

ONE 維港1號
VICTORIA



售樓說明書

SALES BROCHURE

01 | NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans¹ as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/ metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property². The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

- Ensure that the sales brochure you have obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- Read through the sales brochure and in particular, check the following information in the sales brochure -
 - whether there is a section on "relevant information" in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as "relevant information";
 - the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
 - interior and exterior fittings and finishes and appliances;
 - the basis on which management fees are shared;

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

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

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

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

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

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

² According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following—
(i) the external dimensions of each residential property;
(ii) the internal dimensions of each residential property;
(iii) the thickness of the internal partitions of each residential property;
(iv) the external dimensions of individual compartments in each residential property.
According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.

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11. Appointment of estate agent

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

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

of the sales brochure and make reference to it when viewing the show flats.

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

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

15. Estimated material date and handing over date

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

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

For first-hand completed residential properties

16. Vendor’s information form

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

17. Viewing of property

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

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

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

Other useful contacts:

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

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

Real Estate Developers Association of Hong Kong
Telephone : 2826 0111
Fax : 2845 2521

Sales of First-hand Residential Properties Authority
Transport and Housing Bureau
August 2017

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

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一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》(第621章)(下稱「條例」)，賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i)露台；(ii)工作平台；以及(iii)陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院的每一項目的面積，即使該些項目

構成該物業的一部分的範圍。

- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部及內部尺寸²。售樓說明書所提供有關住宅物業外部和內部的尺寸，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。
- 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。

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 訂立臨時買賣合約時，您須向擁有人(即賣方)支付樓價5%的臨時訂金。
- 如您在訂立臨時買賣合約後五個工作日(工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子)之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金(即樓價的5%)會被沒收，而擁有人(即賣方)不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人(即賣方)必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

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

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

- 賣方不一定須設置示範單位供準買家或公眾參觀，但賣方如為某指明住宅物業設置示範單位，必須首先設置該住宅物業的無改動示範單位，才可設置該住宅物業的經改動示範單位，並可以就該住宅物業設置多於一個經改動示範單位。
- 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單位作出比較。然而，條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。

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

² 根據條例附表1第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。

01 | NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

- 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓說明書。因此，緊記先行索取售樓說明書，以便在參觀示範單位時參閱相關資料。
- 您可以在無改動示範單位及經改動示範單位中進行量度，並在無改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

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

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

消費者委員會
網址：www.consumer.org.hk
電話：2929 2222
電郵：cc@consumer.org.hk
傳真：2856 3611

地產代理監管局
網址：www.eaa.org.hk
電話：2111 2777
電郵：enquiry@eaa.org.hk
傳真：2598 9596

香港地產建設商會
電話：2826 0111
傳真：2845 2521

運輸及房屋局
一手住宅物業銷售監管局
2017年8月

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

02 | INFORMATION ON THE DEVELOPMENT

發展項目的資料

Name of the Development

One Victoria

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

21 Shing Fung Road*

The Development consists of three multi-unit buildings

Tower 1A and 1B of Tower 1
Tower 2A and 2B of Tower 2
Ocean Villa

Total Number of Storeys of each multi-unit building

Tower 1A and 1B of Tower 1: 32 storeys
Tower 2A and 2B of Tower 2: 32 storeys
Ocean Villa: 6 storeys
The above numbers of storeys exclude Basement and Roof.

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

Tower 1A and 1B of Tower 1: B/F, G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 36/F and Roof
Tower 2A and 2B of Tower 2: B/F, G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 36/F and Roof
Ocean Villa: B/F, G/F, 1/F - 3/F, 5/F - 6/F and Roof

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

4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 1A and 1B of Tower 1.
4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 2A and 2B of Tower 2.
4/F is omitted in Ocean Villa.

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

Roof of Tower 1A and 1B of Tower 1
Roof of Tower 2A and 2B of Tower 2

Estimated Material Date for the Development as provided by the Authorized Person for the Development

31st March 2023

“Material Date” means the date on which the conditions of the land grant are complied with in respect of the Development.

The Estimated Material Date is subject to any extension of time that is permitted under the agreement for 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).

* The above provisional street number is subject to confirmation when the Development is completed.

發展項目名稱

維港1號

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

承豐道21號*

發展項目包含3幢多單位建築物

第1座之第1A及1B座
第2座之第2A及2B座
迎海大宅

每幢多單位建築物的樓層的總數

第1座之第1A及1B座：32層
第2座之第2A及2B座：32層
迎海大宅：6層
上述樓層數目並不包括地庫及天台。

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座之第1A及1B座：地庫、地下、一樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓、三十五樓至三十六樓及天台
第2座之第2A及2B座：地庫、地下、一樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓、三十五樓至三十六樓及天台
迎海大宅：地庫、地下、一樓至三樓、五樓至六樓及天台

不依連續次序的樓層號數的每幢多單位建築物內被略去的樓層號數

第1座之第1A及1B座不設四樓、十三樓、十四樓、二十四樓及三十四樓。
第2座之第2A及2B座不設四樓、十三樓、十四樓、二十四樓及三十四樓。
迎海大宅不設四樓。

每幢多單位建築物內的庇護層(如有的話)

第1座之第1A及1B座的天台
第2座之第2A及2B座的天台

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3月31日

「關鍵日期」指批地文件的條件就發展項目而獲符合的日期。

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。

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。

*上述臨時門牌號數有待發展項目建成時確認。

03

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

Macfull Limited

Holding Companies of the Vendor

China Overseas Land & Investment Limited
China Overseas Property Limited

Authorized Person for the Development

Ng Kwok Fai

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

LWK & Partners (HK) Limited

Building Contractor for the Development

China Overseas Building Construction Limited

The Firms of Solicitors acting for the Owner in relation to the sale of residential properties in the Development

Chu & Lau Solicitors & Notaries
Deacons, Solicitors
Baker & McKenzie, Solicitors
ONC Lawyers, Solicitors
S. H. Chan & Co., Solicitors

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

Agricultural Bank of China Limited

Other person who has made a loan for the construction of the Development

Chung Hoi Finance Limited
China State Construction Finance (Cayman) II Limited

賣方

名發有限公司

賣方的控權公司

中國海外發展有限公司
中國海外地產有限公司

發展項目的認可人士

吳國輝

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

梁黃顧建築師(香港)事務所有限公司

發展項目的承建商

中國海外房屋工程有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所

劉漢銓律師行
的近律師行
貝克·麥堅時律師事務所
柯伍陳律師事務所
陳淑雄律師行

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構

中國農業銀行股份有限公司

已為發展項目的建造提供貸款的其他人

中海財務有限公司
China State Construction Finance (Cayman) II Limited

04 | 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;	Not Applicable
b) The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an authorized person;	Not Applicable
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;	Nil
d) The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an associate of such an authorized person;	Not Applicable
e) The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an authorized person;	Not Applicable
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;	Nil
g) The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the Owner in relation to the sale of residential properties in the Development;	Not Applicable
h) The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the Owner in relation to the sale of residential properties in the Development;	Not Applicable
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;	Nil
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;	Nil

a) 賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人;	不適用
b) 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人;	不適用
c) 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的家人;	沒有
d) 賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人;	不適用
e) 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人;	不適用
f) 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人;	沒有
g) 賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人;	不適用
h) 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人;	不適用
i) 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述律師事務所的經營人的家人;	沒有
j) 賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份;	沒有

04 | RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

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;	Nil
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;	Nil
m) The Vendor or a building contractor for the Development is a partnership, and such an authorized person, or such an associate, is an employee of that Vendor or contractor;	Not Applicable
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;	Nil
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;	Nil
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;	Nil
q) The Vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor;	Not Applicable
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;	Nil
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.	Yes*

* The building contractor of the Development, China Overseas Building Construction Limited, is an associate corporation of the Vendor and the holding company of the Vendor.

k) 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份；	沒有
l) 賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書；	沒有
m) 賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員；	不適用
n) 賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份；	沒有
o) 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份；	沒有
p) 賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書；	沒有
q) 賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員；	不適用
r) 賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團；	沒有
s) 賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	是*

* 承建商中國海外房屋工程有限公司屬賣方及其控權公司的有聯繫法團。

05 | INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

There will be non-structural prefabricated external walls forming part of the enclosing walls of the Development.
 There will be curtain walls forming part of the enclosing walls of the Development.
 The range of thickness of non-structural prefabricated external walls of Towers 1A, 1B, 2A and 2B is 150mm.
 The range of thickness of the curtain walls of Towers 1A, 1B, 2A, 2B and Ocean Villa is 200mm.

本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。
 本發展項目將會有構成圍封牆的一部分的幕牆。
 第1A, 1B, 2A及2B座的非結構的預製外牆的厚度範圍為150毫米。
 第1A, 1B, 2A, 2B座及迎海大宅的幕牆的厚度範圍為200毫米。

Total area of the non-structural prefabricated external walls and the curtain walls of each residential property:

每個住宅物業的非結構的預製外牆及幕牆的總面積：

Tower 大廈	Floor* 樓層*	Unit 單位	Total Area of Non-structural Prefabricated External Walls of Each Residential Property (sq.m) 每個住宅物業的非結構的預製外牆的總面積 (平方米)	Total Area of Curtain Walls of Each Residential Property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
Tower 1A 第1A座	1/F 一樓	A	0.247	1.579
		B	-	1.061
		C	-	1.036
		D	-	1.027
		E	-	0.926
		F	0.228	1.056
		G	0.607	1.634
		H	0.217	1.578
	2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F 二樓至三樓、 五樓至十二樓、 十五樓至二十三樓、 二十五樓至三十三樓及 三十五樓	A	0.247	1.579
		B	-	1.061
		C	-	1.036
		D	-	1.027
		E	-	0.926
		F	0.228	1.056
		G	0.607	1.634
		H	0.217	1.578
	36/F 三十六樓	A	0.247	1.579
		B	-	1.061
		C	-	1.036
		D	-	1.027
		E	-	0.926
		F	0.228	1.056
		G	0.607	1.634
		H	0.217	1.578

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 1A.

* 第1A座不設四樓、十三樓、十四樓、二十四樓及三十四樓。

05 | INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

There will be non-structural prefabricated external walls forming part of the enclosing walls of the Development.
 There will be curtain walls forming part of the enclosing walls of the Development.
 The range of thickness of non-structural prefabricated external walls of Towers 1A, 1B, 2A and 2B is 150mm.
 The range of thickness of the curtain walls of Towers 1A, 1B, 2A, 2B and Ocean Villa is 200mm.

Total area of the non-structural prefabricated external walls and the curtain walls of each residential property:

本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。
 本發展項目將會有構成圍封牆的一部分的幕牆。
 第1A, 1B, 2A及2B座的非結構的預製外牆的厚度範圍為150毫米。
 第1A, 1B, 2A, 2B座及迎海大宅的幕牆的厚度範圍為200毫米。

每個住宅物業的非結構的預製外牆及幕牆的總面積：

Tower 大廈	Floor* 樓層*	Unit 單位	Total Area of Non-structural Prefabricated External Walls of Each Residential Property (sq.m) 每個住宅物業的非結構的預製外牆的總面積 (平方米)	Total Area of Curtain Walls of Each Residential Property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
Tower 1B 第1B座	1/F 一樓	A	-	1.086
		B	-	2.135
		C	0.311	1.473
		D	-	0.611
		E	-	0.611
		F	-	0.611
		G	-	0.629
		H	0.247	1.588
	2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F 二樓至三樓、 五樓至十二樓、 十五樓至二十三樓、 二十五樓至三十三樓及 三十五樓	A	-	1.086
		B	-	2.135
		C	0.311	1.473
		D	-	0.611
		E	-	0.611
		F	-	0.611
		G	-	0.629
		H	0.247	1.588
	36/F 三十六樓	A	-	5.122
		D	-	0.611
		E	-	0.611
		F	-	0.611
		G	-	0.629
		H	0.247	1.588

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 1B.

* 第1B座不設四樓、十三樓、十四樓、二十四樓及三十四樓。

05 | INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

There will be non-structural prefabricated external walls forming part of the enclosing walls of the Development.
 There will be curtain walls forming part of the enclosing walls of the Development.
 The range of thickness of non-structural prefabricated external walls of Towers 1A, 1B, 2A and 2B is 150mm.
 The range of thickness of the curtain walls of Towers 1A, 1B, 2A, 2B and Ocean Villa is 200mm.

本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。
 本發展項目將會有構成圍封牆的一部分的幕牆。
 第1A, 1B, 2A及2B座的非結構的預製外牆的厚度範圍為150毫米。
 第1A, 1B, 2A, 2B座及迎海大宅的幕牆的厚度範圍為200毫米。

Total area of the non-structural prefabricated external walls and the curtain walls of each residential property:

每個住宅物業的非結構的預製外牆及幕牆的總面積：

Tower 大廈	Floor* 樓層*	Unit 單位	Total Area of Non-structural Prefabricated External Walls of Each Residential Property (sq.m) 每個住宅物業的非結構的預製外牆的總面積 (平方米)	Total Area of Curtain Walls of Each Residential Property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
Tower 2A 第2A座	1/F 一樓	A	0.217	1.640
		B	0.607	1.635
		C	0.229	1.031
		D	-	1.036
		E	-	0.611
		F	-	1.027
		G	-	1.040
		H	0.248	1.639
	2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F 二樓至三樓、 五樓至十二樓、 十五樓至二十三樓、 二十五樓至三十三樓及 三十五樓	A	0.217	1.640
		B	0.607	1.635
		C	0.229	1.031
		D	-	1.036
		E	-	0.611
		F	-	1.027
		G	-	1.040
		H	0.248	1.639
	36/F 三十六樓	A	0.217	1.640
		B	0.607	1.635
		C	0.229	1.031
		D	-	1.036
		E	-	0.611
		F	-	1.027
		G	-	1.040
		H	0.248	1.639

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 2A.

* 第2A座不設四樓、十三樓、十四樓、二十四樓及三十四樓。

05 | INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

There will be non-structural prefabricated external walls forming part of the enclosing walls of the Development.
 There will be curtain walls forming part of the enclosing walls of the Development.
 The range of thickness of non-structural prefabricated external walls of Towers 1A, 1B, 2A and 2B is 150mm.
 The range of thickness of the curtain walls of Towers 1A, 1B, 2A, 2B and Ocean Villa is 200mm.

本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。
 本發展項目將會有構成圍封牆的一部分的幕牆。
 第1A, 1B, 2A及2B座的非結構的預製外牆的厚度範圍為150毫米。
 第1A, 1B, 2A, 2B座及迎海大宅的幕牆的厚度範圍為200毫米。

Total area of the non-structural prefabricated external walls and the curtain walls of each residential property:

每個住宅物業的非結構的預製外牆及幕牆的總面積：

Tower 大廈	Floor* 樓層*	Unit 單位	Total Area of Non-structural Prefabricated External Walls of Each Residential Property (sq.m) 每個住宅物業的非結構的預製外牆的總面積 (平方米)	Total Area of Curtain Walls of Each Residential Property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
Tower 2B 第2B座	1/F 一樓	A	0.906	2.165
		B	-	0.536
		C	-	1.291
		D	-	1.081
		E	-	1.087
		F	-	0.611
		G	0.443	2.021
		H	-	1.475
		J	-	0.975
		K	-	1.111
		2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F 二樓至三樓、 五樓至十二樓、 十五樓至二十三樓、 二十五樓至三十三樓及 三十五樓	A	0.906
	B		-	0.536
	C		-	1.291
	D		-	1.081
	E		-	1.087
	F		-	0.611
	G		0.443	2.021
	H		-	1.475
	J		-	0.975
	K		-	1.111
	36/F 三十六樓		A	0.906
		C	-	1.291
		D	-	1.081
		E	-	1.087
		F	0.443	5.051
		J	-	0.655
		K	-	1.111

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 2B.

* 第2B座不設四樓、十三樓、十四樓、二十四樓及三十四樓。

05 | INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

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

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

The range of thickness of non-structural prefabricated external walls of Towers 1A, 1B, 2A and 2B is 150mm.

The range of thickness of the curtain walls of Towers 1A, 1B, 2A, 2B and Ocean Villa is 200mm.

本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。

本發展項目將會有構成圍封牆的一部分的幕牆。

第1A, 1B, 2A及2B座的非結構的預製外牆的厚度範圍為150毫米。

第1A, 1B, 2A, 2B座及迎海大宅的幕牆的厚度範圍為200毫米。

Total area of the non-structural prefabricated external walls and the curtain walls of each residential property:

每個住宅物業的非結構的預製外牆及幕牆的總面積：

Tower 大廈	Floor* 樓層*	Unit 單位	Total Area of Non-structural Prefabricated External Walls of Each Residential Property (sq.m) 每個住宅物業的非結構的預製外牆的總面積 (平方米)	Total Area of Curtain Walls of Each Residential Property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
Ocean Villa 迎海大宅	1/F 一樓	A	-	2.849
		B	-	2.849
	2/F to 3/F & 5/F 二樓至三樓及五樓	A	-	2.849
		B	-	2.849
	6/F 六樓	A	-	2.849
		B	-	2.849

* 4/F is omitted in Ocean Villa.

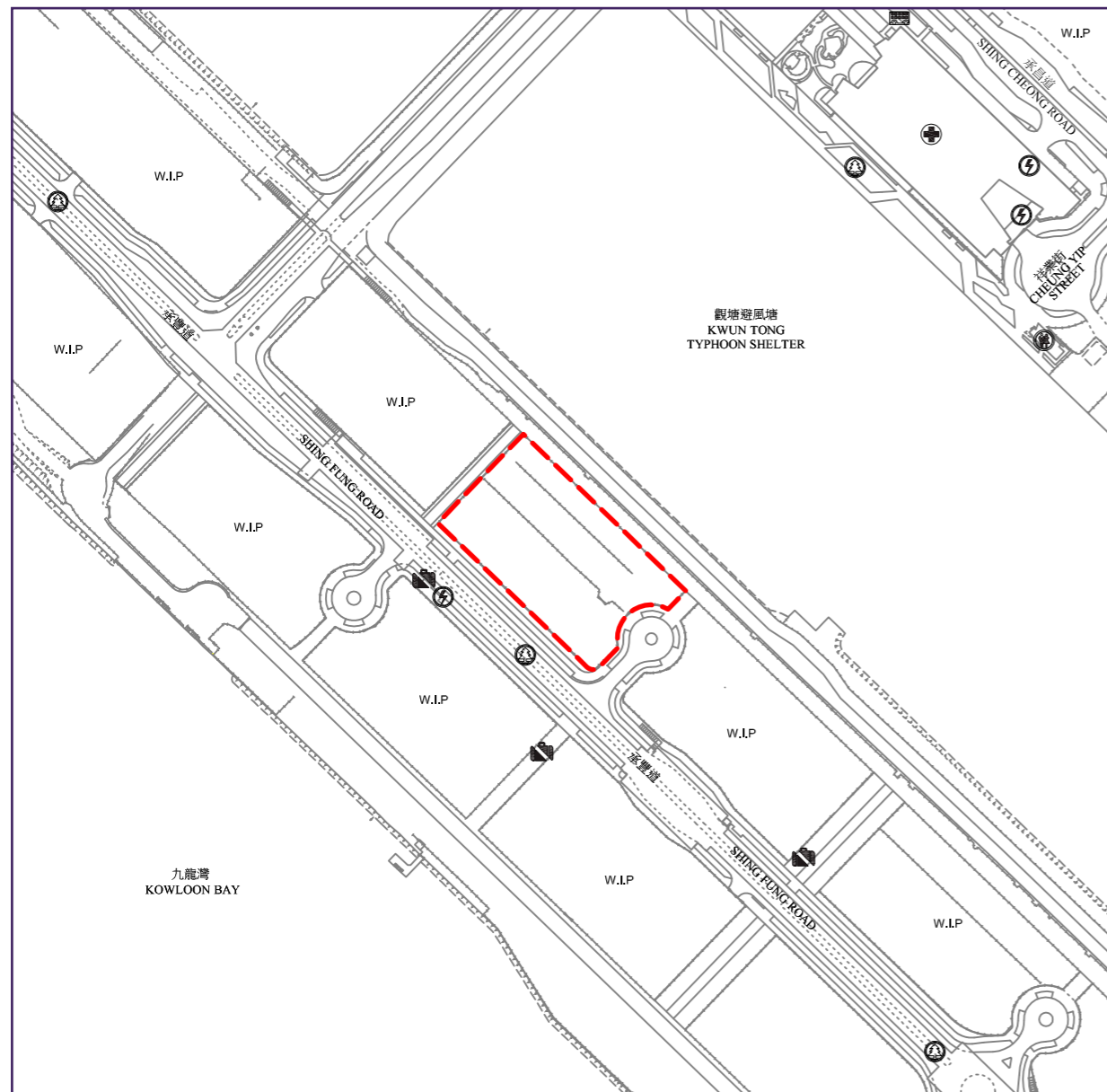
* 迎海大宅不設四樓。

06 | INFORMATION ON PROPERTY MANAGEMENT 物業管理的資料



China Overseas Property Services Limited will be 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，中國海外物業服務有限公司將獲委任為發展項目的管理人。


07 | LOCATION PLAN OF THE DEVELOPMENT

發展項目的所在位置圖



Notation 圖例：

-  A public utility installation
公用事業設施裝置
-  A power plant (including electricity sub-stations)
發電廠(包括電力分站)
-  A hospital
醫院
-  A public park
公園
-  Public transport terminal (including a rail station)
公共交通總站(包括鐵路車站)
-  A public convenience
公廁
- W.I.P. Work in progress
工程進行中

 Location of the Development
發展項目的位置

0 25 50 100 150 200 250M米
Scale 比例

The above location plan is prepared by the Vendor with reference to Digital Topographic Map iB1000 / Sheet Nos. 11-NE-17C dated 1 June 2021 and 11-NE-22A dated 15 May 2021 from Survey and Mapping Office of the Lands Department.
上述位置圖是參考地政總署測繪處之數碼地形圖iB1000/編號11-NE-17C(最近更新日期為2021年6月1日)及11-NE-22A(最近更新日期為2021年5月15日)，並由賣方擬備。

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Note 備註：

Due to the technical reason that the boundary of the Development is irregular, the location plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance (Cap 621).

由於發展項目邊界不規則的技術原因，所在位置圖所顯示之範圍多於《一手住宅物業銷售條例》(第621章)所要求的範圍。

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



 Development Site Boundary
發展項目邊界

0 25 50 100 150 200 250M米
Scale 比例

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, photo no. E116569C dated 7 December 2020.
摘錄自地政總署測繪處於2020年12月7日在6,900呎飛行高度拍攝之鳥瞰照片，相片編號為E116569C。

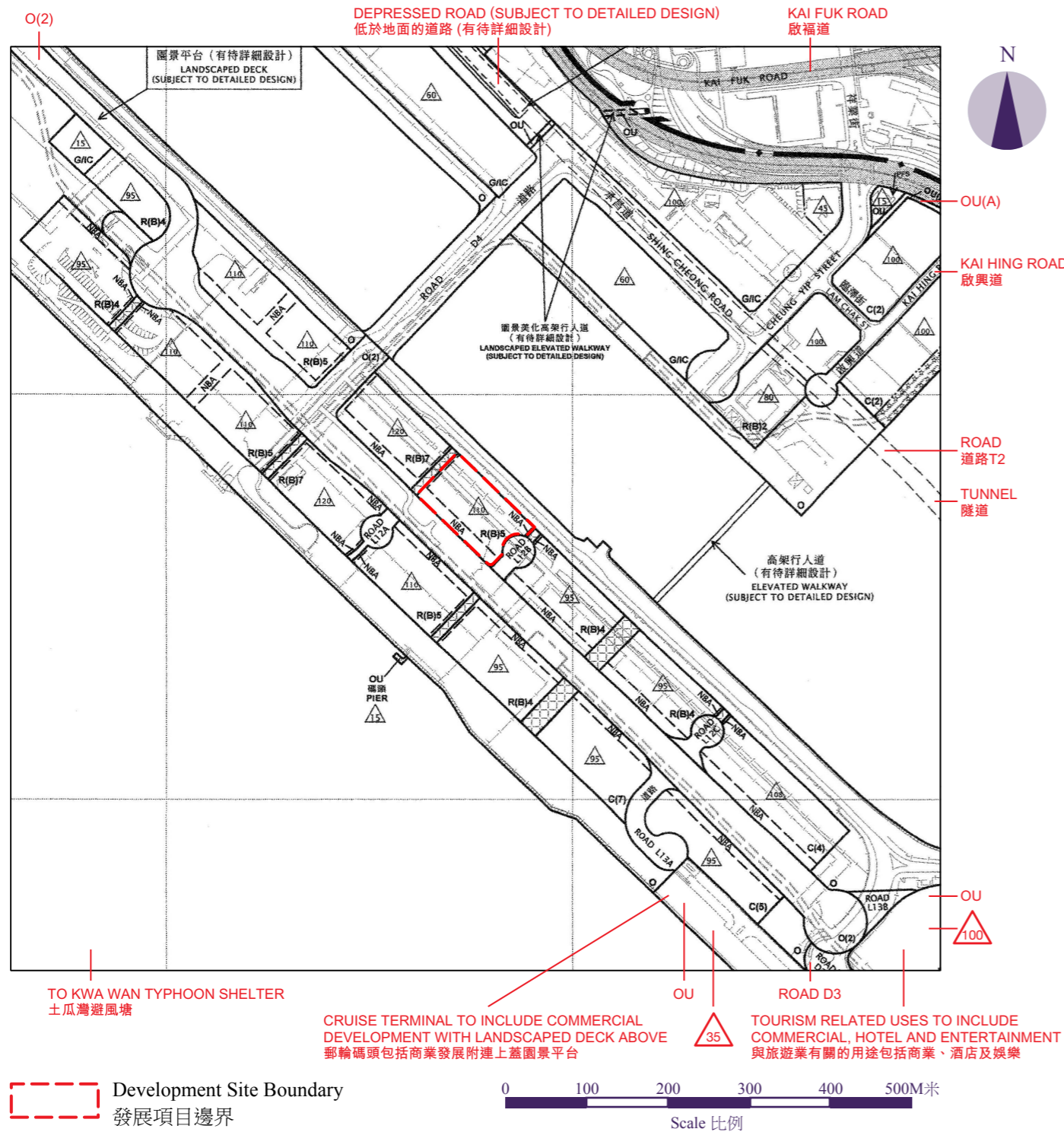
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香港特別行政區政府地政總署測繪處©版權所有，未經許可，不得複製。

Note 備註:

Due to technical reasons (such as the shape of the Development), the aerial photograph has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance (Cap. 621).
因技術原因(例如發展項目之形狀)，鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》(第621章)所要求的範圍。

09 | OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖



Notation 圖例：

ZONES

COMMERCIAL

RESIDENTIAL (GROUP B)

GOVERNMENT, INSTITUTION OR COMMUNITY

OPEN SPACE

OTHER SPECIFIED USES

OTHER SPECIFIED USES (AMENITY AREA)

COMMUNICATIONS

MAJOR ROAD AND JUNCTION

ELEVATED ROAD

PEDESTRIAN PRECINCT / STREET

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME

BUILDING HEIGHT CONTROL ZONE BOUNDARY

MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)

AREA DESIGNATED FOR 'WATERFRONT
PROMENADE'

NON-BUILDING AREA

PETROL FILLING STATION

地帶

商業

住宅(乙類)

政府、機構或社區

休憩用地

其他指定用途

其他指定用途(美化市容地帶)

交通

主要道路及路口

高架道路

行人專用區或街道

其他

規劃範圍界線

建築物高度管制區界線

最高建築物高度
(在主水平基準上若干米)

指定為「海濱長廊」的地區

非建築用地

加油站

Development Site Boundary
發展項目邊界



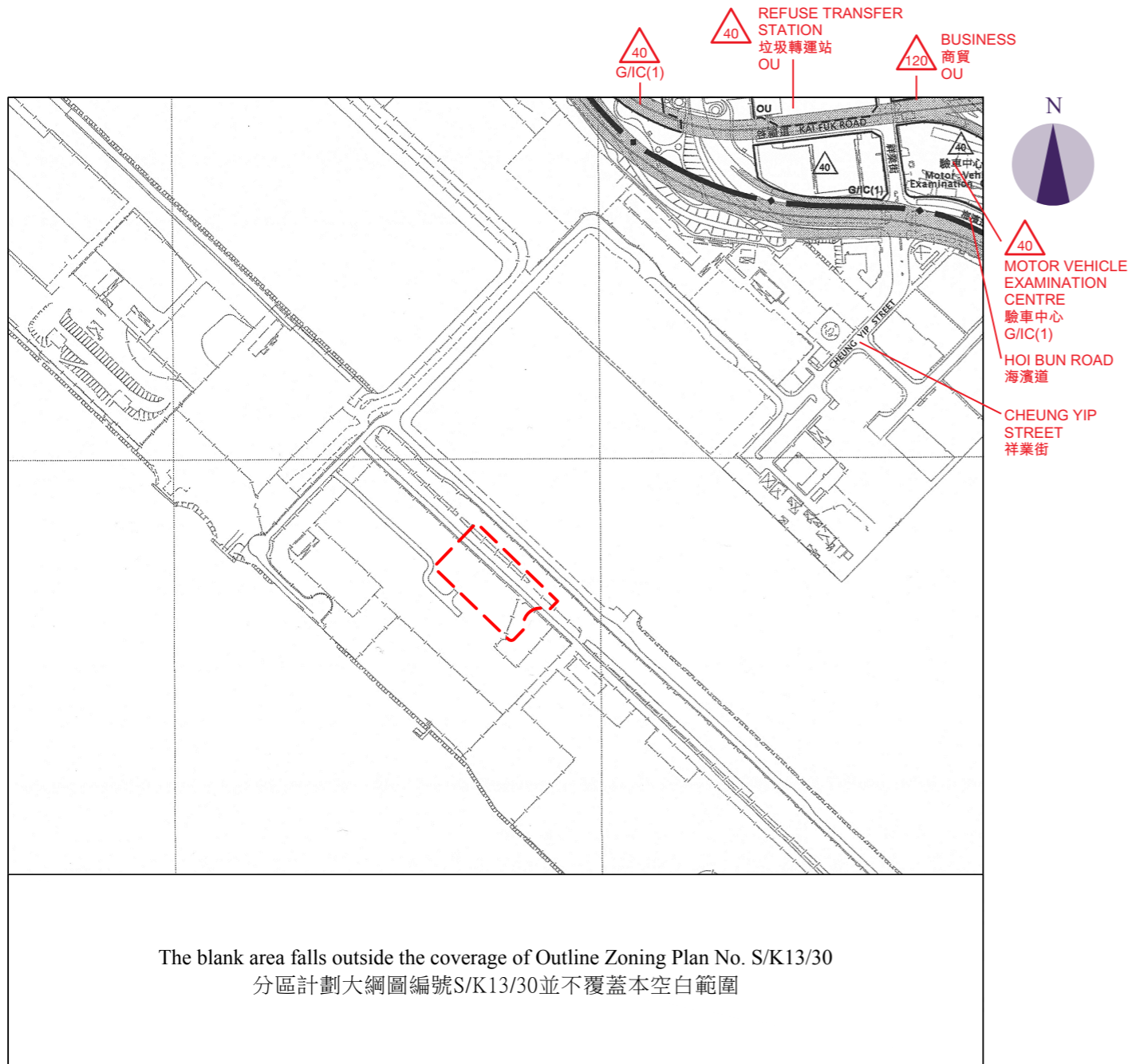
Adopted from Approved Kai Tak (Kowloon Planning Area No.22) Outline Zoning Plan No.S/K22/6 gazetted on 25 May 2018 with adjustment in Red.
摘錄自2018年5月25日刊憲之啟德(九龍規劃區第22區)分區計劃大綱核准圖，圖則編號為S/K22/6，經處理以紅色顯示。

Notes 附註：

- (1) The Outline Zoning Plan is reproduced with permission of the Director of Lands. © The Government of the Hong Kong SAR.
分區計劃大綱圖版權屬香港特區政府，經地政總署准許複印。
- (2) Due to the technical reason that the boundary of the Development is irregular, this Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance (Cap 621).
由於發展項目的邊界不規則的技術原因，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》(第621章)的規定。

09 | OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖



The blank area falls outside the coverage of Outline Zoning Plan No. S/K13/30
分區計劃大綱圖編號S/K13/30並不覆蓋本空白範圍

Notation 圖例：

ZONES

GOVERNMENT, INSTITUTION OR COMMUNITY

OTHER SPECIFIED USES

COMMUNICATIONS

MAJOR ROAD AND JUNCTION

ELEVATED ROAD

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME

BUILDING HEIGHT CONTROL ZONE BOUNDARY

MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)

G/IC

OU

地帶

政府、機構或社區

其他指定用途

交通

主要道路及路口

高架道路

其他

規劃範圍界線

建築物高度管制區界線

最高建築物高度
(在主水平基準上若干米)

Development Site Boundary
發展項目邊界

0 100 200 300 400 500M米
Scale 比例

Adopted from Approved Ngau Tau Kok & Kowloon Bay (Kowloon Planning Area No. 13 & 17) Outline Zoning Plan No.S/K13/30 gazetted on 8 May 2020 with adjustment 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，經處理以紅色顯示。

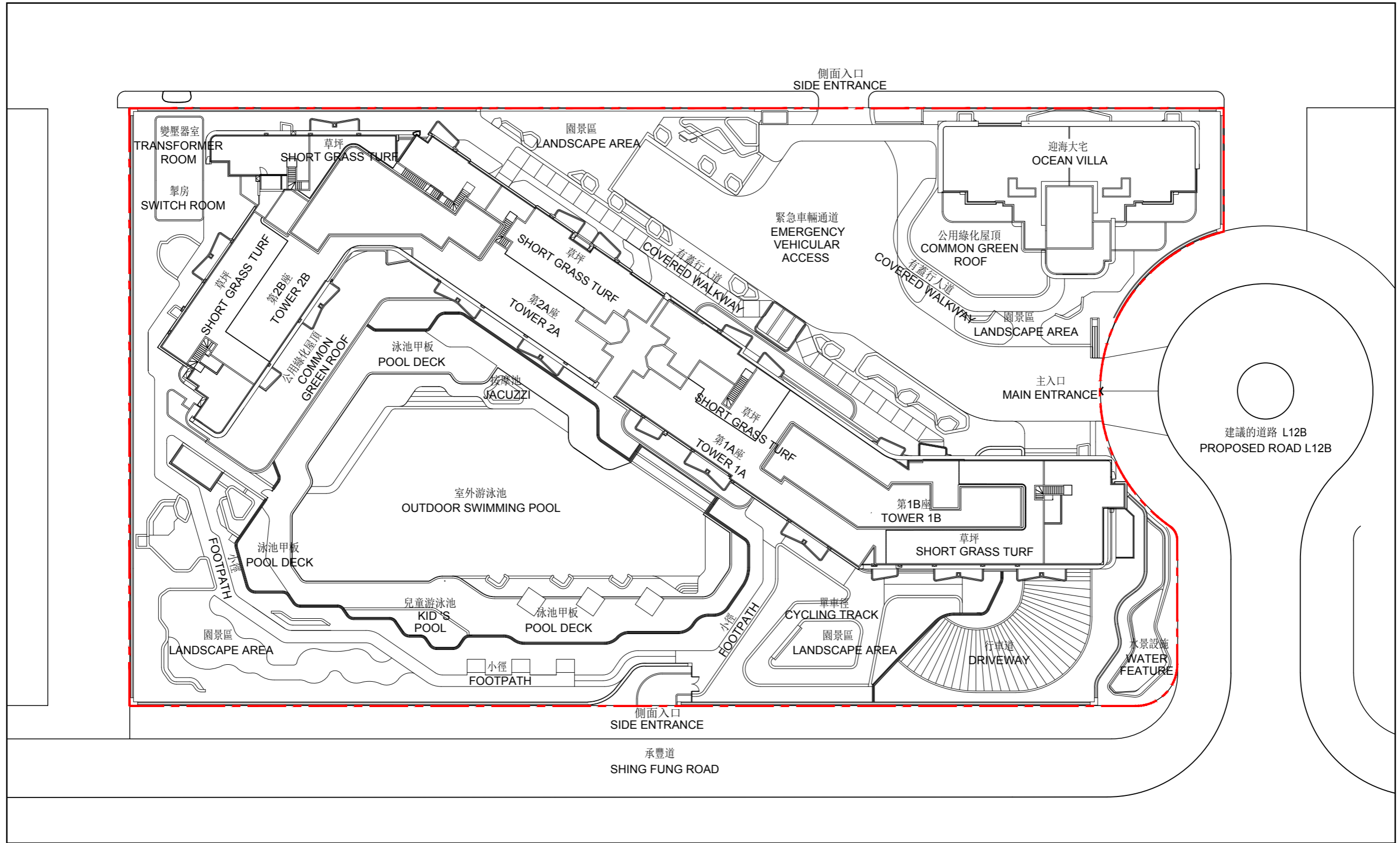
Notes 附註：


(1) The Outline Zoning Plan is reproduced with permission of the Director of Lands. © The Government of the Hong Kong SAR.
分區計劃大綱圖版權屬香港特區政府，經地政總署准許複印。

(2) Due to the technical reason that the boundary of the Development is irregular, this Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance (Cap 621).
由於發展項目的邊界不規則的技術原因，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》(第621章)的規定。

10 | LAYOUT PLAN OF THE DEVELOPMENT

發展項目的布局圖



 Site Boundary of the Development
發展項目的邊界

0  20M米
Scale 比例

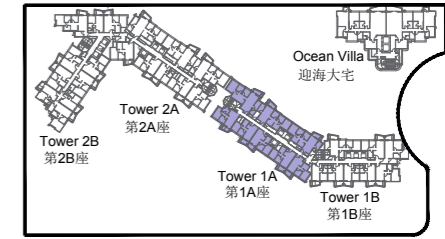
The estimated date of completion of the buildings or facilities within the Development as provided by the Authorized Person for the Development: 30 September 2022.
由發展項目的認可人士提供的位於發展項目內的建築物或設施的預計落成日期：2022年9月30日。

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 1A
1/F
第1A座
一樓



KEY PLAN
示意圖

第1B座
Tower 1B

Notes 附註:

- (1) The dimensions on the floor plans are all in millimetre.
樓面平面圖所列之所有尺寸均以毫米標示。
- (2) Please refer to page 60 of this sales brochure for legend of terms and abbreviations shown on floor plans.
樓面平面圖中的名稱及簡稱請參閱本售樓說明書第60頁。



Scale 比例

11 | FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:
按發展項目的經批准的建築圖則所規定，發展項目每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

Tower 大廈	Floor 樓層	Unit 單位	Thickness of the Floor Slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	Floor-to-floor Height (m) 層與層之間的高度 (米)
Tower 1A 第1A座	1/F 一樓	A	150, 175, 300, 375	3.125
		B	150, 175, 300, 375	3.125
		C	150, 175, 300, 375	3.125
		D	150, 175, 300, 375	3.125
		E	150, 175, 300, 375	3.125
		F	150, 175, 300, 375	3.125
		G	150, 175, 300, 375	3.125
		H	150, 175, 300, 375	3.125

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

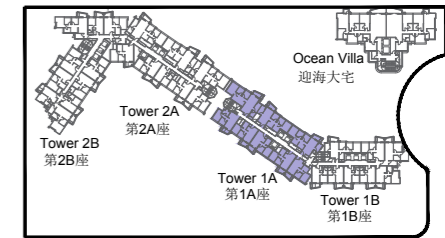
發展項目的住宅物業的樓面平面圖

TOWER 1A

2/F to 3/F, 5/F to 12/F, 15/F to 23/F,
25/F to 33/F & 35/F

第1A座

二樓至三樓、五樓至十二樓、
十五樓至二十三樓、二十五樓
至三十三樓及三十五樓



KEY PLAN
示意圖



第1B座
Tower 1B

Notes 附註:

- (1) The dimensions on the floor plans are all in millimetre.
樓面平面圖所列之所有尺寸均以毫米標示。
- (2) Please refer to page 60 of this sales brochure for legend of terms and abbreviations shown on floor plans.
樓面平面圖中的名稱及簡稱請參閱本售樓說明書第60頁。



Scale 比例

11 | FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:
按發展項目的經批准的建築圖則所規定，發展項目每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

Tower 大廈	Floor 樓層	Unit 單位	Thickness of the Floor Slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	Floor-to-floor Height (m) 層與層之間的高度 (米)
Tower 1A 第1A座	2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F 二樓至三樓、 五樓至十二樓、 十五樓至二十三樓、 二十五樓至三十三樓及 三十五樓	A	150, 175, 300, 375	3.125
		B	150, 175, 300, 375	3.125
		C	150, 175, 300, 375	3.125
		D	150, 175, 300, 375	3.125
		E	150, 175, 300, 375	3.125
		F	150, 175, 300, 375	3.125
		G	150, 175, 300, 375	3.125
		H	150, 175, 300, 375	3.125

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

11

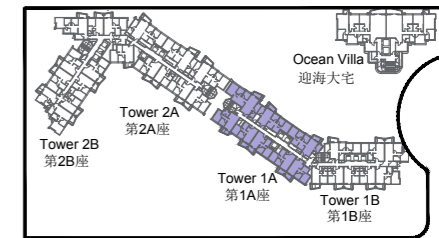
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 1A
36/F
第1A座
三十六樓



第1B座
Tower 1B



KEY PLAN
示意圖

Notes 附註:

- (1) The dimensions on the floor plans are all in millimetre.
樓面平面圖所列之所有尺寸均以毫米標示。
- (2) Please refer to page 60 of this sales brochure for legend of terms and abbreviations shown on floor plans.
樓面平面圖中的名稱及簡稱請參閱本售樓說明書第60頁。



Scale 比例

11 | FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:

按發展項目的經批准的建築圖則所規定，發展項目每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

Tower 大廈	Floor 樓層	Unit 單位	Thickness of the Floor Slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	Floor-to-floor Height (m) 層與層之間的高度 (米)
Tower 1A 第1A座	36/F 三十六樓	A	150, 175, 300, 375	3.300
		B	150, 175, 300, 375	3.300
		C	150, 175, 300, 375	3.300
		D	150, 175, 300, 375	3.300
		E	150, 175, 300, 375	3.300
		F	150, 175, 300, 375	3.300
		G	150, 175, 300, 375	3.300
		H	150, 175, 300, 375	3.300

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

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

11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

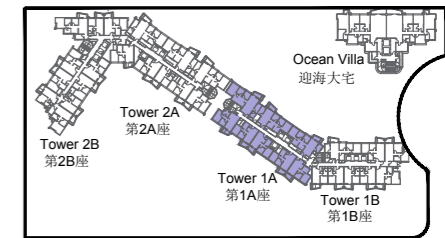
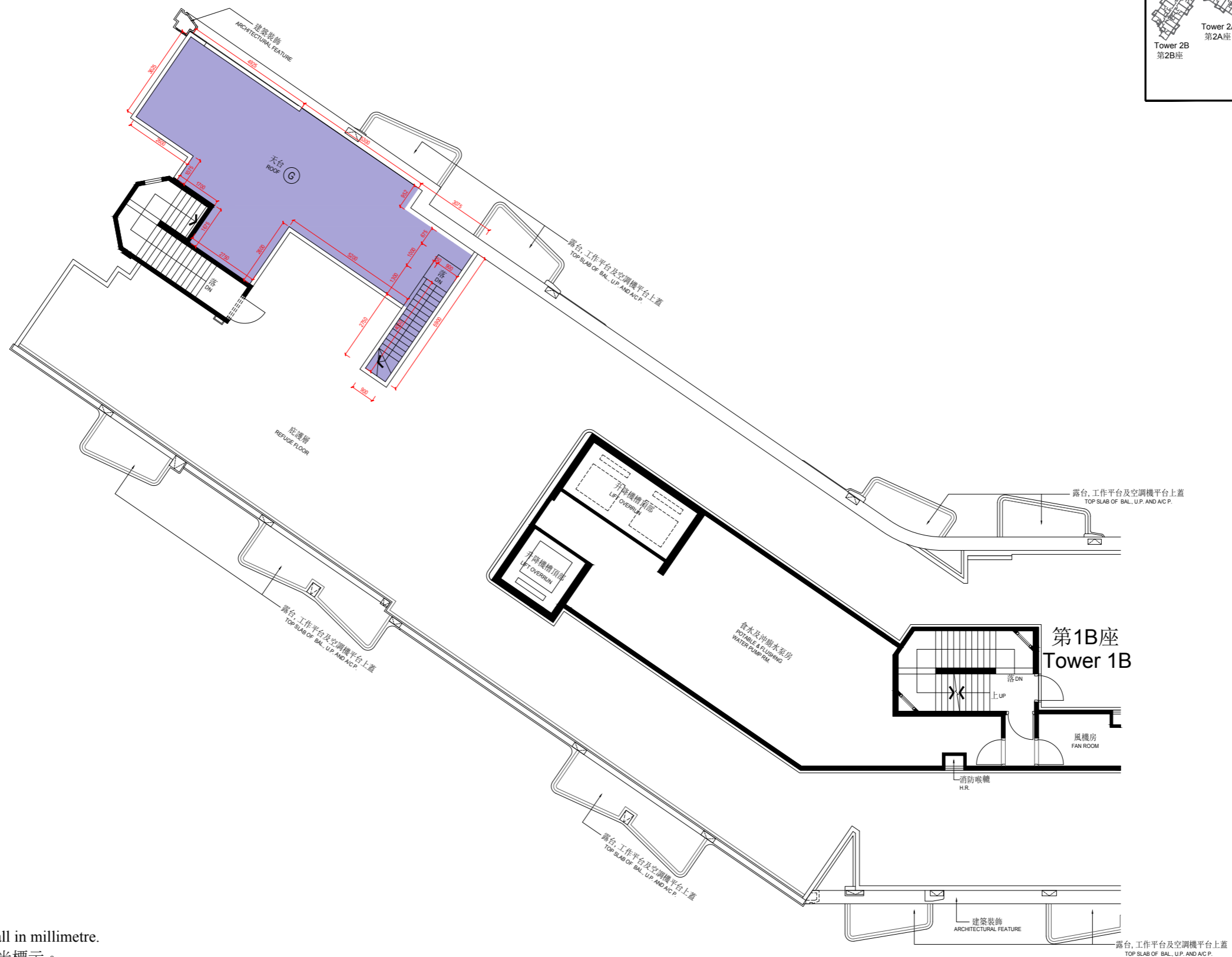
發展項目的住宅物業的樓面平面圖

TOWER 1A

Roof

第1A座

天台



KEY PLAN
示意图

Notes 附註:

(1) The dimensions on the floor plans are all in millimetre.

樓面平面圖所列之所有尺寸均以毫米標示。

(2) Please refer to page 60 of this sales brochure for legend of terms and abbreviations shown on floor plans.

樓面平面圖中的名稱及簡稱請參閱本售樓說明書第60頁。

11 | FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:
按發展項目的經批准的建築圖則所規定，發展項目每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

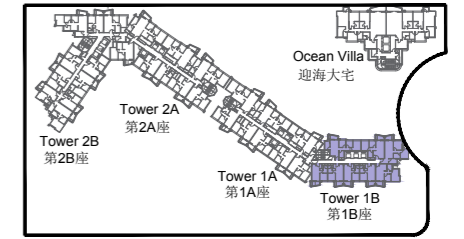
Tower 大廈	Floor 樓層	Unit 單位	Thickness of the Floor Slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	Floor-to-floor Height (m) 層與層之間的高度 (米)
Tower 1A 第1A座	Roof 天台	G	Not Applicable 不適用	Not Applicable 不適用

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

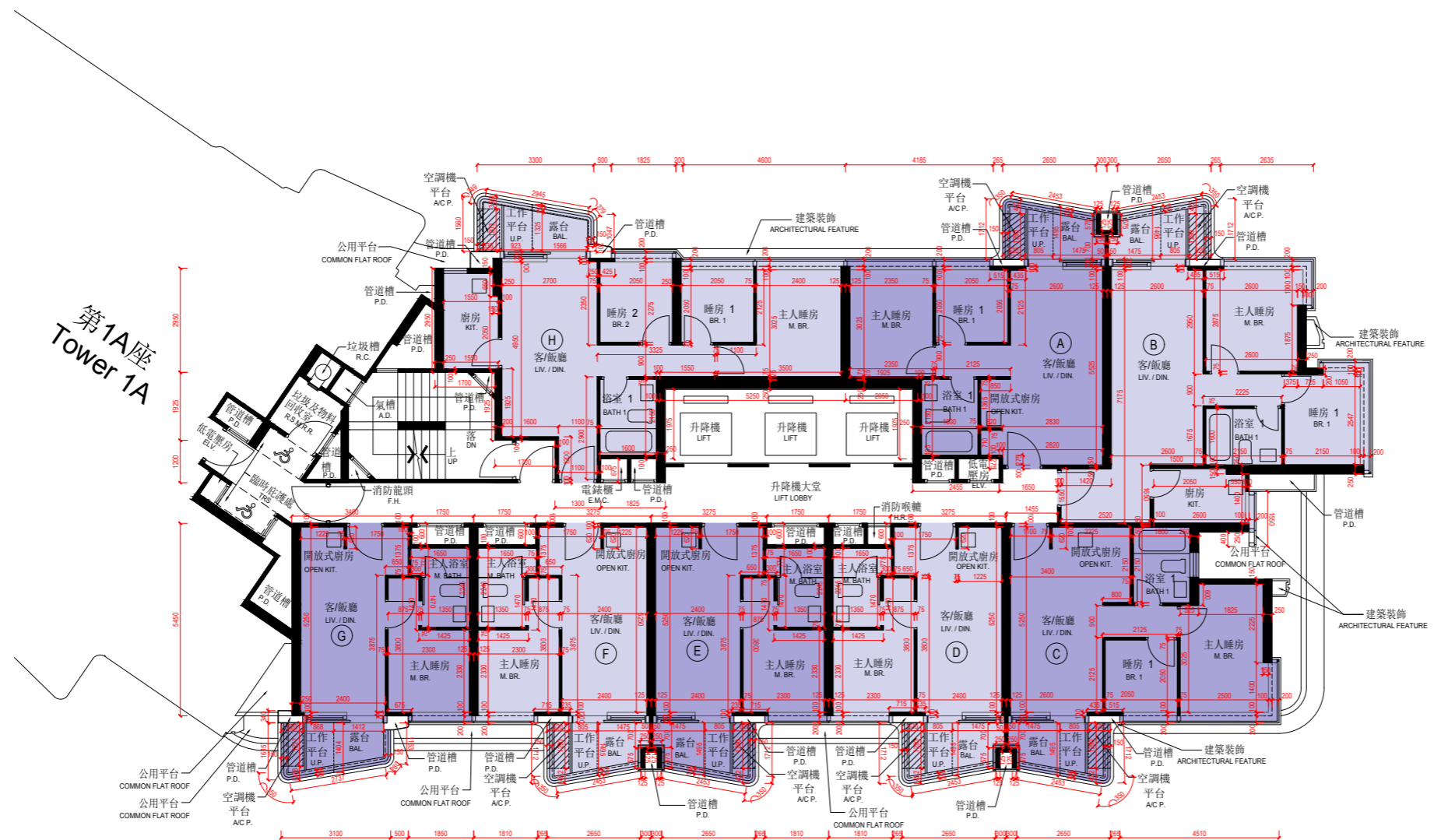
11 | FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 1B 1/F 第1B座 一樓



KEY PLAN
示意圖



Notes 附註:

- (1) The dimensions on the floor plans are all in millimetre.
樓面平面圖所列之所有尺寸均以毫米標示。
- (2) Please refer to page 60 of this sales brochure for legend of terms and abbreviations shown on floor plans.
樓面平面圖中的名稱及簡稱請參閱本售樓說明書第60頁。



11 | FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:
按發展項目的經批准的建築圖則所規定，發展項目每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

Tower 大廈	Floor 樓層	Unit 單位	Thickness of the Floor Slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	Floor-to-floor Height (m) 層與層之間的高度 (米)
Tower 1B 第1B座	1/F 一樓	A	150, 175, 300, 375	3.125
		B	150, 175, 300, 375	3.125
		C	150, 175, 300, 375	3.125
		D	150, 175, 300, 375	3.125
		E	150, 175, 300, 375	3.125
		F	150, 175, 300, 375	3.125
		G	150, 175, 300, 375	3.125
		H	150, 300, 375	3.125

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

11 | FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

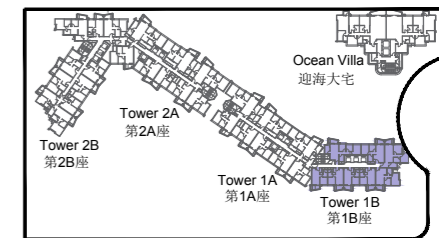
發展項目的住宅物業的樓面平面圖

TOWER 1B

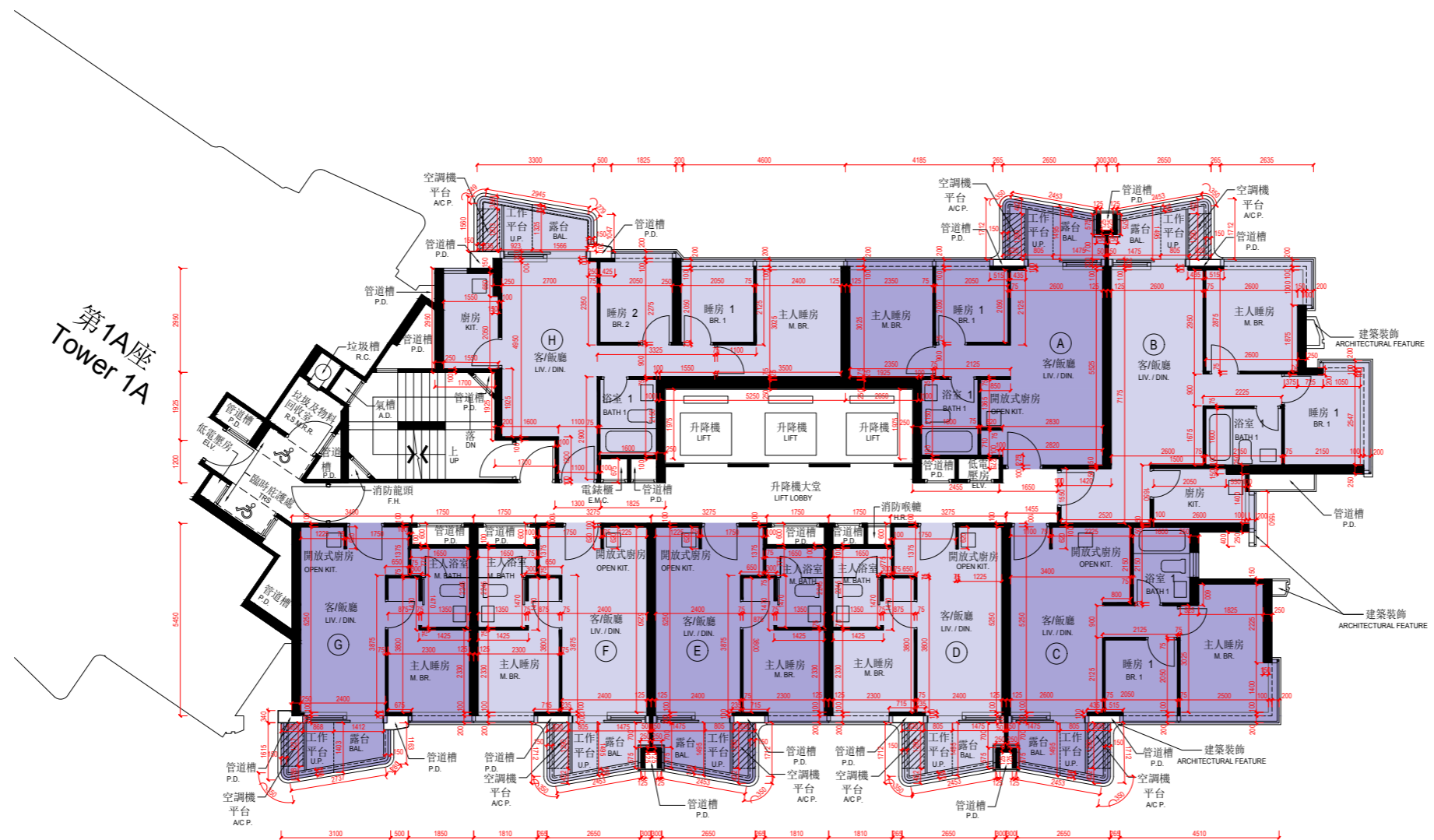
2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F

第1B座

二樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓



KEY PLAN
示意圖



Notes 附註:

- (1) The dimensions on the floor plans are all in millimetre.
樓面平面圖所列之所有尺寸均以毫米標示。
- (2) Please refer to page 60 of this sales brochure for legend of terms and abbreviations shown on floor plans.
樓面平面圖中的名稱及簡稱請參閱本售樓說明書第60頁。



11 | FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:
按發展項目的經批准的建築圖則所規定，發展項目每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

Tower 大廈	Floor 樓層	Unit 單位	Thickness of the Floor Slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	Floor-to-floor Height (m) 層與層之間的高度 (米)
Tower 1B 第1B座	2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F 二樓至三樓、 五樓至十二樓、 十五樓至二十三樓、 二十五樓至三十三樓及 三十五樓	A	150, 175, 300, 375	3.125
		B	150, 175, 300, 375	3.125
		C	150, 175, 300, 375	3.125
		D	150, 175, 300, 375	3.125
		E	150, 175, 300, 375	3.125
		F	150, 175, 300, 375	3.125
		G	150, 175, 300, 375	3.125
		H	150, 300, 375	3.125

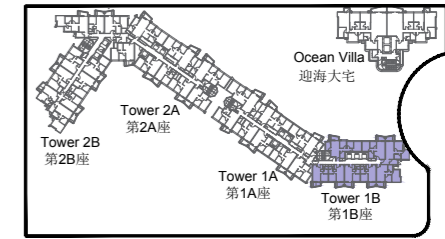
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

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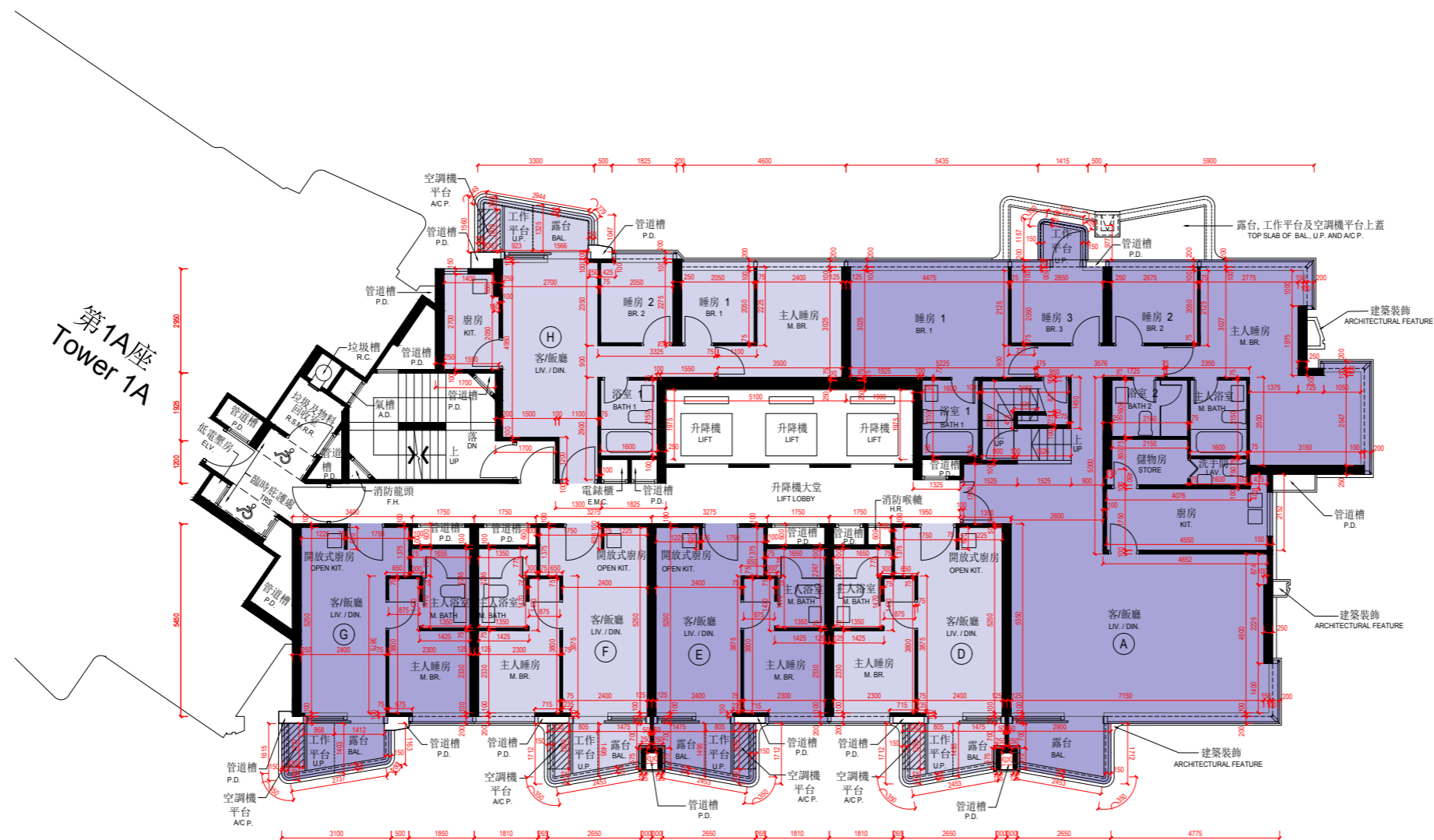
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 1B
36/F
第1B座
三十六樓



KEY PLAN
示意圖



第1A座
Tower 1A

Notes 附註:

- (1) The dimensions on the floor plans are all in millimetre.
樓面平面圖所列之所有尺寸均以毫米標示。
- (2) Please refer to page 60 of this sales brochure for legend of terms and abbreviations shown on floor plans.
樓面平面圖中的名稱及簡稱請參閱本售樓說明書第60頁。



11 | FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

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按發展項目的經批准的建築圖則所規定，發展項目每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

Tower 大廈	Floor 樓層	Unit 單位	Thickness of the Floor Slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	Floor-to-floor Height (m) 層與層之間的高度 (米)
Tower 1B 第1B座	36/F 三十六樓	A	150, 175, 200, 300, 375	3.300
		D	150, 175, 300, 375	3.300
		E	150, 175, 300, 375	3.300
		F	150, 175, 300, 375	3.300
		G	150, 175, 300, 375	3.300
		H	150, 300, 375	3.300

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

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

11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

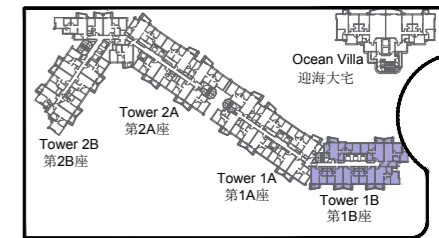
發展項目的住宅物業的樓面平面圖

TOWER 1B

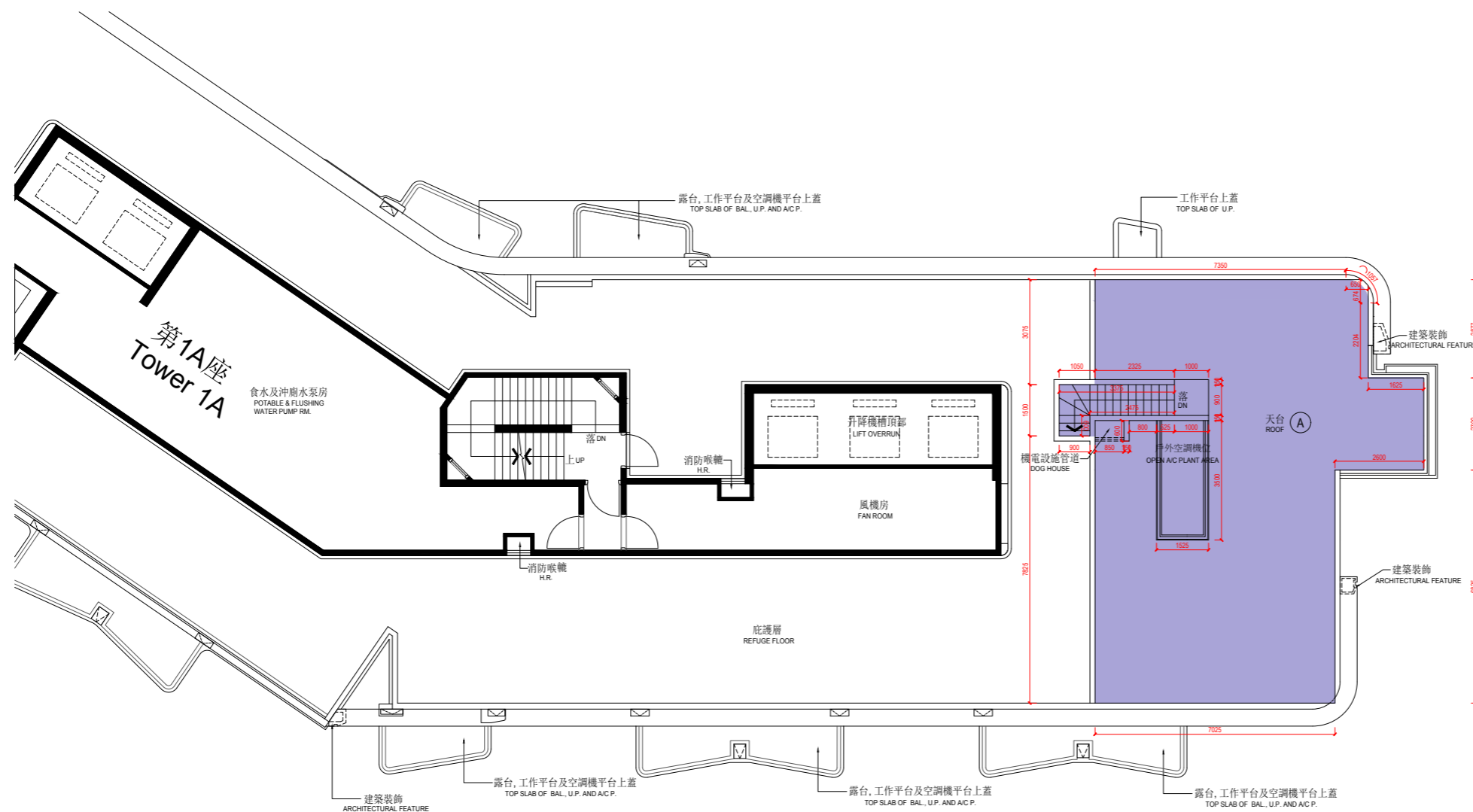
Roof

第1B座

天台



KEY PLAN
示意圖



Notes 附註:

- (1) The dimensions on the floor plans are all in millimetre.
樓面平面圖所列之所有尺寸均以毫米標示。
- (2) Please refer to page 60 of this sales brochure for legend of terms and abbreviations shown on floor plans.
樓面平面圖中的名稱及簡稱請參閱本售樓說明書第60頁。



11 | FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:
按發展項目的經批准的建築圖則所規定，發展項目每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

Tower 大廈	Floor 樓層	Unit 單位	Thickness of the Floor Slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	Floor-to-floor Height (m) 層與層之間的高度 (米)
Tower 1B 第1B座	Roof 天台	A	Not Applicable 不適用	Not Applicable 不適用

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

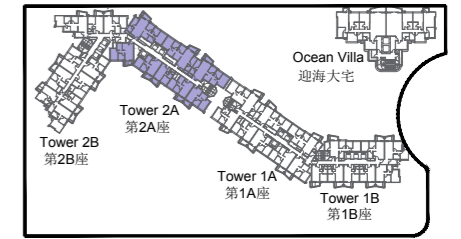
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 2A
1/F
第2A座
一樓

第2B座
Tower 2B



KEY PLAN
示意圖

Notes 附註:

- (1) The dimensions on the floor plans are all in millimetre.
樓面平面圖所列之所有尺寸均以毫米標示。
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樓面平面圖中的名稱及簡稱請參閱本售樓說明書第60頁。



11 | FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:
按發展項目的經批准的建築圖則所規定，發展項目每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

Tower 大廈	Floor 樓層	Unit 單位	Thickness of the Floor Slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	Floor-to-floor Height (m) 層與層之間的高度 (米)
Tower 2A 第2A座	1/F 一樓	A	150, 175, 300, 375	3.125
		B	150, 175, 300, 375	3.125
		C	150, 175, 300, 375	3.125
		D	150, 175, 300, 375	3.125
		E	150, 175, 300, 375	3.125
		F	150, 175, 300, 375	3.125
		G	150, 175, 300, 375	3.125
		H	150, 175, 300, 375	3.125

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

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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

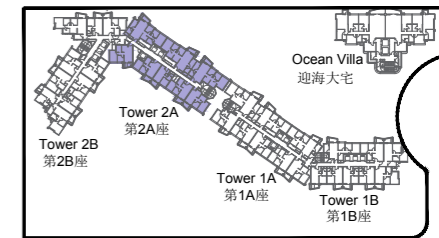
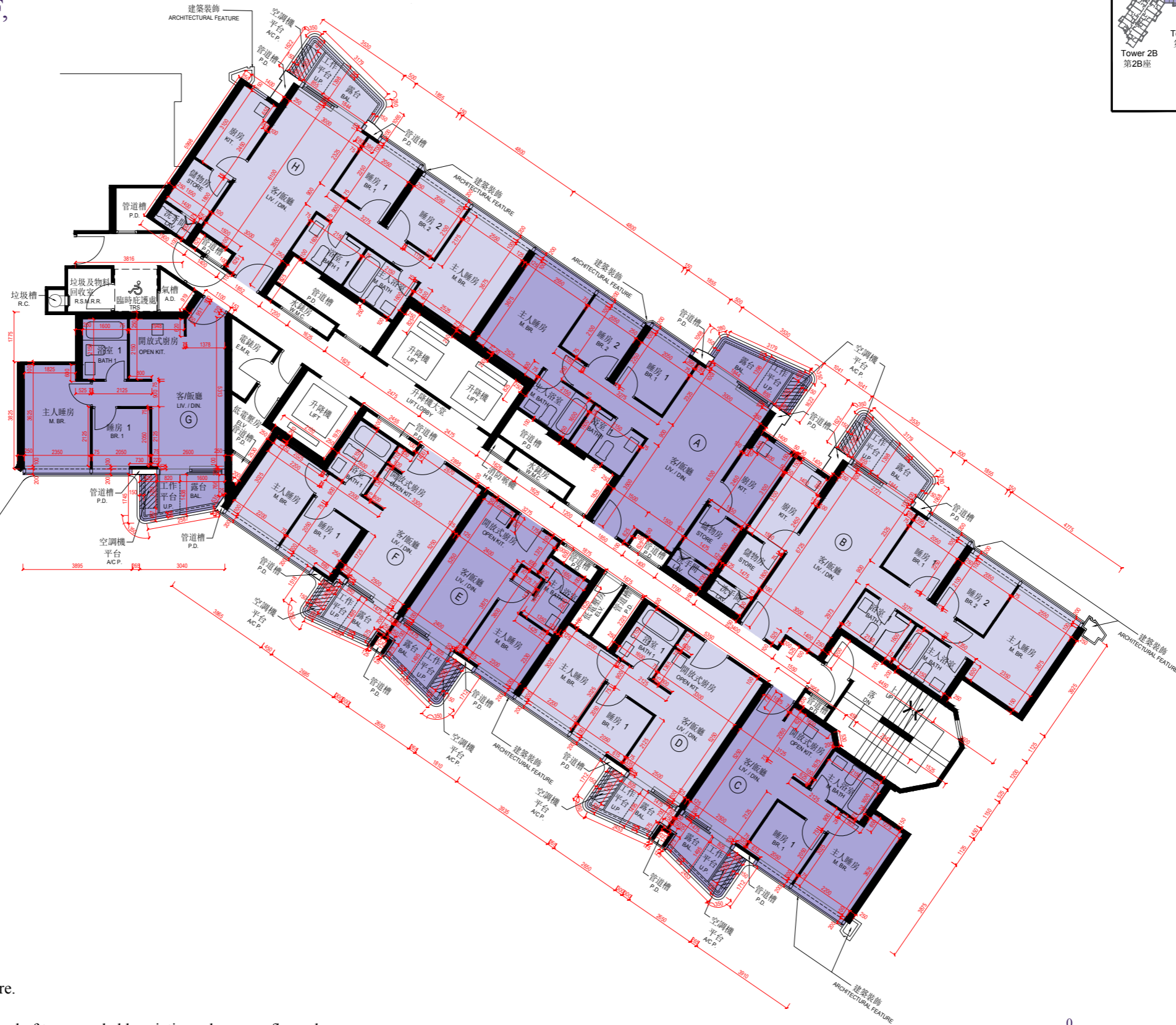
TOWER 2A

2/F to 3/F, 5/F to 12/F, 15/F to 23/F,
25/F to 33/F & 35/F

第2A座

二樓至三樓、五樓至十二樓、
十五樓至二十三樓、二十五樓
至三十三樓及三十五樓

第2B座 Tower 2B



KEY PLAN
示意圖

Notes 附註:

- (1) The dimensions on the floor plans are all in millimetre.
樓面平面圖所列之所有尺寸均以毫米標示。
- (2) Please refer to page 60 of this sales brochure for legend of terms and abbreviations shown on floor plans.
樓面平面圖中的名稱及簡稱請參閱本售樓說明書第60頁。



11 | FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:
按發展項目的經批准的建築圖則所規定，發展項目每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

Tower 大廈	Floor 樓層	Unit 單位	Thickness of the Floor Slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	Floor-to-floor Height (m) 層與層之間的高度 (米)
Tower 2A 第2A座	2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F 二樓至三樓、 五樓至十二樓、 十五樓至二十三樓、 二十五樓至三十三樓及 三十五樓	A	150, 175, 300, 375	3.125
		B	150, 175, 300, 375	3.125
		C	150, 175, 300, 375	3.125
		D	150, 175, 300, 375	3.125
		E	150, 175, 300, 375	3.125
		F	150, 175, 300, 375	3.125
		G	150, 175, 300, 375	3.125
		H	150, 175, 300, 375	3.125

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

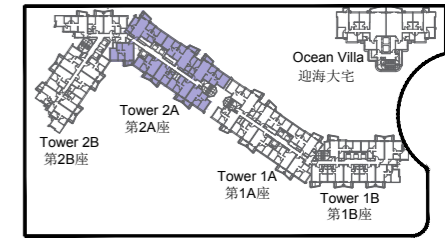
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 2A
36/F
第2A座
三十六樓

第2B座
Tower 2B



KEY PLAN
示意圖

Notes 附註:

- (1) The dimensions on the floor plans are all in millimetre.
樓面平面圖所列之所有尺寸均以毫米標示。
- (2) Please refer to page 60 of this sales brochure for legend of terms and abbreviations shown on floor plans.
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Scale 比例

11 | FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:
按發展項目的經批准的建築圖則所規定，發展項目每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

Tower 大廈	Floor 樓層	Unit 單位	Thickness of the Floor Slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	Floor-to-floor Height (m) 層與層之間的高度 (米)
Tower 2A 第2A座	36/F 三十六樓	A	150, 300, 375	3.300
		B	150, 175, 300, 375	3.300
		C	150, 175, 300, 375	3.300
		D	150, 175, 300, 375	3.300
		E	150, 175, 300, 375	3.300
		F	150, 175, 300, 375	3.300
		G	150, 300, 375	3.300
		H	150, 300, 375	3.300

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

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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

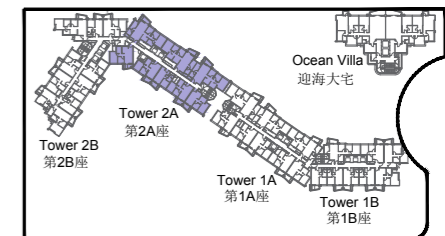
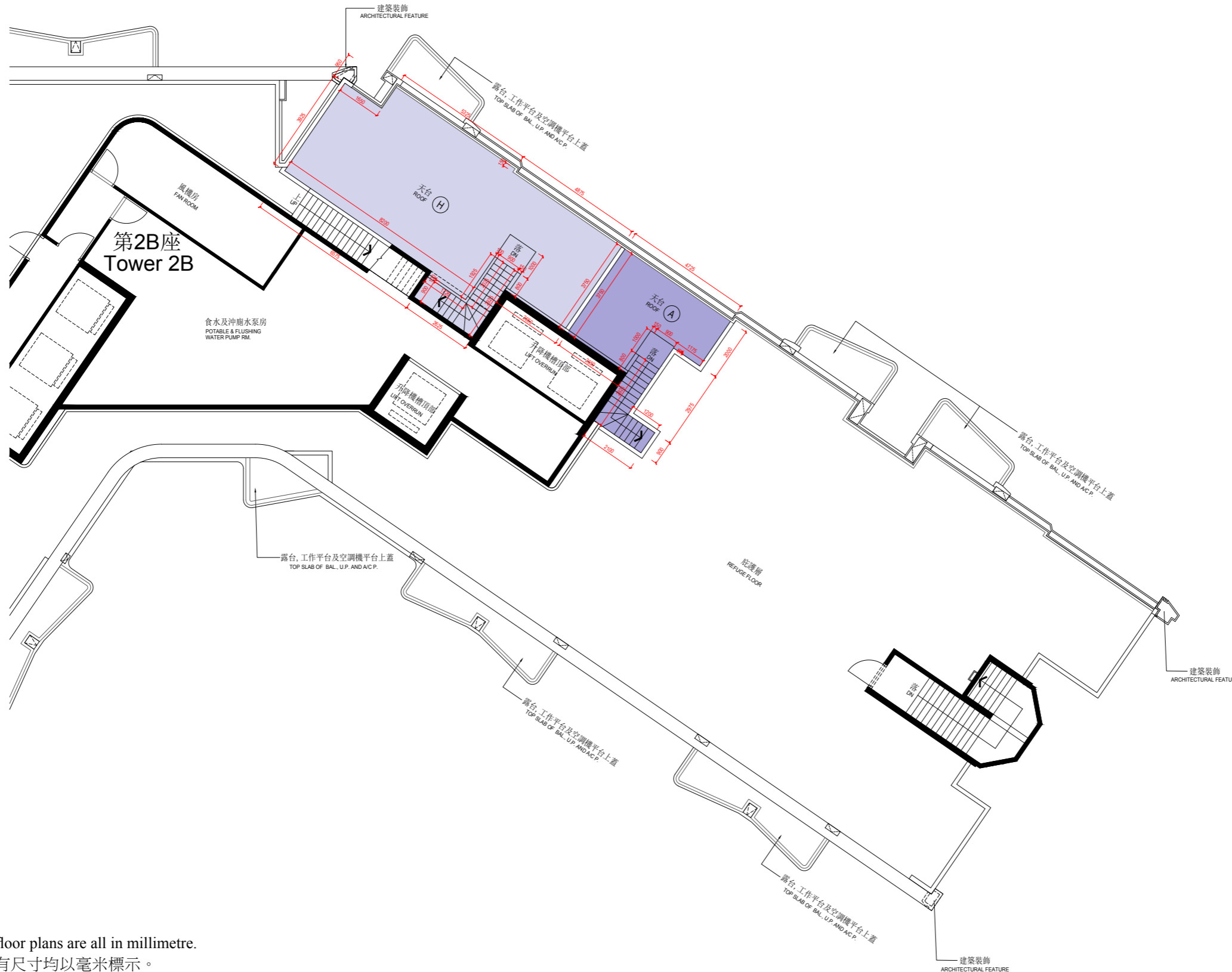
發展項目的住宅物業的樓面平面圖

TOWER 2A

Roof

第2A座

天台



KEY PLAN
示意圖

Notes 附註:

- (1) The dimensions on the floor plans are all in millimetre.
樓面平面圖所列之所有尺寸均以毫米標示。
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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

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:
按發展項目的經批准的建築圖則所規定，發展項目每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

Tower 大廈	Floor 樓層	Unit 單位	Thickness of the Floor Slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	Floor-to-floor Height (m) 層與層之間的高度 (米)
Tower 2A 第2A座	Roof 天台	A	Not Applicable 不適用	Not Applicable 不適用
		H	Not Applicable 不適用	Not Applicable 不適用

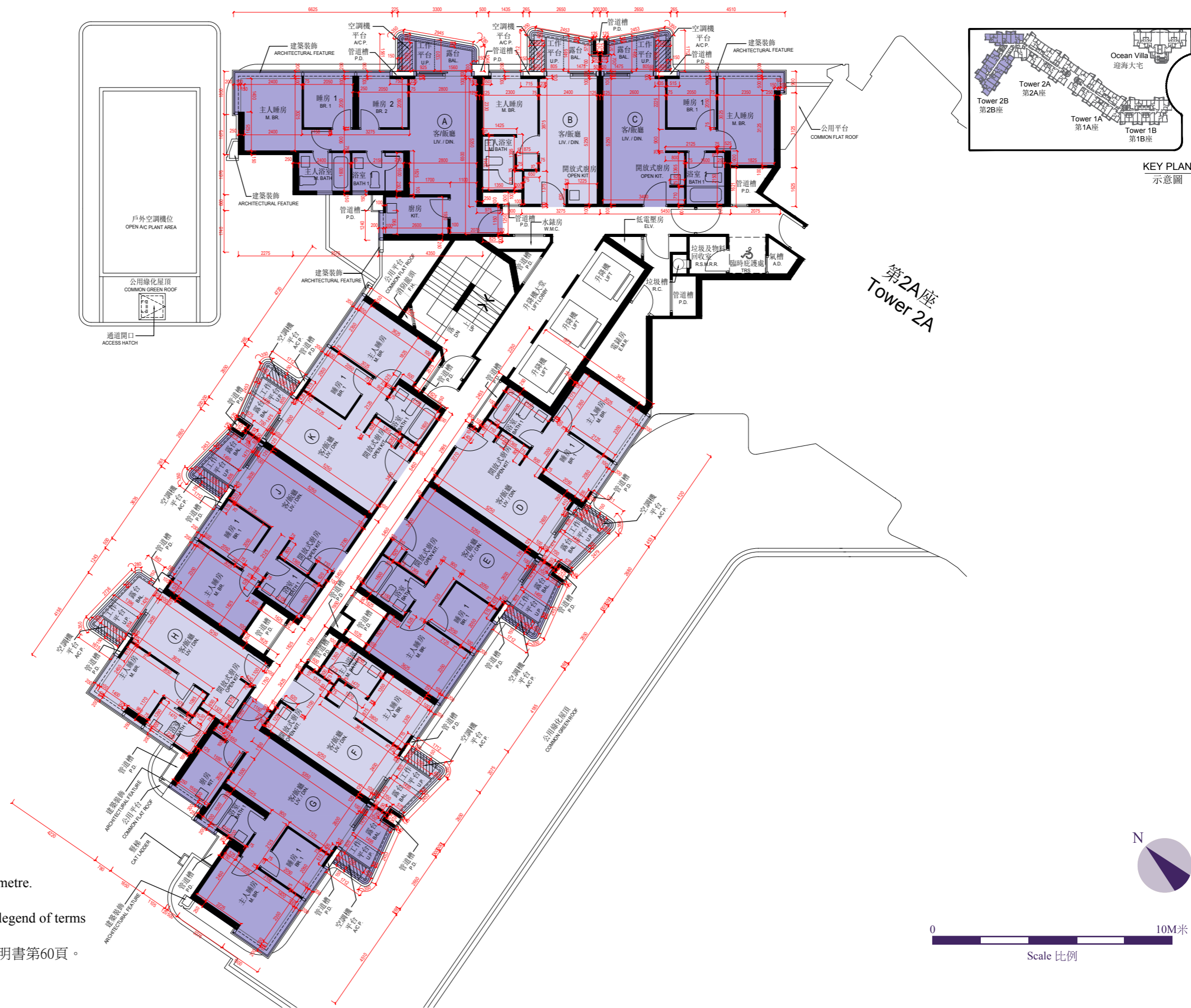
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11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 2B
1/F
第2B座
一樓



Notes 附註:

- (1) The dimensions on the floor plans are all in millimetre.
樓面平面圖所列之所有尺寸均以毫米標示。
- (2) Please refer to page 60 of this sales brochure for legend of terms and abbreviations shown on floor plans.
樓面平面圖中的名稱及簡稱請參閱本售樓說明書第60頁。

11 | FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:
按發展項目的經批准的建築圖則所規定，發展項目每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

Tower 大廈	Floor 樓層	Unit 單位	Thickness of the Floor Slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	Floor-to-floor Height (m) 層與層之間的高度 (米)
Tower 2B 第2B座	1/F 一樓	A	150, 175, 300, 375	3.125
		B	150, 175, 300, 375	3.125
		C	150, 175, 300, 375	3.125
		D	150, 175, 300, 375	3.125
		E	150, 175, 300, 375	3.125
		F	150, 175, 300, 375	3.125
		G	150, 300, 375	3.125
		H	150, 175, 300, 375	3.125
		J	150, 175, 300, 375	3.125
		K	150, 175, 300, 375	3.125

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

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 2B

2/F to 3/F, 5/F to 12/F,
15/F to 23/F, 25/F to 33/F & 35/F
第2B座
二樓至三樓、五樓至十二樓、
十五樓至二十三樓、二十五樓
至三十三樓及三十五樓



Notes 附註:

- (1) The dimensions on the floor plans are all in millimetre.
樓面平面圖所列之所有尺寸均以毫米標示。
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發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:
按發展項目的經批准的建築圖則所規定，發展項目每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

Tower 大廈	Floor 樓層	Unit 單位	Thickness of the Floor Slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	Floor-to-floor Height (m) 層與層之間的高度 (米)
Tower 2B 第2B座	2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F 二樓至三樓、 五樓至十二樓、 十五樓至二十三樓、 二十五樓至三十三樓及 三十五樓	A	150, 175, 300, 375	3.125
		B	150, 175, 300, 375	3.125
		C	150, 175, 300, 375	3.125
		D	150, 175, 300, 375	3.125
		E	150, 175, 300, 375	3.125
		F	150, 175, 300, 375	3.125
		G	150, 300, 375	3.125
		H	150, 175, 300, 375	3.125
		J	150, 175, 300, 375	3.125
		K	150, 175, 300, 375	3.125

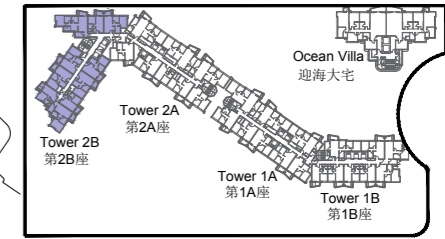
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

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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 2B
36/F
第2B座
三十六樓



KEY PLAN
示意圖

第2A座
Tower 2A

Notes 附註:

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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

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按發展項目的經批准的建築圖則所規定，發展項目每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

Tower 大廈	Floor 樓層	Unit 單位	Thickness of the Floor Slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	Floor-to-floor Height (m) 層與層之間的高度 (米)
Tower 2B 第2B座	36/F 三十六樓	A	150, 175, 200, 300, 375	3.300
		C	150, 175, 300, 375	3.300
		D	150, 175, 300, 375	3.300
		E	150, 175, 300, 375	3.300
		F	150, 175, 300, 375	3.300
		J	150, 175, 300, 375	3.300
		K	150, 175, 300, 375	3.300

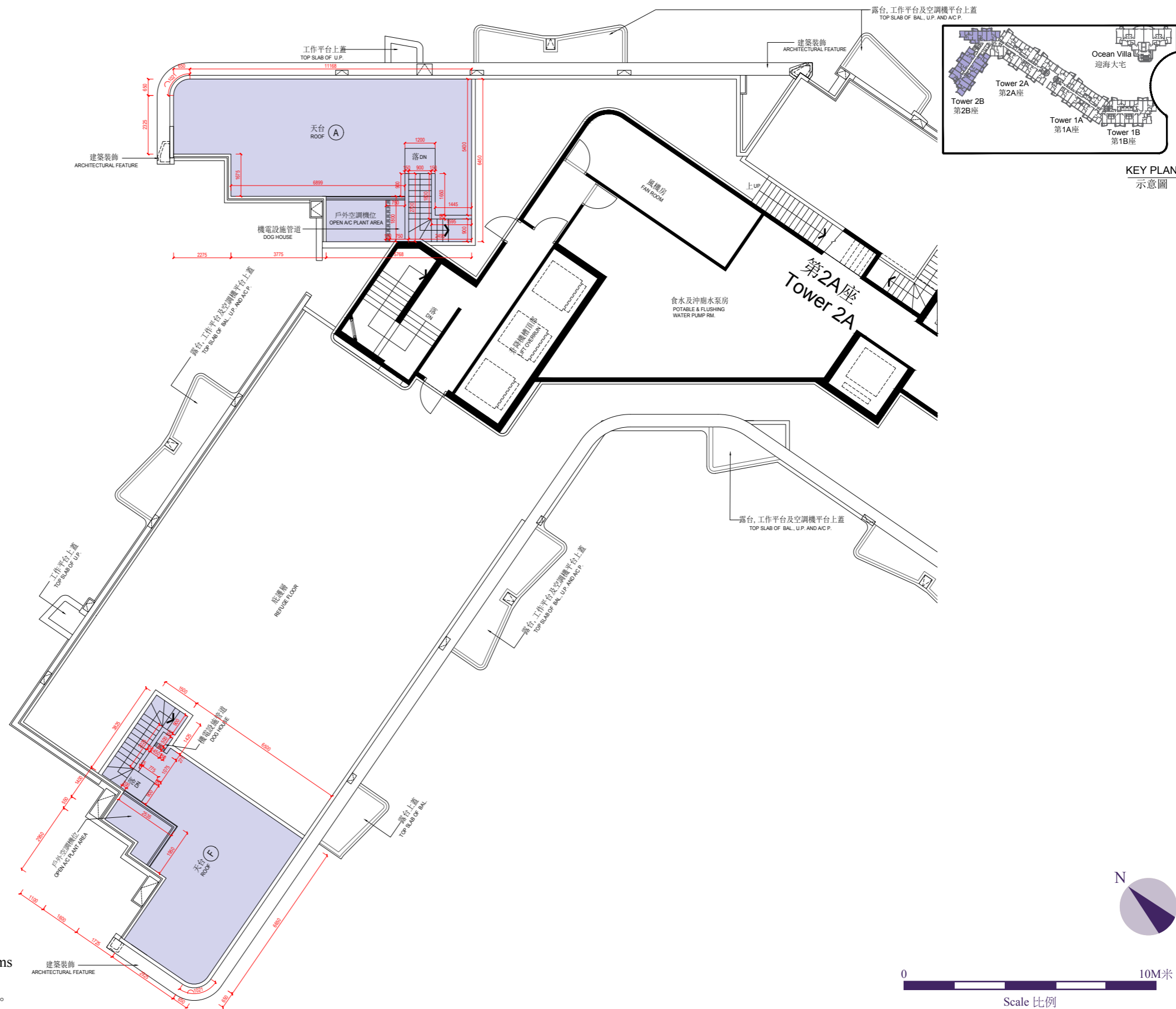
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 2B
Roof
第2B座
天台



Notes 附註:

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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

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:
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Tower 大廈	Floor 樓層	Unit 單位	Thickness of the Floor Slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	Floor-to-floor Height (m) 層與層之間的高度 (米)
Tower 2B 第2B座	Roof 天台	A	Not Applicable 不適用	Not Applicable 不適用
		F	Not Applicable 不適用	Not Applicable 不適用

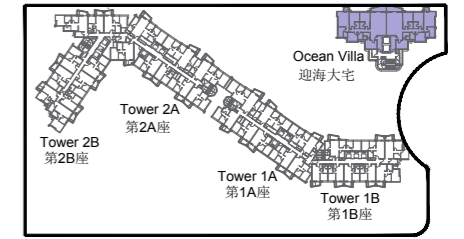
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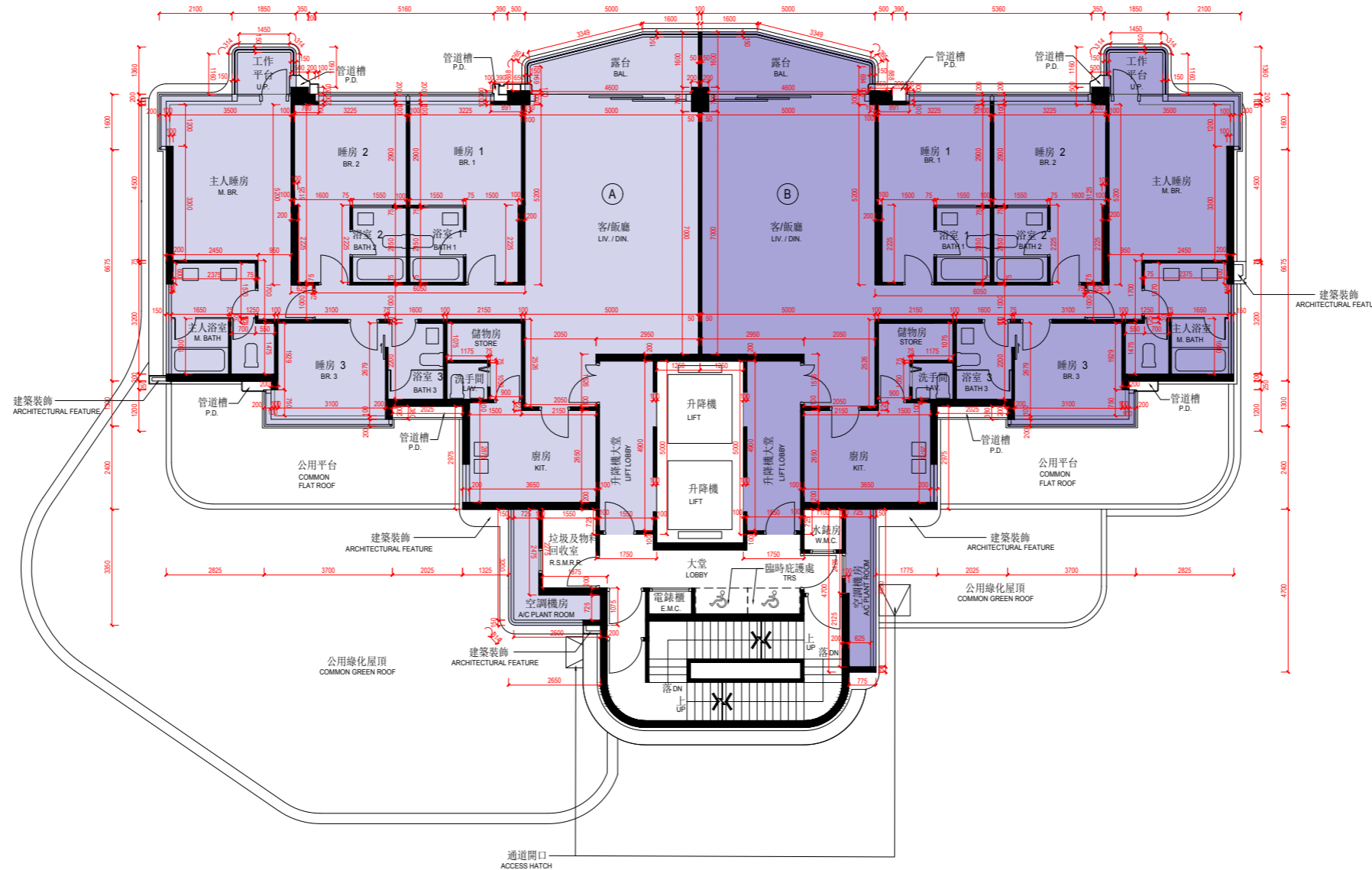
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Ocean Villa
1/F
迎海大宅
一樓



KEY PLAN
示意圖



Notes 附註:

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樓面平面圖中的名稱及簡稱請參閱本售樓說明書第60頁。



11 | FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:

按發展項目的經批准的建築圖則所規定，發展項目每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

Tower 大廈	Floor 樓層	Unit 單位	Thickness of the Floor Slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	Floor-to-floor Height (m) 層與層之間的高度 (米)
Ocean Villa 迎海大宅	1/F 一樓	A	150, 200	3.500
		B	150, 200	3.500

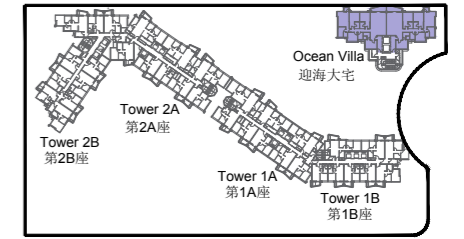
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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

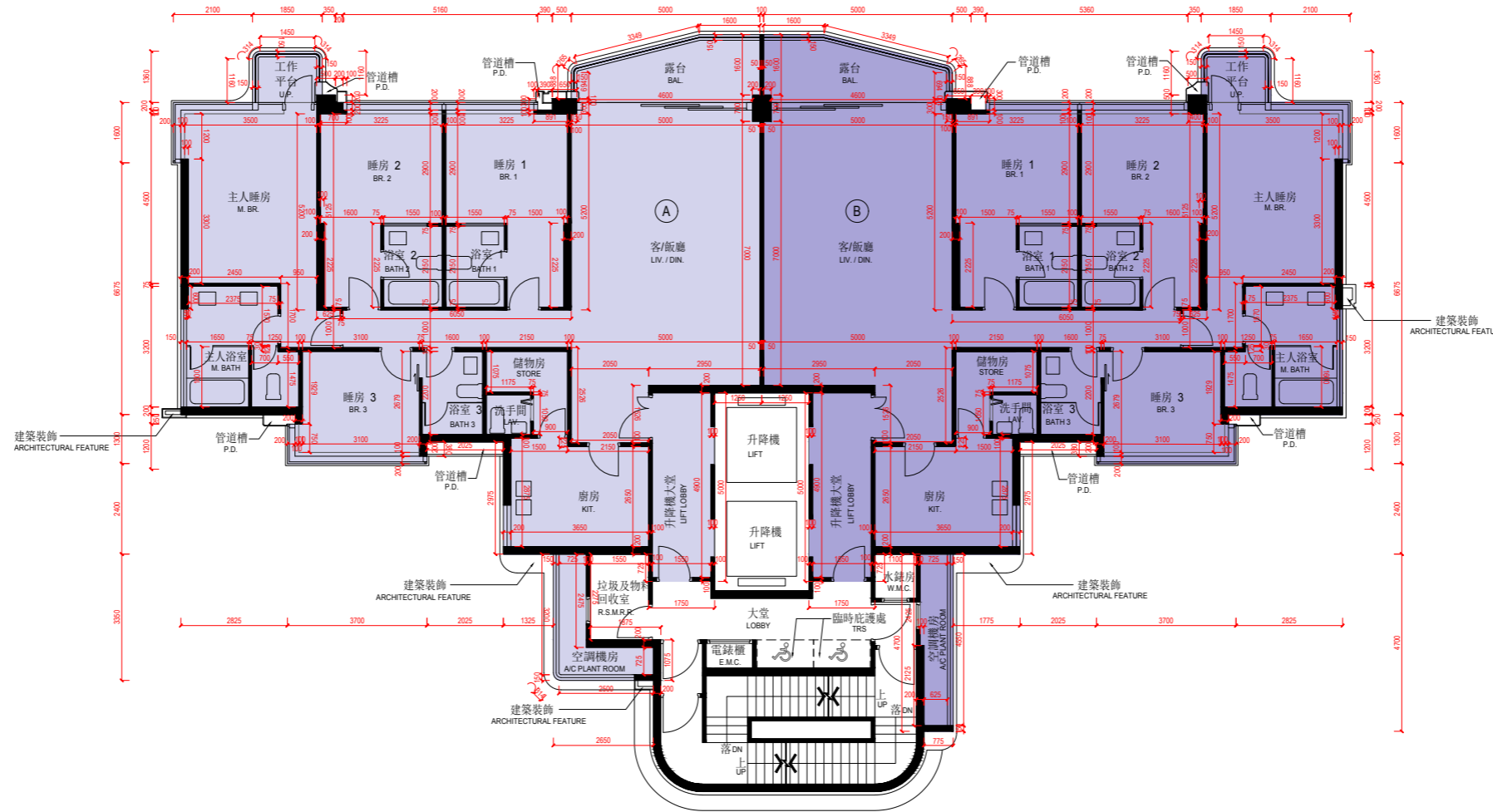
11 | FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Ocean Villa
2/F to 3/F & 5/F
迎海大宅
二樓至三樓及五樓



KEY PLAN
示意圖



Notes 附註:

- (1) The dimensions on the floor plans are all in millimetre.
樓面平面圖所列之所有尺寸均以毫米標示。
- (2) Please refer to page 60 of this sales brochure for legend of terms and abbreviations shown on floor plans.
樓面平面圖中的名稱及簡稱請參閱本售樓說明書第60頁。



11 | FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:

按發展項目的經批准的建築圖則所規定，發展項目每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

Tower 大廈	Floor 樓層	Unit 單位	Thickness of the Floor Slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	Floor-to-floor Height (m) 層與層之間的高度 (米)
Ocean Villa 迎海大宅	2/F to 3/F & 5/F 二樓至三樓及五樓	A	150, 200	3.500
		B	150, 200	3.500

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

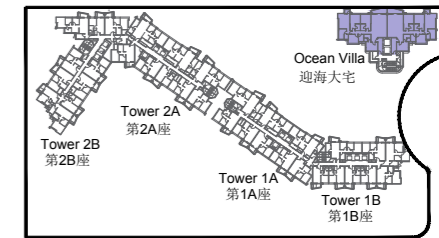
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

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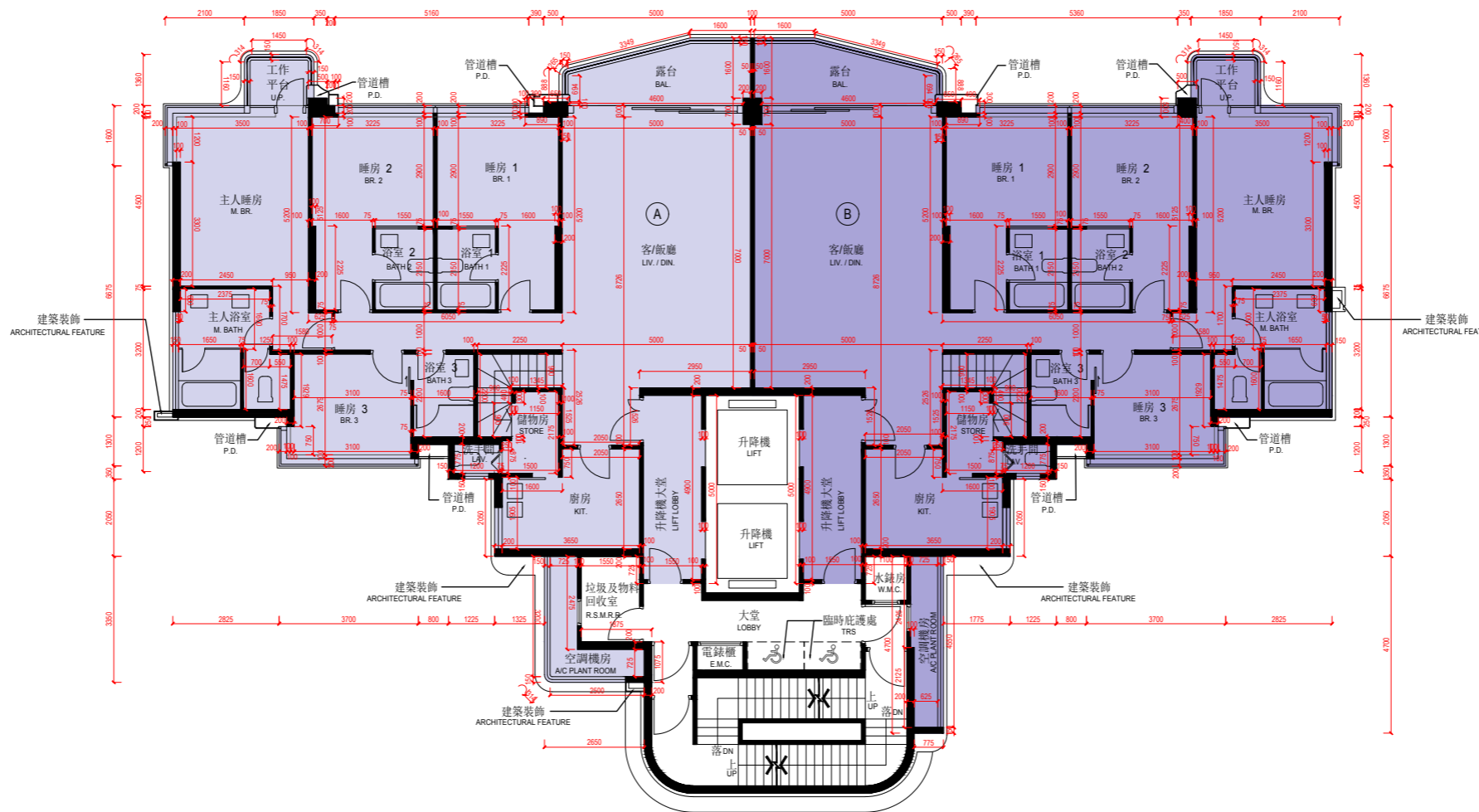
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Ocean Villa
6/F
迎海大宅
六樓



KEY PLAN
示意圖



Notes 附註:

- (1) The dimensions on the floor plans are all in millimetre.
樓面平面圖所列之所有尺寸均以毫米標示。
- (2) Please refer to page 60 of this sales brochure for legend of terms and abbreviations shown on floor plans.
樓面平面圖中的名稱及簡稱請參閱本售樓說明書第60頁。



11 | FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:

按發展項目的經批准的建築圖則所規定，發展項目每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

Tower 大廈	Floor 樓層	Unit 單位	Thickness of the Floor Slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	Floor-to-floor Height (m) 層與層之間的高度 (米)
Ocean Villa 迎海大宅	6/F 六樓	A	150, 200	3.500
		B	150, 200	3.500

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

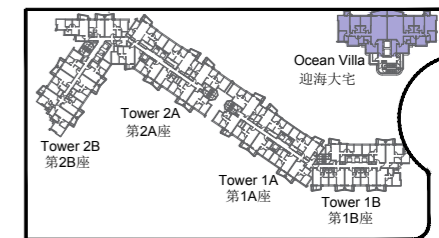
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

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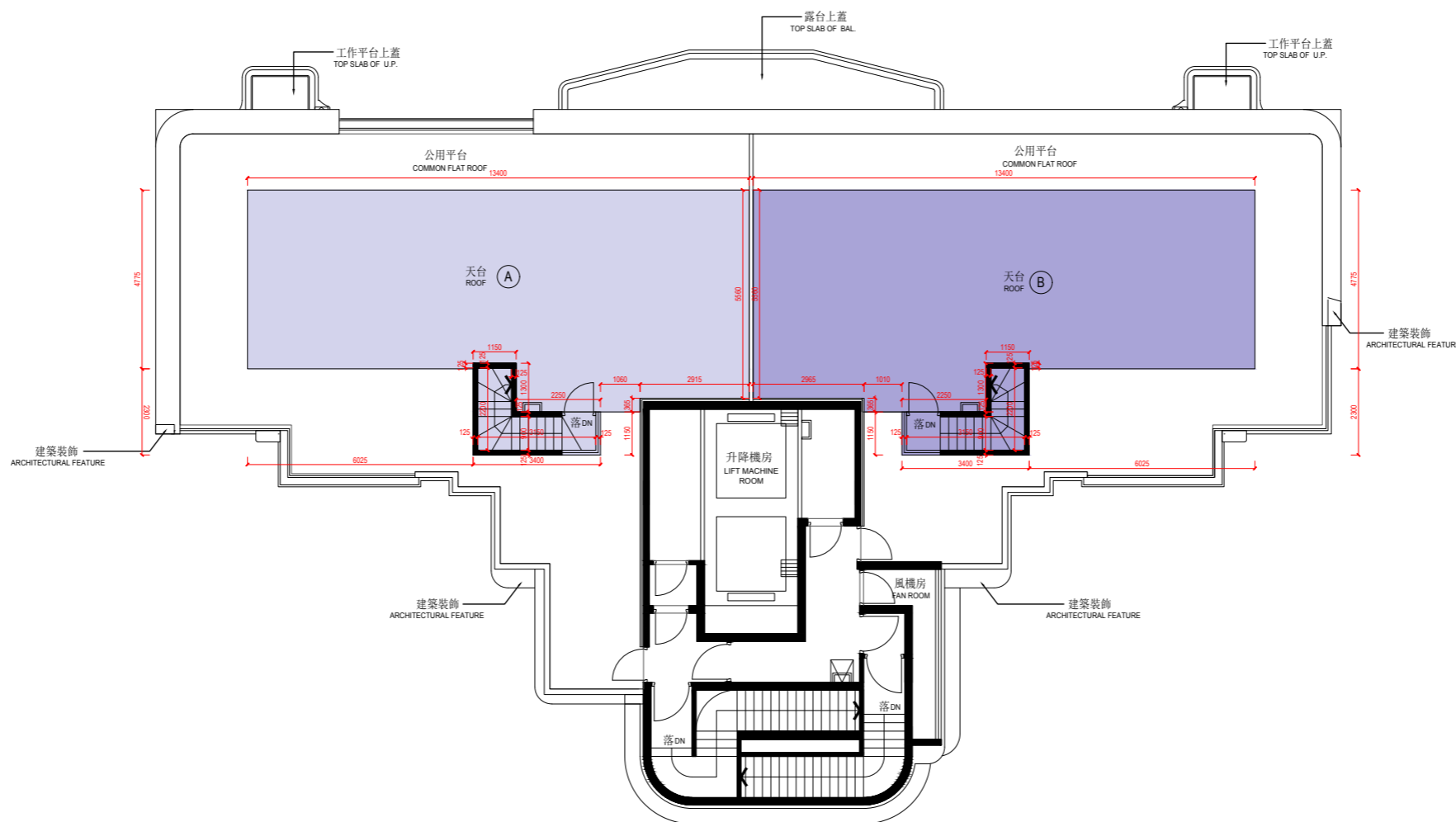
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Ocean Villa
Roof
迎海大宅
天台



KEY PLAN
示意圖



Notes 附註:

- (1) The dimensions on the floor plans are all in millimetre.
樓面平面圖所列之所有尺寸均以毫米標示。
- (2) Please refer to page 60 of this sales brochure for legend of terms and abbreviations shown on floor plans.
樓面平面圖中的名稱及簡稱請參閱本售樓說明書第60頁。



11 | FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:

按發展項目的經批准的建築圖則所規定，發展項目每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

Tower 大廈	Floor 樓層	Unit 單位	Thickness of the Floor Slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	Floor-to-floor Height (m) 層與層之間的高度 (米)
Ocean Villa 迎海大宅	Roof 天台	A	Not Applicable 不適用	Not Applicable 不適用
		B	Not Applicable 不適用	Not Applicable 不適用

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

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

Legend of Terms and Abbreviations on Floor Plans:

樓面平面圖中的名稱及簡稱：

ACCESS HATCH	通道開口	LAV. = LAVATORY	洗手間
A.D. = AIR DUCT	氣槽	LIFT	升降機
A/C PLANT ROOM = AIR-CONDITIONING PLANT ROOM	空調機房	LIFT MACHINE ROOM	升降機房
A/C P. = AIR-CONDITIONING PLATFORM	空調機平台	LIFT LOBBY	升降機大堂
ARCHITECTURAL FEATURE	建築裝飾	LIFT OVERRUN	升降機槽頂部
BAL. = BALCONY	露台	LOBBY	大堂
BATH 1 = BATHROOM 1	浴室 1	LIV. / DIN. = LIVING AND DINING ROOM	客/飯廳
BATH 2 = BATHROOM 2	浴室 2	M. BATH = MASTER BATHROOM	主人浴室
BATH 3 = BATHROOM 3	浴室 3	M. BR. = MASTER BEDROOM	主人睡房
BR. 1 = BEDROOM 1	睡房 1	OPEN KIT. = OPEN KITCHEN	開放式廚房
BR. 2 = BEDROOM 2	睡房 2	OPEN A/C PLANT AREA = OPEN AIR-CONDITIONING PLANT AREA	戶外空調機位
BR. 3 = BEDROOM 3	睡房 3	P.D. = PIPE DUCT	管道槽
CAT LADDER	豎梯	POTABLE & FLUSHING WATER PUMP RM. = POTABLE AND FLUSHING WATER PUMP ROOM	食水及沖廁水泵房
CANOPY	遮篷	R.C. = REFUSE CHUTE	垃圾槽
COMMON FLAT ROOF	公用平台	REFUGE FLOOR	庇護層
COMMON GREEN ROOF	公用綠化屋頂	ROOF	天台
DN = DOWN	落	R.S.M.R.R. = REFUSE STORAGE AND MATERIAL RECOVERY ROOM	垃圾及物料回收室
DOG HOUSE	機電設施管道	STORE = STORE ROOM	儲物房
E.M.C. = ELECTRIC METER CABINET	電錶櫃	TOP SLAB OF BAL. = TOP SLAB OF BALCONY	露台上蓋
E.M.R. = ELECTRICAL METER ROOM	電錶房	TOP SLAB OF U.P. = TOP SLAB OF UTILITY PLATFORM	工作平台上蓋
ELV. = EXTRA-LOW VOLTAGE ROOM	低電壓房	TOP SLAB OF BAL., U.P. and A/C P.= TOP SLAB OF BALCONY, UTILITY PLATFORM AND AIR CONDITIONING PLATFORM	露台, 工作平台及空調機平台上蓋
FAN ROOM	風機房	TRS = TEMPORARY REFUGE SPACE	臨時庇護處
F.H. = FIRE HYDRANT	消防龍頭	U.P. = UTILITY PLATFORM	工作平台
H.R. = HOSE REEL	消防喉轆	UP	上
KIT. = KITCHEN	廚房	W.M.C. = WATER METER CABINET	水錶房

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. m. (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 the Other Specified Items (not included in the Saleable Area) sq. m. (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)										
Block Name 大廈名稱	Floor* 樓層*	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 1A 第1A座	1/F 一樓	A	59.704 (643) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	
		B	41.213 (444) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		C	40.728 (438) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		D	41.290 (444) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		E	39.607 (426) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		F	41.559 (447) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		G	71.056 (765) Balcony 露台: 2.442 (26) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		H	59.779 (643) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 1A.

* 第1A座不設四樓、十三樓、十四樓、二十四樓及三十四樓。

The saleable area of each residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).

每個住宅物業的實用面積是按照《一手住宅物業銷售條例》(第621章)第8條計算得出的。

The floor area of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).

在構成住宅物業一部份範圍內的每一個露台、工作平台及陽台(如有)的樓面面積是按照《一手住宅物業銷售條例》(第621章)第8條計算得出的。

The area of every other specified items (if any) to the extent that it forms part of the residential property is calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).

在構成住宅物業一部份範圍內的每一其他指明的每一項目的面積(如有)是按照《一手住宅物業銷售條例》(第621章)附表2第2部計算得出的。

Note 備註:

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

上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

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. m. (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 the Other Specified Items (not included in the Saleable Area) sq. m. (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)										
Block Name 大廈名稱	Floor* 樓層*	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 1A 第1A座	2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F 二樓至三樓、 五樓至十二樓、 十五樓至 二十三樓、 二十五樓至 三十三樓及 三十五樓	A	59.704 (643) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	
		B	41.213 (444) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		C	40.728 (438) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		D	41.290 (444) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		E	39.607 (426) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		F	41.559 (447) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		G	71.056 (765) Balcony 露台: 2.442 (26) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		H	59.779 (643) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 1A.

* 第1A座不設四樓、十三樓、十四樓、二十四樓及三十四樓。

The saleable area of each residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).

每個住宅物業的實用面積是按照《一手住宅物業銷售條例》(第621章)第8條計算得出的。

The floor area of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).

在構成住宅物業一部份範圍內的每一個露台、工作平台及陽台(如有)的樓面面積是按照《一手住宅物業銷售條例》(第621章)第8條計算得出的。

The area of every other specified items (if any) to the extent that it forms part of the residential property is calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).

在構成住宅物業一部份範圍內的每一其他指明的每一項目的面積(如有)是按照《一手住宅物業銷售條例》(第621章)附表2第2部計算得出的。

Note 備註:

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

上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

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. m. (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 the Other Specified Items (not included in the Saleable Area) sq. m. (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)										
Block Name 大廈名稱	Floor* 樓層*	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 1A 第1A座	36/F 三十六樓	A	59.704 (643) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	
		B	41.213 (444) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		C	40.729 (438) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		D	41.291 (444) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		E	39.608 (426) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		F	41.559 (447) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		G	75.653 (814) Balcony 露台: 2.442 (26) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	55.539 (598)	-	-	-	-
		H	59.435 (640) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 1A.

* 第1A座不設四樓、十三樓、十四樓、二十四樓及三十四樓。

The saleable area of each residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).

每個住宅物業的實用面積是按照《一手住宅物業銷售條例》(第621章)第8條計算得出的。

The floor area of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).

在構成住宅物業一部份範圍內的每一個露台、工作平台及陽台(如有)的樓面面積是按照《一手住宅物業銷售條例》(第621章)第8條計算得出的。

The area of every other specified items (if any) to the extent that it forms part of the residential property is calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).

在構成住宅物業一部份範圍內的每一其他指明的每一項目的面積(如有)是按照《一手住宅物業銷售條例》(第621章)附表2第2部計算得出的。

Note 備註:

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

上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

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. m. (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 the Other Specified Items (not included in the Saleable Area) sq. m. (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor* 樓層*	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 1B 第1B座	1/F 一樓	A	42.150 (454) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	52.371 (564) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		C	42.714 (460) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		D	30.666 (330) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		E	30.667 (330) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		F	30.666 (330) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		G	31.366 (338) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		H	55.542 (598) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 1B.

* 第1B座不設四樓、十三樓、十四樓、二十四樓及三十四樓。

The saleable area of each residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).

每個住宅物業的實用面積是按照《一手住宅物業銷售條例》(第621章)第8條計算得出的。

The floor area of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).

在構成住宅物業一部份範圍內的每一個露台、工作平台及陽台(如有)的樓面面積是按照《一手住宅物業銷售條例》(第621章)第8條計算得出的。

The area of every other specified items (if any) to the extent that it forms part of the residential property is calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).

在構成住宅物業一部份範圍內的每一其他指明的每一項目的面積(如有)是按照《一手住宅物業銷售條例》(第621章)附表2第2部計算得出的。

Note 備註:

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

上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

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. m. (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 the Other Specified Items (not included in the Saleable Area) sq. m. (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)										
Block Name 大廈名稱	Floor* 樓層*	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 1B 第1B座	2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F 二樓至三樓、 五樓至十二樓、 十五樓至 二十三樓、 二十五樓至 三十三樓及 三十五樓	A	42.150 (454) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	
		B	52.371 (564) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		C	42.714 (460) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		D	30.666 (330) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		E	30.667 (330) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		F	30.666 (330) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		G	31.366 (338) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		H	55.542 (598) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 1B.

* 第1B座不設四樓、十三樓、十四樓、二十四樓及三十四樓。

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在構成住宅物業一部份範圍內的每一個露台、工作平台及陽台(如有)的樓面面積是按照《一手住宅物業銷售條例》(第621章)第8條計算得出的。

The area of every other specified items (if any) to the extent that it forms part of the residential property is calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).

在構成住宅物業一部份範圍內的每一其他指明的每一項目的面積(如有)是按照《一手住宅物業銷售條例》(第621章)附表2第2部計算得出的。

Note 備註:

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

上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

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. m. (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 the Other Specified Items (not included in the Saleable Area) sq. m. (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor* 樓層*	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 1B 第1B座	36/F 三十六樓	A	141.216 (1,520) Balcony 露台: 4.300 (46) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	87.963 (947)	-	-	-
		D	30.600 (329) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		E	30.667 (330) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		F	30.668 (330) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		G	31.366 (338) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		H	55.542 (598) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 1B.

* 第1B座不設四樓、十三樓、十四樓、二十四樓及三十四樓。

The saleable area of each residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).

每個住宅物業的實用面積是按照《一手住宅物業銷售條例》(第621章)第8條計算得出的。

The floor area of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).

在構成住宅物業一部份範圍內的每一個露台、工作平台及陽台(如有)的樓面面積是按照《一手住宅物業銷售條例》(第621章)第8條計算得出的。

The area of every other specified items (if any) to the extent that it forms part of the residential property is calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).

在構成住宅物業一部份範圍內的每一其他指明的每一項目的面積(如有)是按照《一手住宅物業銷售條例》(第621章)附表2第2部計算得出的。

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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. m. (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 the Other Specified Items (not included in the Saleable Area) sq. m. (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)										
Block Name 大廈名稱	Floor* 樓層*	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 2A 第2A座	1/F 一樓	A	70.924 (763) Balcony 露台: 2.442 (26) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	
		B	71.180 (766) Balcony 露台: 2.442 (26) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		C	40.842 (440) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		D	39.717 (428) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		E	30.869 (332) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		F	41.304 (445) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		G	44.819 (482) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		H	71.909 (774) Balcony 露台: 2.442 (26) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 2A.

* 第2A座不設四樓、十三樓、十四樓、二十四樓及三十四樓。

The saleable area of each residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).

每個住宅物業的實用面積是按照《一手住宅物業銷售條例》(第621章)第8條計算得出的。

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在構成住宅物業一部份範圍內的每一個露台、工作平台及陽台(如有)的樓面面積是按照《一手住宅物業銷售條例》(第621章)第8條計算得出的。

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在構成住宅物業一部份範圍內的每一其他指明的每一項目的面積(如有)是按照《一手住宅物業銷售條例》(第621章)附表2第2部計算得出的。

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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. m. (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 the Other Specified Items (not included in the Saleable Area) sq. m. (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)										
Block Name 大廈名稱	Floor* 樓層*	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 2A 第2A座	2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F 二樓至三樓、 五樓至十二樓、 十五樓至 二十三樓、 二十五樓至 三十三樓及 三十五樓	A	70.924 (763) Balcony 露台: 2.442 (26) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	
		B	71.180 (766) Balcony 露台: 2.442 (26) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		C	40.842 (440) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		D	39.717 (428) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		E	30.869 (332) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		F	41.304 (445) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		G	44.819 (482) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		H	71.909 (774) Balcony 露台: 2.442 (26) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 2A.

* 第2A座不設四樓、十三樓、十四樓、二十四樓及三十四樓。

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The area of every other specified items (if any) to the extent that it forms part of the residential property is calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).

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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. m. (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 the Other Specified Items (not included in the Saleable Area) sq. m. (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)								
Block Name 大廈名稱	Floor* 樓層*	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
Tower 2A 第2A座	36/F 三十六樓	A	75.800 (816) Balcony 露台: 2.442 (26) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	14.572 (157)	-	-	-
		B	71.180 (766) Balcony 露台: 2.442 (26) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-
		C	40.842 (440) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-
		D	39.717 (428) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-
		E	30.869 (332) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-
		F	41.304 (445) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-
		G	44.819 (482) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-
		H	76.784 (827) Balcony 露台: 2.442 (26) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	50.986 (549)	-	-

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 2A.

* 第2A座不設四樓、十三樓、十四樓、二十四樓及三十四樓。

The saleable area of each residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).

每個住宅物業的實用面積是按照《一手住宅物業銷售條例》(第621章)第8條計算得出的。

The floor area of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).

在構成住宅物業一部份範圍內的每一個露台、工作平台及陽台(如有)的樓面面積是按照《一手住宅物業銷售條例》(第621章)第8條計算得出的。

The area of every other specified items (if any) to the extent that it forms part of the residential property is calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).

在構成住宅物業一部份範圍內的每一其他指明的每一項目的面積(如有)是按照《一手住宅物業銷售條例》(第621章)附表2第2部計算得出的。

Note 備註:

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

上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

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. m. (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 the Other Specified Items (not included in the Saleable Area) sq. m. (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)										
Block Name 大廈名稱	Floor* 樓層*	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 2B 第2B座	1/F 一樓	A	60.967 (656) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	
		B	30.591 (329) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	
		C	42.608 (459) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	
		D	42.424 (457) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	
		E	41.968 (452) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	
		F	30.755 (331) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		G	49.804 (536) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		H	32.368 (348) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		J	41.855 (451) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		K	42.469 (457) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 2B.

* 第2B座不設四樓、十三樓、十四樓、二十四樓及三十四樓。

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每個住宅物業的實用面積是按照《一手住宅物業銷售條例》(第621章)第8條計算得出的。

The floor area of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).

在構成住宅物業一部份範圍內的每一個露台、工作平台及陽台(如有)的樓面面積是按照《一手住宅物業銷售條例》(第621章)第8條計算得出的。

The area of every other specified items (if any) to the extent that it forms part of the residential property is calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).

在構成住宅物業一部份範圍內的每一其他指明的每一項目的面積(如有)是按照《一手住宅物業銷售條例》(第621章)附表2第2部計算得出的。

Note 備註:

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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. m. (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 the Other Specified Items (not included in the Saleable Area) sq. m. (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)										
Block Name 大廈名稱	Floor* 樓層*	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 2B 第2B座	2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F 二樓至三樓、 五樓至十二樓、 十五樓至 二十三樓、 二十五樓至 三十三樓及 三十五樓	A	60.967 (656) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	
		B	30.591 (329) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		C	42.608 (459) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		D	42.424 (457) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		E	41.968 (452) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		F	30.755 (331) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		G	49.804 (536) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		H	32.368 (348) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		J	41.855 (451) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		K	42.469 (457) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 2B.

* 第2B座不設四樓、十三樓、十四樓、二十四樓及三十四樓。

The saleable area of each residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).

每個住宅物業的實用面積是按照《一手住宅物業銷售條例》(第621章)第8條計算得出的。

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在構成住宅物業一部份範圍內的每一個露台、工作平台及陽台(如有)的樓面面積是按照《一手住宅物業銷售條例》(第621章)第8條計算得出的。

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在構成住宅物業一部份範圍內的每一其他指明的每一項目的面積(如有)是按照《一手住宅物業銷售條例》(第621章)附表2第2部計算得出的。

Note 備註:

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上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

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. m. (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 the Other Specified Items (not included in the Saleable Area) sq. m. (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor* 樓層*	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 2B 第2B座	36/F 三十六樓	A	94.615 (1,018) Balcony 露台: 4.300 (46) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	51.069 (550)	-	-	-
		C	42.608 (459) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		D	42.423 (457) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		E	41.967 (452) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		F	126.361 (1,360) Balcony 露台: 4.155 (45) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	35.620 (383)	-	-	-
		J	32.988 (355) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		K	42.470 (457) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 2B.

* 第2B座不設四樓、十三樓、十四樓、二十四樓及三十四樓。

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每個住宅物業的實用面積是按照《一手住宅物業銷售條例》(第621章)第8條計算得出的。

The floor area of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).

在構成住宅物業一部份範圍內的每一個露台、工作平台及陽台(如有)的樓面面積是按照《一手住宅物業銷售條例》(第621章)第8條計算得出的。

The area of every other specified items (if any) to the extent that it forms part of the residential property is calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).

在構成住宅物業一部份範圍內的每一其他指明的每一項目的面積(如有)是按照《一手住宅物業銷售條例》(第621章)附表2第2部計算得出的。

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上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

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. m. (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 the Other Specified Items (not included in the Saleable Area) sq. m. (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)										
Block Name 大廈名稱	Floor* 樓層*	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	
Ocean Villa 迎海大宅	1/F 一樓	A	165.448 (1,781) Balcony 露台: 7.575 (82) Utility Platform 工作平台: 2.469 (27)	3.606 (39)	-	-	-	-	-	-	-	-	-	
		B	165.448 (1,781) Balcony 露台: 7.575 (82) Utility Platform 工作平台: 2.469 (27)	3.086 (33)	-	-	-	-	-	-	-	-	-	-
	2/F to 3/F & 5/F 二樓至三樓及五樓	A	165.448 (1,781) Balcony 露台: 7.575 (82) Utility Platform 工作平台: 2.469 (27)	3.606 (39)	-	-	-	-	-	-	-	-	-	-
		B	165.448 (1,781) Balcony 露台: 7.575 (82) Utility Platform 工作平台: 2.469 (27)	3.086 (33)	-	-	-	-	-	-	-	-	-	-
	6/F 六樓	A	166.581 (1,793) Balcony 露台: 7.575 (82) Utility Platform 工作平台: 2.469 (27)	3.606 (39)	-	-	-	-	-	69.907 (752)	4.005 (43)	-	-	-
		B	166.581 (1,793) Balcony 露台: 7.575 (82) Utility Platform 工作平台: 2.469 (27)	3.086 (33)	-	-	-	-	-	69.907 (752)	4.005 (43)	-	-	-

* 4/F is omitted in Ocean Villa.

* 迎海大宅不設四樓。

The saleable area of each residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).

每個住宅物業的實用面積是按照《一手住宅物業銷售條例》(第621章)第8條計算得出的。

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在構成住宅物業一部份範圍內的每一其他指明的每一項目的面積(如有)是按照《一手住宅物業銷售條例》(第621章)附表2第2部計算得出的。

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13 | FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖

Basement Carpark 地庫停車場











13 | FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖

Number, Dimension and Area of Parking Spaces on Basement Floor

地庫停車位的數目、尺寸及面積

Floor 樓層	Category of Paking Space 停車位類別	Number 數目	Dimension of Each Parking Space (W x L) (m) 每個停車位的尺寸 (闊 x 長) (米)	Area Per Parking Space (sq.m.) 每個停車位的面積 (平方米)
Basement Floor 地庫	 Residential Parking Space 住客停車位	158	2.5 x 5.0	12.5
	 Accessible Residential Parking Space 暢通易達住客停車位	1	3.5 x 5.0	17.5
	 Residential Visitor's Parking Space 住客訪客停車位	8	2.5 x 5.0	12.5
	 Accessible Visitor's Parking Space 暢通易達訪客停車位	2	3.5 x 5.0	17.5
	 Residential Motor Cycle Parking Space 住客電單車停車位	11	1.0 x 2.4	2.4
	 Residential Bicycle Parking Space 住客單車停車位	31	0.5 x 1.8	0.9
	 Residential Loading and Unloading Space 住客上落貨停車位	3	3.5 x 11.0	38.5
	 Refuse Collection Vehicle Space 垃圾收集車停車位	1	5.0 x 12.0	60.0

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.
 2. The preliminary deposit paid by the purchaser on the signing of that 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 that preliminary agreement -
 - (i) that 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

(A) COMMON PARTS OF THE DEVELOPMENT

1. A Deed of Mutual Covenant and Management Agreement (“DMC”) will be entered into in respect of the Development.
2. The DMC provides for the following Common Areas and Common Facilities:-

“General Common Areas” means the Development Common Areas, the Residential Common Areas and the Car Park Common Areas.

“Car Park Common Areas” means all spaces and areas in the Car Park intended for the common use and benefit of all the Parking Spaces, the Accessible Parking Spaces, the Visitors’ Parking Spaces, the Bicycle Parking Spaces, and Loading and Unloading Spaces including (but not limited to) accessory areas, circulation passages, driveways, ramps, entrances, exits, fresh fan rooms, exhaust fan rooms, electric vehicle charging rooms, sprinkler water tank for Basement Car Park, electrical switch room, hose reel, smoke outlets, pipe duct, protected lobbies to a required staircase (excluding those forming part of the Residential Common Areas), air duct, fire services water tank for Basement Car Park, such of the erections and/or constructions situate within, and other spaces or areas containing the Car Park Common Facilities.

“Car Park Common Facilities” means such facilities, equipment, machines, apparatus and installations in, under or above the Land and the Development for the general benefit and service of all the Parking Spaces, the Accessible Parking Spaces, the Visitors’ Parking Spaces, the Bicycle Parking Spaces, and Loading and Unloading Spaces but no Owner has the exclusive right to use or enjoy.

“Development Common Areas” include but not limited to Maintenance and Repair Access (excluding those parts of and within the Residential Common Areas), refuse storage and material recovery chamber (wherein the refuse collection vehicle space is situate), refuse collection vehicle space, fire services inlet, fire services inlet and sprinkler inlet, fire service control room, transformer room A, transformer room B, switch room, office accommodation for watchmen and caretakers and associated lavatories, owners’ committee office, guard room, master water meter room, main electric switch room 1, driveways, sprinkler pump room for Tower 1 with open kitchen and Basement Car Park, emergency generator room, emergency generator room (non-fire services), potable and flushing water pump room, cleansing water pump room, telecommunications and broadcasting equipment rooms, electrical switch room, main incomer switch room, fire services pump room for Basement Car Park Tower 1 and Ocean Villa, slope (if any), common green roof, common flat roof, water meter cabinets, check meter cabinets, sprinkler inlet, pipe duct, open air-conditioning plant area (excluding those forming part of the Residential Common Areas),

automatic meter reading room, sprinkler inlet, town gas duct, fire shutter, the External Walls (excluding those portions of the External Walls of or within the Residential Accommodation), staircases and other areas and spaces containing the Development Common Facilities and other areas and spaces in any part or parts of the Development which are designated as being for the common use and benefit of the Owners of the Development.

“Development Common Facilities” include all equipment, facilities and systems designated as being for the use and benefit of the Development Common Areas and the Development generally and not for the use and benefit of any particular Owner.

“Residential Common Areas” include but not limited to Maintenance and Repair Access (excluding those parts of and within the Development Common Areas), the access and working space for the gondola and other machine(s) such as removable metal platform for servicing, cleansing, enhancing, maintaining, repairing, renovation, improving and/or replacing those portions of the External Walls of or within the Residential Accommodation and for inspection of the concealed drainage pipes enclosed by architectural features of such portions of the External Walls, such of the recreational areas of the Recreational Areas and Facilities, Accessible Parking Spaces, Covered Landscape Areas, Greenery Areas, covered walkways/horizontal screens and covered areas underneath, lift machine rooms, electrical switch room, electrical switch room (Tower 1), electrical switch room for Ocean Villa, main electric switch room 2, passageways, staircases, corridors, Visitors’ Parking Spaces, Roof, Top Roof, Bicycle Parking Spaces, the Loading and Unloading Spaces, lifts, lift shafts, lift lobbies, lift lobbies serving a fireman’s lift, protected lobbies to a required staircase (excluding those forming part of the Car Park Common Areas), pipe ducts, hose reel, footpath, driveway, manholes, maintenance areas for pipe duct, electrical meter rooms, electric meter cabinets, refuse storage and material recovery rooms, fire services pump room for Tower 2, water tanks, fire services water tank for Ocean Villa, fire services water tank for Tower 1, sprinkler water tank for Tower 1 with open kitchen, sprinkler pump room for Tower 2 with open kitchen, potable and flushing water pump rooms, flushing water pump room for Tower 1, potable water pump room for Tower 1, potable water pump room for Tower 2, flushing water pump room for Tower 2, potable and flushing water pump room for Ocean Villa, planters, temporary refuge space, common air-conditioning plant rooms, extra-low voltage rooms, fan room for refuse rooms, common flat roof (maintenance only), common green roofs, canopy, common flat roofs, architectural features, water meter cabinets, emergency generator room, guard house, filtration plant room 3 for water feature, irrigation pump room, fire services water tank for Tower 2, flushing water tank for Tower 2, potable water tank for Tower 2, sprinkler water tank for Tower 2 with open kitchen, potable water tanks, flushing water tank for Tower

1, flushing water tank for Tower 2, town gas room, dog house, open air-conditioning plant area (excluding those forming part of the Development Common Areas), fire shutter, electrical cabinet, those portions of the External Walls of or within the Residential Accommodation, and such areas and spaces containing the Residential Common Facilities and other areas and spaces in any part or parts of the Development which are designated as being for the common use and benefit of the Owners of the Residential Accommodation.

“Residential Common Facilities” include such facilities, equipment, machines, apparatus and installations in, under or above the Land and the Development designated as being for the general benefit and service of the Residential Accommodation and the Residential Common Areas only but to which no Owner of Residential Unit has the exclusive right to use or enjoy the same.

The meanings of certain terms appeared above are set out below:-

“External Walls” includes, but not limited to the curtain walls (excluding the openable windows therein) extended from 1st Floor to 36th Floor (with 4th Floor, 13th Floor, 14th Floor, 24th Floor and 34th Floor omitted) of Tower 1 (comprising Tower 1A and Tower 1B) and Tower 2 (comprising Tower 2A and Tower 2B) of the Towers, and 1st Floor to 6th Floor (with 4th Floor omitted) of Ocean Villa of the Towers, reinforced concrete parapet walls, non-structural prefabricated external walls, stone cladding, metal cladding, metal grilles, metal louvers, the windows and window frames of the General Common Areas and General Common Facilities but for the avoidance of doubt excluding the air-conditioner (AC) platforms, the internal surface of the walls facing the Residential Units, the glass and metal balustrades enclosing the Non-enclosed Areas or the replacements and the windows (including glass panels, window frames and sealant around window frames) of the Residential Units.

“Recreational Areas and Facilities” means those recreational areas and facilities in the Development including (but not limited to) clubhouse, children play area, outdoor children play area, reading rooms, game rooms, lounges, sitting areas, function rooms, gymnasiums, yoga room, swimming pools (including indoor swimming pool, outdoor swimming pool and kid’s pool), pool deck, wet deck, unisex accessible toilets, male and female changing rooms, filtration plant room 1 (swimming pool), filtration plant room 2, jacuzzi, male and female lavatories, sauna rooms, water feature, water cascade, foot bath, music rooms, pantry, electrical switch room (clubhouse), other areas and facilities and all ancillary equipment, facilities and structures installed provided and erected for the use and enjoyment of the residents of the Residential Accommodation and their bona fide guests visitors for recreational purposes.

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

Please refer to the table as set out in this Section for the allocation of Undivided Shares.

C. TERMS OF YEARS FOR WHICH THE MANAGER OF THE DEVELOPMENT IS APPOINTED

China Overseas Property Services Limited will be appointed as the Manager for the Land and the Development initially for a term of 2 years commencing from the date of appointment under the DMC and shall continue thereafter until terminated according to the provisions of the DMC.

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

1. Each Owner shall contribute towards the Management Expenses of the Development (including the Manager’s remuneration) in such manner and in such proportion as provided in the DMC by reference to the Management Shares allocated to his Unit. The management fees are payable monthly in advance.
2. The Owners shall contribute to the Management Expenses attributable to the Development in the following manner:-
 - (a) Where any expenditure relates wholly to the Residential Common Areas or the Residential Common Facilities, the expenditure shall form part of the management expenses of the Residential Accommodation and shall be borne by the Owners of the Residential Units according to the proportions borne by the number of the Management Shares of their respective Residential Units to the total number of Management Shares allocated to all the Residential Units.
 - (b) Where any expenditure relates wholly to the Car Park Common Areas or the Car Park Common Facilities, the expenditure shall form part of the management expenses of the Car Park which shall be divided into four portions (i.e. the Parking Spaces Portion, the Accessible Parking Spaces and Visitors’ Parking Spaces Portion, the Bicycle Parking Spaces and the Loading and Unloading Spaces Portion) in the respective percentage as provided in the DMC. The Parking Spaces Portion shall be borne by the Owners of the Parking Spaces according to the proportions borne by the number of the Management Shares of their respective Parking Spaces to the total number of Management Shares allocated to all Parking Spaces; and the Accessible Parking Spaces and

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Visitors' Parking Spaces Portion, the Bicycle Parking Spaces Portion and the Loading and Unloading Spaces Portion shall be borne by the Owners of the Residential Units according to the proportions borne by the number of the Management Shares of their respective Residential Units to the total number of Management Shares allocated to all the Residential Units.

- (c) Where any expenditure relates wholly to the Development Common Areas and/or the Development Common Facilities, the expenditure shall form part of the management expenses of the Development as a whole and shall be borne by all Owners of the Development in accordance with the proportion that the respective Management Shares of the relevant part of the Development bear to the total number of Management Shares of the Development.

E. BASIS ON WHICH THE MANAGEMENT FEE DEPOSIT IS FIXED

The amount of management fee deposit is a sum equal to three (3) months' monthly management fee.

The above information is for reference only. Please refer to the latest draft of the DMC for full details. A full script of the latest draft of the DMC is available for inspection free of charge in the sales office upon request and copies will be provided on payment of photocopying charges. Where there is discrepancy in the meaning between the English and Chinese versions, the English version shall prevail.

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

Not applicable.

Allocation of Undivided Shares of the Residential Properties in the Development

		Tower 1		
Floor	Residential Unit	Undivided Shares allocated to each Residential Unit	Sub-total	
Tower 1A	A	58	20,580	
	B	40		
	C	39		
	D	40		
	E	38		
	F	40		
	G	69		
	H	58		
Tower 1B	A	41		
	B	51		
	C	41		
	D	29		
	E	29		
	F	29		
	G	30		
	H	54		
Tower 1A	A	58	697	
	B	40		
	C	39		
	D	40		
	E	38		
	F	40		
	G	75		
	H	58		
Tower 1B	A	138		
	D	29		
	E	29		
	F	29		
	G	30		
	H	54		
Sub-Total for Tower 1:-				21,277

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Tower 2			
Floor	Residential Unit	Undivided Shares allocated to each Residential Unit	Sub-total
Tower 2A	A	69	23,880
	B	69	
	C	39	
	D	38	
	E	29	
	F	40	
	G	43	
	H	70	
Tower 2B	A	59	
	B	29	
	C	41	
	D	41	
	E	40	
	F	29	
	G	48	
	H	31	
Tower 2A	A	75	820
	B	69	
	C	39	
	D	38	
	E	29	
	F	40	
	G	43	
	H	76	
Tower 2B	A	92	
	C	41	
	D	41	
	E	40	
	F	124	
	J	32	
	K	41	
Sub-Total for Tower 2:-			

Ocean Villa				
Floor	Residential Unit	Undivided Shares allocated to each Residential Unit	Sub-total	
Ocean Villa	1/F to 3/F & 5/F (4/F omitted)	A	157	1,256
		B	157	
	6/F	A	165	330
		B	165	
Sub-Total for Ocean Villa:-				1,586

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A. 發展項目的公用部份

1. 發展項目將有一份大廈公共契約及管理協議（「大廈公契」）。
2. 大廈公契訂明下列公用地方及公用設施：

「綜合公用地方」為發展項目公用地方、住宅公用地方及停車場公用地方的統稱。

「停車場公用地方」指為所有停車位、暢通易達停車位、訪客停車位、單車停車位、上落貨停車位的共同使用及利益而設的所有停車場的地方及空間，包括（但不限於）附屬地區、循環通道、行車道、斜坡、入口、出口、鮮風輸送室、抽氣室、電動車充電室、地庫停車場灑水水缸、電錶房、喉轆、排煙口、管道、連接規定的樓梯的防護廊（不包括構成住宅公用地方的部份）、氣槽、地庫停車場的消防水缸、位處於停車場公用設施的豎立物及/或建築物，及包含停車場公用設施的其他地方及空間。

「停車場公用設施」指位於該地段和發展項目內、其底下或之上為所有停車位、暢通易達停車位、訪客停車位、單車停車位、上落貨停車位提供一般使用及服務而設但沒有業主擁有專屬使用或享用權的設施、設備、機器、器具及裝置。

「發展項目公用地方」包括但不限於保養及維修通道（不包括屬於及位於住宅公用地方內之部份）、垃圾及物料回收室（垃圾收集車停車位位於該回收室之內）、垃圾收集車停車位、消防入水口、消防入水口及灑水入水口、消防控制室、變壓器室A、變壓器室B、掣房、看更及管理員辦公室及附設洗手間、業主委員會辦公室、警衛室、總水錶房、總電掣房1、行車道、第1座開放式廚房及地庫停車場的灑水泵房、緊急發電機組房、緊急發電機組房（非消防用途）、食水和沖廁水泵房、清洗水泵房、電訊及廣播設備室、電掣房、總來電掣房、地庫停車場第1座及迎海大宅的消防泵房、斜坡（如有）、公用綠化屋頂、公用平台、水錶櫃、檢測錶櫃、灑水入水口、管道、戶外空調機位（不包括構成住宅公用地方的部份）、自動抄錶房、灑水入水口、煤氣喉管、防火閘、大廈外牆（不包括屬於或位於住宅居所內之部份大廈外牆）、樓梯及包括發展項目公用設施的其他地方及空間及在發展項目中一個或多個部分為業主的共同使用和利益而設的其他地方及空間。

「發展項目公用設施」包括發展項目及發展項目公用地方共同使用及受益但非專屬個別業主使用及受益的設備、設施及系統。

「住宅公用地方」包括但不限於保養及維修通道（不包括屬於及位於發展項目公用地方內之部份）、為吊船

及其他機器，如為服務、清洗、強化、保養、維修、裝修、改善及/或更換屬於或位於住宅居所內之部份大廈外牆，及為檢查該大廈外牆部份的建築裝飾圍封的隱藏排水管道的可拆卸金屬平台而設的通道及工作空間、屬於「康樂區和設施」的康樂區、暢通易達停車位、有蓋圍景區、綠化區、有蓋行人道/橫向屏障及其下的有蓋地方、升降機房、電掣房、電掣房（第1座）、迎海大宅的電掣房、總電掣房2、通道、樓梯、走廊、訪客停車位、天台、上層天台、單車停車位、上落貨停車位、升降機、升降機槽、升降機大堂、供消防員升降機使用的升降機大堂、連接規定的樓梯的防護廊（不包括構成停車場公用地方的部份）、管道、喉轆、小徑、行車道、沙井、進行保養管道的地方、電錶房、電錶櫃、垃圾及物料回收室、第2座的消防泵房、水缸、迎海大宅的消防水缸、第1座的消防水缸、第1座開放式廚房的灑水水缸、第2座開放式廚房的灑水泵房、食水和沖廁水泵房、第1座的沖廁水泵房、第1座的食水泵房、第2座的食水泵房、第2座的沖廁水泵房、迎海大宅的食水及沖廁水泵房、花槽、臨時庇護處、公用空調機房、低電壓室、垃圾房的風機房、公用平台（僅供保養之用）、公用綠化屋頂、遮篷、公用平台、建築裝飾、水錶房、緊急發電機組房、警衛室、水景設施的過濾機房3、灌溉泵房、第2座的消防泵房、第2座的沖廁水水缸、第2座的食水水缸、第2座開放式廚房的灑水水缸、食水水缸、第1座的沖廁水水缸、第2座的沖廁水水缸、煤氣房、機電設施管道、戶外空調機位（不包括構成發展項目公用地方的部份）、防火閘、電力櫃、大廈外牆屬於或位於住宅居所的部份、及包含住宅公用設施的地方及空間，及在發展項目中一個或多個部分為住宅居所業主的共同使用和利益而設的其他地方及空間。

「住宅公用設施」包括位於該地段和發展項目內、其底下或之上只為住宅居所及住宅公用地方提供一般使用及服務而設但沒有業主擁有專屬使用或享用權的設施、設備、機器、器具及裝置。

以上載列的一些詞語其含義如下：

「大廈外牆」包括但不限於大廈的第1座（由第1A座及第1B座組成）及第2座（由第2A座及第2B座組成）的1樓伸展至36樓（不設4樓、13樓、14樓、24樓及34樓）及迎海大宅的1樓伸展至6樓（不設4樓）的幕牆（不包括其中可關閉的窗戶）、鋼筋混凝土矮牆、非結構預製外牆、石材掛板、金屬掛板、金屬欄河、金屬百葉窗、綜合公用地方及綜合公用設施的窗戶及窗框，但為釋疑慮起見不包括空調平台、朝面向住宅單位的牆身內表面、不封閉地方的玻璃及金屬欄杆或其替代品及住宅單位的窗戶（包括窗戶玻璃、窗框及窗框周邊的密封材料）。

「康樂區和設施」指指發展項目內為供住宅居所的住戶及他們的真正賓客及訪客為康樂目的使用及享受而安裝、提供及豎立的康樂區及設施包括（但不限於）

會所、兒童遊樂區、室外兒童遊樂區、閱讀室、遊戲室、休息室、閒坐區、多功能室、健身房、瑜伽室、游泳池（包括室內游泳池、室外游泳池及兒童游泳池）、泳池甲板、濕甲板、無分性別的洗手間、男女更衣室、過濾機房1（游泳池）、過濾機房2、按摩池、男女洗手間、桑拿浴室、水景設施、流水設施、泡腳歇息處、音樂室、茶水間、電掣房（會所）、其他地方及設施及所有附屬的設備、設施及構建物。

B. 分配予發展項目中的每個住宅單位的不分割份數的數目

請參關於本部份所列出的不分割份數的分配表。

C. 發展項目的管理人的委任年期

中國海外物業服務有限公司將會被委任為該地段及發展項目的管理人，其最初任期由大廈公契的委任日期起計兩年，並於期滿後獲繼續委任，直至任期根據公契條文終止為止。

D. 管理開支在發展項目中住宅物業的擁有人之間分擔的基準

1. 每位業主須按大廈公契指定的方式，根據其單位管理份數，按比例支付發展項目的管理支出（包括經理人酬金）。業主須於每個月首天預繳管理費。
2. 業主須按下列方式繳交發展項目的管理開支：
 - (a) 全數涉及住宅公用地方或住宅公用設施的開支須計入住宅居所的管理開支內，並由住宅單位業主按其住宅單位之管理份數佔所有住宅單位管理份數的比例計算攤分。
 - (b) 全數涉及停車場公用地方或停車場公用設施的開支須計入停車場的管理開支內，而停車場的管理開支分為四部分（即停車位部分、暢通易達停車位及訪客停車位部分、單車停車位部分及上落貨停車位部分），分別按大廈公契條款所列出的比例計算。停車位部分須由停車位業主按其停車位之管理份數佔所有停車位管理份數的比例計算攤分；暢通易達停車位及訪客停車位部分、單車停車位部分及上落貨停車位部分須由住宅單位業主按其住宅單位之管理份數佔所有住宅單位管理份數的比例計算攤分。
 - (c) 全數涉及發展項目公用地方及/或發展項目公用設施之開支須計入整個發展項目之管理開支內，並由所有業主按其所擁有單位之管理份數佔發展項目所有管理份數的比例計算攤分。

E. 計算管理費按金的基準

管理費按金相等於一筆三個月的按月管理費的款項。

上述資料僅供參考。全部詳情請參閱大廈公契最新草稿。大廈公契最新草稿全本可於售樓處免費參閱，索取副本須付影印費。以上資料中英文版本如有歧義，一律以英文版本為準。

F. 擁有人在發展項目中保留作自用的範圍（如有）

不適用

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發展項目住宅單位之不分割份數的分配

第1座				
樓層	住宅單位	分配給每個住宅單位的不分割份數	小計	
第1A座	A	58	20,580	
	B	40		
	C	39		
	D	40		
	E	38		
	F	40		
	G	69		
	H	58		
第1B座	A	41		
	B	51		
	C	41		
	D	29		
	E	29		
	F	29		
	G	30		
	H	54		
第1A座	A	58	697	
	B	40		
	C	39		
	D	40		
	E	38		
	F	40		
	G	75		
	H	58		
第1B座	A	138		
	D	29		
	E	29		
	F	29		
	G	30		
	H	54		
第1座的小計:-				21,277

第2座				
樓層	住宅單位	分配給每個住宅單位的不分割份數	小計	
第2A座	A	69	23,880	
	B	69		
	C	39		
	D	38		
	E	29		
	F	40		
	G	43		
	H	70		
第2B座	A	59		
	B	29		
	C	41		
	D	41		
	E	40		
	F	29		
	G	48		
	H	31		
	J	40		
	K	41		
	第2A座	A	75	820
		B	69	
C		39		
D		38		
E		29		
F		40		
G		43		
H		76		
第2B座	A	92		
	C	41		
	D	41		
	E	40		
	F	124		
	J	32		
	K	41		
第2座的小計:-			24,700	

15 | SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

迎海大宅			
樓層	住宅單位	分配給每個住宅單位的不分割份數	小計
迎海大宅	一樓至三樓及五樓 (不包括四樓)	A	157
		B	157
	六樓	A	165
		B	165
迎海大宅的小計:-			1,586

16 | SUMMARY OF LAND GRANT

批地文件的摘要

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

New Kowloon Inland Lot No. 6575 (“the Lot”)

2. The term of years under the Land Grant:

50 years commencing from 25th January 2019.

3. The user restrictions applicable to the Lot:

Special Condition No. (6) 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.

Special Condition No. (39) 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.

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

Special Condition No. (2) of the Land Grant stipulates that:-

A promenade within the areas shown coloured yellow and yellow hatched black on the plan annexed to the Land Grant (hereinafter respectively referred to as “the Yellow Area” and “the Yellow Hatched Black Area”) which is required to be laid, formed, erected, constructed, provided and landscaped by the Grantee. For the purpose Special Condition No. (2), the expression “Grantee” shall exclude his assigns.

5. The Grantee’s obligations to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside the Lot:

General Condition (7) of the Land Grant stipulates that:-

The Grantee shall throughout the tenancy: (i) maintain all buildings in accordance with the approved design, disposition and height and any approved building plans without variation or modification thereto, and (ii) maintain all buildings in good and substantial repair and condition.

General Condition (9) of the Land Grant stipulates that:-

If any private streets, roads and lanes which are required to be formed by the Land Grant remain part of the area to be leased, they shall be lighted, surfaced, kerbed, drained, channeled and maintained by and at the expense of the Grantee in all respects to the satisfaction of the Director and the Director may carry out or cause to be carried out the installation and maintenance of road lighting for the sake of public interest as required. The Grantee shall bear the capital costs of installation of road lighting and allow free ingress and egress to and from the area to be leased to

workmen and vehicles for the purpose of installation and maintenance of the road lighting.

Special Condition No. (1) of the Land Grant stipulates that:-

(b) The Grantee acknowledges that there are some structures and foundations existing within the Lot and the Yellow Area and the Yellow Hatched Black Area. The Grantee undertakes to demolish and remove at his own expense and in all respects to the satisfaction of the Director the said structures and foundations from the Lot, the Yellow Area and the Yellow Hatched Black Area.

Special Condition No. (2) of the Land Grant stipulates that:-

(a)(i) The Grantee shall on or before the 30th day of September 2022 or such other date as may be approved by the Director, at the Grantee’s own expense and in all respects to the satisfaction of the Director lay, form, erect, construct, provide and landscape a promenade within the Yellow Area and the Yellow Hatched Black Area in a good workmanlike manner, with such materials and to such standards, levels, alignment and design as the Director shall approve and in accordance with the Technical Schedules marked “Technical Schedule for the Yellow Area and the Yellow Hatched Black Area” and “Technical Schedule for the Building Works” annexed to the Land Grant, the plans approved under Special Condition No. (2)(b) and the approved Landscape Master Plan (as defined in Special Condition No. 4(a) of the Land Grant).

(b)(i) The Grantee shall at his own expense submit or cause to be submitted to the Director for his written approval the plans of the Yellow Area and the Yellow Hatched Black Area, which shall include details and information as to the level, position, alignment and design of the Yellow Area and Yellow Hatched Black Area and such other details and information as the Director may require. (ii) No amendment, variation, alteration, modification or substitution to the approved plans of the Yellow Area and Yellow Hatched Black Area shall be made by the Grantee except with the prior written approval of the Director. (iii) Any amendment, variation, alteration, modification or substitution by the Grantee as approved by the Director under Special Condition No. 2(b)(ii) of the Land Grant shall be deemed to be incorporated into the approved plans of the Yellow Area and the Yellow Hatched Black Area and form part thereof. (iv) No building works (other than the demolition and removal works referred to in Special Condition No. (1)(b) of the Land Grant, site formation works and ground investigation) shall be commenced on or within the Yellow Area and Yellow Hatched Black Area unless and until the plans referred to in Special Condition No. 2(b)(i) of the Land Grant shall have been approved by the Director. For the purpose of these Conditions, “building works”, “site formation works” and “ground investigation” shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.

(c)(i) The Grantee shall not alter, demolish or damage the seawall adjoining the Yellow Area or carry out any works

which may alter, damage or adversely affect the seawall or any part or parts thereof.

(d) The Grantee shall at his own expense and in all respects to the satisfaction of the Director uphold, manage, repair and maintain the Yellow Area and the Yellow Hatched Black Area or such part or parts thereof and everything forming a portion of or pertaining to any of them in good and substantial repair and condition until such time as possession of the whole of the Yellow Area and the Yellow Hatched Black Area has been re-delivered to the Government in accordance with Special Condition No. (2) (g)(iv) of the Land Grant.

(e) In the event of non-fulfillment of the Grantee’s obligations under Special Conditions Nos. (1)(b) and (2) (a)(i) or (d) of the Land Grant, the Government may carry out the necessary works at the cost of the Grantee who shall pay the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding on the Grantee.

(f) The Government shall have no responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of the Grantee’s obligations under Special Conditions Nos. (1)(b) and (2)(a)(i) or (d) of the Land Grant or the exercise of the rights by the Government under Special Condition No. (2)(e) of the Land Grant or otherwise, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.

(g)(i) For the purpose only of carrying out the demolition and removal works referred to in Special Condition No. (1)(b) of the Land Grant and the works specified in Special Conditions Nos. (2)(a)(i) and (d) of the Land Grant, the Grantee shall be granted the possession of the Yellow Area and the Yellow Hatched Black Area on a date to be specified in a letter from the Director to the Grantee, such date to be not later than the 31st day of March 2020. (ii) The Government shall have no responsibility or liability in respect of any damage or loss whatsoever caused to or suffered by the Grantee arising out of the deferred possession of the Yellow Area and the Yellow Hatched Black Area and no claim whatsoever shall be made against the Government by the Grantee in respect of any such damage or loss. (iii) The Grantee shall accept the Yellow Area and the Yellow Hatched Black Area in such state and condition with such trees, structures and foundations as existing on the date on which possession of the Yellow Area and Yellow Hatched Black Area is given to the Grantee, and hereby agrees not to make any claims whatsoever against the Government in respect thereof. (iv) The Yellow Area and the Yellow Hatched Black Area or any part or parts thereof as the Director shall at his sole discretion specify or require shall be re-delivered by the Grantee to the Government on demand on or before the 30th day of September 2022 or such other date as may be approved by the Director.

(h) The Grantee shall not without the prior written consent of the Director use the Yellow Area and the Yellow Hatched Black Area or any part thereof for the purpose of storage or parking of vehicles or for the erection of any temporary structure or for any purposes other than the carrying out of the demolition and removal works referred to in Special Condition No. (1)(b) of the Land Grant and the works specified in Special Condition No. 2(a)(i) and (d) of the Land Grant.

(i)(i) The Grantee shall at all reasonable times while he is in possession of the Yellow area and the Yellow Hatched Black Area or any part or parts thereof: (I) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the Lot, the Yellow Area and the Yellow Hatched Black Area or such part or parts thereof for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Conditions Nos. (1) (b), (2)(a)(i) and (d) of the Land Grant and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (2)(e) of the Land Grant and any other works which the Director may consider necessary in the Yellow Area and the Yellow Hatched Black Area or such part or parts thereof; (II) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the Lot, the Yellow Area and the Yellow Hatched Black Area or such part or parts thereof as the Government, the Director or the relevant public utility companies may require for the purpose of the works to be carried out in, upon or under the Yellow Area and the Yellow Hatched Black Area or such part or parts thereof or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the Lot or any adjoining or neighbouring land or premises, and the Grantee shall co-operate fully with the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Yellow Area and Yellow Hatched Black Area or such part or parts thereof; and (III) permit the officers of the Water Authority and such other persons as may be authorized by them the right of ingress, egress and regress to, from and through the Lot, the Yellow Area and the Yellow Hatched Black Area or such part or parts thereof as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks installations within the Yellow Area and the Yellow Hatched Black Area or such part or parts thereof. (ii) The Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under Special

Condition No. (2)(i)(i) of the Land Grant shall have no responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any person arising out of or incidental to the exercise of the rights by the Government, the Director or his officers, contractors and agents and any persons or public utility companies duly authorized under Special Condition No. 2(i)(i) of the Land Grant.

Special Condition No. (4) of the Land Grant stipulates that:-

(a) The Purchaser shall at his own expense submit to the Director for his approval a landscape master plan indicating the location, disposition and layout of the landscaping works to be provided within the Yellow Area and Yellow Hatched Black Area (hereinafter referred to as "Landscape Master Plan") in compliance with the requirements stipulated in Special Condition No. (4)(b) and (c) of the Land Grant. No building works (other than the demolition and removal works referred to in Special Condition No. (1)(b) of the Land Grant, site formation works and ground investigation) shall be commenced on the Yellow Area and Yellow Hatched Black Area until the Landscape Master Plan has been approved in writing by the Director and consent, if required, has been granted in respect of the proposals for the preservation of trees under Special Condition No. (11) of the Land Grant.

(c) Not less than 40% of the Yellow Area and Yellow Hatched Black Area shall be planted with trees, shrubs or other plants. The decision of the Director on landscaping works proposed by the Grantee constitute the said 40% referred to in Special Condition No. (4)(c) of the Land Grant shall be final and binding on the Grantee. The Director at his sole discretion may accept other non-planting features proposed by the Grantee as an alternative to planting trees, shrubs or other plants. For the avoidance of doubt, the landscaping works provided under Special Condition No. (4)(c) of the Land Grant shall not form part of the Greenery Area referred to in Special Condition No. (12)(b)(ii) of the Land Grant.

(d) The Grantee shall at his own expense landscape the Yellow Area and Yellow Hatched Black Area in accordance with the approved Landscape Master Plan in all respects to the satisfaction of the Director and no amendment, variation, alteration, modification or substitution of the approved Landscape Master Plan shall be made without the prior written consent of the Director.

(e) Without prejudice to the generality of Special Condition No. (2)(d) of the Land Grant, the Grantee shall at his own expense keep and maintain the landscaping works in a safe, clean, neat and tidy and healthy condition all to the satisfaction of the Director until such time as possession of the whole of the Yellow Area and the Yellow Hatched Black Area has been re-delivered to the Government in accordance with Special Condition No. (2)(g)(iv) of the Land Grant.

Special Condition No. (5) of the Land Grant stipulates that:-

The Grantee shall develop the Lot by the erection thereon of a building or buildings complying in all respects with the conditions of the Land Grant and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 30th day of September 2024.

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

(a) Except with the prior written consent of the Director, no building or structure or support for any building or structure, or projection shall be erected or constructed at or above the ground level of those portions of the Lot shown coloured pink hatched black on the plan annexed to the Land Grant (hereinafter referred to as "the Pink Hatched Black Areas") except the followings: (i) boundary walls or fences or both provided that such boundary walls or fences or both shall be erected or constructed in all respects to the satisfaction of the Director to achieve visual and physical porosity of not less than 50% along the horizontal plane per linear metre from one metre above the general formation level of the adjacent pedestrian street or promenade; and (ii) landscaping works, street furniture and pedestrian facilities.

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

(c) In the event that any part of the recreational facilities and facilities ancillary thereto within the Lot is exempted from the gross floor area calculation pursuant to sub-clause (b) of Special Condition No. (10) (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. (17)(a)(v); (ii) The Grantee shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director; and (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.

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

(a) The Grantee shall at his own expense submit to the Director for his approval a landscape plan indicating the location, disposition and layout of landscaping works to be provided within the Lot (hereinafter referred to as "Landscape Plan for the Lot") in compliance with the requirements stipulated in sub-clause (b) of Special Condition No. (12).

(b) (i) Not less than 30% of the area of the Lot shall be planted with trees, shrubs or other plants.
(ii) Not less than 66% of the 30% referred to in sub-clause (b) (i) of Special Condition No. (12) (hereinafter referred to as "the Greenery Area") shall be provided at such location or level as may be determined by the Director in his sole discretion so that the Greenery Area shall be visible to pedestrians or accessible by any person or persons entering the Lot.

(iii) Without prejudice to sub-clause (b)(ii) of Special Condition No. (12), the Greenery Area or any part or parts thereof shall be provided within those portions of the Pink Hatched Black Areas located within 3 metres from the boundaries of the Lot between the points A and H and the points B and C shown and marked on the plan annexed to the Land Grant.

(iv) Not less than 20% of the roof area of any building or buildings erected or to be erected on the Lot shall form part of the 30% referred to in sub-clause (b)(i) of Special Condition No. (12).

(v) The decision of the Director as to which landscaping works proposed by the Grantee constitute the 30% referred to in sub-clause (b)(i) of Special Condition No. (12), whether the provision of the Greenery Area has been complied with in accordance with sub-clause (b)(ii) of Special Condition No. (12) and which area constitutes the roof area of any building or buildings referred to in sub-clause (b)(iv) of Special Condition No. (12) shall be final and binding on the Grantee.

(vi) The Director in his sole discretion may accept other non-planting features proposed by the Grantee as an alternative to planting trees, shrubs or other plants.

(c) The Grantee shall at his own expense landscape the Lot in accordance with the approved Landscape Plan for the Lot 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 prior written consent of the Director.

(d) The Grantee shall thereafter at his own expense keep and maintain 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 Special Condition No. (12) shall be designated as and form part of the Common Areas referred to in Special Condition No. 17(a)(v).

Special Condition No. (20) 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 according to a prescribed rate (hereinafter referred to as "the Residential Parking Spaces").
(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 according to a prescribed rate (hereinafter referred to as "the Visitors' Parking Spaces").

(b) (i) Out of the spaces provided under sub-clauses (a)(i) (I) (as may be varied under Special Condition No. (23)) and (a)(iii) of Special Condition No. (20), the Grantee

shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (which spaces to be so reserved and designated are hereinafter referred to as "the Parking Spaces for the Disabled Persons") as the Building Authority may require and approve provided that a minimum of one space shall be so reserved and designated out of the spaces provided under sub-clause (a) (iii) of Special Condition No. (20) and that the Grantee shall not reserve or designate all of the spaces provided under sub-clause (a)(iii) of Special Condition No. (20) to become the Parking Spaces for the Disabled Persons.

(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") according to a prescribed rate.

(e) The Grantee shall:

(i) on or before the 30th day of September 2024 or such other date as may be approved by the Director, at the Grantee's own expense, to such standards and design to the satisfaction of the Director of Electrical and Mechanical Services, and in all respects in compliance with the Buildings Ordinance and the Electricity Ordinance, any regulations made thereunder and any amending legislation: (I) provide and install charging facilities for electric vehicles including, but not limited to, fixed electrical installations and installation of final circuits, in all the parking spaces provided in accordance with sub-clauses (a), (b) and (c) of Special Condition No. (20) (as may be respectively varied under Special Condition No. (23) hereof); and (II) provide and install electric vehicle medium chargers including the final circuits referred to in sub-clause (e)(i)(I) of Special Condition No. (20) in not less than 30% of the parking spaces provided in accordance with sub-clause (a) (as may be varied under Special Condition No. (23)) and sub-clause (b) of Special Condition No. (20) with at least one electric vehicle medium charger for each of such parking spaces; and
(ii) throughout the term agreed to be granted under the Land Grant, at his own expense and in all respects to the satisfaction of the Director of Electrical and Mechanical Services upkeep, maintain, repair and manage the charging facilities for electric vehicles and electric vehicle medium chargers provided and installed under sub-clauses (e)(i)(I) and (e)(i)(II) of Special Condition No. (20) in good repair and operational condition.

Special Condition No. (21) 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 according to a prescribed rate (hereinafter referred to as "Loading and Unloading Parking Spaces")

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

16 | SUMMARY OF LAND GRANT

批地文件的摘要

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 according to a prescribed rate.

Special Condition No. (30) 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 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, leveling or development of the Lot or any part thereof or any other works required to be done by the Grantee under the conditions of the Land Grant, or for any other purpose, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the Lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslide or subsidence occurring thereafter. The Grantee shall at all times during the term agreed to be granted under the Land Grant maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.

(b) Nothing in sub-clause (a) of Special Condition No. (30) shall prejudice the Government's rights under the conditions of the Land Grant, in particular Special Condition No. (29).

(c) In the event that as a result of or arising out of any formation, leveling, development or other works done by the Grantee or owing to any other reason, any falling away, landslide or subsidence occurs at any time, whether in or from any land, within the Lot or from any adjacent or adjoining Government or leased land, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with such falling away, landslide or subsidence.

(d) In addition to any other rights or remedies therein provided for breach of any of the conditions of the Land Grant, the Director shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslide or subsidence, and if the Grantee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works

and the Grantee shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.

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

Where prestressed ground anchors have been installed, upon development or redevelopment of the Lot or any part thereof, the Grantee shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director.

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

(a) The Grantee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the Lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the Lot, and the Grantee shall be solely liable for and shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with any damage or nuisance 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 Grantee for any loss or damage thereby occasioned and the Grantee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Grantee at his own expense to the satisfaction of the Director and in such case any section of the connection works which is constructed within Government land shall be maintained by the Grantee at his own cost and upon demand be handed over by the Grantee to the Government for future maintenance thereof at the expense of the Government and the Grantee shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director may, upon failure of the Grantee to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.

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

(a) The Grantee shall within a prescribed time period at his own expense and in all respects to the satisfaction of the Director of Environmental Protection submit or cause to be submitted to the Director of Environmental Protection for his approval in writing a sewerage impact assessment (hereinafter called "SIA") on the development of Lot containing, among others, such information and particulars

as the Director of Environmental Protection may require including but not limited to all adverse sewerage impact as may arise from the development of the lot, and recommendations for mitigation measures, improvement works and other measures and works.

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

Special Condition No. (40) of the Land Grant stipulates that:-

The Grantee shall, on or before compliance with Special Condition No.(5), at his own expense obtain a Provisional Gold Rating or above for the building or buildings erected or to be erected on the lot from the Hong Kong Green Building Council or such other equivalent bodies as may be approved by the Director.

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

(a) The Grantee shall on or before the 30th day of September 2024 or such other date as may be approved by the Director, at the Grantee's 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 on the lot or any part thereof 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 Special Condition No. (41)(a)(ii) of the Land Grant, 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) provided and install the AMR outstation or outstations as approved by the Water Authority under Special Condition No. (41)(a)(i) of the Land Grant (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.

(b) The Grantee shall not commence any works for providing and installing the AMR Outstation(s) until the proposal referred to in Special Condition No. (41)(a)(i) of the Land Grant shall have been approved by the Water Authority.

(c) The Grantee shall throughout the term, 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 Special Condition No. (41)(g) of the Land Grant.

(d) The Water Authority shall, at any time at its absolute discretion, have the right to serve upon the Grantee a notice in writing requiring the Grantee 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 Grantee) prevent or disrupt the accommodation, operation and maintenance of the AMR Outstation(s). The Grantee 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 Grantee's obligations under this Special Condition, the Water Authority may carry out the necessary works at the cost of the Grantee 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 Grantee.

(f) The Grantee shall, at all times throughout the term agreed to be granted by the Land Grant, permit the Water Authority and its officers, contractors, agents, 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 Special Condition No. (41); (ii) carrying out any works in accordance with sub-clause (e) of Special Condition No. (41); and (iii) inspecting, operating, maintaining, repairing, renewing, removing, replacing and redeveloping the AMR Outstation(s) after the AMR Outstation(s) shall have been delivered to the Water Authority in accordance with sub-clause (g) of Special Condition No. (41).

(g) The Grantee 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 Grantee but may do so as and when it in its absolute discretion sees fit.

(h) The Government, the Water Authority and its officers, contractors, agents, workmen and any persons authorized by the Water Authority shall have no responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee arising out of or incidental to the fulfilment of the Grantee's obligations under sub-clauses (a)(ii), (c), (d) and (f) of Special Condition No. (41) or the carrying out of the works under sub-clause (e) of this Special Condition or the exercise by the Government, the Water Authority and its officers, contractors, agents, workmen and any persons authorized by the Water Authority of any of the rights conferred under sub-clause (f) of Special Condition No. (41) or otherwise, and no claim whatsoever shall be made against any of them by the Grantee in respect of any such loss, damage, nuisance or disturbance.

(i) The Grantee shall at all times indemnify and keep indemnified the Government, the Water Authority and its officers, contractors, agents, workmen and any persons authorized by the Water Authority under sub-clause (h) of Special Condition No. (41) from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever 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 Special Condition (41).

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

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

Special Condition No. (11) 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.

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

(a)(iv) The Residential Parking Spaces shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the 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 for the provision of car cleaning and beauty services.

(a)(iv) The Visitors' Parking Spaces shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of

residents of the building or buildings erected or to be erected on the lot and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or for the provision of car cleaning and beauty services.

(b)(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 for the provision of car cleaning and beauty services.

(c)(ii) The Motor Cycle Parking Spaces shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the 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 for the provision of car cleaning and beauty services.

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

(b) The Loading and Unloading Parking Spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the buildings or buildings erected or to be erected on the Lot.

Special Condition No. (25) of the Land Grant stipulates that:-

(a) 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.

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

(a) Subject to sub-clause (b) of Special Condition (28), the Grantee shall have no right of ingress or egress to or from

the Lot for the passage of motor vehicles except between the points X and Y through Z shown and marked on plan annexed to the Land Grant or at such other points as may be approved in writing by the Director.

(b) Prior to completion of the construction of the proposed roads shown and marked "Proposed Road D3" and "Proposed Road L12B" on the plan annexed hereto adjacent to the Lot, the Grantee shall have no right of ingress or egress to and from the Lot for the passage of motor vehicles except between such points as the Director shall specify. The Government shall have no responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the construction of the said roads or otherwise, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance,

(c) Upon development or redevelopment of the Lot, a temporary access for construction vehicles into the Lot may be permitted in such position and subject to such conditions as may be imposed by the Director. Upon completion of the development or redevelopment, the Grantee shall at his own expense within the time specified by the Director and in all respects to the satisfaction of the Director, reinstate the area or areas upon which the temporary access was constructed.

Special Condition No. (33) 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 Grantee shall at his own expense remove the Waste from and make good any damage done to the Government properties. The Grantee shall indemnify the Government against all action, 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 Special Condition No. (33), the Director may (but is not obliged to), at the request of the Grantee, remove the Waste from and make good any damage done to the Government properties and the Grantee shall pay to the Government on demand the costs thereof.

Special Condition No. (34) to the Land Grant stipulates that:- The Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (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, the Yellow Area, the Yellow Hatched Black Area or any part of any of them (hereinafter collectively referred to as "the Services"). The Grantee shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Grantee shall comply with and at his own expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Grantee shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the Lot, the Yellow Area, the Yellow Hatched Black Area or any part of any of them 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 Grantee shall pay to the Government on demand the cost of such works). If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the Lot, the Yellow Area, the Yellow Hatched Black Area or any part of any of them or any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.

General Condition No. (11) to the Land Grant stipulates that:-

Upon any failure or neglect by the Grantee to perform, observe or comply with any of these Conditions, the Government shall be entitled to re-enter upon and take back possession of the Lot or any part thereof and all or any buildings, erections and works erected or to be erected on the lot or any such part thereof or any part of such buildings, erections or works and thereupon the Land Grant and the rights of the Grantee thereunder shall absolutely cease and determine (in respect of such part if the re-entry is upon a part only) but without prejudice nevertheless to the rights, remedies and claims of the Government in respect of any breach, non-observance or non-performance of the terms and conditions of the Land Grant.

Please see paragraph (5) above for other lease conditions that are onerous to a purchaser.

Remarks:

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

16 | SUMMARY OF LAND GRANT

批地文件的摘要

1. 發展項目位於的土地的地段編號：

新九龍內地段第6575號（「該地段」）

2. 有關批地文件規定的年期：

由2019年1月25日起計50年。

3. 適用於該地段的用途限制：

批地文件特別條款第(6)條訂明：

該地段或其中任何部分或在其上已建或擬建的任何建築物或任何建築物部分不能用作私人住宅用途以外的其他用途。

批地文件特別條款第(39)條訂明：

不得在該地段搭建或建造墳墓或骨灰龕，亦不得在其內或其上用泥壇、骨灰盒或其他形式埋葬或存放人類遺骸或動物遺骸。

4. 按規定須興建並提供予政府或供公眾使用的設施：

批地文件特別條款第(2)條訂明：

在批地文件附夾的圖則上顯示為黃色及黃色間斜黑線的範圍(以下分別稱為「黃色範圍」及「黃色間斜黑線範圍」)內的海濱長廊並須由承授人鋪設、塑造、豎立、興建、提供及作環境美化。就特別條款第(2)條而言，「承授人」不包括其受讓人。

5. 有關承租人在該地段內外鋪設、塑造或作環境美化的任何範圍，或興建或維持任何構築物或設施的責任：

批地文件一般條款第(7)條訂明：

承授人須於批地文件年期內：(i)按經批准之設計、規劃及高度及經批准之建築圖則維持所有建築物，不得有變更或改動；及(ii)保持所有建築物修葺良好堅固。

批地文件一般條款第(9)條訂明：

如批地文件訂明需要拓建的任何私家街、私家路及後巷仍屬於批地文件協定批授的範圍，承授人應自費在該處提供照明、路面、路緣石、排水渠、渠道及進行維修工程，致使署長在各方面滿意。署長可基於公眾利益按需要在該處執行或達致執行路燈安裝及維修工程，承授人須承擔路燈安裝工程的資本開支，並且允許工人和車輛自由進出該土地範圍，以便安裝及維修路燈。

批地文件特別條款第(1)條訂明：

(b) 承授人確認該地段、黃色範圍及黃色間斜黑線範圍現時存在若干構築物及地基。承授人承諾自費並在各方面令署長滿意程度下，從該地段、黃色範圍及黃色間斜黑線範圍拆卸及清除所述的構築物及地基。

批地文件特別條款第(2)條訂明：

(a)(i) 承授人須於2022年9月30日或經署長批准的其他日期或之前，自費以良好的工藝，並按署長批准的標準、物料、水平、定線及設計，及按批地文件所附夾的標題為「黃色範圍及黃色間斜黑線範圍的工程規格附表」及「建築工程的工程規格附表」工程規格附表、批地文件特別條款第(2)條(b)次條批准的圖則及已批准的園境設計總圖(於批地文件特別條款第(4)條(a)次條中定義)在黃色範圍及黃色間斜黑線範圍鋪設、塑造、豎立、建造、提供一條海濱長廊及作環境美化。

(b)(i) 承授人須自費向署長呈交或安排呈交黃色範圍及黃色間斜黑線範圍的圖則供其書面批准，圖則須黃色範圍及黃色間斜黑線範圍的包括水平、位置、準線和設計的細節及資料，及署長要求的其他細節及資料。(ii)除非獲得署長事先書面批准，承授人不得修訂、更改、變更或替代黃色範圍及黃色間斜黑線範圍已批准的圖則。(iii)署長根據批地文件特別條款第(2)條(b)(ii)分條批准的任何修訂、更改、變更或替代，將視作被納入黃色範圍及黃色間斜黑線範圍已批准的圖則及成為其部份。(iv)批地文件特別條款第(2)條(b)(i)分條提及的圖則獲署長書面批准前，承授人不得在黃色範圍及黃色間斜黑線範圍或其內開始任何建築工程(除了批地文件特別條款第(1)條(b)次條提及的清除及移除工程、地盤平整工程及土地勘測以外)。就本條件而言，「建築工程」、「地盤平整工程」及「土地勘測」須按《建築物條例》、其附屬規例及修訂法定義。

(c)(i) 承授人不得更改、拆卸或損壞毗鄰黃色範圍的原有海堤，或作出任何工程可能更改、損壞或不良影響海堤或其任何一部份。

(d) 承授人須自費保持、管理、維修及保養黃色範圍及黃色間斜黑線範圍或其部份及構成其一部份或依附任何該等範圍的一切物件，使其處於妥善及具體的維修及狀況以令署長在各方面滿意，直至黃色範圍及黃色間斜黑線範圍的管有權按照批地文件特別條款第(2)條(g)(iv)分條交回予政府。

(e) 若承授人未能履行批地文件特別條款第(1)條(b)分條及(2)條(a)(i)分條或(d)分條的責任，政府可進行所需之工程，唯費用由承授人支付，就此承授人須應政府要求向政府繳付一筆款項，數額等於上述工程之費用，該數額由署長釐定，此決定為最終決定並對承授人具約束力。

(f) 就任何對承授人或任何其他人士造成或承授人或任何其他人士蒙受的損失、損壞、滋擾或干擾，不論是否因承授人履行批地文件特別條款第(1)條(b)分條及(2)條(a)(i)分條或(d)分條的義務或責任或政府行使批地文件特別條款第(2)條(e)分條的權利或其他原因而引起或附帶發生的，政府概不承擔任何責任；承授人亦不得針對政府就該等損失、損壞、滋擾或干擾提出任何申索。

(g)(i) 僅為了進行批地文件特別條款第(1)條(b)分條提及的拆卸及清除工程及批地文件特別條款第(2)條(a)(i)分條及(d)分條指明的工程，承授人將於署長向其發出的信件中所指明的日期，而該日期不得遲於2020年3月31日，被賦予黃色範圍及黃色間斜黑線範圍的管有權。(ii)因為延後黃色範圍及黃色間斜黑線範圍的管有權對承授人造成的或蒙受的任何損失或損壞，政府概不承擔任何義務或責任，承授人亦不得就任何該等損失或損壞向政府提出任何申索。(iii)承授人須接受於黃色範圍及黃色間斜黑線範圍管有權給予承授人的當天，黃色範圍及黃色間斜黑線範圍的狀況及存在的樹木、構築物及地基，及承授人於此同意不會向政府就上述事宜提出任何申索。(iv)黃色範圍及黃色間斜黑線範圍或其任何部份須按署長以其完全酌情權指明或要求，由承授人應要求於2020年9月30日或之前，或其他署長批准的日期，交回政府。

(h) 未經署長事先書面同意，承授人不得將黃色範圍及黃色間斜黑線範圍或其任何部份作儲物、停泊車輛或興建任何臨時構築物，或用作進行批地文件特別條款第(1)條(b)分條提及的拆卸及清除工程及批地文件特別條款第(2)條(a)(i)分條及(d)分條指明的工程以外的任何其他用途。

(i) (i) 承授人於其擁有黃色範圍及黃色間斜黑線範圍或其任何部分管有權所有合理時候：(I) 准許政府、署長及其人員、承辦商及代理及署長授權的任何人士，有權出入來回及通過該地段、黃色範圍及黃色間斜黑線範圍或其任何部份，以便視察、檢查及監督遵照批地文件特別條款第(1)條(b)次條、第(2)條(a)(i)次條及(d)次條規定進行的任何工程，以及進行視察、檢查及監督批地文件特別條款第(2)(e)條規定的工程，及任何其他署長認為於黃色範圍及黃色間斜黑線範圍或其任何部分必要的工程；(II) 在政府、署長或相關的公用事業公司要求時，准許政府、署長及其人員、承辦商及代理及署長授權的任何人士、及獲政府授權的相關公用事業公司，有權出入來回及通過該地段、黃色範圍及黃色間斜黑線範圍或其任何部份，以便在黃色範圍及黃色間斜黑線範圍或其任何毗連土地之內、之上或之下進行任何工程，包括但不限於鋪設及其後保養所有喉管、電線、管道、電纜槽、及為該地段或任何毗連或毗鄰土地或場所提供電話、電力、煤氣(如有)及其他設施所需的其他導電媒介及附帶設備，而承授人須就以上在黃色範圍及黃色間斜黑線範圍或其任何部份內進行的任何所述工程的所有相關事宜與政府、署長及其人員、承辦商及代理及署長授權的任何人士及其授權的相關公用事業公司充分合作；(III) 在水務監督的人員或其授權的人士要求時，准許他們有權出入來回及通過該地段、黃色範圍及黃色間斜黑線範圍或其任何部份，以便進行任何有關黃色範圍及黃色間斜黑線範圍或其任何部份之內任何其他水務裝置的運作、保養、維修、更換及改動工程。(ii)因政府、署長及其人員、承辦商、代理人及批地文件特別條款第(2)條(i)(i)分條下授權的任何人士或公用事業公司權利行使權利而起或與之有關之任何對承授人造成或承授人蒙受的損失、損壞、滋擾或干擾，政府、署長及其人

員、承辦商、代理人及批地文件特別條款第(2)條(i)(i)分條下授權的任何人士或公用事業公司概不承擔任何義務或責任。

批地文件特別條款第(4)條訂明：

(a) 承授人須自費向署長提交一份園景設計總圖(下稱「園景設計總圖」)以取得其批准，當中須顯示將於黃色範圍及黃色間斜黑線範圍內進行園景工程的位置、規劃及佈局，以符合批地文件特別條款第(4)條(b)款及(c)款的規定。除非園景設計總圖已獲署長書面批准，且已就批地文件特別條款第(11)條有關樹木保育的建議給予同意(如有必要)，否則不得在黃色範圍及黃色間斜黑線範圍內展開建築工程(批地文件特別條款第(1)條(b)款提及的清除及拆除工程、地盤平整工程及土地勘測除外)。

(c) 須在不少於百分之四十的黃色範圍及黃色間斜黑線範圍內栽種樹木、灌木或其他植物。就由承授人建議的園景工程是否構成批地文件特別條款第(4)條(c)款提及的百分之四十，署長的決定為最終決定及對承授人有約束力。署長有完全酌情權，接受承授人建議的其他栽種類別的設施，代替種植樹木、灌木或其他植物。為釋疑慮起見，批地文件特別條款第(4)條(c)款項下提供的園景工程，將不會構成批地文件特別條款第(12)條(b)款(ii)次款提及的綠化範圍的部份。

(d) 承授人須按照已批准的園景設計總圖自費美化黃色範圍及黃色間斜黑線範圍，在一切方面使署長滿意。未經署長的事先書面同意，不能對經批准的園景設計總圖作出修訂、改變、修改、更改或代替。

(e) 在不影響批地文件特別條款第(2)條(d)款的情況下，承授人須在其後自費保持及保養園景工程，使其處於安全、乾淨、整潔、齊整及健康狀態，在一切方面使署長滿意，直至黃色範圍及黃色間斜黑線範圍的管有權根據批地文件特別條款第(2)條(g)款(iv)次款歸還給政府為止。

批地文件特別條款第(5)條訂明：

承授人必須在該地段興建一座或多座建築物，有關工程必須全面遵從批地文件的條件及香港現時或於任何時間生效的所有關於建築、衛生及規劃之條例、附例及規例。此等建築物必須在2024年9月30日或之前建成並適宜居住。

批地文件特別條款第(8)條訂明：

(a) 未經署長事先書面批准，不得於批地文件附夾的圖則顯示為粉紅色間斜黑線的該地段那些部分(下稱「粉紅色間斜黑線範圍」)之內或其地面水平上豎立或興建任何建築物或構築物或任何建築物或構築物之支承物或伸展物，除了以下情況：(i) 邊界牆或圍欄或兩者，惟邊界牆或圍欄或兩者須在一切方面使署長滿意的情況下豎立或興建，以取得從毗鄰步行街或海濱

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長廊的一般平整水平以上一米起沿著水平面每一延長米不少於50%的視覺及實際的空隙率；及(ii)環境美化工程、街道設施及行人設施。

批地文件特別條款第(10)條訂明：

(c) 倘任何在該地段當中的康樂設施或該處的附屬設施(下稱「豁免設施」)根據特別條款第(10)條(b)次條規定豁免計入樓面面積：(i) 豁免設施須被指定為並構成特別條款第17條(a)(v)次條所指的公用地方之一部份；(ii) 承授人必須自費維持豁免設施有妥善及充足的維修和良好的狀態，並必須運作豁免設施達致署長滿意；及(iii) 豁免設施只准供已建或擬建於該地段各住宅大廈住戶及他們的真正來賓使用，並不得供其他人士使用。(ii) 因政府、署長及其人員、承辦商、代理人及批地文件特別條款第(2)條(i)(i)分條下授權的任何人士或公用事業公司權利行使權利而起或與之有關之任何對承授人造成或承授人蒙受的損失、損壞、滋擾或干擾，政府、署長及其人員、承辦商、代理人及批地文件特別條款第(2)條(i)(i)分條下授權的任何人士或公用事業公司概不承擔任何義務或責任。

批地文件特別條款第(12)條訂明：

(a) 承授人須自費將園景設計圖呈交署長批准，園景設計圖須標明按特別條款第(12)條(b)次條要求而將在該地段內提供的園景工程的位置、規劃及布局(下稱「該地段的園景設計圖」)。

(b)(i) 須在該地段不少於百分之三十的範圍內栽種樹木、灌木或其他植物。

(ii) 特別條款第(12)條(b)(i)次條提及的百分之三十中不少於百分之六十六(下稱「綠化範圍」)須在按署長完全酌情權決定的地點或水平提供，使綠化範圍可被行人看見或可供任何進入該地段的人士進入。

(iii) 在不影響特別條款第(12)條(b)(ii)次條的情況下，綠化範圍或其任何部分須提供在批地文件附夾的圖則上顯示為粉紅色間黑斜線的部分內，及處於距離該地段在批地文件附夾的圖則上顯示及標示為A及H點、及B及C點之間的3米範圍內。

(iv) 特別條款第(12)條(b)(i)次條提及之百分之三十須由不少於百分之二十的在該地段上已建或擬建之任何建築物的天台面積組成。

(v) 就由承授人建議的園景工程是否屬於特別條款第(12)條(b)(i)次條提及的百分之三十之內、綠化範圍是否已符合按照特別條款第(12)條(b)(ii)次條提供、及那範圍構成特別條款第(12)條(b)(iv)次條提及的天台範圍，署長的決定為最終決定及對承授人有約束力。

(vi) 署長有完全酌情權，接受承授人建議的其他非栽種類別的設施，代替種植樹木、灌木或其他植物。

(c) 承授人須按照已批准的該地段的園景設計圖自費美化該地段，在一切方面使署長滿意。未經署長的事先書面同意，不能對經批准的園林規劃圖作出修訂、改變、修改、更改或代替。

(d) 承授人須在其後自費保持及保養園景，使其處於安全、乾淨、整潔、齊整及健康狀態，在一切方面使署長滿意。

(e) 根據特別條款第(12)條設計園景的範圍，將會被指定為及屬於特別條款第(17)條(a)(v)分條提及的公用地方。

批地文件特別條款第(20)條訂明：

(a)(i) 必須按指定的比率，在該地段內提供車位(下稱「住宅車位」)，供在該地段上已建或擬建建築物的住戶、他們的真正來賓、訪客或獲邀請人停泊他們所擁有按《道路交通條例》、其下任何規例及任何修訂法例領有牌照的車輛，使署長滿意。

(iii) 須按一指定比率提供若干額外車位，以供在該地段上已建或擬建的建築物的住戶的真正來賓、訪客或獲邀請人停泊他們所擁有按《道路交通條例》、其下任何規例及任何修訂法例領有牌照的車輛(下稱「訪客車位」)。

(b)(i) 承授人須在按特別條款第(20)條(a)(i)(I)分條(可按第(23)條修訂)及(a)(iii)分條提供的車位中，保留與指定按建築事務監督要求及批准的車位數目作為供《道路交通條例》、其下的任何規例及任何修訂法例界定的傷殘人士停泊車輛(按此保留與指定的這些車位下稱「傷殘人士車位」)，而必須從按特別條款第(20)條(a)(iii)分條提供的車位中，抽起最少一個車位以保留與指定為傷殘人士車位，以及承授人不可以保留或指定所有按特別條款第(20)條(a)(iii)分條提供的車位成為傷殘人士車位。

(c)(i) 必須在該地段內按一指定比率提供若干車位(下稱「電單車車位」)，供在該地段已建或擬建的建築物的住戶，他們的真正來賓、訪客或獲邀請人停泊他們所擁有按《道路交通條例》、其下的任何規例及任何修訂法例領牌照的電單車，使署長滿意。

(e) 承授人須：

(i) 在2024年9月30日或署長可能批准的其他日期當日或之前，自費以致使機電工程署署長滿意的標準及設計，及在各方面遵守《建築物條例》及《電力條例》、其任何附屬規例及任何修訂法例；(I)於根據特別條款第20條(a)、(b)及(c)分條(可分別按特別條款第23條修訂)所提供的所有車位，提供及安裝供電動車輛使用的充電設施，包括但不限於固定電力裝置及最終電路裝置；及(II)於不少於百分之三十根據特別條款第20條(a)分條(可按特別條款第23條修訂)及(b)分條所提供的車位，提供及安裝特別條款第20條(e)(i)(I)分條提及的電動車輛中速充電器，包括最終電路，使每個該等車位至少有一個電動車輛中速充電器；及(ii) 於批地文件年期內自費維修、保養、修理及管理按特別條款第20條(e)(i)(I)分條及(e)(i)(II)分條提供及安裝的充電設施及電動車輛中速充電器，使其處於維修妥善及操作良好的狀況，並致使機電工程署署長在各

方面滿意。

批地文件特別條款第(21)條訂明：

(a) 必須在該地段內按特別條款第(21)條規定的比率及方式提供位置以供貨車上落貨，使署長滿意(下稱「上落貨車位」)。

批地文件特別條款第(22)條訂明：

必須按指定的比率及方式提供位置以供屬於在該地段上已建或擬建建築物的住戶或他們的真正來賓、訪客或獲邀請人的單車停泊，使署長滿意。

批地文件特別條款第(30)條訂明：

(a) 如果任何土地需要或已經被分割、移走或退讓或堆積或堆填或進行任何類型的斜坡護土工程，不論有否經署長事先書面同意，亦不論是在該地段內或任何政府土地內，旨在構建、平整或開發該地段或其中任何部分或承授人按批地文件的條件需要進行的任何其他工程或作任何其他用途，承授人須自費進行與修建該斜坡處理工程、護土牆或其他承托物、保護物、排水或附屬工程或其後成為必要的其他工程，以保護與承托該地段和任何毗鄰或毗連政府土地或出租土地內的泥土，避免與防止其後發生任何塌方、山泥傾瀉或地陷。承授人須在批地文件的年期內自費保養上述土地、斜坡處理工程、護土牆或其他承托物、保護物、排水或附屬工程或其他工程，使其處於妥善及充足的維修和良好的狀態，使署長滿意。

(b) 第30條(a)分條的規定並不影響批地文件的條件，特別是第(29)條賦予政府的權利。

(c) 倘若因為承授人進行的任何構建、平整、開發或進行其他工程或任何其他原因造成任何時候發生塌方、山泥傾瀉或地陷，不論發生在或來自該地段任何土地或任何毗鄰或毗連政府土地或出租土地，承授人須自費進行修復及彌補，使署長滿意，並對上述塌方、山泥傾瀉或地陷不論直接或間接因為或與其有關而產生的任何形式的所有責任、申索、損失、損害賠償、支出、費用、成本、要求、法律行動及程序彌償政府及使其維持獲得彌償。

(d) 除了批地文件規定對違反該等條件而有的任何其他權利或濟助外，署長有權發出書面通知要求承授人進行、修建及保養上述土地、斜坡處理工程、護土牆或其他承托物、保護物及排水或輔助工程或其他工程，或還原和修復任何塌方、山泥傾瀉或地陷，且如承授人忽略或未能在指明期限內遵行該通知至使署長滿意，署長可即執行和進行任何有需要的工程，而承授人須應要求向政府歸還該工程的費用連同任何行政或專業費用及收費。

批地文件特別條款第(32)條訂明：

若於發展或重新發展該地段或其任何部份時曾安裝預

應力地錨，承授人須於該預應力地錨的服務年期內自費定期保養及定期監測該預應力地錨致使署長滿意。

批地文件特別條款第(35)條訂明：

(a) 承授人須自費興建及保養該地段邊界內或政府土地內署長認為必要的排水渠及渠道，並使署長滿意，以便截斷與引導該地段的一切暴雨或雨水到最接近的河道、集水井、渠道或政府雨水渠，及承授人須對上述暴雨或雨水造成的任何損壞或滋擾不論直接或間接因為或與其有關而產生的任何形式的所有責任、申索、損失、損害賠償、支出、費用、成本、要求、法律行動及程序彌償政府及使其維持獲得彌償。

(b) 連接該地段的任何排水渠和污水渠至政府的雨水渠及污水渠(如已鋪設及運作)的工程可由署長進行，但署長毋須就因此產生的任何損失或損害對承授人負責，及承授人須在要求時向政府支付上述連接工程的費用。或者該等連接工程亦由承授人自行出資進行，使署長滿意，及在該種情況下，上述連接工程的任何一段若在政府土地內興建，須由承授人自費保養，直至要求時由承授人交還給政府，由政府出資負責其後的保養及承授人須在要求時向政府支付有關上述連接工程的技術檢查之費用。若承授人未能保養上述興建在政府土地上的連接工程任何部分，署長可進行其認為所需的該等工程，承授人須在要求時向政府支付該等工程的費用。

批地文件特別條款第(36)條訂明：

(a) 承授人須於一指定時限內，自費並致使環境保護署署長在各方面滿意，向環保署署長呈交或安排呈交發展該地段的污水系統影響評估(下稱「污水系統影響評估」)以供其書面核准，污水系統影響評估須載有環境保護署署長所要求的資料及詳情，包括但不限於發展該地段可引起的所有不良污水系統影響，及對緩解措施、改善工程及其他措施及工程的建議。

(b) 承授人須自費並於環境保護署署長所訂明的時限內實施經環境保護署署長核准的污水系統影響評估內所載的建議，致使環境保護署署長在各方面滿意。

批地文件特別條款第(40)條訂明：

承授人須於遵行特別條款第(5)條時或之前，自費就該地段上的已建或擬建建築物從香港綠色建築議會或署長可批准的其他同等機構取得「暫定金級」或以上。

批地文件特別條款第(41)條訂明：

(a) 承授人須於2024年9月30日或其他署長批准之日期當日或之前自費及致使水務監督於各方面滿意：

(i) 就自動讀錶系統(下稱「AMR」)外站於該地段或其中任何部分之提供及安裝提交或促使提交書面建議書予水務監督供其批准，該建議書須包括水務監督要求之資料和詳情，包括但不限於顯示將按批地文件特別

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條款第(41)(a)(ii)條提供及安裝之AMR外站位置之布局圖、組成AMR外站之AMR設備之編排和附屬詳情、及指定放置AMR設備之範圍或空間；及

(ii) 為所有AMR水錶，包括為個別用戶提供食水供應的水錶，食水供應、沖廁水及消防供水的總水錶或檢測水錶，及其他額外水務監督完全酌情權決定要求或准許提供不同供水的水錶，提供及安裝水務監督於批地文件特別條款第(41)(a)(i)條下批准的AMR外站(下稱「AMR外站」，為免生疑，該詞包括

(I) 必需之電線管及電線；
(II) AMR設備安裝在其中之AMR錶板；及
(III) 其他設施及設備。

(b) 直至水務監督已經批准批地文件特別條款第(41)(a)(i)條提及之建議書，承授人不得展開任何工程提供及安裝AMR外站。

(c) 承授人須於批地文件年內自費維修、保養、修理及管理AMR外站使其處於維修妥善及操作良好的狀況，直至其按批地文件特別條款第(41)(g)條交予水務監督，致使水務監督於各方面滿意。

(d) 水務監督有權按其絕對酌情權於任何時間送達書面通知予承授人要求承授人拆除或移走置於指定放置AMR外站之範圍或空間上、上空或下、或堆疊之上或在其中或之物件或材料及按水務監督意見(其意見屬最終及對承授人有約束力)阻礙或干擾AMR外站之放置、操作和維修之物件或材料。承授人於收到上述書面通知時於上述書面通知所訂時限內自費拆卸或移走該等物件或材料及將該拆除及移走工程影響之範圍或空間回復原狀及維修，致使水務監督於各方面滿意。

(e) 如本特別條款下承授人任何責任未獲符合，水務監督可進行所需工程，費用由承授人負責，承授人須於水務監督要求時支付予水務監督等同工程成本之金額，金額由水務監督決定，其決定屬最終及對承授人有約束力。

(f) 承授人須於批地文件年內允許水務監督及其人員、承辦商、代理人、工人及任何獲水務監督授權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及無阻出入來回及通過進行往返及穿越該地段或其任何部分及其上已建或擬建之建築物：(i) 檢查及審查任何按特別條款第41條(a)(ii)、(c)及(d)分條將進行之任何工程；(ii) 特別條款第41條(e)分條進行任何工程；(iii) 按特別條款第41條(g)分條將AMR外站交予水務監督後，檢查、操作、保養、維修、更新、拆除、更換及重新發展AMR外站。

(g) 承授人須於被水務監督要求時及於水務監督訂明之時間內將AMR外站交予水務監督而水務監督無需支付任何費用或賠償，唯水務監督並無責任於承授人要求時接管AMR外站，但水務監督可於按其絕對酌情權認為合適時接管AMR外站。

(h) 就因承授人履行本特別條款第(a)(ii)，(c)，(d)及(f)分

條下之責任、或因進行本特別條款(e)分條項下之工程、或因政府、水務監督及其人員、承辦商、代理人、工人及任何獲水務監督授權人士行使本特別條款(f)分條下賦予之任何權利而起或與之有關之任何對承授人造成或承授人蒙受的損失、損壞、滋擾或干擾，政府、水務監督及其人員、承辦商、代理人及工人及任何獲水務監督授權人士概不承擔任何義務或責任，而承授人亦不得針對上述任何人就該等損失、損壞、滋擾或干擾提出任何申索。

(i) 承授人須於所有時間對因AMR外站之提供、安裝、維修、保養及管理不論直接或間接因為或與其有關而產生的，或與特別條款第41條(e)分條項下之工程有關之任何形式的所有責任、申索、損失、損害賠償、支出、費用、成本、要求、法律行動及程序彌償政府、水務監督及其人員、承辦商、代理人及工人及任何按特別條款第41條(h)分條獲水務監督授權人士，及使他們維持獲得彌償。

(j) 就本特別條款分段(a)、(b)、(c)、及(g)而言，「承授人」一詞不包括其承讓人。

6. 對買方造成負擔的租用條件：

批地文件特別條款第(11)條訂明：
在該地段上或毗鄰的樹木，不得在未得到署長事先書面同意的情况下移除或遭受干擾。而署長在給予同意時，可以加上其認為合適的關於移植、補償性園景美化或重植的條款。

批地文件特別條款第(20)條訂明：

(a)(iv) 住宅車位不得用作停泊按《道路交通條例》、其任何附屬規例及任何修訂法例獲發牌及供在該地段上已建或擬建建築物的住戶、他們的真正來賓、訪客或獲邀請人之車輛以外的任何用途，尤其是上述車位不得用作儲存、展示或展覽供出售或作他用的車輛或用作汽車清潔美容服務。

(a)(iv) 訪客車位不得用作停泊按《道路交通條例》、其任何附屬規例及任何修訂法例獲發牌及供在該地段上已建或擬建建築物的住戶的真正來賓、訪客或獲邀請人之車輛以外的任何用途，尤其是上述車位不得用作儲存、展示或展覽供出售或作他用的車輛或用作汽車清潔美容服務。

(b)(ii) 傷殘人士停車位不得用作停泊供傷殘人士(按《道路交通條例》、其任何附屬規例及任何修訂法例定義)使用且供在該地段上已建或擬建建築物的住戶、他們的真正來賓、訪客或獲邀請人之車輛以外的任何用途，尤其是上述車位不得用作儲存、展示或展覽供出售或作他用的車輛或用作汽車清潔美容服務。

(c)(ii) 電單車車位不得用作停泊按《道路交通條例》、其任何附屬規例及任何修訂法例獲發牌及供在該地段上已建或擬建建築物的住戶、他們的真正來賓、訪客

或獲邀請人之電單車以外的任何用途，尤其是上述車位不得用作儲存、展示或展覽供出售或作他用的車輛或用作汽車清潔美容服務。

批地文件特別條款第(21)條訂明：

(b) 上落貨車位除供與在該地段上已建或擬建建築物有關的上落貨車輛之用外，不可在任何其他用途。

批地文件特別條款第(25)條訂明：

(a) 住宅車位及電單車車位不可：

(i) 轉讓，除非：

(I) 連同賦予專有權使用及佔用已建或擬建於該地段各建築物一個或多個住宅單位的不可分割份數一併轉讓；或
(II) 承讓人現時已擁有具專有權使用及佔用已建或擬建於該地段各建築物一個或多個住宅單位的不可分割份數；或

(ii) 分租，除非租予現已或擬建於該地段的各建築物內住宅單位的住客。

於任何情況下，已建或擬建於該地段各建築物內任何一個住宅單位的業主或住戶概不可承讓或承租多於三個住宅車位及電單車車位。

批地文件特別條款第(28)條訂明：

(a) 受制於特別條款第(28)條(b)分條，承授人不可以通過汽車進出該地段，除了通過於批地文件附夾的圖則所示的X點及Y點中的Z位置，或其他由署長以書面形式所批准的位置。

(b) 在完成毗鄰該地段於批地文件附夾的圖則顯示及標示為“Proposed Road D3”及“Proposed Road L12B”的擬建道路建設之前，承授人無權以車輛進入或離開該地段，除非在署長指定的地點之間。政府對承授人或任何其他人士因為上述道路的建設所引致或附帶造成或蒙受的任何損失、損害賠償、滋擾或干擾，毋須承擔義務或責任及承授人不得就上述任何損失、損害賠償、滋擾或干擾向政府提出索償。

(c) 在項目發展或重建期間，臨時通道讓建築車輛進出該地段是容許的，但其位置須由署長允許及受制於署長附加的其他條件。於項目發展或重建完成後，承授人須自費在署長指定的時間內將臨時通道所在的位置恢復原狀，使署長滿意。

批地文件特別條款第(33)條訂明：

(a) 倘若從該地段或任何由該土地的發展所影響的其他區域的泥土、廢石方、瓦礫、建築廢料或建築材料(下稱「廢物」)腐蝕、沖刷或傾倒到公共小巷或道路或入內或到路渠、前濱或海床、污水渠、雨水渠、明渠或其他政府物業(下稱「政府物業」)，承授人須自費清理政府物業的廢物並彌補對政府物業造成的任何損壞。承授人須對上述腐蝕、沖刷或傾倒對私人物業的任何損壞或滋擾所產生的一切訴訟、索償及要求賠償政府。

(b) 即使特別條款第33條(a)分條另有規定，署長可以(但沒有責任)在承授人要求時清理政府物業的廢物並彌補對政府物業造成的任何損壞，承授人須在要求時向政府支付因此產生的費用。

批地文件特別條款第(34)條訂明：

承授人須在任何時候，特別是在任何建築、保養、翻新或維修工程(以下統稱「工程」)期間，採取或促使他人採取一切適當及充分的處理、技巧及預防措施，避免對該地段、黃色範圍、黃色間斜黑線範圍或它們的任何部分之上、上面、之下或毗鄰的任何政府或其他現有排水渠、水路或水道、總水喉、道路、行人路、街道設施、污水渠、明渠、管道、電纜、電線、公用事業服務任何其他工程或裝置(以下統稱「服務設施」)造成任何損壞、阻礙或干擾。承授人在進行上述任何工程之前，須進行或促使他人進行適當的勘测及必要的查詢，確定任何服務設施的現況及水平，並須向署長提交處理任何可受工程影響的服務設施一切方面的書面建議，並取得他的批准，及不得在取得署長對工程及上述建議作出的書面批准之前進行該等工程。承授人須履行署長於批准上述建議時對服務設施施加的任何要求和承擔符合該等要求支出的費用，包括任何所需的改道、重鋪或修復的費用。承授人必須自費在一切方面維修、彌補及修復上述工程對該地段、黃色範圍、黃色間斜黑線範圍或它們的任何部分或任何服務設施造成的任何損壞、阻礙或干擾(除非署長另作選擇，署長對明渠、污水渠、雨水渠或總水喉進行修復，承授人須在要求時向政府支付該等工程費用)，使署長滿意。如果承授人未能對該地段或黃色範圍、黃色間斜黑線範圍或它們的任何部分或任何服務設施進行上述必要的改道、重鋪、維修、彌補及修復工程，使署長滿意，署長可進行他認為必要的上述改道、重鋪、維修、修復或彌補工程，承授人須在要求時向政府支付該等工程費用。

批地文件一般條款第(11)條訂明：

當承授人未能或忽略履行、遵守或符合批地文件任何條款，政府有權收回及重新管有該地段或其任何部分以及所有或任何於該地段或其任何部分上之已建或擬建的建築物、豎設物及工程。當該地段被收回，在不影響政府就任何不履行、不遵守或不符合條款、條件之任何其他權利、濟助及申索的情況下，承授人在該地段(被收回之部分，如果只是該地段部分被收回)之權利將完全地告停止及終止。

關於對買方造成負擔的其他租用條件，請參閱以上第5段。

備註：
本節中提述「承授人」一詞指根據「批地文件」中的買方和如文意允許或要求包括其遺囑執行人、遺產管理人、承讓人及(如為法團)其繼承人及承讓人。

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

The Yellow Area and the Yellow Hatched Black Area as referred to in Special Condition Nos. (2) and (4) of the Land Grant.

The general public has the right to use the facilities in accordance with the Land Grant.

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

Please refer to paragraph (A) immediately above. The facilities are required to be managed, operated or maintained at the expense of the owners of the residential properties in the Development and the owners of the residential properties in the Development are required to meet a proportion of the expense of managing, operating or maintaining the facilities through the management expenses apportioned to the residential properties concerned.

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

Not applicable

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

Not applicable

E. Plan that shows the location of those facilities and open spaces and those parts of the land

Please refer to the plan at the end of this section.

F. Provisions of the Land Grant that concern those facilities and open spaces, and those part of the land:

Special Condition No. (2)(a) to (i) of the Land Grant stipulates that:-

- (a)(i) The Grantee shall on or before the 30th day of September 2022 or such other date as may be approved by the Director, at the Grantee's own expense and in all respects to the satisfaction of the Director lay, form, erect, construct, provide and landscape a promenade within the Yellow Area and the Yellow Hatched Black Area in a good workmanlike manner, with such materials and to such standards, levels, alignment and design as the Director shall approve and in accordance with the

Technical Schedules marked "Technical Schedule for the Yellow Area and the Yellow Hatched Black Area" and "Technical Schedule for the Building Works" annexed to the Land Grant, the plans approved under Special Condition No. (2)(b) and the approved Landscape Master Plan (as defined in Special Condition No. 4(a) of the Land Grant).

- (a)(ii) For the purpose of Special Condition No. 2 of the Land Grant, the decision of the Director as to whether and when the works referred to in Special Condition No. 2(a)(i) of the Land Grant have been completed in accordance with Special Condition No. 2(a)(i) of the Land Grant shall be final and binding on the Grantee.
- (b)(i) The Grantee shall at his own expense submit or cause to be submitted to the Director for his written approval the plans of the Yellow Area and the Yellow Hatched Black Area, which shall include details and information as to the level, position, alignment and design of the Yellow Area and Yellow Hatched Black Area and such other details and information as the Director may require.
- (b)(ii) No amendment, variation, alteration, modification or substitution to the approved plans of the Yellow Area and Yellow Hatched Black Area shall be made by the Grantee except with the prior written approval of the Director.
- (b)(iii) Any amendment, variation, alteration, modification or substitution by the Grantee as approved by the Director under Special Condition No. 2(b)(ii) of the Land Grant shall be deemed to be incorporated into the approved plans of the Yellow Area and the Yellow Hatched Black Area and form part thereof.
- (b)(iv) No building works (other than the demolition and removal works referred to in Special Condition No. (1)(b) of the Land Grant, site formation works and ground investigation) shall be commenced on or within the Yellow Area and Yellow Hatched Black Area unless and until the plans referred to in Special Condition No. 2(b)(i) of the Land Grant shall have been approved by the Director. For the purpose of these Conditions, "building works", "site formation works" and "ground investigation" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.
- (c)(i) The Grantee shall not alter, demolish or damage the seawall adjoining the Yellow Area or carry out any works which may alter, damage or adversely affect the seawall or any part or parts thereof.
- (c)(ii) The maximum superimposed load within 10 metres from and behind the copeline of the seawall shall not exceed 10 kilonewtons per square metre.

- (c)(iii) No form of percussive piling shall be used within 15 metres from the copeline of the seawall.

- (d) The Grantee shall at his own expense and in all respects to the satisfaction of the Director uphold, manage, repair and maintain the Yellow Area and the Yellow Hatched Black Area or such part or parts thereof and everything forming a portion of or pertaining to any of them in good and substantial repair and condition until such time as possession of the whole of the Yellow Area and the Yellow Hatched Black Area has been re-delivered to the Government in accordance with Special Condition No. (2)(g)(iv) of the Land Grant.

- (e) In the event of non-fulfilment of the Grantee's obligations under Special Conditions Nos. (1)(b) and (2)(a)(i) or (d) of the Land Grant, the Government may carry out the necessary works at the cost of the Grantee who shall pay the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding on the Grantee.

- (f) The Government shall have no responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of the Grantee's obligations under Special Conditions Nos. (1)(b) and (2)(a)(i) or (d) of the Land Grant or the exercise of the rights by the Government under Special Condition No. (2)(e) of the Land Grant or otherwise, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.

- (g)(i) For the purpose only of carrying out the demolition and removal works referred to in Special Condition No. (1)(b) of the Land Grant and the works specified in Special Conditions Nos. (2)(a)(i) and (d) of the Land Grant, the Grantee shall be granted the possession of the Yellow Area and the Yellow Hatched Black Area on a date to be specified in a letter from the Director to the Grantee, such date to be not later than the 31st day of March 2020.

- (g)(ii) The Government shall have no responsibility or liability in respect of any damage or loss whatsoever caused to or suffered by the Grantee arising out of the deferred possession of the Yellow Area and the Yellow Hatched Black Area and no claim whatsoever shall be made against the Government by the Grantee in respect of any such damage or loss.

- (g)(iii) The Grantee shall accept the Yellow Area and the Yellow Hatched Black Area in such state and condition with such trees, structures and foundations as existing on the date on which possession of the Yellow Area and Yellow Hatched Black Area is

given to the Grantee, and hereby agrees not to make any claims whatsoever against the Government in respect thereof.

- (g)(iv) The Yellow Area and the Yellow Hatched Black Area or any part or parts thereof as the Director shall at his sole discretion specify or require shall be re-delivered by the Grantee to the Government on demand on or before the 30th day of September 2022 or such other date as may be approved by the Director.

- (h) The Grantee shall not without the prior written consent of the Director use the Yellow Area and the Yellow Hatched Black Area or any part thereof for the purpose of storage or parking of vehicles or for the erection of any temporary structure or for any purposes other than the carrying out of the demolition and removal works referred to in Special Condition No. (1)(b) of the Land Grant and the works specified in Special Condition No. 2(a)(i) and (d) of the Land Grant.

- (i)(i) The Grantee shall at all reasonable times while he is in possession of the Yellow area and the Yellow Hatched Black Area or any part or parts thereof: (I) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the Lot, the Yellow Area and the Yellow Hatched Black Area or such part or parts thereof for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Conditions Nos. (1)(b), (2)(a)(i) and (d) of the Land Grant and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (2)(e) of the Land Grant and any other works which the Director may consider necessary in the Yellow Area and the Yellow Hatched Black Area or such part or parts thereof; (II) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the Lot, the Yellow Area and the Yellow Hatched Black Area or such part or parts thereof as the Government, the Director or the relevant public utility companies may require for the purpose of the works to be carried out in, upon or under the Yellow Area and the Yellow Hatched Black Area or such part or parts thereof or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the Lot or any adjoining or neighbouring land or premises, and the Grantee shall co-operate fully with the Government,

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the Director and his officers, contractors and agents and any persons authorized by the Director, and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Yellow Area and Yellow Hatched Black Area or such part or parts thereof; and (III) permit the officers of the Water Authority and such other persons as may be authorized by them the right of ingress, egress and regress to, from and through the Lot, the Yellow Area and the Yellow Hatched Black Area or such part or parts thereof as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks installations within the Yellow Area and the Yellow Hatched Black Area or such part or parts thereof.

- (i)(ii) The Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under Special Condition No. (2)(i)(i) of the Land Grant shall have no responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any person arising out of or incidental to the exercise of the rights by the Government, the Director or his officers, contractors and agents and any persons or public utility companies duly authorized under Special Condition No. 2(i)(i) of the Land Grant.

Special Condition No. (4) of the Land Grant stipulates that:-

- (a) The Purchaser shall at his own expense submit to the Director for his approval a landscape master plan indicating the location, disposition and layout of the landscaping works to be provided within the Yellow Area and Yellow Hatched Black Area (hereinafter referred to as "Landscape Master Plan") in compliance with the requirements stipulated in Special Condition No. (4)(b) and (c) of the Land Grant. No building works (other than the demolition and removal works referred to in Special Condition No. (1)(b) of the Land Grant, site formation works and ground investigation) shall be commenced on the Yellow Area and Yellow Hatched Black Area until the Landscape Master Plan has been approved in writing by the Director and consent, if required, has been granted in respect of the proposals for the preservation of trees under Special Condition No. (11) of the Land Grant.
- (c) Not less than 40% of the Yellow Area and Yellow Hatched Black Area shall be planted with trees, shrubs or other plants. The decision of the Director on which landscaping works proposed by the Grantee constitute the said 40% referred to in Special Condition No. (4)(c) of the Land Grant

shall be final and binding on the Grantee. The Director at his sole discretion may accept other non-planting features proposed by the Grantee as an alternative to planting trees, shrubs or other plants. For the avoidance of doubt, the landscaping works provided under Special Condition No. (4)(c) of the Land Grant shall not form part of the Greenery Area referred to in Special Condition No. (12)(b)(ii) of the Land Grant.

- (d) The Grantee shall at his own expense landscape the Yellow Area and Yellow Hatched Black Area in accordance with the approved Landscape Master Plan in all respects to the satisfaction of the Director and no amendment, variation, alteration, modification or substitution of the approved Landscape Master Plan shall be made without the prior written consent of the Director.
- (e) Without prejudice to the generality of Special Condition No. (2)(d) of the Land Grant, the Grantee shall at his own expense keep and maintain the landscaping works in a safe, clean, neat and tidy and healthy condition all to the satisfaction of the Director until such time as possession of the whole of the Yellow Area and the Yellow Hatched Black Area has been re-delivered to the Government in accordance with Special Condition No. (2)(g)(iv) of the Land Grant.

Provisions of every deed of mutual covenant in respect of the specified residential property that concern those facilities and open spaces:

Clause 1.1 of the Deed of Mutual Covenant stipulates that:

"Yellow Area and the Yellow Hatched Black Area" means "The areas shown coloured yellow and yellow hatched black respectively on the plan annexed to the Government Grant and provided for the carrying thereon building, vehicular and pedestrian traffic pursuant to Special Condition No. (2) of the Government Grant."

Clause 6.2.1(1)(i) of the Deed of Mutual Covenant stipulates that:-

The Manager shall have the power and duty to put in hand work necessary to uphold, maintain and/or repair the Yellow Area and Yellow Hatched Black Area (until such time as possession of the Yellow Area and Yellow Hatched Black Area have been delivered to the Government in accordance with Special Condition No. (2)(d) of the Government Grant) so that the same are upheld, maintained and/or repaired in a good, clean and safe condition at all times and in compliance with the Government Grant.

Clause 6.4.1(k) and (u) of the Deed of Mutual Covenant stipulates that:

The Owners of the Development shall pay to the Manager monthly in advance in the manner provided therein the Management Expenses which shall be made up of, inter alia, the cost and expense of maintaining the building structures or such part or parts thereof that is required to be maintained under the Government Grant and the cost of uphold, maintaining and/or repairing the Yellow Area and the Yellow Hatched Black Area (until such time as possession of the Yellow Area and the Yellow Hatched Black Area have been delivered to the Government in accordance with Special Condition No. (2) of the Government Grant) so that the same are upheld, maintained and/or repaired in a good, clean and safe condition at all times and in compliance with the Government Grant.

17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

A. 有關的批地文件規定須興建並提供予政府或供公眾使用的設施的資料

批地文件的特別條款第(2)條及第(4)條所載的「黃色範圍及黃色間斜黑線範圍」。

公眾人士有權按批地文件所規定使用該設施。

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

請見以上(A)段。

該等設施按規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持，而該發展項目中的住宅物業的擁有人按規定須以由有關住宅物業分攤的管理開支，應付管理、營運或維持該等設施的部分開支。

C. 有關的批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的休憩用地的資料

不適用

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

不適用

E. 顯示上述的該等設施、休憩用地及土地中的該等部分的位置的圖則

見本節最尾附上的圖則。

F. 批地文件條款:

批地文件特別條款第(2)條(a)至(i)分條訂明：

(a)(i) 承授人須於2022年9月30日或經署長批准的其他日期或之前，自費並令署長在各方面滿意的情況下以良好的工藝，並按署長批准的標準、物料、水平、定線及設計，及按批地文件所附夾的標題為「黃色範圍及黃色間斜黑線範圍的工程規格附表」及「建築工程的工程規格附表」工程規格附表、批地文件特別條款第(2)條(b)次條批准的圖則及已批准的園境設計總圖(於批地文件第(4)條(a)次條中定義)在黃色範圍及黃色間斜黑線範圍鋪設、塑造、豎立、建造、提供及環境美化一條海濱長廊。

(a)(ii) 就批地文件特別條款第(2)條而言，署長關於批地文件特別條款第(2)條(a)(i)分條提及的工程是否及何時按照批地文件特別條款第(2)條

(a)(i)分條已完成，而所作的決定為最終決定並對承授人具約束力。

(b)(i) 承授人須自費向署長呈交或安排呈交黃色範圍及黃色間斜黑線範圍的圖則供其書面批准，圖則須黃色範圍及黃色間斜黑線範圍的包括水平、位置、準線和設計的細節及資料，及署長要求的其他細節及資料。

(b)(ii) 除非獲得署長事先書面批准，承授人不得修訂、更改、變更或替代黃色範圍及黃色間斜黑線範圍已批准的圖則。

(b)(iii) 署長根據批地文件特別條款第(2)條(b)(ii)分條批准的任何修訂、更改、變更或替代，將視作被納入黃色範圍及黃色間斜黑線範圍已批准的圖則及成為其部份。

(b)(iv) 批地文件特別條款第(2)條(b)(i)分條提及的圖則獲署長書面批准前，承授人不得在黃色範圍及黃色間斜黑線範圍或其內開始任何建築工程(除了批地文件特別條款第(1)條(b)次條提及的清除及移除工程、地盤平整工程及土地勘測以外)。就本條件而言，「建築工程」、「地盤平整工程」及「土地勘測」須按《建築物條例》、其附屬規例及修訂法定義。

(c)(i) 承授人不得更改、拆卸或損壞毗鄰黃色範圍的原有海堤，或作出任何工程可能更改、損壞或不良影響海堤或其任何一部份。

(c)(ii) 海堤的蓋頂線起計及其後的10米內，最高堆碼負重不得超逾每平方米10牛頓。

(c)(iii) 海堤的蓋頂線起計的15米內不得使用任何形式的撞擊式打樁。

(d) 承授人須自費保持、管理、維修及保養黃色範圍及黃色間斜黑線範圍或其部份及構成其一部份或依附任何該等範圍的一切物件，使其處於妥善及具體的維修及狀況以令署長在各方面滿意，直至黃色範圍及黃色間斜黑線範圍的管有權按照批地文件特別條款第(2)條(g)(iv)分條交回予政府。

(e) 若承授人未能履行批地文件特別條款第(1)條(b)分條及(2)條(a)(i)分條或(d)分條的責任，政府可進行所需之工程，惟費用由承授人支付，就此承授人須應政府要求向政府繳付一筆款項，數額等於上述工程之費用，該數額由署長釐定，此決定為最終決定並對承授人具約束力。

(f) 就任何對承授人或任何其他人士造成或承授人或任何其他人士蒙受的損失、損壞、滋擾或干擾，不論是否因承授人履行批地文件特別條款第(1)條

(b)分條及(2)條(a)(i)分條或(d)分條的義務或責任或政府行使批地文件特別條款第(2)條(e)分條的權利或其他原因而引起或附帶發生的，政府概不承擔任何責任；承授人亦不得針對政府就該等損失、損壞、滋擾或干擾提出任何申索。

(g)(i) 僅為了進行批地文件特別條款第(1)條(b)分條提及的拆卸及清除工程及批地文件特別條款第(2)條(a)(i)分條及(d)分條指明的工程，承授人將於署長向其發出的信件中所指明的日期，而該日期不得遲於2020年3月31日，被賦予黃色範圍及黃色間斜黑線範圍的管有權。

(g)(ii) 因為延後黃色範圍及黃色間斜黑線範圍的管有權對承授人造成的或蒙受的任何損失或損壞，政府概不承擔任何義務或責任，承授人亦不得就任何該等損失或損壞向政府提出任何申索。

(g)(iii) 承授人須接受於黃色範圍及黃色間斜黑線範圍管有權給予承授人的當天，黃色範圍及黃色間斜黑線範圍的狀況及存在的樹木、構建物及地基，及承授人於此同意不會向政府就上述事宜提出任何申索。

(g)(iv) 黃色範圍及黃色間斜黑線範圍或其任何部份須按署長以其完全酌情權指明或要求，由承授人應要求於2022年9月30日或之前，或其他署長批准的日期，交回政府。

(h) 未經署長事先書面同意，承授人不得將黃色範圍及黃色間斜黑線範圍或其任何部份作儲物、停泊車輛或興建任何臨時構築物，或用作進行批地文件特別條款第(1)條(b)分條提及的拆卸及清除工程及批地文件特別條款第(2)條(a)(i)分條及(d)分條指明的工程以外的任何其他用途。

(i)(i) 承授人於其擁有黃色範圍及黃色間斜黑線範圍或其任何部分管有權所有合理時候：(I) 准許政府、署長及其人員、承辦商及代理及署長授權的任何人士，有權出入來回及通過該地段、黃色範圍及黃色間斜黑線範圍或其任何部份，以便視察、檢查及監督遵照批地文件特別條款第(1)條(b)次條、第(2)條(a)(i)次條及(d)次條規定進行的任何工程，以及進行視察、檢查及監督批地文件特別條款第(2)條(e)條規定的工程，及任何其他署長認為於黃色範圍及黃色間斜黑線範圍或其任何部分必要的工程；(II) 在政府、署長或相關的公用事業公司要求時，准許政府、署長及其人員、承辦商及代理及署長授權的任何人士、及獲政府授權的相關公用事業公司，有權出入來回及通過該地段、黃色範圍及黃色間斜黑線範圍或其任何部份，以便在黃色範圍及黃色間斜黑線範圍或任何毗連土地之內、之上或之下進行任何工程，包括但不限

於鋪設及其後保養所有喉管、電線、管道、電纜槽、及為該地段或任何毗連或毗鄰土地或場所提供電話、電力、煤氣(如有)及其他設施所需的其他導電媒介及附帶設備，而承授人須就以上在黃色範圍及黃色間斜黑線範圍或其任何部份內進行的任何所述工程的所有相關事宜與政府、署長及其人員、承辦商及代理及署長授權的任何人士及其授權的相關公用事業公司充分合作；(III) 在水務監督的人員及其授權的人士要求時，准許他們有權出入來回及通過該地段、黃色範圍及黃色間斜黑線範圍或其任何部份，以便進行任何有關黃色範圍及黃色間斜黑線範圍或其任何部份之內任何其他水務裝置的運作、保養、維修、更換及改動工程。

(i)(ii) 因政府、署長及其人員、承辦商、代理人及批地文件特別條款第(2)條(i)(i)分條下授權的任何人士或公用事業公司權利行使權利而起或與之有關之任何對承授人造成或承授人蒙受的損失、損壞、滋擾或干擾，政府、署長及其人員、承辦商、代理人及批地文件特別條款第(2)條(i)(i)分條下授權的任何人士或公用事業公司概不承擔任何義務或責任。

批地文件特別條款第(4)訂明：

(a) 承授人須自費向署長提交一份園景設計總圖(下稱「園景設計總圖」)以取得其批准，當中須顯示將於黃色範圍及黃色間斜黑線範圍內進行園景工程的位置、規劃及佈局，以符合批地文件特別條款第(4)條(b)款及(c)款的規定。除非園景設計總圖已獲署長書面批准，且已就批地文件特別條款第(1)條有關樹木保育的建議給予同意(如有必要)，否則不得在黃色範圍及黃色間斜黑線範圍內展開建築工程(批地文件特別條款第(1)條(b)款提及的清除及移除工程、地盤平整工程及土地勘測除外)。

(c) 須在不少於百分之四十的黃色範圍及黃色間斜黑線範圍內栽種樹木、灌木或其他植物。就由承授人建議的園景工程是否構成批地文件特別條款第(4)條(c)款提及的百分之四十，署長的決定為最終決定及對承授人有約束力。署長有完全酌情權，接受承授人建議的其他非栽種類型的設施，代替種植樹木、灌木或其他植物。為釋疑慮起見，批地文件特別條款第(4)條(c)款項下提供的園景工程，將不會構成批地文件特別條款第(12)條(b)款(ii)次款提及的綠化範圍的部份。

(d) 承授人須按照已批准的園景設計總圖自費美化黃色範圍及黃色間斜黑線範圍，在一切方面使署長滿意。未經署長的事先書面同意，

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不能對經批准的園景設計總圖作出修訂、改變、修改、更改或代替。

- (e) 在不影響批地文件特別條款第(2)條(d)款的情況下，承授人須在其後自費保持及保養園景工程，使其處於安全、乾淨、整潔、齊整及健康狀態，在一切方面使署長滿意，直至黃色範圍及黃色間斜黑線範圍的管有權根據批地文件特別條款第(2)條(g)款(iv)次款歸還給政府為止。

指明住宅物業的每一公契中關於上述的該等設施、休憩用地及土地中的該等部分的條文:

公契第1.1條訂明:

“黃色範圍及黃色間斜黑線範圍”指“在批地文件附夾的圖則上分別顯示為黃色及黃色間斜黑線及根據批地文件特別條款第(2)條於該範圍進行建築物、車輛及行人交通的範圍。”

公契第6.2.1(1)(i)條訂明:

管理人將有權及責任展開為維持、保養及/或保修黃色範圍及黃色間斜黑線範圍所必須的工程(直至按照批地文件特別條款第(2)(d)條將黃色範圍及黃色間斜黑線範圍的佔管權交付給政府為止)，致使黃色範圍及黃色間斜黑線範圍在所有時間得以維持、保養及/或保修於良好、清潔及安全的狀態並遵從批地文件。

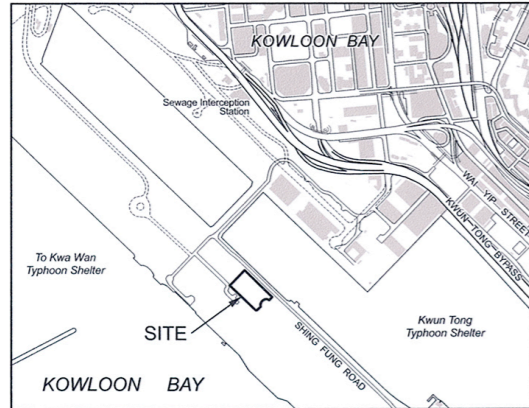
公契第6.4.1(k)及(u)條訂明:

發展項目的業主必須按本公契規定向管理人每月預先支付管理開支，當中必須包括有關須按批地文件要求而維持的大廈結構或當中部份或任何部份的維持費用及開支，並包括維持、保養及/或保修黃色範圍及黃色間斜黑線範圍(直至按照批地文件特別條款第(2)條將黃色範圍及黃色間斜黑線範圍的佔管權交付給政府為止)，致使黃色範圍及黃色間斜黑線範圍在所有時間得以維持、保養及/或保修於良好、清潔及安全的狀態並遵從批地文件的條款的費用。

17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

LOCATION



SIDE	DISTANCE IN METRES	BEARING	Pt.	CORNER MARKED BY
A B	132.498	133 57 24		
B C	14.953	223 57 24		
Chord C D	36.305	234 14 03		
Chord D E	1.843	196 31 03		
E F	15.104	223 56 06		
Chord F G	7.071	268 57 46		
G H	121.875	313 57 28		
H A	72.412	43 57 23		

CURVE DATA		
Arc CD = 45.503m	Radius = 20.000m	$\Delta = 130 21' 26''$
Arc DE = 1.915m	Radius = 2.000m	$\Delta = 54 52' 08''$
Arc FG = 7.854m	Radius = 5.000m	$\Delta = 89 59' 59''$

x 5.2 SPOT LEVEL IN METRES AS AT 30-10-2018

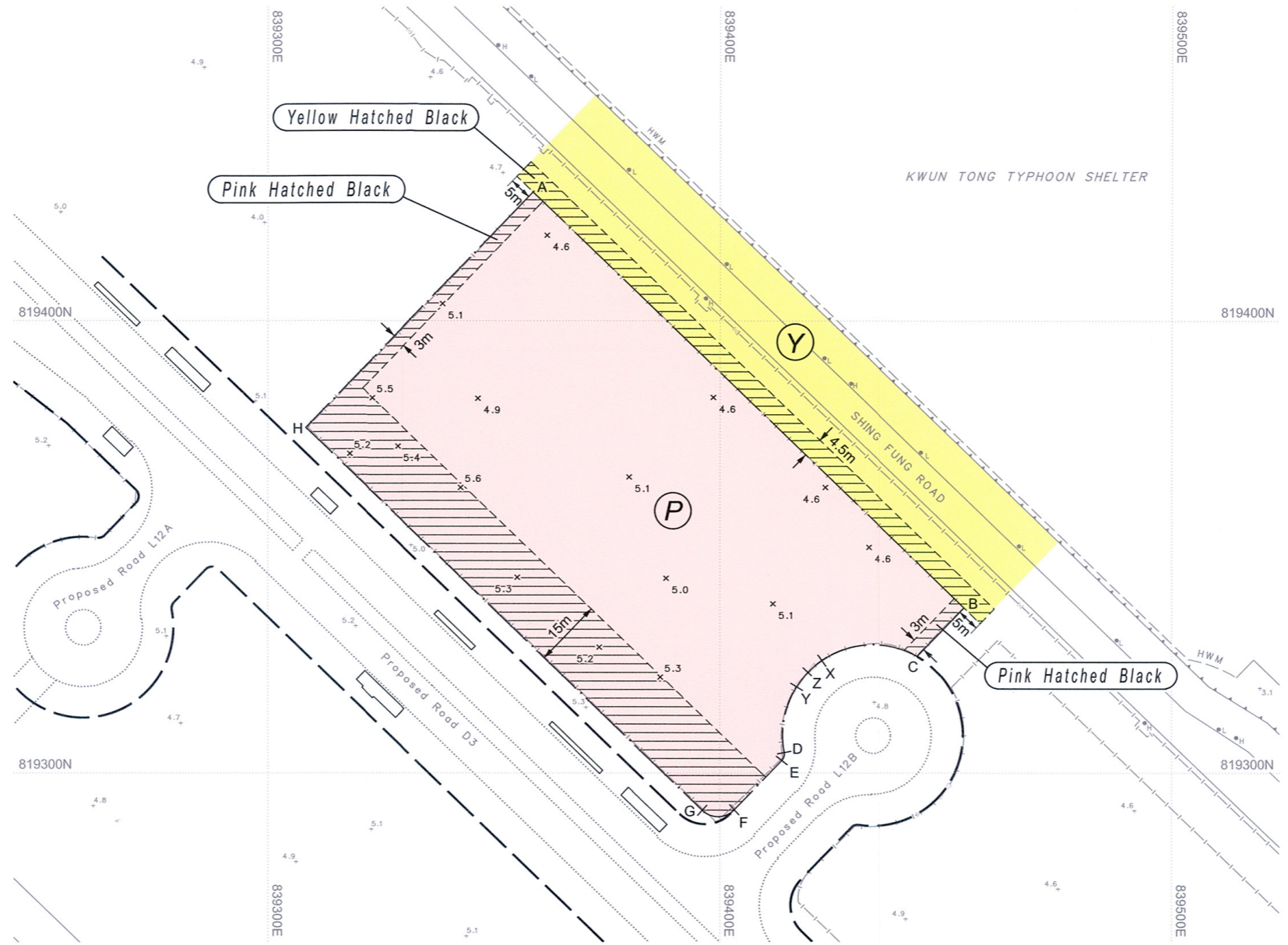
SPECIAL CONDITIONS REFER

- PINK HATCHED BLACK
- YELLOW
- YELLOW HATCHED BLACK

POINTS X, Y, Z

LEGEND

PROPOSED ROAD



COLOURED PINK AND PINK HATCHED BLACK AREA 9 048 SQUARE METRES (ABOUT)

SCALE 1:1 000



LEGEND 圖例：

- PINK HATCHED BLACK
粉紅色間斜黑線
- YELLOW
黃色
- YELLOW HATCHED BLACK
黃色間斜黑線

POINTS X, Y, Z
X點、Y點及Z點

PROPOSED ROAD
擬建中道路

18 | WARNING TO PURCHASERS

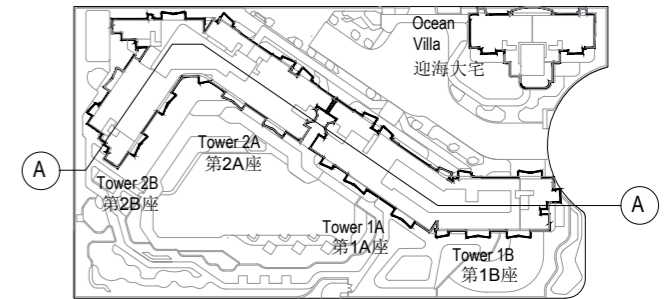
對買方的警告

1. The purchaser is hereby recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
 2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
 3. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser –
 - (i) that firm may not be able to protect the purchaser's interests; and
 - (ii) the purchaser may have to instruct a separate firm of solicitors; and
 - (iii) that in the case of paragraph (ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.
1. 現特此建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。
 2. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
 3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突 –
 - (i) 該律師事務所可能不能夠保障買方的利益；及
 - (ii) 買方可能要聘用一間獨立的律師事務所；及
 - (iii) 如屬(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。

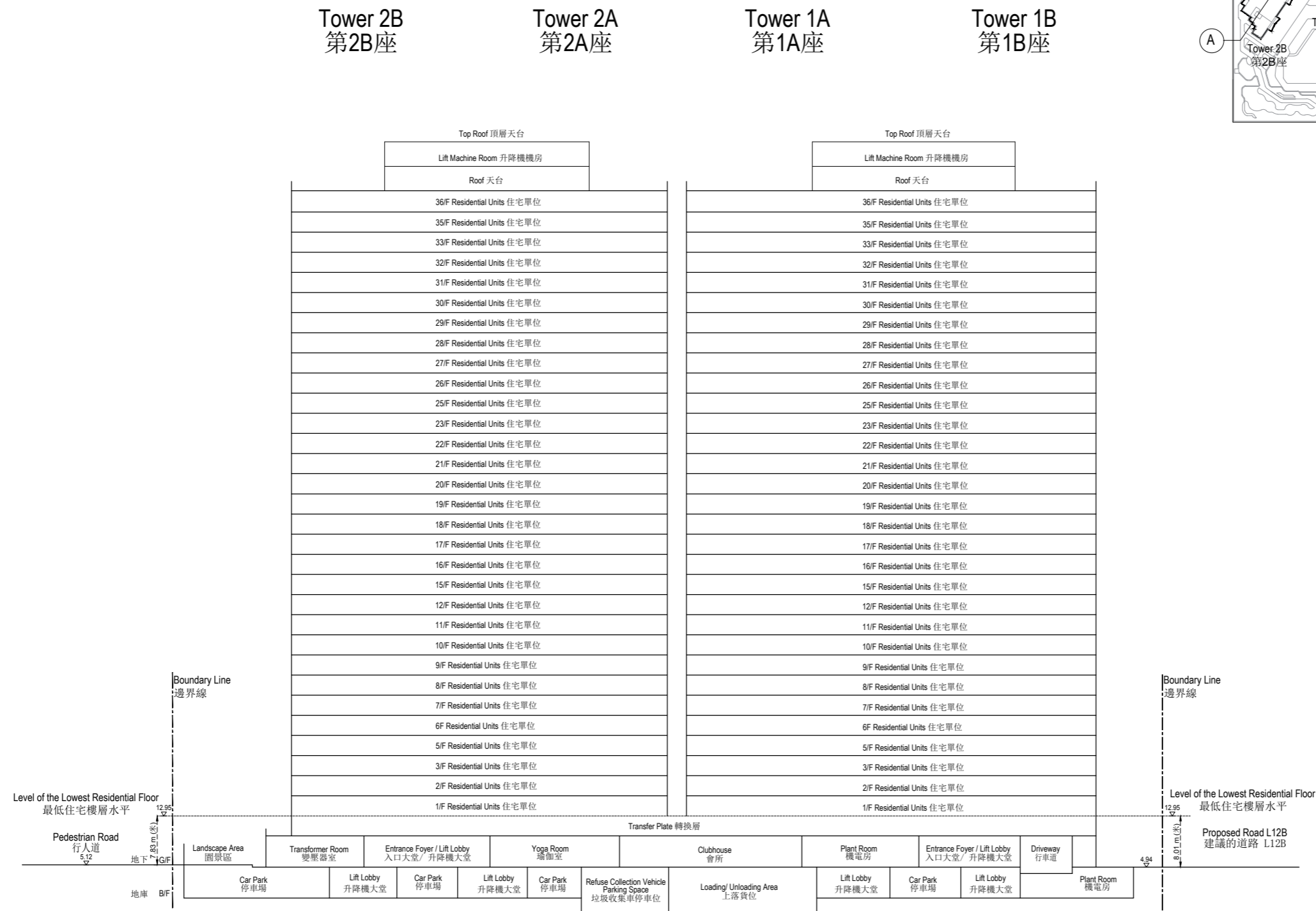
19 | CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

CROSS - SECTION A-A
橫截面圖 A-A



KEY PLAN
示意圖



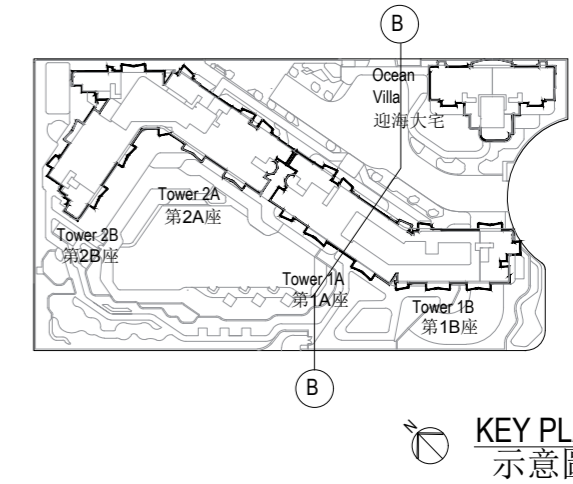
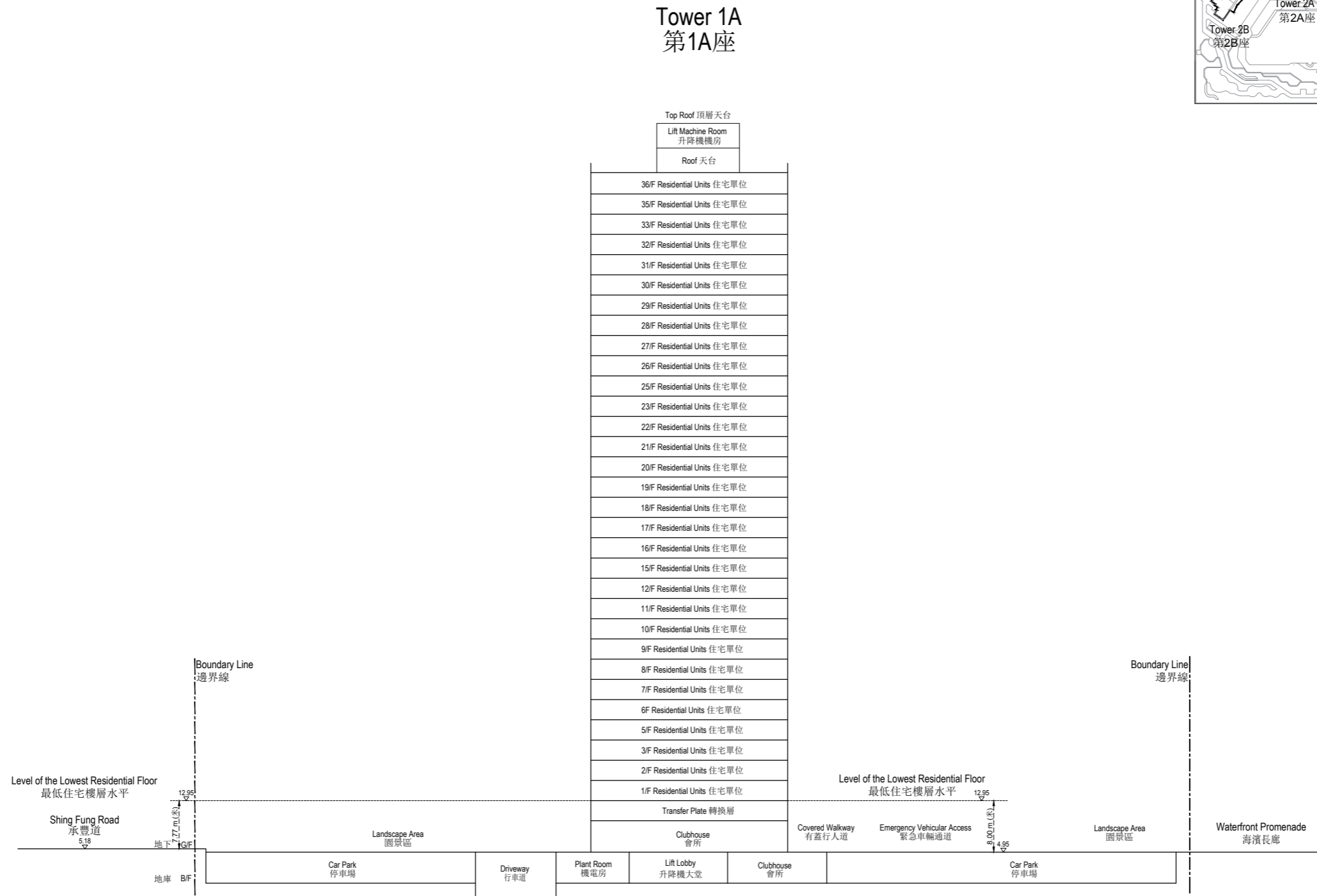
1. \sphericalangle Height in metres above Hong Kong Principal Datum (HKPD).
2. The part of Pedestrian Road adjacent to the building is 5.12 metres above Hong Kong Principal Datum (HKPD).
3. The part of Proposed Road L12B adjacent to the building is 4.94 metres above Hong Kong Principal Datum (HKPD).
4. - - - - Dotted line denotes the lowest residential floor of the building.

1. \sphericalangle 香港主水平基準以上高度 (米)。
2. 毗連建築物的一段行人道為香港主水平基準以上5.12米。
3. 毗連建築物的一段建議的道路L12B為香港主水平基準以上4.94米。
4. - - - - 虛線為該建築物最低住宅樓層水平。

19 | CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

CROSS - SECTION B-B 橫截面圖 B-B



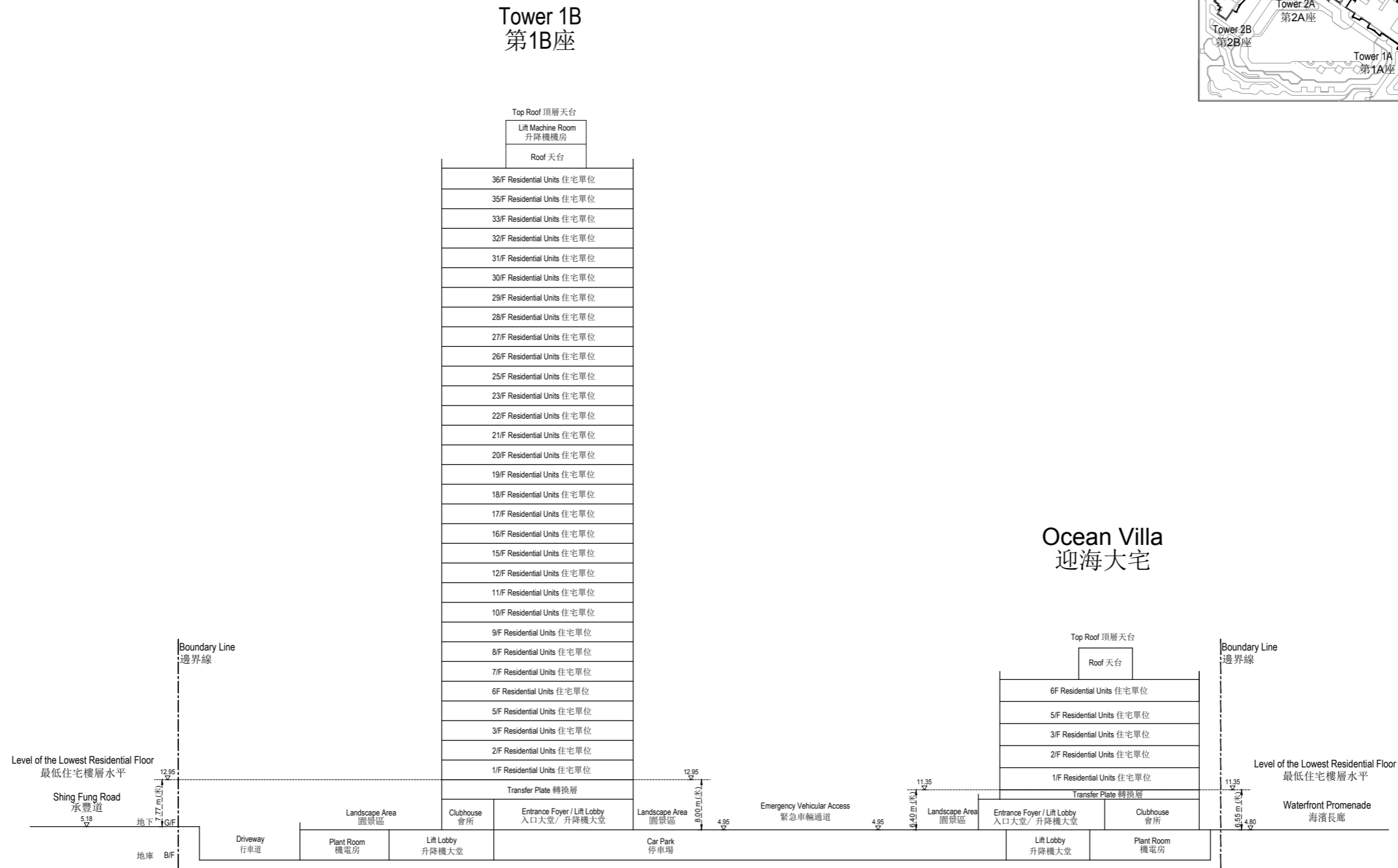
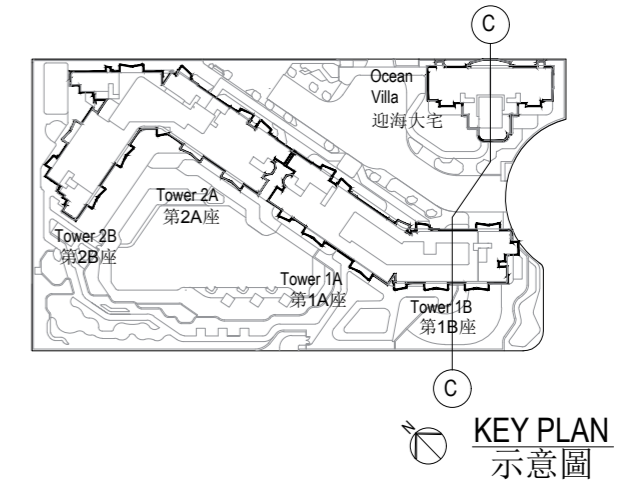
1. ∇ Height in metres above Hong Kong Principal Datum (HKPD).
2. The part of Shing Fung Road adjacent to the building is 5.18 metres above Hong Kong Principal Datum (HKPD).
3. The part of Emergency Vehicular Access adjacent to the building is 4.95 metres above Hong Kong Principal Datum (HKPD).
4. - - - - Dotted line denotes the lowest residential floor of the building.

1. ∇ 香港主水平基準以上高度（米）。
2. 毗連建築物的一段承豐道為香港主水平基準以上5.18米。
3. 毗連建築物的一段緊急車輛通道為香港主水平基準以上4.95米。
4. - - - - 虛線為該建築物最低住宅樓層水平。

19 | CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

CROSS - SECTION C-C
橫截面圖 C-C



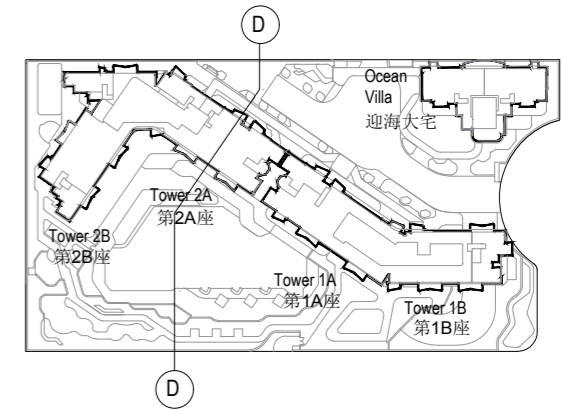
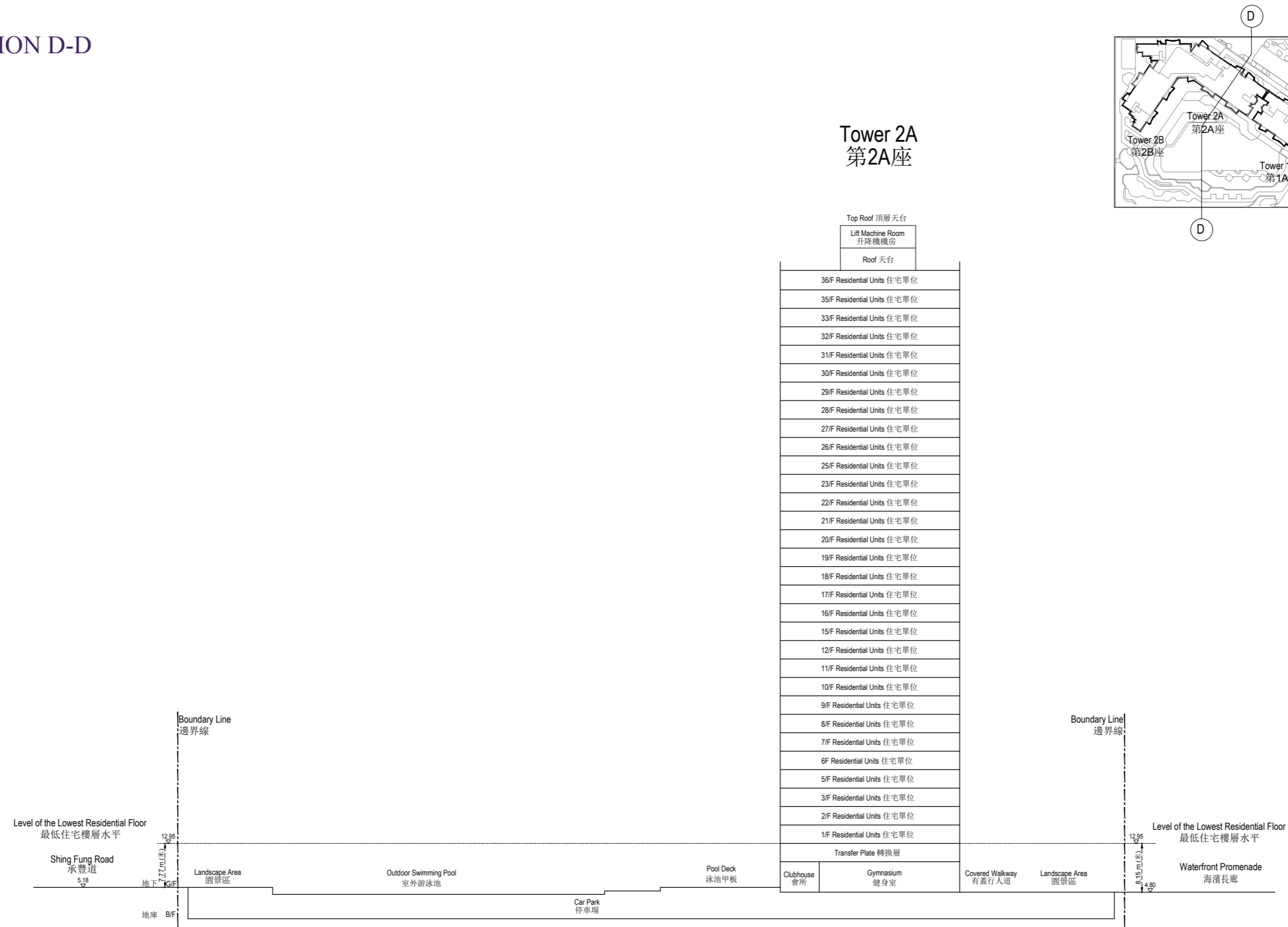
1. 高度在港主水平基準以上(米)。
2. 毗連建築物的一段承豐道為港主水平基準以上5.18米。
3. 毗連建築物的一段海濱長廊為港主水平基準以上4.80米。
4. 毗連建築物的一段緊急車輛通道為港主水平基準以上4.95米。
5. 虛線為該建築物最低住宅樓層水平。

1. 高度在港主水平基準以上(米)。
2. 毗連建築物的一段承豐道為港主水平基準以上5.18米。
3. 毗連建築物的一段海濱長廊為港主水平基準以上4.80米。
4. 毗連建築物的一段緊急車輛通道為港主水平基準以上4.95米。
5. 虛線為該建築物最低住宅樓層水平。

19 | CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

CROSS - SECTION D-D
橫截面圖 D-D



KEY PLAN
示意圖

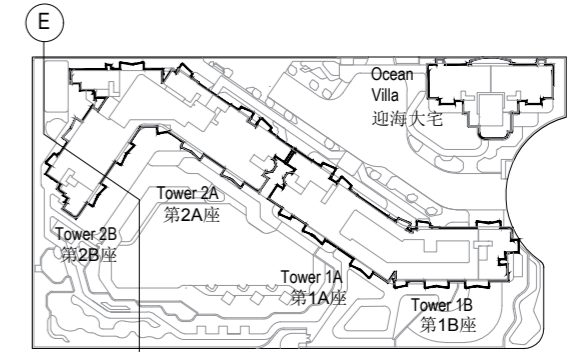
1. 高度在港主水平基準以上(米)。
2. 毗連建築物的一段承豐道為港主水平基準以上5.18米。
3. 毗連建築物的一段海濱長廊為港主水平基準以上4.80米。
4. 虛線為該建築物最低住宅樓層水平。

1. 高度在港主水平基準以上(米)。
2. 毗連建築物的一段承豐道為港主水平基準以上5.18米。
3. 毗連建築物的一段海濱長廊為港主水平基準以上4.80米。
4. 虛線為該建築物最低住宅樓層水平。

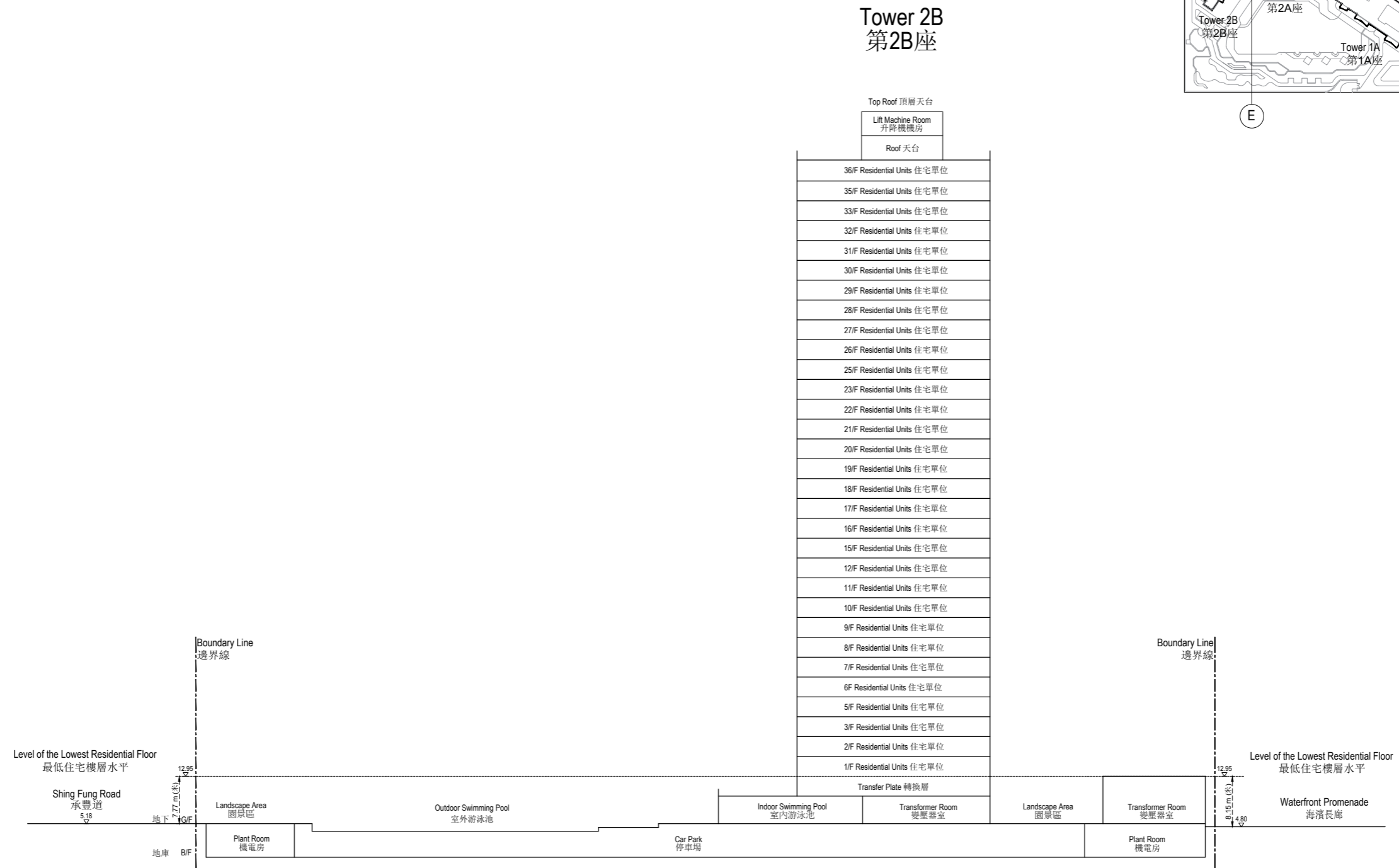
19 | CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

CROSS - SECTION E-E 橫截面圖 E-E



KEY PLAN
示意圖

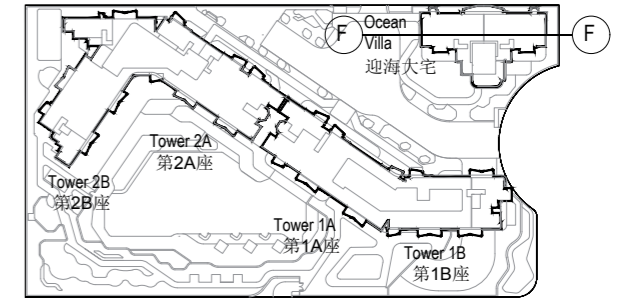


1. 高度在港主水平基準以上(米)。
2. 毗連建築物的一段承豐道為香港主水平基準以上5.18米。
3. 毗連建築物的一段海濱長廊為香港主水平基準以上4.80米。
4. - - - - 虛線為該建築物最低住宅樓層水平。

1. 高度在港主水平基準以上(米)。
2. 毗連建築物的一段承豐道為香港主水平基準以上5.18米。
3. 毗連建築物的一段海濱長廊為香港主水平基準以上4.80米。
4. - - - - 虛線為該建築物最低住宅樓層水平。

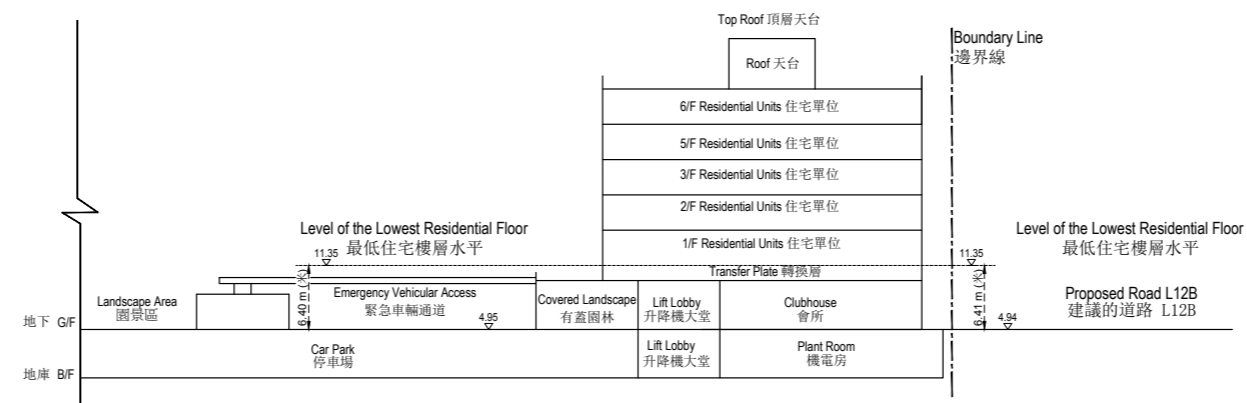
19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT 發展項目中的建築物的橫截面圖

CROSS - SECTION F-F 橫截面圖 F-F



KEY PLAN
示意圖

OCEAN VILLA 迎海大宅



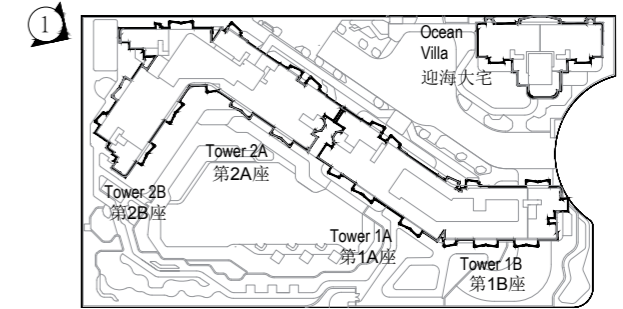
1. ∇ Height in metres above Hong Kong Principal Datum (HKPD).
2. The part of Proposed Road L12B adjacent to the building is 4.94 metres above Hong Kong Principal Datum (HKPD).
3. The part of Emergency Vehicular Access adjacent to the building is 4.95 metres above Hong Kong Principal Datum (HKPD).
4. - - - - Dotted line denotes the lowest residential floor of the building.

1. ∇ 香港主水平基準以上高度（米）。
2. 毗連建築物的一段建議的道路L12B為香港主水平基準以上4.94米。
3. 毗連建築物的一段緊急車輛通道為香港主水平基準以上4.95米。
4. - - - - 虛線為該建築物最低住宅樓層水平。

ELEVATION PLAN 1
立面圖 1



ELEVATION PLAN 1
立面圖 1



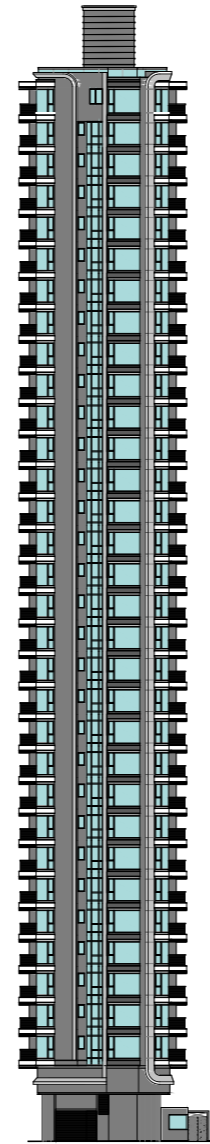
KEY PLAN
示意图

It has been certified by the Authorized Person for the Development that the above elevations:
(a) are prepared on the basis of the approved building plans for the Development as of 10 June 2021; and
(b) are in general accordance with the outward appearance of the Development.

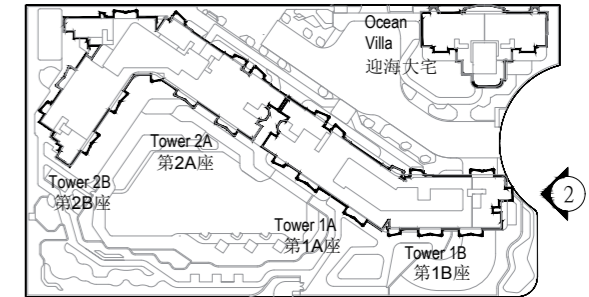
發展項目的認可人士已經證明該等立面：
(a) 以2021年6月10日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

ELEVATION PLAN 2
立面圖 2

Tower 1B
第1B座



ELEVATION PLAN 2
立面圖 2



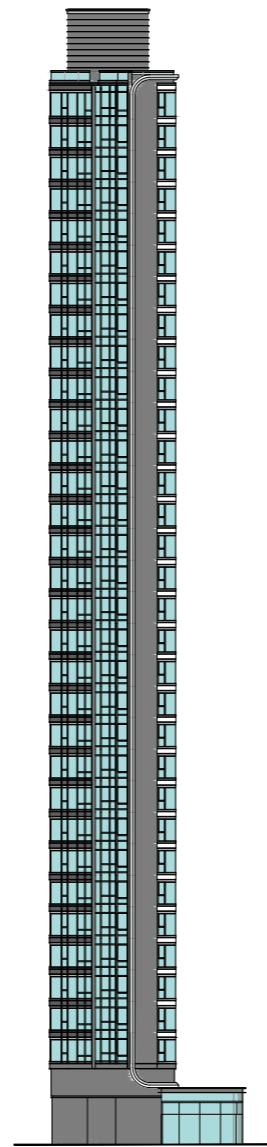
KEY PLAN
示意圖

It has been certified by the Authorized Person for the Development that the above elevations:
(a) are prepared on the basis of the approved building plans for the Development as of 10 June 2021; and
(b) are in general accordance with the outward appearance of the Development.

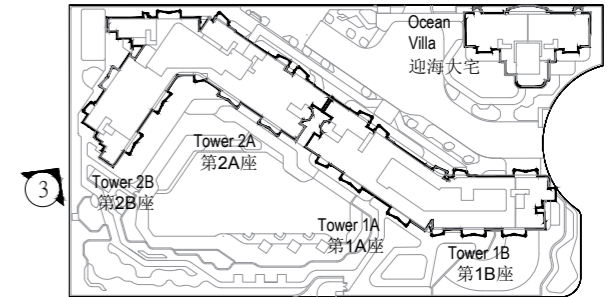
發展項目的認可人士已經證明該等立面：
(a) 以2021年6月10日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

ELEVATION PLAN 3
立面圖 3

Tower 2B
第2B座



ELEVATION PLAN 3
立面圖 3



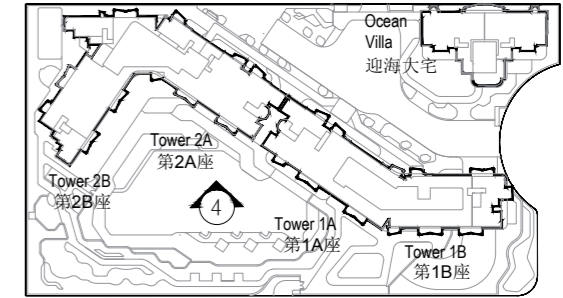
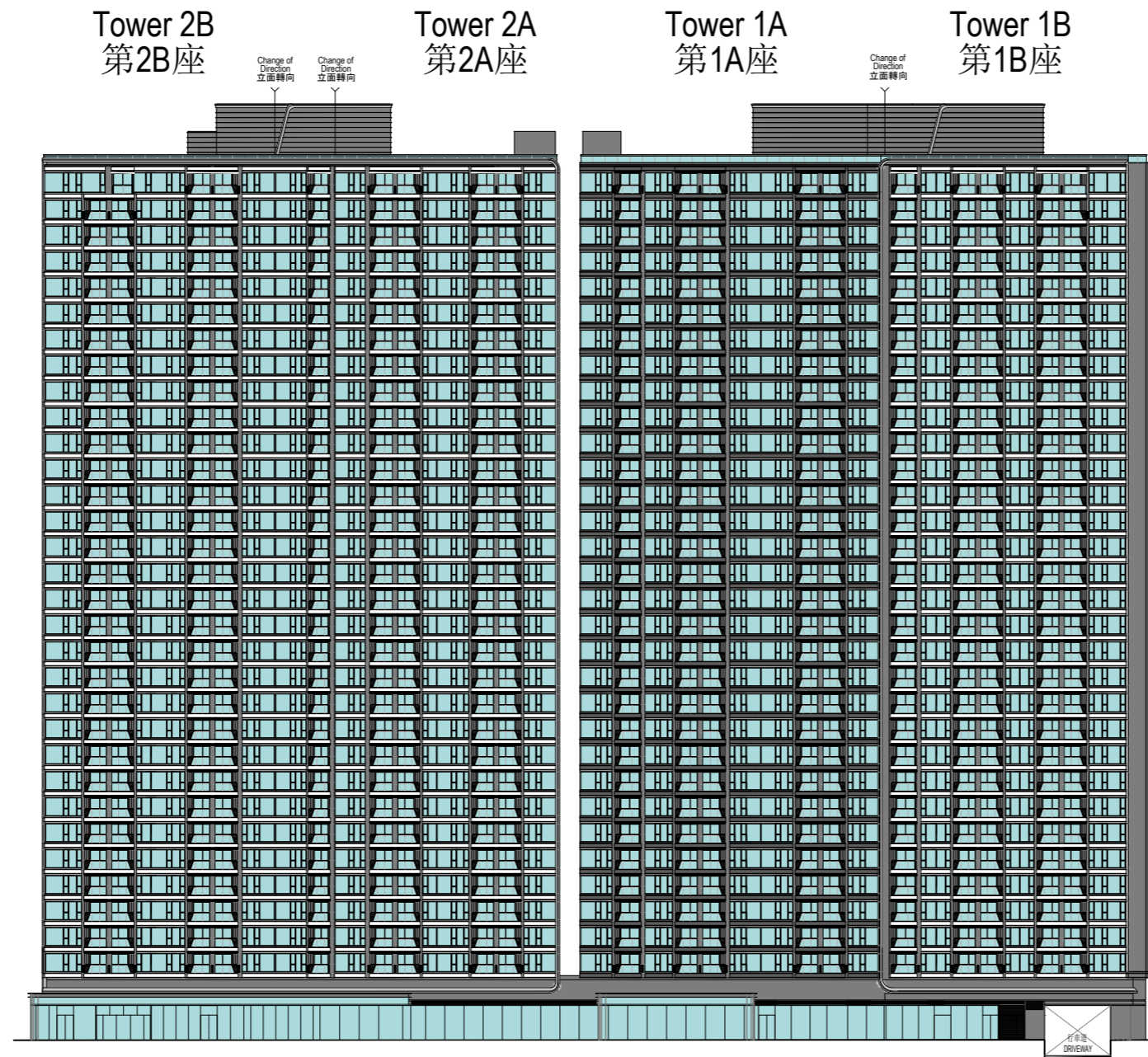
KEY PLAN
示意圖

It has been certified by the Authorized Person for the Development that the above elevations:
(a) are prepared on the basis of the approved building plans for the Development as of 10 June 2021; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明該等立面：
(a) 以2021年6月10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

ELEVATION PLAN 4 立面圖 4



KEY PLAN
示意圖

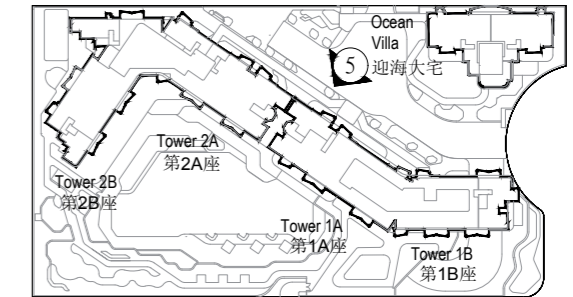
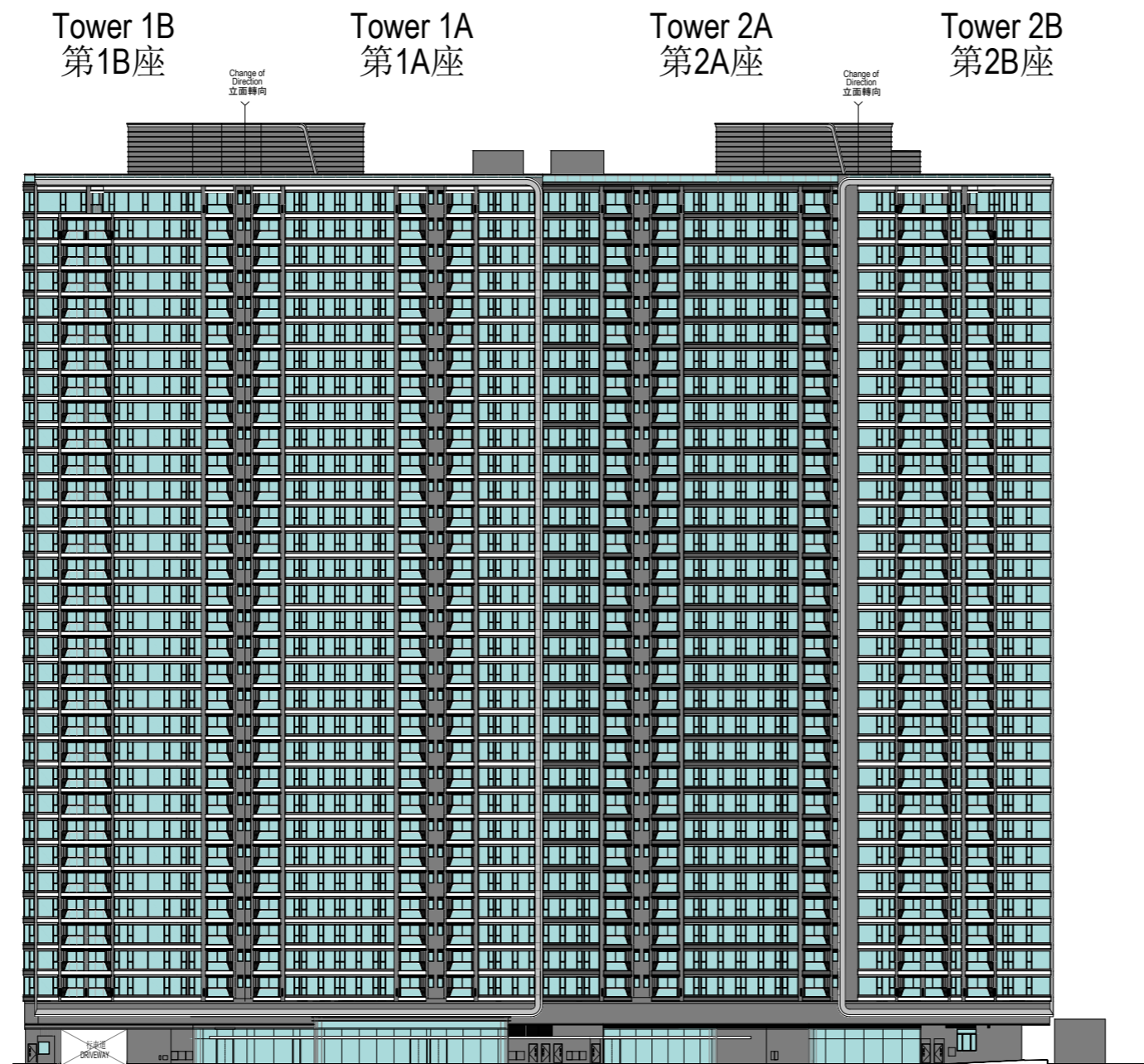
ELEVATION PLAN 4
立面圖 4

It has been certified by the Authorized Person for the Development that the above elevations:
(a) are prepared on the basis of the approved building plans for the Development as of 10 June 2021; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明該等立面：
(a) 以2021年6月10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

ELEVATION PLAN 5 立面圖 5



KEY PLAN
示意圖

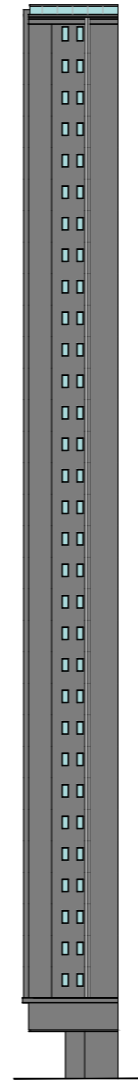
ELEVATION PLAN 5
立面圖 5

It has been certified by the Authorized Person for the Development that the above elevations:
(a) are prepared on the basis of the approved building plans for the Development as of 10 June 2021; and
(b) are in general accordance with the outward appearance of the Development.

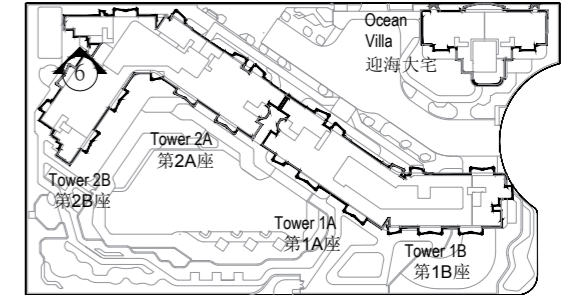
發展項目的認可人士已經證明該等立面：
(a) 以2021年6月10日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

ELEVATION PLAN 6
立面圖 6

Tower 2B
第2B座



ELEVATION PLAN 6
立面圖 6



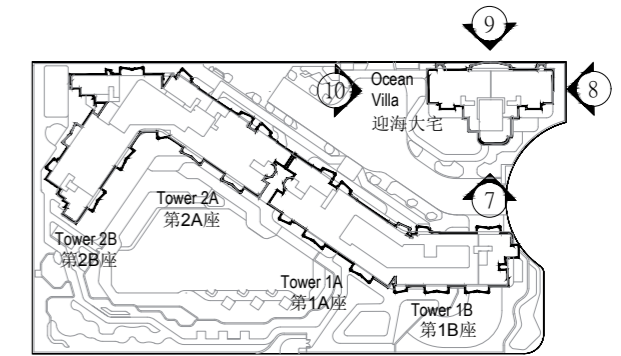
KEY PLAN
示意圖

It has been certified by the Authorized Person for the Development that the above elevations:
(a) are prepared on the basis of the approved building plans for the Development as of 10 June 2021; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明該等立面：
(a) 以2021年6月10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

ELEVATION PLAN 7, 8, 9 & 10 立面圖 7, 8, 9 及 10

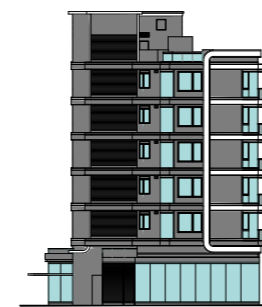


KEY PLAN
示意圖

OCEAN VILLA 迎海大宅



ELEVATION PLAN 7
立面圖 7



ELEVATION PLAN 8
立面圖 8



ELEVATION PLAN 9
立面圖 9



ELEVATION PLAN 10
立面圖 10

It has been certified by the Authorized Person for the Development that the above elevations:
(a) are prepared on the basis of the approved building plans for the Development as of 10 June 2021; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明該等立面：
(a) 以2021年6月10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。

21 | INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

發展項目中的公用設施的資料

Category of Common Facilities 公用設施的類別	Covered Area 有蓋面積 sq. m. 平方米 (sq. ft. 平方呎)	Uncovered Area 無蓋面積 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)	2,010.984 (21,646)	1,745.347 (18,787)
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)	Not Applicable 不適用	1,126.592 (12,127)
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)	151.443 (1,630)	3,376.544 (36,345)

Note 附註:

The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres. 上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

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22 | INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

閱覽圖則及公契

- The address of the website on which copy of the Outline Zoning Plans relating to the Development is available is: www.ozp.tpb.gov.hk.
 - A copy of the latest draft of the deed of mutual covenant in respect of the Development as at the date on which the specified residential properties are offered to be sold is available for inspection free of charge at the place at which the specified residential properties are offered to be sold.
- 備有關於本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 www.ozp.tpb.gov.hk。
 - 發展項目的公契於該住宅物業提供出售日期的最新擬稿的文本將存放在該住宅物業的售樓處，以供免費閱覽。

23 | FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the Development, lifts or appliances of the comparable quality will be installed.
賣方承諾如發展項目中沒有安裝分別於下表第4(a)及第6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

1. Exterior Finishes		
Item	Description	
(a)	External Wall	Towers 1A, 1B, 2A and 2B External Wall is finished with ceramic tiles, aluminium cladding, aluminium grille, curtain wall and natural stone cladding. Ocean Villa External Wall is finished with ceramic tiles, aluminium cladding, aluminium grille, curtain wall and natural stone cladding.
(b)	Window	Curtain wall aluminium frames in fluorocarbon coating fitted with Insulated-Glass-Unit (IGU) are provided for Living Rooms, Dining Rooms, Bedrooms and Master Bedrooms of Towers 1A, 1B, 2A and 2B. Curtain wall aluminium frames in fluorocarbon coating fitted with Insulated-Glass-Unit (IGU) are provided for Kitchens of Units B of Tower 1B, Units A and G of Tower 2B and Unit F on 36/F of Tower 2B. Curtain wall aluminium frames in fluorocarbon coating fitted with fritted Insulated-Glass-Unit (IGU) are provided for Bathroom 1 of Units H and G of Tower 2B, Master Bathroom and Bathroom 1 of Unit A on 36/F of Tower B, Master Bathroom and Bathroom 2 of Unit F on 36/F of Tower 2B. Aluminium window frame in fluorocarbon coating and tinted glass are provided for Kitchens of Units A, G and H of Tower 1A, Units H and Unit A at 36/F of Tower 1B, Units A, B and H of Tower 2A. Aluminium window frame in fluorocarbon coating and obscure glass are provided for Bathroom 1 of Units C of Tower 1B and Master Bathroom and Bathroom 1 of Units A of Tower 2B. Curtain wall aluminium frames in fluorocarbon coating fitted with Insulated-Glass-Unit (IGU) are provided for Living Rooms, Dining Rooms, Bedrooms and Master Bedrooms in Ocean Villa. Aluminium window frame in fluorocarbon coating and tinted glass are provided for Kitchens in Ocean Villa. Aluminium window frame in fluorocarbon coating and obscure glass are provided for Master Bathrooms of Units A and B and Lavatory of Units A and B on 6/F in Ocean Villa.
(c)	Bay Window	Not Applicable.
(d)	Planter	Not Applicable.
(e)	Verandah or Balcony	Balcony is fitted with clear tempered glass balustrade with aluminium top rail. Wall is finished with aluminium cladding and ceramic tiles of the following units: (Units B, C, D and E of Tower 1A, Units A, B, C, D, E and F of Tower 1B, Units C, D, E, F and G of Tower 2A, Units B, C, D, E, F, G, J and K and Unit A on 36/F of Tower 2B, Units A and B of Ocean Villa) Floor is finished with artificial timber decks. Ceiling is fitted with aluminium panel in fluorocarbon coating. All balconies are covered. No verandah.
(f)	Drying Facilities for Clothing	Not Applicable.

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B, 2A and 2B and 4/F is omitted in Ocean Villa.

1. 外部裝修		
細項	描述	
(a)	外牆	第1A、1B、2A及2B座 外牆鋪砌釉面瓷磚、鋁質掛板、鋁質護柵、玻璃幕牆及天然石材掛板。 迎海大宅 外牆鋪砌釉面瓷磚、鋁質掛板、鋁質護柵、玻璃幕牆及天然石材掛板。
(b)	窗	第1A、1B、2A及2B座的客廳、飯廳、睡房及主人睡房採用氟碳噴塗層玻璃幕牆鋁框配雙層中空玻璃。 第1B座B單位、第2B座A、G單位及第2B座36樓F單位的廚房採用氟碳噴塗層玻璃幕牆鋁框配雙層中空玻璃。 第2B座H及G單位的浴室1、36樓A單位的主人浴室及浴室1、36樓F單位的主人浴室及浴室2採用氟碳噴塗層玻璃幕牆鋁框配雙層中空磨沙玻璃。 第1A座的A、G及H單位、第1B座的H單位及36樓A單位、第2A座的A、B及H單位的廚房採用氟碳噴塗層之鋁質窗框配有玻璃。 第1B座的C單位的浴室1及第2B座的A單位的主人浴室及浴室1採用氟碳噴塗層之鋁質窗框配磨沙玻璃。 迎海大宅的客廳、飯廳、睡房及主人睡房採用氟碳噴塗層玻璃幕牆鋁框配雙層中空玻璃。 迎海大宅的廚房採用氟碳噴塗層之鋁質窗框配有玻璃。 迎海大宅的A及B單位的主人浴室及6樓A及B單位的洗手間採用氟碳噴塗層之鋁質窗框配磨沙玻璃。
(c)	窗台	不適用。
(d)	花槽	不適用。
(e)	陽台或露台	露台裝設強化清玻璃欄杆及鋁質頂欄。 以下單位牆身配有鋁質掛板及鋪砌瓷磚： (第1A座B、C、D及E單位、第1B座A、B、C、D、E及F單位、第2A座C、D、E、F及G單位、第2B座B、C、D、E、F、G、J、K單位及36樓A單位、迎海大宅的A及B單位) 地台鋪砌人造木地台。 天花板裝設配有氟碳噴塗層之鋁板。 露台均是有蓋的。 沒有陽台。
(f)	乾衣設施	不適用。

* 第1A、1B、2A及2B座不設四樓、十三樓、十四樓、二十四樓及三十四樓，迎海大宅不設四樓。

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裝置、裝修物料及設備

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the Development, lifts or appliances of the comparable quality will be installed.
賣方承諾如發展項目中沒有安裝分別於下表第4(a)及第6項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。

2. Interior Finishes	
Item	Description
(a) Lobby	<p>Residential Entrance Lobbies of Towers 1A, 1B, 2A and 2B Wall is finished with natural stone, timber veneer, glass panel and stainless steel where exposed. Floor is finished with natural stone. Ceiling is fitted with false ceiling finished with emulsion paint, timber veneer and stainless steel.</p> <p>Residential Floor Lift Lobbies of Towers of Towers 1A, 1B, 2A and 2B Wall is finished with porcelain tile, plastic laminate panel and stainless steel where exposed. Floor is finished with porcelain tile. Ceiling is fitted with false ceiling finished with emulsion paint, timber veneer and stainless steel.</p> <p>Residential Entrance Lobby of Ocean Villa Wall is finished with natural stone, timber veneer, vinyl, glass panel and stainless steel where exposed. Floor is finished with natural stone. Ceiling is fitted with false ceiling finished with emulsion paint, timber veneer and stainless steel.</p> <p>Residential Floor Lift Lobbies of Ocean Villa Wall is finished with natural stone, timber veneer, resin, glass panel and stainless steel where exposed. Floor is finished with natural stone. Ceiling is fitted with false ceiling finished with emulsion paint, timber veneer and stainless steel.</p>
(b) Internal Wall and Ceiling	<p>(i) (a) Internal wall of all Living Rooms, Dining Rooms, Bedrooms and Master Bedrooms (except those units mentioned in (i)(b) below) are finished with emulsion paint where exposed. (b) For the following units: (Units B, C, D, E and F of Tower 1A, Units A on 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F of Tower 1B, Units C, D, E, F, and G of Tower 1B, Units C, D, E, F, and G of Tower 2A, Units B, C, D, E, H, J and K of Tower 2B, Units F on 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F of Tower 2B) Internal wall of Living Rooms and Dining Rooms are finished with emulsion paint and timber veneer where exposed. Bedrooms and Master Bedrooms are finished with emulsion paint where exposed.</p> <p>(ii) (a) Internal ceiling of all Living Rooms, Dining Rooms, Bedrooms and Master Bedrooms (except those units mentioned in (ii)(b) below) are finished with false ceiling and emulsion paint where exposed. (b) For the following units: (Units B, C, D, E and F of Tower 1A, Units A on 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F of Tower 1B, Units C of Tower 1B, Units C, D, F and G of Tower 2A, Units C, D, E, H, J and K of Tower 2B) Internal ceiling of Living Rooms, Bedrooms and Master Bedrooms are finished with false ceiling and emulsion paint where exposed. Dining Rooms is finished with false ceiling and emulsion paint and timber veneer where exposed.</p>

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B, 2A and 2B and 4/F is omitted in Ocean Villa.

2. 室內裝修物料	
細項	描述
(a) 大堂	<p>第1A、1B、2A及2B座的住宅入口大堂 牆身外露部分鋪砌天然石材、木皮飾面、玻璃面板及不銹鋼飾面。 地台鋪砌天然石材。 天花板裝設假天花並髹上乳膠漆、木皮飾面及不銹鋼飾面。</p> <p>第1A、1B、2A及2B座的住宅樓層電梯大堂 牆身外露部份鋪砌瓷磚、膠板及不銹鋼飾面。 地台鋪砌瓷磚。 天花板裝設假天花並髹上乳膠漆、木皮飾面及不銹鋼飾面。</p> <p>迎海大宅的住宅入口大堂 牆身外露部份鋪砌天然石材、木皮飾面、仿皮飾面、玻璃面板及不銹鋼飾面。 地台鋪砌天然石材。 天花板裝設假天花並髹上乳膠漆、木皮飾面及不銹鋼飾面。</p> <p>迎海大宅的住宅樓層電梯大堂 牆身外露部份鋪砌天然石材、木皮飾面、樹脂飾面、玻璃面板及不銹鋼飾面。 地台鋪砌天然石材。 天花板裝設假天花並髹上乳膠漆、木皮飾面及不銹鋼飾面。</p>
(b) 內牆及天花板	<p>(i) (a) 所有客廳、飯廳、睡房及主人睡房內牆外露部分髹上乳膠漆(除以下(i)(b)所提及的單位除外)； (b) 以下單位的客廳及飯廳內牆外露部分髹上乳膠漆及木皮飾面；睡房及主人睡房內牆外露部分髹上乳膠漆； (第1A座的B、C、D、E及F單位，第1B座的1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓A單位，第1B座的C、D、E、F、及G單位，第2A座的C、D、E、F及G單位，第2B座的B、C、D、E、H、J及K單位，第2B座的1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓F單位)</p> <p>(ii) (a) 所有客廳、飯廳、睡房及主人睡房(除以下(ii)(b)所提及的單位除外)天花板外露部分設有假天花及髹上乳膠漆。 (b) 以下單位的客廳、睡房及主人睡房天花板外露部分設有假天花及髹上乳膠漆；飯廳天花板外露部分設有假天花並髹上乳膠漆及木皮飾面。 (第1A座的B、C、D、E及F單位，第1B座的1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓A單位，第1B座的C單位，第2A座的C、D、F、G單位，第2B座的C、D、E、H、J及K單位)</p>

* 第1A、1B、2A及2B座不設四樓、十三樓、十四樓、二十四樓及三十四樓，迎海大宅不設四樓。

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裝置、裝修物料及設備

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the Development, lifts or appliances of the comparable quality will be installed.
賣方承諾如發展項目中沒有安裝分別於下表第4(a)及第6項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。

2. Interior Finishes	
Item	Description
(c) Internal Floor	<p>Towers 1A, 1B, 2A and 2B Living Rooms, Dining Rooms, Bedrooms and Master Bedrooms of all units (except Unit A on 36/F of Tower 1B, Units A and F on 36/F of Tower 2B) are finished with engineered timber flooring with timber skirting and natural stone floor border adjoining balcony and utility platform.</p> <p>Unit A on 36/F of Tower 1B, Units A and F on 36/F of Tower 2B Living Rooms and Dining Rooms are finished with natural stone and timber skirting. Bedrooms and Master Bedrooms are finished with engineered timber flooring with timber skirting and natural stone floor border adjoining balcony and utility platform.</p> <p>Ocean Villa Living Rooms and Dining Rooms are finished with natural stone and natural stone skirting. Bedrooms are finished with engineered timber flooring with timber skirting and natural stone floor border adjoining balcony and utility platform.</p>
(d) Bathroom	<p>Master Bathroom, Bathroom 1 and Bathroom 2 in Towers 1A, 1B, 2A and 2B Wall is finished with porcelain tile where exposed up to false ceiling. Floor is finished with porcelain tile where exposed. Ceiling is fitted with false ceiling and finished with emulsion paint and stainless steel trimming.</p> <p>Master Bathroom in Ocean Villa Wall is finished with natural stone where exposed up to false ceiling. Floor is finished with natural stone where exposed. Ceiling is fitted with false ceiling and finished with emulsion paint and stainless steel trimming.</p> <p>Bathroom 1, Bathroom 2 and Bathroom 3 in Ocean Villa Wall is finished with natural stone where exposed up to false ceiling. Floor is finished with natural stone where exposed. Ceiling is fitted with false ceiling and finished with emulsion paint and stainless steel trimming.</p> <p>Lavatory Wall is finished with ceramic tiles where exposed up to false ceiling. Floor is finished with porcelain tile where exposed. Ceiling is fitted with aluminum panel false ceiling where exposed.</p>
(e) Kitchen	<p>Kitchens (excluding Open Kitchens) in Towers 1A, 1B, 2A and 2B Wall is finished with porcelain tile where exposed up to false ceiling and glass panel where exposed up to hanging cabinet. Floor is finished with porcelain tile where exposed. Ceiling is fitted with false ceiling finished with emulsion paint and stainless steel trimming where exposed. Cooking bench is finished with quartz based engineering stone.</p> <p>Open Kitchens in Towers 1A, 1B, 2A and 2B Wall is finished with emulsion paint and plastic laminate where exposed up to false ceiling and glass panel where exposed up to hanging cabinet. Floor is finished with engineered timber flooring where exposed. Ceiling is fitted with false ceiling finished with emulsion paint where exposed. Cooking bench is finished with quartz based engineering stone.</p> <p>Kitchens in Ocean Villa Wall is finished with natural stone where exposed up to false ceiling and hanging cabinet. Floor is finished with natural stone where exposed. Ceiling is fitted with false ceiling finished with emulsion paint and stainless steel trimming where exposed. Cooking bench is finished with natural stone.</p>

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B, 2A and 2B and 4/F is omitted in Ocean Villa.

2. 室內裝修物料	
細項	描述
(c) 內部地板	<p>第1A、1B、2A及2B座 所有單位(除第1B座的36樓A單位、第2B座的36樓A及F單位外)的客廳、飯廳、睡房及主人睡房鋪砌實木複合地板連木腳線，天然石材只限連接露台及工作平台邊界位置。</p> <p>第1B座36樓A單位; 第2B座36樓A及F單位 客廳、飯廳鋪砌天然石材及木腳線。睡房及主人睡房鋪砌實木複合地板連木腳線，天然石材只限連接露台及工作平台邊界位置。</p> <p>迎海大宅 客廳及飯廳鋪砌天然石材及天然石腳線。睡房鋪砌實木複合地板連木腳線，天然石材只限連接露台及工作平台邊界位置。</p>
(d) 浴室	<p>第1A、1B、2A及2B座的主人浴室、浴室1和浴室2 牆身外露部分鋪砌瓷磚至假天花。 地台外露部分鋪砌瓷磚。 天花板裝設假天花，並髹上乳膠漆及配置不銹鋼飾線。</p> <p>迎海大宅的主人浴室 牆身外露部分鋪砌天然石材至假天花。 地台外露部分鋪砌天然石材。 天花板裝設假天花，並髹上乳膠漆及配置不銹鋼飾線。</p> <p>迎海大宅的浴室1、浴室2及浴室3 牆身外露部分鋪砌天然石材至假天花。 地台外露部分鋪砌天然石材。 天花板裝設假天花，並髹上乳膠漆及配置不銹鋼飾線。</p> <p>洗手間 牆身外露部分鋪砌瓷磚至假天花。 地台外露部分鋪砌瓷磚。 天花板裝設鋁板假天花於外露部分。</p>
(e) 廚房	<p>第1A、1B、2A及2B座的廚房(不包括開放式廚房) 牆身外露部分鋪砌瓷磚至假天花及玻璃面板至吊櫃。 地台外露部份鋪砌瓷磚。 天花板裝設假天花並髹上乳膠漆及配置不銹鋼飾線於外露位置。 灶台面採用石英石。</p> <p>第1A、1B、2A及2B座的開放式廚房 牆身外露部分髹上乳膠漆及膠板至假天花及鋪砌玻璃面板至吊櫃。 地台外露部份鋪砌實木複合地板。 天花板裝設假天花並髹上乳膠漆於外露位置。 灶台面採用石英石。</p> <p>迎海大宅的廚房 牆身外露部分鋪砌天然石材至假天花及吊櫃。 地台外露部份鋪砌天然石材。 天花板裝設假天花並髹上乳膠漆及配置不銹鋼飾線於外露位置。 灶台面選用天然石材。</p>

* 第1A、1B、2A及2B座不設四樓、十三樓、十四樓、二十四樓及三十四樓，迎海大宅不設四樓。

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裝置、裝修物料及設備

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3. Interior Fittings	
Item	Description
(a)	Doors
	Residential Unit Entrance Door Timber veneer and stainless steel finished solid core fire rated timber door fitted with door hinge, door closer, door viewer, door stopper, acoustic and smoke door seal and lockset.
	Master Bedroom, Bedroom 1, Bedroom 2 and Bedroom 3 Timber veneer finished hollow core timber door fitted with door hinge, door stopper, lockset and handle.
	Bathroom Door (swing door when provided) (Master Bathroom, Bathroom 1, Bathroom 2 and Bedroom 3) Timber veneer finished hollow core timber door fitted with robe hook, door hinge, door stopper, lockset and handle.
	Bathroom Door (sliding door when provided) (Master Bathroom, Bathroom 1, Bathroom 2 and Bathroom 3) Timber veneer finished hollow core timber sliding door with robe hook, hanging sliding door track set, lockset and conceal handle.
	Kitchen Door Timber veneer finished solid core fire rated timber door fitted with wooden frame fire rated glass panel fitted with door hinge, door closer, door stopper, handle, acoustic and smoke door seal.
	Store Room Door (swing door when provided) Timber veneer finished hollow core timber door fitted with door hinge, door stopper, lockset and handle.
	Store Room Door (sliding door when provided) Timber veneer finished hollow core timber door fitted with hanging sliding door track set, lockset and conceal handle.
	Lavatory Door Aluminium framed obscure glass folding door in powder coating fitted with lockset and handle.
	Balcony Door Aluminium framed sliding glass door in fluorocarbon coating fitted with lockset and handle.
	Utility Platform Door Aluminium framed glass swing door in fluorocarbon coating fitted with lockset and handle.
Staircase Door to Roof Aluminium framed glass swing door in fluorocarbon coating fitted with lockset and handle.	
Lift Lobby Door (Ocean Villa) Timber veneer, plastic laminate and stainless steel finished solid core fire rated timber door fitted with stainless steel frame fire rated glass panel, door hinge, door closer, door stopper, handle, acoustic and smoke door seal.	

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B, 2A and 2B and 4/F is omitted in Ocean Villa.

3. 室內裝置	
細項	描述
(a)	門
	住宅單位大門 實心防火木門配木皮及不銹鋼飾面，裝妥門鉸、氣鼓、防盜眼、門擋、隔音及防煙條及門鎖。
	主人睡房、睡房1、睡房2及睡房3 空心木門配木皮飾面，裝妥門鉸、門擋、門鎖及手柄。
	浴室掩門(如設有) (主人浴室、浴室1、浴室2及浴室3) 空心木門配木皮飾面，裝妥掛勾、門鉸、門擋、門鎖及手柄。
	浴室趟門(如設有) (主人浴室、浴室1、浴室2及浴室3) 空心木趟門配木皮飾面，裝妥掛勾、趟門吊路軌、門鎖及隱藏式手柄。
	廚房門 實心防火木門配木皮飾面，門身鑲有防火玻璃配木框，裝妥門鉸、氣鼓、門擋、手柄、隔音及防煙條。
	儲物房掩門(如設有) 空心木門配木皮飾面，裝妥門鉸、門擋、門鎖及手柄。
	儲物房趟門(如設有) 空心木門配木皮飾面，裝妥趟門吊路軌、門鎖及隱藏式手柄。
	洗手間門 粉末噴塗鋁質框磨沙玻璃摺門，裝妥門鎖及手柄。
	露台門 氟碳噴塗層鋁質框玻璃趟門，裝妥門鎖及手柄。
	工作平台門 氟碳噴塗層鋁質框玻璃掩門，裝妥門鎖及手柄。
往天台樓梯門 氟碳噴塗層鋁質框玻璃掩門，裝妥門鎖及手柄。	
升降機大堂門(迎海大宅) 實心防火木門配木皮飾面，膠板飾面及不銹鋼，門身鑲有防火玻璃配不銹鋼框、裝妥門鉸、氣鼓、門擋、手柄、隔音及防煙條。	

* 第1A、1B、2A及2B座不設四樓、十三樓、十四樓、二十四樓及三十四樓，迎海大宅不設四樓。

23 | FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the Development, lifts or appliances of the comparable quality will be installed.
賣方承諾如發展項目中沒有安裝分別於下表第4(a)及第6項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。

3. Interior Fittings	
Item	Description
(b) Bathroom	<p>Master Bathrooms of the following units: (Units A, G and H of Tower 1A, Units A, B, C and H of Tower 2A, Units A on 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F of Tower 2B) Fitted with wooden hanging cabinet with mirror, stainless steel, woven vinyl, fabric and LED light feature. Wooden lower cabinet with natural stone countertop, glass panel, plastic laminate with stainless steel and sanitary wares and fittings including enameled press steel bathtub (1500mmL X 700mmW X 450mmH), chrome plated bath mixer and chrome plated hand shower set and stainless steel shower curtain rod, vitreous china wash basin, vitreous china water closet, chrome plated basin mixer, chrome plated towel bar and chrome plated paper roll holder.</p> <p>Master Bathrooms of the following units: (Units D, E, F and G of Tower 1B, Units E of Tower 2A, Units B of Tower 2B, Units F on 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F of Tower 2B) Fitted with wooden hanging cabinet with mirror, stainless steel, woven vinyl, fabric and LED light feature. Wooden lower cabinet with natural stone countertop, glass panel, plastic laminate with stainless steel and sanitary wares and fittings including chrome plated hand shower set and tempered glass shower enclosure, vitreous china wash basin, vitreous china water closet, chrome plated basin mixer, chrome plated towel bar and chrome plated paper roll holder.</p> <p>Master Bathroom and Bathroom 1 of Unit A on 36/F of Tower 1B Master Bathroom of Unit A on 36/F of Tower 2B Master Bathroom, Bathroom 1 and Bathroom 2 of Unit F on 36/F of Tower 2B Fitted with wooden hanging cabinet with mirror, stainless steel, woven vinyl, fabric and LED light feature. Wooden lower cabinet with natural stone countertop, glass panel, plastic laminate with stainless steel and sanitary wares and fittings including enameled press steel bathtub (1495mmL X 700mmW X 460mmH), chrome plated bath mixer and chrome plated hand shower set, and stainless steel shower curtain rod, vitreous china wash basin, vitreous china water closet, chrome plated basin mixer, chrome plated towel bar and chrome plated paper roll holder.</p> <p>Bathroom 1 of the following units: (Units B, C, D, E & F of Tower 1A, Units A, B and C on 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F of Tower 1B, Units H of Tower 1B, Units D, F and G of Tower 2A, Units G on 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F of Tower 2B, Units C, D, E, J and K of Tower 2B) Fitted with wooden hanging cabinet with mirror, stainless steel, woven vinyl, fabric and LED light feature. Wooden lower cabinet with natural stone countertop, glass panel, plastic laminate with stainless steel and sanitary wares and fittings including enameled press steel bathtub (1500mmL X 700mmW X 450mmH), chrome plated bath mixer and chrome plated hand shower set and stainless steel shower curtain rod, vitreous china wash basin, vitreous china water closet, chrome plated basin mixer, chrome plated towel bar and chrome plated paper roll holder.</p> <p>Bathroom 1 of the following units: (Units A, G and H of Tower 1A, Units A, B and H of Tower 2A, Units A and H of Tower 2B) Bathroom 2 of Unit A on 36/F of Tower 1B Fitted with wooden hanging cabinet with mirror, stainless steel, woven vinyl, fabric and LED light feature. Wooden lower cabinet with natural stone countertop, glass panel, plastic laminate with stainless steel and sanitary wares and fittings including chrome plated hand shower set and tempered glass shower enclosure, vitreous china wash basin, vitreous china water closet, chrome plated basin mixer, chrome plated towel bar and chrome plated paper roll holder.</p>

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B, 2A and 2B and 4/F is omitted in Ocean Villa.

3. 室內裝置	
細項	描述
(b) 浴室	<p>主人浴室 包括以下單位： (第1A座A、G及H單位、第2A座A、B、C及H單位、第2B座1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓A單位) 裝設鏡飾面木吊櫃裝設鏡飾面、不銹鋼飾面、仿皮飾面、捫布飾面及發光二極管裝飾。木製地櫃配天然石檯面、玻璃面板、膠板飾面、不銹鋼飾面及潔具，包括鋼瓷板浴缸(1500毫米長X 700毫米闊X 450毫米高)、鍍鉻浴缸水龍頭、鍍鉻手握式淋浴花灑套裝及不銹鋼浴簾杆、搪瓷洗手盆、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻毛巾架及鍍鉻廁紙架。</p> <p>主人浴室 包括以下單位： (第1B座D、E、F及G單位、第2A座E單位、第2B座B單位、第2B座1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓F單位) 裝設鏡飾面木吊櫃裝設鏡飾面、不銹鋼飾面、仿皮飾面、捫布飾面及發光二極管裝飾。木製地櫃配天然石檯面、玻璃面板、膠板飾面、不銹鋼飾面及潔具，包括強化玻璃浴屏間配鍍鉻手握式淋浴花灑套裝、搪瓷洗手盆、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻毛巾架及鍍鉻廁紙架。</p> <p>主人浴室及浴室1(第1B座36樓A單位) 主人浴室(第2B座36樓A單位) 主人浴室、浴室1及浴室2(第2B座36樓F單位) 裝設鏡飾面木吊櫃裝設鏡飾面、不銹鋼飾面、仿皮飾面、捫布飾面及發光二極管裝飾。木製地櫃配天然石檯面、玻璃面板、膠板飾面、不銹鋼飾面及潔具，包括鋼瓷板浴缸(1495毫米長X 700毫米闊X 460毫米高)、鍍鉻浴缸水龍頭、鍍鉻手握式淋浴花灑套裝及不銹鋼浴簾杆、搪瓷洗手盆、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻毛巾架及鍍鉻廁紙架。</p> <p>浴室1 包括以下單位： (第1A座B、C、D、E及F單位、第1B座1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓A、B及C單位、第1B座H單位、第2A座D、F及G單位、第2B座1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓G單位、第2B座C、D、E、J及K單位) 裝設鏡飾面木吊櫃裝設鏡飾面、不銹鋼飾面、仿皮飾面、捫布飾面及發光二極管裝飾。木製地櫃配天然石檯面、玻璃面板、膠板飾面、不銹鋼飾面及潔具，包括鋼瓷板浴缸(1500毫米長X 700毫米闊X 450毫米高)、鍍鉻浴缸水龍頭、鍍鉻手握式淋浴花灑套裝及不銹鋼浴簾杆、搪瓷洗手盆、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻毛巾架及鍍鉻廁紙架。</p> <p>浴室1 包括以下單位： (第1A座A、G及H單位、第2A座A、B及H單位、第2B座A及H單位) 浴室2 (第1B座36樓A單位) 裝設鏡飾面木吊櫃裝設鏡飾面、不銹鋼飾面、仿皮飾面、捫布飾面及發光二極管裝飾。木製地櫃配天然石檯面、玻璃面板、膠板飾面、不銹鋼飾面及潔具，包括強化玻璃浴屏間配鍍鉻手握式淋浴花灑套裝、搪瓷洗手盆、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻毛巾架及鍍鉻廁紙架。</p>

* 第1A、1B、2A及2B座不設四樓、十三樓、十四樓、二十四樓及三十四樓，迎海大宅不設四樓。

23 | FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the Development, lifts or appliances of the comparable quality will be installed.
賣方承諾如發展項目中沒有安裝分別於下表第4(a)及第6項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。

3. Interior Fittings	
Item	Description
(b) Bathroom	<p>Master Bathroom in Ocean Villa Fitted with wooden hanging cabinet with mirror, glass panel, stainless steel, woven vinyl, fabric, LED light feature and hanging cabinet decorative lighting. Wooden lower cabinet with natural stone countertop, glass panel, plastic laminate with stainless steel and sanitary wares including enameled press steel bathtub (1495mmL X 700mmW X 460mmH), over counter natural stone washbasin, vitreous china water closet, chrome plated basin mixer with crystal finished handle, electrical radiator and towel warmer, chrome plated bath mixer, tempered glass shower enclosure, chrome plated rain shower, chrome plated hand shower set, chrome plated towel bar and chrome plated paper roll holder.</p> <p>Bathroom 1 and Bathroom 2 in Ocean Villa Fitted with wooden hanging cabinet with mirror, stainless steel, woven vinyl, fabric and LED light feature. Wooden lower cabinet with natural stone countertop, glass panel, plastic laminate with stainless steel and sanitary wares including enameled press steel bathtub (1495mmL X 700mmW X 460mmH), vitreous china washbasin, vitreous china water closet, chrome plated basin mixer, chrome plated bath mixer with chrome plated hand shower set, chrome plated towel bar, chrome plated paper roll holder and stainless steel shower curtain rod.</p> <p>Bathroom 3 in Ocean Villa Fitted with wooden hanging cabinet with mirror, stainless steel woven vinyl, fabric and LED light feature. Wooden lower cabinet with natural stone countertop, glass panel, plastic laminate with stainless steel and sanitary wares including vitreous china washbasin, vitreous china water closet, chrome plated basin mixer, tempered glass shower enclosure, chrome plated hand shower with chrome plated rain shower set, chrome plated towel bar and chrome plated paper roll holder.</p> <p>Lavatory Fitted with mirror, vitreous china water closet, vitreous china wash basin, chrome plated basin mixer with chrome plated hand shower set and chrome plated paper roll holder.</p> <p>See "Water Supply" below for type and material of water supply system.</p>
(c) Kitchen	<p>Kitchens/ Open Kitchens in Towers 1A, 1B, 2A and 2B (except Unit A on 36/F of Tower 1B, Unit A on 36/F of Tower 2B and Unit F on 36/F of Tower 2B) Fitted with wooden hanging and low cabinets with plastic laminate door panel, quartz based engineering stone countertop, chrome plated sink mixer and stainless steel sink. Corian stone sink cover is provided for the Open Kitchen. Sprinkler head and smoke detector are provided for the Open Kitchen.</p> <p>Kitchens of Unit A on 36/F of Tower 1B, Unit A on 36/F of Tower 2B and Unit F on 36/F in Tower 2B Fitted with wooden particle panel hanging cabinets with plastic laminate door panel and aluminium framed glass door panel and wooden particle panel low cabinets with plastic laminate door panel, natural stone countertop, chrome plated sink mixer and stainless steel sink.</p> <p>Kitchens in Ocean Villa Fitted with wooden particle panel hanging cabinets with plastic laminate door panel and aluminium framed glass door panel and wooden particle panel low cabinets with plastic laminate door panel, natural stone countertop, chrome plated sink mixer and stainless steel sink.</p> <p>See "Water Supply" below for type and material of water supply system.</p>

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B, 2A and 2B and 4/F is omitted in Ocean Villa.

3. 室內裝置	
細項	描述
(b) 浴室	<p>迎海大宅之主人浴室 裝設鏡飾面木吊櫃裝設鏡飾面、玻璃面板、不銹鋼飾面、仿皮飾面、捫布飾面、發光二極管裝飾及吊櫃裝飾燈。木製地櫃配天然石檯面、玻璃面板、膠板飾面、不銹鋼飾面及潔具，包括鋼瓷板浴缸(1495毫米長X 700毫米闊X 460毫米高)、坐檯天然石洗手盆、搪瓷坐廁、鍍鉻洗手盆水龍頭配水晶飾面手柄、加熱毛巾暖風機、鍍鉻浴缸水龍頭、強化玻璃浴屏間、鍍鉻雨淋花灑、鍍鉻手握式淋浴花灑套裝、鍍鉻毛巾架及鍍鉻廁紙架。</p> <p>迎海大宅之浴室 1及浴室 2 裝設鏡飾面木吊櫃裝設鏡飾面、不銹鋼飾面、仿皮飾面、捫布飾面及發光二極管裝飾。木製地櫃配天然石檯面、玻璃面板、膠板飾面、不銹鋼飾面及潔具，包括鋼瓷板浴缸(1495毫米長X 700毫米闊X 460毫米高)、搪瓷洗手盆、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻手握式淋浴花灑套裝、鍍鉻毛巾架、鍍鉻廁紙架及不銹鋼浴簾杆。</p> <p>迎海大宅之浴室 3 裝設鏡飾面木吊櫃裝設鏡飾面、不銹鋼飾面、仿皮飾面、捫布飾面及發光二極管裝飾。木製地櫃配天然石檯面、玻璃裝飾、膠板飾面、不銹鋼飾面及潔具，包括搪瓷洗手盆、搪瓷坐廁、鍍鉻洗手盆水龍頭、強化玻璃浴屏淋浴室間、鍍鉻手握式淋浴花灑配鍍鉻雨淋花灑套裝、鍍鉻毛巾架及鍍鉻廁紙架。</p> <p>洗手間 裝設鏡、搪瓷坐廁、搪瓷洗手盆、鍍鉻洗手盆水龍頭配鍍鉻手握式花灑套裝及鍍鉻廁紙架。</p> <p>供水系統的類型及用料見下文「供水」一欄。</p>
(c) 廚房	<p>第1A、1B、2A及2B座的廚房/開放式廚房 (除第1B座36樓A單位、第2B座36樓A單位及第2B座36樓F單位) 裝設木製吊櫃及地櫃配以膠板門板、石英石檯面、鍍鉻洗滌盆水龍頭及不銹鋼洗滌盆。 所有開放式廚房均提供人造無縫仿石洗滌盆蓋。 所有開放式廚房均提供消防花灑頭及煙霧探測器。</p> <p>第1B座36樓A單位、第2B座36樓A單位及第2B座36樓F單位的廚房 裝設木纖維板製吊櫃配置膠板門板及鋁框玻璃門板及木纖維板製地櫃配以膠板門板、天然石材檯面、鍍鉻洗滌盆水龍頭及不銹鋼洗滌盆。</p> <p>迎海大宅的廚房 裝設木纖維板製吊櫃配置膠板門板及鋁框玻璃門板及木纖維板製地櫃配以膠板門板、天然石材檯面、鍍鉻洗滌盆水龍頭及不銹鋼洗滌盆。</p> <p>供水系統的類型及用料見下文「供水」一欄。</p>

* 第1A、1B、2A及2B座不設四樓、十三樓、十四樓、二十四樓及三十四樓，迎海大宅不設四樓。

23 | FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the Development, lifts or appliances of the comparable quality will be installed.
賣方承諾如發展項目中沒有安裝分別於下表第4(a)及第6項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。

3. Interior Fittings		
Item	Description	
(d) Bedroom	Bedrooms of the following units: (Units D, E, F and G of Tower 1B, Units E of Tower 2A, Units B, F and H on 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F of Tower 2B) Fitted with wooden wardrobe with stainless steel framed glass panel.	
(e) Telephone	For the number and location of telephone points, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units".	
(f) Aerials	For the number and location of TV outlets, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units".	
(g) Electrical Installations	Miniature Circuit Breaker board completed with protective devices is provided for each unit. Conduits are partly concealed and partly exposed. Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits are covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls or designated pipe ducts or other materials and are not readily visible. For the number and location of socket outlets, fuse connection unit, air-conditioner points and switch for exhaust fan, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units".	
(h) Gas Supply	Town gas connection point is provided. Separate gas meter and town gas pipes are provided, town gas supply pipes are connected to gas water heater for all residential units. Gas water heater(s) is/are installed in kitchen or balcony or air-conditioning plant room. Town gas supply pipes are connected to gas cooker hob in Kitchen (except units with Open Kitchen). For the location of gas point for water heater connection, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units".	
(i) Washing Machine Connection Point	Water supply connection point of a pipe of 22mm in diameter and drain point of a pipe of 40mm in diameter are provided for washing machine connection points in Kitchen or Open Kitchen. For the location of the connection points, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units".	
(j) Water Supply	Copper pipes for cold and hot water system. UPVC pipes for flushing water supply system. Water pipes are partly concealed and partly exposed. Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes are covered or hidden by false ceilings, bulkheads, cabinets, cladding, non-concrete partition walls, designated pipe ducts or other materials and are not readily visible. Hot water is available. Hot water supply to Kitchen, Open Kitchen, Bathroom(s) and Lavatory is provided by gas water heater.	

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B, 2A and 2B and 4/F is omitted in Ocean Villa.

3. 室內裝置		
細項	描述	
(d) 睡房	以下單位的睡房 (第1B座D、E、F及G單位, 第2A座E單位, 第2B座1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓B、F及H單位) 裝設木製衣櫃配以不銹鋼框玻璃面板。	
(e) 電話	電話插座之數目及位置, 請參考「住宅單位機電裝置數量說明表」。	
(f) 天線	電視插座之數目及位置, 請參考「住宅單位機電裝置數量說明表」。	
(g) 電力裝置	每戶均裝有包括漏電保護器的總電掣箱。 導管部份隱藏及部份外露。除部份隱藏於混凝土內之導管外, 其他部份的導管均為外露。外露的導管可能被假天花、裝飾橫樑、貯存櫃、掛板、非混凝土間牆、指定之槽位或其他物料遮蓋或暗藏。 電插座、接線電掣及空調機接駁點、抽氣扇開關掣的數目及位置, 請參考「住宅單位機電裝置數量說明表」。	
(h) 氣體供應	設有煤氣接駁點。所有住宅單位均有獨立煤氣錶及裝置煤氣管道, 煤氣管道接駁至煤氣熱水爐。煤氣熱水爐設於廚房或露台或空調機房。 煤氣管道接駁廚房提供煤氣煮食爐 (開放式廚房單位除外)。 煤氣熱水爐接駁點之位置, 請參考「住宅單位機電裝置數量說明表」。	
(i) 洗衣機接駁點	廚房或開放式廚房之洗衣機來水接駁點(其設計為直徑22毫米)及去水接駁點(其設計為直徑40毫米)。 接駁點之位置, 請參考「住宅單位機電裝置數量說明表」。	
(j) 供水	冷熱水供水系統採用銅喉管。 沖水供水系統採用膠喉管。 水管部份隱藏及部份外露。除部份隱藏於混凝土內之水管外, 其他部份的水管均為外露。外露的水管可能被假天花、裝飾橫樑、貯存櫃、掛板、非混凝土間牆、指定之槽位或其他物料遮蓋或暗藏。 備有熱水供應。煤氣熱水爐供應熱水到廚房、開放式廚房、浴室及洗手間。	

* 第1A、1B、2A及2B座不設四樓、十三樓、十四樓、二十四樓及三十四樓, 迎海大宅不設四樓。

23 | FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the Development, lifts or appliances of the comparable quality will be installed.
賣方承諾如發展項目中沒有安裝分別於下表第4(a)及第6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

4. Miscellaneous	
Item	Description
(a) Lifts	Six “Kone” passenger lifts (Model no. MiniSpace NMX18) are provided in Tower 1, serving Basement, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F-36/F. Six “Kone” passenger lifts (Model no. MiniSpace NMX18) are provided in Tower 2, serving Basement, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F-36/F. Two “Kone” passenger lifts (Model no. MiniSpace NMX18) are provided in Ocean Villa, serving Basement, G/F, 1/F-3/F, 5/F-6/F. One “Kone” passenger lifts (Model no. MonoSpace NMX11) is provided for clubhouse in Tower 1, serving Basement to G/F.
(b) Letter box	Metal letter box is provided for each unit.
(c) Refuse collection	Refuse storage and material recovery room is provided on each residential floor. Domestic refuse will be collected and removed by cleaners.
(d) Water meter, electricity meter and gas meter	Water meter Located at common Water Meter Cabinet on every residential floor of Towers.
	Electricity meter Located at Electrical Meter Room / Electric Meter Cabinet on every residential floors of Towers.
	Gas meter Inside the false ceiling at balcony of the following residential units: Units B, C, D, E and F on 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F and 36/F of Tower 1A; Units A, B and C on 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F of Tower 1B; Units D, E, F, G and H on 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F and 36/F of Tower 1B; Units C, D, E, F and G on 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F and 36/F of Tower 2A; Units B, F, G and H on 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F of Tower 2B. Units C, D, E, J and K on 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F and 36/F of Tower 2B;
	Inside the Kitchens of the following residential units: Units A, G and H on 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F and 36/F of Tower 1A; Units A, B and H on 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F and 36/F of Tower 2A; Units A on 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F and 36/F of Tower 2B; Units A and B on 1/F-3/F, 5/F and 6/F of Ocean Villa.
	On the roofs of the following residential units: Unit A on 36/F of Tower 1B; Unit F on 36/F of Tower 2B.

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B, 2A and 2B and 4/F is omitted in Ocean Villa.

4. 雜項	
細項	描述
(a) 升降機	六部「通力」住客升降機(型號 MiniSpace NMX18)設於第1座，來往地庫、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至36樓。 六部「通力」住客升降機(型號 MiniSpace NMX18)設於第2座，來往地庫、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至36樓。 兩部「通力」住客升降機(型號 MiniSpace NMX18)設於迎海大宅，來往地庫、地下、1樓至3樓、5樓至6樓。 一部「通力」住客升降機(型號 MonoSpace NMX11)設於第1座之會所來往地庫至地下。
(b) 信箱	每單位配有金屬信箱。
(c) 垃圾收集	每層住宅樓層均設有垃圾及物料回收室。家居垃圾將由清潔工人收集及運走。
(d) 水錶、電錶及氣體錶	水錶 設於大樓每層住宅樓層之公用水錶房內。
	電錶 設於大樓每層住宅樓層之電錶房或電錶櫃內。
	氣體錶 以下之住宅單位的煤氣錶設於露台的假天花內： 第1A座1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓及36樓的B、C、D、E及F單位； 第1B座1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓的A、B及C單位； 第1B座1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓及36樓的D、E、F、G及H單位； 第2A座1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓及36樓的C、D、E、F及G單位； 第2B座1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓的B、F、G及H單位； 第2B座1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓及36樓的C、D、E、J及K單位；
	以下之住宅單位的煤氣錶設於廚房內： 第1A座1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓及36樓的A、G及H單位； 第2A座1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓及36樓的A、B及H單位； 第2B座1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓及36樓的A單位； 迎海大宅1樓至3樓、5樓及6樓的A及B單位。
	以下之住宅單位的煤氣錶設於天台內： 第1B座36樓的A單位； 第2B座36樓的F單位。

* 第1A、1B、2A及2B座不設四樓、十三樓、十四樓、二十四樓及三十四樓，迎海大宅不設四樓。

23 | FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the Development, lifts or appliances of the comparable quality will be installed.
賣方承諾如發展項目中沒有安裝分別於下表第4(a)及第6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

5. Security facilities

C.C.T.V. cameras are provided for main entrance gates, podium, residential entrance lobbies, all lifts, carpark, clubhouse and landscape area.

Access security system is provided outside of main entrance at G/F, and at residential entrance lobbies, lifts and clubhouse.

Vehicular control system is installed at the Development.

6. Appliances

For brand names and model number of appliances, please refer to “Appliances Schedule”.

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B, 2A and 2B and 4/F is omitted in Ocean Villa.

5. 保安設施

主入口閘、平台、住宅入口大堂、所有升降機、停車場、會所、園林地方均裝有閉路電視。

地下主入口外、住宅入口大堂、升降機及會所均設有進出保安系統。

發展項目設有車輛管制系統。

6. 設備

設備品牌名稱及產品型號，請參考「設備表」。

* 第1A、1B、2A及2B座不設四樓、十三樓、十四樓、二十四樓及三十四樓，迎海大宅不設四樓。

23 | FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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.

賣方承諾如本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。

Appliance 設備	Brand 品牌	Model 型號	Tower 1A 第1A座							
			1/F-3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F, 35/F & 36/F 一樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓、三十五樓及三十六樓							
			Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位
Kitchen and Bathroom Appliance Schedule 廚房及浴室設備										
Gas Hob 煤氣煮食爐	Gaggenau	VG 232 320 HK	1	-	-	-	-	-	1	1
Wok Burner Gas Hob 鑊頭煤氣煮食爐	Gaggenau	VG 231 320 HK	1	-	-	-	-	-	1	1
Induction Hob 電磁爐	Gaggenau	VI 232 120	-	1	1	1	1	1	-	-
Refrigerator 雪櫃	Gaggenau	RB 280 304	1	1	1	1	1	1	1	1
Combi-Steam Oven 組合蒸焗爐	Gaggenau	BSP 250 111	-	1	1	-	1	-	-	1
Combi-Steam Oven 組合蒸焗爐	Gaggenau	BSP 251 111	1	-	-	1	-	1	1	-
2 in 1 Washer Dryer 二合一洗衣及乾衣機	Gaggenau	WD 200 140	1	1	1	1	1	1	1	1
Telescopic Cooker Hood 抽油煙機	Gaggenau	AF 210 162	1	1	1	1	1	1	1	1
Wine Cellar 酒櫃	Vinvautz	VZ07SSUG	-	-	-	-	-	-	1	-
Exhaust Fan 抽氣扇	Systemair	SWP100	2	1	1	1	1	1	3	2
Exhaust Fan 抽氣扇	Systemair	CBF160M	1	-	-	-	-	-	1	1
Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BE3H2	2	1	1	1	1	1	2	2
Bluetooth Speaker 藍牙揚聲器	Bose	419574	2	1	1	1	1	1	2	2
Water Heater Appliance Schedule 熱水爐設備										
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	RBOX16QL	-	-	1	-	1	1	-	1
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	RBOX16QR	1	1	-	1	-	-	1	-
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	TNJV221TFQL	1	-	-	-	-	-	1	1
Air-conditioning Appliance Schedule 空調機設備										
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ25AVM	2	1	1	1	1	1	3	2
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ32AVM	1	1	1	1	1	1	1	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ50AVM	1	1	1	1	1	1	1	1
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJZQ5AAV	-	1	1	1	1	1	-	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJLQ6AAV	1	-	-	-	-	-	1	1

23 | FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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.

賣方承諾如本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。

Appliance 設備	Brand 品牌	Model 型號	Tower 1B 第1B座														
			1/F-3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F 一樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓								36/F 三十六樓						
			Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位	Unit A A單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位	
Kitchen and Bathroom Appliance Schedule 廚房及浴室設備																	
Gas Hob 煤氣煮食爐	Gaggenau	VG 232 320 HK	-	1	-	-	-	-	-	-	-	1	1	-	-	-	1
Wok Burner Gas Hob 鑊頭煤氣煮食爐	Gaggenau	VG 231 320 HK	-	1	-	-	-	-	-	-	-	1	1	-	-	-	1
Induction Hob 電磁爐	Gaggenau	VI 232 120	1	-	1	1	1	1	1	1	-	-	1	1	1	1	-
BBQ Grill Hob 燒烤爐	Gaggenau	VR 230 120	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-
Refrigerator 雪櫃	Gaggenau	RB 280 304	1	1	1	-	-	-	-	-	1	1	-	-	-	-	1
Built-under Fridge 櫃底式雪櫃	Gaggenau	RT 200 203	-	-	-	1	1	1	1	1	-	-	1	1	1	1	-
Combi-Steam Oven 組合蒸焗爐	Gaggenau	BSP 250 111	-	1	1	1	-	1	-	1	-	1	-	1	-	1	1
Combi-Steam Oven 組合蒸焗爐	Gaggenau	BSP 251 111	1	-	-	-	1	-	1	-	1	-	1	-	1	-	-
2 in 1 Washer Dryer 二合一洗衣及乾衣機	Gaggenau	WD 200 140	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Telescopic Cooker Hood 抽油煙機	Gaggenau	AF 210 162	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1
Telescopic Cooker Hood 抽油煙機	Gaggenau	AF 210 192	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-
Wine Cellar 酒櫃	Vinvautz	VZ07SSUG	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-
Exhaust Fan 抽氣扇	Systemair	SWP100	1	1	1	1	1	1	1	1	1	4	1	1	1	1	1
Exhaust Fan 抽氣扇	Systemair	CBF160M	-	1	-	-	-	-	-	-	1	1	-	-	-	-	1
Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BE3H2	1	1	1	1	1	1	1	1	1	3	1	1	1	1	1
Bluetooth Speaker 藍牙揚聲器	Bose	419574	1	1	1	1	1	1	1	1	1	3	1	1	1	1	1
Water Heater Appliance Schedule 熱水爐設備																	
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	RBOX16QL	-	1	-	1	-	1	1	-	-	1	-	1	1	1	-
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	RBOX16QR	1	-	1	-	1	-	-	1	1	-	1	-	-	-	1
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	TNJW221TFQL	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-
Air-conditioning Appliance Schedule 空調機設備																	
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS25EVMA	-	-	-	1	1	1	1	-	-	1	1	1	1	1	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS50FVMA	-	-	-	1	1	1	1	-	-	1	1	1	1	1	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ25AVM	1	1	1	-	-	-	-	2	3	-	-	-	-	-	2
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ32AVM	1	1	1	-	-	-	-	1	-	-	-	-	-	-	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ40AVM	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ50AVM	1	1	1	-	-	-	-	1	1	-	-	-	-	-	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ63AVM	-	-	-	-	-	-	-	-	4	-	-	-	-	-	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	4MXS100AA	-	-	-	1	1	1	1	-	-	1	1	1	1	1	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJZQ5AAV	1	1	1	-	-	-	-	-	1	-	-	-	-	-	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJLQ6AAV	-	-	-	-	-	-	-	1	2	-	-	-	-	-	1

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裝置、裝修物料及設備

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.

賣方承諾如本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。

Appliance 設備	Brand 品牌	Model 型號	Tower 2A 第2A座							
			1/F-3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F, 35/F & 36/F 一樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓、三十五樓及三十六樓							
			Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位
Kitchen and Bathroom Appliance Schedule 廚房及浴室設備										
Gas Hob 煤氣煮食爐	Gaggenau	VG 232 320 HK	1	1	-	-	-	-	-	1
Wok Burner Gas Hob 鑊頭煤氣煮食爐	Gaggenau	VG 231 320 HK	1	1	-	-	-	-	-	1
Induction Hob 電磁爐	Gaggenau	VI 232 120	-	-	1	1	1	1	1	-
Refrigerator 雪櫃	Gaggenau	RB 280 304	1	1	1	1	-	1	1	1
Built-under Fridge 櫃底式雪櫃	Gaggenau	RT 200 203	-	-	-	-	1	-	-	-
Combi-Steam Oven 組合蒸焗爐	Gaggenau	BSP 250 111	-	1	1	1	-	1	-	1
Combi-Steam Oven 組合蒸焗爐	Gaggenau	BSP 251 111	1	-	-	-	1	-	1	-
2 in 1 Washer Dryer 二合一洗衣及乾衣機	Gaggenau	WD 200 140	1	1	1	1	1	1	1	1
Telescopic Cooker Hood 抽油煙機	Gaggenau	AF 210 162	1	1	1	1	1	1	1	1
Wine Cellar 酒櫃	Vinvautz	VZ07SSUG	1	1	-	-	-	-	-	1
Exhaust Fan 抽氣扇	Systemair	SWP100	3	3	1	1	1	1	1	3
Exhaust Fan 抽氣扇	Systemair	CBF160M	1	1	-	-	-	-	-	1
Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BE3H2	2	2	1	1	1	1	1	2
Bluetooth Speaker 藍牙揚聲器	Bose	419574	2	2	1	1	1	1	1	2
Water Heater Appliance Schedule 熱水爐設備										
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	RBOX16QL	-	1	-	1	-	1	1	1
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	RBOX16QR	1	-	1	-	1	-	-	-
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	TNJW221TFQL	1	1	-	-	-	-	-	1
Air-conditioning Appliance Schedule 空調機設備										
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS25EVMA	-	-	-	-	1	-	-	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS50FVMA	-	-	-	-	1	-	-	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ25AVM	3	3	1	1	-	1	1	3
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ32AVM	1	1	1	1	-	1	1	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ50AVM	1	1	1	1	-	1	1	1
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	4MXS100AA	-	-	-	-	1	-	-	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJZQ5AAV	-	-	1	1	-	1	1	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJLQ6AAV	1	1	-	-	-	-	-	1

23 | FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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.

賣方承諾如本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。

Appliance 設備	Brand 品牌	Model 型號	Tower 2B 第2B座										
			1/F-3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F 一樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓										
			Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位	Unit J J單位	Unit K K單位	
Kitchen and Bathroom Appliance Schedule 廚房及浴室設備													
Gas Hob 煤氣煮食爐	Gaggenau	VG 232 320 HK	1	-	-	-	-	-	-	1	-	-	-
Wok Burner Gas Hob 鑊頭煤氣煮食爐	Gaggenau	VG 231 320 HK	1	-	-	-	-	-	-	1	-	-	-
Induction Hob 電磁爐	Gaggenau	VI 232 120	-	1	1	1	1	1	1	-	1	1	1
Refrigerator 雪櫃	Gaggenau	RB 280 304	1	-	1	1	1	1	-	1	-	1	1
Built-under Fridge 櫃底式雪櫃	Gaggenau	RT 200 203	-	1	-	-	-	-	1	-	1	-	-
Combi-Steam Oven 組合蒸焗爐	Gaggenau	BSP 250 111	-	-	1	-	-	1	-	1	-	-	1
Combi-Steam Oven 組合蒸焗爐	Gaggenau	BSP 251 111	1	1	-	1	-	-	1	-	1	1	-
2 in 1 Washer Dryer 二合一洗衣及乾衣機	Gaggenau	WD 200 140	1	1	1	1	1	1	1	1	1	1	1
Telescopic Cooker Hood 抽油煙機	Gaggenau	AF 210 162	1	1	1	1	1	1	1	1	1	1	1
Exhaust Fan 抽氣扇	Systemair	SWP100	2	1	1	1	1	1	1	1	1	1	1
Exhaust Fan 抽氣扇	Systemair	CBF160M	1	-	-	-	-	-	-	1	-	-	-
Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BE3H2	2	1	1	1	1	1	1	1	1	1	1
Bluetooth Speaker 藍牙揚聲器	Bose	419574	2	1	1	1	1	1	1	1	1	1	1
Water Heater Appliance Schedule 熱水爐設備													
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	RBOX16QL	-	-	1	-	-	1	-	1	-	-	1
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	RBOX16QR	1	1	-	1	-	-	1	-	1	1	-
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	TNJW221TFQL	1	-	-	-	-	-	-	-	-	-	-
Air-conditioning Appliance Schedule 空調機設備													
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS25EVMA	-	1	-	-	-	-	1	-	1	-	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS50FVMA	-	1	-	-	-	-	1	-	1	-	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ25AVM	2	-	1	1	1	1	-	1	-	1	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ32AVM	1	-	1	1	1	1	-	1	-	1	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ50AVM	1	-	1	1	1	1	-	1	-	1	1
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	4MXS100AA	-	1	-	-	-	-	1	-	1	-	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJZQ5AAV	-	-	1	1	1	1	-	1	-	1	1
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJLQ6AAV	1	-	-	-	-	-	-	-	-	-	-

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裝置、裝修物料及設備

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.
賣方承諾如本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。

Appliance 設備	Brand 品牌	Model 型號	Tower 2B 第2B座						
			36/F 三十六樓						
			Unit A A單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit J J單位	Unit K K單位
Kitchen and Bathroom Appliance Schedule 廚房及浴室設備									
Gas Hob 煤氣煮食爐	Gaggenau	VG 232 320 HK	1	-	-	-	1	-	-
Wok Burner Gas Hob 鑊頭煤氣煮食爐	Gaggenau	VG 231 320 HK	1	-	-	-	1	-	-
Induction Hob 電磁爐	Gaggenau	VI 232 120	-	1	1	1	-	1	1
BBQ Grill Hob 燒烤爐	Gaggenau	VR 230 120	1	-	-	-	1	-	-
Refrigerator 雪櫃	Gaggenau	RB 280 304	1	1	1	1	1	1	1
Combi-Steam Oven 組合蒸焗爐	Gaggenau	BSP 250 111	-	1	-	1	-	-	1
Combi-Steam Oven 組合蒸焗爐	Gaggenau	BSP 251 111	1	-	1	-	1	1	-
2 in 1 Washer Dryer 二合一洗衣及乾衣機	Gaggenau	WD 200 140	1	1	1	1	1	1	1
Telescopic Cooker Hood 抽油煙機	Gaggenau	AF 210 162	-	1	1	1	-	1	1
Telescopic Cooker Hood 抽油煙機	Gaggenau	AF 210 192	1	-	-	-	1	-	-
Wine Cellar 酒櫃	Vinvautz	VZ07SSUG	1	-	-	-	1	-	-
Exhaust Fan 抽氣扇	Systemair	SWP100	3	1	1	1	4	1	1
Exhaust Fan 抽氣扇	Systemair	CBF160M	1	-	-	-	1	-	-
Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BE3H2	2	1	1	1	3	1	1
Bluetooth Speaker 藍牙揚聲器	Bose	419574	2	1	1	1	3	1	1
Water Heater Appliance Schedule 熱水爐設備									
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	RBOX16QL	-	1	-	1	1	-	1
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	RBOX16QR	1	-	1	-	-	1	-
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	TNJW221TFQL	1	-	-	-	1	-	-
Air-conditioning Appliance Schedule 空調機設備									
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS25EVMA	-	-	-	-	-	1	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS50FVMA	-	-	-	-	-	1	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ25AVM	3	1	1	1	3	-	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ32AVM	-	1	1	1	-	-	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ50AVM	2	1	1	1	2	-	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ63AVM	1	-	-	-	2	-	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	4MXS100AA	-	-	-	-	-	1	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RYZQ4AAV	1	-	-	-	-	-	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJZQ5AAV	-	1	1	1	-	-	1
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJLQ6AAV	1	-	-	-	2	-	-

23 | FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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Appliance 設備	Brand 品牌	Model 型號	Ocean Villa 迎海大宅	
			1/F-3/F, 5/F & 6/F 一樓至三樓、五樓及六樓	
			Unit A A單位	Unit B B單位
Kitchen and Bathroom Appliance Schedule 廚房及浴室設備				
2-Burner Gas Hob 雙頭煤氣煮食爐	Gaggenau	VG 232 320 HK	1	1
Wok Burner Gas Hob 鑊頭煤氣煮食爐	Gaggenau	VG 231 320 HK	1	1
BBQ Grill Hob 燒烤爐	Gaggenau	VR 230 120	1	1
Combi-Steam Oven 組合蒸焗爐	Gaggenau	BSP 250 111	1	-
Combi-Steam Oven 組合蒸焗爐	Gaggenau	BSP 251 111	-	1
Oven 焗爐	Gaggenau	BOP 210 112	1	-
Oven 焗爐	Gaggenau	BOP 211 112	-	1
2 in 1 Washer Dryer 二合一洗衣及乾衣機	Gaggenau	WD 200 140	1	1
Telescopic Cooker Hood 抽油煙機	Gaggenau	AF 210 192	1	1
Wine Cellar 酒櫃	Gaggenau	RW 404 261	1	1
Warming Drawer 保溫櫃	Gaggenau	WSP 221 110	1	1
Dishwasher 洗碗碟機	Gaggenau	DF 480 100	1	1
Refrigerator 雪櫃	Gaggenau	RY492303	1	1
Coffee Machine 咖啡機	Gaggenau	CMP250112	1	1
Air Dresser 智能魔衣櫥	Samsung 三星	DF60R8600CG	1	1
Exhaust Fan 抽氣扇	Systemair	SWP100	4	4
Exhaust Fan 抽氣扇	Systemair	CBF160M	1	1
Exhaust Fan 抽氣扇	Systemair	CBF200L	1	1
Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BE3H2	4	4
Bluetooth Speaker 藍牙揚聲器	Bose	419574	4	4
Water Heater Appliance Schedule 熱水爐設備				
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	TNJW221TFQL	3	3
Air-conditioning Appliance Schedule 空調機設備				
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ25AVM	1	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ40AVM	3	3
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ50AVM	1	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ63AVM	2	2
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJLQ6AAV	1	1
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJZQ7AAY	1	1

23 | FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置	Mechanical & Electrical Provisions 機電裝置	Tower 1A 第1A座															
		1/F-3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F 一樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓								36/F 三十六樓							
		Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位	Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位
Living and Dining 客廳及飯廳	Twin Switched Socket Outlet 雙位連開關掣電插座	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	Twin Socket Outlet 雙位電插座	-	-	1	1	1	-	-	-	-	-	1	1	1	-	-	-
	TV / FM Outlet 電視 / 電台天線插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Data Point 數據插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 開關燈掣	6	4	4	4	4	4	6	6	6	4	4	4	4	4	7	6
	Double Pole Switch 雙極開關掣	2	1	2	2	2	1	2	2	2	1	2	2	2	1	2	2
	Fuse Spur Unit 保險絲電源接線位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 照明燈位	5	3	6	6	6	3	5	5	5	3	6	6	6	3	5	5
	Connection Unit 電源接駁點	-	-	1	1	1	-	-	-	-	-	1	1	1	-	-	-
	Miniature Circuit Breaker Board 配電箱	-	-	1	1	1	-	-	-	-	-	1	1	1	-	-	-
Door Bell 門鐘	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Master Bedroom 主人睡房	Twin Switched Socket Outlet 雙位連開關掣電插座	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	TV / FM Outlet 電視 / 電台天線插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 開關燈掣	2	1	1	1	1	1	2	2	2	1	1	1	1	1	2	2
	Double Pole Switch 雙極開關掣	1	-	-	-	-	-	1	1	1	-	-	-	-	-	1	1
	Fuse Spur Unit 保險絲電源接線位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 照明燈位	2	1	1	1	1	1	2	2	2	1	1	1	1	1	2	2
Bedroom 1 睡房 1	Twin Switched Socket Outlet 雙位連開關掣電插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	TV / FM Outlet 電視 / 電台天線插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 開關燈掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fuse Spur Unit 保險絲電源接線位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 照明燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bedroom 2 睡房 2	Twin Switched Socket Outlet 雙位連開關掣電插座	2	-	-	-	-	-	2	2	2	-	-	-	-	-	2	2
	TV / FM Outlet 電視 / 電台天線插座	1	-	-	-	-	-	1	1	1	-	-	-	-	-	1	1
	Lighting Switch 開關燈掣	1	-	-	-	-	-	1	1	1	-	-	-	-	-	1	1
	Fuse Spur Unit 保險絲電源接線位	1	-	-	-	-	-	1	1	1	-	-	-	-	-	1	1
	Lighting Point 照明燈位	1	-	-	-	-	-	1	1	1	-	-	-	-	-	1	1

23 | FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置	Mechanical & Electrical Provisions 機電裝置	Tower 1A 第1A座															
		1/F-3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F 一樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓								36/F 三十六樓							
		Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位	Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位
Master Bathroom 主人浴室	Single Socket Outlet 單位電插座	2	-	-	-	-	-	2	2	2	-	-	-	-	-	2	2
	Fuse Spur Unit 保險絲電源接線位	1	-	-	-	-	-	1	1	1	-	-	-	-	-	1	1
	Connection Unit 電源接駁點	1	-	-	-	-	-	1	1	1	-	-	-	-	-	1	1
	Gas Heater Controller 煤氣熱水爐遙控器	1	-	-	-	-	-	1	1	1	-	-	-	-	-	1	1
	Lighting Point 照明燈位	4	-	-	-	-	-	4	4	4	-	-	-	-	-	4	4
Bathroom 1 浴室 1	Single Socket Outlet 單位電插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Fuse Spur Unit 保險絲電源接線位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Unit 電源接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Gas Heater Controller 煤氣熱水爐遙控器	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 照明燈位	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
Kitchen / Open Kitchen 廚房 / 開放式廚房	Single Switched Socket Outlet 單位連開關掣電插座	2	2	2	2	2	2	1	2	2	2	2	2	2	2	1	2
	Twin Switched Socket Outlet 雙位連開關掣電插座	1	-	-	-	-	-	2	1	1	-	-	-	-	-	2	1
	Twin Socket Outlet 雙位電插座	1	1	-	-	-	1	1	1	1	1	-	-	-	1	1	1
	Double Pole Switch 雙極開關掣	1	2	1	1	1	2	1	1	1	2	1	1	1	2	1	1
	Fuse Spur Unit 保險絲電源接線位	3	1	1	1	1	1	3	3	3	1	1	1	1	1	3	3
	Lighting Point 照明燈位	5	5	2	2	2	4	5	5	5	5	2	2	2	4	5	5
	Connection Unit 電源接駁點	1	2	1	1	1	2	1	1	1	2	1	1	1	2	1	1
	Town Gas Heater Connection Point 煤氣熱水爐接駁點	1	-	-	-	-	-	1	1	1	-	-	-	-	-	1	1
	Miniature Circuit Breaker Board 配電箱	1	1	-	-	-	1	-	1	1	1	-	-	-	1	-	1
	Washer Connection Point (Water Inlet) 洗衣機來水接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Washer Connection Point (Water Outlet) 洗衣機去水接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	

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裝置、裝修物料及設備

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

Location 位置	Mechanical & Electrical Provisions 機電裝置	Tower 1A 第1A座															
		1/F-3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F 一樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓								36/F 三十六樓							
		Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位	Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位
Store Room 儲物房	Twin Switched Socket Outlet 雙位連開關掣電插座	-	-	-	-	-	-	1	-	-	-	-	-	-	1	-	
	Lighting Switch 開關燈掣	-	-	-	-	-	-	1	-	-	-	-	-	-	1	-	
	Double Pole Switch 雙極開關掣	-	-	-	-	-	-	1	-	-	-	-	-	-	1	-	
	Fuse Spur Unit 保險絲電源接線位	-	-	-	-	-	-	1	-	-	-	-	-	-	1	-	
	Lighting Point 照明燈位	-	-	-	-	-	-	1	-	-	-	-	-	-	1	-	
	Miniature Circuit Breaker Board 配電箱	-	-	-	-	-	-	1	-	-	-	-	-	-	1	-	
Lavatory 洗手間	Fuse Spur Unit 保險絲電源接線位	-	-	-	-	-	-	1	-	-	-	-	-	-	1	-	
	Lighting Point 照明燈位	-	-	-	-	-	-	1	-	-	-	-	-	-	1	-	
Balcony 露台	Fuse Spur Unit 保險絲電源接線位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Lighting Point 照明燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Town Gas Heater Connection Point 煤氣熱水爐接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
A/C Platform 空調機平台	A/C Outdoor Unit Weatherproof Type Double Pole Isolator Switch 空調機(室外機組)防水雙極隔離開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Staircase 樓梯	Lighting Point 照明燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	
Roof 天台	Weatherproof Single Socket Outlet 防水單位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	3	-	
	Lighting Point 照明燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	7	-	
	Water Point 供水點	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	

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裝置、裝修物料及設備

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

Location 位置	Mechanical & Electrical Provisions 機電裝置	Tower 1B 第1B座													
		1/F-3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F 一樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓								36/F 三十六樓					
		Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位	Unit A A單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位
Living and Dining 客廳及飯廳	Single Switched Socket Outlet 單位連開關掣電插座	-	-	-	1	1	1	1	-	-	1	1	1	1	-
	Twin Switched Socket Outlet 雙位連開關掣電插座	3	3	3	3	3	3	3	3	4	3	3	3	3	3
	Twin Socket Outlet 雙位電插座	1	-	-	1	1	1	1	-	-	1	1	1	1	-
	TV / FM Outlet 電視 / 電台天線插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Data Point 數據插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 開關燈掣	4	6	4	2	2	2	2	6	7	2	2	2	2	6
	Double Pole Switch 雙極開關掣	2	2	1	1	1	1	1	2	2	1	1	1	1	2
	Fuse Spur Unit 保險絲電源接線位	1	1	1	1	1	1	1	1	3	1	1	1	1	1
	Lighting Point 照明燈位	6	4	4	4	4	4	4	5	8	4	4	4	4	5
	Connection Unit 電源接駁點	1	-	-	1	1	1	1	-	-	1	1	1	1	-
	Miniature Circuit Breaker Board 配電箱	1	-	-	1	1	1	1	-	-	1	1	1	1	-
Door Bell 門鐘	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Master Bedroom 主人睡房	Twin Switched Socket Outlet 雙位連開關掣電插座	3	3	3	2	2	2	2	3	4	2	2	2	2	3
	TV / FM Outlet 電視 / 電台天線插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 開關燈掣	1	1	1	2	2	2	2	1	2	2	2	2	2	1
	Double Pole Switch 雙極開關掣	-	-	-	1	1	1	1	-	1	1	1	1	1	-
	Fuse Spur Unit 保險絲電源接線位	1	1	1	1	1	1	1	1	2	1	1	1	1	1
	Lighting Point 照明燈位	1	1	1	2	2	2	2	2	3	2	2	2	2	2
Bedroom 1 睡房 1	Twin Switched Socket Outlet 雙位連開關掣電插座	2	2	2	-	-	-	-	2	3	-	-	-	-	2
	TV / FM Outlet 電視 / 電台天線插座	1	1	1	-	-	-	-	1	1	-	-	-	-	1
	Lighting Switch 開關燈掣	1	1	1	-	-	-	-	1	2	-	-	-	-	1
	Double Pole Switch 雙極開關掣	-	-	-	-	-	-	-	-	1	-	-	-	-	-
	Fuse Spur Unit 保險絲電源接線位	1	1	1	-	-	-	-	1	1	-	-	-	-	1
	Lighting Point 照明燈位	1	1	1	-	-	-	-	1	1	-	-	-	-	1
Bedroom 2 睡房 2	Twin Switched Socket Outlet 雙位連開關掣電插座	-	-	-	-	-	-	-	2	2	-	-	-	-	2
	TV / FM Outlet 電視 / 電台天線插座	-	-	-	-	-	-	-	1	1	-	-	-	-	1
	Lighting Switch 開關燈掣	-	-	-	-	-	-	-	1	1	-	-	-	-	1
	Fuse Spur Unit 保險絲電源接線位	-	-	-	-	-	-	-	1	1	-	-	-	-	1
	Lighting Point 照明燈位	-	-	-	-	-	-	-	1	1	-	-	-	-	1

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

Location 位置	Mechanical & Electrical Provisions 機電裝置	Tower 1B 第1B座													
		1/F-3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F 一樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓								36/F 三十六樓					
		Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位	Unit A A單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位
Bedroom 3 睡房 3	Twin Switched Socket Outlet 雙位連開關掣電插座	-	-	-	-	-	-	-	-	2	-	-	-	-	-
	TV / FM Outlet 電視 / 電台天線插座	-	-	-	-	-	-	-	-	1	-	-	-	-	-
	Lighting Switch 開關燈掣	-	-	-	-	-	-	-	-	1	-	-	-	-	-
	Fuse Spur Unit 保險絲電源接線位	-	-	-	-	-	-	-	-	1	-	-	-	-	-
	Lighting Point 照明燈位	-	-	-	-	-	-	-	-	1	-	-	-	-	-
Master Bathroom 主人浴室	Single Socket Outlet 單位電插座	-	-	-	2	2	2	2	-	2	2	2	2	2	-
	Fuse Spur Unit 保險絲電源接線位	-	-	-	1	1	1	1	-	1	1	1	1	1	-
	Connection Unit 電源接駁點	-	-	-	1	1	1	1	-	1	1	1	1	1	-
	Gas Heater Controller 煤氣熱水爐遙控器	-	-	-	1	1	1	1	-	1	1	1	1	1	-
	Lighting Point 照明燈位	-	-	-	4	4	4	4	-	4	4	4	4	4	-
Bathroom 1 浴室 1	Single Socket Outlet 單位電插座	2	2	2	-	-	-	-	2	2	-	-	-	-	2
	Fuse Spur Unit 保險絲電源接線位	1	1	1	-	-	-	-	1	1	-	-	-	-	1
	Connection Unit 電源接駁點	1	1	1	-	-	-	-	1	1	-	-	-	-	1
	Gas Heater Controller 煤氣熱水爐遙控器	1	1	1	-	-	-	-	1	1	-	-	-	-	1
	Lighting Point 照明燈位	4	4	4	-	-	-	-	4	4	-	-	-	-	4
Bathroom 2 浴室 2	Single Socket Outlet 單位電插座	-	-	-	-	-	-	-	-	2	-	-	-	-	-
	Fuse Spur Unit 保險絲電源接線位	-	-	-	-	-	-	-	-	1	-	-	-	-	-
	Connection Unit 電源接駁點	-	-	-	-	-	-	-	-	1	-	-	-	-	-
	Gas Heater Controller 煤氣熱水爐遙控器	-	-	-	-	-	-	-	-	1	-	-	-	-	-
	Lighting Point 照明燈位	-	-	-	-	-	-	-	-	5	-	-	-	-	-
Kitchen / Open Kitchen 廚房 / 開放式廚房	Single Switched Socket Outlet 單位連開關掣電插座	2	2	2	1	1	1	1	2	3	1	1	1	1	2
	Twin Switched Socket Outlet 雙位連開關掣電插座	-	1	-	-	-	-	-	1	1	-	-	-	-	1
	Twin Socket Outlet 雙位電插座	-	1	1	-	-	-	-	1	1	-	-	-	-	1
	Double Pole Switch 雙極開關掣	1	1	2	1	1	1	1	1	2	1	1	1	1	1
	Fuse Spur Unit 保險絲電源接線位	1	2	1	1	1	1	1	2	4	1	1	1	1	2
	Lighting Point 照明燈位	2	5	3	2	2	2	2	5	5	2	2	2	2	5
	Connection Unit 電源接駁點	1	1	2	1	1	1	1	1	2	1	1	1	1	1
	Town Gas Heater Connection Point 煤氣熱水爐接駁點	-	-	-	-	-	-	-	-	1	-	-	-	-	-
	Miniature Circuit Breaker Board 配電箱	-	1	1	-	-	-	-	1	-	-	-	-	-	1
	Washer Connection Point (Water Inlet) 洗衣機來水接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Washer Connection Point (Water Outlet) 洗衣機去水接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1

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

Location 位置	Mechanical & Electrical Provisions 機電裝置	Tower 1B 第1B座													
		1/F-3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F 一樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓								36/F 三十六樓					
		Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位	Unit A A單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位
Store Room 儲物房	Twin Switched Socket Outlet 雙位連開關掣電插座	-	-	-	-	-	-	-	-	1	-	-	-	-	-
	Lighting Switch 開關燈掣	-	-	-	-	-	-	-	-	1	-	-	-	-	-
	Double Pole Switch 雙極開關掣	-	-	-	-	-	-	-	-	1	-	-	-	-	-
	Fuse Spur Unit 保險絲電源接線位	-	-	-	-	-	-	-	-	1	-	-	-	-	-
	Lighting Point 照明燈位	-	-	-	-	-	-	-	-	1	-	-	-	-	-
	Miniature Circuit Breaker Board 配電箱	-	-	-	-	-	-	-	-	1	-	-	-	-	-
Lavatory 洗手間	Fuse Spur Unit 保險絲電源接線位	-	-	-	-	-	-	-	-	1	-	-	-	-	-
	Lighting Point 照明燈位	-	-	-	-	-	-	-	-	1	-	-	-	-	-
Balcony 露台	Fuse Spur Unit 保險絲電源接線位	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 照明燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Town Gas Heater Connection Point 煤氣熱水爐接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Utility Platform 工作平台	Lighting Point 照明燈位	-	-	-	-	-	-	-	-	1	-	-	-	-	-
A/C Platform 空調機平台	A/C Outdoor Unit Weatherproof Type Double Pole Isolator Switch 空調機(室外機組)防水雙極隔離開關掣	1	1	1	1	1	1	1	1	-	1	1	1	1	1
Staircase 樓梯	Lighting Point 照明燈位	-	-	-	-	-	-	-	-	1	-	-	-	-	-
Roof 天台	Weatherproof Single Socket Outlet 防水單位電插座	-	-	-	-	-	-	-	-	2	-	-	-	-	-
	Lighting Point 照明燈位	-	-	-	-	-	-	-	-	9	-	-	-	-	-
	A/C Outdoor Unit Weatherproof Type Double Pole Isolator Switch 空調機(室外機組)防水雙極隔離開關掣	-	-	-	-	-	-	-	-	3	-	-	-	-	-
	Water Point 供水點	-	-	-	-	-	-	-	-	1	-	-	-	-	-

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

Location 位置	Mechanical & Electrical Provisions 機電裝置	Tower 2A 第2A座															
		1/F-3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F 一樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓								36/F 三十六樓							
		Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位	Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位
Living and Dining 客廳及飯廳	Single Switched Socket Outlet 單位連開關掣電插座	-	-	-	-	1	-	-	-	-	-	-	-	1	-	-	-
	Twin Switched Socket Outlet 雙位連開關掣電插座	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	Twin Socket Outlet 雙位電插座	-	-	-	1	1	1	-	-	-	-	-	1	1	1	-	-
	TV / FM Outlet 電視 / 電台天線插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Data Point 數據插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 開關燈掣	6	6	4	4	2	4	5	6	7	6	4	4	2	4	5	7
	Double Pole Switch 雙極開關掣	2	2	1	2	1	2	1	2	2	2	1	2	1	2	1	2
	Fuse Spur Unit 保險絲電源接線位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 照明燈位	5	5	3	6	4	5	4	5	5	5	3	6	4	5	4	5
	Connection Unit 電源接駁點	-	-	-	1	1	1	-	-	-	-	-	1	1	1	-	-
	Miniature Circuit Breaker Board 配電箱	-	-	-	1	1	1	-	-	-	-	-	1	1	1	-	-
	Door Bell 門鐘	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Master Bedroom 主人睡房	Twin Switched Socket Outlet 雙位連開關掣電插座	3	3	3	3	2	3	3	3	3	3	3	3	2	3	3	3
	TV / FM Outlet 電視 / 電台天線插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 開關燈掣	2	2	1	1	2	1	1	2	2	2	1	1	2	1	1	2
	Double Pole Switch 雙極開關掣	1	1	-	-	1	-	-	1	1	1	-	-	1	-	-	1
	Fuse Spur Unit 保險絲電源接線位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bedroom 1 睡房 1	Lighting Point 照明燈位	2	2	1	1	2	1	1	2	2	2	1	1	2	1	1	2
	Twin Switched Socket Outlet 雙位連開關掣電插座	2	2	2	2	-	2	2	2	2	2	2	2	-	2	2	2
	TV / FM Outlet 電視 / 電台天線插座	1	1	1	1	-	1	1	1	1	1	1	1	-	1	1	1
	Lighting Switch 開關燈掣	1	1	1	1	-	1	1	1	1	1	1	1	-	1	1	1
	Fuse Spur Unit 保險絲電源接線位	1	1	1	1	-	1	1	1	1	1	1	1	-	1	1	1
Lighting Point 照明燈位	1	1	1	1	-	1	1	1	1	1	1	1	-	1	1	1	

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裝置、裝修物料及設備

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

Location 位置	Mechanical & Electrical Provisions 機電裝置	Tower 2A 第2A座															
		1/F-3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F 一樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓								36/F 三十六樓							
		Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位	Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位
Bedroom 2 睡房 2	Twin Switched Socket Outlet 雙位連開關掣電插座	2	2	-	-	-	-	-	2	2	2	-	-	-	-	-	2
	TV / FM Outlet 電視 / 電台天線插座	1	1	-	-	-	-	-	1	1	1	-	-	-	-	-	1
	Lighting Switch 開關燈掣	1	1	-	-	-	-	-	1	1	1	-	-	-	-	-	1
	Fuse Spur Unit 保險絲電源接線位	1	1	-	-	-	-	-	1	1	1	-	-	-	-	-	1
	Lighting Point 照明燈位	1	1	-	-	-	-	-	1	1	1	-	-	-	-	-	1
Master Bathroom 主人浴室	Single Socket Outlet 單位電插座	2	2	2	-	2	-	-	2	2	2	2	-	2	-	-	2
	Fuse Spur Unit 保險絲電源接線位	1	1	1	-	1	-	-	1	1	1	1	-	1	-	-	1
	Connection Unit 電源接駁點	1	1	1	-	1	-	-	1	1	1	1	-	1	-	-	1
	Gas Heater Controller 煤氣熱水爐遙控器	1	1	1	-	1	-	-	1	1	1	1	-	1	-	-	1
	Lighting Point 照明燈位	4	4	4	-	4	-	-	4	4	4	4	-	4	-	-	4
Bathroom 1 浴室 1	Single Socket Outlet 單位電插座	2	2	-	2	-	2	2	2	2	2	-	2	-	2	2	2
	Fuse Spur Unit 保險絲電源接線位	1	1	-	1	-	1	1	1	1	1	-	1	-	1	1	1
	Connection Unit 電源接駁點	1	1	-	1	-	1	1	1	1	1	-	1	-	1	1	1
	Gas Heater Controller 煤氣熱水爐遙控器	1	1	-	1	-	1	1	1	1	1	-	1	-	1	1	1
	Lighting Point 照明燈位	4	4	-	4	-	4	4	4	4	4	-	4	-	4	4	4
Kitchen / Open Kitchen 廚房 / 開放式廚房	Single Switched Socket Outlet 單位連開關掣電插座	1	1	2	2	1	2	2	1	1	1	2	2	1	2	2	1
	Twin Switched Socket Outlet 雙位連開關掣電插座	2	2	-	-	-	-	-	2	2	2	-	-	-	-	-	2
	Twin Socket Outlet 雙位電插座	1	1	1	-	-	-	1	1	1	1	1	-	-	-	1	1
	Double Pole Switch 雙極開關掣	1	1	2	1	1	1	2	1	1	1	2	1	1	1	2	1
	Fuse Spur Unit 保險絲電源接線位	3	3	1	1	1	1	1	3	3	3	1	1	1	1	1	3
	Lighting Point 照明燈位	5	5	3	2	2	3	3	5	5	5	3	2	2	3	3	5
	Connection Unit 電源接駁點	1	1	2	1	1	1	2	1	1	1	2	1	1	1	2	1
	Town Gas Heater Connection Point 煤氣熱水爐接駁點	1	1	-	-	-	-	-	1	1	1	-	-	-	-	-	1
	Miniature Circuit Breaker Board 配電箱	-	-	1	-	-	-	1	-	-	-	1	-	-	-	1	-
	Washer Connection Point (Water Inlet) 洗衣機來水接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Washer Connection Point (Water Outlet) 洗衣機去水接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	

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

Location 位置	Mechanical & Electrical Provisions 機電裝置	Tower 2A 第2A座															
		1/F-3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F 一樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓								36/F 三十六樓							
		Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位	Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位
Store Room 儲物房	Twin Switched Socket Outlet 雙位連開關掣電插座	1	1	-	-	-	-	-	1	1	1	-	-	-	-	-	1
	Lighting Switch 開關燈掣	1	1	-	-	-	-	-	1	1	1	-	-	-	-	-	1
	Double Pole Switch 雙極開關掣	1	1	-	-	-	-	-	1	1	1	-	-	-	-	-	1
	Fuse Spur Unit 保險絲電源接線位	1	1	-	-	-	-	-	1	1	1	-	-	-	-	-	1
	Lighting Point 照明燈位	1	1	-	-	-	-	-	1	1	1	-	-	-	-	-	1
	Miniature Circuit Breaker Board 配電箱	1	1	-	-	-	-	-	1	1	1	-	-	-	-	-	1
Lavatory 洗手間	Fuse Spur Unit 保險絲電源接線位	1	1	-	-	-	-	-	1	1	1	-	-	-	-	-	1
	Lighting Point 照明燈位	1	1	-	-	-	-	-	1	1	1	-	-	-	-	-	1
Balcony 露台	Fuse Spur Unit 保險絲電源接線位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 照明燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Town Gas Heater Connection Point 煤氣熱水爐接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
A/C Platform 空調機平台	A/C Outdoor Unit Weatherproof Type Double Pole Isolator Switch 空調機(室外機組) 防水雙極隔離開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Staircase 樓梯	Lighting Point 照明燈位	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	1
Roof 天台	Weatherproof Single Socket Outlet 防水單位電插座	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	2
	Lighting Point 照明燈位	-	-	-	-	-	-	-	-	4	-	-	-	-	-	-	5
	Water Point 供水點	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	1

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

Location 位置	Mechanical & Electrical Provisions 機電裝置	Tower 2B 第2B座																
		1/F-3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F 一樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓										36/F 三十六樓						
		Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位	Unit J J單位	Unit K K單位	Unit A A單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit J J單位	Unit K K單位
Living and Dining 客廳及飯廳	Single Switched Socket Outlet 單位連開關掣電插座	-	1	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-
	Twin Switched Socket Outlet 雙位連開關掣電插座	3	3	3	3	3	3	3	3	3	3	4	3	3	3	4	3	3
	Single Socket Outlet 單位電插座	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-
	Twin Socket Outlet 雙位電插座	-	1	1	1	1	1	-	-	1	1	-	1	1	1	-	1	1
	TV / FM Outlet 電視 / 電台天線插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Data Point 數據插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 開關燈掣	6	2	4	4	4	2	5	2	4	4	8	4	4	4	9	2	4
	Double Pole Switch 雙極開關掣	2	1	2	2	2	1	2	-	2	2	2	2	2	2	2	1	2
	Fuse Spur Unit 保險絲電源接線位	1	1	1	1	1	1	1	1	1	1	2	1	1	1	2	1	1
	Lighting Point 照明燈位	5	4	6	5	6	4	5	3	6	6	7	6	5	6	8	5	6
	Connection Unit 電源接駁點	-	1	1	1	1	1	-	-	1	1	-	1	1	1	-	1	1
	Miniature Circuit Breaker Board 配電箱	-	1	1	1	1	1	-	-	1	1	-	1	1	1	-	1	1
Door Bell 門鐘	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Master Bedroom 主人睡房	Twin Switched Socket Outlet 雙位連開關掣電插座	3	2	3	3	3	2	3	2	3	3	3	3	3	3	3	-	3
	TV / FM Outlet 電視 / 電台天線插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	1
	Lighting Switch 開關燈掣	2	2	1	1	1	2	1	2	1	1	2	1	1	1	2	-	1
	Double Pole Switch 雙極開關掣	1	1	-	-	-	1	-	1	-	-	1	-	-	-	1	-	-
	Fuse Spur Unit 保險絲電源接線位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	1
Lighting Point 照明燈位	2	2	1	1	1	2	1	2	1	1	3	1	1	1	3	-	1	
Bedroom 1 睡房 1	Twin Switched Socket Outlet 雙位連開關掣電插座	2	-	2	2	2	-	2	-	2	2	2	2	2	2	2	2	2
	TV / FM Outlet 電視 / 電台天線插座	1	-	1	1	1	-	1	-	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	Lighting Switch 開關燈掣	1	-	1	1	1	-	1	-	1	1	1	1	1	1	1	2	1
	Double Pole Switch 雙極開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	Fuse Spur Unit 保險絲電源接線位	1	-	1	1	1	-	1	-	1	1	1	1	1	1	1	1	1
	Lighting Point 照明燈位	1	-	1	1	1	-	1	-	1	1	1	1	1	1	1	1	1

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

Location 位置	Mechanical & Electrical Provisions 機電裝置	Tower 2B 第2B座																
		1/F-3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F 一樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓										36/F 三十六樓						
		Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位	Unit J J單位	Unit K K單位	Unit A A單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit J J單位	Unit K K單位
Bedroom 2 睡房 2	Twin Switched Socket Outlet 雙位連開關掣電插座	2	-	-	-	-	-	-	-	-	-	2	-	-	-	3	-	-
	TV / FM Outlet 電視 / 電台天線插座	1	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-
	Lighting Switch 開關燈掣	1	-	-	-	-	-	-	-	-	-	1	-	-	-	2	-	-
	Double Pole Switch 雙極開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-
	Fuse Spur Unit 保險絲電源接線位	1	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-
Lighting Point 照明燈位	1	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-	
Bedroom 3 睡房 3	Twin Switched Socket Outlet 雙位連開關掣電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	-	-
	TV / FM Outlet 電視 / 電台天線插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-
	Lighting Switch 開關燈掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-
	Fuse Spur Unit 保險絲電源接線位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-
Lighting Point 照明燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	
Master Bathroom 主人浴室	Single Socket Outlet 單位電插座	2	2	-	-	-	2	-	-	-	-	2	-	-	-	2	-	-
	Fuse Spur Unit 保險絲電源接線位	1	1	-	-	-	1	-	-	-	-	1	-	-	-	1	-	-
	Connection Unit 電源接駁點	1	1	-	-	-	1	-	-	-	-	1	-	-	-	1	-	-
	Gas Heater Controller 煤氣熱水爐遙控器	1	1	-	-	-	1	-	-	-	-	1	-	-	-	1	-	-
	Lighting Point 照明燈位	4	4	-	-	-	4	-	-	-	-	4	-	-	-	4	-	-
Bathroom 1 浴室 1	Single Socket Outlet 單位電插座	2	-	2	2	2	-	2	2	2	2	2	2	2	2	2	2	2
	Fuse Spur Unit 保險絲電源接線位	1	-	1	1	1	-	1	1	1	1	1	1	1	1	1	1	1
	Connection Unit 電源接駁點	1	-	1	1	1	-	1	1	1	1	1	1	1	1	1	1	1
	Gas Heater Controller 煤氣熱水爐遙控器	1	-	1	1	1	-	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 照明燈位	4	-	4	4	4	-	4	4	4	4	4	4	4	4	4	4	4
Bathroom 2 浴室 2	Single Socket Outlet 單位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	-	-
	Fuse Spur Unit 保險絲電源接線位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-
	Connection Unit 電源接駁點	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-
	Gas Heater Controller 煤氣熱水爐遙控器	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-
	Lighting Point 照明燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4	-	-

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

Location 位置	Mechanical & Electrical Provisions 機電裝置	Tower 2B 第2B座																
		1/F-3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F 一樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓										36/F 三十六樓						
		Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位	Unit J J單位	Unit K K單位	Unit A A單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit J J單位	Unit K K單位
Kitchen / Open Kitchen 廚房 / 開放式廚房	Single Switched Socket Outlet 單位連開關掣電插座	2	1	2	2	2	1	2	2	2	2	3	2	2	2	3	2	2
	Twin Switched Socket Outlet 雙位連開關掣電插座	1	-	-	-	-	-	1	-	-	-	1	-	-	-	1	-	-
	Twin Socket Outlet 雙位電插座	1	-	-	-	-	-	1	1	-	-	1	-	-	-	1	-	-
	Double Pole Switch 雙極開關掣	1	1	1	1	1	1	1	2	1	1	2	1	1	1	2	1	1
	Fuse Spur Unit 保險絲電源接線位	3	1	1	1	1	1	2	1	1	1	4	1	1	1	4	1	1
	Lighting Point 照明燈位	5	2	2	3	2	2	5	2	2	2	5	2	3	2	5	2	2
	Connection Unit 電源接駁點	1	1	1	1	1	1	1	2	1	1	2	1	1	1	2	1	1
	Town Gas Heater Connection Point 煤氣熱水爐接駁點	1	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-
	Miniature Circuit Breaker Board 配電箱	1	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	-
	Washer Connection Point (Water Inlet) 洗衣機來水接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Washer Connection Point (Water Outlet) 洗衣機去水接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Store Room 儲物房	Twin Switched Socket Outlet 雙位連開關掣電插座	-	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-
	Lighting Switch 開關燈掣	-	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-
	Double Pole Switch 雙極開關掣	-	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-
	Fuse Spur Unit 保險絲電源接線位	-	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-
	Lighting Point 照明燈位	-	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-
Miniature Circuit Breaker Board 配電箱	-	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-	
Lavatory 洗手間	Fuse Spur Unit 保險絲電源接線位	-	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-
	Lighting Point 照明燈位	-	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-
Balcony 露台	Fuse Spur Unit 保險絲電源接線位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 照明燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Town Gas Heater Connection Point 煤氣熱水爐接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

23 | FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置	Mechanical & Electrical Provisions 機電裝置	Tower 2B 第2B座																
		1/F-3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F 一樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓										36/F 三十六樓						
		Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位	Unit J J單位	Unit K K單位	Unit A A單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit J J單位	Unit K K單位
Utility Platform 工作平台	Lighting Point 照明燈位	-	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-
A/C Platform 空調機平台	A/C Outdoor Unit Weatherproof Type Double Pole Isolator Switch 空調機(室外機組) 防水雙極隔離開關掣	1	1	1	1	1	1	1	1	1	1	-	1	1	1	-	1	1
Staircase 樓梯	Lighting Point 照明燈位	-	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-
Roof 天台	Weatherproof Single Socket Outlet 防水單位電插座	-	-	-	-	-	-	-	-	-	-	3	-	-	-	3	-	-
	Lighting Point 照明燈位	-	-	-	-	-	-	-	-	-	-	6	-	-	-	6	-	-
	A/C Outdoor Unit Weatherproof Type Double Pole Isolator Switch 空調機(室外機組) 防水雙極隔離開關掣	-	-	-	-	-	-	-	-	-	-	2	-	-	-	2	-	-
	Water Point 供水點	-	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-

23 | FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置	Mechanical & Electrical Provisions 機電裝置	Ocean Villa 迎海大宅			
		1/F-3/F & 5/F 一樓至三樓及五樓		6/F 六樓	
		Unit A A單位	Unit B B單位	Unit A A單位	Unit B B單位
Living and Dining 客廳及飯廳	Twin Switched Socket Outlet 雙位連開關掣電插座	4	4	4	4
	TV / FM Outlet 電視 / 電台天線插座	2	2	2	2
	Telephone Outlet 電話插座	1	1	1	1
	Data Point 數據插座	1	1	1	1
	Lighting Switch 開關燈掣	8	8	9	9
	Double Pole Switch 雙極開關掣	2	2	2	2
	Fuse Spur Unit 保險絲電源接線位	2	2	2	2
	Lighting Point 照明燈位	8	8	8	8
	Door Bell 門鐘	1	1	1	1
Master Bedroom 主人睡房	Twin Switched Socket Outlet 雙位連開關掣電插座	3	3	3	3
	TV / FM Outlet 電視 / 電台天線插座	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1
	Lighting Switch 開關燈掣	4	4	4	4
	Double Pole Switch 雙極開關掣	1	1	1	1
	Fuse Spur Unit 保險絲電源接線位	1	1	1	1
	Lighting Point 照明燈位	3	3	3	3
Bedroom 1 睡房 1	Twin Switched Socket Outlet 雙位連開關掣電插座	2	2	2	2
	TV / FM Outlet 電視 / 電台天線插座	1	1	1	1
	Lighting Switch 開關燈掣	2	2	2	2
	Double Pole Switch 雙極開關掣	1	1	1	1
	Fuse Spur Unit 保險絲電源接線位	1	1	1	1
	Lighting Point 照明燈位	2	2	2	2
Bedroom 2 睡房 2	Twin Switched Socket Outlet 雙位連開關掣電插座	2	2	2	2
	TV / FM Outlet 電視 / 電台天線插座	1	1	1	1
	Lighting Switch 開關燈掣	2	2	2	2
	Double Pole Switch 雙極開關掣	1	1	1	1
	Fuse Spur Unit 保險絲電源接線位	1	1	1	1
	Lighting Point 照明燈位	2	2	2	2
Bedroom 3 睡房 3	Twin Switched Socket Outlet 雙位連開關掣電插座	2	2	2	2
	TV / FM Outlet 電視 / 電台天線插座	1	1	1	1
	Lighting Switch 開關燈掣	1	1	1	1
	Fuse Spur Unit 保險絲電源接線位	1	1	1	1
	Lighting Point 照明燈位	1	1	1	1

23 | FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置	Mechanical & Electrical Provisions 機電裝置	Ocean Villa 迎海大宅			
		1/F-3/F & 5/F 一樓至三樓及五樓		6/F 六樓	
		Unit A A單位	Unit B B單位	Unit A A單位	Unit B B單位
Master Bathroom 主人浴室	Single Socket Outlet 單位電插座	3	3	3	3
	Fuse Spur Unit 保險絲電源接線位	2	2	2	2
	Connection Unit 電源接駁點	1	1	1	1
	Gas Heater Controller 煤氣熱水爐遙控器	1	1	1	1
	Lighting Point 照明燈位	8	8	8	8
Bathroom 1 浴室 1	Single Socket Outlet 單位電插座	2	2	2	2
	Fuse Spur Unit 保險絲電源接線位	1	1	1	1
	Connection Unit 電源接駁點	1	1	1	1
	Gas Heater Controller 煤氣熱水爐遙控器	1	1	1	1
	Lighting Point 照明燈位	4	4	4	4
Bathroom 2 浴室 2	Single Socket Outlet 單位電插座	2	2	2	2
	Fuse Spur Unit 保險絲電源接線位	1	1	1	1
	Connection Unit 電源接駁點	1	1	1	1
	Gas Heater Controller 煤氣熱水爐遙控器	1	1	1	1
	Lighting Point 照明燈位	4	4	4	4
Bathroom 3 浴室 3	Single Socket Outlet 單位電插座	2	2	2	2
	Fuse Spur Unit 保險絲電源接線位	1	1	1	1
	Connection Unit 電源接駁點	1	1	1	1
	Gas Heater Controller 煤氣熱水爐遙控器	1	1	1	1
	Lighting Point 照明燈位	4	4	4	4
Kitchen 廚房	Single Switched Socket Outlet 單位連開關掣電插座	5	5	5	5
	Twin Switched Socket Outlet 雙位連開關掣電插座	1	1	1	1
	Twin Socket Outlet 雙位電插座	2	2	2	2
	Double Pole Switch 雙極開關掣	3	3	3	3
	Fuse Spur Unit 保險絲電源接線位	3	3	3	3
	Lighting Point 照明燈位	12	12	12	12
	Connection Unit 電源接駁點	3	3	3	3
	Washer Connection Point (Water Inlet) 洗衣機來水接駁點	1	1	1	1
Washer Connection Point (Water Outlet) 洗衣機去水接駁點	1	1	1	1	

23 | FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置	Mechanical & Electrical Provisions 機電裝置	Ocean Villa 迎海大宅			
		1/F-3/F & 5/F 一樓至三樓及五樓		6/F 六樓	
		Unit A A單位	Unit B B單位	Unit A A單位	Unit B B單位
Store Room 儲物房	Twin Switched Socket Outlet 雙位連開關掣電插座	1	1	1	1
	Lighting Switch 開關燈掣	1	1	1	1
	Double Pole Switch 雙極開關掣	1	1	1	1
	Fuse Spur Unit 保險絲電源接線位	1	1	1	1
	Lighting Point 照明燈位	1	1	1	1
	Miniature Circuit Breaker Board 配電箱	1	1	1	1
Lavatory 洗手間	Fuse Spur Unit 保險絲電源接線位	1	1	1	1
	Lighting Point 照明燈位	1	1	1	1
Balcony 露台	Lighting Point 照明燈位	1	1	1	1
Utility Platform 工作平台	Lighting Point 照明燈位	1	1	1	1
A/C Plant Room 空調機房	Weatherproof Single Switched Socket Outlet 防水單位電插座	1	1	1	1
	Lighting Switch 開關燈掣	1	1	1	1
	Fuse Spur Unit 保險絲電源接線位	3	3	3	3
	Lighting Point 照明燈位	2	2	2	2
	Town Gas Heater Connection Point 煤氣熱水爐接駁點	3	3	3	3
	A/C Outdoor Unit Weatherproof Type Double Pole Isolator Switch 空調機(室外機組) 防水雙極隔離開關掣	2	2	2	2
Lift Lobby 升降機大堂	Twin Switched Socket Outlet 雙位連開關掣電插座	1	1	1	1
	Lighting Point 照明燈位	10	10	10	10
Staircase 樓梯	Lighting Point 照明燈位	-	-	2	2
Roof 天台	Weatherproof Single Socket Outlet 防水單位電插座	-	-	1	1
	Lighting Point 照明燈位	-	-	3	3
	Water Point 供水點	-	-	1	1

24 | SERVICE AGREEMENTS 服務協議

Potable and flushing water are supplied by Water Supplies Department.
Electricity is supplied by CLP Power Hong Kong Limited.
Town gas is supplied by The Hong Kong and China Gas Company Limited.

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

25 | GOVERNMENT RENT 地稅

The vendor (Owner) is liable for the Government rent payable for the specified residential property up to and including the date of the assignment of that specified residential property.

賣方(擁有人)有法律責任繳付該指明住宅物業直至該指明住宅物業的業權轉讓日期(包括該日)為止的地稅。

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

- 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.
- On that delivery, the purchaser is not liable to pay to the Owner a debris removal fee.

Note:

On that delivery, the purchaser is liable to pay a debris removal fee to the manager (not the Owner) under the deed of mutual covenant.

- 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。
- 在交付時，買方不須向擁有人支付清理廢料的費用。

附註:

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。

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

The Vendor shall, at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 6 months after the date of completion of the sale and purchase of the specified residential property, remedy any defects to the Property, or the fittings, finishes or appliances as set out in the agreement for sale and purchase concerned, caused otherwise than by the act or neglect of the Purchaser.

凡物業或於買賣合約列出裝設於物業內的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，則賣方在接獲買方在指明住宅物業之買賣成交日期後的六個月內送達的書面通知後，須於合理地切實可行的範圍內，盡快自費作出補救。

28 | MAINTENANCE OF SLOPES 斜坡維修

Not Applicable

不適用

29 | MODIFICATION 修訂

Not Applicable

不適用

30 | RELEVANT INFORMATION 有關資料

1. Gondola

Systems for Gondola (or other machine(s) such as removable metal platform) of the residential towers in the Development may operate and park in the airspace above the flat roof (if any) or roof (if any), or outside the curtain walls or windows, which form part of a residential unit.

1. 吊船

發展項目住宅大樓之吊船(或其他機械如可移動金屬平台)系統可能會在構成住宅單位一部分之平台(如有)或天台(如有)上空，或幕牆或窗戶外操作或停泊。

31 | WEBSITE OF THE DEVELOPMENT 發展項目的互聯網網址

The address of the website designated by the Vendor for the Development for the purpose of Part 2 of the Residential Properties (First-hand Sales) Ordinance:

www.onevictoria.com.hk

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

www.onevictoria.com.hk

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

Breakdown of Gross Floor Area (GFA) Concessions Obtained for All Features

獲寬免總樓面面積的設施分項

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

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

		Area (sq.m.) 面積 (平方米)
Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		
1.	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方 (公共交通總站除外)	7,225.596
2.	Plant Rooms and Similar Services 機房及相類設施	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting equipment (TBE) room, refuse storage and material recovery chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	454.239
2.2	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	2,845.302
2.3	Non-mandatory or non-essential plant room, such as air-conditioning plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、風櫃房等	214.690

		Area (sq.m.) 面積 (平方米)
Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1及第2號提供的環保設施		
3.	Balcony for residential buildings 住宅樓宇的露台	1,107.147
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	Not Applicable 不適用
5.	Communal sky garden 公用空中花園	Not Applicable 不適用
6.	Acoustic fin 隔聲鰭	Not Applicable 不適用
7.	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not Applicable 不適用
8.	Non-structural prefabricated external wall 非結構預製外牆	199.205
9.	Utility platform 工作平台	794.250
10.	Noise barrier 隔音屏障	Not Applicable 不適用

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

		Area (sq.m.) 面積 (平方米)
Amenity Features 適意設施		
11.	Counter, office, store, guard room and lavatory for watchman and management staff and Owners' Corporation Office 供保安人員和管理處員工使用的櫃檯、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	90.784
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc. serving solely the recreational facilities 住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	2,242.583
13.	Covered landscaped and play area 有上蓋的園景區及遊樂場	146.184
14.	Horizontal screens/covered walkways, trellis 橫向屏障/有蓋人行道、花棚	242.741
15.	Larger lift shaft 擴大升降機井道	607.881
16.	Chimney shaft 煙囪管道	Not Applicable 不適用
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	Not Applicable 不適用
18.	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽	1,650.785
19.	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽、氣槽	Not Applicable 不適用
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	Not Applicable 不適用
21.	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	Not Applicable 不適用
22.	Projection such as air-conditioning box and platform with a projection of more than 750mm from the external wall 伸出物，如空調機箱及伸出外牆超過750毫米的平台	Not Applicable 不適用

		Area (sq.m.) 面積 (平方米)
Other Exempted Items 其他項目		
23.	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	Not Applicable 不適用
24.	Other projections 其他伸出物	Not Applicable 不適用
25.	Public transport terminus 公共交通總站	Not Applicable 不適用
26.	Party structure and common staircase 共用構築物及樓梯	Not Applicable 不適用
27.	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	Not Applicable 不適用
28.	Public passage 公眾通道	Not Applicable 不適用
29.	Covered set back area 因建築物後移導致的覆蓋面積	Not Applicable 不適用
Bonus GFA 額外總樓面面積		
30.	Bonus GFA 額外總樓面面積	Not Applicable 不適用

Note 附註:

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

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。

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

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

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



Application no.: PAG0084/20

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**



申請編號: PAG0084/20

Estimated Energy Performance or Consumption for the Common Parts of the Development

發展項目的公用部分的預計能量表現或消耗

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

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

Part I 第 I 部分	
Provision of Central Air Conditioning 提供中央空調	NO 否
Provision of Energy Efficient Features 提供具能源效益的設施	YES 是
Energy Efficient Features proposed 擬安裝的具能源效益的設施	1. High energy-performance glazing with low U-value and Shading Coefficient (SC) 低總熱傳送值及遮陽系數高能源效益玻璃 2. High Coefficient of Performance (COP) split-type Air Conditioning Units 高效能分體式空調機 3. Energy-efficient Lighting design with lower lighting power density (LPD) 低耗能高能效照明設計

Part II: The predicted annual energy use of the proposed building ^(Note 1) 第 II 部分：擬興建樓宇預計每年能源消耗量 ^(註腳1)						
Type of Development 發展項目類型	Location 位置	Internal Floor Area Served (m ²) 使用有關裝置的內部樓面面積 (平方米)	Annual Energy Use of Baseline Building ^(Note 2) 基線樓宇 每年能源消耗量 ^(註腳2)		Annual Energy Use of Proposed Building 擬興建樓宇 每年能源消耗量	
			Electricity kWh/m ² /annum 電力 千瓦小時/平方米/年	Town Gas/LPG unit/m ² /annum 煤氣/石油氣 用量單位/平方米/年	Electricity kWh/m ² /annum 電力 千瓦小時/平方米/年	Town Gas/LPG unit/m ² /annum 煤氣/石油氣 用量單位/平方米/年
Domestic Development (excluding Hotel) 住用發展項目 (不包括酒店)	Central building services installation ^(Note3) 中央屋宇裝備裝置 ^(註腳3)	15,492.665	124.8	0	101.8	0

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

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

Lighting Installations 照明裝置	YES 是
Air Conditioning Installations 空調裝置	YES 是
Electrical Installations 電力裝置	YES 是
Lift & Escalator Installations 升降機及自動梯的裝置	YES 是
Performance-based Approach 以總能源為本的方法	NO 否

Notes:

- In general, the lower the estimated “Annual Energy Use” of the building, the more efficient of the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.

The predicted annual energy use, in terms of electricity consumption (kWh/m²/annum) and town gas/LPG consumption (unit/m²/annum), of the development by the internal floor area served, where:

- “total annual energy use” has the same meaning of “annual energy use” under Section 4 and Appendix 8 of the BEAM Plus for New Building (version 1.2); and
 - “internal floor area”, in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
- “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” under Section 4 and Appendix 8 of the BEAM Plus for New Building (version 1.2).
 - “Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Buildings (2015 edition) issued by the Electrical & Mechanical Services Department.

註腳：

- 一般而言，一棟樓宇的預計“每年能源消耗量”愈低，其節約能源的效益愈高。如一棟樓宇預計的“每年能源消耗量”低於該樓宇的“基線樓宇每年能源消耗量”，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。

預計每年能源消耗量[以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：-

- “每年能源消耗量”與新建樓宇 BEAM Plus 標準(1.2 版本)第4節及附錄8中的「年能源消耗」具有相同涵義；及
 - 樓宇、空間或單位的“內部樓面面積”，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。
- “基準樓宇”與新建樓宇 BEAM Plus 標準(1.2 版本)第4節及附錄8中的“基準建築物模式(零分標準)”具有相同涵義。
 - “中央屋宇裝備裝置”與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》(2015年版)中的涵義相同。

1. The purchaser is required to agree with the Vendor in the Agreement for Sale and Purchase (“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 or 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 land on which the Development is in the course of being erected, from the date of the Government Grant up to and including the date of the respective Assignments to the purchasers.
 4. The purchaser who has signed an 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.
 5. For information and requirements relating to the “Yellow Area” and “Yellow Hatched Black Area” as referred to in Special Condition Nos. (2) and (4) of the Government Grant, please refer to the sections “Summary of Land Grant” and “Information on Public Facilities and Public Open Spaces” of this Sales Brochure.
1. 買方須於正式買賣合約(「買賣合約」)下與賣方約定，除訂立按揭或押記外，在買賣完成及簽署轉讓契前，買方不得提名任何人士接受買賣合約指明之住宅單位或停車位之轉讓、轉售該住宅單位或停車位或以任何形式轉移該住宅單位之買賣合約之權益，或訂立任何有關上述提名、轉售或轉移之協議。
 2. 若賣方應買賣合約下要求同意 (同意與否賣方有酌情權決定)取消買賣合約或買賣合約下買方之責任，賣方有權保留等同買賣合約指明之住宅單位及停車位總售價5%之金額，另買方須向賣方繳付或補還(視屬何情況而定)所有與取消買賣合約有關之法律費用、收費及開銷(包括任何印花稅)。
 3. 賣方將會或已經(視屬何情況而定)支付所有有關發展項目正在其上興建之土地於批地文件日期起計相關買方轉讓契日期(包括該日期)期間之未付地稅。
 4. 已簽署買賣合約之買方，如已支付不多於港幣\$100之象徵式費用(按每次要求計)，有權獲取(而當其要求時將獲提供)以下資料之最新紀錄的副本：完成發展項目的總建築費用及總專業費用及截至作出該要求當月前之公曆月份完結時已支出和繳付之總建築費用及總專業費用。
 5. 有關批地文件特別條款第(2)條及第(4)條提及的「黃色範圍」及「黃色間斜黑線範圍」的資料及要求，請參閱本售樓說明書中「批地文件的摘要」及「公共設施及公眾休憩用地的資料」。

34 | CHANGES 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。

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35 | DATE OF PRINTING 印製日期

21st June 2021

2021年6月21日

