# The HOLBORN

# SALES BROCHURE

售樓説明書

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#### NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

您在購置一手住宅物業之前,應留意下列事項:

#### 適用於所有一手住宅物業

#### 1. 重要資訊

- 瀏覽一手住宅物業銷售資訊網(下稱「銷售資訊網」)(網址:www.srpe.gov.hk),參考「銷售資訊 網|內有關一手住宅物業的市場資料。
- 閲覽賣方就該發展項目所指定的互聯網網站內的有關資訊,包括售樓説明書、價單、載有銷售安排 **5. 售樓説明書** 的文件,及成交紀錄冊。
- 發展項目的售樓説明書,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,以供香閱。

#### 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 **6. 政府批地文件和公契** 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

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

- 售樓説明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓説明書所載有關發展項目中住 宅物業的每一份樓面平面圖,均須述明每個住宅物業的外部和內部尺寸2。售樓説明書所提供有關 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;參閱載於售樓説明書內的位置圖、鳥瞰 照片、分區計劃大綱圖,以及橫截面圖。

- 確保所取得的售樓説明書屬最新版本。根據條例,提供予公眾的售樓説明書必須是在之前的三個月 之內印製或檢視、或檢視及修改。
- 如屬未落成發展項目,賣方在認為有需要時可改動建築圖則(如有的話),因此應留意由賣方提供 的仟何經修改的售樓説明書,以了解有關未落成發展項目的最新資料。
- 閲覽售樓説明書,並須特別留意以下資訊:
  - 售樓説明書內有否關於「有關資料」的部分,列出賣方知悉但並非為一般公眾人士所知悉, 關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意,已在土地註冊處註 冊的文件,其內容不會被視為「有關資料」;
  - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面,以及每條上述街道與已 知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式,顯示 出建築物最低一層住宅樓層和街道水平的高低差距,不論該最低住宅樓層以何種方式命名:
  - 室內和外部的裝置、裝修物料和設備;
  - 管理費按甚麼基準分擔;
  - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公 共設施的開支,以及有關公眾休憩用地或公共設施的位置;以及
  - 小業主是否須要負責維修斜坡。

- 閲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税。
- 留意公契內訂明有關物業內可否飼養動物。

#### 7. 售樓處內有關可供揀選住宅物業的資料

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

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#### 8. 成交紀錄冊

- 留意發展項目的成交紀錄冊。賣方須於臨時買賣合約訂立後的24小時內,於紀錄冊披露該臨時買 **12. 委聘律師** 膏合約的資料,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 實用而積為大。
- 留意賣方有權改動未落成發展項目的建築圖則(如有的話)。如屬未落成發展項目,條例規定物業 的買賣合約須載有強制性條文,列明如有關改動在任何方面對該物業造成影響,賣方須在改動獲建 14. 示範單位 築事務監督批准後的14日內,將該項改動以書面通知買家。
- 訂立臨時買賣合約時,您須向擁有人(即賣方)支付樓價5%的臨時訂金。
- 如您在訂立臨時買賣合約後五個工作日(工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風 警告日的日子)之內,沒有簽立買賣合約,該臨時買賣合約即告終止,有關臨時訂金(即樓價的5%) 會被沒收,而擁有人(即賣方)不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內,倘您簽立買賣合約,則擁有人(即賣方)必須在訂立該臨 時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金,應付予負責為所涉物業擔任保證金保存人的律師事務所。

#### 10. 表達購樓意向

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

- 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

冷購地政總署「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」。

- 賣方不一定須設置示範單位供準買家或公眾參觀,但賣方如為某指明住宅物業設置示範單位,必須 首先設置該住宅物業的無改動示範單位,才可設置該住宅物業的經改動示範單位,並可以就該住宅 物業設置多於一個經改動示範單位。
- 參觀示範單位時,務必視察無改動示範單位,以便與經改動示範單位作出比較。然而,條例並沒有 限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。
- 賣方設置示範單位供公眾參觀時,應已提供有關發展項目的售樓説明書。因此,緊記先行索取售樓 説明書,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

- 查閱售樓説明書中有關發展項目的預計關鍵日期3。
  - 售樓説明書中有關發展項目的預計關鍵日期並不等同買家的「收樓日期」。買家的「收樓 日期」一般會較發展項目的預計關鍵日期遲。然而,假若發展項目比預期早落成,「收樓日 期上可能會較售樓説明書列出的預計關鍵日期為早。

#### • 收樓日期

- 條例規定買賣合約須載有強制性條文,列明賣方須於買賣合約內列出的預計關鍵日期後的14 日內,以書面為發展項目申請佔用文件、合格證明書,或地政總署署長的轉讓同意(視屬何種 情況而定)。
  - ▶ 如發展項目屬地政總署預售樓花同意方案所規管,賣方須在合格證明書或地政總署署長 的轉讓同意發出後的一個月內(以較早者為準),就賣方有能力有效地轉讓有關物業一 事,以書面誦知買家;或

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

#### 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

傳直 : 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

傳直 : 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

**連直** : 2598 9596

#### 香港地產建設商會

電話 : 2826 0111 傳直 : 2845 2521

一手住宅物業銷售監管局

2023年3月

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

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

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

#### NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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

#### For all first-hand residential properties

#### 1. IMPORTANT INFORMATION

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

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

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

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

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

#### 4. PROPERTY AREA AND ITS SURROUNDINGS

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

#### 5. SALES BROCHURE

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

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#### NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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

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

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

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

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

#### 8. REGISTER OF TRANSACTIONS

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

#### 9. AGREEMENT FOR SALE AND PURCHASE

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

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

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

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

#### 11. APPOINTMENT OF ESTATE AGENT

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

#### NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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

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

#### Handing over date

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

#### NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

#### 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 March 2023

- 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.
- According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following—
  - (i) the external dimensions of each residential property;
  - (ii) the internal dimensions of each residential property;
  - (iii) the thickness of the internal partitions of each residential property;
  - (iv) the external dimensions of individual compartments in each residential property.

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

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

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

#### 街道名稱及門牌號數

筲箕灣道1號

### 樓層總數

31層(地庫至32樓、不包括天台)

### 樓層號數

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

### 被略去的樓層號數

4樓、13樓、14樓及24樓

#### 庇護層

16樓

#### NAME OF THE STREET AND THE STREET NUMBER

No. 1 Shau Kei Wan Road

### TOTAL NUMBER OF STOREYS

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

#### FLOOR NUMBERING

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

#### **OMITTED FLOOR NUMBERS**

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

#### REFUGE FLOOR

16/F

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

#### 賣方

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

### 發展項目的認可人士

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

#### 發展項目的承建商

祥記馮祥建築有限公司

#### 賣方代表律師

孖士打律師行 劉漢銓律師行

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

不適用

#### 已為發展項目的建造提供貸款的任何其他人

恒基兆業地產代理有限公司

#### **VENDOR**

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

#### AUTHORIZED PERSON FOR THE DEVELOPMENT

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

#### BUILDING CONTRACTOR FOR THE DEVELOPMENT

Cheung Kee Fung Cheung Construction Company Limited

#### **VENDOR'S SOLICITORS**

Mayer Brown Chu & Lau

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

Not applicable

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

Henderson Real Estate Agency Limited

# 有參與發展項目的各方的關係 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

(a)	賣方或有關發展項目的承建商屬個人,並屬該項目的認可人士的家人;	不適用
(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;	否
(d)	賣方或該項目的承建商屬個人,並屬上述認可人士的有聯繫人士的家人;	不適用
(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;	否
(g)	賣方或該項目的承建商屬個人,並屬就該項目內的住宅物業的出售代表擁有 人行事的律師事務所行事的經營人的家人;	不適用
(h)	賣方或該項目的承建商屬合夥,而該賣方或承建商的合夥人屬就該項目內的 住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人;	不適用
(i)	賣方或該項目的承建商屬法團,而該賣方或承建商(或該賣方的控權公司)的 董事或秘書屬上述律師事務所的經營人的家人;	否
(j)	賣方、賣方的控權公司或有關發展項目的承建商屬私人公司,而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份:	否
(k)	賣方、賣方的控權公司或該項目的承建商屬上市公司,而上述認可人士或上 述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份;	否
(1)	賣方或該項目的承建商屬法團,而上述認可人士或上述有聯繫人士屬該賣 方、承建商或該賣方的控權公司的僱員、董事或秘書;	否

(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;	否
(0)	賣方、賣方的控權公司或該項目的承建商屬上市公司,而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份;	否
(p)	賣方或該項目的承建商屬法團,而上述律師事務所的經營人屬該賣方或承建 商或該賣方的控權公司的僱員、董事或秘書;	否
(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;	否
(s)	賣方或該項目的承建商屬法團,而該承建商屬該賣方或該賣方的控權公司的 有聯繫法團。	否

development;  (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;  (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;  (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;  (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;  (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;  (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;  (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;  (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 acting for the owner in relation to the sale of residential properties in the development;  (i) The vendor, a holding company of the vendor, or a building contractor for	
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development, is a private company, and an authorized person for the development,	No
in that vendor, holding company or contractor;	No
(k) The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor;	No

(1)	The vendor or a building contractor for the development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor;	No
(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;	No
(0)	The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor;	No
(p)	The vendor or a building contractor for the development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor;	No
(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;	No
(s)	The vendor or a building contractor for the development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor.	No

## 發展項目的設計的資料 INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目有構成圍封牆的一部分的非結構的預製外牆。

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

每幢建築物的非結構的預製外牆的厚度範圍為150毫米。

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

發展項目有構成圍封牆的一部分的幕牆。

There are curtain walls forming part of the enclosing walls of the development.

每幢建築物的幕牆的厚度範圍為200毫米。

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

## 每個住宅物業的非結構的預製外牆及幕牆的總面積表

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

座數 Tower	樓層 Floor	單位 Flat	每個住宅物業的非結構的預製外 牆的總面積 (平方米) The total area of the non-structural prefabricated external walls of each residential property (sq.m.)	每個住宅物業的幕牆的總面積 (平方米) The total area of the curtain walls of each residential property (sq.m.)
		A1	0.488	1.737
		A2	-	0.695
		А3	-	0.451
	3樓	A5	-	0.451
	3(F	A6	-	0.451
		A7	-	0.435
		A8	-	0.445
		A9	-	0.445
A座		A10	-	0.868
Tower A		A1	0.488	1.707
		A2	-	0.695
		А3	-	0.451
	5樓-12樓、	A5	-	0.451
	15樓	A6	-	0.451
	5/F-12/F, 15/F	A7	-	0.405
		A8	-	0.415
		A9	-	0.415
		A10	-	0.838

座數 Tower	樓層 Floor	單位 Flat	每個住宅物業的非結構的預製外 牆的總面積 (平方米) The total area of the non-structural prefabricated external walls of each residential property (sq.m.)	每個住宅物業的幕牆的總面積 (平方米) The total area of the curtain walls of each residential property (sq.m.)
		A1	0.488	1.707
		A2	-	0.695
		A3	-	0.451
	4 7 1#	A5	-	0.451
	17樓 17/F	A6	-	0.451
	1771	A7	-	0.410
		A8	-	0.420
		A9	-	0.420
		A10	-	0.838
		A1	0.488	1.707
		A2	-	0.695
A座		A3	-	0.451
Tower A	18樓-23樓、 25樓-31樓 18/F-23/F, 25/F-31/F	A5	-	0.451
10WCI71		A6	-	0.451
		A7	-	0.410
		A8	-	0.420
		A9	-	0.420
		A10	-	0.838
		A1	0.488	1.707
		A2	-	0.695
	32樓	SA1	-	0.916
	32/E	A7	-	0.410
	JZ/1	A8	-	0.420
		A9	-	0.420
		A10	-	0.838

座數 Tower	樓層 Floor	單位 Flat	每個住宅物業的非結構的預製外 牆的總面積 (平方米) The total area of the non-structural prefabricated external walls of each residential property (sq.m.)	每個住宅物業的幕牆的總面積 (平方米) The total area of the curtain walls of each residential property (sq.m.)
		B1	0.344	0.850
		B2	-	0.675
		В3	-	0.451
	3樓	B5	-	0.451
	3/F	В6	-	0.451
		В7	-	0.445
		В8	-	0.450
		В9	-	0.460
	5樓-12樓、 15樓 5/F-12/F, 15/F	B1	0.344	0.850
		B2	-	0.675
B座		В3	-	0.451
Tower B		B5	-	0.451
TOWER		В6	-	0.451
		B7	-	0.415
		В8	-	0.420
		В9	-	0.430
		B1	0.344	0.850
		B2	-	0.675
	17# #	В3	-	0.451
	17樓 17/F	B5	-	0.451
	1771	В6	-	0.451
		В8	-	0.535
		В9	-	0.430

座數 Tower	樓層 Floor	單位 Flat	每個住宅物業的非結構的預製外 牆的總面積 (平方米) The total area of the non-structural prefabricated external walls of each residential property (sq.m.)	每個住宅物業的幕牆的總面積 (平方米) The total area of the curtain walls of each residential property (sq.m.)
		B1	0.344	0.850
		B2	-	0.675
	18樓-23樓、 25樓-31樓 18/F-23/F, 25/F-31/F	В3	-	0.451
		B5	-	0.451
		В6	-	0.451
		В7	-	0.420
B座		В8	-	0.420
Tower B		В9	-	0.430
		B1	0.344	0.850
		B2	-	0.675
	32樓	SB1	-	0.916
	32/F	В7	-	0.420
		В8	-	0.420
		В9	-	0.430

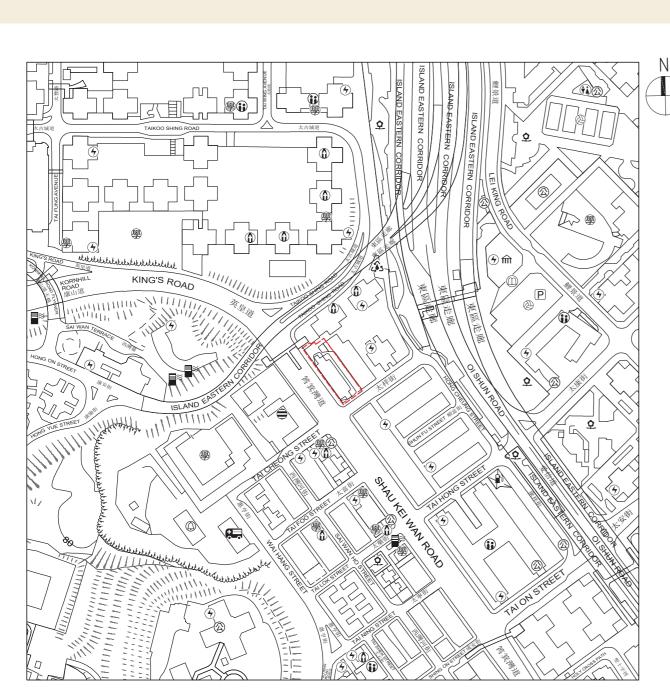
# 5 物業管理的資料 INFORMATION ON PROPERTY MANAGEMENT

## 管理人

根據發展項目已簽立的公契,尊家管業有限公司獲委任為發展項目的管理人。

## MANAGER

H-Privilege Limited is appointed as the Manager of the development under the deed of mutual covenant in respect of the development that has been executed.



資料/地圖/鳥瞰照片由空間數據共享平台提供,香港特別行政區政府為知識產權擁有人。

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此所在位置圖參考測繪圖編號 T11-SE-A,經修正處理。

This location plan is made with reference to Survey Sheet No. T11-SE-A with adjustments where necessary.

#### 圖例 NOTATION

- ③ 發電廠 (包括電力分站) Power Plant (including Electricity Sub-stations)
- ◎ 圖書館 Library
- P 公眾停車場 (包括貨車停泊處) Public Carpark (including Lorry Park)
- 公廁 Public Convenience
- ◎ 公用事業設施裝置 Public Utility Installation
- ♠ 宗教場所 (包括教堂、廟宇及祠堂) Religious Institution (including Church, Temple and Tsz Tong)
- 學 學校 (包括幼稚園) School (including Kindergarten)
- 😭 社會福利設施 (包括老人中心及弱智人士護理院) Social Welfare Facilities (including Elderly Centre and Home for the Mentally Disabled)
- ♀ 公園 Public Park
- ⋒ 油站 Petrol Filling Station
- 侖 博物館 Museum
- @ 體育設施 (包括運動場及游泳池) Sports Facilities (including Sports Ground and Swimming Pool)
- ■≈ 香港鐵路的通風井 Ventilation Shaft for the Mass Transit Railway
- ₩ 救護車站 Ambulance Depot

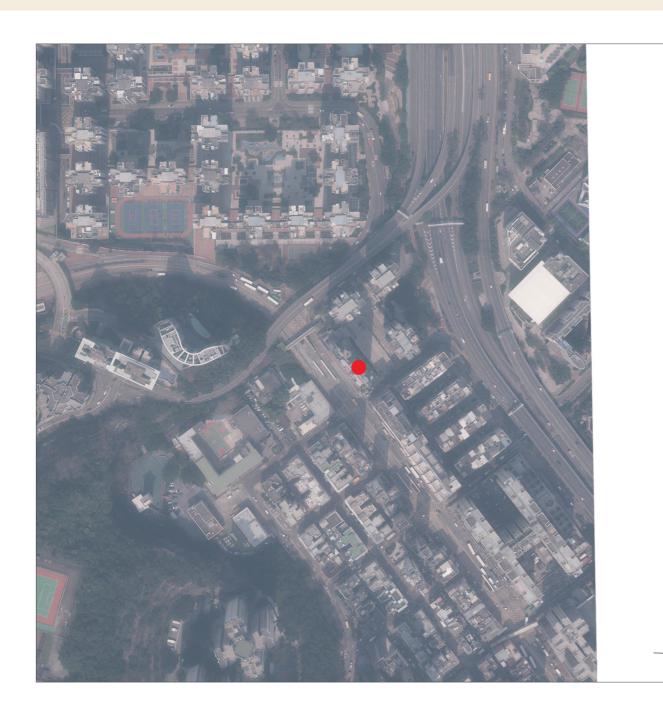
- 為 污水處理廠及設施 Sewage Treatment Works and Facilities

┏━━■ 發展項目的位置 Location of the Development

250M/米

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

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



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摘錄自地政總署測繪處於2023年3月2日在6,900呎飛行高度拍攝之鳥瞰照片,編號為E196924C。

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. E196924C, dated 2 March 2023.

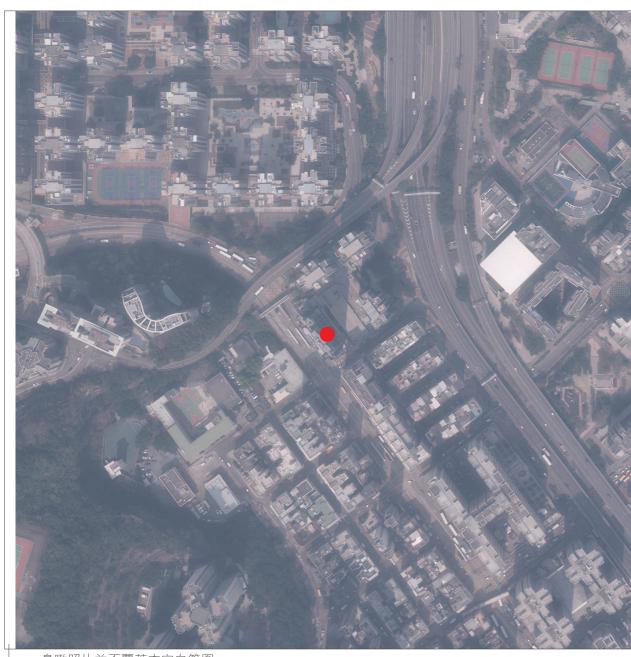
- 鳥瞰照片並不覆蓋本空白範圍

This blank area falls outside the coverage of the relevant aerial photograph

發展項目的位置 Location of the Development

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

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



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摘錄自地政總署測繪處於2023年3月2日在6,900呎飛行高度拍攝之鳥瞰照片,編號為E196925C。

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. E196925C, dated 2 March 2023.

島瞰照片並不覆蓋本空白範圍

This blank area falls outside the coverage of the relevant aerial photograph

發展項目的位置

Location of the Development

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

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



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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. E198674C, dated 6 March 2023.

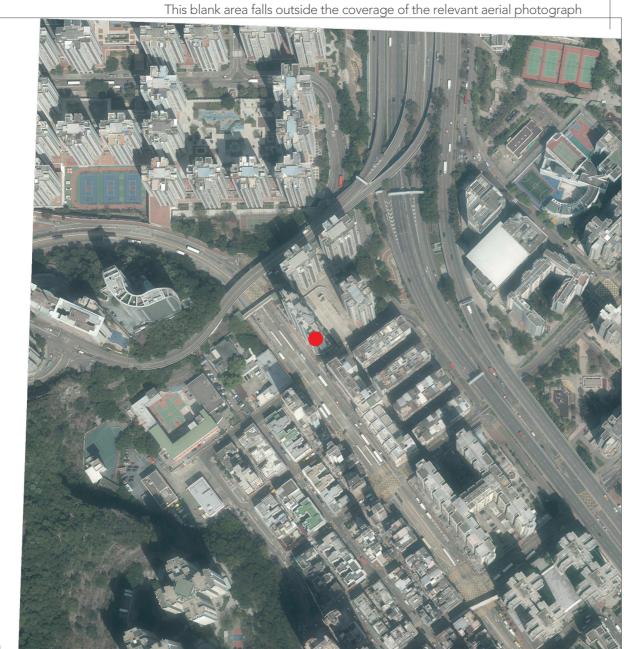
- 鳥瞰照片並不覆蓋本空白範圍

This blank area falls outside the coverage of the relevant aerial photograph

發展項目的位置 Location of the Development

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

鳥瞰照片並不覆蓋本空白範圍



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

發展項目的位置

Location of the Development

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

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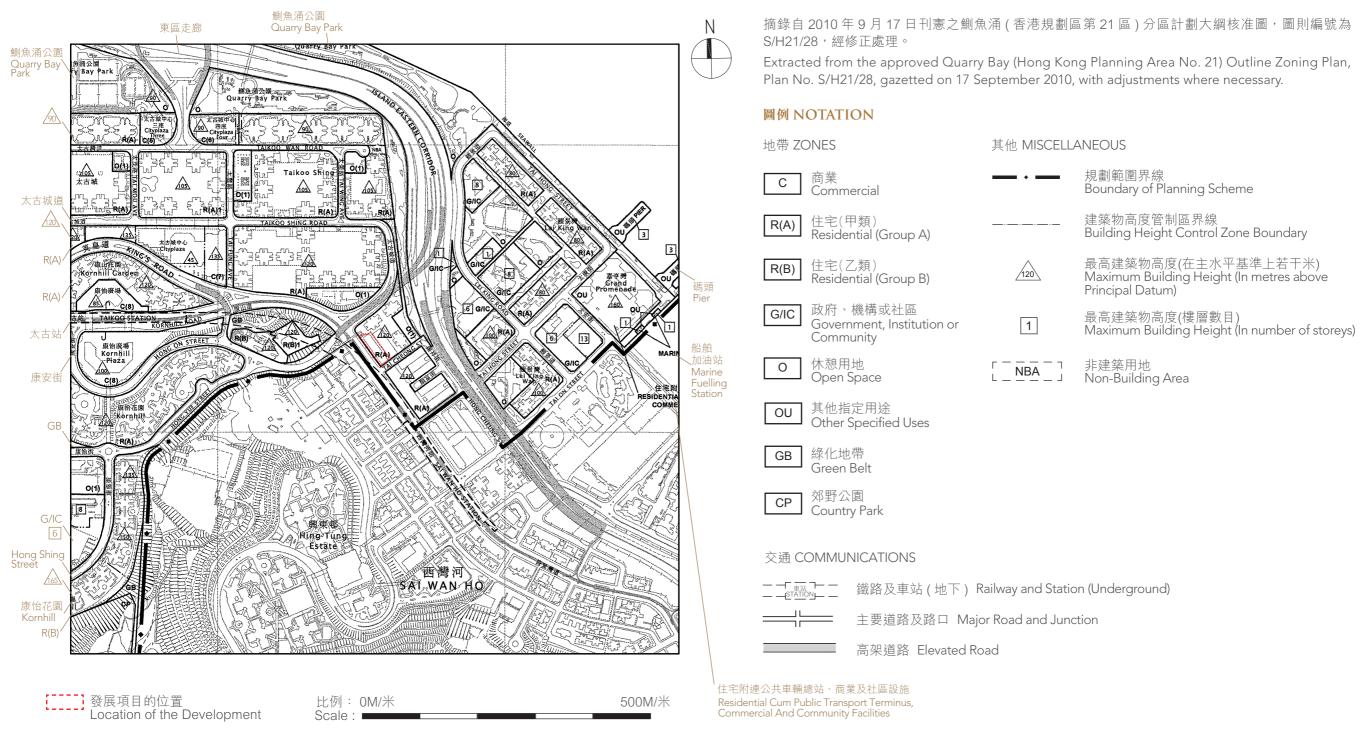
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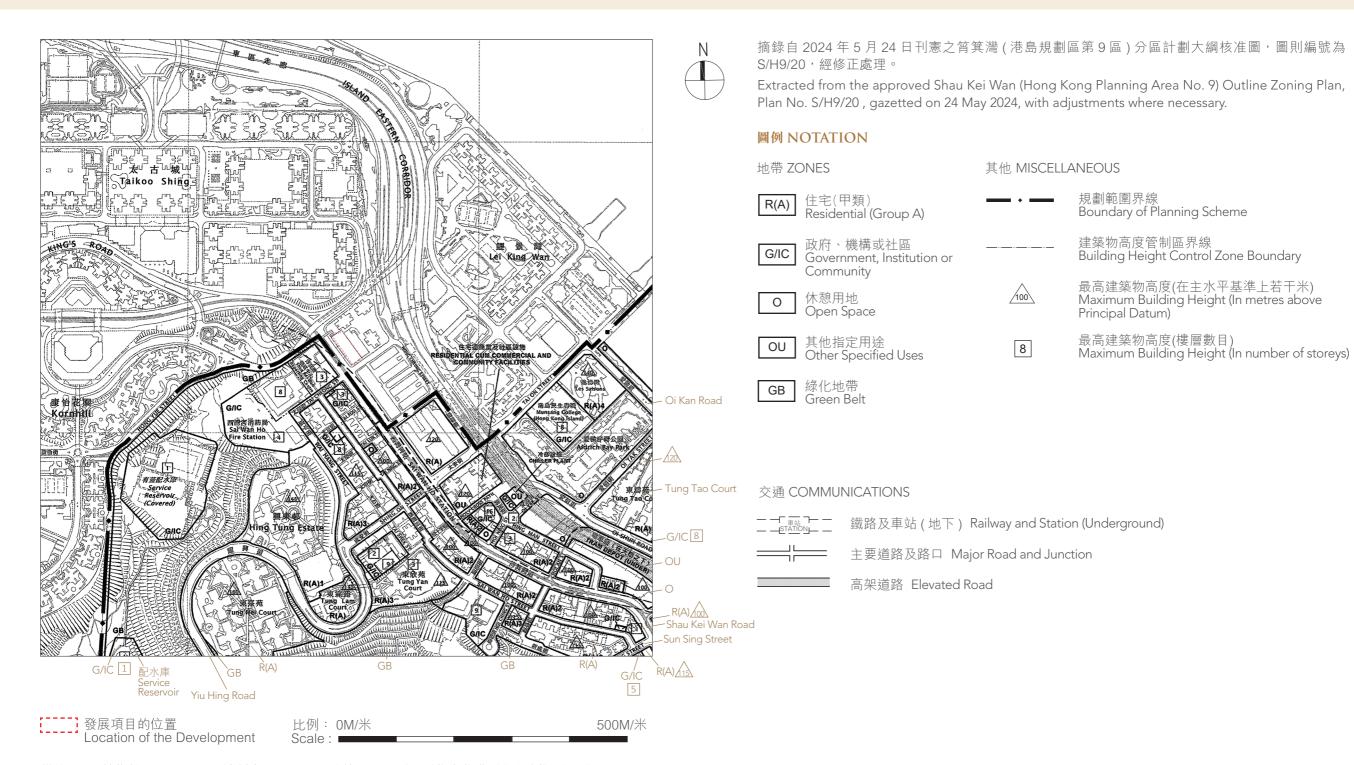
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, Photo No. E198675C, dated 6 March 2023.

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



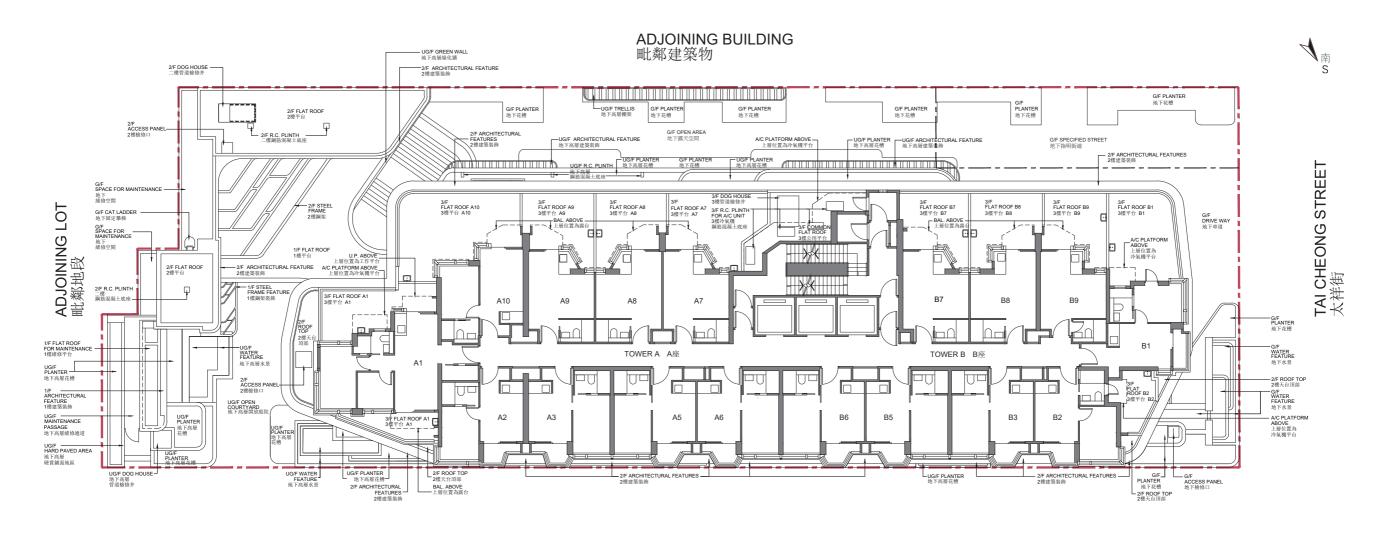
備註: 因技術性問題,此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。 Note: Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

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



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

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



SHAU KEI WAN ROAD 筲箕灣道

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

BAL. = Balcony 露台

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

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

U.P. = Utility Platform 工作平台

Boundary of the Development 發展項目的界線

備註:圖中所示之發展項目住宅樓層布局是參照適用於3樓住宅樓層的樓面平面圖。

Note: The layout of the residential floor of the development shown in this plan is based on floor plan applicable to 3/F.

在本頁上之備註和圖例適用於全部的「發展項目的住宅物業的樓面平面圖」頁數。

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

#### 樓面平面圖圖例

LEGENDS OF THE FLOOR PLANS

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

A/C UNIT = Air-conditioning Unit 冷氣機

BAL. = Balcony 露台

B.R. = Bedroom 睡房

BATH = Bathroom 浴室

DN = Down 落

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

ELECT. ROOM = Electricity Room 電房

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

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

F.H. = Fire Hydrant 消防栓

H/L = High Level 高位

H.R. = Hose Reel 消防喉轆

LAV. = Lavatory 洗手間

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

M.BATH = Master Bathroom 主人浴室

M.B.R. = Master Bedroom 主人睡房

OPEN KIT. = Open Kitchen 開放式廚房

P.D. = Pipe Duct 管道

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

STORE = Store Room 儲物室

TOP OF BAL. = Top of Balcony 下層露台之頂蓋

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

U.P. = Utility Platform 工作平台

W.M.C. = Water Meter Cabinet 水錶櫃

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

#### 備註:

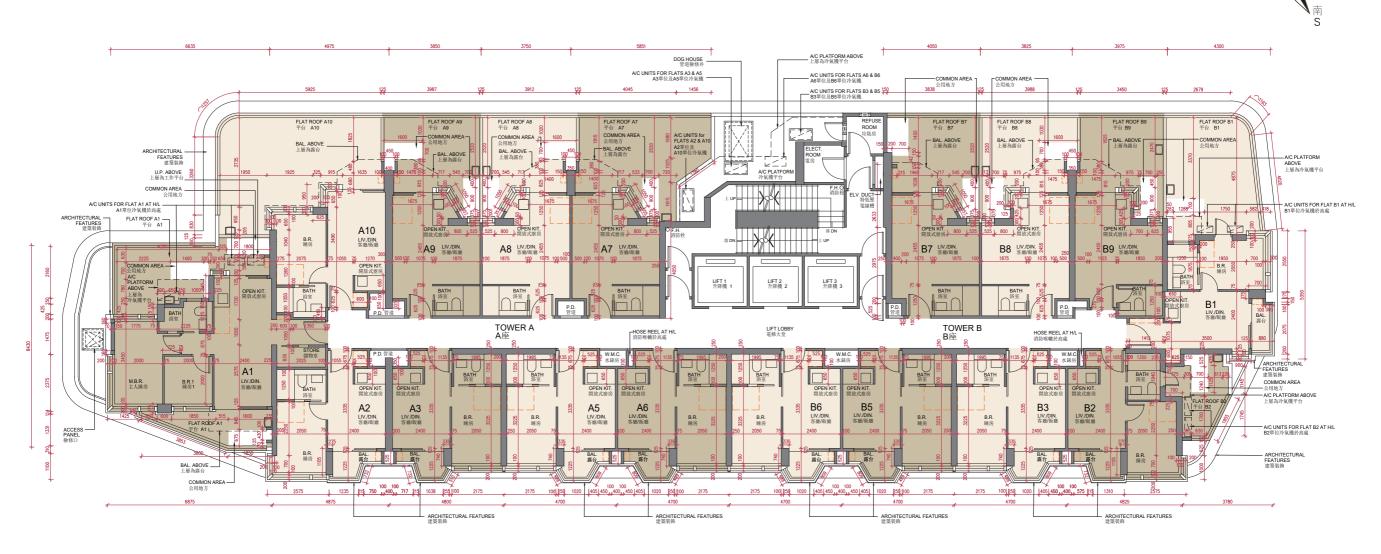
- 1. 部分住宅物業的露台、工作平台、平台、天台或外牆或設有外露之公用喉管,或外牆裝飾板內藏之公用喉管。
- 2. 部分住宅物業內之部分天花或有跌級樓板,用以安裝上層之機電設備或配合上層之結構、建築設計及/或裝修設計上的需要。
- 3. 部分住宅物業內或設有假陣或假天花用以安裝冷氣喉管及/或其他機電設備。
- 4. 平面圖所列之數字為以毫米標示之建築結構尺寸。
- 5. 各住宅物業的樓面平面圖內所展示之裝置及設備的圖標如浴缸、洗手盆、座廁、淋浴間、洗滌盆、櫃(如有)等乃根據最新經批准的建築圖則擬備,其形狀、尺寸、比例或與實際提供的裝置及設備存在差異,僅供示意及參考之用。

#### Remarks:

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

3樓平面圖

3/F FLOOR PLAN





備註: 1. 平面圖所列的數字為以毫米標示之建築結構尺寸。

2. 平台空白位置為供維修大廈設備使用的公用地方。

 The dimensions in floor plans are all structural dimensions in millimeter.
 Blank areas on the flat roof are common areas for building facility maintenance. Notes:

每個住宅物業 Each Residential Property	樓層	單位 Flat								
	Floor	A1	A2	АЗ	A5	A6	A7	A8	А9	A10
層與層之間的高度 ( 毫米 ) Floor-to-Floor Height (mm)	3 樓	3275, 3425, 3500	3200, 3500	3500	3500	3500	3200, 3275, 3500	3200, 3275, 3500	3200, 3275, 3500	3200, 3275, 3500
樓板 ( 不包括灰泥 ) 的厚度 ( 毫米 ) Thickness of Floor Slab (excluding plaster) (mm)	3/F	125, 150, 175	150	150	150	150	150	175	175	125

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat								
		B1	B2	В3	B5	В6	В7	B8	В9	
層與層之間的高度 ( 毫米 ) Floor-to-Floor Height (mm)	3 樓	3050, 3125, 3500	3425, 3500	3200, 3500	3500	3200, 3500	3200, 3275, 3500	3200, 3275, 3500	3200, 3275, 3500	
樓板 ( 不包括灰泥 ) 的厚度 ( 毫米 ) Thickness of Floor Slab (excluding plaster) (mm)	3/F	150	150	150	150	150	175	175	150	

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

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

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

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

5樓-12樓、15樓平面圖 5/F - 12/F, 15/F FLOOR PLAN







備註:平面圖所列的數字為以毫米標示之建築結構尺寸。

Note: The dimensions in floor plans are all structural dimensions in millimeter.

每個住宅物業	樓層											
Each Residential Property	Floor	A1	A2	A3	A5	A6	A7	A8	А9	A10		
層與層之間的高度 ( 毫米 ) Floor-to-Floor Height (mm)	5樓-12樓	3500	3500	3500	3500	3500	3500	3500	3500	3500		
樓板 ( 不包括灰泥 ) 的厚度 ( 毫米 ) Thickness of Floor Slab (excluding plaster) (mm)	5/F-12/F	125, 150, 175	150	150	150	150	150	175	175	125		
		單位 Flat										
每個住宅物業 Each Residential Property	樓層 Floor	B1	B2	В3	単1½ B5	B6	B7	B8	В9			
		ы	DZ	DS	טט	DO	D/	DO	D7			
層與層之間的高度 (毫米 ) Floor-to-Floor Height (mm)	5 樓 -12 樓	3500	3500	3500	3500	3500	3500	3500	3500			
樓板 ( 不包括灰泥 ) 的厚度 ( 毫米 ) Thickness of Floor Slab (excluding plaster) (mm)	5/F-12/F	150	150	150	150	150	175	175	150			
每個住宅物業	樓層				單位 Flat							
Each Residential Property	Floor	A1	A2	A3	A5	A6	A7	A8	A9	A10		
層與層之間的高度 ( 毫米 ) Floor-to-Floor Height (mm)	15 樓	3500	3500	3500	3500	3500	3500	3500	3500	3500		
樓板 ( 不包括灰泥 ) 的厚度 ( 毫米 ) Thickness of Floor Slab (excluding plaster) (mm)	15/F	125, 150	150	150	150	150	150	175	175	125		
										1		
每個住宅物業	樓層					Flat						
Each Residential Property	Floor	B1	B2	В3	B5	B6	В7	B8	В9			
層與層之間的高度 (毫米 ) Floor-to-Floor Height (mm)	15 樓	3500	3500	3500	3500	3500	3500	3500	3500			
樓板 ( 不包括灰泥 ) 的厚度 ( 毫米 ) Thickness of Floor Slab (excluding plaster) (mm)	15/F	150	150	150	150	150	175, 325	175	150			

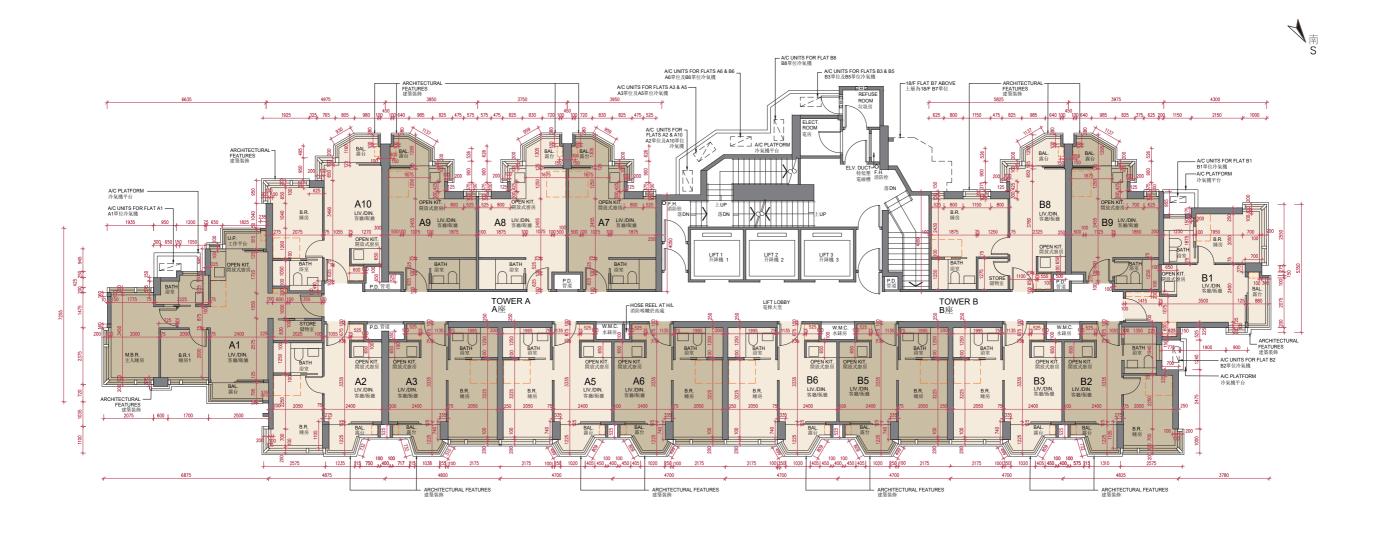
因住宅物業的較高樓層的結構牆的厚度遞減,較高樓層的內部面積,一般比較低樓層的內部面積稍大。

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

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

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

17樓平面圖 17/F FLOOR PLAN



備註:平面圖所列的數字為以毫米標示之建築結構尺寸。

Note: The dimensions in floor plans are all structural dimensions in millimeter.

每個住宅物業	樓層					單位 Flat				
Each Residential Property	Floor	A1	A2	А3	A5	A6	A7	A8	А9	A10
層與層之間的高度 ( 毫米 ) Floor-to-Floor Height (mm)	17 樓	3500	3500	3500	3500	3500	3500	3500	3500	3500
樓板 ( 不包括灰泥 ) 的厚度 ( 毫米 ) Thickness of Floor Slab (excluding plaster) (mm)	17/F	125, 150, 175	150	150	150	150	150	175	175	125

每個住宅物業	樓層												
Each Residential Property	Floor	B1	B2	ВЗ	B5	В6	B8	В9					
層與層之間的高度 ( 毫米 ) Floor-to-Floor Height (mm)	17 樓	3500	3500	3500	3500	3500	3200, 3425, 3500	3500					
樓板 ( 不包括灰泥 ) 的厚度 ( 毫米 ) Thickness of Floor Slab (excluding plaster) (mm)	17/F	150	150	150	150	150	175	150					

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

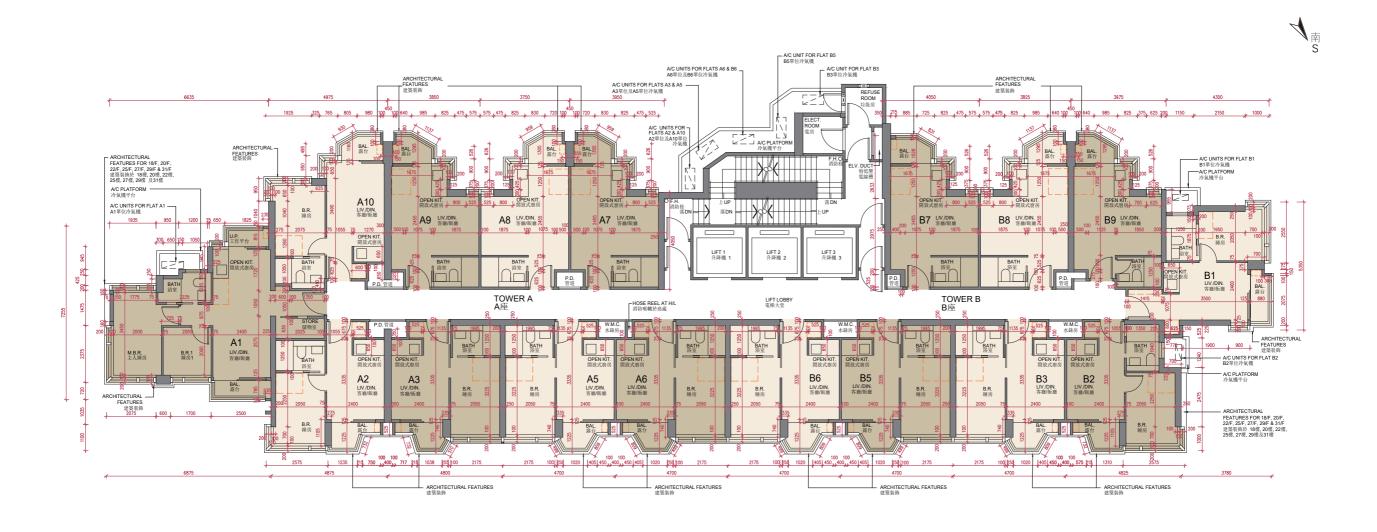
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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

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

18樓-23樓、25樓-30樓平面圖

18/F-23/F, 25/F-30/F FLOOR PLAN





備註:平面圖所列的數字為以毫米標示之建築結構尺寸。

Note: The dimensions in floor plans are all structural dimensions in millimeter.

## 31樓平面圖 31/F FLOOR PLAN



31樓B5單位在發展項目落成後進行獲《建築物條例》(第123章)豁免的工程而有所改動,該等改動的大概位置已於本樓面平面圖中作標示。

Flat B5 on 31/F has been altered by way of exempted works under the Buildings Ordinance (Cap. 123) after completion of the Development. The approximate locations of alterations are indicated on this floor plan.

31樓B5單位的改動工程包括:

(A) 原睡房的間隔牆被移除並以嵌入式裝置取代。

Alteration works for Flat B5 on 31/F include:

(A) Original partition wall of Bedroom has been removed and replaced with built-in fittings.

備註:平面圖所列的數字為以毫米標示之建築結構尺寸。

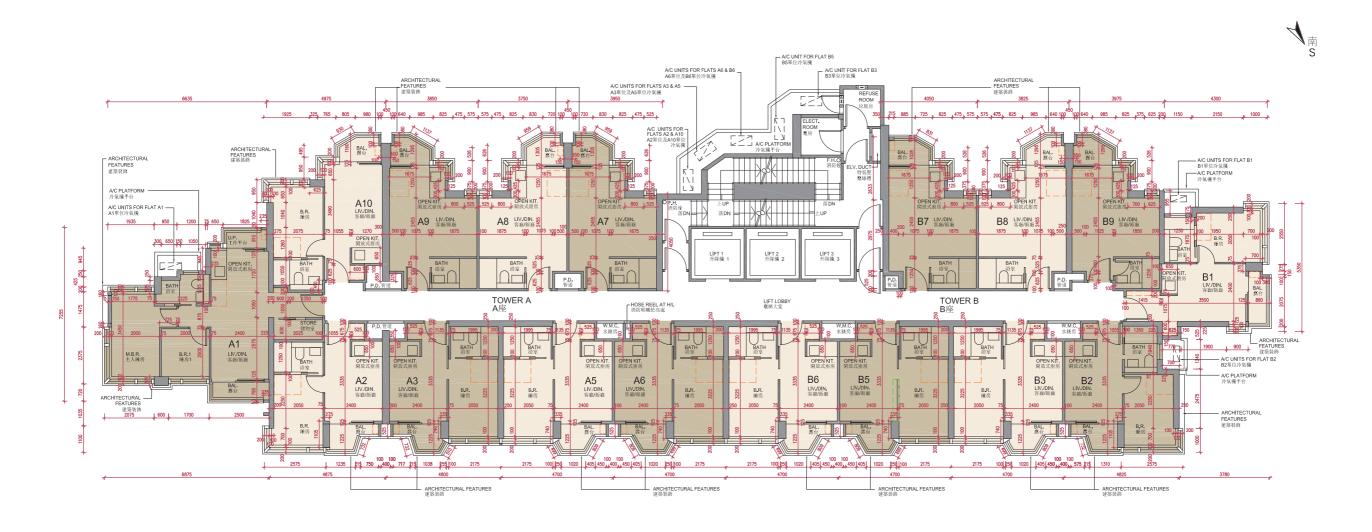
Note: The dimensions in floor plans are all structural dimensions in millimeter.

比例尺 SCALE \_\_\_

0M (米)

5M (米)

## 31樓現狀間隔平面圖 31/F AS IS FLOOR PLAN





備註:平面圖所列的數字為以毫米標示之建築結構尺寸。

Note: The dimensions in floor plans are all structural dimensions in millimeter.

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

每個住宅物業	樓層											
Each Residential Property	Floor	B1	B2	ВЗ	B5	В6	В7	B8	В9			
層與層之間的高度 ( 毫米 ) Floor-to-Floor Height (mm)	18 樓 -23 樓、 25 樓 -30 樓	3500	3500	3500	3500	3500	3500	3500	3500			
樓板 ( 不包括灰泥 ) 的厚度 ( 毫米 ) Thickness of Floor Slab (excluding plaster) (mm)	18/F-23/F, 25/F-30/F	150	150	150	150	150	175	175	150			

每個住宅物業	樓層												
Each Residential Property	Floor	A1	A2	A3	A5	A6	A7	A8	Α9	A10			
層與層之間的高度 (毫米 ) Floor-to-Floor Height (mm)	31 樓	3500	3500	3200, 3275, 3425, 3500	3200, 3275, 3425, 3500	3275, 3500	3500	3500	3500	3500			
樓板 ( 不包括灰泥 ) 的厚度 ( 毫米 ) Thickness of Floor Slab (excluding plaster) (mm)	31/F	125, 150, 175	150	150	150	150	150	175	175	125			

每個住宅物業	樓層				單位	Flat			
Each Residential Property	Floor	B1	B2	В3	B5	В6	В7	B8	В9
層與層之間的高度 ( 毫米 ) Floor-to-Floor Height (mm)	31 樓	3500	3500	3200, 3275, 3425, 3500	3200, 3275, 3425, 3500	3275, 3500	3500	3500	3500
樓板 ( 不包括灰泥 ) 的厚度 ( 毫米 ) Thickness of Floor Slab (excluding plaster) (mm)	31/F	150	150	150	150	150	175	175	150

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

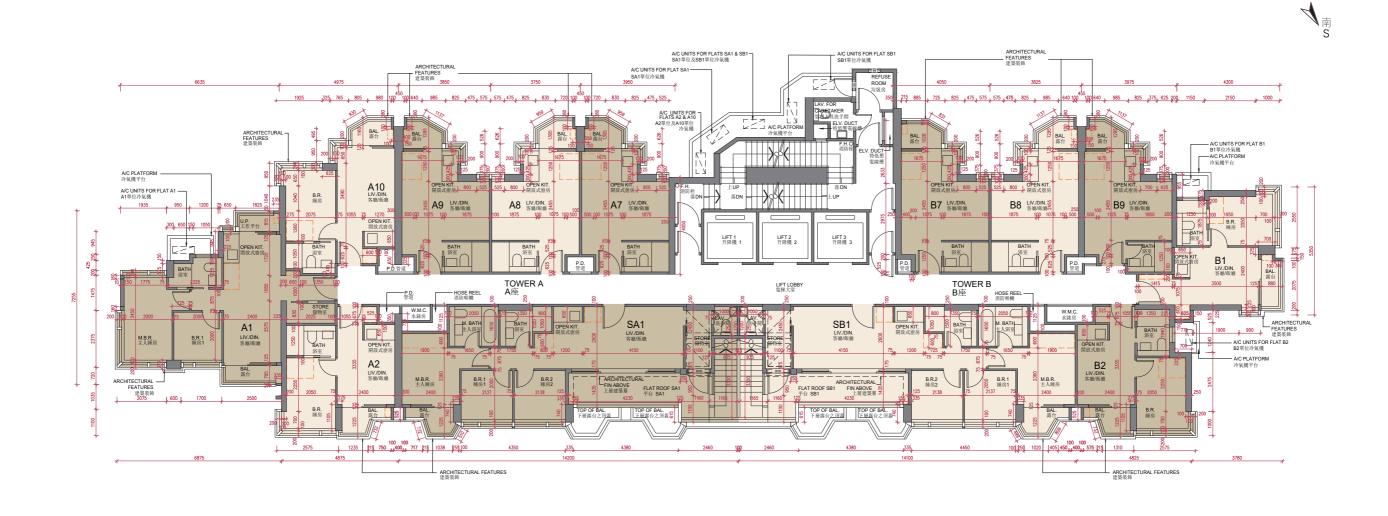
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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

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

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

32樓平面圖 32/F FLOOR PLAN



備註: 平面圖所列的數字為以毫米標示之建築結構尺寸。

Note: The dimensions in floor plans are all structural dimensions in millimeter.

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

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

每個住宅物業	樓層			單位	Flat		
Each Residential Property	Floor	B1	B2	SB1	В7	B8	В9
層與層之間的高度 ( 毫米 ) Floor-to-Floor Height (mm)	32 樓	3825	3825	3825	3825	3825	3825
樓板 ( 不包括灰泥 ) 的厚度 ( 毫米 ) Thickness of Floor Slab (excluding plaster) (mm)	32/F	200	200	200	200	200	200

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

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

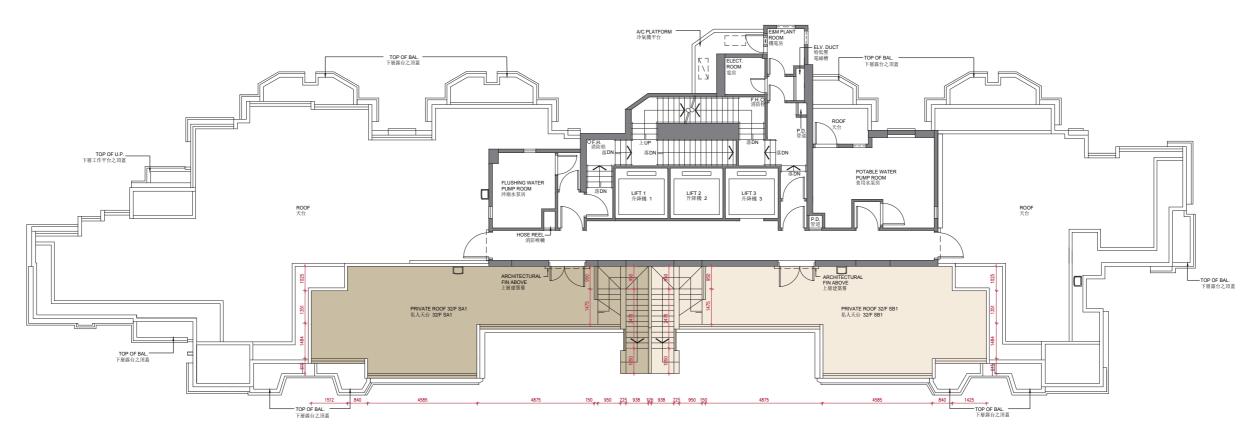
請參閱本售樓説明書第22頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

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

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

天台平面圖 **ROOF PLAN** 







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

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

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

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

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

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

	物業的描述 Description of sidential Property	/	實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)			Ar	ea of other spe	ecified items (N	(不計算入實用 ot included in th sq. metre (sq. fi	ne Saleable Ar	ea)		
大廈名稱 Block Name	樓層 Floor	單位 Flat	(including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)  38.351 (413) 露合 Balcony: - 工作平台 Utility Platform: - 23.576 (254) 露合 Balcony: 2.000 (22) 工作平台 Utility Platform: - 24.139 (260) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - 23.731 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - 23.731 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
		A1	露台 Balcony: -	-	-	-	14.825 (160)	-	-	-	-	-	-
		A2	露台 Balcony: 2.000 (22)	-	-	-	-	-	-	-	-	-	-
		АЗ	露台 Balcony: 2.000 (22)	-	-	-	-	-	-	-	-	-	-
		A5	露台 Balcony: 2.000 (22)	-	-	-	-	-	-	-	-	-	-
A座 Tower A	3樓 3/F	A6	露台 Balcony: 2.000 (22)	-	-	-	-	-	-	-	-	-	-
		A7	19.407 (209) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	16.454 (177)	-	-	-	-	-	-
		A8	18.603 (200) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	10.075 (108)	-	-	-	-	-	-
		А9	19.126 (206) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	10.314 (111)	-	-	-	-	-	-
		A10	23.888 (257) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	25.320 (273)	-	-	-	-	-	-

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

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

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

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	物業的描述 Description of sidential Property	/	實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)			Ar	ea of other spe	信明項目的面積 cified items (No 方米(平方呎)	ot included in t	he Saleable Ar	ea)		
大廈名稱 Block Name	樓層 Floor	單位 Flat	Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)  42.026 (452) 露合 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)  23.489 (253) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - 24.139 (260) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - 23.731 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
		A1	露台 Balcony: 2.000 (22)	-	-	-	-	-	-	-	-	-	-
		A2	露台 Balcony: 2.000 (22)	-	-	-	-	-	-	-	-	-	-
		А3	露台 Balcony: 2.000 (22)	-	-	-	-	-	-	-	-	-	-
		A5	露台 Balcony: 2.000 (22)	-	-	-	-	-	-	-	-	-	-
A座 Tower A	5樓-12樓、 15樓 5/F-12/F, 15/F	A6		-	-	-	-	-	-	-	-	-	-
		A7	21.377 (230) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		A8	20.573 (221) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		А9	21.096 (227) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		A10	25.739 (277) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-

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

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	物業的描述 Description of sidential Property	У	實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)			Ar	ea of other spe	信明項目的面積 cified items (No 方米(平方呎)	ot included in t	he Saleable Ar	ea)		
大廈名稱 Block Name	樓層 Floor	單位 Flat	Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
		A1	42.026 (452) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		A2	23.489 (253) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		A3	24.139 (260) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		A5	23.731 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
A座 Tower A	17樓 17/F	A6	23.731 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		A7	21.234 (229) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		A8	20.431 (220) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		А9	20.953 (226) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		A10	25.739 (277) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-

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	物業的描述 Description of sidential Propert	у	實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)			Ar	ea of other spe	cified items (N	(不計算入實用 ot included in t sq. metre (sq. f	he Saleable Ar	ea)		
大廈名稱 Block Name	樓層 Floor	單位 Flat	Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
		A1	42.026 (452) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		A2	23.489 (253) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		A3	24.139 (260) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
	104004	A5	23.731 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
A座 Tower A	18樓-23樓、 25樓-31樓 18/F-23/F, 25/F-31/F	A6	23.731 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
	23/1-31/1	A7	21.234 (229) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		A8	20.431 (220) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		А9	20.953 (226) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		A10	25.739 (277) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-

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		A1	42.026 (452) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		A2	23.598 (254) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		SA1	53.334 (574) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	11.487 (124)	-	-	43.802 (471)	-	-	-
A座 Tower A	32樓 32/F	A7	21.234 (229) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		A8	20.431 (220) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		А9	20.953 (226) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		A10	25.739 (277) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-

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		B1	24.930 (268) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	16.576 (178)	-	-	-	-	-	-
		B2	23.747 (256) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	5.193 (56)	-	-	-	-	-	-
		В3	23.731 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
B座	3樓	B5	23.731 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
Tower B	3/F	B6	23.731 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		В7	20.033 (216) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	9.826 (106)	-	-	-	-	-	-
		В8	18.799 (202) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	10.377 (112)	-	-	-	-	-	-
		В9	18.546 (200) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	10.620 (114)	-	-	-	-	-	-

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大廈名稱 Block Name	樓層 Floor	單位 Flat	Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
		B1	24.930 (268) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		B2	23.747 (256) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		ВЗ	23.731 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
B座	5樓-12樓、 15樓	B5	23.731 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
Tower B	5/F-12/F, 15/F	В6	23.731 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		В7	22.003 (237) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		B8	20.769 (224) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		В9	20.516 (221) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-

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		B1	24.930 (268) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		B2	23.747 (256) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		В3	23.731 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
B座 Tower B	17樓 17/F	B5	23.731 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		В6	23.731 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		В8	29.129 (314) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		В9	20.516 (221) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-

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

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

The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance. Notes: Areas in square metre as specified in the above are calculated in accordance with the latest approved building plans.

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	物業的描述 Description of sidential Property	<i>y</i>	實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)			Ar	ea of other spe	看明項目的面積 ccified items (Na ☑方米(平方呎)	ot included in t	he Saleable Ar	ea)		
大廈名稱 Block Name	樓層 Floor	單位 Flat	(包括露台、工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)  24.930 (268) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - 23.747 (256) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - 23.731 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - 23.731 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - 23.731 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - 23.731 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - 21.860 (235) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - 20.769 (224) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
		B1	露台 Balcony: 2.000 (22)	-	-	-	-	-	-	-	-	-	-
		B2	露台 Balcony: 2.000 (22)	-	-	-	-	-	-	-	-	-	-
		ВЗ	露台 Balcony: 2.000 (22)	-	-	-	-	-	-	-	-	-	-
B座	18樓-23樓、 25樓-31樓	B5	露台 Balcony: 2.000 (22)	-	-	-	-	-	-	-	-	-	-
Tower B	18/F-23/F, 25/F-31/F	B6	露台 Balcony: 2.000 (22)	-	-	-	-	-	-	-	-	-	-
		В7	露台 Balcony: 2.000 (22)	-	-	-	-	-	-	-	-	-	-
		B8	露台 Balcony: 2.000 (22)	-	-	-	-	-	-	-	-	-	-
		В9	20.516 (221) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-

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

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

The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance. Notes: Areas in square metre as specified in the above are calculated in accordance with the latest approved building plans.

物業的描述 Description of Residential Property		у	實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat	Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
		B1	24.930 (268) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
	32樓 32/F	B2	23.766 (256) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
B座		SB1	53.015 (571) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	11.487 (124)	-	-	43.554 (469)	-	-	-
Tower B		В7	21.860 (235) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		B8	20.769 (224) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		В9	20.516 (221) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-

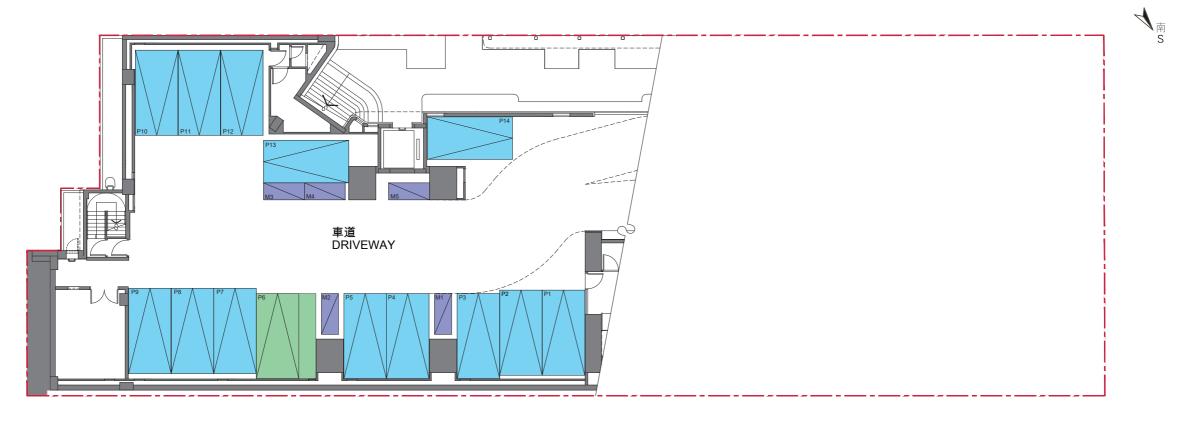
實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表2第2部分別計算得出的。

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

The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance. Notes: Areas in square metre as specified in the above are calculated in accordance with the latest approved building plans.

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

地庫停車位平面圖 BASEMENT FLOOR PLAN OF PARKING SPACES



Boundary of the Development 發展項目的界線

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

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

- 1. 買方在簽立臨時買賣合約時向賣方 (擁有人)繳付相等於樓價 5%之臨時訂金。
- 買方在簽署臨時買賣合約時支付的臨時訂金,會由代表擁有人行事的律師事務所以保證金保存人的身分 持有。
- 3. 如買方沒有在訂立該臨時買賣合約之後的5個工作日內簽立正式買賣合約一
  - i. 該臨時買賣合約即告終止;及
  - ii. 買方支付的臨時訂金,即予沒收;及
  - iii. 賣方 (擁有人 )不得就買方沒有簽立正式買賣合約,而對買方提出進一步申索。

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

## 14公契的摘要 SUMMARY OF DEED OF MUTUAL COVENANT

#### A. 發展項目的公用部分

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

(3) 屋苑的幕牆結構,包括但不限於豎框及包層(除了(i)幕牆結構的可開合部分;(ii)包圍整個住宅單位或其正面的玻璃嵌板,該等可開合部分和玻璃嵌板屬於有關住宅單位一部分)。為免存疑,屬於屋苑幕牆結構一部分的任何玻璃嵌板,如沒有包圍整個住宅單位,而延伸至兩個或以上住宅單位的應屬於住宅公用地方一部分。

但是不包括屬於有關住宅單位一部分的露台、工作平台、天台或平台的玻璃欄杆、金屬欄杆或圍欄。

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

# 14公契的摘要 SUMMARY OF DEED OF MUTUAL COVENANT

#### B. 分配予發展項目中的每個住宅物業的不可分割份數的數目

<u>/-</u> -	樓層*						
單位	3樓	5樓至15樓	17樓	18樓至31樓	32樓		
A1	397/110,000	420/110,000	420/110,000	420/110,000	420/110,000		
A2	235/110,000	234/110,000	234/110,000	234/110,000	235/110,000		
A3	241/110,000	241/110,000	241/110,000	241/110,000			
A5	237/110,000	237/110,000	237/110,000	237/110,000			
A6	237/110,000	237/110,000	237/110,000	237/110,000			
A7	210/110,000	213/110,000	212/110,000	212/110,000	212/110,000		
A8	196/110,000	205/110,000	204/110,000	204/110,000	204/110,000		
A9	201/110,000	210/110,000	209/110,000	209/110,000	209/110,000		
A10	263/110,000	257/110,000	257/110,000	257/110,000	257/110,000		
SA1					587/110,000		
B1	265/110,000	249/110,000	249/110,000	249/110,000	249/110,000		
B2	242/110,000	237/110,000	237/110,000	237/110,000	237/110,000		
В3	237/110,000	237/110,000	237/110,000	237/110,000			
B5	237/110,000	237/110,000	237/110,000	237/110,000			
В6	237/110,000	237/110,000	237/110,000	237/110,000			
В7	209/110,000	220/110,000		218/110,000	218/110,000		
В8	197/110,000	207/110,000	291/110,000	207/110,000	207/110,000		
В9	195/110,000	205/110,000	205/110,000	205/110,000	205/110,000		
SB1					584/110,000		

<sup>\*</sup> 不設13樓、14樓及24樓。

#### C. 發展項目的管理人的委任年期

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

### D. 發展項目中的住宅物業的擁有人之間分擔管理開支的計算基準

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

#### E. 計算管理費按金的基準

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

#### F. 擁有人在發展項目中保留作自用的範圍(如有的話)

不適用。

- 註:
  1. 詳情請參考公契最新擬稿。公契最新擬稿已備於售樓處,在開放時間可供免費查閱,並可在支付必要的影
- 2. 除非本售樓説明書另有規定,本公契的摘要內所採用的詞彙與該詞彙在公契內的意思相同。

#### A. THE COMMON PARTS OF THE DEVELOPMENT

- "Common Areas" means collectively the Estate Common Areas and the Residential Common Areas, each of
  which Common Areas shall, where applicable, include those appropriate and relevant common parts covered
  by the definition of "common parts" set out in section 2 of the Building Management Ordinance and in the
  event Units in the Car Park are disposed of individually, such Car Park common areas as shall be defined in the
  relevant Sub-Deed or Deeds in respect of the Cark Park.
- 2. "Common Areas and Facilities" means collectively the Common Areas and the Common Facilities.
- 3. **"Common Facilities"** means collectively the Estate Common Facilities and the Residential Common Facilities and in the event Units in the Car Park are disposed of individually, such Car Park common facilities (if any) as shall be defined in the relevant Sub-Deed or Deeds in respect of the Car Park.
- 4. "Estate Common Areas" means those parts of the Estate intended for the common use and benefit of the Estate as a whole and not just any particular Unit or any particular part thereof and which are, subject to the provisions of the Deed of Mutual Covenant and all subsisting rights and rights of way, to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Estate which said parts include but not limited to:-
  - (a) such foundations, columns, beams, slabs and other structural supports and elements that do not belong to or form part of the Cark Park or the Residential Development;
  - (b) the areas for the installation or use of aerial broadcast distribution or telecommunications network facilities;
  - (c) those parts of the external walls of the Estate (including the curtain walls and canopies thereof, architecture fins and features thereon) not forming part of the Car Park and the Residential Development;
  - (d) all those areas of the Estate shown as the Estate Common Areas on the plans annexed to the Deed of Mutual Covenant;
  - (e) the trenches, sewers, drains and pipes underneath the drain or surface channel covers on the basement and the ground floor of the Estate and serving the Estate as a whole and not just any particular Unit or any particular part thereof; and
  - (f) such additional areas of the Estate as may at any time be designated as the Estate Common Areas by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.
- 5. **"Estate Common Areas and Facilities"** means collectively the Estate Common Areas and the Estate Common Facilities.
- 6. "Estate Common Facilities" means all those facilities of the Estate intended for the common use and benefit of the Estate as a whole and not just any particular Unit or any particular part thereof which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Estate and includes but not limited to the communal aerial, all signal receivers, sewers, drains, storm water drains, water courses (in particular the trenches, sewers, drains or pipes underneath the drain or surface channel covers on the basement and the ground floor of the Estate serving the Estate as a whole and not just any particular Unit or any particular part thereof), cables, pipes, wires, ducts, flushing mains, fresh water mains, CCTV and other facilities and equipment installed in the Estate Common Areas for security purposes, plant and

machinery and other like installations, facilities or services of the Estate, the transformer room, cable accommodations and all associated facilities and ancillary electricity installation equipment and facilities for the supply of electricity to the Estate and such additional devices and facilities of the Estate as may at any time be designated as Estate Common Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

- 7. "Residential Common Areas" means those parts of the Residential Development intended for the common use and benefit of the Residential Development as a whole and not just any particular Residential Unit and which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier of the Residential Units in common with all other Owners and Occupiers of the Residential Units which said parts include but not limited to:-
  - (a) those parts of the external walls of the Estate not forming part of the Estate Common Areas, the Car Park or the Residential Units:
  - (b) those parts of the external walls of the Estate not forming part of the Estate Common Areas, the Car Park or the Residential Units including but not limited to:-
    - (1) the architecture fins and features thereon;
    - (2) the air-conditioning platforms (including the louvers and/or metal supporting frames thereof (if any)) adjacent to the Residential Units, or such other area(s), if any, as may be designated for that purpose; and
    - (3) the curtain wall structures of the Estate including but not limited to the mullions and cladding (except: (i) the openable parts of the curtain wall structures; and (ii) such pieces of glass panels wholly enclosing or fronting a Residential Unit, which said openable parts and glass panels shall form parts of the relevant Residential Units). For the avoidance of doubt, any glass panel forming part of the curtain wall structures of the Estate that does not wholly enclose a Residential Unit but extends across two or more Residential Units shall form part of the Residential Common Area,

BUT excluding the glass balustrades, metal balustrades or railings of the balconies, utility platforms, roofs or flat roofs which form parts of the relevant Residential Units;

- (c) the Recreational Facilities and the 24 Hours Access;
- (d) caretaker's counter and store room for watchmen and management (if any) including but not limited to the caretaker's counter on the ground floor and the caretaker's room on second floor and the caretaker's lavatory on 32/F;
- (e) all those areas of the Estate and such parts of the Greenery Areas shown as Residential Common Areas in the relevant plans annexed to the Deed of Mutual Covenant; and
- (f) such additional areas of the Estate as may at any time be designated as the Residential Common Areas by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.
- 3. **"Residential Common Areas and Facilities"** means collectively the Residential Common Areas and the Residential Common Facilities.

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

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

			_, .				
Flat	Floor*						
riat	3/F	5/F-15/F	17/F	18/F-31/F	32/F		
A1	397/110,000	420/110,000	420/110,000	420/110,000	420/110,000		
A2	235/110,000	234/110,000	234/110,000	234/110,000	235/110,000		
A3	241/110,000	241/110,000	241/110,000	241/110,000			
A5	237/110,000	237/110,000	237/110,000	237/110,000			
A6	237/110,000	237/110,000	237/110,000	237/110,000			
A7	210/110,000	213/110,000	212/110,000	212/110,000	212/110,000		
A8	196/110,000	205/110,000	204/110,000	204/110,000	204/110,000		
А9	201/110,000	210/110,000	209/110,000	209/110,000	209/110,000		
A10	263/110,000	257/110,000	257/110,000	257/110,000	257/110,000		
SA1					587/110,000		
B1	265/110,000	249/110,000	249/110,000	249/110,000	249/110,000		
B2	242/110,000	237/110,000	237/110,000	237/110,000	237/110,000		
В3	237/110,000	237/110,000	237/110,000	237/110,000			
B5	237/110,000	237/110,000	237/110,000	237/110,000			
В6	237/110,000	237/110,000	237/110,000	237/110,000			
В7	209/110,000	220/110,000		218/110,000	218/110,000		
В8	197/110,000	207/110,000	291/110,000	207/110,000	207/110,000		
В9	195/110,000	205/110,000	205/110,000	205/110,000	205/110,000		
SB1					584/110,000		

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

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

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

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

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

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

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

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

Not applicable.

#### Remarks:

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

### 15 批地文件的摘要 SUMMARY OF LAND GRANT

- 1. 發展項目位處於筲箕灣海旁地段第2號B分段(「該地段」)。
- 2. 該地段是根據一份政府租契(「租契」)持有,而該租契的批租年期在筲箕灣海旁地段第2號的原政府租契所定年期屆滿後,憑藉《政府租契條例》(第40章)被視為續期75年,由2006年4月27日起計。
- 3. 租契規定承租人:「此後不時及無論何時及在每當有需要時或情況要求時,須自費妥善地及足夠地修葺、維持、支持、保養、鋪飾、清洗、洗滌、潔淨、卸空、修改及保存現時或嗣後任何時間位於在此表明予以批租的該片或該幅土地上之宅院或物業單位及所有其他任何豎設物及建築物,以及所有屬於並以任何形式從屬於或關連該處的牆、堤岸、路塹、籬笆、溝渠、路軌、電燈、行人道、水廁、洗滌槽、排水渠及水道,並且全面執行需要及必須的任何修葺、清洗及修改工程,以達致令陛下、其繼承人、繼任人或受讓人的測量師滿意為止」。
- 4. 租契規定承租人:「於本文協定的批租年期內須不時按需要而要求、承擔、支付及准許以合理份數和比例計算的費用及收費,以支付建造、建築、修葺及修改屬於在此表明予以批租的該處所或該處所的任何部分或其所需的、或於其內的、或屬於其的並與毗鄰土地共用的所有或任何道路、行人路、渠道、柵欄及共用牆、排氣管、私家或公共污水渠及排水渠,或該出租的處所與鄰近或毗鄰樓宇共用的部分。有關的付款比例由陛下、其繼承人、繼任人或受讓人的測量師釐定及確定,並可當作欠繳地租的性質追討」。
- 5. 租契規定:「陛下、其繼承人、繼任人或受讓人的測量師或獲指派代表他們行事的其他人有權在該批租年期內,每年兩次或多次在日間的合理時間內進入在此表明予以批租的該處所從而視察、搜查及觀看其狀況。每當視察時發現有任何頹敗、損壞及需要維修及修正的地方時,須就該處所或其任何部分向承租人及其受讓人發出書面通知或警告,或在該處所或其部分留下書面通知或警告,要求承租人及其受讓人在三個曆月內,就上述問題進行維修及修正。在每個書面通知或警告按上述方式發出或留下後,承租人及其受讓人須於其後三個曆月內就上述問題進行維修及修正」。
- 6. 租契規定承租人:「如非事先獲得當時香港港督代表陛下、其繼承人、繼任人或受讓人或其正式授權的人士的許可,在租期期間不得使用作該處所或其任何部分作經營或從事銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理的行業或業務,或經營或從事任何其他發出高噪音、惡臭或令人厭惡的行業或業務」。
- 7. 租契規定承租人:「如非事先諮詢或獲得當時香港港督代表陛下、其繼承人、繼任人的許可,在租期期間不得使用或容許該處所或其任何部分作填海、建築住宅、工廠、倉庫或類似用途以外的用途。」
- 8. 租契規定:「如因應改善香港殖民地,或不論任何其他公共目的所需,陛下、其繼承人、繼任人及受讓人可全權向承租人及其受讓人在發出三個曆月的通知,並且根據陛下、其繼承人、繼任人或受讓人的測量師公平客觀地估值該地段及在其上面的建築物而向承租人及其受讓人作出全面合理的賠償,從而收回、進入及再佔管在此表明予以批租的所有土地或任何處所的部分。本項權利一旦行使,本文所訂的年期及產業權將分別終止、終結及無效一。

註:

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

### 15 批地文件的摘要 SUMMARY OF LAND GRANT

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

- 7. The Lease requires the Lessee "shall not at any time during the said term use or allow to be used the said demised premises or any part thereof for any other purposes than for Reclamation Building Dwelling houses Factories Godowns or similar purposes without having first obtained the licence or consult of His said Majesty, His Heirs, Successors, or Assigns, signified in writing by the Governor for the time being of the Colony of Hong Kong.".
- 8. The Lease provides that "His said Majesty, His Heirs, Successors and Assigns, shall have full power to resume, enter into, and re-take possession of all or any part of the premises hereby expressed to be demised, if required for the improvement of the said Colony of Hong Kong or for any other public purpose whatsoever, Three Calendar Months' notice being given to the said Lessees and their Assigns of its being so required, and a full and fair compensation for the said Land and the buildings thereon, being paid to the said Lessees and their Assigns, at a valuation, to be fairly and impartially made by the Surveyor of His said Majesty, His Heirs, Successors or Assigns, and upon the exercise of such power the term and estate hereby created shall respectively cease determine and be void".

#### Remarks:

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

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

不適用。 Not applicable.

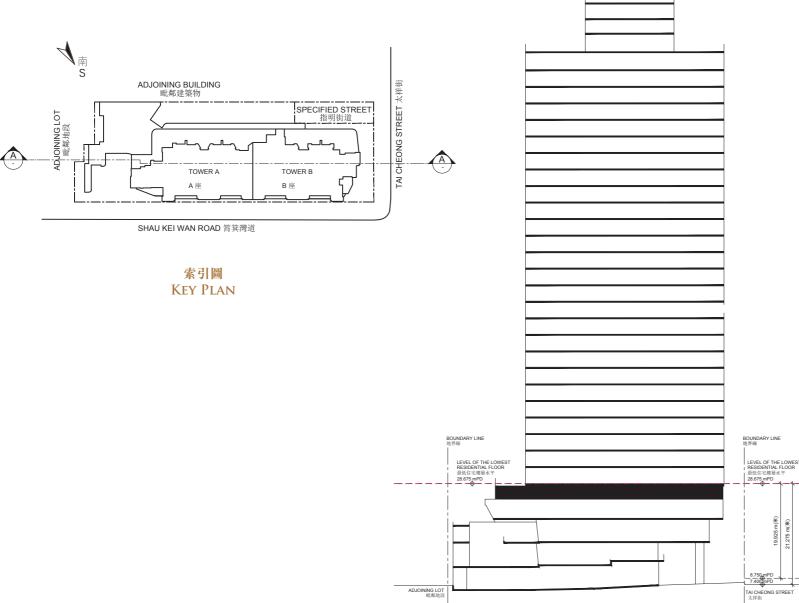
# 17 對買方的警告 WARNING TO PURCHASERS

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

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

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

### 横截面圖 A-A CROSS-SECTION A-A



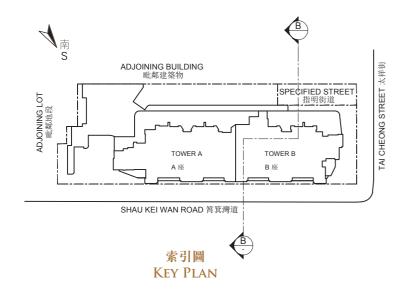
UPPER ROOF 3	高層天台3		
UPPER ROOF 2	高層天台2	WATER TANK ROOM / LIFT MACHINE ROOM / EMERGENCY GENERATOR ROOM	水缸房/ 升降機機房/ 緊急發電機機房
UPPER ROOF 1	高層天台1	WATER TANK ROOM / WATER PUMP ROOM / LIFT MACHINE ROOM	水缸房/ 水缸泵房/ 升降機機房
ROOF	天台	ELECTRICAL & MECHANICAL PLANT ROOMS / ELECTRICAL ROOM / COMMON ROOF/ PRIVATE ROOF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

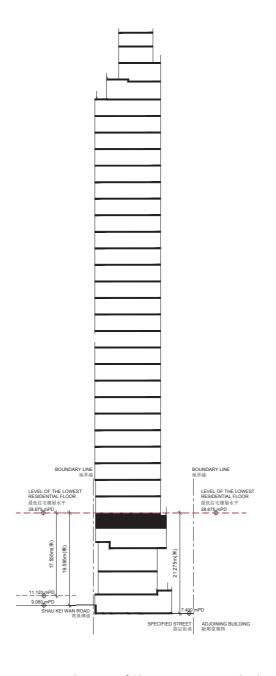
- 1. 毗連建築物的一段太祥街為香港主水平基準以上7.400米至8.750米。
- 2. — 紅色虛線為最低住宅樓層水平。

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

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

横截面圖 B-B CROSS-SECTION B-B





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

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

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



發展項目的認可人士證明本立面圖所顯示的立面:
1. 以2023年1月3日的情況為準的本項目的經批准的建築圖則為基礎擬備;及

2. 大致上與本項目的外觀一致。

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

- 1. are prepared on the basis of the approved building plans for the development as of 3 January 2023; and
- 2. are in general accordance with the outward appearance of the development.

東南立面圖 SOUTHEAST ELEVATION

相序数 BOUNDARY LINE



發展項目的認可人士證明本立面圖所顯示的立面:

- 1. 以2023年1月3日的情況為準的本項目的經批准的建築圖則為 基礎擬備;及
- 2. 大致上與本項目的外觀一致。

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

- 1. are prepared on the basis of the approved building plans for the development as of 3 January 2023; and
- 2. are in general accordance with the outward appearance of the development.

西北立面圖 **NORTHWEST ELEVATION** 

地界線 BOUNDARY LINE

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

公用設施	位置	有上蓋遮蓋面積	沒有上蓋遮蓋面積
Common Facilities	Location	Covered Area	Uncovered Area
a) 住客會所(包括供住客使用的任何康樂設施)	地下高層、1樓及2樓	599.191 sq. m. 平方米	不適用
Residents' clubhouse (including any recreational facilities for residents' use)	UG/F, 1/F and 2/F	6,450 sq.ft. 平方呎	Not applicable
b) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方	天台	不適用	206.944 sq. m. 平方米
A communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the development	Roof	Not applicable	2,228 sq.ft. 平方呎
c) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方 A communal garden or play area for residents' use below the lowest residential floor of a building in the development	地下、地下高層及1樓 G/F, UG/F and 1/F	240.340 sq. m. 平方米 2,587 sq.ft. 平方呎	123.702 sq. m. 平方米 1,332 sq.ft. 平方呎

備註: 1. 康樂設施有上蓋遮蓋之面積為核准圖則內獲建築事務監督豁免之康樂設施面積。

2. 以平方呎顯示之面積均依據1平方米=10.764平方呎換算,並四捨五入至整數。

Note: 1. The covered area of recreational facilities is the exempted recreational facilities area permitted by the Building Authority as shown on the approved building plans.

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

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

- 1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 www.ozp.tpb.gov.hk。
- 2. (a) 以下文件的文本存放在發售有關住宅物業的售樓處,以供閱覽-住宅物業每一已簽立的公契。
  - (b) 無須為閲覽付費。

- 1. Copies of outline zoning plans relating to the development are available for inspection at www.ozp.tpb.gov.hk.
- 2. (a) Copies of the following document are available for inspection at the place at which the residential property is offered to be sold every deed of mutual covenant in respect of the residential property that has been executed.
  - (b) The inspection is free of charge.

## 22 装置、装修物料及設備 FITTINGS, FINISHES AND APPLIANCES

### 1. 外部裝修物料

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

### 2. 室內裝修物料

71 1444   1411					
(a) 大堂		牆壁	地板	天花板	
	地下住宅入口大堂的裝修物料的類型	外露牆身鋪砌天然石及木皮飾面	天然石	木皮飾面假天花	
	住宅樓層電梯大堂的裝修物料的類型	外露牆身鋪砌天然石、人造石、瓷磚及木皮飾面	人造石及天然石	石膏板及木皮飾面假天花	
(b) 內牆及天花板		牆壁		天花板	
	客廳的裝修物料的類型	(a) 乳膠漆 (31樓B5單位除外) (b) 天然石、牆紙、金屬、特色玻璃及木皮飾面 (適	(a) 乳膠漆 (31樓B5單位除外) (b) 天然石、牆紙、金屬、特色玻璃及木皮飾面 (適用於31樓B5單位)		
	飯廳的裝修物料的類型	(a) 乳膠漆 (31樓B5單位除外) (b) 天然石、牆紙、金屬、特色玻璃及木皮飾面 (鏟	(a) 乳膠漆 (31樓B5單位除外) (b) 天然石、牆紙、金屬、特色玻璃及木皮飾面 (適用於31樓B5單位)		
	睡房的裝修物料的類型	(a) 乳膠漆 (3樓、5樓-12樓、15樓、17樓-23樓、25 B3、B5及B6單位及32樓A2、A10及B2單位除夕 (b) 乳膠漆及金屬 (適用於3樓、5樓-12樓、15樓、1 B2、B3、B5及B6單位、31樓A2、A3、A5、A6 單位) (c) 牆紙、金屬、樹脂飾面、人造皮飾面、特色玻璃	卜) 7樓-23樓、25樓-30樓A2、A3、A5、A6、A10、 5、A10、B2、B3及B6單位及32樓A2、A10及B2	乳膠漆	

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

### 2. 室內裝修物料

(C)	內部地板		地板	牆腳線	
		客廳的用料	瓷磚		(a) 木腳線 (31樓B5單位除外)
					(b) 金屬腳線 (適用於31樓B5單位)
		飯廳的用料	· 瓷磚		(a) 木腳線 (31樓B5單位除外)
					(b) 金屬腳線 (適用於31樓B5單位)
		睡房的用料	瓷磚		(a) 木腳線 (31樓B5單位除外)
					(b) 金屬腳線 (適用於31樓B5單位)
(d)	浴室		牆壁	地板	天花板
		(i) 裝修物料的類型	外露牆身鋪砌瓷磚	外露地台鋪砌瓷磚	石膏板假天花髹乳膠漆
		(ii) 牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底		

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

### 2. 室內裝修物料

(e)	廚房		牆壁	地板	天花板	灶台
		(i) 裝修物料的類型	(a) 外露牆身鋪砌岩板、金屬及木皮飾面 (31樓B8 單位除外) (b) 外露牆身鋪砌岩板、金屬及磨砂有色鏡飾面 (適用於31樓B8單位)	外露地板鋪砌瓷磚	石膏板假天花髹乳膠漆	人造石
		(ii) 牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			

### 3. 室內裝置

(a) 門	門			用料	装修物料	配件
(a)   1 J		單位大門		防火實心木掩門	木皮飾面	電子門鎖、防盜眼、門鼓及門擋
		露台門			有色玻璃	門鎖
		工作平台門			有色玻璃	門鎖
		平台門 (適用於3樓A1、A7、A8、A9、A10、B7	、R8及R9單位及32樓S∆1及SR1單位)	鉛框趟門	有色玻璃	門鎖
		平台門 (適用於3樓B1單位)	DOXDO平位次0260AT次0DT平位)	鉛框掩門	有色半透明玻璃	門鎖
		平台門 (適用於3樓B2單位)			有色玻璃	門鎖
		,	婁、25樓-32樓A2、A10、B1及B2單位及17樓B8單位)	實心木掩門	木皮飾面	門鎖及門擋
		睡房門 (適用於3樓、5樓-12樓、15樓、17樓-23)	,	質心が強い   	夾層玻璃	門鎖
		主人睡房門/睡房1門/睡房2門	奏、20後-31後A3、A3、A0、B3、B3次B0单位)	雪心木掩門   雪心木掩門	木皮飾面	門鎖及門擋
			使 20使P0智/C 7.20使C 4.4 T CD4智/C 险/U\		木皮飾面	門鎖
		浴室門 (3樓、5樓-12樓、15樓、17樓-23樓、25	中空木趟門		1 3771	
		浴室門 (適用於3樓、5樓-12樓、15樓、17樓-23年)	中空木掩門	木皮飾面	門鎖及門擋	
		主人浴室門	中空木掩門	木皮飾面	門鎖及門擋	
		儲物室門 (適用於3樓、5樓-12樓、15樓、17樓-2	中空木趟門	木皮飾面	門鎖	
		儲物室門 (適用於17樓B8單位)	實心木掩門	木皮飾面	門鎖及門擋	
		儲物室通往平台門 (適用於32樓SA1及SB1單位)	<u> </u>	<b></b>	門鎖	
		洗手間門	鋁質趟摺門	鋁質	門鎖	
		天台大門	鋁質掩門	鋁質	門鎖	
(b) 浴室			裝置及設備	類型	用料	
		(i) 裝置及設備的類型及用料	櫃	洗手盆櫃檯面	不適用	
				櫃	玻璃鏡櫃及木製洗手盆櫃	
			潔具	洗手盆水龍頭	拉絲銅面	
				洗手盆	實體面材	
				座廁	搪瓷       拉絲銅面	
				毛巾鈎		
				廁紙架	拉絲銅面	
				晾衣架	金屬	
				淋浴間	強化玻璃	

## 22 装置、装修物料及設備 FITTINGS, FINISHES AND APPLIANCES

### 3. 室內裝置

(b)	浴室	(i) 裝置及設備的類型及用料 設備		隨樓附送之設備及品牌,請參閱「設備説明」		
		(ii) 供水系統的類型及用料		冷水喉	銅喉	
				熱水喉	隔熱絕緣保護之銅喉	

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

### 3. 室內裝置

(1.)	W.D.	( \L \\\\) \L \( \L \) \( \L	++ \\ \alpha \\ \	++ \55 4+	12 /// MD T		
(b)	浴室	(iii) 沐浴設施 (包括花灑或浴缸 (如適用的話))	花灑	花灑套裝	拉絲銅面		
			浴缸 (適用於32樓SA1及SB1單位之主人浴室)	浴缸及花灑套裝	拉絲銅面		
				浴缸	搪瓷鑄鋼		
		(iv) 浴缸大小 (如適用的話)		700毫米闊 x 1500毫米長 x 410毫米深			
(C)	廚房		用料				
		(i) 洗滌盆	不銹鋼				
		(ii) 供水系統	冷水喉採用銅喉,熱水喉採用隔熱絕緣保護之銅喉				
			用料	装修物料			
		(iii) 廚櫃	木製廚櫃配木製門板	1 ' '	屬及木皮飾面 (31樓B8單位除外)		
			(b) 人造石、焗油飾面、金屬及木皮飾面 (適用於31樓B8單位)		,		
		(iv) 所有其他裝置及設備的類型	消防裝置及設備	開放式廚房內或附近的天花	它裝置煙霧探測器及消防花灑頭 		
			其他裝置	拉絲銅面洗滌盆水龍頭			
			其他設備	隨樓附送之設備及品牌,該	請參閱「設備説明」		
(d)	睡房		裝置	類型	用料		
		裝置(包括嵌入式衣櫃)的類型及用料	嵌入式衣櫃 (適用於3樓、5樓-12樓、15樓、17樓-23樓、25樓-31 樓A2、A3、A5、A6、A10、B1、B2、B3、B5及B6 單位、17樓B8單位、32樓A2、A10、B1及B2單位之 睡房及32樓SA1及SB1單位之主人睡房)	衣櫃	木製衣櫃		
			其他裝置	不適用	不適用		
(e)	電話	接駁點的位置及數目	請參閱「住宅單位機電裝置位置及數量説明表」				
(f)	天線	接駁點的位置及數目	請參閱「住宅單位機電裝置位置及數量説明表」				
(g)	電力裝置	(i) 供電附件(包括安全裝置)	供電附件	提供電掣及插座之面板			
			安全裝置	(a) 單相電力並裝妥微型斷路器 (32樓SA1及SB1單位除外) (b) 三相電力並裝妥微型斷路器 (適用於32樓SA1及SB1單位)			
		(ii) 導管是隱藏或外露	導管是部分隱藏部分外露1				
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「住宅單位機電裝置位置及數量説明表」				
(h)	氣體供應	類型	煤氣				
		系統	提供煤氣喉接駁煤氣煮食爐及煤氣熱水爐				
		位置	請參閱「住宅單位機電裝置位置及數量説明表」				
(i)	洗衣機接駁點	位置	請參閱「住宅單位機電裝置位置及數量説明表」				
		設計	設有洗衣機來、去水接駁喉位				
(j)	供水	(i) 水管的用料	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅嘴	Ę			
		(ii) 水管是隱藏或外露	水管是部分隱藏及部分外露2				
		(iii) 有否熱水供應	開放式廚房及浴室供應熱水				

### 備註:

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

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

### 4. 雜項

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

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

### 5. 保安設施

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

## 22 装置、装修物料及設備 FITTINGS, FINISHES AND APPLIANCES

### 6. 設備説明 3樓

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

位置	設備	適用單位	品牌	型號(如有)
	嵌入式微波爐	A7、A8、A9、B7、B8及B9單位	西門子	BF525LMS0H
	嵌入式蒸爐	A1單位	Miele	DG 2840
客廳/飯廳		A2、A3、A5、A6、A10、B1、B2、B3、B5及B6單位	西門子	CD634GAS0
	嵌入式雪櫃	A1、A2、A3、A5、A6、A10、B1、B2、B3、B5及B6單位	工用 フ	KI42LAFF0K
	<b>嵌入八</b>	A7、A8、A9、B7、B8及B9單位	西門子	KU15LADF0K
	洗衣乾衣機	所有單位	西門子	WK14D321HK
	嵌入式煤氣煮食爐	所有單位	Mia Cucina	MY32C
開放式廚房	抽油煙機	A1單位	Miele	DA 3466 HP
		A2、A3、A5、A6、A7、A8、A9、A10、B1、B2、B3、B5、B6、B7、B8及B9單位	西門子	LI67SA531B
	煤氣熱水爐	A1單位	TGC	TRJW162TFQL
※ 完	浴室寶	所有單位	樂聲牌	FV-40BE2H
浴室	煤氣熱水爐	B1單位	TGC	TRJW162TFQL
露台	煤氣熱水爐	A2、A5、B3及B6單位	TGC	RBOX16QL
路口		A3、A6、B2及B5單位		RBOX16QR
平台	は気劫心悸	A7、A9、A10、B7及B9單位	TGC	RBOX16QL
T Fi	煤氣熱水爐	A8及B8單位		RBOX16QR

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

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

### 6. 設備説明 5樓至12樓、15樓、18樓-23樓、25樓-31樓

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

位置	設備	適用單位	品牌	型號(如有)
	嵌入式微波爐	A7、A8、A9、B7、B8及B9單位	西門子	BF525LMS0H
	嵌入式蒸爐	A1單位	Miele	DG 2840
客廳/飯廳	<b>以八八</b>	A2、A3、A5、A6、A10、B1、B2、B3、B5及B6單位	西門子	CD634GAS0
	嵌入式雪櫃	A1、A2、A3、A5、A6、A10、B1、B2、B3、B5及B6單位	エ田 フ	KI42LAFF0K
	<b>嵌入八</b>	A7、A8、A9、B7、B8及B9單位	西門子	KU15LADF0K
	洗衣乾衣機	所有單位	西門子	WK14D321HK
	嵌入式煤氣煮食爐	所有單位	Mia Cucina	MY32C
開放式廚房	抽油煙機	A1單位	Miele	DA 3466 HP
		A2、A3、A5、A6、A7、A8、A9、A10、B1、B2、B3、B5、B6、B7、B8及B9單位	西門子	LI67SA531B
	煤氣熱水爐	A1單位	TGC	TRJW162TFQL
浴室	浴室寶	所有單位	樂聲牌	FV-40BE2H
/ 分至	煤氣熱水爐	B1單位	TGC	TRJW162TFQL
露台	<b>性</b>	A2、A5、A7、A9、A10、B3、B6、B7及B9單位	TGC	RBOX16QL
路口	煤氣熱水爐	A3、A6、A8、B2、B5及B8單位		RBOX16QR

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

### 6. 設備説明 17樓

位置	設備	適用單位	品牌	型號(如有)		
714.直		過用事业 	口口作	室內機	室外機	
		A1單位		FTKS50FVMA	3MKS75EVMA	
客廳/飯廳		A2、A3、A5、A6、A10、B3、B5及B6單位		FTKS35EVMA	3MKS75EVMA	
合厂规/以厂		A7、A8、A9、B1、B8及B9單位		FTKA35BV1H	RKA35AV1H	
		B2單位	大金	FTKA35BV1H	RKA35AV1H	
主人睡房		A1單位		FTKS50FVMA	3MKS75EVMA	
	分體式冷氣機睡房	A2、A3、A5、A6、A10、B3、B5及B6單位		FTKS25EVMA	3MKS75EVMA	
睡房		B1及B8單位		FTKA35BV1H	RKA35AV1H	
		B2單位		FTKA25BV1H	RKA25BV1H	
睡房1	-	A1單位		FTKS25EVMA	3MKS75EVMA	
<b>岸州</b> 宗		A1單位		FTKS25EVMA	3MKS75EVMA	
儲物室		B8單位		FTKA25BV1H	RKA25BV1H	

位置	設備	適用單位	品牌	型號(如有)
	嵌入式微波爐	A7、A8、A9及B9單位	西門子	BF525LMS0H
	嵌入式蒸爐	A1單位	Miele	DG 2840
客廳/飯廳	<b>嵌</b> 八八	A2、A3、A5、A6、A10、B1、B2、B3、B5、B6及B8單位	西門子	CD634GAS0
	嵌入式雪櫃	A1、A2、A3、A5、A6、A10、B1、B2、B3、B5、B6及B8單位	西門子	KI42LAFF0K
	<b>嵌入八</b>	A7、A8、A9及B9單位	[四]	KU15LADF0K
	洗衣乾衣機	所有單位	西門子	WK14D321HK
	嵌入式煤氣煮食爐	所有單位	Mia Cucina	MY32C
開放式廚房	抽油煙機	A1單位	Miele	DA 3466 HP
		A2、A3、A5、A6、A7、A8、A9、A10、B1、B2、B3、B5、B6、B8及B9單位	西門子	LI67SA531B
	煤氣熱水爐	A1單位	TGC	TRJW162TFQL
浴室	浴室寶	所有單位	樂聲牌	FV-40BE2H
/ / / / / / / / / / / / / / / / / / /	煤氣熱水爐	B1單位	TGC	TRJW162TFQL
露台	煤氣熱水爐	A2、A5、A7、A9、A10、B3、B6及B9單位	TGC	RBOX16QL
路口	/未米/:	A3、A6、A8、B2、B5及B8單位	IGC	RBOX16QR

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

## 6. 設備説明 32樓

位置設備		適用單位		品牌 型號(如有) 完小機		
	以開			室內機	室外機	
		A1單位		FTKS50FVMA	3MKS75EVMA	
		A2、A10、SA1及SB1單位		FTKS35EVMA	3MKS75EVMA	
字廳/飯廳		A7、A8、A9、B7、B8及B9單位		FTKA50BV1H	RKA50AV1H	
		B1單位		FTKA35BV1H	RKA35AV1H	
		B2單位		FTKA35BV1H	RKA35AV1H	
E人睡房		A1單位		FTKS50FVMA	3MKS75EVMA	
	- 分體式冷氣機	SA1及SB1單位	大金 人	FTKS35EVMA	3MKS75EVMA	
	フリ H豆 ナリノベ 木 V・D×2	A2及A10單位		FTKS25EVMA	3MKS75EVMA	
睡房		B1單位		FTKA35BV1H	RKA35AV1H	
		B2單位		FTKA25BV1H	RKA25BV1H	
睡房1		A1單位		FTKS25EVMA	3MKS75EVMA	
座/万 1		SA1及SB1單位		FTKS25EVMA	3MKS75EVMA	
睡房2		SA1及SB1單位		FTKS25EVMA	3MKS75EVMA	
儲物室		A1、SA1及SB1單位		FTKS25EVMA	3MKS75EVMA	
位置	設備	適用單位		品牌	型號(如有)	
	嵌入式微波爐	A7、A8、A9、B7、B8及B9單位		西門子	BF525LMS0H	
		A1、SA1及SB1單位		Miele	DG 2840	
	嵌入式蒸爐	A2、A10、B1及B2單位		西門子	CD634GAS0	
客廳/飯廳		A1、A2、A10、B1及B2單位		西門子	KI42LAFF0K	
	嵌入式雪櫃	SA1及SB1單位		Miele	KFNS37232iD	
		A7、A8、A9、B7、B8及B9單位		西門子	KU15LADF0K	
	酒櫃	SA1及SB1單位		Vinvautz	VZ43SDUG	
	>+ <del>&gt;</del> ±/- <del>&gt;</del> +/#	A1 · A2 · A7 · A8 · A9 · A10 · B1 · B2 · B7 · B8	及B9單位	西門子	WK14D321HK	
	洗衣乾衣機	SA1及SB1單位		Miele	WT 2798i WPM	
11111111111111111111111111111111111111	嵌入式煤氣煮食爐	所有單位		Mia Cucina	MY32C	
開放式廚房	11 N 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	A1、SA1及SB1單位		Miele	DA 3466 HP	
	抽油煙機	A2、A7、A8、A9、A10、B1、B2、B7、B8及B	39單位	西門子	LI67SA531B	
	煤氣熱水爐			TGC	TRJW162TFQL	
V\ <del>\</del>	浴室寶	所有單位		樂聲牌	FV-40BE2H	
浴室	煤氣熱水爐	B1單位		TGC	TRJW162TFQL	
主人浴室	浴室寶	SA1及SB1單位		樂聲牌	FV-40BE2H	
		A2、A7、A9、A10、B7及B9單位			RBOX16QL	
露台	煤氣熱水爐 ——	A8、B2及B8單位		TGC	RBOX16QR	
樓梯底	煤氣熱水爐	SA1及SB1單位		TGC	TRJW222TFQL	

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

## 1. EXTERIOR FINISHES

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

## 2. INTERIOR FINISHES

(a)	Lobby		Wall	Floor	Ceiling
		G/F residential entrance lobby finishes	Natural stone and timber veneer to the exposed surface	Natural stone	Timber veneer false ceiling
		Lift lobby finishes for residential floors	Natural stone, reconstituted stone, ceramic tiles and timber veneer to the exposed surface	Reconstituted stone and natural stone	Gypsum board and timber veneer false ceiling
(b)	Internal wall and ceiling		Wall		Ceiling
		Living room finishes	(a) Emulsion paint (Except for Flat B5 on 31/F) (b) Natural stone, wallpaper, metal, special glass and timber venee	Emulsion paint	
		Dining room finishes	(a) Emulsion paint (Except for Flat B5 on 31/F) (b) Natural stone, wallpaper, metal, special glass and timber venee	r (For Flat B5 on 31/F)	Emulsion paint
		Bedroom finishes	(a) Emulsion paint (Except for Flats A2, A3, A5, A6, A10, B2, B3, B5 and B6 on 3/F, 5/F-12/F, 15/F, 17/F-2 25/F-31/F and Flats A2, A10 and B2 on 32/F) (b) Emulsion paint and metal (For Flats A2, A3, A5, A6, A10, B2, B3, B5 and B6 on 3/F, 5/F-12/F, 15/F, 17/F-23/F, 25/F-30/F, Flats A2, A3, A5, A6, A10, B2, B3 and B6 on 31/F and Flats A2, A10 and B2 on (c) Wallpaper, metal, resin, vinyl, special glass and mirror finish (For Flat B5 on 31/F)		Emulsion paint

## 2. INTERIOR FINISHES

(c)	Internal floor		Floor	Skirting
		Material for living room	Ceramic tiles	(a) Timber skirting (Except for Flat B5 on 31/F) (b) Metal skirting (For Flat B5 on 31/F)
		Material for dining room	Ceramic tiles	(a) Timber skirting (Except for Flat B5 on 31/F) (b) Metal skirting (For Flat B5 on 31/F)
		Material for bedroom	Ceramic tiles	(a) Timber skirting (Except for Flat B5 on 31/F) (b) Metal skirting (For Flat B5 on 31/F)

## 2. INTERIOR FINISHES

(d)	Bathroom		Wall	Floor	Ceiling	
		(i) Type of finishes	Ceramic tiles to the exposed surface	Ceramic tiles to the exposed surface	Gypsum board false ceiling w	ith emulsion paint
		(ii) Whether the wall finishes run up to the ceiling	Up to the bottom level of false ceiling			
(e)	Kitchen		Wall	Floor	Ceiling	Cooking Bench
		(i) Type of finishes	(a) Sintered stone, metal and timber veneer to the exposed surface (Except for Flat B8 on 31/F) (b) Sintered stone, metal and frosted tinted mirror to the exposed surface(For Flat B8 on 31/F)	Ceramic tiles to the exposed surface	Gypsum board false ceiling with emulsion paint	Reconstituted stone
		(ii) Whether the wall finishes run up to the ceiling	Up to the bottom level of false ceiling		·	

## 3. Interior fittings

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

## 3. Interior fittings

(a) Doors			Material	Finishes	Accessories
	9	Store room door to flat roof (For Flats SA1 and SB1	Aluminium swing door	Aluminium	Lockset
	C	on 32/F)			
	L	Lavatory door	Aluminium folding sliding door	Aluminium	Lockset
	F	Roof door	Aluminium swing door	Aluminium	Lockset

## 3. Interior fittings

(b)	Bathroom		Fittings & Equipment	Туре	Material		
		(i) Type and material of fittings and equipment	Cabinet	Basin countertop	Not applicable		
				Cabinet	Glass mirror cabinet and timber basin cabinet		
			Bathroom fittings	Wash basin mixer	Brushed brass coated		
				Wash basin	Solid surfacing material		
				Water closet	Vitreous china		
				Towel hook	Brushed brass coated		
				Paper holder	Brushed brass coated		
				Drying rack	Metal		
				Shower compartment	Tempered glass		
			Bathroom appliances	For the appliances provision and b	orand name, please refer to the "Appliances Schedule"		
		(ii) Type and material of water supply system		Cold water supply	Copper water pipes		
				Hot water supply	Copper water pipes with thermal insulation		
		(iii) Type and material of bathing facilities (including	Shower	Shower set	Brushed brass coated		
		shower or bath tub, if applicable)	Bath tub (For Master Bathroom of Flats SA1	Bath and shower set	Brushed brass coated		
			and SB1 on 32/F)	Bath tub	Enameled steel		
		(iv) Size of bath tub, if applicable		700mm width x 1500mm length x 410mm depth			
(c)	Kitchen		Material				
		(i) Sink unit	Stainless steel				
		(ii) Water supply system	Copper pipes for cold water supply and copper pipes with thermal insulation for hot water supply				
			Material	Finishes			
		(iii) Kitchen cabinet	Timber cabinet with timber door panel	(a) Reconstituted stone, plastic laminate, metal and timber veneer (Except for Flat B8 on 31/F) (b) Reconstituted stone, powder coated finish, metal and timber veneer (For Flat B8 on 31/F)			
		(iv) Type of all other fittings and equipment	Fire service installations and equipment	Ceiling-mounted smoke detector and sprinkler head are fitted in or near open kitchen			
			Other fittings	Brushed brass coated sink mixer			
			Other equipment	For the appliances provision and b	rand name, please refer to the "Appliances Schedule"		
(d)	Bedroom		Fittings	Туре	Material		
		Type and material of fittings (including built-in wardrobe)	Built-in wardrobe (For Bedroom of Flats A2, A3, A5, A6, A10, B1, B2, B3, B5 and B6 on 3/F, 5/F-12/F, 15/F, 17/F-23/F, 25/F-31/F, Flat B8 on 17/F, Flats A2, A10, B1 and B2 on 32/F and Master bedroom of Flats SA1 and SB1 on 32/F)	Wardrobe	Wooden wardrobe		
			Other fittings	Not applicable	Not applicable		
(e)	Telephone	Location and number of connection points	Please refer to the "Schedule for the Location	and Number of Mechanical and Ele	ctrical Provisions of Residential Units"		
(f)	Aerials	Location and number of connection points	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units"				

#### 3. Interior fittings

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

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

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

#### 4. MISCELLANEOUS

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

## 4. MISCELLANEOUS

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

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

## 5. SECURITY FACILITIES

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

### 6. APPLIANCES SCHEDULE 3/F

Location	Appliance	Elatannia	Brand		Model No. (if any)					
LOCATION	Appliance	Flat apply	Drand	Indoor Unit	Outdoor Unit					
		Flat A1		FTKA50BV1H RKA50AV						
Living Room / Dining		Flats A2, A3, A5, A6, A10, B3, B5 and B6		FTKS35EVMA	3MKS75EVMA					
Room		Flats A7, A8, A9, B1, B7, B8 and B9		FTKA35BV1H	RKA35AV1H					
		Flat B2		FTKA35BV1H	RKA35AV1H					
Master Bedroom	Calit Tuna Air Canditionar	Flat A1	Daikin	FTKA50BV1H	RKA50AV1H					
	Split Type Air-Conditioner	Flats A2, A3, A5, A6, A10, B3, B5 and B6	Dalkin	FTKS25EVMA	3MKS75EVMA					
Bedroom		Flat B1		FTKA35BV1H	RKA35AV1H					
		Flat B2		FTKA25BV1H	RKA25BV1H					
Bedroom 1		Flat A1		FTKA25BV1H	RKA25BV1H					
Store room		Flat A1		FTKA25BV1H	RKA25BV1H					

Location	Appliance	Flats apply	Brand	Model No. (if any)
	Built-in Microwave Oven	Flats A7, A8, A9, B7, B8 and B9	Siemens	BF525LMS0H
1 D /D	Built-in Steam Oven	Flat A1	Miele	DG 2840
	Duiit-iri Stearri Overi	Flats A2, A3, A5, A6, A10, B1, B2, B3, B5 and B6	Siemens	CD634GAS0
Noon	Duilt in Dafricarator	Flats A1, A2, A3, A5, A6, A10, B1, B2, B3, B5 and B6	Siemens	KI42LAFF0K
	Built-in Refrigerator	Flats A7, A8, A9, B7, B8 and B9	Siemens	KU15LADF0K
	Washer Dryer	All flats	Siemens	WK14D321HK
	Built-in Gas Cooker	All flats	Mia Cucina	MY32C
Open Kitchen	Telescopic Hood	Flat A1	Miele	DA 3466 HP
	relescopic nood	Flats A2, A3, A5, A6, A7, A8, A9, A10, B1, B2, B3, B5, B6, B7, B8 and B9	Siemens	LI67SA531B
	Gas Water Heater	Flat A1	TGC	TRJW162TFQL
Datlara are	Thermo Ventilator	All flats	Panasonic	FV-40BE2H
Datnroom	Gas Water Heater	Flat B1	TGC	TRJW162TFQL
Palaany	Gas Water Heater	Flats A2, A5, B3 and B6	TGC	RBOX16QL
Dalcony	Gas vvaler nealer	Flats A3, A6, B2 and B5	IGC	RBOX16QR
Elat Pa of	Gas Water Heater	Flats A7, A9, A10, B7 and B9	TGC	RBOX16QL
Living Room / Dining Room	Gas Water Heater	Flats A8 and B8	IGC	RBOX16QR

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

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

Location	Appliance	Flats apply	Brand	Model No. (if any)
	Built-in Microwave Oven	Flats A7, A8, A9, B7, B8 and B9	Siemens	BF525LMS0H
	Built-in Steam Oven	Flat A1	Miele	DG 2840
	buiit-in Steam Oven	Flats A2, A3, A5, A6, A10, B1, B2, B3, B5 and B6	Siemens	CD634GAS0
ROOM	Duilt in Defrigerator	Flats A1, A2, A3, A5, A6, A10, B1, B2, B3, B5 and B6	Ciamana	KI42LAFF0K
Living Room / Dining Room  Open Kitchen	Built-in Refrigerator	Flats A7, A8, A9, B7, B8 and B9	Siemens	KU15LADF0K
	Washer Dryer	All flats	Siemens	WK14D321HK
	Built-in Gas Cooker	Cooker All flats		MY32C
Open Kitchen	Telescopic Hood	Flat A1	Miele	DA 3466 HP
Living Room / Dining Room  Open Kitchen  Bathroom	тетеѕсоріс поод	Flats A2, A3, A5, A6, A7, A8, A9, A10, B1, B2, B3, B5, B6, B7, B8 and B9	Siemens	LI67SA531B
Living Room / Dining Room  Built-in N  Built-in  Wa  Built-ir  Teles  Gas V  Bathroom  Built-ir  Gas V	Gas Water Heater	Flat A1	TGC	TRJW162TFQL
	Thermo Ventilator	All flats	Panasonic	FV-40BE2H
	Gas Water Heater	Flat B1	TGC	TRJW162TFQL
	Gas Water Heater	Flats A2, A5, A7, A9, A10, B3, B6, B7and B9	TGC	RBOX16QL
	das vvaler nealer	Flats A3, A6, A8, B2, B5 and B8	IGC	RBOX16QR

## 6. APPLIANCES SCHEDULE 17/F

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

Location	Appliance	Flats apply	Brand	Model No. (if any)
	Built-in Microwave Oven	Flats A7, A8, A9 and B9	Siemens	BF525LMS0H
	Duilt in Channe Our	Flat A1	Miele	DG 2840
	Built-in Steam Oven	Flats A2, A3, A5, A6, A10, B1, B2, B3, B5, B6 and B8	Siemens	CD634GAS0
ROOM	Duilt in Dafri navatav	Flats A1, A2, A3, A5, A6, A10, B1, B2, B3, B5, B6 and B8	Ciamana	KI42LAFF0K
	Built-in Refrigerator	Flats A7, A8, A9 and B9	Siemens	KU15LADF0K
	Washer Dryer All flats		Siemens	WK14D321HK
	Built-in Gas Cooker	Cooker All flats N		MY32C
Open Kitchen	Talassania Haad	Flat A1	Miele	DA 3466 HP
	Telescopic Hood	Flats A2, A3, A5, A6, A7, A8, A9, A10, B1, B2, B3, B5, B6, B8 and B9	Siemens	LI67SA531B
Living Room / Dining Room  Built-in M  Built-in M  Built-in M  Built-in  Wa  Built-in  Teles  Gas M  Bathroom  Bathroom	Gas Water Heater	Flat A1	TGC	TRJW162TFQL
	Thermo Ventilator	All flats	Panasonic	FV-40BE2H
	Gas Water Heater	Flat B1	TGC	TRJW162TFQL
	Gas Water Heater	Flats A2, A5, A7, A9, A10, B3, B6 and B9	TGC	RBOX16QL
Dalcony	das vvaler nealer	Flats A3, A6, A8, B2, B5 and B8	IGC	RBOX16QR

## 6. APPLIANCES SCHEDULE 32/F

Location	Appliance	Flat apply	Brand		Model No. (if any)				
LOCATION	Аррпапсе	Flat apply	Diana	Indoor Unit	Outdoor Unit				
	_	Flat A1		FTKS50FVMA	3MKS75EVMA				
Living Room / Dining		Flats A2, A10, SA1 and SB1		FTKS35EVMA	3MKS75EVMA				
		Flats A7, A8, A9, B7, B8 and B9		FTKA50BV1H	RKA50AV1H				
		Flat B1		FTKA35BV1H	RKA35AV1H				
		Flat B2		FTKA35BV1H	RKA35AV1H				
Master Redroom		Flat A1		FTKS50FVMA	3MKS75EVMA				
Iviaster Dedicorri	Split Type Air-Conditioner	Flats SA1 and SB1	Daikin	FTKS35EVMA	3MKS75EVMA				
	Split Type All-Conditioner	Flats A2 and A10	Daikiri	FTKS25EVMA	3MKS75EVMA				
Living Room / Dining Room  Master Bedroom  Bedroom 1  Bedroom 2  Store room  Location Ap  Built-in Mi  Built-in Mi  Built-in Mi  Wirr  Wasl  Open Kitchen  Bathroom  Bathroom  Gas W  Master Bathroom  Balcony  Gas W  Gas W		Flat B1		FTKA35BV1H	RKA35AV1H				
		Flat B2		FTKA25BV1H	RKA25BV1H				
		Flat A1		FTKS25EVMA	3MKS75EVMA				
		Flats SA1 and SB1		FTKS25EVMA	3MKS75EVMA				
		Flats SA1 and SB1		FTKS25EVMA	3MKS75EVMA				
Store room		Flats A1, SA1 and SB1		FTKS25EVMA	3MKS75EVMA				
Location	Appliance	Flats apply		Brand	Model No. (if any)				
	Built-in Microwave Oven	Flats A7, A8, A9, B7, B8 and	l B9	Siemens	BF525LMS0H				
	Built-in Steam Oven	Flats A1, SA1 and SB1		Miele	DG 2840				
Living Poom / Dining	Duilt-iii Steam Oven	Flats A2, A10, B1 and B2	)	Siemens	CD634GAS0				
		Flats A1, A2, A10, B1 and	B2	Siemens	KI42LAFF0K				
ROOM	Built-in Refrigerator	Flats SA1 and SB1		Miele	KFNS37232iD				
		Flats A7, A8, A9, B7, B8 and	l B9	Siemens	KU15LADF0K				
	Wine Cellar	Flats SA1 and SB1		Vinvautz	VZ43SDUG				
	Washer Dryer	Flats A1, A2, A7, A8, A9, A10, B1, B2,	B7, B8 and B9	Siemens	WK14D321HK				
	vvasilei Diyei	Flats SA1 and SB1		Miele	WT 2798i WPM				
Open Kitchen	Built-in Gas Cooker	All flats		Mia Cucina	MY32C				
Орен Киспен	Telescopic Hood —	Flats A1, SA1 and SB1		Miele	DA 3466 HP				
	relescopic riood	Flats A2, A7, A8, A9, B1, B2, B7, B8,	B9 and A10	Siemens	LI67SA531B				
	Gas Water Heater	Flat A1		TGC	TRJW162TFQL				
Open Kitchen  Te  Gi  Bathroom	Thermo Ventilator	All flats		Panasonic	FV-40BE2H				
DatiliOOIII	Gas Water Heater	Flat B1		TGC	TRJW162TFQL				
Master Bathroom	Thermo Ventilator	Flats SA1 and SB1		Panasonic	FV-40BE2H				
Bedroom 1  Bedroom 2 Store room  Location  Built-Built	Gas Water Heater	Flats A2, A7, A9, A10, B7 and	d B9	TGC	RBOX16QL				
	Gas vvaler Healer	Flats A8, B2 and B8		100	RBOX16QR				
Under Staircase	Gas Water Heater	Flats SA1 and SB1		TGC	TRJW222TFQL				

## 住宅單位機電裝置位置及數量説明表 (3樓)

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

位置 Location	描述 Description	A1	A2	АЗ	A5	A6	A7	A8	A9	A10	B1	B2	ВЗ	B5	В6	В7	В8	В9
	視像對講機 Video Door Phone	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	數據插座 Data Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
客廳/飯廳	單位電插座連USB插座 Single Socket Outlet with USB	1	-	-	-	-	1	1	1	-	-	-	-	-	-	1	1	1
Living Room / Dining Room	單位電插座 Single Socket Outlet	3	2	2	2	2	2	2	2	2	-	2	2	2	2	2	2	2
	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1	1	1
	無線充電器 Wireless Charger	1	-	-	-	-	1	1	1	-	1	-	_	-	-	1	1	1
	微型斷路器配電箱 Miniature Circuit Breakers Board	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
明社士安后	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
開放式廚房 Open Kitchen	洗衣乾衣機接駁點 Washer Dryer Machine Connection Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Орен киспен	煤氣熱水爐接線座 Fused Spur Unit for Gas Water Heater	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	電視及電台天線插座 TV and FM Outlet	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>→ L</b> □ □ □	電話插座 Telephone Outlet	1	_	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
主人睡房 Master Bedroom	單位電插座連USB插座 Single Socket Outlet with USB	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Master Deciroom	雙位電插座 Twin Socket Outlet	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	_	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	-	-	-	1	1	1	1	1	1	-	-	-
<b>転長 / 乗長4</b>	單位電插座連USB插座 Single Socket Outlet with USB	1	1	1	1	1	-	-	-	1	1	1	1	1	1	-	-	-
睡房 / 睡房1 Bedroom / Bedroom 1	單位電插座 Single Socket Outlet	-	1	1	1	1	-	-	-	1	1	1	1	1	1	-	-	-
bedroom / bedroom i	雙位電插座 Twin Socket Outlet	1	1	1	1	1	-	-	-	1	1	1	1	1	1	-	-	-
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	-	-	-	1	1	1	1	1	1	-	-	-
儲物室	單位電插座 Single Socket Outlet	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Store Room	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
※ 🕏	單位電插座連USB插座 Single Socket Outlet with USB	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
浴室 Bathroom	煤氣熱水爐接線座 Fused Spur Unit for Gas Water Heater	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-
Datilloom	浴室寶接線座 Fused Spur Unit for Thermo Ventilator	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
露台 Balcony	煤氣熱水爐接線座 Fused Spur Unit for Gas Water Heater	-	1	1	1	1	-	-	-	-	-	1	1	1	1	-	-	-

## 住宅單位機電裝置位置及數量説明表 (3樓)

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

位置 Location	描述 Description	A1	A2	A3	A5	A6	A7	A8	A9	A10	B1	B2	В3	B5	В6	В7	B8	В9
	防水單位電插座 Weatherproof Type Single Socket Outlet	1	-	-	-	-	1	1	1	1	1	1	-	-	-	1	1	1
平台	煤氣熱水爐接線座 Fused Spur Unit for Gas Water Heater	-	-	-	-	-	1	1	1	1	-	-	-	-	-	1	1	1
Flat Roof	煤氣接駁點 Gas Connection Point	1	-	-	-	-	1	1	1	1	1	1	-	-	-	1	1	1
	室外冷氣機接駁點 Connection Point for A/C Outdoor Unit	4	-	-	-	-	1	1	1	-	2	2	-	-	-	1	1	1
冷氣機平台 A/C Platform	室外冷氣機接駁點 Connection Point for A/C Outdoor Unit	-	1	1	1	1	-	-	-	1	-	-	1	1	1	-	-	-

住宅單位機電裝置位置及數量説明表 (5樓至12樓、15樓、18樓至23樓、25樓至31樓)
SCHEDULE FOR THE LOCATION AND NUMBER OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS (5/F-12/F, 15/F, 18/F-23/F, 25/F-31/F)

位置 Location	描述 Description	A1	A2	A3	A5	A6	A7	A8	A9	A10	B1	B2	В3	B5	В6	B7	B8	В9
Location	視像對講機 Video Door Phone	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	數據插座 Data Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
<b>京庭</b>	單位電插座連USB充電位 Single Socket Outlet with USB	1		I		1	1	1	1		I	ı	'	ı		1	1	1
客廳/飯廳 Living Room / Dining Room	單位電插座 Single Socket Outlet With USB	3	2	2	2	2	2	2	2	2	-	2	2	2	2	2	2	2
Living Room/ Dining Room	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1	1	1
		1	I	I	I	1	1	1	1	1	1	I		I	I	1	1	1
	無線充電器 Wireless Charger	1	- 1	-	-	-	1	1	1	-	1	-	-	-	1	1	1	1
	微型斷路器配電箱 Miniature Circuit Breakers Board	'	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit 雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
開放式廚房		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1
Open Kitchen	洗衣乾衣機接駁點 Washer Dryer Machine Connection Point	- 1	1	1	1	1	1	1	l l	1	1	1	1	1	1	1	1	1
	煤氣熱水爐接線座 Fused Spur Unit for Gas Water Heater	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	_	-
	電視及電台天線插座 TV and FM Outlet	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
主人睡房	電話插座 Telephone Outlet	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Master Bedroom	單位電插座連USB充電位 Single Socket Outlet with USB	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	雙位電插座 Twin Socket Outlet	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	-	-	-	1	1	1	1	1	1	-	-	-
睡房 / 睡房1	單位電插座連USB充電位 Single Socket Outlet with USB	1	1	1	1	1	-	-	-	1	1	1	1	1	1	-	-	-
Bedroom / Bedroom 1	單位電插座 Single Socket Outlet	-	1	1	1	1	-	-	-	1	1	1	1	1	1	-	-	-
	雙位電插座 Twin Socket Outlet	1	1	1	1	1	-	-	-	1	1	1	1	1	1	-	-	-
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	-	-	-	1	1	1	1	1	1	-	-	-
儲物室	單位電插座 Single Socket Outlet	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Store Room	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
浴室	單位電插座連USB充電位 Single Socket Outlet with USB	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bathroom	煤氣熱水爐接線座 Fused Spur Unit for Gas Water Heater	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-
	浴室寶接線座 Fused Spur Unit for Thermo Ventilator	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
露口	煤氣熱水爐接線座 Fused Spur Unit for Gas Water Heater	-	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1
Balcony	室外冷氣機接駁點 Connection Point for A/C Outdoor Unit	-	-	-	-	-	1	1	1	-	-	-	-	-	-	1	1	1
冷氣機平台 A/C Platform	室外冷氣機接駁點 Connection Point for A/C Outdoor Unit	2	1	1	1	1	-	-	-	1	2	2	1	1	1	-	-	-

住宅單位機電裝置位置及數量説明表 (17樓)
SCHEDULE FOR THE LOCATION AND NUMBER OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS (17/F)

位置 Location	描述 Description	A1	A2	АЗ	A5	A6	A7	A8	A9	A10	B1	B2	В3	B5	B6	B8	В9
	視像對講機 Video Door Phone	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	數據插座 Data Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
客廳/飯廳	單位電插座連USB充電位 Single Socket Outlet with USB	1	-	-	-	-	1	1	1	-	-	-	-	-	-	-	1
Living Room / Dining Room	單位電插座 Single Socket Outlet	3	2	2	2	2	2	2	2	2	-	2	2	2	2	2	2
	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1	1
	無線充電器 Wireless Charger	1	-	-	-	-	1	1	1	-	1	-	-	-	-	-	1
	微型斷路器配電箱 Miniature Circuit Breakers Board	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
開放式廚房 Open Kitchen	洗衣乾衣機接駁點 Washer Dryer Machine Connection Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Open Ritchen	煤氣熱水爐接線座 Fused Spur Unit for Gas Water Heater	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	電視及電台天線插座 TV and FM Outlet	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	電話插座 Telephone Outlet	1	-	-	-	-	-	-	-	-	-	_	-	-	-	-	-
主人睡房 Master Bedroom	單位電插座連USB充電位 Single Socket Outlet with USB	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Master Bedroom	雙位電插座 Twin Socket Outlet	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	-	-	-	1	1	1	1	1	1	1	-
	單位電插座連USB充電位 Single Socket Outlet with USB	1	1	1	1	1	-	-	-	1	1	1	1	1	1	1	-
睡房 / 睡房1 Bedroom / Bedroom 1	單位電插座 Single Socket Outlet	-	1	1	1	1	-	-	-	1	1	1	1	1	1	1	-
Dearoom / Dearoom i	雙位電插座 Twin Socket Outlet	1	1	1	1	1	-	-	-	1	1	1	1	1	1	1	-
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	-	-	-	1	1	1	1	1	1	1	-
儲物室	單位電插座 Single Socket Outlet	1	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
Store Room	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
V) -	單位電插座連USB充電位 Single Socket Outlet with USB	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
浴室	煤氣熱水爐接線座 Fused Spur Unit for Gas Water Heater	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
Bathroom	浴室寶接線座 Fused Spur Unit for Thermo Ventilator	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
露台	煤氣熱水爐接線座 Fused Spur Unit for Gas Water Heater	-	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1
Balcony	室外冷氣機接駁點 Connection Point for A/C Outdoor Unit	-	-	-	-	-	1	1	1	-	-	-	-	-	-	1	1
冷氣機平台 A/C Platform	室外冷氣機接駁點 Connection Point for A/C Outdoor Unit	2	1	1	1	1	-	-	-	1	2	2	1	1	1	2	_

住宅單位機電裝置位置及數量説明表 (32樓)
SCHEDULE FOR THE LOCATION AND NUMBER OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS (32/F)

位置	描述	A1	A2	SA1	A7	A8	A9	A10	B1	B2	SB1	В7	B8	B9
Location	Description													
	視像對講機 Video Door Phone	1	1	1	1	1	1	1	1	1	1	1	1	1
	電視及電台天線插座 TV and FM Outlet	1	1	2	1	1	1	1	1	1	2	1	1	1
	電話插座 Telephone Outlet	1	1	2	1	1	1	1	1	1	2	1	1	1
	數據插座 Data Outlet	1	1	2	1	1	1	1	1	1	2	1	1	1
客廳/飯廳	單位電插座連USB充電位 Single Socket Outlet with USB	1	-	-	1	1	1	-	-	-	-	1	1	1
Living Room / Dining Room	單位電插座 Single Socket Outlet	3	2	-	2	2	2	2	-	2	-	2	2	2
	雙位電插座 Twin Socket Outlet	1	1	3	1	1	1	1	2	1	3	1	1	1
	無線充電器 Wireless Charger	1	-	-	1	1	1	-	1	-	-	1	1	1
	微型斷路器配電箱 Miniature Circuit Breakers Board	1	1	1	1	1	1	1	1	1	1	1	1	1
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	2	1	1	1	1	1	1	2	1	1	1
	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1
開放式廚房 Open Kitchen	洗衣乾衣機接駁點 Washer Dryer Machine Connection Point	1	1	1	1	1	1	1	1	1	1	1	1	1
Open Kitchen	煤氣熱水爐接線座 Fused Spur Unit for Gas Water Heater	1	-	-	-	-	-	-	-	-	-	-	-	-
	電視及電台天線插座 TV and FM Outlet	1	-	1	-	-	-	-	-	-	1	-	-	-
	電話插座 Telephone Outlet	1	-	1	-	-	-	-	-	-	1	-	-	-
主人睡房	單位電插座連USB充電位 Single Socket Outlet with USB	1	-	1	-	-	-	-	-	-	1	-	-	-
Master Bedroom	單位電插座 Single Socket Outlet	-	-	1	-	-	-	-	-	-	1	-	-	-
	雙位電插座 Twin Socket Outlet	1	-	1	-	-	-	-	-	-	1	-	-	-
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	-	1	-	-	-	-	-	-	1	-	-	-
	電視及電台天線插座 TV and FM Outlet	1	1	1	-	-	-	1	1	1	1	-	-	-
K5,K54	單位電插座連USB充電位 Single Socket Outlet with USB	1	1	1	-	-	-	1	1	1	1	-	-	-
睡房/ 睡房1 Bedroom/ Bedroom 1	單位電插座 Single Socket Outlet	-	1	-	-	-	-	1	1	1	-	-	-	-
bearoom, bearoom i	雙位電插座 Twin Socket Outlet	1	1	1	-	-	-	1	1	1	1	-	-	-
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	1	-	-	-	1	1	1	1	-	-	-
	電視及電台天線插座 TV and FM Outlet	-	-	1	-	-	-	-	-	-	1	-	-	-
睡房2	單位電插座連USB充電位 Single Socket Outlet with USB	-	-	1	-	-	-	-	-	-	1	-	-	-
Bedroom 2	雙位電插座 Twin Socket Outlet	-	-	1	-	-	-	-	-	-	1	-	-	-
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	-	-	1	-	-	-	-	-	-	1	-	-	-
<u> </u>	單位電插座 Single Socket Outlet	1	-	1	-	-	-	-	-	-	1	-	-	-
諸物室 Store Room	抽氣扇接線座 Fused Spur Unit for Exhaust Fan	-	-	1	-	-	-	-	-	-	1	-	-	-
DIOIE ROOM	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	-	1	-	-	-	-	-	-	1	-	-	-
婁梯底 Jnder Staircase	煤氣熱水爐接線座 Fused Spur Unit for Gas Water Heater	-	-	1	-	-	-	-	-	-	1	-	-	-

## 住宅單位機電裝置位置及數量説明表 (32樓)

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

位置 Location	描述 Description	A1	A2	SA1	A7	A8	A9	A10	B1	B2	SB1	В7	В8	В9
主人浴室	單位電插座連USB充電位 Single Socket Outlet with USB	-	-	1	-	-	-	-	-	-	1	-	-	-
Master Bathroom	浴室寶接線座 Fused Spur Unit for Thermo Ventilator	-	-	1	-	-	-	-	-	-	1	-	-	-
<b>沙</b> 克	單位電插座連USB充電位 Single Socket Outlet with USB	1	1	1	1	1	1	1	1	1	1	1	1	1
浴室 Bathroom	煤氣熱水爐接線座 Fused Spur Unit for Gas Water Heater	-	-	-	-	-	-	-	1	-	-	-	-	-
Datilloom	浴室寶接線座 Fused Spur Unit for Thermo Ventilator	1	1	1	1	1	1	1	1	1	1	1	1	1
露口	煤氣熱水爐接線座 Fused Spur Unit for Gas Water Heater	-	1	-	1	1	1	1	-	1	-	1	1	1
Balcony	室外冷氣機接駁點 Connection Point for A/C Outdoor Unit	-	-	-	1	1	1	-	-	-	-	1	1	1
平台	防水單位電插座 Weatherproof Single Socket Outlet	-	-	1	-	-	-	-	-	-	1	-	-	-
Flat Roof	煤氣接駁點 Gas Connection Point	-	-	1	-	-	-	-	-	-	1	-	-	-
天台	防水單位電插座 Weatherproof Single Socket Outlet	-	-	2	-	-	-	-	-	-	2	-	-	-
Roof	煤氣接駁點 Gas Connection Point	-	-	1	-	-	-	-	-	-	1	-	-	-
冷氣機平台 A/C Platform	室外冷氣機接駁點 Connection Point for A/C Outdoor Unit	2	1	3	-	-	-	1	2	2	3	-	-	-

# 23 服務協議 SERVICE AGREEMENTS

食水及沖廁水由水務署供應。

電力由香港電燈有限公司供應。

煤氣由香港中華煤氣有限公司供應。

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by The Hong Kong Electric Company Limited.

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

# 24<sup>地税</sup> GOVERNMENT RENT

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

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

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

- 1. 在向買方交付住宅物業在空置情況下的管有權時,買方須向賣方(擁有人)補還水、電力及氣體的按金。
- 2. 在交付時,買方不須向賣方(擁有人)支付清理廢料的費用。

- 1. On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the vendor (the owner) for the deposits for water, electricity and gas.
- 2. On that delivery, the purchaser is not liable to pay to the vendor (the owner) a debris removal fee.

#### 備註:

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

#### Vote ·

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

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

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

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

# 27 斜坡維修 MAINTENANCE OF SLOPES

不適用。

Not applicable.

# 28修訂 MODIFICATION

本發展項目現時並沒有向政府提出申請修訂批地文件。

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

# 29 申請建築物總樓面面積寬免的資料 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

#### 獲寬免總樓面面積的設施分項

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

		面積 (平方米)
	根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面	積
1(#)	停車場及上落客貨地方(公共交通總站除外)	671.638
2	機房及相類設施	
2.1(#)	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》)或規例限制的強制性設施或必要機房,例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	114.611
所佔面積 <b>不</b> 受任何《作業備考》或規例限制的強制性設施或必要機 2.2(#) 房,例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食 水及鹹水缸等		1131.820
2.3	非強制性或非必要機房,例如空調機房、送風櫃房等	不適用
	根據聯合作業備考第1號及第2號提供的環保設施	
3(#)	露口	412.000
4	加闊的公用走廊及升降機大堂	不適用
5	公用空中花園	不適用
6	隔聲鰭	不適用
7	翼牆、捕風器及風斗	不適用
8(#)	非結構預製外牆	59.025
9(#)	工作平台	18.000
10	隔音屏障	不適用
	適意設施	
11(#)	管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物 室、警衛室和廁所,以及業主立案法團辦事處	23.980
12(#)	住戶康樂設施,包括僅供康樂設施使用的中空空間、機房、游泳池的 濾水機房、有蓋人行道等	599.191
13(#)	有蓋園景區及遊樂場地	240.340
14(#)	橫向屏障 / 有蓋人行道及花棚	8.381
15(#)	擴大升降機槽	72.521
16	煙囱管道	不適用
17	其他非強制性或非必要機房,例如鍋爐房、衛星電視共用天線房	不適用
18(#)	強制性設施或必要機房所需的管槽及氣槽	196.002

19(#)	非強制性設施或非必要機房所需的管槽及氣槽	4.138
20	環保系統及設施所需的機房、管槽及氣槽	 不適用
21	複式住宅單位及洋房的中空空間	不適用
22	遮陽篷及反光罩	不適用
23(#)	小型伸出物,例如空調機箱、空調機平台、窗檻及伸出的窗台	284.324
24	《作業備考》APP-19 第3(b)及(c)段沒有涵蓋的其他伸出物,如空調機 箱及空調機平台	不適用
	其他項目	
25(#)	庇護層,包括庇護層兼空中花園	307.284
26	大型伸出 / 外懸設施下的有蓋地方	不適用
27	公共交通總站	不適用
28	共用構築物及公用樓梯	不適用
29(#)	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管 道的水平面積	237.905
30	公眾通道	不適用
31	有蓋的後移部分	不適用
	額外總樓面面積	
32(#)	額外總樓面面積	不適用
	根據聯合作業備考(第8號)提供的額外環保設施	
33	採用「組裝合成」建築法的樓宇	不適用

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

#### 有關建築物的環境評估

## 綠色建築認證

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

# 暫定評級 銀級



**暫定 銀級** NB V1.2 2020 HKGBC 綠建環評

申請編號: PAS0035/21

#### 發展項目的公用部份的預計能量表現或消耗

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

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

#### 註腳:

- 1. 一般而言,一棟樓宇的預計"每年能源消耗量"愈低,其節約能源的效益愈高。如一棟樓宇預計的"每年能源消耗量"低於該樓宇的"基線樓宇每年能源消耗量",則代表預計該樓宇的能源應用較其基線樓宇有效,削 減幅度愈大則代表有關樓宇能源節約的效益愈高。
- 預計每年能源消耗量[以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算],指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商,其中:-
- (a) "每年能源消耗量"與新建樓宇BEAM Plus標準(現行版本)中的「年能源消耗」具有相同涵義;及
- (b) 樓宇、空間或單位的"內部樓面面積",指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。
- 2. "基準樓宇"與新建樓宇BEAM Plus標準(現行版本)中的"基準建築物模式(零分標準)"具有相同涵義。
- 3. "中央屋宇裝備裝置"與機電工程署發出的《屋宇裝備裝置能源效益實務守則》中的涵義相同。

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

# 29 申請建築物總樓面面積寬免的資料 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

#### BREAKDOWN OF GFA CONCESSIONS OBTAINED FOR ALL FEATURES

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

		Area (m²)
	Disregarded GFA under Building (Planning) Regulations 23(3)(b)	
1(#)	Carpark and loading/unloading area excluding public transport terminus	671.638
2	Plant rooms and similar services	
2.1(#)	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	114.611
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.	1131.820
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	Not Applicable
	Green Features under Joint Practice Notes 1 and 2	
3(#)	Balcony	412.000
4	Wider common corridor and lift lobby	Not Applicable
5	Communal sky garden	Not Applicable
6	Acoustic fin	Not Applicable
7	Wing wall, wind catcher and funnel	Not Applicable
8(#)	Non-structural prefabricated external wall	59.025
9(#)	Utility platform	18.000
10	Noise barrier	Not Applicable
	Amenity Features	
11(#)	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	23.980
12(#)	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	599.191
13(#)	Covered landscaped and play area	240.340

	evelopment.	0.204
14(#)	Horizontal screen/covered walkway and trellis	8.381
15(#)	Larger lift shaft	72.521
16	Chimney shaft	Not Applicable
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	Not Applicable
18(#)	Pipe duct, air duct for mandatory feature or essential plant room	196.002
19(#)	Pipe duct, air duct for non-mandatory or non-essential plant room	4.138
20	Plant room, pipe duct, air duct for environmentally friendly system and feature	Not Applicable
21	Void in duplex domestic flat and house	Not Applicable
22	Sunshade and reflector	Not Applicable
23(#)	Minor projection such as A/C box, A/C platform, window cill and projecting window	284.324
24	Other projection such as A/C box and platform not covered in paragraph 3(b) and (c) of PNAP APP-19	Not Applicable
	Other Exempted Items	
25(#)	Refuge floor including refuge floor cum sky garden	307.284
26	Covered area under large projecting/overhanging feature	Not Applicable
27	Public transport terminus	Not Applicable
28	Party structure and common staircase	Not Applicable
29(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	237.905
30	Public passage	Not Applicable
31	Covered set back area	Not Applicable
	Bonus GFA	
32(#)	Bonus GFA	Not Applicable
	Additional Green Features under Joint Practice Note (No. 8)	
33	Buildings adopting Modular Integrated Construction	Not Applicable

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

#### THE ENVIRONMENTAL ASSESSMENT OF THE BUILDING

## **Green Building Certification**

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

# Provisional SILVER



Application no.: PAS0035/21

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

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

Part I						
Provision of Central Air Conditioning	No					
Provision of Energy Efficient Features	Yes					
Energy Efficient Features proposed:	High efficient lighting system					
Part II: The predicted annual energy use of the proposed building/part of building (Note 1)						
	Internal Floor Area	Annual Energy Use of	Baseline Building <sup>(Note 2)</sup>	Annual Energy Use of Proposed Building		
Location		Electricity kWh / m² / annum	<u>Town Gas / LPG</u> unit / m² / annum	<u>Electricity</u> kWh / m² / annum	Town Gas / LPG unit / m² / annum	
Area served by central building services installation <sup>(Note 3)</sup>	3965.4	124.47	Not applicable	108.58	Not applicable	

#### Notes:

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

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

## 30有關資料 RELEVANT INFORMATION

#### 1. 放置室外冷氣機

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

#### 2. 建築裝飾

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

#### 3. 喉管

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

#### 4. 吊船操作

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

#### 5. 裝飾燈

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

#### 6. 提供公眾使用的設施及休憩用地

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

公契的有關條文規定如下

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

「指明街道」指屋苑的地下範圍,僅作識別之用途,在本章結尾列明的圖則上以黃色陰影顯示。 公契第 87(a) 條規定如下:

- 「(a) 指明街道須保持作為一條街道,在屋苑存在期間,不得在其上、其下作出建造、圍封或撤銷;必 須在指明街道提供街燈、排水渠及鋪路面。
- (b) 24小時通道須提供一條行人接駁通道,經由屋苑內的一條內部通道,包括無障礙通道,往返太祥街與筲箕灣道。24小時通道須保持每日24小時開放並由業主或管理人負責維修。」

公契第二附表 B 部分 (d) 款規定如下:

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

(d) 24 小時通道

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

## 30有關資料 RELEVANT INFORMATION

#### PLACING OF AIR-CONDITIONING OUTDOOR UNITS

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

#### 2. ARCHITECTURAL FEATURES

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

#### 3. PIPES

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

#### 4. OPERATION OF GONDOLA

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

#### 5. LIGHTING

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

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

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

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

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

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

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

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

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

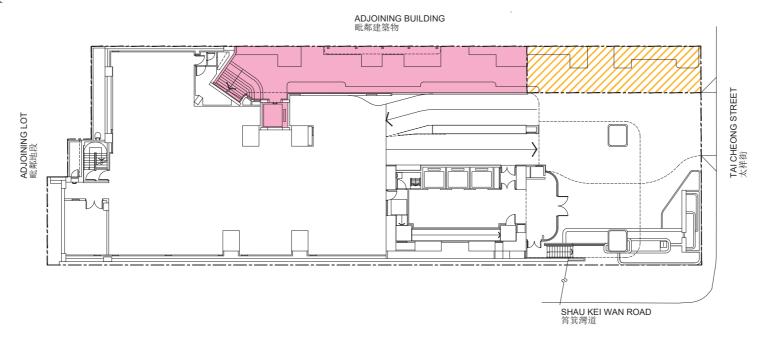
"The following are the easements, rights and privileges subject to which the Owner of each Undivided Share and the exclusive right to hold, use, occupy and enjoy his Unit is held:-

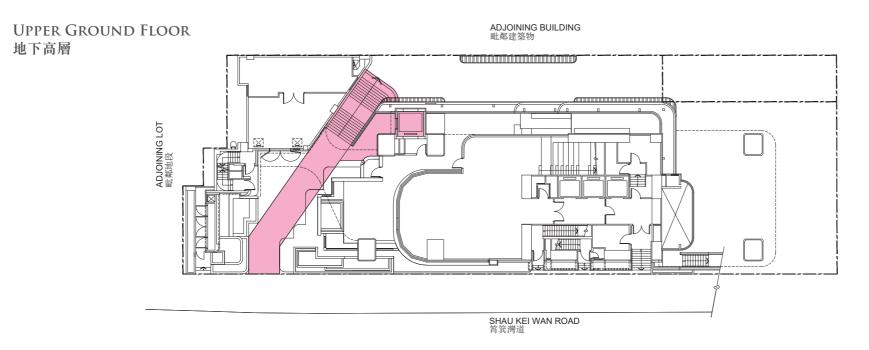
#### (d) 24 Hours Access

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

## 30有關資料 RELEVANT INFORMATION

## GROUND FLOOR 地下





LEGEND

Specified Street 指明街道

Residential Common Areas 住宅公用地方

Note: Not to scale. This plan is for identification purpose only.

備註:不按比例,圖則僅供識別用途。

賣方就該項目指定的互聯網網站的網址: THE ADDRESS OF THE WEBSITE DESIGNATED BY THE VENDOR FOR THE DEVELOPMENT:

www.theholborn.com.hk

1. 發展項目及其周邊地區日後可能出現改變

2. 本售樓説明書印製日期: 2021年8月24日

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

# EXAMINATION RECORD

# 檢視記錄

檢視 / 修改日期		所作修改 Revision Made
Examination / Revision Date	頁次	所作修改
	Page Number	Revision Made
	17	更新發展項目的所在位置圖
	17	Update location plan of the development
2021年10月27日	23	更新發展項目的住宅物業的樓面平面圖
27 October 2021	23	Update floor plans of residential properties in the development
	59-61, 67, 69	更新裝置、裝修物料及設備
	37-01, 07, 07	Update fittings, finishes and appliances
	21	更新發展項目的布局圖
	21	Update layout plan of the development
	23, 25, 27, 29, 31, 33	更新發展項目的住宅物業的樓面平面圖
		Update floor plans of residential properties in the development
	39, 44	更新發展項目中的住宅物業的面積
	37, 44	Update area of residential properties in the development
	45	更新發展項目中的停車位的樓面平面圖
	40	Update floor plans of parking spaces in the development
	48, 50	更新公契的摘要
2021年12月13日	40, 30	Update summary of deed of mutual covenant
13 December 2021	56-57	更新立面圖
	30-37	Update elevation plan
	58	更新發展項目中的公用設施的資料
		Update information on common facilities in the development
	60-61, 68-69, 76, 78-80	更新裝置、裝修物料及設備
	00-01, 00-07, 70, 70-00	Update fittings, finishes and appliances
	85, 87	更新申請建築物總樓面面積寬免的資料
	03, 07	Update information in application for concession on gross floor area of building
	91	更新有關資料
	71	Update relevant information
	31, 33	更新發展項目的住宅物業的樓面平面圖
	31, 33	Update floor plans of residential properties in the development
2022年3月11日	58	更新發展項目中的公用設施的資料
11 March 2022	30	Update information on common facilities in the development
	85, 87	更新申請建築物總樓面面積寬免的資料
	03, 07	Update information in application for concession on gross floor area of building
	21	更新發展項目的布局圖
	۷.1	Update layout plan of the development
2022年6月10日	45	更新發展項目中的停車位的樓面平面圖
10 June 2022	45	Update floor plans of parking spaces in the development
	58	更新發展項目中的公用設施的資料
	30	Update information on common facilities in the development

	17	更新發展項目的所在位置圖
	17	Update location plan of the development
	18	更新發展項目的鳥瞰照片
	10	Update aerial photograph of the development
	18-1	新增發展項目的鳥瞰照片
	(加頁) (additional page)	Add aerial photograph of the development
	21	更新發展項目的布局圖
		Update layout plan of the development
	25	更新發展項目的住宅物業的樓面平面圖
2022年9月9日	25	Update floor plans of residential properties in the development
9 September 2022	45	更新發展項目中的停車位的樓面平面圖
	45	Update floor plans of parking spaces in the development
	_,	
	56-57	Update elevation plan
		更新發展項目中的公用設施的資料
	58	Update information on common facilities in the development
	85, 87	Update information in application for concession on gross floor area of building
	91	更新有關資料
		Update relevant information
2022年12月9日		
9 December 2022	-	No revision made
	10	更新發展項目The Holborn的資料
		Update information on the development, The Holborn
	14	更新發展項目的設計的資料
		Update information on design of the development
	21	
		Update layout plan of the development
2023年2月9日	31, 33	
9 February 2023		Update floor plans of residential properties in the development
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	56-57	Update elevation plan
	58	更新發展項目中的公用設施的資料
		Update information on common facilities in the development
		更新有關資料
	91	Update relevant information
		更新發展項目The Holborn的資料
<b>2023年3月9日</b> 9 March 2023	10	Update information on the development, The Holborn
	56-57	更新立面圖
		보세호며삘 Update elevation plan
		opadio devation plan

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	16	更新物業管理的資料 Update information on property management			
	18-2 - 18-5	新增發展項目的鳥瞰照片			
0000/50 80 8					
2023年6月2日	(加頁) (additional page)	Add aerial photograph of the development			
2 June 2023	58	更新閲覽圖則及公契			
		Update inspection of plans and deed of mutual covenant			
	83	更新買方的雜項付款			
		Update miscellaneous payments by purchaser			
	20	更新關乎發展項目的分區計劃大綱圖等			
	20	Update outline zoning plan etc. relating to the development			
	29	更新發展項目的住宅物業的樓面平面圖			
	27	Update floor plans of residential properties in the development			
2023年7月14日	29-1, 29-2	因應31樓B5單位的改動工程 <sup>,</sup> 更新相應的樓面平面圖			
14 July 2023	(加頁) (additional page)	Update the corresponding floor plans due to the alteration works for Flat B5 on 31/F			
,	50 (0 (4 (7 (0 (0	更新裝置、裝修物料及設備			
	59, 60, 61, 67, 68, 69	Update fittings, finishes and appliances			
	59-1, 60-1, 67-1, 68-1	新增裝置、裝修物料及設備			
	(加頁) (additional page)	Add fittings, finishes and appliances			
	(Mix) (additional page)	更新一手住宅物業買家須知			
	5, 9				
		Update notes to purchasers of first-hand residential properties			
	17	更新發展項目的所在位置圖			
2023年8月31日		Update location plan of the development			
31 August 2023	66, 75 85-88	更新裝置、裝修物料及設備			
		Update fittings, finishes and appliances			
		更新申請建築物總樓面面積寬免的資料			
	33 33	Update information in application for concession on gross floor area of building			
2023年10月16日	66, 75	更新裝置、裝修物料及設備			
16 October 2023		Update fittings, finishes and appliances			
	17	更新發展項目的所在位置圖			
	17	Update location plan of the development			
2023年11月30日	18	更新發展項目的鳥瞰照片			
30 November 2023		Update aerial photograph of the development			
	18-1 - 18-5	刪除發展項目的鳥瞰照片			
		Delete aerial photograph of the development			
2024年2月29日	17	更新發展項目的所在位置圖			
29 February 2024		Update location plan of the development			
·	18	更新發展項目的鳥瞰照片			
		Update aerial photograph of the development			
2024年5月29日	18-1 - 18-3	新增發展項目的鳥瞰照片			
29 May 2024	(加頁) (additional page)	Add aerial photograph of the development			
	20	更新關乎發展項目的分區計劃大綱圖等			
		Update outline zoning plan etc. relating to the development			
2024年8月29日		更新發展項目的所在位置圖  Update location plan of the development			
29 August 2024	17				
27 / lugust 2027		opatic location plan of the development			