has been partitioned with the



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prior written consent of the Director under this Special Condition. Where the lot has been partitioned with such consent, the provisions in Special Condition No. (14) hereof shall be applicable to each of the sections so partitioned with the references to "the lot" under the said Special Condition being replaced and substituted by the relevant section."

17. Special Condition No. (17) of the Land Grant stipulates that:-

"(a)(i) 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 (hereinafter referred to as "the Residential Parking Spaces") at the following rates:

- (I) where a block or blocks of residential units (other than a detached, semi-detached or terraced house or houses which is or are intended for use as single family residence or residences) is or are provided within the lot, a rate to be calculated by reference to the respective size of the residential units, erected or to be erected on the lot as set, out in the table below unless the Director consents to a rate or to a number different from those set out in the table below;

Size of each residential unit	Number of the Residential Parking Spaces to be provided
Less than 40 square metres	One space for every 15 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 8.6 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 2.9 residential units or part thereof
Not less than 100 square metres but less than 130 square metres	One space for every 1.1 residential units or part thereof
Not less than 130 square metres but less than 160 square metres	One space for every 0.8 residential unit or part thereof
Not less than 160 square metres	One space for every 0.63 residential unit or part thereof

- (II) where detached, semi-detached or terraced house or houses which is or are intended for use as single family residence or residences is or are provided within the lot, at the following rates:

- (A) one space for each such house where its gross floor area is less than 160 square metres;
- (B) 1.5 spaces for each such house where its gross floor area is not less than 160 square metres but less than 220 square metres, provided that if the number of spaces to be provided under this sub-clause (a)(i)(II)(B) is a decimal number, the same shall be rounded up to the next whole number; and
- (C) two spaces for each such house where its gross floor area is not less than 220 square metres.

For the purpose of this sub-clause (a)(i), the decision of the Director as to what constitutes a detached, semidetached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

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

- (I) the gross floor area in respect of a residential unit exclusively used and enjoyed by the resident of that unit, which shall be measured from the exterior of the enclosing walls or parapet of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit, but, for the avoidance of doubt, shall exclude all floor area within such unit which is not taken into account for the calculation of gross floor area stipulated in Special Condition No. (4)(c) hereof; and;
- (II) the pro-rata gross floor area of the Residential Common Area (as hereinafter defined) in respect of a residential unit, and in so calculating, the total gross floor area of residential common area, which is for common use and benefit of the residents of the building or buildings erected or to be erected on the lot, outside the enclosing walls of the residential units but, for the avoidance of doubt, excluding all floor area which is not taken into account for the calculation of gross floor area stipulated in Special Condition No. (4)(c) hereof (which residential common area is hereinafter referred to as "the Residential Common Area") shall be apportioned to a residential unit by the following formula:

The total gross floor area of the Residential Common Area

x

The gross floor area in respect of a residential unit as calculated under sub-clause (a)(iii)(I) of this Special Condition

The total gross floor area of all residential units as calculated under sub-clause (a)(ii)(I) of this Special Condition

(iii) 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 the following rates subject to a minimum of two such spaces being provided within the lot:

- (I) if more than 75 residential units are provided in any block of residential units erected or to be erected on the lot, at a rate of 5 spaces for every block of residential units, or
- (II) at such other rates as may be approved by the Director.

For the purpose of this sub-clause (a)(iii), a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a block of residential units. The decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

(iv) The spaces provided under sub-clauses (a)(i) (as may be varied under Special Condition No. (20) hereof) and (a)(iii) of this Special Condition shall not be used for any purpose other than those respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

- (b) (i) Out of the spaces provided under sub clauses (a)(i)(I) and (a)(iii) of this Special Condition (as may be varied under Special Condition No. (20) hereof), the Purchaser shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (which spaces to be so reserved and designated are hereinafter referred to as "the Parking Spaces for Disabled Persons") as the Building Authority may require and approve



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provided that a minimum of one space shall be so reserved and designated out of the spaces provided under sub-clause (a)(iii) of this Special Condition (as may be varied under Special Condition No. (20) hereof) and that the Purchaser shall not reserve or designate all of the spaces provided under sub-clause (a)(iii) of this Special Condition (as may be varied under Special Condition No. (20) hereof) to become the Parking Spaces for Disabled Persons.

- (ii) The Parking Spaces for 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.
- (c) (i) 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 (hereinafter referred to as "the Motor Cycle Parking Spaces") at a rate of one space for every 100 residential units or part thereof in the building or buildings erected or to be erected on the lot or at such other rates as may be approved by the Director. If the number of spaces to be provided under this sub-clause (c)(i) is a decimal number, the same shall be rounded up to the next whole number. For the purpose of this sub-clause (c)(i), a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a residential unit. The decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.
- (ii) The Motor Cycle Parking Spaces (as may be varied under Special Condition No. (20) hereof) shall not be used for any purpose other than for the purpose set out in sub-clause (c)(i) of this Special Condition and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.
- (d) (i) Except for the Parking Spaces for Disabled Persons, each of the spaces provided under sub-clauses (a)(i) and (a)(iii) of this Special Condition (as may be varied under Special Condition No. (20) hereof) shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.
- (ii) The dimension of each of the Parking Spaces for Disabled Persons shall be as the Building Authority may require and approve.
- (iii) Each of the Motor Cycle Parking Spaces (as may be varied under Special Condition No. (20) hereof) shall measure 1.0 metre in width and 2.4 metres in length with a minimum headroom of 2.4 metres or such other minimum headroom as may be approved by the Director."

18. Special Condition No. (18) of the Land Grant stipulates that:-

- "(a) Spaces shall be provided within the lot to the satisfaction of the Director for the loading and unloading of goods vehicles at a rate of one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the lot or at such other rates as may be approved by the Director subject to a minimum of one loading and unloading space for each block of residential units erected or to be erected on the lot, such loading and unloading space to be located adjacent to or within each block of residential units. For the purpose of this sub-clause (a), a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a block of residential units. The decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

- (b) Each of the spaces provided under sub-clause (a) of this Special Condition (as may be varied under Special Condition No. (20) hereof) shall measure 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings erected or to be erected on the lot."

19. Special Condition No. (19) 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 rate of one space for every 10 residential units or part thereof with the size of each residential unit in terms of gross floor area being less than 70 square metres or at such other rate as may be approved by the Director. For the purpose of this Special Condition, a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a residential unit. The decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser."

20. Special Condition No. (20) of the Land Grant stipulates that:-

- "(a) Notwithstanding Special Conditions Nos. (17) and (18) hereof, the Purchaser may increase or reduce the respective numbers of spaces required to be provided under the said Special Conditions by not more than 5 percent provided that the total number of spaces so increased or reduced shall not exceed 50.
- (b) In addition to sub-clause (a) of this Special Condition, the Purchaser may increase or reduce the respective numbers of spaces required to be provided under Special Conditions Nos. (17)(a)(i)(I) and (17)(c)(i) hereof (without taking into account of the spaces calculated in sub-clause (a) of this Special Condition) by not more than 5 percent."

21. Special Condition No. (22) of the Land Grant stipulates that:-

- "(a) Notwithstanding that these Conditions shall have been observed and complied with to the satisfaction of the Director, the Residential Parking Spaces and the Motor Cycle Parking Spaces shall not be:
  - (i) assigned except:
    - (I) together with undivided shares in the lot giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or
    - (II) to a person who is already the owner of undivided shares in the lot with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or
  - (ii) underlet except to residents of the residential units in the building or buildings erected or to be erected on the lot.

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

- (b) Notwithstanding sub-clause (a) of this Special Condition, the Purchaser may, with the prior written consent of the Director, assign all the Residential Parking Spaces and the Motor Cycle Parking Spaces as a whole, but only to a wholly-owned subsidiary company of the Purchaser.
- (c) Sub-clause (a) of this Special Condition shall not apply to an assignment, underletting, mortgage or charge of the lot as a whole.
- (d) Sub-clauses (a) and (b) of this Special Condition shall not apply to the Parking Spaces for Disabled Persons."



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### 22.Special Condition No. (26) of the Land Grant stipulates that:-

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

### 23.Special Condition No. (27) of the Land Grant stipulates that:-

"(a) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the Purchaser under these Conditions, or for any other purpose, the Purchaser 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 Purchaser shall at all times during the term hereby agreed to be granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.

(b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No. (26) hereof.

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

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

### 24.Special Condition No. (28) of the Land Grant stipulates that:-

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

### 25.Special Condition No. (29) 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 Purchaser shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director and shall supply to the Director such reports and information on all such monitoring works as the Director may from time to time in his absolute discretion require. If the Purchaser shall neglect or fail to carry out the required monitoring works, the

Director may forthwith execute and carry out the monitoring works and the Purchaser shall on demand repay to the Government the cost thereof."

### 26.Special Condition No. (30) of the Land Grant stipulates that:-

"(a) In the event of earth, spoil, debris, construction waste or building materials (hereinafter referred to as "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 (hereinafter referred to as "the Government properties"), the Purchaser shall at his own expense remove the waste from and make good any damage done to the Government properties. The Purchaser shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion, washing down or dumping.

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

### 27. Special Condition No. (31) of the Land Grant stipulates that:-

"The Purchaser shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (hereinafter referred to as "the Works"), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the lot or any part thereof (hereinafter collectively referred to as "the Services"). The Purchaser 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 Purchaser 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 Purchaser 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 or any part thereof or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Purchaser shall pay to the Government on demand the cost of such works). If the Purchaser fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot or any part thereof or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Purchaser shall pay to the Government on demand the cost of such works."

### 28.Special Condition No. (33) of the Land Grant stipulates that:-

"(a) Subject to the delay of fresh water supply from Government mains referred to in Special Condition No.(32) hereof, consent to use temporary mains fresh water for flushing will be given, provided that the Purchaser will be required to install at his own expense plumbing suitable for the use of salt water and treated effluent and to accept salt water or treated effluent supply if available in future as and when directed by the Director of Water Supplies.

(b) The Purchaser shall at his own expense provide and install within the lot master meter rooms or chambers to house the master meters for flushing water supplies and their by-pass arrangement (hereinafter referred to as "the Master Meter Rooms") within such time limit as the Director of Water Supplies shall specify at such locations, in such manner and to such standards in all respects to the satisfaction of the Director of Water Supplies. The Purchaser shall thereafter at his own expense operate, upkeep, maintain, repair, renew and manage the Master Meter Rooms in all respects in good repair and operation condition to the satisfaction of the Director of Water Supplies."



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29.Special Condition No. (34) of the Land Grant stipulates that:-

"(a) The Purchaser shall on or before the 31st day of December 2023 or such other date as may be approved by the Director, at his own expense and in all respects to the satisfaction of the Water Authority:

(i) submit or cause to be submitted to the Water Authority for its approval in writing a proposal for providing and installing automatic meter reading (hereinafter referred to as "AMR") outstation or outstations which proposal shall contain, among others, such information and particulars as the Water Authority may require including but not limited to a layout plan showing the location of the AMR outstation or outstations to be provided and installed in accordance with sub-clause (a)(ii) of this Special Condition, the arrangement and the associated details of the AMR equipment for building up the AMR outstation or outstations, and the area or space designated for accommodating the AMR equipment; and

(ii) provide and install the AMR outstation or outstations as approved by the Water Authority under sub-clause (a)(i) of this Special Condition (hereinafter referred to as "the AMR Outstation(s)") for all AMR meters including meters for fresh water supply for individual consumers, master meters or check meters for fresh water supply, flushing water supply and fire service supply, and other additional meters for various water supplies as the Water Authority may at its sole discretion require or approve, which shall, for the avoidance of doubt, include:

- (I) the necessary cable conduits and cables;
- (II) AMR panel(s) in which the AMR equipment is installed; and
- (III) other facilities and associated equipment.

For the purpose of this Special Condition, the expression "consumer" shall be as defined in the Waterworks Ordinance, any regulations made thereunder and any amending legislation.

(b) The Purchaser shall not commence any works for providing and installing the AMR Outstation(s) until the proposal referred to in sub-clause (a)(i) of this Special Condition shall have been approved by the Water Authority.

(c) The Purchaser shall throughout the term hereby agreed to be granted, at his own expense and in all respects to the satisfaction of the Water Authority, upkeep, maintain, repair and manage the AMR Outstation(s) in good repair and operational condition until such time as the same shall have been delivered to the Water Authority in accordance with sub-clause (g) of this Special Condition.

(d) The Water Authority shall, at any time at its absolute discretion, have the right to serve upon the Purchaser a notice in writing requiring the Purchaser to demolish or remove the objects or materials placed over, above or below, or stacked on or within, the area or space designated for accommodating the AMR Outstation(s) and such objects or materials which in the opinion of the Water Authority (whose opinion shall be final and binding on the Purchaser) prevent or disrupt the accommodation, operation and maintenance of the AMR Outstation(s). The Purchaser shall upon receipt of such written notice, at his own expense, demolish or remove the objects or materials and reinstate and repair the area or space affected by the demolition or removal within such period as stipulated in such written notice and in all respects to the satisfaction of the Water Authority.

(e) In the event of non-fulfilment of any of the Purchaser's obligations under this Special Condition, the Water Authority may carry out the necessary works at the cost of the Purchaser who shall pay to the Water Authority on demand a sum equal to the cost thereof, such sum to be determined by the Water Authority whose determination shall be final and binding on the Purchaser.

(f) The Purchaser shall, at all times throughout the term hereby agreed to be granted, permit the Water Authority and its officers, contractors, agents, its or their workmen and any persons authorized by the Water Authority 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 lot or any part or parts thereof and any building or buildings erected or to be

erected thereon for the purposes of:

(i) inspecting and checking any works to be carried out in accordance with sub-clauses (a)(ii), (c) and (d) of this Special Condition;

(ii) carrying out any works in accordance with sub-clause (e) of this Special Condition; and

(iii) inspecting, operating, maintaining, repairing and renewing the AMR Outstation(s) after the AMR Outstation(s) shall have been delivered to the Water Authority in accordance with sub-clause (g) of this Special Condition.

(g) The Purchaser shall when called upon to do so by the Water Authority and within such time as may be specified by the Water Authority deliver the AMR Outstation(s) to the Water Authority without any payment or compensation provided always that the Water Authority shall be under no obligation to take possession of the AMR Outstation(s) at the request of the Purchaser but may do so as and when it in its absolute discretion sees fit.

(h) The Government, the Water Authority, its officers, contractors, agents, its or their workmen and any persons authorized by the Water Authority shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser arising out of or incidental to the fulfilment of the Purchaser's obligations under sub-clauses (a)(ii), (c), (d) and (f) of this Special Condition or the carrying out, inspecting, checking and supervising of the works under sub-clause (e) of this Special Condition or the exercise by the Government, the Water Authority, its officers, contractors, agents and workmen and any persons authorized by the Water Authority of any of the rights conferred under sub-clause (f) of this Special Condition, and no claim whatsoever shall be made against any of them by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

(i) The Purchaser shall at all times indemnify and keep indemnified the Government, the Water Authority and its officers, contractors, agents, its or their workmen and any persons authorized by the Water Authority under sub-clause (h) of this Special Condition from and against all liabilities, losses, damages, expenses, claims, costs, charges, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with the provision, installation, repair, maintenance and management of the AMR Outstation(s) or in connection with the works under sub-clause (e) of this Special Condition.

(j) For the purpose of sub-clauses (a), (b), (c) and (g) of this Special Condition, the expression "Purchaser" shall exclude his assigns."

30.Special Condition No. (35) of the Land Grant stipulates that:-

"(a) The Purchaser shall at his own expense and in all respects to the satisfaction of the Director of Water Supplies design, construct and maintain such waste pipes, whether within the boundaries of the lot or on Government land, as the Director of Water Supplies may consider necessary to carry off waste and convey into the Government's designated collection system. Such waste pipes shall be separated from any soil pipes to the satisfaction of the Director of Water Supplies. For the purpose of this Special Condition, "waste", "waste pipe" and "soil pipe" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation. The Purchaser shall be solely liable for and shall indemnify and keep indemnified the Government and its officers from and against all liabilities, losses, damages, expenses, claims, costs, charges, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with any loss, damage, nuisance or disturbance caused by such waste and waste pipes.

(b) The works of connecting any waste pipes from the lot to the Government's designated collection system, when laid and commissioned, may be carried out by the Purchaser at his own expense to the satisfaction of the Director of Water Supplies and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Purchaser at his own cost and upon demand be handed over by the Purchaser to the Government for future maintenance thereof at the expense of the Government and the Purchaser shall pay to the Government on demand the cost of the technical audit in respect of the said connection works.



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31. Special Condition No. (36) of the Land Grant stipulates that:-

- "(a) The Purchaser shall at his own expense and in all respects to the satisfaction of the Director construct and maintain 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 Purchaser shall be solely liable for and shall indemnify and keep indemnified the Government and its officers from and against all liabilities, losses, damages, expenses, claims, costs, charges, demands, actions and proceedings whatsoever arising out of or in connection with any loss, damage, nuisance or disturbance caused by such storm-water or rain-water.
- (b) 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 Purchaser for any loss or damage thereby occasioned and the Purchaser shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Purchaser 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 Purchaser at his own cost and upon demand be handed over by the Purchaser to the Government for future maintenance thereof at the expense of the Government and the Purchaser 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 Purchaser 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 Purchaser shall pay to the Government on demand the cost of such works. The decision of the Director as to the cost of the said connection works carried out by the Director, the cost of the said technical audit and the cost of the said maintenance works under this sub-clause (b) shall be final and binding on the Purchaser."

32. Special Condition No. (37) of the Land Grant stipulates that:-

- "(a) The Purchaser shall within six calendar months from the date of this Agreement (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 (hereinafter referred to as "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 (hereinafter referred to as "the Noise Mitigation Measures").
- (b) The Purchaser shall at his own expense and within such time limit as may be stipulated by the Director carry out and implement the Noise Mitigation Measures as proposed in the NIA and approved by the Director (hereinafter referred to as "the Approved Noise Mitigation Measures") in all respects to the satisfaction of the Director.
- (c) No building works (other than 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.
- (d) The Government and its officers shall have no responsibility, obligation or liability whatsoever to the Purchaser for

any cost, damage or loss caused to or suffered by the Purchaser whether arising out of or incidental to the fulfilment of the Purchaser's obligations under this Special Condition or otherwise, and no claim whatsoever shall be made against the Government or its officers by the Purchaser in respect of any such cost, damage or loss."

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

"In the event that the Approved Noise Mitigation Measures comprise the erection or construction of 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 (hereinafter referred to as "the Noise Barrier"), the following conditions shall apply:

- (a) the Purchaser 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;
- (b) no foundation or support for the Noise Barrier may be erected on, upon or underneath any Government land adjoining the lot;
- (c) 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;
- (d) the Purchaser 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 this sub-clause (d), written agreement of the Commissioner for Transport on the temporary traffic arrangement shall have been obtained before commencement of any works;
- (e) the Noise Barrier shall not be used for any purpose other than as a noise barrier and the Purchaser 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 consent of the Director;
- (f) subject to the prior written approval of the Director, the Purchaser, his contractors, workmen or any other persons authorized by the Purchaser shall be permitted to 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, renewal, replacement, alteration, demolition or removal of the part or parts of the Noise Barrier projecting over the Government land in accordance with this Special Condition;
- (g) the Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other persons whether arising out of or incidental to their entry or carrying out of the works referred to in sub-clause (f) of this Special Condition, and no claim whatsoever shall be made against the Government in respect of any such loss, damage, nuisance or disturbance;
- (h) the Purchaser 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, inspection, repair, maintenance, cleaning, renewal, replacement, alteration, use, demolition or removal of the Noise Barrier;
- (i) the Director shall, at any time and at his absolute discretion, have the right to serve upon the Purchaser a written notice requiring the Purchaser 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 Purchaser 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;



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- (j) in the event of the non-fulfilment of any of the Purchaser's obligations under this Special Condition, the Director may carry out the necessary works and the Purchaser shall pay to the Director on demand the cost of such works;
- (k) the Purchaser shall at all times permit the Director and his officers, contractors, agents, 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, egress 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 purposes of inspecting, checking, and supervising any works to be carried out in accordance with sub-clauses (a), (d) and (i) of this Special Condition and carrying out any works in accordance with sub-clause (j) of this Special Condition or any other works which the Director may consider necessary;
- (l) neither the Government nor the Director shall have any responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other persons whether arising out of or incidental to the fulfilment of the Purchaser's obligations under this Special Condition, the exercise by the Director of the right of ingress, egress and regress conferred under sub-clause (k) of this Special Condition or the carrying out of any works under sub-clause (j) of this Special Condition and the Purchaser 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
- (m) the Purchaser shall at all times indemnify and keep indemnified the Government, the Director and his officers, contractors, agents, his or their workmen and any other persons authorized by the Director under sub-clause (k) of this Special Condition 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, inspection, repair, maintenance, cleaning, renewal, replacement, alteration, use, demolition or removal of the Noise Barrier or in connection with the works under sub-clause (j) of this Special Condition."

34. Special Condition No. (41) of the Land Grant stipulates that:-

"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."

Notes: 1. For full details, please refer to the Land Grant. Full script of the Land Grant is available free for inspection upon request at the sales office during opening hours and copies of the Land Grant can be obtained upon paying necessary photocopy charges.

2. For the purpose of this section, of "Summary of Land Grant", "the Purchaser" means Clever Like Limited and where the context so admits or requires includes its successors and assigns; "the Government" refers to the Government of the Hong Kong Special Administrative Region; "the Director" refers to the Director of Lands; "Hong Kong" refers to the Hong Kong Special Administrative Region and "these Conditions" means and includes the General and Special Conditions of the Land Grant.



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## 批地文件的摘要

1. 「發展項目」建於測量約份第3約地段第1068號（「該地段」）。該地段根據2018年2月8日訂立的《新批地文件》第22595號（「批地文件」）承批。
2. 該地段的批地年期為由2018年2月8日起計50年。
3. 「批地文件」一般條款第7條訂明：  
『(a)「買方」應在整個批租年期內根據此等「批地條件」建造或重建(本詞指本一般條款(b)款所述之重新發展)：  
(i) 按照經批准的設計和布局及任何經批准的建築圖則維修所有建築物，並且不作任何修改或改動；及  
(ii) 維修現已或日後可能依照此等「批地條件」或其任何以後的合約修訂建造的所有建築物，以保持其修繕妥當及狀況良好，並於批租年期屆滿或提前終止時以此等修繕及狀況將其交回。  
(b) 如在批租年期內任何時間拆卸位於該地段或其任何部分的建築物，「買方」必須另行提供屬相同類型、樓面總面積不少於原來的標準而且穩固完好的建築物，或提供類型及價值經「署長」批准的建築物，以作替代。如進行上述拆卸工程，「買方」應在該等拆卸的一個曆月內向「署長」申請同意，以便進行建造工程重新發展該地段，並在「署長」給予同意的三個曆月內展開重新發展的必要工程，以及在「署長」指定的期限內以「署長」滿意的方式完成工程。』
4. 「批地文件」特別條款第(2)條訂明：  
『「買方」應在該地段建造一座或多座建築物以發展該地段，有關工程必須全面遵從此等「批地條件」及香港現時或可能於任何時間生效的所有有關建築、衛生和規劃的「條例」、附例及規例。此等建築物必須在2023年12月31日或之前建成並適宜佔用。』
5. 「批地文件」特別條款第(3)條訂明：  
『該地段或其任何部分或該處任何已建或擬建的建築物或其任何部分除作私人住宅用途外，不得作任何其他用途。』
6. 「批地文件」特別條款第(4)條訂明：  
『受制於該等「批地條件」之規定，進行該地段或其任何部分的發展或重新發展時(本詞僅指本文一般條款第7條所述之重新發展)：  
(a) 任何已建或擬建於該地段之上的建築物必須全面遵從《建築物條例》、其任何規例及任何修訂法例；  
(b) 不得在該地段或其任何部分或此等「批地條件」訂明的該地段外的任何範圍興建任何建築物，亦不得發展或使用該地段或其任何部分或此等「批地條件」訂明的該地段外的任何範圍，以致未能全面遵從《城市規劃條例》、其任何規例及修訂法例的規定；  
(c) 該地段已建或擬建的任何建築物的整體樓面總面積不得少於14,456平方米及不得超過24,093平方米；  
(d) 任何該地段的該等部分上已建或擬建的建築物或其他構築物連同相關的加建物或配件(如有)：  
(i) 於本文附錄的圖則上顯示在P點與Q點之間的黑色交差鏈線曲線的東北方向的部分，總高度不得超出香港主水平基準以上270米；及  
(ii) 於本文附錄的圖則上顯示在P點與Q點之間的黑色交差鏈線曲線的東南方向的部分，總高度不得超出香港主水平基準以上235米，或其他在「買方」支付「署長」決定的地價及行政費用後，「署長」全權酌情批准的高度限制，然而：  
(I) 如「署長」滿意該等屋頂構築物的設計、大小和布局，可在建築物的天台興建或放置超出上述高度限制的機房、冷氣機、水箱、梯屋和同類屋頂構築物；及  
(II) 「署長」在計算建築物或構築物的高度時可全權酌情不將本文特別條款第(40)(b)(i)(II)條所述的任何構築物或樓面空間計算在內；  
(e) (i) 除非獲「署長」的事先書面批准，否則該地段任何已建或擬建的一座或一組建築物之面牆伸展長度不得達到或超過60米；及

(ii) 就於本特別條款(e)(i)款而言：

(I) 「署長」就何謂建築物所作的決定將作終論並對「買方」具約束力；

(II) 該地段任何已建或擬建的兩座或多座建築物，假如當中任何兩座之間的最短水平距離不足15米，一律視作一組建築物；

(III) 「署長」就何謂該地段任何一座或一組已建或擬建建築物的面牆伸展長度所作的決定將作終論並對「買方」具約束力；及

(IV) 計算本特別條款(e)(i)款所述的面牆伸展長度時，任何兩座建築物之間的空隙亦會計算在內，「署長」就該計算所作的決定將作終論並對「買方」具約束力；及

(f) 該地段任何已建或擬建建築物的設計及布局必須由「署長」書面批准，在獲「署長」批准之前，除土地勘測及地盤平整工程外，不得在該地段開展進行任何建築工程。就本特別條款而言，「建築工程」、「土地勘測」及「地盤平整工程」須按《建築物條例》、其任何規例及任何修訂法例所定義。』

7. 「批地文件」特別條款第(5)條訂明：

『即使本文特別條款第(3)及(4)(c)條有用途限制和最大樓面總面積之規定，「買方」可使用按此等「批地條件」在該地段上已建或擬建的建築物之部分及在該地段之部分搭建獨立的臨時構築物，作為售樓處及示範單位和相關的售樓活動的用途，以便按此等「批地條件」銷售在該地段上已建或擬建的建築物或其中任何部分，但是上述售樓處及示範單位和相關的售樓活動的規模及運作期限須經「署長」事先書面批准。』

8. 「批地文件」特別條款第(6)條訂明：

『(a) 「買方」可在該地段搭建、建造和提供經「署長」書面批准的康樂設施及相關的附屬設施(以下簡稱「設施」)。「設施」的類型、大小、設計、高度及布局亦須經「署長」事先書面批准。

(b) 計算本文特別條款第(4)(c)條指定的整體樓面總面積時，遵從本文特別條款第(40)(d)條之規定，任何根據本特別條款(a)款於該地段提供的「設施」的任何部分如乃供該地段已建或擬建的住宅大廈的住戶及其的真正訪客公用與共享，則不會計算在內，而「署長」認為並非作此用途的其餘「設施」部分則會計算在內。

(c) 如「設施」的任何部分根據本特別條款(b)款規定獲豁免計入樓面總面積(以下簡稱「豁免設施」)：

(i) 「豁免設施」應劃為並構成本文特別條款第(14)(a)(v)條所述的「公用地方」；

(ii) 「買方」應自費維修「豁免設施」，以保持其修繕妥當及狀況良好，同時以「署長」滿意的方式運作「豁免設施」；及

(iii) 「豁免設施」只可供該地段已建或擬建的住宅大廈的住戶及其真正訪客使用，其他人士一概不可使用。』

9. 「批地文件」特別條款第(7)條訂明：

『除非獲「署長」事先書面同意，不得移除或干預任何現於該地段或毗連土地生長的樹木，「署長」給予同意時可附加其視為恰當的移植、補償園景或再植條件。』

10. 「批地文件」特別條款第(8)條訂明：

『(a) 「買方」應自費向「署長」提交園景設計圖則，述明遵照本特別條款(b)款在該地段進行的園景工程的位置、布局和規劃，以供「署長」審批。

(b) (i) 該地段不少於百分之二十(20%)的面積須種植樹木、灌叢或其他植物。



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(ii) 本特別條款(b)(i)款所述的百分之二十(20%)面積中有不少於百分之五十(50%)(以下簡稱「綠化地方」)須在「署長」全權酌情指定的位置或樓層提供，以確保行人可觀賞「綠化地方」或進入該地段的人士或人等可通行該處。

(iii) 「署長」就「買方」建議構成本特別條款(b)(i)款所訂的百分之二十(20%)的園景工程所作的決定將作終論並對「買方」具約束力。

(iv) 「署長」可全權酌情接納「買方」建議以其他非種植綠化元素取代種植樹木、灌叢或其他植物。

(c) 「買方」應以「署長」全面滿意的方式自費按照經批准的園景設計圖則在該地段進行園景綠化，如非獲得「署長」事先書面同意，不得修改、更改、改動、改變或取代經批准的園景設計圖則。

(d) 「買方」應此後自費維修和保養園景工程，以維持其安全、清潔、整齊、井然及健康的狀態，全面令「署長」滿意。

(e) 遵照本特別條款進行園景綠化的地方將劃入本文特別條款第(14)(a)(v)條所述的「公用地方」。

11. 「批地文件」特別條款第(9)條訂明：

『(a) 該地段可設有看更或管理員(或兩者)辦事處，但須遵從以下條件：

(i) 此等辦事處是「署長」認為該地段已建及擬建的建築物的安全、保安和良好管理的必需設施；

(ii) 此等辦事處除作完全及必要地受僱於該地段工作的看更或管理員或兩者的辦事處外，不可作任何其他用途；及

(iii) 任何此等辦事處的位置必須事先徵取「署長」的書面批准。

於本(a)款而言，任何辦事處不得設於該地段上擬作或改建用作單一家庭住宅的建築物內。「署長」就任何建築物是否構成或擬作單一家庭住宅所作的決定將作終論並對「買方」具約束力。

(b) (i) 計算本文特別條款第(4)(c)條指定的整體樓面總面積時，遵從本文特別條款第(40)(d)條之規定，依照本特別條款(a)款在該地段提供而面積不超過以下(I)或(II)當中較小者的辦事處不會計算在內：

(I) 該地段已建及擬建的建築物的整體樓面總面積的0.2%；

(II) 該地段已建或擬建的每50個住宅單位5平方米，或該地段已建或擬建的每座住宅單位大廈5平方米，以兩者計算所得的較大的辦事處樓面面積為準，而就本「批地條件」而言，「署長」就何謂住宅單位所作的決定將作終論並對「買方」具約束力。

任何超出以上(I)或(II)的任何樓面總面積將會計算在內。

(ii) 計算本特別條款(b)(i)(I)款所述該地段已建或擬建的建築物的整體樓面總面積時，不會計算在內根據此等「批地條件」豁免計入該地段已建或擬建的建築物樓面總面積的樓面空間。「署長」就此作出的決定將作終論並對「買方」具約束力。

(c) 就本特別條款(b)款而言，任何擬作單一家庭住宅用途的獨立屋、半獨立屋或排屋均不可視為一座住宅單位大廈，「署長」就何謂獨立屋、半獨立屋或排屋及此等房屋是否構成或擬作單一家庭住宅所作的決定將作終論並對「買方」具約束力。

(d) 根據本特別條款(a)款在該地段提供的辦事處將劃入本文特別條款第(14)(a)(v)條所述的「公用地方」並構成該處的部分。」

12. 「批地文件」特別條款第(10)條訂明：

『(a) 該地段可設有看更或管理員或兩者的宿舍，但須遵從以下條件：

(i) 宿舍應設於該地段其中一座已建住宅單位大廈或「署長」書面批准的其他位置；及

(ii) 宿舍除作完全及必要地受僱於該地段工作的看更或管理員或兩者的宿舍外，不可作任何其他用途。

就本(a)款而言，宿舍不得設於該地段上擬作或改建用作單一家庭住宅的建築物內。「署長」就任何建築物是否構成或擬作單一家庭住宅所作的決定將作終論並對「買方」具約束力。

(b) 計算本文特別條款第(4)(c)條所訂的整體樓面總面積時，依照本特別條款(a)款在該地段提供而整體樓面總面積不超過25平方米的宿舍不會計算在內。任何超出25平方米的樓面總面積則會計算在內。

(c) 根據本特別條款(a)款在該地段提供的看更或管理員(或兩者)宿舍將劃入本文特別條款第(14)(a)(v)條所述的「公用地方」並構成該處的部分。」

13. 「批地文件」特別條款第(11)條訂明：

『(a) 該地段範圍內可提供一個辦事處供「業主立案法團」或「業主委員會」使用，惟須遵從以下條件：

(i) 辦事處除供現已或將會就該地段已建或擬建的建築物成立的「業主立案法團」或「業主委員會」作會議和行政工作用途外，不可作任何其他用途；及

(ii) 辦事處的位置必須事先徵取「署長」的書面批准。

(b) 計算本文特別條款第(4)(c)條所訂的整體樓面總面積時，遵從本文特別條款第(40)(d)條之規定，依照本特別條款(a)款在該地段提供而樓面總面積不超過20平方米的一個辦事處不會計算在內。任何超出20平方米的樓面總面積則會計算在內。

(c) 根據本特別條款(a)款在該地段提供的辦事處將劃入本文特別條款第(14)(a)(v)條所述的「公用地方」並構成該處的部分。」

14. 「批地文件」特別條款第(12)條訂明：

『建於該地段的建築物不可屬於按《建築物條例(新界適用)條例》、其任何規例及任何修訂法例訂明可豁免受《建築物條例》、其任何規例及任何修訂法例規限的類型。』

15. 「批地文件」特別條款第(13)條訂明：

『符合此等「批地條件」令「署長」全面滿意之前，如非事前獲「署長」書面同意並依照其制訂的任何條件(包括繳付「署長」可能指定的費用)，「買方」不得：

(a) 轉讓、放棄管有或以其他方式處置該地段或其任何部分或任何相關權益或建於該處的任何建築物或任何建築物部分(不論屬直接或間接保留、授予任何優先權、選擇權或授權，或任何其他方法、安排或任何性質的文件)，又或就此訂立任何協議；

(b) 不論直接或間接或透過律師、代理、承辦商或信託人或透過「買方」或其代名人直接或間接擁有股份的公司或持有「買方」股份的公司等，根據現時或日後任何交易有條件或無條件地索取或收受任何金錢、金錢等值或其他任何性質的有值代價，從而出售、轉讓或以其他方式處置或影響該地段或其任何部分或任何相關權益或該處任何建築物或任何建築物部分，又或就此訂立任何協議；



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(c) 分租該地段或該處任何建築物或任何建築物部分或就此訂立任何合約，除非該地段或該處任何建築物或建築物部分之租約或租契符合下列條款及條件：

- (i) 租約或租契的總年期(包括任何續約權利)不可超過十(10)年；
- (ii) 租約或租契必須待至建築事務監督根據《建築物條例》、其任何規例及任何修訂法例簽發該租約或租契所涵蓋的建築物或建築物部分的佔用許可證或臨時佔用許可證，方始生效；
- (iii) 租客不須繳付地價；
- (iv) 應繳租金不可超過全額租金；
- (v) 預繳租金期不可超過十二(12)個曆月；
- (vi) 租約、租契、租約協議或租契協議訂明的許可用途必須遵守此等「批地條件」的規定；及
- (vii) 租約、租契、租約協議或租契協議的條款與條件不得違反此等「批地條件」的規定；或

(d) 按揭或押記該地段或其任何部分或任何相關權益，除非按照此等「批地條件」作發展用途，及僅限於採用建築按揭的形式。茲現協議，就此用途而言，建築按揭的定義如下：

- (i) 該地段按揭或押記予持牌銀行或按《銀行業條例》第16條認可的註冊接受存款公司，作為「買方」現已或將會獲取墊款(連同利息)的抵押，以作依照此等「批地條件」發展該地段和支付與發展項目及按揭相關的法律費用和其他專業費用的用途(但總費用不可超過按揭抵押總額百分之五(5%))，不得作任何其他用途；
- (ii) 按揭項下向「買方」作出的此等墊款(如已完成工程)必須不時經認可人士(由「買方」遵照《建築物條例》、其任何規例及任何修訂法例為發展該地段委聘)核證為「買方」因發展該地段所招致的金額；
- (iii) 遵從按揭規定，如「買方」根據本特別條款向「署長」申請事先書面同意訂立任何協議處理該地段任何份數或權益連同使用和佔用該地段任何已建或擬建建築物內任何單位的專有權，「買方」、承按人及「保證金保存人」(釋義以下文所訂為準)必須簽訂協議，載明「署長」不時指定或規定的條款與規定，包括但不限于以下各項：
  - (I) 「買方」或「保證金保存人」按買賣合約(有關條款已經承按人批核)(以下簡稱「買賣合約」)收取作為該地段任何單位、份數或權益之售價或部分售價的所有款項，必須存入指定為發展該地段專用的銀行賬戶。該賬戶應由「保證金保存人」與承按人開設、維持及操作(以下簡稱「保證金保存人賬戶」)；
  - (II) 除非獲承按人事先書面批准和依照「買賣合約」條款及「署長」同意的條款，否則不得從「保證金保存人賬戶」提取任何款項；及
  - (III) 承按人不可撤回地向「買方」承諾，買賣交易完成後，無條件地解除該地段任何單位、份數或權益的建築按揭下的抵押，如「買賣合約」所訂的總售價已全數存入「保證金保存人賬戶」；
- (iv) 遵從按揭規定，承按人有責任及不可撤回地承諾，買賣交易完成後，無條件地解除該地段任何單位、份數或權益的建築按揭下的抵押，如「買賣合約」所訂總售價已全數存入「保證金保存人賬戶」；及
- (v) 於本特別條款而言，「保證金保存人」指當時由「買方」委任為「買賣合約」售價保證金保存人的任何律師事務所。』

16. 「批地文件」特別條款第(16)條訂明：

『除非獲「署長」事先書面同意，「買方」不得分割(無論以轉讓契或其他處理方式或任何其他方法)該地段或其任何部份或任何「署長」依據本特別條款同意分割出之地段分段。假若該地段已按此等同意被分割，本文特別條款第(14)條之規定將適用於各分割後的分段，該特別條款提及的「該地段」一詞由該有關分段取代或代替。』

17. 「批地文件」特別條款第(17)條訂明：

『(a) (i) 該地段內應設立「署長」滿意的車位(以下簡稱「住宅車位」)，以供停泊根據《道路交通條例》、其任何規例及任何修訂法例持牌而屬於該地段任何已建或擬建的建築物的住戶及其真正賓客、訪客或獲邀人士的車輛，分配比率如下：

(I) 如在該地段內提供一座或多座住宅單位大廈(擬作單一家庭住宅用途的獨立屋、半獨立屋或排屋除外)，分配比率將按照下表所列該地段已建或擬建的住宅單位各自的面積計算，除非「署長」同意與下表所列不同的比率或數目：

每個住宅單位的面積	將要提供的「住宅車位」數目
少於40平方米	每15個住宅單位或不足此數一個車位
不少於40平方米但少於70平方米	每8.6個住宅單位或不足此數一個車位
不少於70平方米但少於100平方米	每2.9個住宅單位或不足此數一個車位
不少於100平方米但少於130平方米	每1.1個住宅單位或不足此數一個車位
不少於130平方米但少於160平方米	每0.8個住宅單位或不足此數一個車位
不少於160平方米	每0.63個住宅單位或不足此數一個車位

(II) 如在該地段內提供擬作單一家庭住宅用途的獨立屋、半獨立屋或排屋，分配比率將如下計算：

- (A) 每座樓面總面積少於160平方米的房屋一個車位；
- (B) 每座樓面總面積不少於160平方米但少於220平方米的房屋1.5個車位。如本(a)(i)(II)(B)款指定提供的車位數額為小數位數，則向上調整為最接近之整數；及
- (C) 每座樓面總面積不少於220平方米的房屋兩個車位。

於本(a)(i)款而言，「署長」就何謂獨立屋、半獨立屋或排屋和每座此等房屋是否構成及擬作單一家庭住宅用途所作的決定將作終論並對「買方」具約束力。

(ii) 就本特別條款(a)(i)(I)款而言，提供的「住宅車位」總數為根據本特別條款(a)(i)(I)款列表中每個住宅單位的面積計算之「住宅車位」總數。就此等「批地條件」而言，「每個住宅單位的面積」一詞就樓面總面積計算應為以下(I)及(II)項之和：

- (I) 每個由其住戶專用及專享的住宅單位之樓面總面積，即由該單位的圍牆或矮牆外部開始量度，除非圍牆分隔兩個相連單位，則由圍牆中央點開始量度，並會涵蓋該單位的內部間隔牆及柱，但為免存疑，不包括本文特別條款第(4)(c)條所指定在計算樓面總面積時不計算在內的該單位內部的所有樓面面積；及
- (II) 每個住宅單位按比例計算的「住宅公用地方」(釋義以下文所訂為準)的樓面總面積，即計算各住宅單位圍牆外供現已或將會建於該地段的建築物的住戶公用與共享的住宅公用地方的整體樓面總面積，但為免存疑，不包括本文特別條款第(4)(c)條所指定在計算樓面總面積時不計算在內的所有樓面面積(此等住宅公用地方以下簡稱「住宅公用地方」)，按照以下程式攤分予每個住宅單位：

「住宅公用地方」  
整體樓面總面積

×

$$\frac{\text{根據本特別條款(a)(ii)(I)款計算的每個住宅單位的樓面總面積}}{\text{根據本特別條款(a)(ii)(I)款計算的所有住宅單位的整體樓面總面積}}$$



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(iii) 該地段內應設置設立「署長」滿意的額外車位以供停泊根據《道路交通條例》、其任何規例及任何修訂法例持牌而屬於該地段任何已建或擬建的建築物的住戶的真正賓客、訪客或獲邀人士的車輛。配置比例如下，惟該地段內須提供最少兩個此等車位：

- (I) 如任何該地段上已建或擬建的住宅單位大廈提供超過七十五(75)個住宅單位，每座住宅單位大廈最少配置五(5)個車位，或
- (II) 採用「署長」批准的其他比率。

就本特別條款(a)(iii)款而言，擬供單一家庭作住宅的獨立屋、半獨立屋或排屋不應視作一座住宅單位大廈。「署長」就何謂獨立屋、半獨立屋或排屋和每座屋是否構成或擬供單一家庭作住宅作出的決定將作終論並對「買方」具約束力。

(iv) 根據本特別條款(a)(i)(I)款(可遵照本文特別條款第(20)條規定調整)、及(a)(iii)款提供的車位除作該兩款分別訂明的用途外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作招售等用途或提供洗車和汽車美容服務。

(b) (i) 「買方」應遵照建築事務監督規定和批准，就根據本特別條款(a)(i)(I)款及(a)(iii)款(可遵照本文特別條款第(20)條規定調整)提供的車位，預留及劃出一定數目的車位供《道路交通條例》、其任何規例及任何修訂法例定義的傷殘人士停泊車輛(此等預留及劃出的車位以下簡稱「傷殘人士車位」)。根據本特別條款(a)(iii)款設置的車位(可遵照本文特別條款第(20)條規定調整)最少須預留及劃出一(1)個「傷殘人士車位」，但「買方」不得將所有根據本特別條款(a)(iii)款提供的車位(可遵照本文特別條款第(20)條規定調整)預留或劃為「傷殘人士車位」。

(ii) 「傷殘人士車位」除供《道路交通條例》、其任何規例及任何修訂法例定義的傷殘人士停泊屬於現已或將會建於該地段各建築物的住戶及其真正賓客、訪客或獲邀人士的車輛外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作招售等用途或提供洗車和汽車美容服務。

(c) (i) 該地段內應設置「署長」滿意的車位，以供停泊根據《道路交通條例》、其任何規例及任何修訂法例持牌而屬於該地段任何已建或擬建的建築物的住戶及其真正賓客、訪客或獲邀人士的電單車(以下簡稱「電單車車位」)，配置比率為每100個在該地段上已建或擬建的建築物內的住宅單位或不足此數一(1)個車位。如本(c)(i)款指定提供的車位數目為小數位數，則向上調整為最接近之整數。就本(c)(i)款而言，擬供單一家庭作住宅的獨立屋、半獨立屋或排屋不應視作一個住宅單位。「署長」就何謂獨立屋、半獨立屋或排屋和每座此等房屋是否構成及擬作單一家庭住宅用途所作的決定將作終論並對「買方」具約束力。

(ii) 「電單車車位」(可遵照本文特別條款第(20)條規定調整)除作根據本特別條款(c)(i)款訂明的用途外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作招售等用途或提供洗車和汽車美容服務。

(d) (i) 除了「傷殘人士車位」以外，每個根據本特別條款(a)(i)款及(a)(iii)款(可遵照本文特別條款第(20)條規定調整)提供的車位必須為2.5米闊及5.0米長，最低淨空高度為2.4米。

(ii) 每個「傷殘人士停車位」的尺寸由建築事務監督指定和批准。

(iii) 每個「電單車車位」(可遵照本文特別條款第(20)條規定調整)必須為1.0米闊及2.4米長，最低淨空高度為2.4米或採用「署長」批准的其他最低淨空高度。』

18. 「批地文件」特別條款第(18)條訂明：

『(a) 該地段應提供「署長」滿意的車位供貨車裝卸貨物，比例為該地段任何已建或擬建的建築物內每800個住宅單位或不足此數配置一(1)個車位，或採用「署長」批准的其他比率，惟該地段上每座已建或擬建的住宅單位大廈須設有最少一(1)個裝卸貨物車位。此等裝卸貨物車位應設於每座住宅單位大廈範圍內或毗連該處。就本(a)款而言，擬供單一家庭作住宅的獨立屋、半獨立屋或排屋不可視為一座住宅單位大廈。「署長」就何謂獨立屋、半獨立屋或排屋和每座此等房屋是否構成或擬供單一家庭作住宅所作的決定將作終論並對「買方」具約束力。』

(b) 每個根據本特別條款(a)款提供的車位(可遵照本文特別條款第(20)條規定調整)必須為3.5米闊及11.0米長，最低淨空高度為4.7米。此等車位除供與現已或將會建於該地段的建築物相關的貨車裝卸貨物外，不得作任何其他用途。』

19. 「批地文件」特別條款第(19)條訂明：

『該地段應提供「署長」滿意的車位，以供停泊屬於該地段已建或擬建的建築物的住戶及其真正賓客、訪客或獲邀人士的單車，分配比率為每十(10)個各自樓面總面積少於70平方米的住宅單位或不足此數設置一(1)個車位，或採用「署長」批准的其他比率。就本特別條款而言，任何擬作單一家庭住宅的獨立屋、半獨立屋或排屋均不可視為一個住宅單位。「署長」就何謂獨立屋、半獨立屋或排屋是否構成或擬供單一家庭作住宅所作的決定將作終論並對「買方」具約束力。』

20. 「批地文件」特別條款第(20)條訂明：

『(a) 儘管有本文特別條款第(17)及(18)條之規定，「買方」仍可增加或減少其應分別按照上述特別條款提供的車位數目，最多增幅或減幅為百分之五(5%)，惟增加或減少的車位總數不得超過五十(50)個。

(b) 除有本特別條款(a)款之規定外，「買方」亦可增加或減少其應分別按照特別條款第(17)(a)(i)(I)及(17)(c)(i)條提供的車位數目(不計算本特別條款(a)款所訂的車位)，最多增幅或減幅為百分之五(5%)。』

21. 「批地文件」特別條款第(22)條訂明：

『(a) 儘管已遵守和履行此等「批地條件」以令「署長」滿意，「住宅車位」及「電單車車位」不得：

(i) 轉讓，除非：

- (I) 連同賦予專有權使用及佔用該地段任何已建或擬建的建築物內的一個或多個住宅單位的不分割份數一併轉讓；或
- (II) 承讓人現時已擁有專有權使用和佔用該地段任何已建或擬建的建築物內的一個或多個住宅單位的不分割份數；或

(ii) 分租(租予該地段任何已建或擬建的建築物內的住宅單位的住戶除外)。

惟在任何情況下，該地段任何已建或擬建的建築物內的任何一個住宅單位的業主概不可獲承讓或承租總數多於三(3)個的「住宅車位」及「電單車車位」。

(b) 儘管有本特別條款(a)款之規定，「買方」如獲「署長」的事先書面同意，可以整體方式轉讓所有「住宅車位」及「電單車車位」，但承讓方必須為「買方」的全資附屬公司。

(c) 本特別條款(a)款不適用於該地段整體的轉讓、分租、按揭或押記。

(d) 本特別條款(a)及(b)款不適用於「傷殘人士車位」。』

22. 「批地文件」特別條款第(26)條訂明：

『「買方」不可在任何毗鄰或鄰連該地段的「政府」土地進行削土、移土或土地後移工程，或在「政府」土地進行任何建造工程、填土工程或任何類型的斜坡處理工程，除非獲得「署長」的事先書面同意，而「署長」可全權酌情在給予同意時制訂其認為恰當的條款與條件，包括增批「政府」土地作為該地段的增批地段並收取其指定的地價。』

23. 「批地文件」特別條款第(27)條訂明：

『(a) 如該地段或任何「政府」土地現時或以往為了或有關應該地段或其任何部分的平整、水準測量或發展或任何其他此等「批地條件」規定「買方」須進行的工程或任何其他用途，進行削土、移土或土地後移工程，或建造或填土工程或任何類型的斜坡處理工程，不論事前是否獲「署長」書面同意，「買方」須自費進行和建造當時或其後任何時間必要或可能必要的此等斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助或其他工



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程，以保護及支撐該地段內的土地和任何毗連或毗鄰「政府」土地或已批租土地，同時避免及防止其後發生滑土、山泥傾瀉或地陷。「買方」應在本文協定的整個批租年期的所有時間內自費維修上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或附屬或其他工程，以保持其修繕妥當及狀況良好，令「署長」滿意。

(b) 本特別條款(a)款概毋損此等「批地條件」賦予「政府」的權利，特別是本文特別條款第(26)條。

(c) 如因「買方」進行平整、水準測量、發展或其他工程或因任何其他原因導致或引起不論在或從任何該地段內的土地或任何毗連或毗鄰「政府」土地或已批租土地在任何時間發生滑土、山泥傾瀉或地陷，「買方」須自費還原並修葺該處以令「署長」滿意，同時就「政府」、其代理及承辦商因此等滑土、山泥傾瀉或地陷需付、蒙受或招致的所有費用、收費、損害、索求及索償等作出彌償。

(d) 除享有本文訂明可就違反此等「批地條件」追討之任何其他權利或補償權外，「署長」另有權向「買方」發出書面通知，要求「買方」進行、建造和維修上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助或其他工程，或將任何滑土、山泥傾瀉或地陷回復原狀及維修。如「買方」疏忽或沒有於符合該通知訂明的期限內以「署長」滿意的方式完成工程，「署長」可即時執行及進行任何必要的工程，而「買方」必須在接獲要求時向「政府」償還有關費用，以及任何行政或專業收費與費用。』

24. 「批地文件」特別條款第(28)條訂明：

『除非獲「署長」的事先書面批准，不准在該地段使用碎石機。』

25. 「批地文件」特別條款第(29)條訂明：

『如果在發展或重新發展該地段或其任何部分時已安裝預應力地錨，「買方」須自費在預應力地錨的服務年限期間定期保養和定期監察預應力地錨，令署長滿意並在署長不時絕對酌情要求下提供上述監察工程的報告和資料給署長。如果「買方」不理會或未能進行上述要求的監察工程，署長可立即執行與進行該監察工程，而「買方」須在接獲要求時向「政府」償還有關費用。』

26. 「批地文件」特別條款第(30)條訂明：

『(a) 如有來自該地段或任何受該處的發展工程影響的其他地方之泥土、廢土、泥頭廢料、建築廢物或建造物料(以下統稱「廢物」)腐爛、沖下或傾倒於公共巷或道路，或排入道路下水道、海灘或海床、污水管、雨水渠或明渠或其他「政府」產業(以下統稱「政府產業」)，「買方」必須自費清理廢物並修復「政府」產業蒙受的任何損害。「買方」須就此等腐爛、沖下或傾倒廢物導致私人物業受損或滋擾引起的所有訴訟、索償及訴求向「政府」作出彌償。

(b) 儘管有本特別條款(a)款之規定，「署長」仍可(但毋責任必須)應「買方」要求清理「政府」產業的廢物並修復該處由此出現的損害。「買方」應在接獲要求時向「政府」支付相關費用。』

27. 「批地文件」特別條款第(31)條訂明：

『「買方」須時刻採取或安排採取所有妥當及充分的照顧、技術和預防措施，尤其是對建造、維修、翻新或修理工程(以下統稱「工程」)的進行，藉以避免造成損壞、滋擾或阻塞位於、貫穿、跨越或毗連該地段或其任何部分的「政府」或其他現有排水渠、水道或渠道、總喉、道路、行人道、街道設施、污水管、明渠、水管、電纜、電線、公用服務設施或其他工程或裝置(以下統稱「服務設施」)。「買方」執行任何此等「工程」之前，必須進行或安排進行妥當的搜查和查詢，以核實「服務設施」的現況及水平位置，並須以書面向「署長」提交處理任何可能受「工程」影響的「服務設施」之建議書以待全面審批。在「署長」以書面批准「工程」及上述建議書之前，「買方」不得展開任何工程。「買方」應遵從和自費履行「署長」給予上述批准時就「服務設施」制訂的規定，包括作出任何必要改道、重鋪或還原工程的費用。「買方」須自費以「署長」滿意的方式修理、修復及還原「工程」以任何方式導致該地段或其任何部分或任何「服務設施」蒙受的損害、滋擾或阻塞(明渠、污水管、雨水渠或總喉例外，除非「署長」另作決定，否則此等渠道應由「署長」修復，而「買方」須在接獲要求時向「政府」支付有關工程的費用)。如「買方」不在該地段或其任何部分或任何「服務設施」執行此等必要的改道、重鋪、修理、修復及還原以令「署長」滿意，「署長」可按其視為必要執行任何此等改道、重鋪、修理、還原或修復，「買方」須在接獲要求時向「政府」支付有關工程的費用。』

28. 「批地文件」特別條款第(33)條訂明：

『(a) 假若本文「批地文件」第(32)條提及的「政府」總水管的食水供應有所延誤，「買方」將獲准使用臨時總水管的食水作沖廁用途，惟「買方」將須自費安裝適合使用海水的水管裝置，並且如果將來有海水或經處理的廢水供應，「買方」須按水務署署長指示接受海水或經處理的廢水供應。

(b) 「買方」須自費在該地段提供及安裝總錶房或室，以在水務署署長規定的時限安放沖廁水供應的總水錶及其迴繞裝置(以下簡稱「總錶房」)，其位置、方法和標準須全面令水務署署長滿意。「買方」其後須自費操作、保養、維修、修復、翻新及管理總錶房，以保持其修復及運作狀況良好，全面令水務署署長滿意。』

29. 「批地文件」特別條款第(34)條訂明：

『(a) 「買方」須2023年12月31日或之前或其他「署長」可能批准之日期自費並令水務署署長全面滿意：

(i) 就自動讀錶系統(以下稱「自動讀錶系統」)外站的提供及安裝向水務監督提交或促使提交書面建議書供其批准，該建議書須包括(連同其他) 水務監督可能要求的此等資料及詳情，包括但不限於顯示將按本特別條款(a)(ii)款提供及安裝之「自動讀錶系統」外站的位置布局圖、組成「自動讀錶系統」外站的「自動讀錶系統」設備的編排和相關詳情、及指定放置「自動讀錶系統」設備的範圍和空間；及

(ii) 為所有「自動讀錶系統」計錶提供及安裝水務監督按本特別條款(a)(i)款批准的「自動讀錶系統」外站(以下稱「自動讀錶系統外站」)，包括為個別用戶而的食水供應計錶、總水錶、食水、沖水供應及防火供應的檢查錶、及其他水務監督全權酌情認為需要或批准的額外計錶，為免存疑，包括：

(I) 必需的電線管和電線；

(II) 「自動讀錶系統」設備安裝在其中的「自動讀錶系統」板；

(III) 其他設施及相關設備。

就本特別條款而言，「用戶」一詞須依照《水務設施條例》、其任何規例及任何修訂法例所定義。

(b) 在本特別條款(a)(i)款提述的建議書獲水務監督批准之前，「買方」不得開展任何提供和安裝「自動讀錶系統外站」之工程。

(c) 「買方」須在本文協定批授的整個年期內，自費以水務監督全面滿意的方式保養、維修、修理及管理「自動讀錶系統外站」，使其處於維修妥善及運作良好的狀況，直至其按本特別條款(g)款交予水務監督。

(d) 水務監督有權按其絕對酌情權於任何時間向「買方」送達書面通知，要求「買方」拆除及移走置於指定放置「自動讀錶系統」備之範圍和空間上空、之上或之下、或堆疊中之物件和材料及水務監督認為阻礙或干擾「自動讀錶系統外站」之放置、運作和維修之物件和材料(水務監督的意見將作終論並對「買方」具約束力)。「買方」須於收到此等通知時，於上述通知之指定時間內自費拆除或移走該等物件和材料及將該拆除或移走工程影響之範圍和空間回復原狀及維修，全面令水務監督滿意。

(e) 若「買方」未能履行本特別條款下之責任，水務監督可進行必要的工程，費用由「買方」承擔，「買方」須在接獲要求時向水務監督償還一筆等同有關費用的金額，此等金額由水務監督決定，其決定將作終論並對「買方」具約束力。

(f) 「買方」須在本文協定批授的整個年期內，允許水務監督及其人員、承辦商、代理及工人及任何獲水務監督授權之人士攜同或不攜同工具、設備、機器、機械或汽車就以下目的有權自由無阻出入、經過及再經過該地段或其任何部分及任何已建或擬建於其上建築物：

(i) 檢查及審查任何按本特別條款(a)(ii)、(c)及(d)款將進行的任何工程；

(ii) 進行任何本特別條款(e)款下的工程；

(iii) 按本特別條款(g)款將「自動讀錶系統外站」交予水務監督後，檢查、操作、保養、維修、及翻新「自動讀錶系統外站」。



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- (g) 「買方」須於被水務監督要求時及於水務監督訂明的時間內，將「自動讀錶系統外站」交予水務監督，而水務監督無需支付任何費用或賠償，惟水務監督並無責任在「買方」要求下接管「自動讀錶系統外站」，但可於按其絕對酌情認為合適時接管「自動讀錶系統外站」。
- (h) 倘因完成「買方」在本特別條款(a)(ii)、(c)、(d)及(f)款下的責任、或進行、檢查、審查和監察本特別條款(e)款下的工程、或行使本特別條款(f)款下「政府」、水務監督、其人員、代理、承辦商、代理、工人或任何獲水務監督授權的人士的任何權利，致使或引起「買方」招致或蒙受任何損失、損害、滋擾或騷擾，「政府」、水務監督、其人員、代理、承辦商、代理、其工人或任何獲水務監督授權的人士毋須承擔責任，「買方」不得就任何此等損失、損害、滋擾或騷擾向上述任何一方索償。
- (i) 對於「自動讀錶系統外站」的提供、安裝、維修、保養及管理或與本特別條款(e)款下的工程所直接或間接產生或與之有關的任何性質之一切責任、損失、損害、費用、索償、成本、收費、索求、法律行動或其他法律程序，「買方」須在所有時間向「政府」、水務監督及其人員、承辦商、代理及工人及任何按本特別條款(h)款獲水務監督授權之人士作出彌償並使其一直獲得彌償。
- (j) 就本特別條款(a)、(b)、(c)及(g)款而言，「買方」一詞不包括其承讓人。』

### 30.「批地文件」特別條款第(35)條訂明：

- 『(a)「買方」應自費以水務署署長全面滿意的方式不論在該地段的邊界範圍內或在「政府」土地上設計、建造和維修水務署署長認為必要的該等廢水管，以送出和輸送廢水至「政府」的指定收集系統。此等廢水管應以水務署署長滿意的方式與任何便溺污水管分開。就本特別條款而言，「廢水」、「廢水管」及「便溺污水管」須按《建築物條例》、其任何規例及任何修訂法例所定義。
- (b) 接駁該地段任何廢水管至已鋪設和啟用之「政府」指定收集系統的工程可由「買方」自費以水務署署長滿意的方式執行。位於「政府」土地範圍內的上述接駁工程部分將由「買方」自費維修，如「政府」發出通知，「買方」須將此等工程部分交給「政府」，日後由「政府」自費維修，「買方」並須在「政府」通知時向「政府」繳付上述接駁工程的技術審核費用。如「買方」不維修建於「政府」土地上的上述接駁工程任何部分，水務署署長可執行其認為必要的維修工程，以維修上述接駁工程的任何部分，「買方」須在接獲「政府」通知時支付有關工程的費用。此外，上述接駁工程亦可由水務署署長執行，水務署署長就此招致的任何損失或損害無需對「買方」負責，「買方」在接獲「政府」通知時須向「政府」支付此等接駁工程的費用。水務署署長就上述技術審核的費用、上述維修工程的費用及本(b)款中所述水務署署長執行的接駁工程的費用的決定將作終論並對「買方」具約束力。』

### 31.「批地文件」特別條款第(36)條訂明：

- 『(a)「買方」應自費以「署長」全面滿意的方式不論在該地段的邊界範圍內或在「政府」土地上建造和維修「署長」認為必要的該等排水渠及渠道，以截流和輸送所有落下或流進該地段的暴雨水或雨水至最鄰近的河溪、集水井、渠道或「政府」雨水渠。倘此等暴雨水或雨水造成任何損失、損害、滋擾或干擾以致引起任何責任、訴訟、索償和索求，「買方」必須承擔全部責任、損失、損害、費用、索償、成本、收費、索求、法律行動和其他法律程序。
- (b) 接駁該地段任何排水渠及污水渠至已鋪設和啟用之「政府」雨水渠及污水管的工程可由「署長」執行。「署長」毋須就由此引致的任何損失或損害向「買方」承擔責任，而「買方」在接獲「政府」通知時須向「政府」支付此等接駁工程的費用。此外，「買方」亦可自費以「署長」滿意的方式執行上述接駁工程。在此情況下，位於「政府」土地範圍內的上述接駁工程部分將由「買方」自費維修，如「政府」發出通知，「買方」須將此等工程部分移交「政府」，日後由「政府」自費維修，「買方」並須在接獲「政府」通知時向「政府」繳付上述接駁工程的技術審核費用。如「買方」不維修建於「政府」土地上的上述接駁工程任何部分，「署長」可執行其認為必要的維修工程，「買方」須在「政府」通知時支付有關工程的費用。「署長」就上述「署長」執行的接駁工程的費用、上述技術審核的費用及本(b)款中所述的維修工程的費用所作的決定將作終論並對「買方」具約束力。』

### 32.「批地文件」特別條款第(37)條訂明：

- 『(a)「買方」應在本協議訂立日期後的六(6)個曆月內(或「署長」批准的其他期限)，自費以「署長」全面滿意的方式，就該地段的發展的噪音影響評估(以下稱「噪音影響評估」)提交或促使提交書面建議書供其批准，該建議書須包括(連同其他)「署長」可能要求的此等資料及詳情，包括但不限於所有該地段的發展造成的不良噪音影響及適當的噪音緩解措施(以下稱「噪音緩解措施」)的建議方案。
- (b) 「買方」須自費在「署長」訂明的期限內，以「署長」全面滿意的方式提供和實施按「噪音影響評估」建議和經「署長」批准的「噪音緩解措施」(以下稱「經批准的噪音緩解措施」)。
- (c) 在「噪音影響評估」獲「署長」書面批准之前，除土地勘測及地盤平整工程外，不得在該地段開展任何建築工程。
- (d) 倘因完成「買方」在本特別條款下的責任致使或引起「買方」招致或蒙受任何費用、損失或損害，「政府」及其人員毋須承擔責任或法律責任，「買方」不得就任何此等費用、損失或損害向「政府」或其人員索償。』

### 33.「批地文件」特別條款第(38)條訂明：

- 『若經「經批准的噪音緩解措施」包括在該地段興建或建造伸出該地段邊界及跨越毗鄰「政府」土地任何部分的隔音屏障(以下稱「隔音屏障」)，則下列條款適用：
- (a) 「買方」須自費按照經建築事務監督批准的圖則，設計、興建及建造「隔音屏障」，並在所有方面符合《建築物條例》、其任何規例及任何修訂法例的規定；
- (b) 不得於毗鄰該地段之「政府」土地之上或之下興建「隔音屏障」之地基或承托物；
- (c) 除獲「署長」事先書面批准外，不得對「隔音屏障」或其任何部分作出任何改動、增添、更換或附加裝置；
- (d) 「買方」須在所有時候自費維護、保養及維修「隔音屏障」或(如獲「署長」批准)其任何替代品，以保持其修繕妥當及狀況良好，全面令「署長」全面滿意。如因按本「特別條件」(d)款進行任何工程而須實施臨時交通封路或改道，開展工程前須就臨時交通安排獲得運輸署署長書面批准；
- (e) 「隔音屏障」只可用作隔音屏障用途。除獲地政署署長事先書面批准外，「買方」不得使用或容許他人使用「隔音屏障」或其任何部分作廣告或展示任何招牌、告示或海報；
- (f) 受制於地政署署長的事先書面批准，「買方」及其承辦商、工人或任何其他獲「買方」授權的人士可攜同或不攜同工具、設備、機器、機械或車輛進入毗鄰該地段之「政府」土地，以興建、建造、檢查、維修、保養、清洗、翻新、更換、改動、拆除或移除伸出「政府」土地之「隔音屏障」之部分；
- (g) 倘因特別條件(f)款進入或進行工程而致使或引起「買方」或任何其他人士招致或蒙受任何費用、損失或損害，「政府」毋須承擔責任或法律責任，「買方」不得就任何此等損失、損害、滋擾或騷擾向「政府」索償。
- (h) 「買方」須於所有時候採取可能必要的預防措施，以避免因興建、建造、維修、保養、改動、使用、拆除或移除「隔音屏障」而對任何毗鄰該地段及「隔音屏障」之「政府」土地或進入或使用任何毗鄰該地段及「隔音屏障」之「政府」土地的人士或車輛造成損害或損傷；
- (i) 「署長」有權於任何時候絕對酌情決定向「買方」送達書面通知，要求「買方」於書面通知日期的六個曆月內拆除及移除伸出「政府」土地之「隔音屏障」的部分而不設替代品，「買方」須於收到該書面通知後自費於該書面通知訂明的期限內拆除及移除上述「隔音屏障」的部分，並全面達致「署長」滿意；
- (j) 如「買方」沒有按本「特別條件」履行責任，「署長」可進行所需工程，而「買方」須按要求向「署長」償還此等工程的費用；



# 16 SUMMARY OF LAND GRANT

## 批地文件的摘要

- (k) 「買方」須容許「署長」、其人員、承辦商、代理、其工人及其他獲「署長」授權的人士有權在任何時候攜同或不攜同工具、設備、機器、機械或車輛出入、經過及再經過該地段或在其上擬建或已建的任何建築物，旨在視察、檢驗和監督任何按本特別條件 (a)、(d)及(i)款進行之工程及進行本特別條件 (j)款要求的任何工程或任何其他「署長」認為可能必要之工程；
- (l) 倘因「買方」履行本「特別條件」之責任、「署長」按本特別條件(k)款行使進入出入、經過及再經過的權利或按本特別條件(j)款進行任何工程而而致使或引起「買方」或任何其他人士招致或蒙受任何損失、損害、滋擾或騷擾，「政府」或「署長」毋須承擔責任或法律責任，「買方」不得就此等損失、損害、滋擾或騷擾向「政府」、「署長」或其授權人員索償。
- (m) 「買方」須於任何時間就「隔音屏障」之興建、建造、存在、檢查、維修、保養、清潔、翻新、替代、改動、使用、拆除或移除或本特別條件(j)款進行的任何工程而直接或間接致使或引起之法律責任、損失、損害、申索、成本、費用、收費、索求、法律行動或其他程序對「政府」、「署長」、其人員、承辦商、代理、其工人及其他按本特別條件(k)款獲「署長」授權的人士作出彌償及確保其一直獲得彌償。』

### 34. 「批地文件」特別條款第(48)條訂明：

『該地段不可搭建或建造任何墳墓或骨灰龕，亦不可安葬或放置任何人類或動物遺體，不論安葬或存放於陶瓶或骨灰盞等。』

- 註：1.詳情請參考「批地文件」。「批地文件」全文已備於售樓處，歡迎在營業時間免費索取閱覽，並可支付必要的影印費用按要求獲取影印副本。
- 2.就本節「批地文件的摘要」而言，「買方」指穎顯有限公司，如上下文意允許或規定，「買方」之釋義包括其繼承人及受讓人；「政府」指香港特別行政區政府；「署長」指地政總署署長；「香港」指香港特別行政區；此等「批地條件」指及包括「批地文件」的一般條款和特別條款。



# 17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

Not applicable.

不適用。

# 18 WARNING TO PURCHASERS

## 對買方的警告

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

1. 建議買方聘用一間獨立的律師事務所（代表擁有人行事者除外），以在交易中代表買方行事。
2. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突：-
  - (i) 該律師事務所可能不能夠保障買方的利益；
  - (ii) 買方可能要聘用一間獨立的律師事務所；及
  - (iii) 如屬3(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

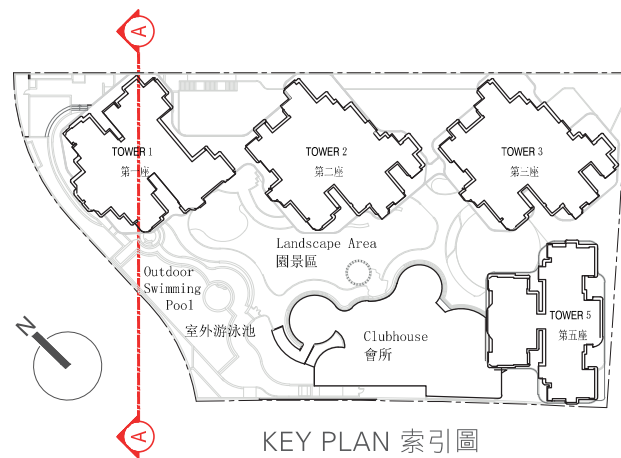


# 19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

## 發展項目中的建築物的橫截面圖

### TOWER 1

### 第1座

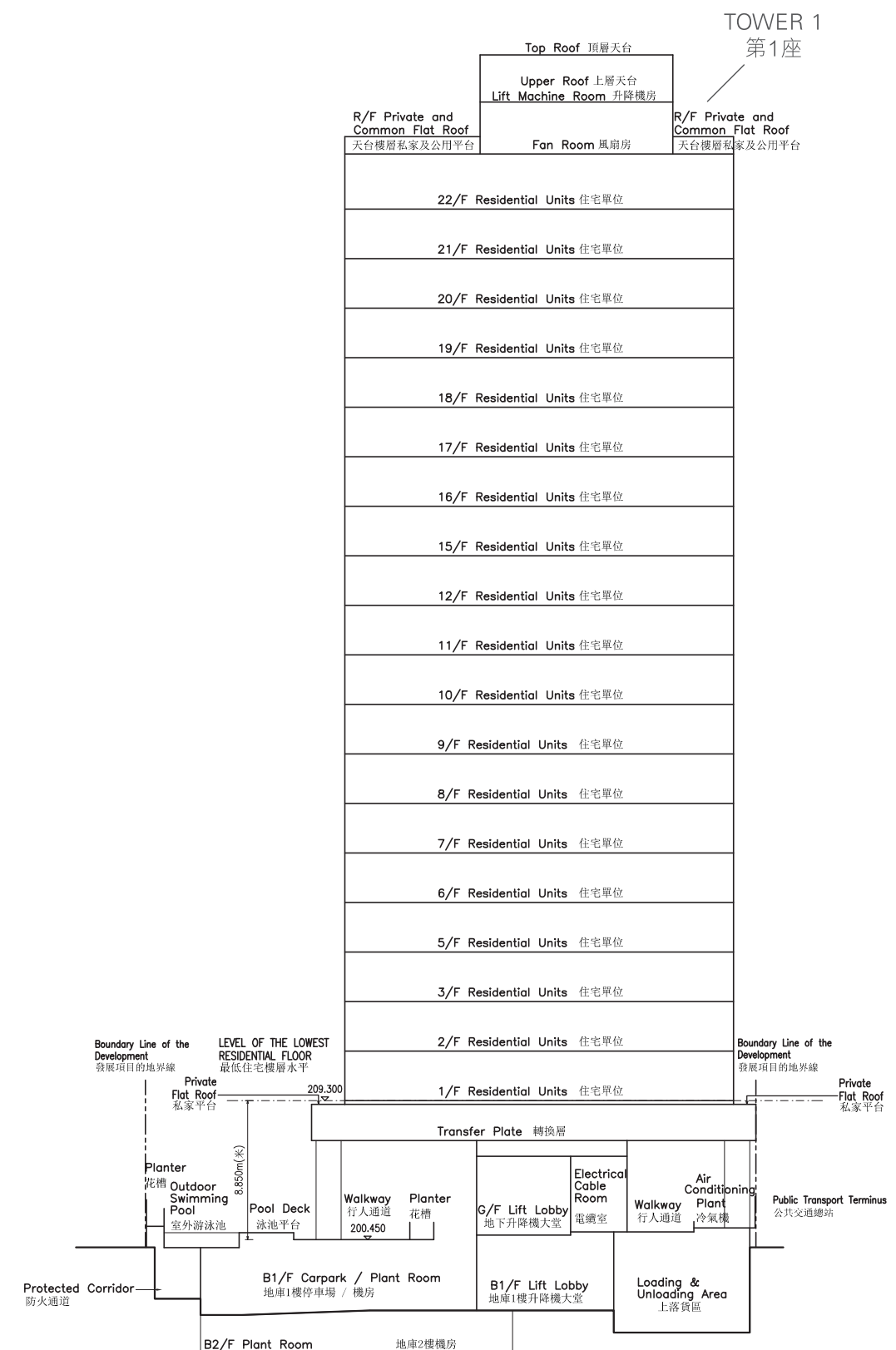


KEY PLAN 索引圖

#### Legend 圖例

- · — Dotted line denotes the level of the lowest residential floor  
虛線為最低住宅樓層水平
- ▽ / △ Height in metres above the Hong Kong Principal Datum (PD)(metres)  
香港主水平基準以上高度(米)
- EVA Emergency Vehicular Access  
緊急車輛通道

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

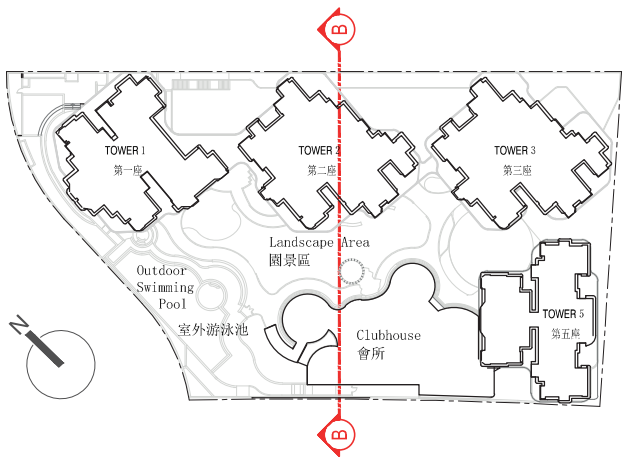


CROSS SECTION PLAN A 橫截面圖A

# 19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

## TOWER 2 第2座

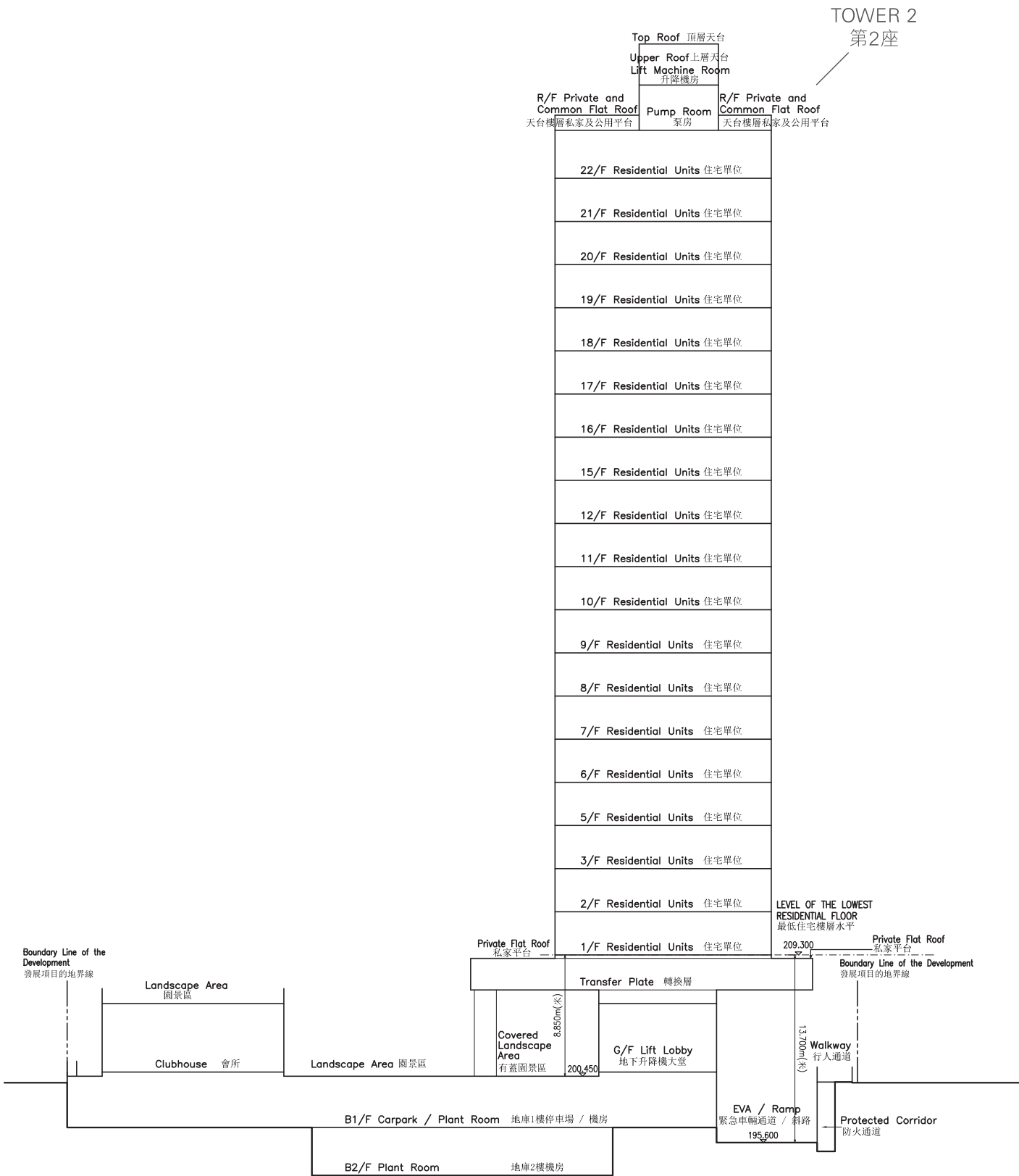


KEY PLAN 索引圖

### Legend 圖例

- · — Dotted line denotes the level of the lowest residential floor  
虛線為最低住宅樓層水平
- ▽ / △ Height in metres above the Hong Kong Principal Datum (PD)(metres)  
香港主水平基準以上高度(米)
- EVA Emergency Vehicular Access  
緊急車輛通道

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



CROSS SECTION PLAN B 橫截面圖B

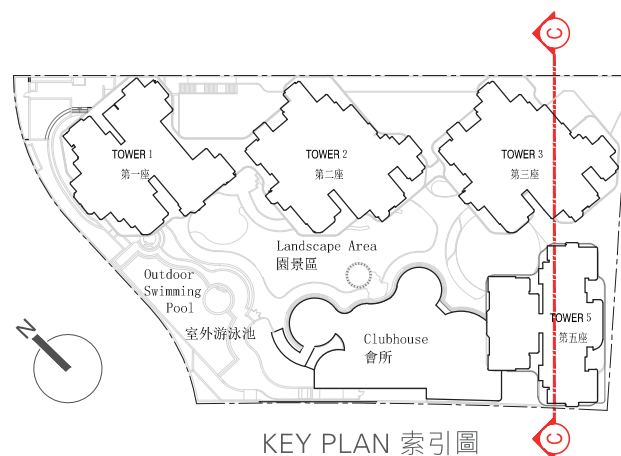


# 19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

## 發展項目中的建築物的橫截面圖

### TOWER 3 & TOWER 5

#### 第3座及第5座

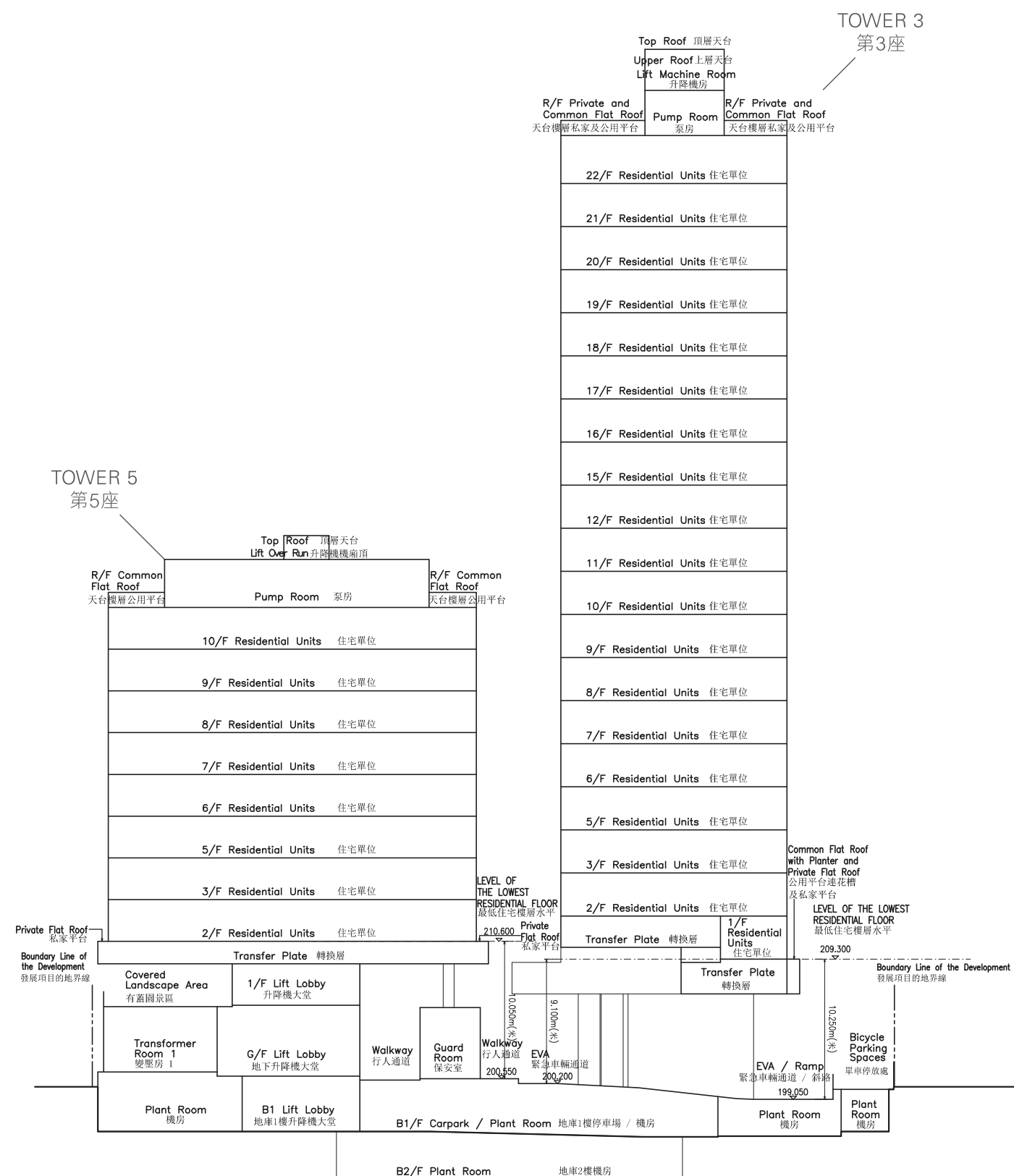


KEY PLAN 索引圖

#### Legend 圖例

- · — Dotted line denotes the level of the lowest residential floor  
虛線為最低住宅樓層水平
- ▽ / △ Height in metres above the Hong Kong Principal Datum (PD)(metres)  
香港主水平基準以上高度(米)
- EVA Emergency Vehicular Access  
緊急車輛通道

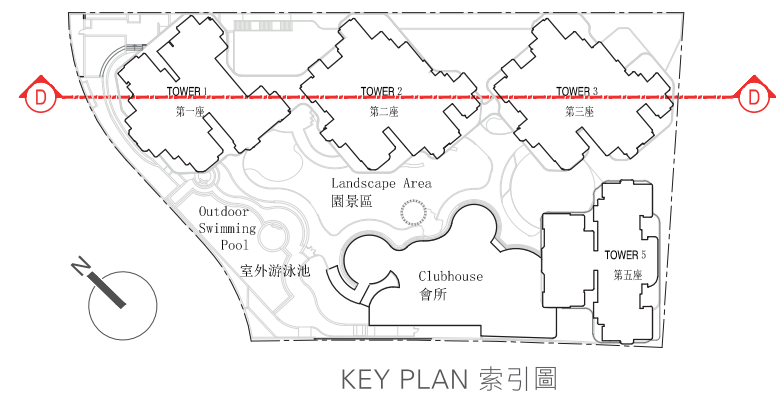
Remark 備註:  
This cross-section plan is not drawn to scale.  
此橫截面圖並非按照比例繪圖。



CROSS SECTION PLAN C 橫截面圖C

## 19

To



### Legen

— / —

EVA

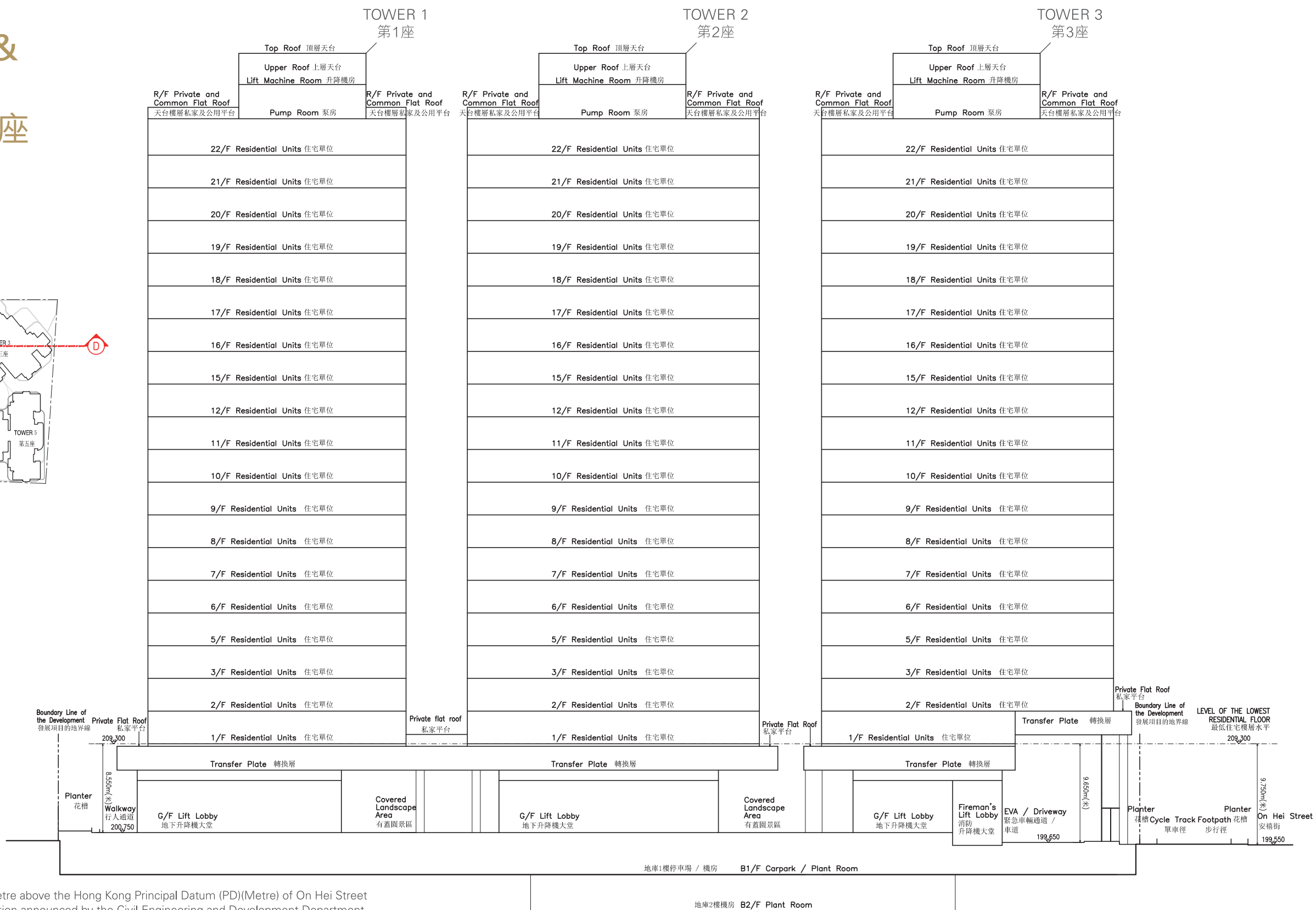
Remark

1. This

備註:

1. 此橫

## 2. 安禧



CROSS SECTION PLAN D 橫截面圖D

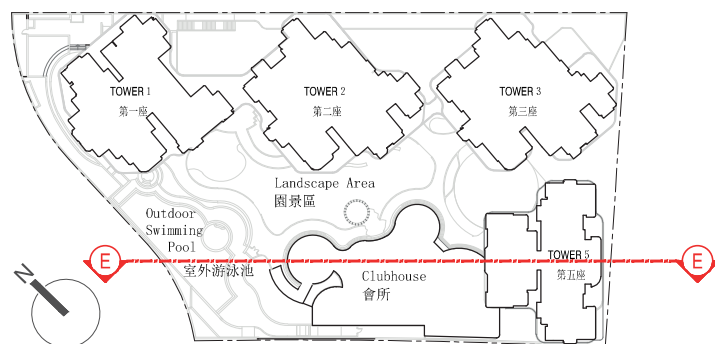


# 19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

## 發展項目中的建築物的橫截面圖

### TOWER 5

#### 第5座



KEY PLAN 索引圖

#### Legend 圖例

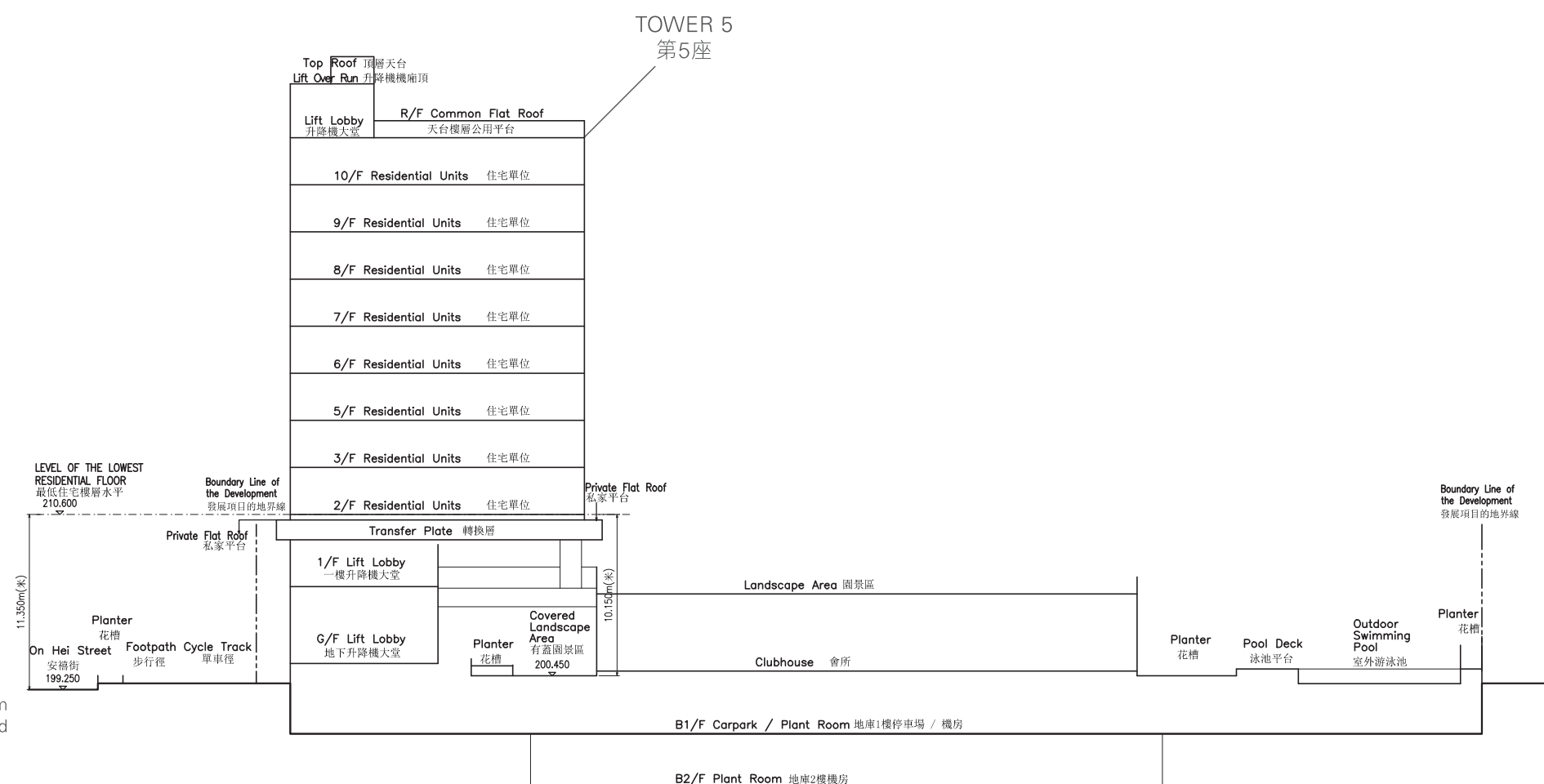
- . — Dotted line denotes the level of the lowest residential floor  
虛線為最低住宅樓層水平
- ▽ / △ Height in metres above the Hong Kong Principal Datum (PD)(metres)  
香港主水平基準以上高度(米)
- EVA Emergency Vehicular Access  
緊急車輛通道

#### Remark

- This cross-section plan is not drawn to scale.
- On Hei Street is still under construction, the height in metre above the Hong Kong Principal Datum (PD)(Metre) of On Hei Street will be subject to change according to the latest information announced by the Civil Engineering and Development Department.

#### 備註:

- 此橫截面圖並非按照比例繪圖。
- 安禧街仍在興建中，剖面圖的安禧街之香港主水平基準以上高度(米)根據土木工程拓展署最新公佈資料，將來或會改變。

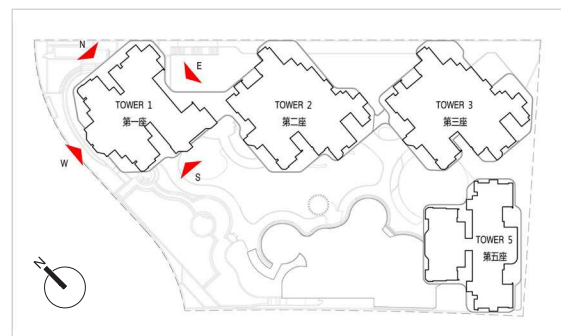


CROSS SECTION PLAN E 橫截面圖E

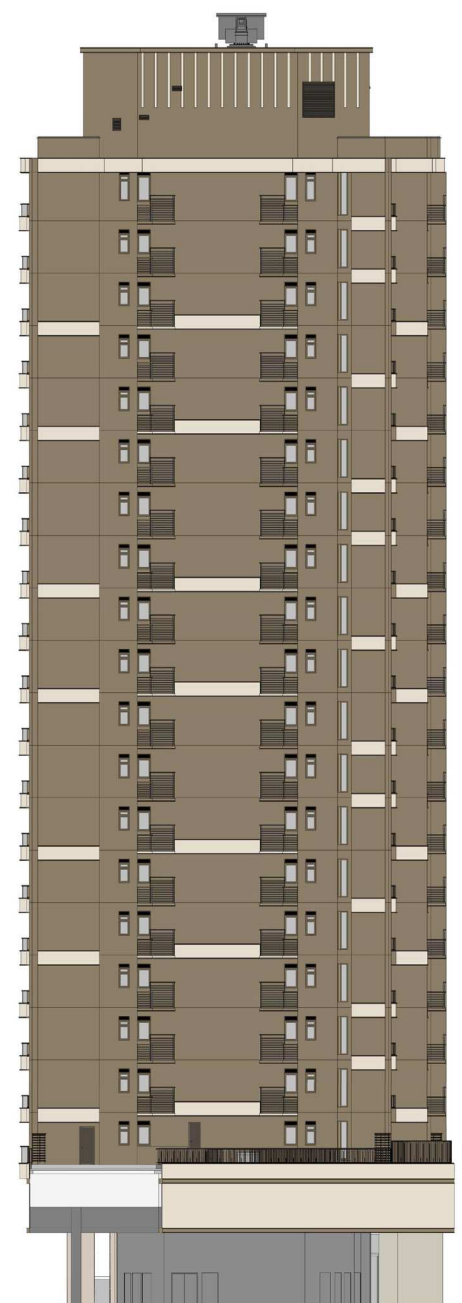


# 20 ELEVATION PLAN 立面圖

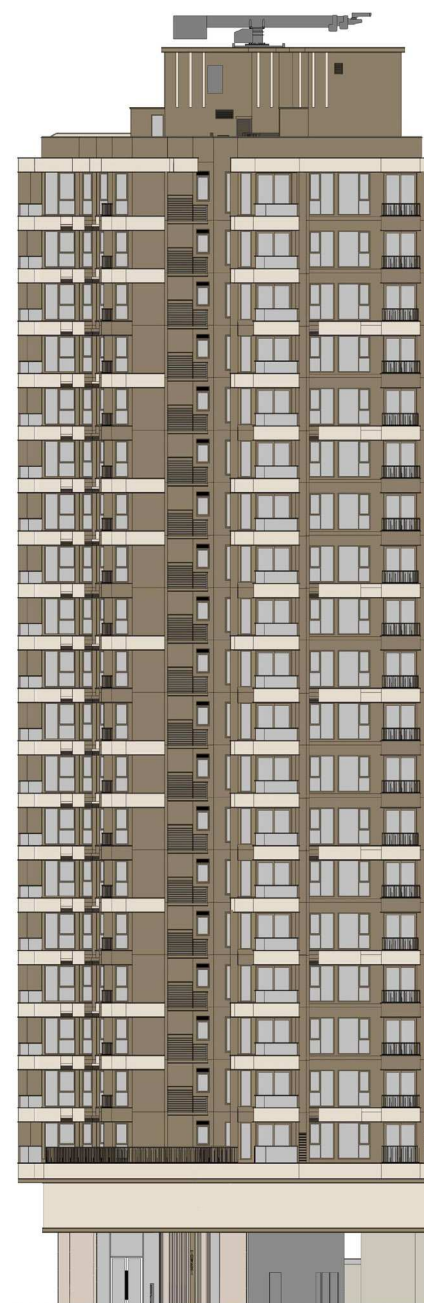
## TOWER 1 第1座



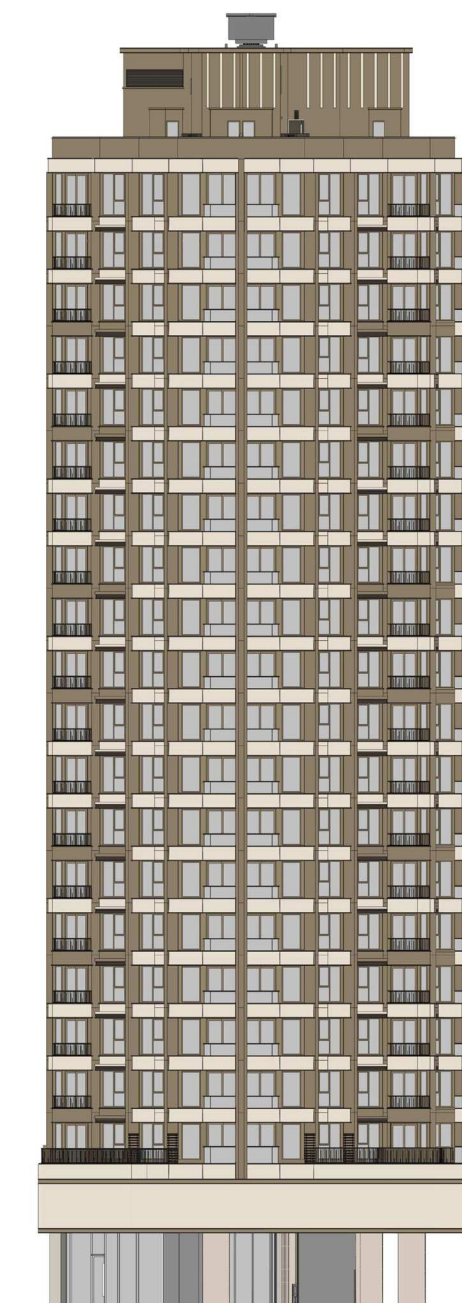
KEY PLAN 索引圖



EAST ELEVATION 東面立面圖



SOUTH ELEVATION 南面立面圖



WEST ELEVATION 西面立面圖



NORTH ELEVATION 北面立面圖

Authorized Person for the Development certified that the elevations shown on these plans:-  
(a) are prepared on the basis of the approved building plans for the Development as of 9<sup>th</sup> August 2021; and  
(b) are in general accordance with the outward appearance of the Development.

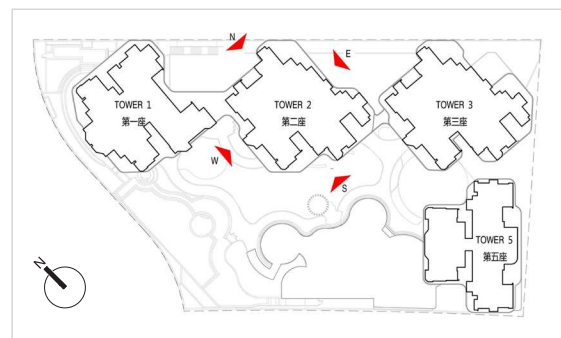
發展項目的認可人士已證明本圖所顯示的立面：

(a) 以2021年8月9日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及  
(b) 大致上與發展項目的外觀一致。



# 20 ELEVATION PLAN 立面圖

## TOWER 2 第2座



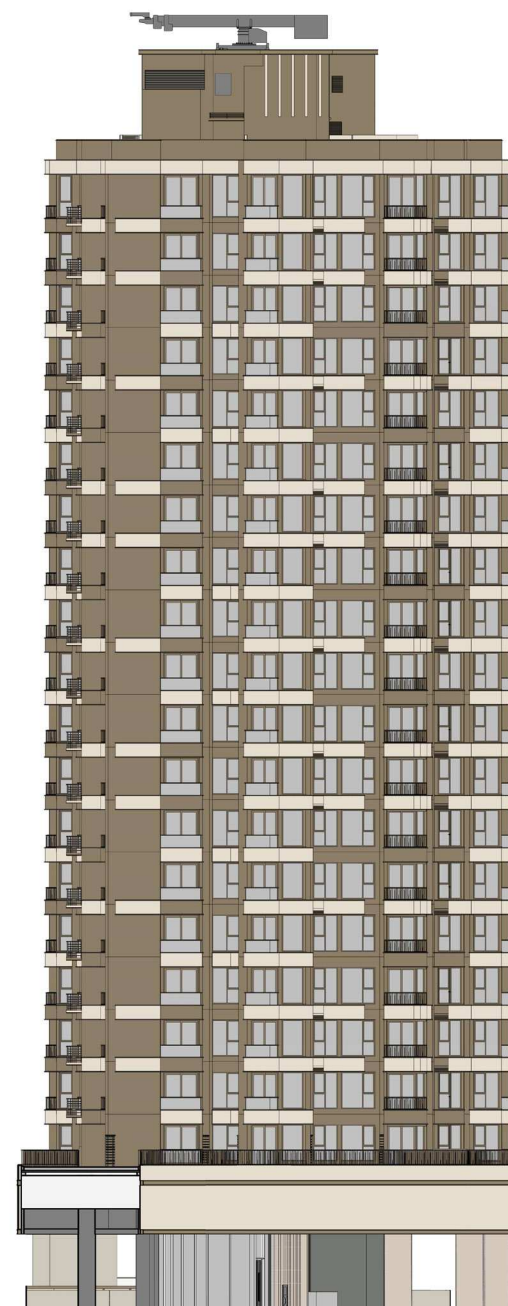
KEY PLAN 索引圖



EAST ELEVATION 東面立面圖



SOUTH ELEVATION 南面立面圖



WEST ELEVATION 西面立面圖



NORTH ELEVATION 北面立面圖

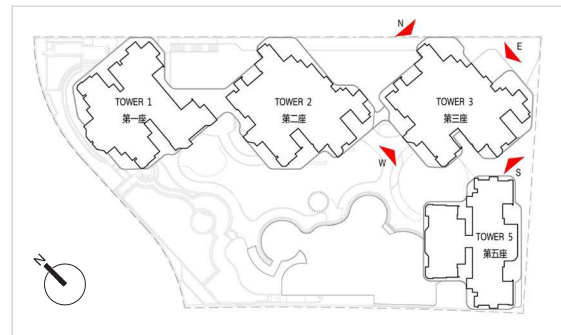
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(a) are prepared on the basis of the approved building plans for the Development as of 9<sup>th</sup> August 2021; and  
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：  
(a) 以2021年8月9日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及  
(b) 大致上與發展項目的外觀一致。

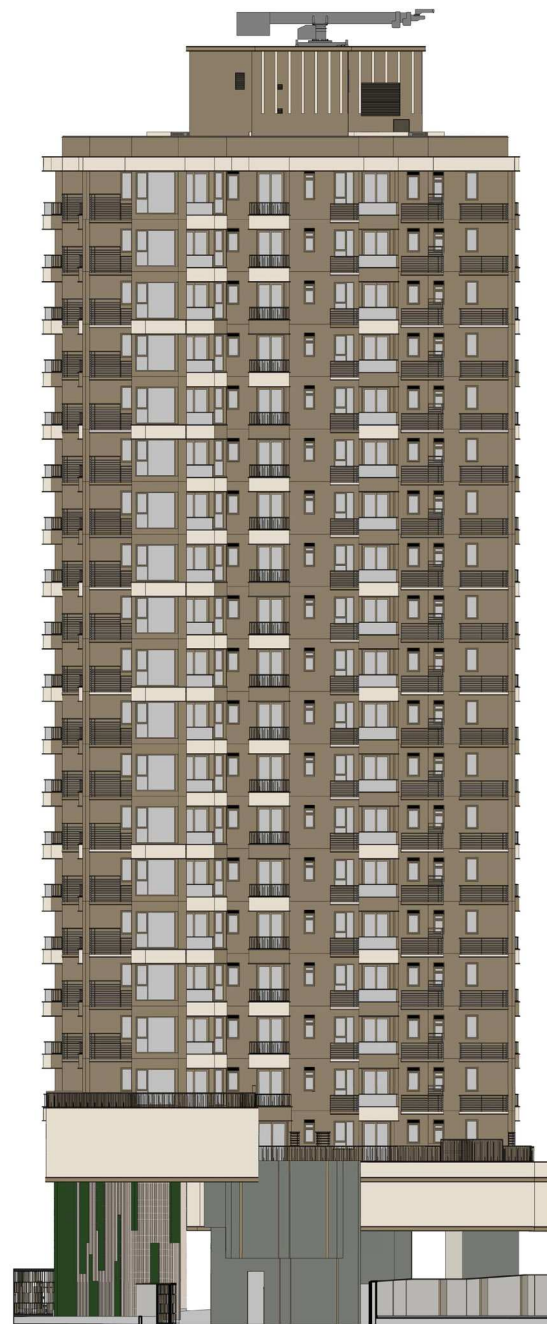


# 20 ELEVATION PLAN 立面圖

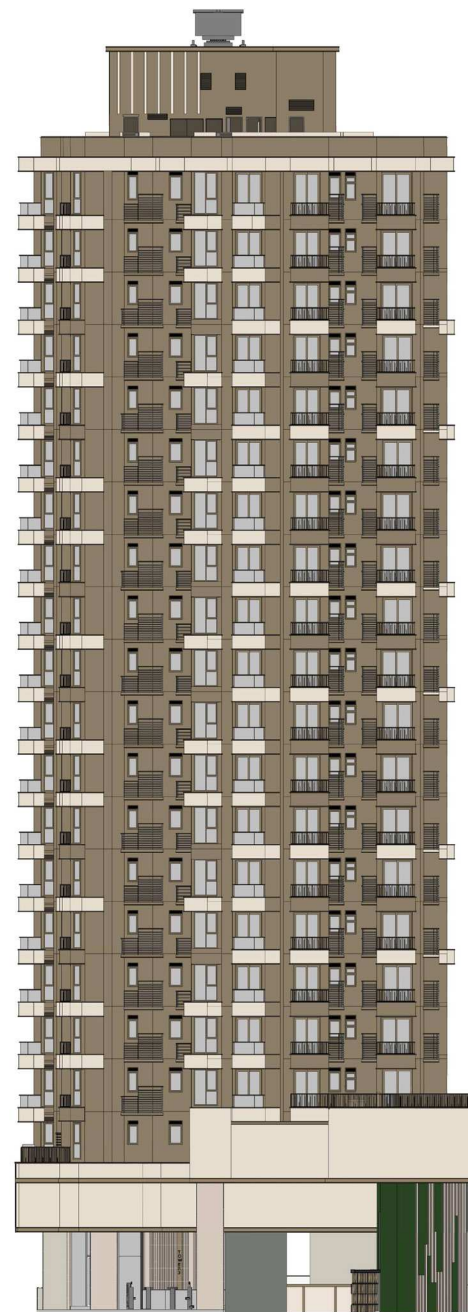
## TOWER 3 第3座



KEY PLAN 索引圖



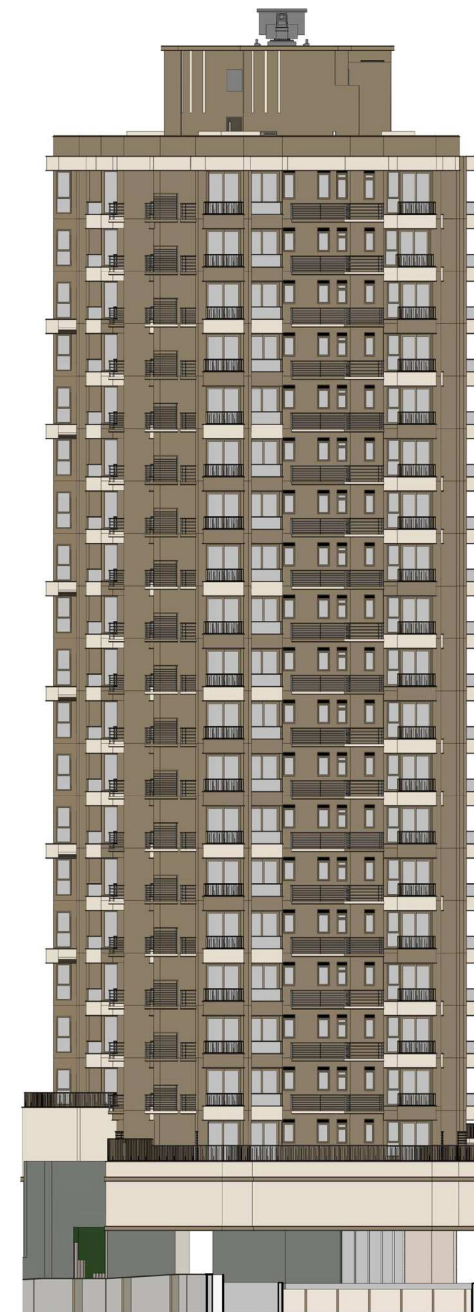
EAST ELEVATION 東面立面圖



SOUTH ELEVATION 南面立面圖



WEST ELEVATION 西面立面圖



NORTH ELEVATION 北面立面圖

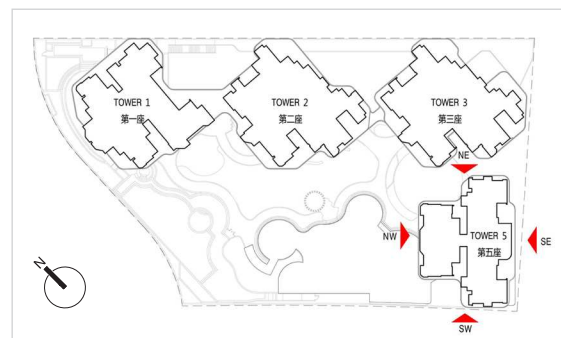
Authorized Person for the Development certified that the elevations shown on these plans:-  
(a) are prepared on the basis of the approved building plans for the Development as of 9<sup>th</sup> August 2021; and  
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：  
(a) 以2021年8月9日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及  
(b) 大致上與發展項目的外觀一致。



# 20 ELEVATION PLAN 立面圖

## TOWER 5 第5座



KEY PLAN 索引圖



SOUTHEAST ELEVATION 東南面立面圖



SOUTHWEST ELEVATION 西南面立面圖



NORTHWEST ELEVATION 西北面立面圖



NORTHEAST ELEVATION 東北面立面圖

Authorized Person for the Development certified that the elevations shown on these plans:-  
(a) are prepared on the basis of the approved building plans for the Development as of 9<sup>th</sup> August 2021; and  
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：

(a) 以2021年8月9日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及  
(b) 大致上與發展項目的外觀一致。

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

Category of common facility 公用設施的類別	Floor/Location 樓層/位置		Area 面積		Total Area 總面積	
			sq. m. 平方米	sq. ft. 平方呎	sq. m. 平方米	sq. ft. 平方呎
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)	B1/F 地庫1樓	Covered 有上蓋	58.661	631	986.656	10,620
	G/F 地下	Covered 有上蓋	473.860	5,101		
		Uncovered 沒有上蓋	445.074	4,791		
	1/F 1樓	Covered 有上蓋	9.061	98		
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱)	Tower 5 R/F 第5座天台	Uncovered 沒有上蓋	177.957	1,916	177.957	1,916
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方(不論是稱為有蓋及園景的遊樂場或有其他名稱)	G/F 地下	Covered 有上蓋	650.339	7,000	2,520.830	27,134
		Uncovered 沒有上蓋	1,245.793	13,410		
	1/F 1樓	Covered 有上蓋	136.014	1,464		
		Uncovered 沒有上蓋	488.684	5,260		

Remarks:

1. Areas in square metres as specified above are based on the latest approved building plans.

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

備註：

1. 上述所列以平方米顯示之面積乃依據最新的經批准的建築圖則。

2. 以平方呎顯示之面積由以平方米顯示之面積以1平方米 = 10.764平方呎換算，並四捨五入至整數。



## 22 INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

### 閱覽圖則及公契

1. The address of the website on which a copy of the Outline Zoning Plan relating to the Development is available at: [www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk)
2. A copy of the latest draft of every deed of mutual covenant in respect of the specified residential properties as at the date on which the specified residential properties are offered to be sold is available for inspection at the place at which the specified residential properties are offered to be sold. The inspection is free of charge.

1. 關於發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為[www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk)。
2. 指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿的文本存放在指明住宅物業的售樓處，以供閱覽。無須為閱覽付費。

# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

1. EXTERIOR FINISHES	
Item	Description
(a) External Wall	Ceramic tiles, aluminium cladding, glass balustrade, metal balustrade, metal grille, metal louvre, paint and natural stone.
(b) Window	Aluminium window frames fitted with insulated glass unit with low-E coating for all windows in Living Room, Dining Room, Master Bedroom and Bedroom. Aluminium window frames fitted with tinted glass for all windows in Kitchen. Aluminium window frames fitted with tinted fritted glass for all windows in Master Bathroom and Bathroom (if any).
(c) Bay window	Not applicable.
(d) Planter	Ceramic tiles and aluminium feature.
(e) Verandah or balcony	Balconies are covered and provided with metal framed balustrade with laminated tempered clear glass. Balustrades are fitted with metal top rail for balconies at Tower 1, 2 & 3. Balustrades are fitted with wood composite top rail for balconies at Tower 5. Floors (except Tower 5) are finished with porcelain tiles. Floors at Tower 5 are finished with wood composite deck on pedestal, porcelain tiles underneath. Curb is finished with aluminium cladding and ceramic tiles. Wall is finished with ceramic tiles. Ceiling is finished with paint. No verandah is provided.
(f) Drying facilities for clothing	Not applicable.

2. INTERIOR FINISHES	
Item	Description
(a) Lobby	<p><b>B1/F Carpark Lift Lobby -</b> Wall finished with natural stone, timber veneer and metal. Floor finished with natural stone. Gypsum board false ceiling finished with emulsion paint is provided.</p> <p><b>Fireman's Lift Lobbies at B1/F &amp; G/F -</b> Exposed wall finished with emulsion paint. Floor finished with screeding. Exposed ceiling finished with emulsion paint.</p> <p><b>Main Entrance Lobby at G/F -</b> Wall finished with natural stone, timber veneer, metal finish and mirror. Floor finished with natural stone. Gypsum board false ceiling finished with emulsion paint and aluminium ceiling panel are provided.</p>

1. 外部裝修物料	
細項	描述
(a) 外牆	瓷磚、鋁飾板、玻璃欄杆、金屬欄杆、金屬梳子、金屬百葉、油漆及天然石材。
(b) 窗	客廳、飯廳、主人睡房及睡房之窗戶選用鋁窗框配雙層中空玻璃配低輻射鍍膜。 廚房窗選用鋁窗框鑲有色玻璃。 主人浴室及浴室窗（如有）選用鋁窗框鑲半彩釉有色玻璃。
(c) 窗台	不適用。
(d) 花槽	瓷磚及鋁裝飾。
(e) 陽台或露台	露台有蓋並裝設金屬框鑲夾層鋼化清玻璃的欄杆。 第1、2及3座之露台欄杆設金屬頂欄。 第5座之露台欄杆設合成木頂欄。 地台（除第5座外）鋪以瓷磚。 第5座地台鋪有合成木甲板，底下鋪有瓷磚。 圍邊鋪砌鋁飾板及瓷磚。 牆身鋪以瓷磚。 天花髹油漆。 沒有陽台。
(f) 乾衣設施	不適用。

2. 室內裝修物料	
細項	描述
(a) 大堂	<p><b>地庫1樓停車場升降機大堂 -</b> 牆身鋪砌天然石材、木飾面及金屬。 地台鋪砌天然石材。 裝設石膏板假天花髹乳膠漆。</p> <p><b>地庫1樓及地下之消防員升降機大堂 -</b> 外露牆身髹乳膠漆。 地台鋪批盪。 天花外露部份髹乳膠漆。</p> <p><b>地下入口大堂 -</b> 牆身鋪砌天然石材、木飾面、金屬面及鏡面。 地台鋪砌天然石材。 裝設石膏板假天花髹乳膠漆及鋁天花板。</p>



## 23 FITTINGS, FINISHES AND APPLIANCES

### 裝置、裝修物料及設備

2. INTERIOR FINISHES	
Item	Description
(a) Lobby	<p><b>Typical Residential Lift Lobby -</b> Wall finished with reconstituted stone, metal, glass and plastic laminate. Floor finished with porcelain tiles. Gypsum board false ceiling finished with emulsion paint is provided.</p> <p><b>Firemen's Lift Lobby for Typical Residential Floors</b> Exposed Wall finished with emulsion paint. Floor finished with porcelain tiles. Exposed ceiling finished with emulsion paint.</p>
(b) Internal wall and ceiling	<p><b>Internal wall and ceiling</b> Living Room, Dining Room, Master Bedroom and Bedroom finished with emulsion paint where exposed and gypsum board bulkhead finished with emulsion paint.</p>
(c) Internal floor	<p><b>For Tower 1, 2 and 3 -</b> Living Room, Dining Room, Master Bedroom and Bedroom finished with engineered timber flooring and solid timber skirting. Natural stone border along edge of floor adjoining door to Balcony, Utility Platform and Flat Roof.</p> <p><b>For Tower 5 -</b> Living Room, Dining Room, Master Bedroom and Bedroom finished with polyurethane flooring and solid timber skirting. Natural stone border along edge of floor adjoining door to Balcony, Utility Platform and Flat Roof.</p>
(d) Bathroom	<p>Wall finished with porcelain tiles to exposed surface and up to false ceiling. Floor finished with porcelain tiles to exposed surface. Door threshold finished with natural stone. Gypsum board with emulsion paint and metal panel false ceilings are provided.</p>
(e) Kitchen	<p>Wall finished with porcelain tiles and glass (Tower 1 Only) to exposed surface and up to false ceiling. Gypsum board with emulsion paint and metal panel false ceilings are provided. Floor finished with porcelain tiles. Cooking bench countertop is fitted with solid surface material.</p>

2. 室內裝修物料	
細項	描述
(a) 大堂	<p><b>標準住宅升降機大堂 -</b> 牆身鋪砌人造石材、金屬、玻璃及膠板。 地台鋪砌瓷磚。 裝設石膏板假天花髹乳膠漆。</p> <p><b>標準住宅樓層之消防員升降機大堂</b> 外露牆身髹乳膠漆。 地台鋪砌瓷磚。 天花外露部份髹乳膠漆。</p>
(b) 內牆及天花板	<p><b>內牆及天花板</b> 客廳、飯廳、主人睡房及睡房外露部分髹乳膠漆及裝設石膏板假陣髹乳膠漆。</p>
(c) 內部地板	<p><b>第1、2及3座 -</b> 客廳、飯廳、主人睡房及睡房地板鋪砌複合木地板及實心木牆腳線。 連接露台、工作平台及平台門戶之室內地台圍邊部分鋪砌天然石材。</p> <p><b>第5座 -</b> 客廳、飯廳、主人睡房及睡房地板鋪砌聚氨酯地板及實心木牆腳線。 連接露台、工作平台及平台門戶之室內地台圍邊部分鋪砌天然石材。</p>
(d) 浴室	<p>外露牆身鋪砌瓷磚至假天花。 外露地台鋪砌瓷磚。 門檻鋪砌天然石材。 裝設石膏板髹乳膠漆及金屬板假天花。</p>
(e) 廚房	<p>外露牆身鋪砌瓷磚及玻璃(只限第1座)至假天花。 裝設石膏板髹乳膠漆及金屬板假天花。 地台鋪砌瓷磚。 灶台面為實心面板材料。</p>

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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTING	
Item	Description
(a) Doors	<b>Main Entrance of Residential Properties -</b> Solid core fire rated timber door finished with plastic laminate and fitted with lockset, concealed door closer, door hinges, smoke seal, door stopper and eye viewer.
	<b>Kitchen For Tower 1, 2 and 3 -</b> Solid core fire rated timber door finished with plastic laminate and fitted with fire rated glass vision panel, door handle, concealed door closer, door hinges, smoke seal and door stopper.
	<b>Kitchen For Tower 5 -</b> Fire rated laminated glass door with metal frame, door handle, concealed door closer, door hinges, smoke seal and door stopper.
	<b>Master Bedroom and Bedroom -</b> Hollow core timber door finished with plastic laminate and fitted with lockset, door hinges and door stopper.
	<b>Master Bathroom and Bathroom -</b> Hollow core timber door finished with plastic laminate and fitted with lockset, door hinges and door stopper for Master Bathroom and Bathroom of all units of Tower 1, 2 and 3 and Master Bathroom of all units of Tower 5.
	Hollow core timber sliding door finished with plastic laminate fitted with track set and lockset for all Bathrooms of Tower 5.
	<b>Utility / Store -</b> Hollow core timber door finished with plastic laminate and fitted with lockset, door hinges, door stopper and door handle for the following units: Unit A and F of Tower 2 & 3 Unit A and B of Tower 5
	Hollow core timber sliding door finished with plastic laminate fitted with lockset and track set for the following units: Unit A, B, C and D of Tower 1 Unit B, D and E of Tower 2 & 3 Unit C and D of Tower 5
	<b>Lavatory -</b> Glass sliding door with metal frame fitted with track set and lockset.

3. 室內裝置	
細項	描述
(a) 門	<b>住宅單位大門 -</b> 膠板飾面實心防火木門，裝設門鎖、隱藏氣鼓、門鉸、防煙條、門擋及防盜眼。
	<b>第1、2及3座廚房 -</b> 膠板飾面實心防火木門，裝設防火玻璃視窗、把手、隱藏氣鼓、門鉸、防煙條及門擋。
	<b>第5座廚房 -</b> 金屬框防火夾層玻璃門，裝設把手、隱藏氣鼓、門鉸、防煙條及門擋。
	<b>主人睡房及睡房 -</b> 膠板飾面空心木門，裝設門鎖、門鉸及門擋。
	<b>主人浴室及浴室 -</b> 以下單位之浴室選用膠板飾面空心木門，裝設門鎖、門鉸及門擋： 第1、2及3座所有單位之主人浴室和浴室及第5座之主人浴室。
	第5座之浴室配以膠板飾面之空心木趟門，並裝設路軌及門鎖。
	<b>工作間 / 儲物室 -</b> 以下單位選用膠板飾面空心木門，裝設門鎖、門鉸、門擋及把手： 第2及3座單位A及F 第5座單位A及B
	以下單位配以膠板飾面之空心木趟門，並裝設門鎖及路軌： 第1座單位A、B、C及D 第2及3座單位B、D及E 第5座單位C及D
	<b>洗手間 -</b> 玻璃趟門配金屬框，並裝設路軌及門鎖。



## 23 FITTINGS, FINISHES AND APPLIANCES

### 裝置、裝修物料及設備

3. INTERIOR FITTING	
Item	Description
(a) Doors	<p><b>Balcony -</b> Aluminium framed sliding door with insulated glass unit with low-E coating fitted with lockset.</p> <p><b>Utility Platform -</b> Aluminium framed sliding door with insulated glass unit with low-E coating fitted with lockset.</p> <p><b>Flat Roof (1/F of Tower 1, 2 and 3, 2/F of Tower 3 and 5) -</b> Aluminium framed sliding door with insulated glass unit with low-E coating fitted with lockset for the following units:</p> <p>Unit A, B and C at 1/F of Tower 1 Unit A, B, C, D, E and F at 1/F of Tower 2 Unit A, B, C and D at 1/F of Tower 3 Unit E at 2/F of Tower 3 Unit A, B, C and D at 2/F of Tower 5</p> <p>Aluminium framed glass door with insulated glass unit with low-E coating and lockset for the following units:</p> <p>Unit A, B and D at 1/F of Tower 1 Unit F at 1/F of Tower 2 Unit C and D at 2/F of Tower 5</p> <p><b>Stairhood at R/F of Tower 1 -</b> Aluminium framed glass door with insulated glass unit with low-E coating with lockset.</p> <p><b>Flat Roof at R/F of Tower 1, 2 and 3 -</b> Metal gate fitted with lockset.</p>
(b) Bathroom	<p><b>Master Bathroom and Bathroom -</b> Timber mirror cabinet and wooden vanity counter with natural stone countertop. Fittings and equipment include vitreous china wash basin with brushed bronze finish basin mixer, vitreous china water closet, glazed titanium-steel bathtub (1500mm(L) x 700mm(W) x 420mm(D))(Except for Unit A and B of Tower 1 and all units of Tower 5), brushed bronze finish bath mixer, metal curtain track, brushed bronze finish towel bar brushed bronzed finished hook and brushed bronze finish toilet paper holder.</p> <p><b>Unit A and B of Tower 1 -</b> Glazed titanium-steel bathtub (1500mm(L) x 700mm(W)x 450mm(D)).</p> <p><b>Master Bathroom of Tower 5 -</b> Glazed titanium-steel bathtub with hand grip (1500mm(L) x 700mm(W) x 420mm(D)).</p> <p><b>Bathroom of Tower 5 -</b> Shower cubicle with tempered glass partition.</p> <p>Copper pipes are used for cold and hot water supply system. uPVC pipes are used for flushing water supply system. For appliances provision, please refer to the “Appliances Schedule”.</p>

3. 室內裝置	
細項	描述
(a) 門	<p><b>露台 -</b> 鋁框趟門配雙層中空玻璃配低輻射鍍膜，裝設門鎖。</p> <p><b>工作平台 -</b> 鋁框趟門配雙層中空玻璃配低輻射鍍膜，裝設門鎖。</p> <p><b>平台 (第1、2及3座1樓，第3及5座2樓) -</b> 以下單位選用鋁框趟門配雙層中空玻璃配低輻射鍍膜，裝設門鎖： 第1座1樓單位A、B及C 第2座1樓單位A、B、C、D、E及F 第3座1樓單位A、B、C及D 第3座2樓單位E 第5座2樓單位A、B、C及D</p> <p>以下單位選用鋁框玻璃門配雙層中空玻璃配低輻射鍍膜，裝設門鎖： 第1座1樓單位A、B及D 第2座1樓單位F 第5座2樓單位C及D</p> <p><b>第1座天台梯屋 -</b> 鋁框玻璃門配雙層中空玻璃配低輻射鍍膜，裝設門鎖。</p> <p><b>第1、2 及3座於天台平台 -</b> 金屬閘，裝設門鎖。</p>
(b) 浴室	<p><b>主人浴室及浴室 -</b> 裝設木鏡櫃、配天然石檯面木儲物櫃。 裝置及設備包括搪瓷洗手盆配拉絲古銅飾面洗手盆水龍頭、搪瓷坐廁、釉面鈦鋼浴缸(1500毫米(長) x 700毫米(闊) x 420毫米(深))(第1座單位A及B及第5座所有單位除外)，拉絲古銅飾面浴缸水龍頭、金屬浴簾軌、拉絲古銅飾面毛巾架、拉絲古銅飾面掛鉤及拉絲古銅飾面廁紙架。</p> <p><b>第1座單位A及B -</b> 釉面鈦鋼浴缸(1500毫米(長) x 700毫米(闊) x 450毫米(深))。</p> <p><b>第5座主人浴室 -</b> 釉面鈦鋼浴缸連扶手(1500毫米(長) x 700毫米(闊) x 420毫米(深))。</p> <p><b>第5座浴室 -</b> 淋浴空間採用強化玻璃間隔牆。</p> <p>冷熱水供水系統採用銅喉管。 沖廁供水系統採用膠喉。 有關供應之設備，請參閱「設備說明表」。</p>



## 23 FITTINGS, FINISHES AND APPLIANCES

### 裝置、裝修物料及設備

3. INTERIOR FITTING	
Item	Description
(c) Kitchen	<p><b>Kitchen -</b> Stainless steel sink with chrome plated sink mixer. Copper pipes are used for cold and hot water supply system.</p> <p><b>Tower 1 -</b> Fitted with wooden kitchen cabinet with high gloss lacquer finished door panel, plastic laminate carcass and solid surface material countertop.</p> <p><b>Tower 2 and 3 -</b> Fitted with wooden kitchen cabinet with acrylic finished door panel, plastic laminate carcass and solid surface material countertop.</p> <p><b>Tower 5 -</b> Fitted with aluminium frame and glass finish cabinet with acrylic finished door, plastic laminate finished carcass and solid surface material countertop.</p> <p>For appliances provision, please refer to the “Appliances Schedule”.</p>
(d) Bedroom	Not applicable.
(e) Telephone	Telephone outlets are provided. For location and number of outlets, please refer to the “Schedule of Mechanical and Electrical Provisions of Residential Properties”.
(f) Aerials	TV outlets for local TV programs are provided. For location and number of outlets, please refer to the “Schedule of Mechanical and Electrical Provisions of Residential Properties”.
(g) Electrical installations	Single phase or three phases electricity supply with miniature circuit breakers distribution board are provided for residential units. Conduit wiring concealed in walls or enclosed in false ceiling or bulkhead for lightings and power points are provided. Home automation system is provided for all residential units. For location and number of power points and air conditioner points, please refer to the “Schedule of Mechanical and Electrical Provisions of Residential Properties”
(h) Gas supply	Individual gas meter is provided at all residential units Kitchen. Gas supply pipes are installed and connected to gas cooker and gas water heater. For location of connection points, please refer to the “Schedule of Mechanical and Electrical Provisions of Residential Properties”.
(i) Washing machine connection point	Water point and drain point are provided for washer dryer machine. For location of connection points, please refer to the “Schedule of Mechanical and Electrical Provisions of Residential Properties”
(j) Water supply	Water pipes are partly concealed and partly exposed. Exposed water pipes are enclosed by false ceiling, bulkhead and cabinet or running on external walls. Copper pipes are used for both cold and hot water supply system. uPVC pipes are used for flushing water supply system. Hot water supply is available in Bathroom, Master Bathroom, Lavatory and Kitchen.

3. 室內裝置	
細項	描述
(c) 廚房	<p><b>廚房 -</b> 不銹鋼洗滌盆配鍍鉻洗滌盆水龍頭。冷熱水供水系統採用銅喉管。</p> <p><b>第1座 -</b> 木製廚櫃組合配高光漆飾面門板，膠板飾面櫃身及實心面板材料枱面。</p> <p><b>第2及3座 -</b> 木製廚櫃組合配亞克力飾面門板，膠板飾面櫃身及實心面板材料枱面。</p> <p><b>第5座 -</b> 鋁框及玻璃飾面廚櫃組合配亞克力飾面門板膠板飾面櫃身及實心面板材料枱面。</p> <p>有關供應之設備，請參閱「設備說明表」。</p>
(d) 睡房	沒有裝置。
(e) 電話	裝設有電話插座。 有關接駁點的位置及數目，請參閱「住宅物業機電裝置數量說明表」。
(f) 天線	裝設有本地電視節目的電視接收插座。 有關接駁點的位置及數目，請參閱「住宅物業機電裝置數量說明表」。
(g) 電力裝置	住宅單位提供單相或三相電力配電箱並裝有微型斷路器。 照明及電插座之導管暗藏於牆身或置於假天花或假陣內。 每住宅單位設有家居自動化系統。 有關電插座及空調機接駁點的位置及數目，請參閱「住宅物業機電裝置數量說明表」。
(h) 氣體供應	每住宅單位獨立煤氣錶接駁點設於廚房。 煤氣喉接駁至煤氣煮食爐及煤氣熱水爐。 有關接駁點的位置，請參閱「住宅物業機電裝置數量說明表」。
(i) 洗衣機接駁點	洗衣乾衣機設有來水及去水接駁點。 有關接駁點的位置，請參閱「住宅物業機電裝置數量說明表」。
(j) 供水	水管部份隱藏及部分外露。外露水管被假天花、假陣及櫃掩蓋，或置於外牆身。 冷熱水供水系統採用銅喉管。 沖廁供水系統採用膠喉管。 於浴室、主人浴室、洗手間及廚房有熱水供應。



## 23 FITTINGS, FINISHES AND APPLIANCES

### 裝置、裝修物料及設備

4. MISCELLANEOUS				
Item	Description			
(a) Lifts	12 nos. of "Mitsubishi" lifts are provided at residential towers.			
	Tower	Model Number	Lift No.	Floors Served
	1	NexWay-S	L1, L2 and L3	B1/F, G/F, 1/F-3/F, 5/F-12/F and 15/F-22/F
	2	NexWay-S	L4, L5 and L6	B1/F, G/F, 1/F-3/F, 5/F-12/F and 15/F-22/F
	3	NexWay-S	L7, L8 and L9	B1/F, G/F, 1/F-3/F, 5/F-12/F and 15/F-22/F
	5	Elenessa	L10 and L11	B1/F, G/F, 1/F-3/F and 5/F-10/F
		Elenessa	L12	B1/F, G/F, 1/F-3/F, 5/F-10/F and R/F
(b) Letter Box	Stainless steel smart mail box is provided.			
(c) Refuse collection	Refuse storage and material recovery room is provided in the common area of each residential floor. Central refuse storage and material recovery chamber is provided on B1/F for collection and removal of refuse by cleaners.			
(d) Water meter, electricity meter and gas meter	Separate water meters for individual residential units are provided in the Water Meter Cabinet on each residential floor. Separate electricity meters for individual residential units are provided in the Electric Meter Cabinet or Room on each residential floor. Separate gas meters are provided in the Kitchen of each individual residential unit.			

5. SECURITY FACILITIES
Video door phone is provided for all residential unit and connected to Guard Room near main entrance on G/F. Octopus card readers and QR code readers for access control are provided at all entrance of the Development, main entrance of each tower on G/F, carpark lift lobbies and clubhouse entrance. CCTV system is provided at entrance of the Development, main entrance of each tower on G/F, major passages, landscape area, clubhouse, carpark lift lobbies and inside lift cars and linked to the central security console. Vehicular control system is provided at vehicular entrance.

6. APPLIANCES
As set out in the 'Appliances Schedule'.

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

4. 雜項				
細項	描述			
(a) 升降機	住宅大樓設有12部「三菱」升降機。			
	座數	型號	升降機編號	所到樓層
	1	NexWay-S	L1、L2及L3	地庫1樓、地下、1樓至3樓、5樓至12樓及15樓至22樓
	2	NexWay-S	L4、L5及L6	地庫1樓、地下、1樓至3樓、5樓至12樓及15樓至22樓
	3	NexWay-S	L7、L8及L9	地庫1樓、地下、1樓至3樓、5樓至12樓及15樓至22樓
	5	Elenessa	L10及L11	地庫1樓、地下、1樓至3樓及5樓至10樓
		Elenessa	L12	地庫1樓、地下、1樓至3樓及5樓至10樓及天台樓層
(b) 信箱	設置不銹鋼智能信箱。			
(c) 收集垃圾	垃圾及物料回收房位於大廈每層住宅樓層之公用地方，並由清潔工人收集及運送到地庫1樓之中央垃圾及物料回收房處理及運走。			
(d) 水錶、電錶及氣體錶	每戶住宅單位之獨立水錶安裝於大廈每層住宅樓層之水錶櫃內。每戶住宅單位之獨立電錶安裝於大廈每層住宅樓層之電錶櫃或房內。每戶住宅之廚房內安裝獨立煤氣錶。			

5. 保安設施
所有住宅單位均裝設視像對講機接駁到地下入口大堂附近的保安室。發展項目的各入口、每座大廈地下主入口、停車場升降機大堂及會所入口均裝有八達通讀卡器及二維碼掃描器。發展項目的入口、每座大廈的地下主入口、主要通道、園景區、會所、停車場升降機大堂及升降機內均裝設閉路電視接駁到中央保安人員辦事處。車道入口設有出入控制系統。

6. 設備
於「設備說明表」列出。

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

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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	Floor and Unit Number 樓層及單位															
				1/F 1樓				2/F - 3/F, 5/F - 12/F and 15/F - 21/F 2樓至3樓、5樓至12樓 及15樓至21樓				22/F 22樓				R/F 天台			
				A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D
Living Room / Dining Room, Master Bedroom and Bedroom, Corridor / Corridor 1 / Corridor 2 客廳 / 飯廳、主人睡房及睡房、 走廊 / 走廊 1 / 走廊 2	VRF Type Air-conditioner (Indoor Unit) 變頻多聯式空調機 (室內機)	Panasonic 樂聲牌	S-28MK2E5A	√	√	√	√	√	√	√	√	√	√	√	√	-	-	-	-
			S-45MK2E5A	√	√	√	√	√	√	√	√	√	√	√	√	-	-	-	-
	VRF Type Air-conditioner (Outdoor Unit) 變頻多聯式空調機 (室外機)	Panasonic 樂聲牌	U-8LE1H7	√	√	√	√	√	√	√	√	√	√	√	√	-	-	-	-
	Window/Door Contact 門窗防盜開關感應器	Orvibo	SM11	√	√	√	√	-	-	-	-	√	√	√	√	-	-	-	-
	Mesh WiFi Router Mesh WiFi 路由器	Netgear	MS60	√	√	√	√	√	√	√	√	√	√	√	√	-	-	-	-
Living Room / Dining Room 客廳 / 飯廳	7" Indoor Video Doorphone 7" 室內視像對講系統	Akuvox	C315W	√	√	√	√	√	√	√	√	√	√	√	√	-	-	-	-
Bathroom 浴室	Exhaust Fan 抽氣扇	Gelec	BPT15-44J80	√	√	√	√	√	√	√	√	√	√	√	√	-	-	-	-
	Water Leakage Detection Sensor 漏水感應器	Orvibo	SW30	√	√	√	√	√	√	√	√	√	√	√	√	-	-	-	-
	Window/Door Contact 門窗防盜開關感應器	Orvibo	SM11	√	√	√	√	-	-	-	-	√	√	√	√	-	-	-	-
Master Bathroom 主人浴室	Thermo Ventilator 換氣暖氣機	Panasonic 樂聲牌	FV-40BE3H2	√	√	√	√	√	√	√	√	√	√	√	√	-	-	-	-
	Gas Water Heater 煤氣熱水爐	TGC 煤氣公司	TRJW162TFQL	-	-	√	√	-	-	√	√	-	-	√	√	-	-	-	-
			RJW200SFL	√	√	-	-	√	√	-	-	√	√	-	-	-	-	-	-
	Water Leakage Detection Sensor 漏水感應器	Orvibo	SW30	√	√	√	√	√	√	√	√	√	√	√	√	-	-	-	-
	Window/Door Contact 門窗防盜開關感應器	Orvibo	SM11	√	√	√	√	-	-	-	-	√	√	√	√	-	-	-	-
Kitchen 廚房	Gas hob (Wok burner) 炒鑊氣體煮食爐	Miele	CS1018G	√	√	√	√	√	√	√	√	√	√	√	√	-	-	-	-
	Gas hob (2-burners) 雙頭氣體煮食爐	Miele	CS1013-1	√	√	√	√	√	√	√	√	√	√	√	√	-	-	-	-
	Induction Hob 電磁爐	Miele	CS1212-1i	√	√	√	√	√	√	√	√	√	√	√	√	-	-	-	-
	Wall Mounted Cooker Hood 掛牆式抽油煙機	Miele	PUR98W	√	√	√	√	√	√	√	√	√	√	√	√	-	-	-	-
	Refrigerator 雪櫃	Siemens 西門子	KI86NAF31K	√	√	√	√	√	√	√	√	√	√	√	√	-	-	-	-
	Fully Integrated Washer Dryer 嵌入式洗衣乾衣機	Siemens 西門子	WK14D321HK	√	√	√	√	√	√	√	√	√	√	√	√	-	-	-	-
	Built-in Steam Combination Oven 嵌入式蒸焗爐	Miele	DGC7440	√	√	√	√	√	√	√	√	√	√	√	√	-	-	-	-
	Instantaneous Type Electric Water Heater 即熱式電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6	√	√	√	√	√	√	√	√	√	√	√	√	-	-	-	-
	Exhaust Fan 抽氣扇	Gelec	BPT20-53J130	√	√	√	√	√	√	√	√	√	√	√	√	-	-	-	-
	Water Leakage Detection Sensor 漏水感應器	Orvibo	SW30	√	√	√	√	√	√	√	√	√	√	√	√	-	-	-	-
	Window/Door Contact 門窗防盜開關感應器	Orvibo	SM11	√	√	√	√	-	-	-	-	√	√	√	√	-	-	-	-
	Mesh WiFi Router Mesh WiFi 路由器	Netgear	MR60	√	√	√	√	√	√	√	√	√	√	√	√	-	-	-	-

Notes:

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

備註:

1. 上表 "-"代表"不適用"。
2. 不設4樓、13樓及14樓。



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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	Floor and Unit Number 樓層及單位															
				1/F 1樓				2/F - 3/F, 5/F - 12/F and 15/F - 21/F 2樓至3樓、5樓至12樓 及15樓至21樓				22/F 22樓				R/F 天台			
				A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D
Utility 工作間	VRF Type Air-conditioner (Indoor Unit) 變頻多聯式空調機 (室內機)	Panasonic 樂聲牌	S-28MK2E5A	√	√	√	√	√	√	√	√	√	√	√	√	-	-	-	-
Lavatory 洗手間	Exhaust Fan 抽氣扇	Gelec	BPT15-44J80	√	√	√	√	√	√	√	√	√	√	-	-	-	-	-	-
	Instantaneous Type Electric Water Heater 即熱式電熱水爐	Stiebel Eltron 斯寶亞創	HDB-E 21 Si	√	√	√	√	√	√	√	√	√	√	-	-	-	-	-	-
Staircase 樓梯	Split Type Air-conditioner (Indoor Unit) 分體式空調機 (室內機)	Panasonic 樂聲牌	CS-E9VKA	-	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√
Flat Roof 平台	Split Type Air-conditioner (Outdoor Unit) 分體式空調機 (室外機)	Panasonic 樂聲牌	CU-E9VKA	-	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√
	Motion Sensor 動態感應器	Orvibo	SN11	√	√	√	√	-	-	-	-	-	-	-	-	-	-	-	-

Notes:

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

備註:

1. 上表 "-"代表"不適用"。
2. 不設4樓、13樓及14樓。

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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	Floor and Unit Number 樓層及單位																	
				1/F 1樓						2/F - 3/F, 5/F - 12/F and 15/F - 21/F 2樓至3樓、5樓至12樓 及15樓至21樓						22/F 22樓					
				A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F
Living Room / Dining Room, Master Bedroom and Bedroom, Corridor 客廳 / 飯廳、主人睡房及睡房、 走廊	VRF Type Air-conditioner (Indoor Unit) 變頻多聯式空調機 (室內機)	Panasonic 樂聲牌	S-28MK2E5A	√	-	-	-	-	-	√	-	-	-	-	-	√	-	-	-	-	-
			S-45MK2E5A	√	-	-	-	-	-	√	-	-	-	-	-	√	-	-	-	-	-
	SplitType Air-conditioner (Indoor Unit) 分體式空調機 (室內機)	Panasonic 樂聲牌	CS-E9VKA	-	√	-	√	-	-	-	√	-	√	-	-	-	-	-	-	-	-
			CS-E12VKA	-	√	√	√	√	√	-	√	√	√	√	√	-	√	√	√	√	√
			CS-E18VKA	-	√	√	√	-	-	-	√	√	√	-	-	-	√	√	√	-	-
	VRF Type Air-conditioner (Outdoor Unit) 變頻多聯式空調機 (室外機)	Panasonic 樂聲牌	U-8LE1H7	√	-	-	-	-	-	√	-	-	-	-	-	√	-	-	-	-	-
	Split Type Air-conditioner (Outdoor Unit) 分體式空調機 (室外機)	Panasonic 樂聲牌	CU-E9VKA	-	√	-	√	-	-	-	√	-	√	-	-	-	-	-	-	-	-
			CU-E12VKA	-	√	√	√	√	√	-	√	√	√	√	√	-	√	√	√	√	√
			CU-E18VKA	-	√	√	√	-	-	-	√	√	√	-	-	-	√	√	√	-	-
	Window/Door Contact 門窗防盜開關感應器	Orvibo	SM11	√	√	√	√	√	√	-	-	-	-	-	-	-	-	-	-	-	-
Bathroom 浴室	Mesh WiFi Router Mesh WiFi 路由器	Netgear	MS60	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
	Exhaust Fan 抽氣扇	Gelec	BPT15-44J80	√	√	-	-	-	√	√	√	-	-	-	√	√	√	-	-	-	√
	Thermo Ventilator 換氣暖氣機	Panasonic 樂聲牌	FV-40BE3H2	-	-	√	√	√	-	-	-	√	√	√	-	-	-	√	√	√	-
	Gas Water Heater 煤氣熱水爐	TGC 煤氣公司	TRJW162TFQL	-	-	√	√	-	-	-	-	√	√	-	-	-	-	√	√	-	-
			RJW200SFL	-	-	-	-	√	-	-	-	-	-	√	-	-	-	-	-	√	-
	Water Leakage Detection Sensor 漏水感應器	Orvibo	SW30	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
Master Bathroom 主人浴室	Window/Door Contact 門窗防盜開關感應器	Orvibo	SM11	√	√	√	√	√	√	-	-	-	-	-	-	-	-	-	-	-	-
	Thermo Ventilator 換氣暖氣機	Panasonic 樂聲牌	FV-40BE3H2	√	√	-	-	-	√	√	√	-	-	-	√	√	√	-	-	-	√
	Gas Water Heater 煤氣熱水爐	TGC 煤氣公司	TRJW222TFQL	-	-	-	-	-	√	-	-	-	-	-	√	-	-	-	-	-	√
			RJW200SFL	√	√	-	-	-	-	√	√	-	-	-	-	√	√	-	-	-	-
	Water Leakage Detection Sensor 漏水感應器	Orvibo	SW30	√	√	-	-	-	√	√	√	-	-	-	√	√	√	-	-	-	√
Living Room / Dining Room 客廳 / 飯廳	7" Indoor Video Doorphone 7" 室內視像對講系統	Akuvox	C315W	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√

Notes:

1. The symbol "-" as shown in the above table denotes "Not Applicable".

2. 4/F, 13/F and 14/F are omitted.

備註：

1. 上表"-"代表"不適用"。

2. 不設4樓、13樓及14樓。



23

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	Floor and Unit Number 樓層及單位																	
				1/F 1樓						2/F - 3/F, 5/F - 12/F and 15/F - 21/F 2樓至3樓、5樓至12樓 及15樓至21樓						22/F 22樓					
				A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F
Kitchen 廚房	Built-in Single Wok Gas Burner 嵌入式煤氣單頭煮食爐	Gorenje	GCW311K-HK	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
	Built-in Double Gas Burner 嵌入式煤氣雙頭煮食爐	Gorenje	GC321K-HK	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
	Built-in Induction Hob 電磁爐	Gorenje	IT321BSC	√	-	-	-	-	-	√	-	-	-	-	-	√	-	-	-	-	-
	Wall Mounted Chimney Hood 掛牆煙肉式抽油煙機	Gorenje	WHT943A2XBG	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
	Refrigerator 雪櫃	Siemens 西門子	KG28US12EK	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
	Fully Integrated Washer Dryer 嵌入式洗衣乾衣機	Siemens 西門子	WK14D321HK	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
	Built-in Steam Oven 嵌入式蒸焗爐	Gorenje	BCS598S24X	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
	Instantaneous Type Electric Water Heater 即熱式電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
	Exhaust Fan 抽氣扇	Gelec	BPT20-53J130	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
	Water Leakage Detection Sensor 漏水感應器	Orvibo	SW30	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
	Window/Door Contact 門窗防盜開關感應器	Orvibo	SM11	√	√	√	√	√	√	-	-	-	-	-	-	-	-	-	-	-	-
	Mesh WiFi Router Mesh WiFi 路由器	Netgear	MR60	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
Utility 工作間	VRF Type Air-conditioner (Indoor Unit) 變頻多聯式空調機 (室內機)	Panasonic 樂聲牌	S-28MK2E5A	√	-	-	-	-	-	√	-	-	-	-	-	√	-	-	-	-	-
	Split Type Air-conditioner (Indoor Unit) 分體式空調機 (室內機)	Panasonic 樂聲牌	CS-E9VKA	-	-	-	√	-	-	-	-	-	√	-	-	-	-	-	√	-	-
	Split Type Air-conditioner (Outdoor Unit) 分體式空調機 (室外機)	Panasonic 樂聲牌	CU-E9VKA	-	-	-	√	-	-	-	-	-	√	-	-	-	-	-	√	-	-
Store Room 儲物室	Split Type Air-conditioner (Indoor Unit) 分體式空調機 (室內機)	Panasonic 樂聲牌	CS-E9VKA	-	√	-	-	√	√	-	√	-	-	√	√	-	√	-	-	√	√
	Split Type Air-conditioner (Outdoor Unit) 分體式空調機 (室外機)	Panasonic 樂聲牌	CU-E9VKA	-	√	-	-	√	√	-	√	-	-	√	√	-	√	-	-	√	√
Lavatory 洗手間	Exhaust Fan 抽氣扇	Gelec	BPT15-44J80	√	-	-	-	-	-	√	-	-	-	-	-	√	-	-	-	-	-
	Instantaneous Type Electric Water Heater 即熱式電熱水爐	Stiebel Eltron 斯寶亞創	HDB-E 21 Si	√	-	-	-	-	-	√	-	-	-	-	-	√	-	-	-	-	-
Flat Roof 平台	Motion Sensor 動態感應器	Orvibo	SN11	√	√	√	√	√	√	-	-	-	-	-	-	-	-	-	-	-	-

Notes:

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

備註:

1. 上表 "-"代表"不適用"。
2. 不設4樓、13樓及14樓。

23

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	Floor and Unit Number 樓層及單位																					
				1/F 1樓				2/F 2樓						3/F, 5/F - 12/F and 15/F - 21/F 3樓、5樓至12樓 及15樓至21樓						22/F 22樓					
				A	B	C	D	A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F
Living Room / Dining Room, Master Bedroom and Bedroom, Corridor 客廳 / 飯廳、主人睡房及睡房、 走廊	VRF Type Air-conditioner (Indoor Unit) 變頻多聯式空調機 (室內機)	Panasonic 樂聲牌	S-28MK2E5A	√	-	-	-	√	-	-	-	-	-	√	-	-	-	-	-	√	-	-	-	-	-
			S-45MK2E5A	√	-	-	-	√	-	-	-	-	-	√	-	-	-	-	-	√	-	-	-	-	-
	SplitType Air-conditioner (Indoor Unit) 分體式空調機 (室內機)	Panasonic 樂聲牌	CS-E9VKA	-	√	-	√	-	√	-	√	-	-	-	√	-	√	-	√	-	-	-	-	-	-
			CS-E12VKA	-	√	√	√	-	√	√	√	√	√	-	√	√	√	√	√	-	√	√	√	√	√
			CS-E18VKA	-	√	√	√	-	√	√	√	-	-	-	√	√	√	-	-	-	√	√	√	-	-
	VRF Type Air-conditioner (Outdoor Unit) 變頻多聯式空調機 (室外機)	Panasonic 樂聲牌	U-8LE1H7	√	-	-	-	√	-	-	-	-	-	√	-	-	-	-	-	√	-	-	-	-	
	Split Type Air-conditioner (Outdoor Unit) 分體式空調機 (室外機)	Panasonic 樂聲牌	CU-E9VKA	-	√	-	√	-	√	-	√	-	-	-	√	-	√	-	√	-	-	-	-	-	-
			CU-E12VKA	-	√	√	√	-	√	√	√	√	√	-	√	√	√	√	√	-	√	√	√	√	√
			CU-E18VKA	-	√	√	√	-	√	√	√	-	-	-	√	√	√	-	-	-	√	√	√	-	-
	Window/Door Contact 門窗防盜開關感應器	Orvibo	SM11	√	√	√	√	-	-	-	-	√	√	-	-	-	-	-	-	-	-	-	-	-	
Mesh WiFi Router Mesh WiFi 路由器	Netgear	MS60	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√		
Bathroom 浴室	Exhaust Fan 抽氣扇	Gelec	BPT15-44J80	√	√	-	-	√	√	-	-	-	√	√	√	-	-	-	√	√	√	-	-	-	√
	Thermo Ventilator 換氣暖氣機	Panasonic 樂聲牌	FV-40BE3H2	-	-	√	√	-	-	√	√	√	-	-	-	√	√	√	-	-	-	√	√	-	
	Gas Water Heater 煤氣熱水爐	TGC 煤氣公司	TRJW162TFQL	-	-	√	√	-	-	√	√	-	-	-	-	√	√	-	-	-	√	√	-	-	
			RJW200SFL	-	-	-	-	-	-	-	√	-	-	-	-	-	√	-	-	-	-	-	-	√	-
	Water Leakage Detection Sensor 漏水感應器	Orvibo	SW30	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
	Window/Door Contact 門窗防盜開關感應器	Orvibo	SM11	√	√	√	√	-	-	-	-	√	-	-	-	-	-	-	-	-	-	-	-	-	
Master Bathroom 主人浴室	Thermo Ventilator 換氣暖氣機	Panasonic 樂聲牌	FV-40BE3H2	√	√	-	-	√	√	-	-	-	√	√	√	-	-	-	√	√	√	-	-	-	√
	Gas Water Heater 煤氣熱水爐	TGC 煤氣公司	TRJW222TFQL	-	-	-	-	-	-	-	-	-	√	-	-	-	-	-	√	-	-	-	-	-	√
			RJW200SFL	√	√	-	-	√	√	-	-	-	-	√	√	-	-	-	-	√	√	-	-	-	-
	Water Leakage Detection Sensor 漏水感應器	Orvibo	SW30	√	√	-	-	√	√	-	-	-	√	√	√	-	-	-	√	√	√	-	-	-	√
	Window/Door Contact 門窗防盜開關感應器	Orvibo	SM11	√	√	-	-	-	-	-	-	-	√	-	-	-	-	-	-	-	-	-	-	-	
Living Room / Dining Room 客廳 / 飯廳	7" Indoor Video Doorphone 7" 室內視像對講系統	Akuvox	C315W	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	

Notes:

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

備註:

1. 上表 "-"代表"不適用"。
2. 不設4樓、13樓及14樓。



23

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	Floor and Unit Number 樓層及單位																					
				1/F 1樓				2/F 2樓						3/F, 5/F - 12/F and 15/F - 21/F 3樓、5樓至12樓 及15樓至21樓						22/F 22樓					
				A	B	C	D	A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F
Kitchen 廚房	Built-in Single Wok Gas Burner 嵌入式煤氣單頭煮食爐	Gorenje	GCW311K-HK	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
	Built-in Double Gas Burner 嵌入式煤氣雙頭煮食爐	Gorenje	GC321K-HK	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
	Built-in Induction Hob 電磁爐	Gorenje	IT321BSC	√	-	-	-	√	-	-	-	-	-	√	-	-	-	-	-	√	-	-	-	-	-
	Wall Mounted Chimney Hood 掛牆煙囪式抽油煙機	Gorenje	WHT943A2XBG	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
	Refrigerator 雪櫃	Siemens 西門子	KG28US12EK	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
	Fully Integrated Washer Dryer 嵌入式洗衣乾衣機	Siemens 西門子	WK14D321HK	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
	Built-in Steam Oven 嵌入式蒸焗爐	Gorenje	BCS598S24X	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
	Instantaneous Type Electric Water Heater 即熱式電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
	Exhaust Fan 抽氣扇	Gelec	BPT20-53J130	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
	Water Leakage Detection Sensor 漏水感應器	Orvibo	SW30	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
	Window/Door Contact 門窗防盜開關感應器	Orvibo	SM11	√	√	√	√	-	-	-	-	√	√	-	-	-	-	-	-	-	-	-	-	-	
	Mesh WiFi Router Mesh WiFi 路由器	Netgear	MR60	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
Utility 工作間	VRF Type Air-conditioner (Indoor Unit) 變頻多聯式空調機 (室內機)	Panasonic 樂聲牌	S-28MK2E5A	√	-	-	-	√	-	-	-	-	-	√	-	-	-	-	-	√	-	-	-	-	
	Split Type Air-conditioner (Indoor Unit) 分體式空調機 (室內機)	Panasonic 樂聲牌	CS-E9VKA	-	-	-	√	-	-	-	√	-	-	-	-	-	√	-	-	-	-	√	-	-	
	Split Type Air-conditioner (Outdoor Unit) 分體式空調機 (室外機)	Panasonic 樂聲牌	CU-E9VKA	-	-	-	√	-	-	-	√	-	-	-	-	-	√	-	-	-	-	√	-	-	
Store Room 儲物室	Split Type Air-conditioner (Indoor Unit) 分體式空調機 (室內機)	Panasonic 樂聲牌	CS-E9VKA	-	√	-	-	-	√	-	-	√	√	-	√	-	-	√	√	-	√	-	-	√	√
	Split Type Air-conditioner (Outdoor Unit) 分體式空調機 (室外機)	Panasonic 樂聲牌	CU-E9VKA	-	√	-	-	-	√	-	-	√	√	-	√	-	-	√	√	-	√	-	-	√	√
Lavatory 洗手間	Exhaust Fan 抽氣扇	Gelec	BPT15-44J80	√	-	-	-	√	-	-	-	-	-	√	-	-	-	-	-	√	-	-	-	-	-
	Instantaneous Type Electric Water Heater 即熱式電熱水爐	Stiebel Eltron 斯寶亞創	HDB-E 21 Si	√	-	-	-	√	-	-	-	-	-	√	-	-	-	-	-	√	-	-	-	-	-
Flat Roof 平台	Motion Sensor 動態感應器	Orvibo	SN11	√	√	√	√	-	-	-	-	√	-	-	-	-	-	-	-	-	-	-	-	-	-

Notes:

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

備註:

1. 上表 "-"代表"不適用"。
2. 不設4樓、13樓及14樓。

23

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Tower 5 - Appliances Schedule 第5座 - 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	Floor and Unit Number 樓層及單位							
				2/F 2樓				3/F and 5/F - 10/F 3樓及5樓至10樓			
				A	B	C	D	A	B	C	D
Living Room / Dining Room, Master Bedroom and Bedroom, Corridor 客廳 / 飯廳、主人睡房及睡房、 走廊	VRF Type Air-conditioner (Indoor Unit) 變頻多聯式空調機 (室內機)	Panasonic 樂聲牌	S-28MK2E5A	√	√	√	√	√	√	√	√
			S-45MK2E5A	√	√	√	√	√	√	√	√
	VRF Type Air-conditioner (Outdoor Unit) 變頻多聯式空調機 (室外機)	Panasonic 樂聲牌	U-8LE1H7	-	-	√	√	-	-	√	√
			U-4LE2H7	√	√	-	-	√	√	-	-
	Window/Door Contact 門窗防盜開關感應器	Orvibo	SM11	√	√	√	√	-	-	-	-
	Emergency Button 緊急警報按鈕	Orvibo	SE30	√	√	√	√	√	√	√	√
	Motion Sensor 動態感應器	Orvibo	SN11	√	√	√	√	√	√	√	√
	Mesh WiFi Router Mesh WiFi 路由器	Netgear	MS60	√	√	√	√	√	√	√	√
Living Room / Dining Room 客廳 / 飯廳	7" Indoor Video Doorphone 7" 室內視像對講系統	Akuvox	C315W	√	√	√	√	√	√	√	√
	Indoor IP Camera 網絡攝錄機	Dahua	DH-IPC-HDBW3241F-AS-M	√	√	√	√	√	√	√	√
Bathroom 浴室	Thermo Ventilator 換氣暖氣機	Panasonic 樂聲牌	FV-40BE3H2	√	√	√	√	√	√	√	√
	Water Leakage Detection Sensor 漏水感應器	Orvibo	SW30	√	√	√	√	√	√	√	√
	Window/Door Contact 門窗防盜開關感應器	Orvibo	SM11	√	√	√	√	-	-	-	-
	Emergency Button 緊急警報按鈕	Orvibo	SE30	√	√	√	√	√	√	√	√
Master Bathroom 主人浴室	Thermo Ventilator 換氣暖氣機	Panasonic 樂聲牌	FV-40BE3H2	√	√	√	√	√	√	√	√
	Gas Water Heater 煤氣熱水爐	TGC 煤氣公司	TRJW222TFQL	-	-	√	√	-	-	√	√
			RJW200SFL	√	√	-	-	√	√	-	-
	Water Leakage Detection Sensor 漏水感應器	Orvibo	SW30	√	√	√	√	√	√	√	√
	Window/Door Contact 門窗防盜開關感應器	Orvibo	SM11	√	√	√	√	-	-	-	-

Notes:

1. The symbol "-" as shown in the above table denotes "Not Applicable".
2. 4/F is omitted.

備註：

1. 上表"-"代表"不適用"。
2. 不設4樓。



23

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Tower 5 - Appliances Schedule 第5座 - 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	Floor and Unit Number 樓層及單位							
				2/F 2樓				3/F and 5/F - 10/F 3樓及5樓至10樓			
				A	B	C	D	A	B	C	D
Kitchen 廚房	Built-in Single Wok Gas Burner 嵌入式煤氣單頭煮食爐	Gorenje	GCW311K-HK	√	√	√	√	√	√	√	√
	Built-in Double Gas Burner 嵌入式煤氣雙頭煮食爐	Gorenje	GC321K-HK	√	√	√	√	√	√	√	√
	Built-in Induction Hob 電磁爐	Gorenje	IT321BSC	-	-	√	√	-	-	√	√
	Wall Mounted Chimney Hood 掛牆煙肉式抽油煙機	Gorenje	WHT943A2XBG	√	√	√	√	√	√	√	√
	Refrigerator 雪櫃	Liebherr	CNef4315	√	√	√	√	√	√	√	√
	Fully Integrated Washer Dryer 嵌入式洗衣乾衣機	Siemens 西門子	WK14D321HK	√	√	√	√	√	√	√	√
	Built-in Steam Oven 嵌入式蒸焗爐	Gorenje	BCS598S24X	√	√	√	√	√	√	√	√
	Instantaneous Type Electric Water Heater 即熱式電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6	√	√	√	√	√	√	√	√
	Exhaust Fan 抽氣扇	Gelec	BPT20-53J130	√	√	√	√	√	√	√	√
	Water Leakage Detection Sensor 漏水感應器	Orvibo	SW30	√	√	√	√	√	√	√	√
	Window/Door Contact 門窗防盜開關感應器	Orvibo	SM11	√	√	√	√	-	-	-	-
	Smoke Sensor 煙霧感應器	Orvibo	SF30	√	√	√	√	√	√	√	√
	Mesh WiFi Router Mesh WiFi 路由器	Netgear	MR60	√	√	√	√	√	√	√	√
Utility 工作間	VRF Type Air-conditioner (Indoor Unit) 變頻多聯式空調機 (室內機)	Panasonic 樂聲牌	S-28MK2E5A	-	-	√	√	-	-	√	√
Store Room 儲物室	VRF Type Air-conditioner (Indoor Unit) 變頻多聯式空調機 (室內機)	Panasonic 樂聲牌	S-28MK2E5A	√	√	-	-	√	√	-	-
Lavatory 洗手間	Exhaust Fan 抽氣扇	Gelec	BPT15-44J80	-	-	√	√	-	-	√	√
	Instantaneous Type Electric Water Heater 即熱式電熱水爐	Stiebel Eltron 斯寶亞創	HDB-E 21 Si	-	-	√	√	-	-	√	√

Notes:

1. The symbol "-" as shown in the above table denotes "Not Applicable".
2. 4/F is omitted.

備註：

1. 上表 "-" 代表"不適用"。
2. 不設4樓。

23

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

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

Floor 樓層		1/F 1樓			
Unit 單位		A	B	C	D
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1
Living Room / Dining Room / Corridor / Corridor 1 / Corridor 2 客廳 / 飯廳 / 走廊 / 走廊1 / 走廊2	Switch for Electrical Water Heater 電熱水爐開關掣	1	1	1	1
	Switch for Exhaust Air Fan 抽氣扇開關掣	2	2	2	2
	Lighting Switch 燈掣	13	13	12	13
	TV Outlet 電視接收插座	2	2	2	2
	Data Outlet 數據插座	1	1	1	1
	Telephone Outlet & Data Outlet 電話插座及數據插座	2	2	2	2
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	2	2	2	2
	13A Twin Socket Outlet 13A雙位電插座	3	3	3	3
	13A Single Socket Outlet 13A單位電插座	3	3	3	3
Master Bedroom 主人睡房	Switch for Thermo Ventilator 換氣暖氣機開關掣	1	1	1	1
	Lighting Switch 燈掣	4	4	4	5
	TV Outlet 電視接收插座	1	1	1	1
	Telephone Outlet & Data Outlet 電話插座及數據插座	1	1	1	1
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1
	13A Single Socket Outlet with USB 13A單位電插座連匯流排插座	1	1	1	1
Bedroom 1 睡房1	Lighting Switch 燈掣	1	1	1	1
	Telephone Outlet & Data Outlet 電話插座及數據插座	1	1	1	1
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1
	13A Single Socket Outlet 13A單位電插座	1	1	1	1
Bedroom 2 睡房2	Lighting Switch 燈掣	1	1	1	1
	Telephone Outlet & Data Outlet 電話插座及數據插座	1	1	1	1
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1
	13A Single Socket Outlet 13A單位電插座	1	1	1	1

Notes:

1. The symbol "-" as shown in the above table denotes "Not Applicable".

備註：

1. 上表 "-"代表"不適用"。



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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Floor 樓層		1/F 1樓			
Unit 單位		A	B	C	D
Utility Room 工作間	Lighting Switch 燈掣	2	2	2	2
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1
	Miniature Circuit Breakers Board 總電掣箱	1	1	1	1
	Switch for Electrical Water Heater 電熱水爐開關掣	1	1	1	1
	Switch for Exhaust Air Fan 抽氣扇開關掣	1	1	1	1
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	1	1	1	1
Lavatory 洗手間	Connection Unit for Electrical Water Heater 電熱水爐接線位	1	1	1	1
	Fuse Spur Unit 接線座	1	1	1	1
Master Bathroom 主人浴室	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1
	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制器	1	1	1	1
	Fuse Spur Unit 接線座	2	2	2	2
	Connection Unit 接線位	1	1	1	1
Bathroom 浴室	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制器	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1
	Fuse Spur Unit 接線座	2	2	2	2
Flat Roof 平台	Isolator for Outdoor Air-Conditioning Unit 室外冷氣機開關掣	1	1	1	1
	13A Single Socket Outlet 13A單位電插座	1	1	1	1
Kitchen 廚房	Fuse Spur Unit 接線座	3	3	3	3
	Connection Unit 接線位	3	3	3	3
	13A Twin Socket Outlet 13A雙位電插座	4	4	4	4
	13A Single Socket Outlet 13A單位電插座	5	5	5	5
	13A Single Socket Outlet with USB 13A單位電插座連匯流排插座	1	1	1	1
	Washer Dryer Connection Point (Water Inlet) 洗衣乾衣機接駁點 (來水位)	1	1	1	1
	Washer Dryer Connection Point (Water Outlet) 洗衣乾衣機接駁點 (去水位)	1	1	1	1
	Door Bell 門鈴	1	1	1	1

Notes:

1. The symbol "-" as shown in the above table denotes "Not Applicable".

備註：

1. 上表 "-"代表"不適用"。

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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Floor 樓層		2/F - 3/F, 5/F - 12/F and 15/F - 21/F 2樓至3樓、5樓至12樓及15樓至21樓			
Unit 單位		A	B	C	D
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1
Living Room / Dining Room / Corridor / Corridor 1 / Corridor 2 客廳 / 飯廳 / 走廊 / 走廊1 / 走廊2	Switch for Electrical Water Heater 電熱水爐開關掣	1	1	1	1
	Switch for Exhaust Air Fan 抽氣扇開關掣	2	2	2	2
	Lighting Switch 燈掣	12	12	11	12
	TV Outlet 電視接收插座	2	2	2	2
	Data Outlet 數據插座	1	1	1	1
	Telephone Outlet & Data Outlet 電話插座及數據插座	2	2	2	2
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	2	2	2	2
	13A Twin Socket Outlet 13A雙位電插座	3	3	3	3
	13A Single Socket Outlet 13A單位電插座	3	3	3	3
Master Bedroom 主人睡房	Switch for Thermo Ventilator 換氣暖氣機開關掣	1	1	1	1
	Lighting Switch 燈掣	4	4	4	4
	TV Outlet 電視接收插座	1	1	1	1
	Telephone Outlet & Data Outlet 電話插座及數據插座	1	1	1	1
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1
	13A Single Socket Outlet with USB 13A單位電插座連匯流排插座	1	1	1	1
Bedroom 1 睡房1	Lighting Switch 燈掣	1	1	1	1
	Telephone Outlet & Data Outlet 電話插座及數據插座	1	1	1	1
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1
	13A Single Socket Outlet 13A單位電插座	1	1	1	1
Bedroom 2 睡房2	Lighting Switch 燈掣	1	1	1	1
	Telephone Outlet & Data Outlet 電話插座及數據插座	1	1	1	1
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1
	13A Single Socket Outlet 13A單位電插座	1	1	1	1

Notes:

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

備註:

1. 上表"-"代表"不適用"。
2. 不設4樓、13樓及14樓。



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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Floor 樓層		2/F - 3/F, 5/F - 12/F and 15/F - 21/F 2樓至3樓、5樓至12樓及15樓至21樓			
Unit 單位		A	B	C	D
Utility Room 工作間	Lighting Switch 燈掣	2	2	2	2
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1
	Miniature Circuit Breakers Board 總電掣箱	1	1	1	1
	Switch for Electrical Water Heater 電熱水爐開關掣	1	1	1	1
	Switch for Exhaust Air Fan 抽氣扇開關掣	1	1	1	1
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	1	1	1	1
Lavatory 洗手間	Connection Unit for Electrical Water Heater 電熱水爐接線位	1	1	1	1
	Fuse Spur Unit 接線座	1	1	1	1
Master Bathroom 主人浴室	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1
	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制器	1	1	1	1
	Fuse Spur Unit 接線座	2	2	2	2
	Connection Unit 接線位	1	1	1	1
Bathroom 浴室	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制器	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1
	Fuse Spur Unit 接線座	2	2	2	2
Air-Conditioning Platform 冷氣機平台	Isolator for Outdoor Air-Conditioning Unit 室外冷氣機開關掣	1	1	1	1
Kitchen 廚房	Fuse Spur Unit 接線座	3	3	3	3
	Connection Unit 接線位	3	3	3	3
	13A Twin Socket Outlet 13A雙位電插座	4	4	4	4
	13A Single Socket Outlet 13A單位電插座	5	5	5	5
	13A Single Socket Outlet with USB 13A單位電插座連匯流排插座	1	1	1	1
	Washer Dryer Connection Point (Water Inlet) 洗衣乾衣機接駁點 (來水位)	1	1	1	1
	Washer Dryer Connection Point (Water Outlet) 洗衣乾衣機接駁點 (去水位)	1	1	1	1
	Door Bell 門鈴	1	1	1	1

Notes:

1. The symbol "-" as shown in the above table denotes "Not Applicable".

2. 4/F, 13/F and 14/F are omitted.

備註：

1. 上表 "-"代表"不適用"。

2. 不設4樓、13樓及14樓。

23

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

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

Floor 樓層		22/F 22樓			
Unit 單位		A	B	C	D
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1
Living Room / Dining Room / Corridor / Corridor 1 / Corridor 2 客廳 / 飯廳 / 走廊 / 走廊1 / 走廊2	Switch for Electrical Water Heater 電熱水爐開關掣	1	1	1	1
	Switch for Exhaust Air Fan 抽氣扇開關掣	2	2	2	2
	Lighting Switch 燈掣	13	13	12	13
	TV Outlet 電視接收插座	2	2	2	2
	Data Outlet 數據插座	1	1	1	1
	Telephone Outlet & Data Outlet 電話插座及數據插座	2	2	2	2
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	2	2	2	2
	13A Twin Socket Outlet 13A雙位電插座	3	3	3	3
	13A Single Socket Outlet 13A單位電插座	3	3	3	3
Master Bedroom 主人睡房	Switch for Thermo Ventilator 換氣暖氣機開關掣	1	1	1	1
	Lighting Switch 燈掣	4	4	4	4
	TV Outlet 電視接收插座	1	1	1	1
	Telephone Outlet & Data Outlet 電話插座及數據插座	1	1	1	1
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1
	13A Single Socket Outlet with USB 13A單位電插座連匯流排插座	1	1	1	1
Bedroom 1 睡房1	Lighting Switch 燈掣	1	1	1	1
	Telephone Outlet & Data Outlet 電話插座及數據插座	1	1	1	1
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1
	13A Single Socket Outlet 13A單位電插座	1	1	1	1
Bedroom 2 睡房2	Lighting Switch 燈掣	1	1	1	1
	Telephone Outlet & Data Outlet 電話插座及數據插座	1	1	1	1
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1
	13A Single Socket Outlet 13A單位電插座	1	1	1	1

Notes:

1. The symbol "-" as shown in the above table denotes "Not Applicable".

備註：

1. 上表 "-"代表"不適用"。



23

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Floor 樓層		22/F 22樓			
Unit 單位		A	B	C	D
Utility Room 工作間	Lighting Switch 燈掣	2	2	1	1
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1
	Miniature Circuit Breakers Board 總電掣箱	1	1	1	1
	Switch for Electrical Water Heater 電熱水爐開關掣	1	1	-	-
	Switch for Exhaust Air Fan 抽氣扇開關掣	1	1	-	-
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	1	1	1	1
Lavatory 洗手間	Connection Unit for Electrical Water Heater 電熱水爐接線位	1	1	-	-
	Fuse Spur Unit 接線座	1	1	-	-
Master Bathroom 主人浴室	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1
	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制器	1	1	1	1
	Fuse Spur Unit 接線座	2	2	2	2
	Connection Unit 接線位	1	1	1	1
Bathroom 浴室	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制器	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1
	Fuse Spur Unit 接線座	2	2	2	2
Air-Conditioning Platform 冷氣機平台	Isolator for Outdoor Air-Conditioning Unit 室外冷氣機開關掣	1	1	1	1
Kitchen 廚房	Fuse Spur Unit 接線座	3	3	3	3
	Connection Unit 接線位	3	3	3	3
	13A Twin Socket Outlet 13A雙位電插座	4	4	4	4
	13A Single Socket Outlet 13A單位電插座	5	5	5	5
	13A Single Socket Outlet with USB 13A單位電插座連匯流排插座	1	1	1	1
	Washer Dryer Connection Point (Water Inlet) 洗衣乾衣機接駁點 (來水位)	1	1	1	1
	Washer Dryer Connection Point (Water Outlet) 洗衣乾衣機接駁點 (去水位)	1	1	1	1
	Door Bell 門鈴	1	1	1	1

Notes:  
1. The symbol "-" as shown in the above table denotes "Not Applicable".

備註：  
1. 上表 "-" 代表"不適用"。

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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Floor 樓層		R/F 天台			
Unit 單位		A	B	C	D
Flat Roof 平台	Isolator for Outdoor Air-conditioner 室外冷氣機開關掣	1	1	1	1
	Lighting Switch 燈掣	1	1	1	1
	13A Single Socket Outlet 13A單位電插座	1	1	1	1
Staircase 樓梯	Lighting Switch 燈掣	1	1	1	1
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	1	1	1	1

Notes:

1. The symbol "-" as shown in the above table denotes "Not Applicable".

備註：

1. 上表 "-" 代表"不適用"。



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

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

Floor 樓層		1/F 1樓					
Unit 單位		A	B	C	D	E	F
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1
Living Room / Dining Room / Corridor 客廳 / 飯廳 / 走廊	Switch for Electrical Water Heater 電熱水爐開關掣	1	1	1	1	1	1
	Switch for Exhaust Air Fan 抽氣扇開關掣	2	2	1	1	1	2
	Switch for Thermo Ventilator 換氣暖氣機開關掣	-	-	1	1	1	-
	Lighting Switch 燈掣	13	12	11	11	12	11
	TV Outlet 電視接收插座	2	2	1	2	2	2
	Data Outlet 數據插座	1	1	1	1	1	1
	Telephone Outlet & Data Outlet 電話插座及數據插座	2	2	1	2	2	2
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	2	1	1	1	2	2
	13A Twin Socket Outlet 13A雙位電插座	3	3	3	3	3	3
	13A Single Socket Outlet 13A單位電插座	3	2	2	3	4	3
Master Bedroom 主人睡房	Switch for Thermo Ventilator 換氣暖氣機開關掣	1	1	-	-	-	1
	Lighting Switch 燈掣	4	4	2	2	2	4
	TV Outlet 電視接收插座	1	1	1	1	1	1
	Telephone Outlet & Data Outlet 電話插座及數據插座	1	1	1	1	1	1
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1	1
	13A Single Socket Outlet with USB 13A單位電插座連匯流排插座	1	1	1	1	1	1
Bedroom 1 睡房1	Lighting Switch 燈掣	1	1	-	1	1	1
	Telephone Outlet & Data Outlet 電話插座及數據插座	1	1	-	1	1	1
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	1	1	-	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	1	1	-	1	1	1
	13A Single Socket Outlet 13A單位電插座	1	1	-	1	1	1
Bedroom 2 睡房2	Lighting Switch 燈掣	1	-	-	-	-	-
	Telephone Outlet & Data Outlet 電話插座及數據插座	1	-	-	-	-	-
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	1	-	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座	1	-	-	-	-	-
	13A Single Socket Outlet 13A單位電插座	1	-	-	-	-	-

Notes:  
1. The symbol "-" as shown in the above table denotes "Not Applicable".

備註：  
1. 上表 "-" 代表"不適用"。

23

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

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

Floor 樓層		1/F 1樓					
Unit 單位		A	B	C	D	E	F
Utility Room 工作間	Lighting Switch 燈掣	2	-	-	1	-	-
	13A Twin Socket Outlet 13A雙位電插座	1	-	-	1	-	-
	Miniature Circuit Breakers Board 總電掣箱	1	-	-	-	-	-
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	1	-	-	1	-	-
	Switch for Electrical Water Heater 電熱水爐開關掣	1	-	-	-	-	-
	Switch for Exhaust Air Fan 抽氣扇開關掣	1	-	-	-	-	-
Store Room 儲物室	Lighting Switch 燈掣	-	1	-	-	1	1
	13A Twin Socket Outlet 13A雙位電插座	-	1	-	-	1	1
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	-	1	-	-	1	1
Lavatory 洗手間	Connection Unit for Electrical Water Heater 電熱水爐接線位	1	-	-	-	-	-
	Fuse Spur Unit 接線座	1	-	-	-	-	-
Master Bathroom 主人浴室	13A Twin Socket Outlet 13A雙位電插座	1	1	-	-	-	1
	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制器	1	1	-	-	-	1
	Fuse Spur Unit 接線座	2	2	-	-	-	2
	Connection Unit 接線位	1	1	-	-	-	1
Bathroom 浴室	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1	1
	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制器	1	1	1	1	1	1
	Fuse Spur Unit 接線座	2	2	2	2	2	2
	Connection Unit 接線位	-	-	1	1	1	-
Flat Roof 平台	Isolator for Outdoor Air-conditioner 室外冷氣機開關掣	1	4	2	4	5	5
	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1
Kitchen 廚房	Fuse Spur Unit 接線座	3	3	3	3	3	3
	Connection Unit 接線位	3	2	2	2	2	2
	13A Twin Socket Outlet 13A雙位電插座	4	4	4	4	4	4
	13A Single Socket Outlet 13A單位電插座	5	5	5	5	5	5
	13A Single Socket Outlet with USB 13A單位電插座連匯流排插座	1	1	1	1	1	1
	Washer Dryer Connection Point (Water Inlet) 洗衣乾衣機接駁點 (來水位)	1	1	1	1	1	1
	Washer Dryer Connection Point (Water Outlet) 洗衣乾衣機接駁點 (去水位)	1	1	1	1	1	1
	Miniature Circuit Breakers Board 總電掣箱	-	1	1	1	1	1
	Door Bell 門鈴	1	1	1	1	1	1

Notes:

1. The symbol "-" as shown in the above table denotes "Not Applicable".

備註：

1. 上表 "-"代表"不適用"。



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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Floor 樓層		2/F - 3/F, 5/F - 12/F and 15/F - 21/F 2樓至3樓、5樓至12樓及15樓至21樓					
Unit 單位		A	B	C	D	E	F
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1
Living Room / Dining Room / Corridor 客廳 / 飯廳 / 走廊	Switch for Electrical Water Heater 電熱水爐開關掣	1	1	1	1	1	1
	Switch for Exhaust Air Fan 抽氣扇開關掣	2	2	1	1	1	2
	Switch for Thermo Ventilator 換氣暖氣機開關掣	-	-	1	1	1	-
	Lighting Switch 燈掣	12	11	10	10	11	10
	TV Outlet 電視接收插座	2	2	1	2	2	2
	Data Outlet 數據插座	1	1	1	1	1	1
	Telephone Outlet & Data Outlet 電話插座及數據插座	2	2	1	2	2	2
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	2	1	1	1	2	2
	13A Twin Socket Outlet 13A雙位電插座	3	3	3	3	3	3
	13A Single Socket Outlet 13A單位電插座	3	2	2	3	4	3
Master Bedroom 主人睡房	Switch for Thermo Ventilator 換氣暖氣機開關掣	1	1	-	-	-	1
	Lighting Switch 燈掣	4	4	2	2	2	4
	TV Outlet 電視接收插座	1	1	1	1	1	1
	Telephone Outlet & Data Outlet 電話插座及數據插座	1	1	1	1	1	1
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1	1
	13A Single Socket Outlet with USB 13A單位電插座連匯流排插座	1	1	1	1	1	1
Bedroom 1 睡房1	Lighting Switch 燈掣	1	1	-	1	1	1
	Telephone Outlet & Data Outlet 電話插座及數據插座	1	1	-	1	1	1
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	1	1	-	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	1	1	-	1	1	1
	13A Single Socket Outlet 13A單位電插座	1	1	-	1	1	1
Bedroom 2 睡房2	Lighting Switch 燈掣	1	-	-	-	-	-
	Telephone Outlet & Data Outlet 電話插座及數據插座	1	-	-	-	-	-
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	1	-	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座	1	-	-	-	-	-
	13A Single Socket Outlet 13A單位電插座	1	-	-	-	-	-

Notes:

1. The symbol "-" as shown in the above table denotes "Not Applicable".

2. 4/F, 13/F and 14/F are omitted.

備註：

1. 上表"-"代表"不適用"。

2. 不設4樓、13樓及14樓。

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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Floor 樓層		2/F - 3/F, 5/F - 12/F and 15/F - 21/F 2樓至3樓、5樓至12樓及15樓至21樓					
Unit 單位		A	B	C	D	E	F
Utility Room 工作間	Lighting Switch 燈掣	2	-	-	1	-	-
	13A Twin Socket Outlet 13A雙位電插座	1	-	-	1	-	-
	Miniature Circuit Breakers Board 總電掣箱	1	-	-	-	-	-
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	1	-	-	1	-	-
	Switch for Electrical Water Heater 電熱水爐開關掣	1	-	-	-	-	-
	Switch for Exhaust Air Fan 抽氣扇開關掣	1	-	-	-	-	-
Store Room 儲物室	Lighting Switch 燈掣	-	1	-	-	1	1
	13A Twin Socket Outlet 13A雙位電插座	-	1	-	-	1	1
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	-	1	-	-	1	1
Lavatory 洗手間	Connection Unit for Electrical Water Heater 電熱水爐接線位	1	-	-	-	-	-
	Fuse Spur Unit 接線座	1	-	-	-	-	-
Master Bathroom 主人浴室	13A Twin Socket Outlet 13A雙位電插座	1	1	-	-	-	1
	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制器	1	1	-	-	-	1
	Fuse Spur Unit 接線座	2	2	-	-	-	2
	Connection Unit 接線位	1	1	-	-	-	1
Bathroom 浴室	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1	1
	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制器	1	1	1	1	1	1
	Fuse Spur Unit 接線座	2	2	2	2	2	2
	Connection Unit 接線位	-	-	1	1	1	-
Air-Conditioning Platform 冷氣機平台	Isolator for Outdoor Air-Conditioning Unit 室外冷氣機開關掣	1	4	2	4	5	5
Kitchen 廚房	Fuse Spur Unit 接線座	3	3	3	3	3	3
	Connection Unit 接線位	3	2	2	2	2	2
	13A Twin Socket Outlet 13A雙位電插座	4	4	4	4	4	4
	13A Single Socket Outlet 13A單位電插座	5	5	5	5	5	5
	13A Single Socket Outlet with USB 13A單位電插座連匯流排插座	1	1	1	1	1	1
	Washer Dryer Connection Point (Water Inlet) 洗衣乾衣機接駁點 (來水位)	1	1	1	1	1	1
	Washer Dryer Connection Point (Water Outlet) 洗衣乾衣機接駁點 (去水位)	1	1	1	1	1	1
	Miniature Circuit Breakers Board 總電掣箱	-	1	1	1	1	1
	Door Bell 門鈴	1	1	1	1	1	1

Notes:

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

備註:

1. 上表 "-"代表"不適用"。
2. 不設4樓、13樓及14樓。



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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Floor 樓層		22/F 22樓					
Unit 單位		A	B	C	D	E	F
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1
Living Room / Dining Room / Corridor 客廳 / 飯廳 / 走廊	Switch for Electrical Water Heater 電熱水爐開關掣	1	1	1	1	1	1
	Switch for Exhaust Air Fan 抽氣扇開關掣	2	2	1	1	1	2
	Switch for Thermo Ventilator 換氣暖氣機開關掣	-	-	1	1	1	-
	Lighting Switch 燈掣	12	11	10	10	11	10
	TV Outlet 電視接收插座	2	2	1	2	2	2
	Data Outlet 數據插座	1	1	1	1	1	1
	Telephone Outlet & Data Outlet 電話插座及數據插座	2	2	1	2	2	2
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	2	1	1	1	2	2
	13A Twin Socket Outlet 13A雙位電插座	3	3	3	3	3	3
	13A Single Socket Outlet 13A單位電插座	3	2	2	3	4	3
Master Bedroom 主人睡房	Switch for Thermo Ventilator 換氣暖氣機開關掣	1	1	-	-	-	1
	Lighting Switch 燈掣	4	4	2	2	2	4
	TV Outlet 電視接收插座	1	1	1	1	1	1
	Telephone Outlet & Data Outlet 電話插座及數據插座	1	1	1	1	1	1
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1	1
	13A Single Socket Outlet with USB 13A單位電插座連匯流排插座	1	1	1	1	1	1
Bedroom 1 睡房1	Lighting Switch 燈掣	1	1	-	1	1	1
	Telephone Outlet & Data Outlet 電話插座及數據插座	1	1	-	1	1	1
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	1	1	-	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	1	1	-	1	1	1
	13A Single Socket Outlet 13A單位電插座	1	1	-	1	1	1
Bedroom 2 睡房2	Lighting Switch 燈掣	1	-	-	-	-	-
	Telephone Outlet & Data Outlet 電話插座及數據插座	1	-	-	-	-	-
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	1	-	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座	1	-	-	-	-	-
	13A Single Socket Outlet 13A單位電插座	1	-	-	-	-	-

Notes:  
1. The symbol "-" as shown in the above table denotes "Not Applicable".

備註：  
1. 上表 "-" 代表"不適用"。

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

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

Floor 樓層		22/F 22樓					
Unit 單位		A	B	C	D	E	F
Utility Room 工作間	Lighting Switch 燈掣	2	-	-	1	-	-
	13A Twin Socket Outlet 13A雙位電插座	1	-	-	1	-	-
	Miniature Circuit Breakers Board 總電掣箱	1	-	-	-	-	-
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	1	-	-	1	-	-
	Switch for Electrical Water Heater 電熱水爐開關掣	1	-	-	-	-	-
	Switch for Exhaust Air Fan 抽氣扇開關掣	1	-	-	-	-	-
Store Room 儲物室	Lighting Switch 燈掣	-	1	-	-	1	1
	13A Twin Socket Outlet 13A雙位電插座	-	1	-	-	1	1
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	-	1	-	-	1	1
Lavatory 洗手間	Connection Unit for Electrical Water Heater 電熱水爐接線位	1	-	-	-	-	-
	Fuse Spur Unit 接線座	1	-	-	-	-	-
Master Bathroom 主人浴室	13A Twin Socket Outlet 13A雙位電插座	1	1	-	-	-	1
	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制器	1	1	-	-	-	1
	Fuse Spur Unit 接線座	2	2	-	-	-	2
	Connection Unit 接線位	1	1	-	-	-	1
Bathroom 浴室	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1	1
	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制器	1	1	1	1	1	1
	Fuse Spur Unit 接線座	2	2	2	2	2	2
	Connection Unit 接線位	-	-	1	1	1	-
Air-Conditioning Platform 冷氣機平台	Isolator for Outdoor Air-Conditioning Unit 室外冷氣機開關掣	1	4	2	4	5	5
Kitchen 廚房	Fuse Spur Unit 接線座	3	3	3	3	3	3
	Connection Unit 接線位	3	2	2	2	2	2
	13A Twin Socket Outlet 13A雙位電插座	4	4	4	4	4	4
	13A Single Socket Outlet 13A單位電插座	5	5	5	5	5	5
	13A Single Socket Outlet with USB 13A單位電插座連匯流排插座	1	1	1	1	1	1
	Washer Dryer Connection Point (Water Inlet) 洗衣乾衣機接駁點 (來水位)	1	1	1	1	1	1
	Washer Dryer Connection Point (Water Outlet) 洗衣乾衣機接駁點 (去水位)	1	1	1	1	1	1
	Miniature Circuit Breakers Board 總電掣箱	-	1	1	1	1	1
	Door Bell 門鈴	1	1	1	1	1	1

Notes:

1. The symbol "-" as shown in the above table denotes "Not Applicable".

備註：

1. 上表"-"代表"不適用"。



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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Floor 樓層		R/F 天台					
Unit 單位		A	B	C	D	E	F
Flat Roof 平台	Lighting Switch 燈掣	1	1	1	1	1	1
	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1

Notes:

1. The symbol "-" as shown in the above table denotes "Not Applicable".

備註：

1. 上表 "-" 代表"不適用"。

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

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

Floor 樓層		1/F 1樓			
Unit 單位		A	B	C	D
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1
Living Room / Dining Room / Corridor 客廳 / 飯廳 / 走廊	Switch for Electrical Water Heater 電熱水爐開關掣	1	1	1	1
	Switch for Exhaust Air Fan 抽氣扇開關掣	2	2	1	1
	Switch for Thermo Ventilator 換氣暖氣機開關掣	-	-	1	1
	Lighting Switch 燈掣	13	12	11	11
	TV Outlet 電視接收插座	2	2	1	2
	Data Outlet 數據插座	1	1	1	1
	Telephone Outlet & Data Outlet 電話插座及數據插座	2	2	1	2
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	2	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	3	3	3	3
	13A Single Socket Outlet 13A單位電插座	3	2	2	3
Master Bedroom 主人睡房	Switch for Thermo Ventilator 換氣暖氣機開關掣	1	1	-	-
	Lighting Switch 燈掣	4	4	2	2
	TV Outlet 電視接收插座	1	1	1	1
	Telephone Outlet & Data Outlet 電話插座及數據插座	1	1	1	1
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1
	13A Single Socket Outlet with USB 13A單位電插座連匯流排插座	1	1	1	1
Bedroom 1 睡房1	Lighting Switch 燈掣	1	1	-	1
	Telephone Outlet & Data Outlet 電話插座及數據插座	1	1	-	1
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	1	1	-	1
	13A Twin Socket Outlet 13A雙位電插座	1	1	-	1
	13A Single Socket Outlet 13A單位電插座	1	1	-	1
Bedroom 2 睡房2	Lighting Switch 燈掣	1	-	-	-
	Telephone Outlet & Data Outlet 電話插座及數據插座	1	-	-	-
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	1	-	-	-
	13A Twin Socket Outlet 13A雙位電插座	1	-	-	-
	13A Single Socket Outlet 13A單位電插座	1	-	-	-

Notes:  
1. The symbol "-" as shown in the above table denotes "Not Applicable".

備註：  
1. 上表 "-" 代表"不適用"。



23

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Floor 樓層		1/F 1樓			
Unit 單位		A	B	C	D
Utility Room 工作間	Lighting Switch 燈掣	2	-	-	1
	13A Twin Socket Outlet 13A雙位電插座	1	-	-	1
	Miniature Circuit Breakers Board 總電掣箱	1	-	-	-
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	1	-	-	1
	Switch for Electrical Water Heater 電熱水爐開關掣	1	-	-	-
	Switch for Exhaust Air Fan 抽氣扇開關掣	1	-	-	-
Store Room 儲物室	Lighting Switch 燈掣	-	1	-	-
	13A Twin Socket Outlet 13A雙位電插座	-	1	-	-
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	-	1	-	-
Lavatory 洗手間	Connection Unit for Electrical Water Heater 電熱水爐接線位	1	-	-	-
	Fuse Spur Unit 接線座	1	-	-	-
Master Bathroom 主人浴室	13A Twin Socket Outlet 13A雙位電插座	1	1	-	-
	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制器	1	1	-	-
	Fuse Spur Unit 接線座	2	2	-	-
	Connection Unit 接線位	1	1	-	-
Bathroom 浴室	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1
	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制器	1	1	1	1
	Fuse Spur Unit 接線座	2	2	2	2
	Connection Unit 接線位	-	-	1	1
Flat Roof 平台	Isolator for Outdoor Air-Conditioning Unit 室外冷氣機開關掣	1	4	2	4
	13A Single Socket Outlet 13A單位電插座	1	1	1	1
Kitchen 廚房	Fuse Spur Unit 接線座	3	3	3	3
	Connection Unit 接線位	3	2	2	2
	13A Twin Socket Outlet 13A雙位電插座	4	4	4	4
	13A Single Socket Outlet 13A單位電插座	5	5	5	5
	13A Single Socket Outlet with USB 13A單位電插座連匯流排插座	1	1	1	1
	Washer Dryer Connection Point (Water Inlet) 洗衣乾衣機接駁點 (來水位)	1	1	1	1
	Washer Dryer Connection Point (Water Outlet) 洗衣乾衣機接駁點 (去水位)	1	1	1	1
	Miniature Circuit Breakers Board 總電掣箱	-	1	1	1
	Door Bell 門鈴	1	1	1	1

Notes:

1. The symbol "-" as shown in the above table denotes "Not Applicable".

備註：

1. 上表 "-"代表"不適用"。

23

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Floor 樓層		2/F 2樓					
Unit 單位		A	B	C	D	E	F
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1
Living Room / Dining Room / Corridor 客廳 / 飯廳 / 走廊	Switch for Electrical Water Heater 電熱水爐開關掣	1	1	1	1	1	1
	Switch for Exhaust Air Fan 抽氣扇開關掣	2	2	1	1	1	2
	Switch for Thermo Ventilator 換氣暖氣機開關掣	-	-	1	1	1	-
	Lighting Switch 燈掣	12	11	10	10	12	10
	TV Outlet 電視接收插座	2	2	1	2	2	2
	Data Outlet 數據插座	1	1	1	1	1	1
	Telephone Outlet & Data Outlet 電話插座及數據插座	2	2	1	2	2	2
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	2	1	1	1	2	2
	13A Twin Socket Outlet 13A雙位電插座	3	3	3	3	3	3
	13A Single Socket Outlet 13A單位電插座	3	2	2	3	4	3
Master Bedroom 主人睡房	Switch for Thermo Ventilator 換氣暖氣機開關掣	1	1	-	-	-	1
	Lighting Switch 燈掣	4	4	2	2	2	4
	TV Outlet 電視接收插座	1	1	1	1	1	1
	Telephone Outlet & Data Outlet 電話插座及數據插座	1	1	1	1	1	1
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1	1
	13A Single Socket Outlet with USB 13A單位電插座連匯流排插座	1	1	1	1	1	1
Bedroom 1 睡房1	Lighting Switch 燈掣	1	1	-	1	1	1
	Telephone Outlet & Data Outlet 電話插座及數據插座	1	1	-	1	1	1
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	1	1	-	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	1	1	-	1	1	1
	13A Single Socket Outlet 13A單位電插座	1	1	-	1	1	1
Bedroom 2 睡房2	Lighting Switch 燈掣	1	-	-	-	-	-
	Telephone Outlet & Data Outlet 電話插座及數據插座	1	-	-	-	-	-
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	1	-	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座	1	-	-	-	-	-
	13A Single Socket Outlet 13A單位電插座	1	-	-	-	-	-

Notes:  
1. The symbol "-" as shown in the above table denotes "Not Applicable".

備註：  
1. 上表 "-" 代表"不適用"。



23

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Floor 樓層		2/F 2樓					
Unit 單位		A	B	C	D	E	F
Utility Room 工作間	Lighting Switch 燈掣	2	-	-	1	-	-
	13A Twin Socket Outlet 13A雙位電插座	1	-	-	1	-	-
	Miniature Circuit Breakers Board 總電掣箱	1	-	-	-	-	-
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	1	-	-	1	-	-
	Switch for Electrical Water Heater 電熱水爐開關掣	1	-	-	-	-	-
	Switch for Exhaust Air Fan 抽氣扇開關掣	1	-	-	-	-	-
Store Room 儲物室	Lighting Switch 燈掣	-	1	-	-	1	1
	13A Twin Socket Outlet 13A雙位電插座	-	1	-	-	1	1
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	-	1	-	-	1	1
Lavatory 洗手間	Connection Unit for Electrical Water Heater 電熱水爐接線位	1	-	-	-	-	-
	Fuse Spur Unit 接線座	1	-	-	-	-	-
Master Bathroom 主人浴室	13A Twin Socket Outlet 13A雙位電插座	1	1	-	-	-	1
	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制器	1	1	-	-	-	1
	Fuse Spur Unit 接線座	2	2	-	-	-	2
	Connection Unit 接線位	1	1	-	-	-	1
Bathroom 浴室	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1	1
	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制器	1	1	1	1	1	1
	Fuse Spur Unit 接線座	2	2	2	2	2	2
	Connection Unit 接線位	-	-	1	1	1	-
Air-Conditioning Platform 冷氣機平台	Isolator for Outdoor Air-Conditioning Unit 室外冷氣機開關掣	1	4	2	4	-	2
Flat Roof 平台	Isolator for Outdoor Air-Conditioning Unit 室外冷氣機開關掣	-	-	-	-	5	3
	13A Single Socket Outlet 13A單位電插座	-	-	-	-	1	-
Kitchen 廚房	Fuse Spur Unit 接線座	3	3	3	3	3	3
	Connection Unit 接線位	3	2	2	2	2	2
	13A Twin Socket Outlet 13A雙位電插座	4	4	4	4	4	4
	13A Single Socket Outlet 13A單位電插座	5	5	5	5	5	5
	13A Single Socket Outlet with USB 13A單位電插座連匯流排插座	1	1	1	1	1	1
	Washer Dryer Connection Point (Water Inlet) 洗衣乾衣機接駁點 (來水位)	1	1	1	1	1	1
	Washer Dryer Connection Point (Water Outlet) 洗衣乾衣機接駁點 (去水位)	1	1	1	1	1	1
	Miniature Circuit Breakers Board 總電掣箱	-	1	1	1	1	1
	Door Bell 門鈴	1	1	1	1	1	1

Notes:

1. The symbol "-" as shown in the above table denotes "Not Applicable".

備註：

1. 上表"-"代表"不適用"。

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

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

Floor 樓層		3/F, 5/F - 12/F and 15/F - 21/F 3樓、5樓至12樓及15樓至21樓					
Unit 單位		A	B	C	D	E	F
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1
Living Room / Dining Room / Corridor 客廳 / 飯廳 / 走廊	Switch for Electrical Water Heater 電熱水爐開關掣	1	1	1	1	1	1
	Switch for Exhaust Air Fan 抽氣扇開關掣	2	2	1	1	1	2
	Switch for Thermo Ventilator 換氣暖氣機開關掣	-	-	1	1	1	-
	Lighting Switch 燈掣	12	11	10	10	11	10
	TV Outlet 電視接收插座	2	2	1	2	2	2
	Data Outlet 數據插座	1	1	1	1	1	1
	Telephone Outlet & Data Outlet 電話插座及數據插座	2	2	1	2	2	2
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	2	1	1	1	2	2
	13A Twin Socket Outlet 13A雙位電插座	3	3	3	3	3	3
	13A Single Socket Outlet 13A單位電插座	3	2	2	3	4	3
Master Bedroom 主人睡房	Switch for Thermo Ventilator 換氣暖氣機開關掣	1	1	-	-	-	1
	Lighting Switch 燈掣	4	4	2	2	2	4
	TV Outlet 電視接收插座	1	1	1	1	1	1
	Telephone Outlet & Data Outlet 電話插座及數據插座	1	1	1	1	1	1
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1	1
	13A Single Socket Outlet with USB 13A單位電插座連匯流排插座	1	1	1	1	1	1
Bedroom 1 睡房1	Lighting Switch 燈掣	1	1	-	1	1	1
	Telephone Outlet & Data Outlet 電話插座及數據插座	1	1	-	1	1	1
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	1	1	-	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	1	1	-	1	1	1
	13A Single Socket Outlet 13A單位電插座	1	1	-	1	1	1
Bedroom 2 睡房2	Lighting Switch 燈掣	1	-	-	-	-	-
	Telephone Outlet & Data Outlet 電話插座及數據插座	1	-	-	-	-	-
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	1	-	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座	1	-	-	-	-	-
	13A Single Socket Outlet 13A單位電插座	1	-	-	-	-	-

Notes:

1. The symbol "-" as shown in the above table denotes "Not Applicable".

2. 4/F, 13/F and 14/F are omitted.

備註：

1. 上表"-"代表"不適用"。

2. 不設4樓、13樓及14樓。



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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Floor 樓層		3/F, 5/F - 12/F and 15/F - 21/F 3樓、5樓至12樓及15樓至21樓					
Unit 單位		A	B	C	D	E	F
Utility Room 工作間	Lighting Switch 燈掣	2	-	-	1	-	-
	13A Twin Socket Outlet 13A雙位電插座	1	-	-	1	-	-
	Miniature Circuit Breakers Board 總電掣箱	1	-	-	-	-	-
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	1	-	-	1	-	-
	Switch for Electrical Water Heater 電熱水爐開關掣	1	-	-	-	-	-
	Switch for Exhaust Air Fan 抽氣扇開關掣	1	-	-	-	-	-
Store Room 儲物室	Lighting Switch 燈掣	-	1	-	-	1	1
	13A Twin Socket Outlet 13A雙位電插座	-	1	-	-	1	1
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	-	1	-	-	1	1
Lavatory 洗手間	Connection Unit for Electrical Water Heater 電熱水爐接線位	1	-	-	-	-	-
	Fuse Spur Unit 接線座	1	-	-	-	-	-
Master Bathroom 主人浴室	13A Twin Socket Outlet 13A雙位電插座	1	1	-	-	-	1
	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制器	1	1	-	-	-	1
	Fuse Spur Unit 接線座	2	2	-	-	-	2
	Connection Unit 接線位	1	1	-	-	-	1
Bathroom 浴室	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1	1
	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制器	1	1	1	1	1	1
	Fuse Spur Unit 接線座	2	2	2	2	2	2
	Connection Unit 接線位	-	-	1	1	1	-
Air-Conditioning Platform 冷氣機平台	Isolator for Outdoor Air-Conditioning Unit 室外冷氣機開關掣	1	4	2	4	5	5
Kitchen 廚房	Fuse Spur Unit 接線座	3	3	3	3	3	3
	Connection Unit 接線位	3	2	2	2	2	2
	13A Twin Socket Outlet 13A雙位電插座	4	4	4	4	4	4
	13A Single Socket Outlet 13A單位電插座	5	5	5	5	5	5
	13A Single Socket Outlet with USB 13A單位電插座連匯流排插座	1	1	1	1	1	1
	Washer Dryer Connection Point (Water Inlet) 洗衣乾衣機接駁點 (來水位)	1	1	1	1	1	1
	Washer Dryer Connection Point (Water Outlet) 洗衣乾衣機接駁點 (去水位)	1	1	1	1	1	1
	Miniature Circuit Breakers Board 總電掣箱	-	1	1	1	1	1
	Door Bell 門鈴	1	1	1	1	1	1

Notes:

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

備註：

1. 上表"-"代表"不適用"。
2. 不設4樓、13樓及14樓。

23

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

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

Floor 樓層		22/F 22樓					
Unit 單位		A	B	C	D	E	F
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1
Living Room / Dining Room / Corridor 客廳 / 飯廳 / 走廊	Switch for Electrical Water Heater 電熱水爐開關掣	1	1	1	1	1	1
	Switch for Exhaust Air Fan 抽氣扇開關掣	2	2	1	1	1	2
	Switch for Thermo Ventilator 換氣暖氣機開關掣	-	-	1	1	1	-
	Lighting Switch 燈掣	12	11	10	10	11	10
	TV Outlet 電視接收插座	2	2	1	2	2	2
	Data Outlet 數據插座	1	1	1	1	1	1
	Telephone Outlet & Data Outlet 電話插座及數據插座	2	2	1	2	2	2
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	2	1	1	1	2	2
	13A Twin Socket Outlet 13A雙位電插座	3	3	3	3	3	3
	13A Single Socket Outlet 13A單位電插座	3	2	2	3	4	3
Master Bedroom 主人睡房	Switch for Thermo Ventilator 換氣暖氣機開關掣	1	1	-	-	-	1
	Lighting Switch 燈掣	4	4	2	2	2	4
	TV Outlet 電視接收插座	1	1	1	1	1	1
	Telephone Outlet & Data Outlet 電話插座及數據插座	1	1	1	1	1	1
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1	1
	13A Single Socket Outlet with USB 13A單位電插座連匯流排插座	1	1	1	1	1	1
Bedroom 1 睡房1	Lighting Switch 燈掣	1	1	-	1	1	1
	Telephone Outlet & Data Outlet 電話插座及數據插座	1	1	-	1	1	1
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	1	1	-	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	1	1	-	1	1	1
	13A Single Socket Outlet 13A單位電插座	1	1	-	1	1	1
Bedroom 2 睡房2	Lighting Switch 燈掣	1	-	-	-	-	-
	Telephone Outlet & Data Outlet 電話插座及數據插座	1	-	-	-	-	-
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	1	-	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座	1	-	-	-	-	-
	13A Single Socket Outlet 13A單位電插座	1	-	-	-	-	-

Notes:  
1. The symbol "-" as shown in the above table denotes "Not Applicable".

備註：  
1. 上表 "-" 代表"不適用"。



23

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Floor 樓層		22/F 22樓					
Unit 單位		A	B	C	D	E	F
Utility Room 工作間	Lighting Switch 燈掣	2	-	-	1	-	-
	13A Twin Socket Outlet 13A雙位電插座	1	-	-	1	-	-
	Miniature Circuit Breakers Board 總電掣箱	1	-	-	-	-	-
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	1	-	-	1	-	-
	Switch for Electrical Water Heater 電熱水爐開關掣	1	-	-	-	-	-
	Switch for Exhaust Air Fan 抽氣扇開關掣	1	-	-	-	-	-
Store Room 儲物室	Lighting Switch 燈掣	-	1	-	-	1	1
	13A Twin Socket Outlet 13A雙位電插座	-	1	-	-	1	1
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	-	1	-	-	1	1
Lavatory 洗手間	Connection Unit for Electrical Water Heater 電熱水爐接線位	1	-	-	-	-	-
	Fuse Spur Unit 接線座	1	-	-	-	-	-
Master Bathroom 主人浴室	13A Twin Socket Outlet 13A雙位電插座	1	1	-	-	-	1
	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制器	1	1	-	-	-	1
	Fuse Spur Unit 接線座	2	2	-	-	-	2
	Connection Unit 接線位	1	1	-	-	-	1
Bathroom 浴室	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1	1
	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制器	1	1	1	1	1	1
	Fuse Spur Unit 接線座	2	2	2	2	2	2
	Connection Unit 接線位	-	-	1	1	1	-
Air-Conditioning Platform 冷氣機平台	Isolator for Outdoor Air-Conditioning Unit 室外冷氣機開關掣	1	4	2	4	5	5
Kitchen 廚房	Fuse Spur Unit 接線座	3	3	3	3	3	3
	Connection Unit 接線位	3	2	2	2	2	2
	13A Twin Socket Outlet 13A雙位電插座	4	4	4	4	4	4
	13A Single Socket Outlet 13A單位電插座	5	5	5	5	5	5
	13A Single Socket Outlet with USB 13A單位電插座連匯流排插座	1	1	1	1	1	1
	Washer Dryer Connection Point (Water Inlet) 洗衣乾衣機接駁點 (來水位)	1	1	1	1	1	1
	Washer Dryer Connection Point (Water Outlet) 洗衣乾衣機接駁點 (去水位)	1	1	1	1	1	1
	Miniature Circuit Breakers Board 總電掣箱	-	1	1	1	1	1
	Door Bell 門鈴	1	1	1	1	1	1

Notes:

1. The symbol "-" as shown in the above table denotes "Not Applicable".

備註：

1. 上表 "-" 代表"不適用"。

23

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Floor 樓層		R/F 天台					
Unit 單位		A	B	C	D	E	F
Flat Roof 平台	Lighting Switch 燈掣	1	1	1	1	1	1
	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1

Notes:

1. The symbol "-" as shown in the above table denotes "Not Applicable".

備註：

1. 上表 "-" 代表"不適用"。



23

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Tower 5 - Schedule of Mechanical & Electrical Provisions of Residential Properties 第5座 - 住宅物業機電裝置數量說明表

Floor 樓層		2/F 2樓			
Unit 單位		A	B	C	D
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1
Living Room / Dining Room / Corridor 客廳 / 飯廳 / 走廊	Switch for Electrical Water Heater 電熱水爐開關掣	1	1	1	1
	Switch for Exhaust Air Fan 抽氣扇開關掣	1	1	1	1
	Switch for Thermo Ventilator 換氣暖氣機開關掣	1	1	1	1
	Lighting Switch 燈掣	13	13	12	13
	TV Outlet 電視接收插座	2	2	2	2
	Data Outlet 數據插座	1	1	1	1
	Telephone Outlet & Data Outlet 電話插座及數據插座	2	2	2	2
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	2	2	2	2
	13A Twin Socket Outlet 13A雙位電插座	3	3	2	2
	13A Single Socket Outlet 13A單位電插座	4	4	3	3
Master Bedroom 主人睡房	Switch for Thermo Ventilator 換氣暖氣機開關掣	1	1	1	1
	Lighting Switch 燈掣	5	5	5	5
	TV Outlet 電視接收插座	1	1	1	1
	Telephone Outlet & Data Outlet 電話插座及數據插座	1	1	1	1
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1
	13A Single Socket Outlet 13A單位電插座	1	1	1	1
	13A Single Socket Outlet with USB 13A單位電插座連匯流排插座	1	1	1	1
Bedroom 1 睡房1	Lighting Switch 燈掣	1	1	1	1
	Telephone Outlet & Data Outlet 電話插座及數據插座	1	1	1	1
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1
	13A Single Socket Outlet 13A單位電插座	1	1	1	1
Bedroom 2 睡房2	Lighting Switch 燈掣	-	-	1	1
	Telephone Outlet & Data Outlet 電話插座及數據插座	-	-	1	1
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	-	-	1	1
	13A Twin Socket Outlet 13A雙位電插座	-	-	1	1
	13A Single Socket Outlet 13A單位電插座	-	-	1	1

Notes:

1. The symbol "-" as shown in the above table denotes "Not Applicable".

備註：

1. 上表 "-" 代表"不適用"。

23

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Tower 5 - Schedule of Mechanical & Electrical Provisions of Residential Properties 第5座 - 住宅物業機電裝置數量說明表

Floor 樓層		2/F 2樓			
Unit 單位		A	B	C	D
Utility Room 工作間	Lighting Switch 燈掣	-	-	2	2
	13A Twin Socket Outlet 13A雙位電插座	-	-	1	1
	Miniature Circuit Breakers Board 總電掣箱	-	-	1	1
	Switch for Electrical Water Heater 電熱水爐開關掣	-	-	1	1
	Switch for Exhaust Air Fan 抽氣扇開關掣	-	-	1	1
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	-	-	1	1
Store Room 儲物室	Lighting Switch 燈掣	1	1	-	-
	13A Twin Socket Outlet 13A雙位電插座	1	1	-	-
	Miniature Circuit Breakers Board 總電掣箱	1	1	-	-
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	1	1	-	-
Lavatory 洗手間	Connection Unit for Electrical Water Heater 電熱水爐接線位	-	-	1	1
	Fuse Spur Unit for Exhaust Air Fan 抽氣扇接線座	-	-	1	1
Master Bathroom 主人浴室	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1
	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制器	1	1	1	1
	Fuse Spur Unit 接線座	3	3	3	3
	Connection Unit 接線位	1	1	1	1
Bathroom 浴室	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1
	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制器	1	1	1	1
	Fuse Spur Unit 接線座	2	2	2	2
	Connection Unit 接線位	1	1	1	1
Flat Roof 平台	Isolator for Outdoor Air-Conditioning Unit 室外冷氣機開關掣	2	2	1	1
	13A Single Socket Outlet 13A單位電插座	1	1	1	1
Kitchen 廚房	Fuse Spur Unit 接線座	3	3	3	3
	Connection Unit 接線位	2	2	3	3
	13A Twin Socket Outlet 13A雙位電插座	4	4	4	4
	13A Single Socket Outlet 13A單位電插座	5	5	5	5
	13A Single Socket Outlet with USB 13A單位電插座連匯流排插座	1	1	1	1
	Washer Dryer Connection Point (Water Inlet) 洗衣乾衣機接駁點 (來水位)	1	1	1	1
	Washer Dryer Connection Point (Water Outlet) 洗衣乾衣機接駁點 (去水位)	1	1	1	1
	Door Bell 門鈴	1	1	1	1

Notes:

1. The symbol "-" as shown in the above table denotes "Not Applicable".

備註：

1. 上表 "-"代表"不適用"。



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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Tower 5 - Schedule of Mechanical & Electrical Provisions of Residential Properties 第5座 - 住宅物業機電裝置數量說明表

Floor 樓層		3/F and 5/F - 10/F 3樓及5樓至10樓			
Unit 單位		A	B	C	D
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1
Living Room / Dining Room / Corridor 客廳 / 飯廳 / 走廊	Switch for Electrical Water Heater 電熱水爐開關掣	1	1	1	1
	Switch for Exhaust Air Fan 抽氣扇開關掣	1	1	1	1
	Switch for Thermo Ventilator 換氣暖氣機開關掣	1	1	1	1
	Lighting Switch 燈掣	12	12	11	12
	TV Outlet 電視接收插座	2	2	2	2
	Data Outlet 數據插座	1	1	1	1
	Telephone Outlet & Data Outlet 電話插座及數據插座	2	2	2	2
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	2	2	2	2
	13A Twin Socket Outlet 13A雙位電插座	3	3	2	2
	13A Single Socket Outlet 13A單位電插座	4	4	3	3
Master Bedroom 主人睡房	Switch for Thermo Ventilator 換氣暖氣機開關掣	1	1	1	1
	Lighting Switch 燈掣	5	5	5	5
	TV Outlet 電視接收插座	1	1	1	1
	Telephone Outlet & Data Outlet 電話插座及數據插座	1	1	1	1
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1
	13A Single Socket Outlet 13A單位電插座	1	1	1	1
	13A Single Socket Outlet with USB 13A單位電插座連匯流排插座	1	1	1	1
Bedroom 1 睡房1	Lighting Switch 燈掣	1	1	1	1
	Telephone Outlet & Data Outlet 電話插座及數據插座	1	1	1	1
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1
	13A Single Socket Outlet 13A單位電插座	1	1	1	1
Bedroom 2 睡房2	Lighting Switch 燈掣	-	-	1	1
	Telephone Outlet & Data Outlet 電話插座及數據插座	-	-	1	1
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	-	-	1	1
	13A Twin Socket Outlet 13A雙位電插座	-	-	1	1
	13A Single Socket Outlet 13A單位電插座	-	-	1	1

Notes:

1. The symbol "-" as shown in the above table denotes "Not Applicable".
2. 4/F is omitted.

備註：

1. 上表"-"代表"不適用"。
2. 不設4樓。

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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Tower 5 - Schedule of Mechanical & Electrical Provisions of Residential Properties 第5座 - 住宅物業機電裝置數量說明表

Floor 樓層		3/F and 5/F - 10/F 3樓及5樓至10樓			
Unit 單位		A	B	C	D
Utility Room 工作間	Lighting Switch 燈掣	-	-	2	2
	13A Twin Socket Outlet 13A雙位電插座	-	-	1	1
	Miniature Circuit Breakers Board 總電掣箱	-	-	1	1
	Switch for Electrical Water Heater 電熱水爐開關掣	-	-	1	1
	Switch for Exhaust Air Fan 抽氣扇開關掣	-	-	1	1
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	-	-	1	1
Store Room 儲物室	Lighting Switch 燈掣	1	1	-	-
	13A Twin Socket Outlet 13A雙位電插座	1	1	-	-
	Miniature Circuit Breakers Board 總電掣箱	1	1	-	-
	Fuse Spur Unit for Indoor Air-Conditioning Unit 室內冷氣機接線座	1	1	-	-
Lavatory 洗手間	Connection Unit for Electrical Water Heater 電熱水爐接線位	-	-	1	1
	Fuse Spur Unit for Exhaust Air Fan 抽氣扇接線座	-	-	1	1
Master Bathroom 主人浴室	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1
	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制器	1	1	1	1
	Fuse Spur Unit 接線座	3	3	3	3
	Connection Unit 接線位	1	1	1	1
Bathroom 浴室	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1
	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制器	1	1	1	1
	Fuse Spur Unit 接線座	2	2	2	2
	Connection Unit 接線位	1	1	1	1
Air-Conditioning Platform 冷氣機平台	Isolator for Outdoor Air-Conditioning Unit 室外冷氣機開關掣	2	2	1	1
Kitchen 廚房	Fuse Spur Unit 接線座	3	3	3	3
	Connection Unit 接線位	2	2	3	3
	13A Twin Socket Outlet 13A雙位電插座	4	4	4	4
	13A Single Socket Outlet 13A單位電插座	5	5	5	5
	13A Single Socket Outlet with USB 13A單位電插座連匯流排插座	1	1	1	1
	Washer Dryer Connection Point (Water Inlet) 洗衣乾衣機接駁點 (來水位)	1	1	1	1
	Washer Dryer Connection Point (Water Outlet) 洗衣乾衣機接駁點 (去水位)	1	1	1	1
	Door Bell 門鈴	1	1	1	1

Notes:

1. The symbol "-" as shown in the above table denotes "Not Applicable".
2. 4/F is omitted.

備註:

1. 上表"-"代表"不適用"。
2. 不設4樓。



## 24 SERVICE AGREEMENTS 服務協議

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

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

## 25 GOVERNMENT RENT 地稅

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

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

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

1. On the delivery of the vacant possession of the specified residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water, electricity and gas; and
2. On that delivery, the purchaser is not liable to pay the owner a debris removal fee<sup>1</sup>.

Remarks:

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

1. 在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金；及
2. 在交付時，買方不須向擁有人支付清理廢料的費用<sup>1</sup>。

備註：

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



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

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

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

## 28 MAINTENANCE OF SLOPES 斜坡維修

Not applicable.

不適用。

## 29 MODIFICATION 修訂

No existing application to the Government for a modification of the Land Grant has been made.

本發展項目現時並沒有向政府申請修訂批地文件。



# 30 RELEVANT INFORMATION

## 有關資料

### 1. Gondola

During the necessary maintenance of the external wall of all units arranged by the Manager of the Development, the gondola will be operating in the airspace outside the windows of individual residential units and above and on the roof / flat roof / the parapet walls.

### 2. Residential Units affected by Antenna for Communal Aerial Broadcast / Lightning Pole / Chimney for Emergency Generator Room

Antenna for Communal Aerial Broadcast	Top Roof of Tower 3
Lightning Pole	Top Roof of Tower 2 and Tower 3
Chimney for Emergency Generator Room	Top Roof of Tower 1, Tower 2 and Tower 3

Please refer to the "Layout Plan of the Development" Section of this Sales Brochure on page 23 for identification of their approximate locations. Prospective purchasers should note the impact (if any) of the above facilities on individual units.

### 3. Floodlights at Outdoor Swimming Pool and Clubhouse Roof

Floodlights will be provided for lighting of the outdoor swimming pool and clubhouse roof of the Development in the evening at the following locations:

- At the top of 4 lamp poles reaching a height of +207.30mPD located at common landscape near the outdoor swimming pool.
- 4 lamp poles located at the clubhouse roof, at the top of 2 lamp poles reaching a height of +210.00mPD, and at the top of the other 2 lamp poles reaching a height of +212.00mPD.

For location of the floodlights, please refer to the "Layout Plan of the Development" Section of this Sales Brochure on page 23. Prospective purchasers should note the impact (if any) of the illumination of the floodlights on individual units.

Note: "mPD" means metre above the Hong Kong Principal Datum

### 4. Future Public Transport Terminus outside the Northeast side of the Development

Prospective purchasers should note the impact (if any) of the future public transport terminus outside the northeast side of the Development.

### 5. Trees along future On Hei Street outside the Development

Prospective purchasers should note the impact (if any) of the trees along future On Hei Street outside the Development on individual units.

### 6. Lamp Poles along future On Hei Street outside the Development

Prospective purchasers should note the impact (if any) of illumination of the lamp poles along future On Hei Street outside the Development on individual units.

### 7. On Hei Street outside the Development

On Hei Street is still under construction. The height in metres above the Hong Kong Principal Datum (PD)(M) of On Hei Street will be subject to change according to the latest information announced by the Civil Engineering and Development Department.

### 1. 吊船

在發展項目管理人安排所有單位外牆之必要維修期間，吊船將在該等單位之窗戶外及天台/平台/護牆之上及其上空的空間運作。

### 2. 受公共空中廣播天線/避雷針/緊急發電機機房煙囪影響之住宅單位

公共空中廣播天線	第3座頂層天台
避雷針	第2座及第3座頂層天台
緊急發電機機房煙囪	第1座、第2座及第3座頂層天台

請參閱本售樓說明書第23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）。

### 3. 室外游泳池及會所天台之泛光燈

以下位置將提供泛光燈以供發展項目室外游泳池及會所天台的晚間照明：

- 4支燈柱，此等燈柱將設置於室外游泳池附近之公用園景，泛光燈裝設於香港主水平基準以上207.30mPD。
- 4支燈柱設置於會所天台，2支燈柱之頂部高度達香港主水平基準以上210.00mPD，另外2支燈柱之頂部高度達香港主水平基準以上212.00mPD。

有關泛光燈的位置，請參閱本售樓說明書第23頁之「發展項目的布局圖」一節。準買家請注意上述泛光燈之燈光對個別單位造成之影響（如有）。

備註：“mPD”指以米計在香港主水平基準以上。

### 4. 發展項目東北面出面之未來公共交通總站

準買家請注意發展項目東北面出面之未來公共交通總站對個別單位造成之影響（如有）。

### 5. 發展項目以外，沿未來安禧街之樹木

準買家請注意沿未來安禧街之樹木對個別單位造成之影響（如有）。

### 6. 發展項目以外，沿未來安禧街之街燈

準買家請注意沿未來安禧街之街燈於照明時對個別單位造成之影響（如有）。

### 7. 發展項目以外的安禧街

安禧街仍在興建中，剖面圖的安禧街之香港主水平基準以上高度（米）根據土木工程拓展署最新公佈資料，將來或會改變。

## 31 ADDRESS OF THE WEBSITE DESIGNATED BY THE VENDOR FOR THE DEVELOPMENT

賣方就發展項目指定的互聯網網站的網址

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

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



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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 (m <sup>2</sup> )
Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1.(#)	Carpark and loading/unloading area excluding public transport terminus	*
2.	Plant rooms and similar services	
2.1(#)	Mandatory feature or essential plant room, area of which is limited by respective PNAP or regulation, such as lift machine room,TBE room, refuse storage chamber, etc.	*
2.2(#)	Mandatory feature or essential plant room, areas of which is NOT limited by any PNAP or regulation, such as room occupied solely by FSI and equipment, meter room, transformer room, potable and flushing water tank, etc.	*
2.3(#)	Non-mandatory or non-essential plant room, such as A/C plant room, AHU room, etc.	Not Applicable
Disregarded GFA under Building (Planning) Regulations 23A(3)		
3.	Area for picking up and setting down persons departing from or arriving at the hotel by vehicle	Not Applicable
4.	Supporting facilities for a hotel	Not Applicable
Green Features under Joint Practice Notes 1 and 2		
5.(#)	Balcony for residential buildings	417.827
6.(#)	Wider common corridor and lift lobby	89.741
7.	Communal sky garden	Not Applicable
8.	Communal podium garden for non-residential buildings	Not Applicable
9.	Acoustic fin	Not Applicable
10.	Wing wall, wind catcher and funnel	Not Applicable
11.(#)	Non-structural prefabricated external wall	613.832
12.(#)	Utility platform	267.051
13.	Noise barrier	Not Applicable
Amenity Features		
14.(#)	Counter, office, store, guard room and lavatory for watchman and management staff, Owner’s Corporation Office	33.068
15.(#)	Residential recreational facilities including void, plant room, swimming pool filtra- tion plant room, covered walkway etc serving solely the recreational facilities	541.582
16.(#)	Covered landscape and play area	1018.459
17.(#)	Horizontal screens / covered walkways, trellis	Not Applicable

		Area (m <sup>2</sup> )
18.(#)	Larger lift shaft	447.585
19.(#)	Chimney shaft	Not Applicable
20.(#)	Other non-mandatory or non-essential plant room, such as boiler room, SMATV room	Not Applicable
21.(#)	Pipe duct, air duct for mandatory feature or essential plant room	*
22.(#)	Pipe duct, air duct for non-mandatory or non-essential plant room	Not Applicable
23.(#)	Plant room, pipe duct, air duct for environmentally friendly system and feature	Not Applicable
24.	High headroom and void in front of cinema, shopping arcade etc. in non-domestic phase	Not Applicable
25.	Void over main common entrance (prestige entrance) in non-domestic phase	Not Applicable
26.	Void in duplex domestic flat and house	Not Applicable
27.(#)	Sunshade and reflector	Not Applicable
28.(#)	Minor projection such as AC box, window cill, project window	Not Applicable
29.(#)	Projections such as air-conditioning box and platform with a projection of more than 750mm from the external wall.	Not Applicable
Other Exempted Items		
30.(#)	Refuge floor including refuge floor cum sky garden	Not Applicable
31.(#)	Covered area under large projection/overhanging feature	Not Applicable
32.(#)	Public transport terminus	Not Applicable
33.(#)	Party structure and common staircase	Not Applicable
34.(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	Not Applicable
35.(#)	Public Passage	Not Applicable
36.(#)	Covered area set back	Not Applicable
Bonus GFA		
37.	Bonus GFA	Not Applicable
Additional Green Features Under JPN		
38.	Buildings adopting modular integrated construction	Not Applicable

Note:  
The above table is based on the requirements as stipulated in the Practice Notes 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.

\* Calculation will be submitted before OP Application



# 32 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）規例》第23(3)(b)條不計算的總樓面面積		
1.(#)	停車場及上落客貨地方（公共交通總站除外）	*
2.	機房及相類設施	
2.1(#)	所佔面積受相關《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、垃圾房等	*
2.2(#)	所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	*
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《建築物（規劃）規例》第23A(3)條不計算的總樓面面積		
3.	供人離開或到達旅館時上落汽車的地方	不適用
4.	旅館的輔助性設施	不適用
根據《聯合作業備考》第1號及第2號提供的環保設施		
5.(#)	露台	417.827
6.(#)	加闊的公用走廊及升降機大堂	89.741
7.	公用空中花園	不適用
8.	非住宅樓宇的公用平台花園	不適用
9.	隔聲鰭	不適用
10.	翼牆、捕風器及風斗	不適用
11.(#)	非結構預製外牆	613.832
12.(#)	工作平台	267.051
13.	隔音屏障	不適用
適意設施		
14.(#)	供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	33.068
15.(#)	住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	541.582
16.(#)	有上蓋的園景區及遊樂場	1018.459
17.(#)	橫向屏障/ 有蓋人行道、花棚	不適用

		面積(平方米)
18.(#)	擴大升降機井道	447.585
19.(#)	煙囪管道	不適用
20.(#)	其他非強制性或非必要機房，例如爐房、衛星電視共用天線房	不適用
21.(#)	強制性設施或必要機房所需的管槽、氣槽	*
22.(#)	非強制性設施或非必要機房所需的管槽、氣槽	不適用
23.(#)	環保系統及設施所需的機房、管槽及氣槽	不適用
24.	非住用期數中電影院、商場等的較高的淨高及前方中空	不適用
25.	非住用期數的公用主要入口（尊貴入口）上方的中空	不適用
26.	複式住宅單位及洋房的中空	不適用
27.(#)	遮陽篷及反光罩	不適用
28.(#)	小型伸出物，例如空調機箱、窗台、伸出的窗台	不適用
29.(#)	其他伸出物，如空調機箱或伸出外牆超過750毫米的平台	不適用
其他項目		
30.(#)	庇護層，包括庇護層兼空中花園	不適用
31.(#)	其他伸出物/外懸設施下的有蓋面積	不適用
32.(#)	公共交通總站	不適用
33.(#)	共用構築物及樓梯	不適用
34.(#)	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	不適用
35.(#)	公眾通道	不適用
36.(#)	因建築物後移導致的覆蓋面積	不適用
額外總樓面面積		
37.	額外總樓面面積	不適用
根據《聯合作業備考》提供的附加環保設施		
38.	應用「組裝合成」建築法	不適用

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

\* 數字會在申請佔用建築物許可證前提交



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INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

Environmental Assessment of the Building

Green Building Certification

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

Provisional  
GOLD



PROVISIONAL  
**GOLD**  
NB V1.2 2019  
  
HKGBC  
BEAM Plus

Application no.: PAG0073/20

建築物的環境評估

綠色建築認證

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

暫定評級  
金級



暫定  
**金級**  
NB V1.2 2019  
  
HKGBC  
綠建環評

申請編號: PAG0073/20

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 printing of the sales brochures:

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分的預計能量表現或消耗的最近期資料：

Part I 第I部份	
Provision of Central Air Conditioning 提供中央空調	No 否
Provision of Energy Efficient Features 提供具能源效益的設施	Yes 是
Energy Efficient Features proposed 擬安裝的具能源效益的設施	1. LED Exit Sign LED出口指示牌 2. LED Lighting System for Common Areas 公用地方LED照明系統

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INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

Part II : The predicted annual energy use of the proposed building / part of building <sup>(Note 1)</sup> 第II部分：擬興建樓宇 / 部分樓宇預計每年能源消耗量 <sup>(註腳1)</sup>					
Location 位置	Internal Floor Area Served (m²) 使用有關裝置的內部樓面面積(平方米)	Annual Energy Use of Baseline Building <sup>(Note 2)</sup> 基線樓宇 <sup>(註腳2)</sup> 每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		Electricity kWh/m²/annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit/m²/annum 煤氣/石油氣 用量單位/平方米/年	Electricity kWh/m²/annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit/m²/annum 煤氣/石油氣 用量單位/平方米/年
Area served by central building services installation <sup>(Note 3)</sup> (Domestic) 有使用中央屋宇裝備裝置 <sup>(註腳3)</sup> 的部分 (住用)	4,424	162.9	-	127	-
Area served by central building services installation <sup>(Note 3)</sup> (Non-Domestic – Podium(s)) 有使用中央屋宇裝備裝置 <sup>(註腳3)</sup> 的部分 (非住用 - 平台)	767	445.1	-	419.6	-
Area served by non-central building services installation (Non-Domestic – Podium(s)) 有使用非中央屋宇裝備裝置的部分 (非住用 - 平台)	767	79.7	-	72.3	-

Part III : The following installation(s) are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD) 第III部分：以下裝置乃按機電工程署公布的相關實務守則設計			
Type of Installations 裝置類型	YES 是	NO 否	N/A 不適用
Lighting Installations 照明裝置	√	-	-
Air Conditioning Installations 空調裝置	√	-	-
Electrical Installations 電力裝置	√	-	-
Lift & Escalator Installations 升降機及自動梯的裝置	√	-	-
Performance-based Approach 以總能源為本的方法	-	-	√

Note:

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/m²/annum) and town gas/LPG consumption (unit/m²/annum), of the development by the internal floor area served, where:  
(a) "total annual energy use" has the same meaning of "annual energy use" under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (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 Installations in Buildings issued by the Electrical & Mechanical Services Department.

註腳：

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“基準建築物模式(零分標準)”具有相同涵義。
3. “中央屋宇裝備裝置”與由機電工程署發出的樓宇的屋宇裝備裝置能源效益實務守則中的涵義相同。



# 33 INFORMATION REQUIRED BY THE DIRECTOR OF LANDS TO BE SET OUT IN SALES BROCHURE AS A CONDITION FOR GIVING THE PRESALE CONSENT

地政總署署長作為給予預售樓花同意書的條件而規定列於售樓說明書的資料

1. The purchaser is required to agree with the Vendor in the agreement for sale and purchase (the **"ASP"**) 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 (which is defined to mean and include 334 residential units) (the **"Residential Unit"**) or the Parking Space (which is defined to mean and include 74 residential car parking spaces and 4 residential motor cycle parking spaces) (the **"Parking Space"**) specified in the ASP, sub-sell that Residential Unit or Parking Space or transfer the benefit of the ASP 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 ASP, agrees (at its own discretion) to cancel the ASP or the obligations of the purchaser under the ASP, 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 ASP 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 ASP.
3. The Vendor will pay or has paid (as the case may be) all outstanding Government rent in respect of the Lot 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 ASP 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 Development 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.

1. 買方須與賣方於正式買賣合約（「**正式買賣合約**」）協議，除按揭或押記外，買方不會於完成正式買賣合約之成交及簽署轉讓契之前，以任何方式，或訂立任何協議以達至提名任何人士接受轉讓正式買賣合約所指定的住宅單位（其定義指及包括334個住宅單位）（「**住宅單位**」）或停車位（其定義指及包括74個住宅停車位及4個住宅電單車位）（「**停車位**」），或轉讓該住宅單位或停車位，或轉移該住宅單位或停車位的正式買賣合約的權益。
2. 如正式買賣合約的買方有此要求，並獲賣方（按其自己的酌情決定）同意之情況下取消正式買賣合約或買方於該正式買賣合約所承擔之責任，賣方有權保留相等於該正式買賣合約所指定的住宅單位及停車位總售價百分之五的款額。同時買方亦須額外付予賣方或付還賣方（視情況而定）全部就取消該正式買賣合約須付之律師費、收費及代墊付費用（包括任何須繳付之印花稅）。
3. 賣方將會支付或已經支付（視情況而定）由批地文件之日起直至有關個別買方簽署轉讓契之日（包括簽署轉讓契當日）止，所有有關該正在興建的發展項目所處的該地段的地稅。
4. 已簽署正式買賣合約的買方有權要求查閱一份有關完成興建發展項目所需的建築費用及專業費用總額的最新資料，及有關直至詢問時的上一個月底為止已動用及支付的建築費用及專業費用總額，並可於提出要求及在支付不多於港幣一百元（HK\$100）象徵式費用後獲提供該資料的副本。



## 34 DATE OF PRINTING OF SALES BROCHURE

### 售樓說明書印製日期

Date of printing of this Sales Brochure: 6<sup>th</sup> February 2021

本售樓說明書印製日期：2021年2月6日

## 35 POSSIBLE FUTURE CHANGES

### 日後可能出現的改變

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

發展項目及其周邊地區日後可能出現改變。



# 36 EXAMINATION RECORD

## 檢視記錄

Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改		
	Page Number 頁次		Revision Made 所作修改
1 March 2021 2021年3月1日	24, 33		Floor Plans of Residential Properties in the Development are revised. 修訂發展項目的住宅物業的樓面平面圖。
	59		Area of Residential Properties in the Development is revised. 修訂發展項目中的住宅物業的面積。
Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改		
	Page Number in revised version with examination date on 1 March 2021 2021年3月1日 檢視 之版本之頁次	Page Number in revised version with examination date on 28 May 2021 2021年5月28日 檢視 之版本之頁次	Revision Made 所作修改
28 May 2021 2021年5月28日	12	12	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	21	21	Outline Zoning Plan is updated. 更新分區計劃大綱圖。
	23	23	Layout Plan of the Development is updated. 更新發展項目的布局圖。
	25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57	25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57	Floor Plans of Residential Properties in the Development are updated. 更新發展項目的住宅物業的樓面平面圖。
	66, 67	66, 67	Floor Plans of Parking Spaces in the Development are updated. 更新發展項目中的停車位的樓面平面圖。
	99, 100, 101, 102	99, 100, 101, 102	Elevation Plans are updated. 更新立面圖。
	103	103	Information on Common Facilities in the Development is updated. 更新發展項目中的公用設施的資料。
	118, 142, 144	118, 142, 144	Fittings, Finishes and Appliances are revised. 修訂裝置、裝修物料及設備的資料。
	150, 151	150, 151	Information in Application for Concession on Gross Floor Area of Building are revised. 修訂申請建築物總面面積寬免的資料。

# 36 EXAMINATION RECORD

## 檢視記錄

Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改		
	Page Number in revised version with examination date on 28 May 2021 2021年5月28日 檢視 之版本之頁次	Page Number in revised version with examination date on 17 August 2021 2021年8月17日 檢視 之版本之頁次	Revision Made 所作修改
17 August 2021 2021年8月17日	1, 2, 3, 4, 5	1, 2, 3, 4, 5	Notes to Purchasers of First-Hand Residential Properties are revised. 修訂一手住宅物業買家須知。
	7	7	Information on the Development is revised. 更新發展項目的資料。
	12	12	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	13, 14	13, 14	Aerial Photographs of the Development are updated. 更新發展項目的鳥瞰照片。
	15, 16, 17, 18	15, 16, 17, 18	Blank pages. 空白頁。
Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改		
	Page Number in revised version with examination date on 17 August 2021 2021年8月17日 檢視 之版本之頁次	Page Number in revised version with examination date on 30 August 2021 2021年8月30日 檢視 之版本之頁次	Revision Made 所作修改
30 August 2021 2021年8月30日	3, 6	3, 6	Notes to Purchasers of First-Hand Residential Properties are revised. 修訂一手住宅物業買家須知。
Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改		
	Page Number in revised version with examination date on 30 August 2021 2021年8月30日 檢視 之版本之頁次	Page Number in revised version with examination date on 31 August 2021 2021年8月31日 檢視 之版本之頁次	Revision Made 所作修改
31 August 2021 2021年8月31日	3, 4	3, 4	Notes to Purchasers of First-Hand Residential Properties are revised. 修訂一手住宅物業買家須知。



# 36 EXAMINATION RECORD

## 檢視記錄

Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改		
	Page Number in revised version with examination date on 31 August 2021 2021年8月31日 檢視 之版本之頁次	Page Number in revised version with examination date on 2 September 2021 2021年9月2日 檢視 之版本之頁次	Revision Made 所作修改
2 September 2021 2021年9月2日	12	12	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	23	23	Layout Plan of the Development is revised. 修訂發展項目的布局圖。
	31, 32, 33, 35, 37, 39, 43, 45, 47, 49, 53, 55, 57	31, 32, 33, 35, 37, 39, 43, 45, 47, 49, 53, 55, 57	Floor Plans of Residential Properties in the Development are updated. 更新發展項目的住宅物業的樓面平面圖。
	59	59	Area of Residential Properties in the Development is revised. 修訂發展項目中的住宅物業的面積。
	66, 67, 68	66, 67, 68	Floor Plans of Parking Spaces in the Development are updated. 更新發展項目中的停車位的樓面平面圖。
	97, 98	97, 98	Cross-Section Plan of Building in the Development are updated. 更新發展項目中的橫截面圖。
	99, 100, 101, 102	99, 100, 101, 102	Elevation Plans are updated. 更新立面圖。
	103	103	Information on Common Facilities in the Development is updated. 更新發展項目中的公用設施的資料。
	112, 124	112, 124	Fittings, Finishes and Appliances are revised. 修訂裝置、裝修物料及設備的資料。
	148	148	Relevant Information is revised. 修訂有關資料。
	150, 151	150, 151	Information in Application for Concession on Gross Floor Area of Building are revised. 修訂申請建築物總面面積寬免的資料。









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