



# Be/gravia Place //

Belgravia Place 第2期  
售樓說明書  
Belgravia Place, Phase 2  
Sales Brochure







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# 一手住宅物業買家須知

## NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

您在購置一手住宅物業之前，應留意下列事項：

### 適用於所有一手住宅物業

#### 1. 重要資訊

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

#### 2. 費用、按揭貸款和樓價

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

#### 3. 價單、支付條款，以及其他財務優惠

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

#### 4. 物業的面積及四周環境

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

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

#### 5. 售樓說明書

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

#### 6. 政府批地文件和公契

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

#### 7. 售樓處內有關可供揀選住宅物業的資料

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



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## NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

### 8. 成交紀錄冊

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

### 9. 買賣合約

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

### 10. 表達購樓意向

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

### 11. 委託地產代理

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

### 12. 委聘律師

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

### 適用於一手未落成住宅物業

### 13. 預售樓花同意書

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

### 14. 示範單位

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

### 適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

### 15. 預計關鍵日期及收樓日期

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



# 一手住宅物業買家須知

## NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

- 認可人士可批予在預計關鍵日期之後完成發展項目
  - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
    - 工人罷工或封閉工地；
    - 暴動或內亂；
    - 不可抗力或天災；
    - 火警或其他賣方所不能控制的意外；
    - 戰爭；或
    - 惡劣天氣。
  - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
  - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

### 適用於一手已落成住宅物業

#### 16. 賣方資料表格

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

#### 17. 參觀物業

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

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

網址： [www.srpa.gov.hk](http://www.srpa.gov.hk)  
電話： 2817 3313  
電郵： [enquiry\\_srpa@hd.gov.hk](mailto:enquiry_srpa@hd.gov.hk)  
傳真： 2219 2220

其他相關聯絡資料：

<b>消費者委員會</b> 網址： <a href="http://www.consumer.org.hk">www.consumer.org.hk</a> 電話： 2929 2222 電郵： <a href="mailto:cc@consumer.org.hk">cc@consumer.org.hk</a> 傳真： 2856 3611
<b>地產代理監管局</b> 網址： <a href="http://www.eaa.org.hk">www.eaa.org.hk</a> 電話： 2111 2777 電郵： <a href="mailto:enquiry@eaa.org.hk">enquiry@eaa.org.hk</a> 傳真： 2598 9596
<b>香港地產建設商會</b> 電話： 2826 0111 傳真： 2845 2521

- <sup>1</sup> 按揭貸款計劃的資料包括有關按揭貸款計劃對借款人的最低收入的要求、就第一按揭連同第二按揭可獲得的按揭貸款金額上限、最長還款年期、整個還款期內的按揭利率變化，以及申請人須繳付的手續費。
- <sup>2</sup> 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項 —
  - (i) 每個住宅物業的外部尺寸；
  - (ii) 每個住宅物業的內部尺寸；
  - (iii) 每個住宅物業的內部間隔的厚度；
  - (iv) 每個住宅物業內個別分隔室的外部尺寸。根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。
- <sup>3</sup> 一般而言，「關鍵日期」指該項目符合批地文件的條件的日期，或該項目在遵照經批准的建築圖則的情況下或按照豁免證明書的發出的條件在各方面均屬完成的日期。有關詳情請參閱條例第2條。



# 一手住宅物業買家須知

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

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

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

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

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

#### 4. Property area and its surroundings

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

#### 5. Sales brochure

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

## 一手住宅物業買家須知

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

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

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

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

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

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

#### 8. Register of Transactions

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

#### 9. Agreement for sale and purchase

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

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

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

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

#### 11. Appointment of estate agent

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



## 一手住宅物業買家須知

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

#### 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.

# 一手住宅物業買家須知

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

Other useful contacts:

#### Consumer Council

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

#### Estate Agents Authority

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

#### Real Estate Developers Association of Hong Kong

Telephone : 2826 0111

Fax : 2845 2521

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

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

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

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

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



# 1 期數的資料

## INFORMATION ON THE PHASE

### 發展項目的期數名稱

Belgravia Place (「發展項目」)的第2期(「期數」)

### 街道名稱及門牌號數

巴域街1號

(此臨時門牌號數有待發展項目建成時確認。)

### 每幢多單位建築物的樓層總數

2座 - 28層

(上述樓層數目並不包括井底層、天台、高層天台1、高層天台2及頂層天台。)

### 期數的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數

2座 - 井底層、地下、地下閣樓、1樓、2樓至3樓、5樓至12樓、15樓至23樓、25樓至30樓、天台、高層天台1、高層天台2及頂層天台

### 每幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數

不設4樓、13樓、14樓及24樓

### 每幢多單位建築物內的庇護層

天台

### 本期數屬未落成發展項目

- (a) 由期數的認可人士提供的期數的預計關鍵日期為2026年08月31日。
- (b) 預計關鍵日期是受到買賣合約所允許的任何延期所規限的。
- (c) 為買賣合約的目的，期數當作在佔用許可證就該期數發出的日期落成。

### Name of the Phase of the Development

Phase 2 ("the Phase") of Belgravia Place ("The Development")

### Name of the street and the street number

1 Berwick Street

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

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

Tower 2 - 28 storeys

(The above numbers of storeys do not include Lift Pit/F, Main Roof, Upper Roof 1, Upper Roof 2 and Top Roof.)

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

Tower 2 - Lift Pit/F, G/F, Cockloft/F, 1/F, 2/F – 3/F, 5/F – 12/F, 15/F – 23/F, 25/F – 30/F, Main Roof, Upper Roof 1, Upper Roof 2 and Top Roof

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

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

### Refuge floor of each multi-unit building

Main Roof

### This Phase is an uncompleted development

- (a) The estimated material date for the Phase, as provided by the Authorized Person for the Phase is 31 August 2026.
- (b) The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.
- (c) For the purpose of the agreement for sale and purchase, the Phase is deemed to be completed on the date on which an occupation permit for the Phase is issued.

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

### 賣方

快寶投資有限公司(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及Greatway Resources Limited)

### 期數的認可人士

關善明建築師事務所有限公司的簡祖祐先生  
(簡祖祐先生為關善明建築師事務所有限公司的董事)

### 期數的承建商

恒麗建築有限公司

### 賣方的代表律師

羅文錦律師樓  
中倫律師事務所有限法律責任合夥

已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構  
不適用

### 已為期數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及 Max-mercan Investment Limited

### Vendor

Fairbo Investment Limited (also as the owner and whose holding companies are Henderson Development Limited, Henderson Land Development Company Limited, Mightymark Investment Limited, Good Time Limited and Greatway Resources Limited)

### Authorized Person for the Phase

Mr. Kan Cho Yau Kenneth of Simon Kwan & Associates Limited  
(Mr. Kan Cho Yau Kenneth is a director of Simon Kwan & Associates Limited)

### Building contractor for the Phase

Heng Lai Construction Company Limited

### Vendor's solicitors

Lo & Lo  
Zhong Lun Law Firm LLP

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

Not applicable

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

Henderson Real Estate Agency Limited and Max-mercan Investment Limited



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

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

備註：1. 承建商恒麗建築有限公司屬於賣方及其所有控權公司的有聯繫法團。

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

(a)	The vendor or a building contractor for the Phase is an individual, and that vendor or contractor is an immediate family member of an authorized person for the Phase.	Not Applicable
(b)	The vendor or a building contractor for the Phase is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person.	Not Applicable
(c)	The vendor or a building contractor for the Phase is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person.	No
(d)	The vendor or a building contractor for the Phase is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person.	Not Applicable
(e)	The vendor or a building contractor for the Phase is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person.	Not Applicable
(f)	The vendor or a building contractor for the Phase is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person.	No
(g)	The vendor or a building contractor for the Phase is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase.	Not Applicable
(h)	The vendor or a building contractor for the Phase is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase.	Not Applicable
(i)	The vendor or a building contractor for the Phase is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors.	No
(j)	The vendor, a holding company of the vendor, or a building contractor for the Phase, is a private company, and an authorized person for the Phase, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor.	No
(k)	The vendor, a holding company of the vendor, or a building contractor for the Phase, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor.	No
(l)	The vendor or a building contractor for the Phase is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	No
(m)	The vendor or a building contractor for the Phase is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor.	Not Applicable
(n)	The vendor, a holding company of the vendor, or a building contractor for the Phase, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase holds at least 10% of the issued shares in that vendor, holding company or contractor.	No
(o)	The vendor, a holding company of the vendor, or a building contractor for the Phase, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor.	No
(p)	The vendor or a building contractor for the Phase is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	No
(q)	The vendor or a building contractor for the Phase is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor.	Not Applicable
(r)	The vendor or a building contractor for the Phase is a corporation, and the corporation of which an authorized person for the Phase is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor.	No
(s)	The vendor or a building contractor for the Phase is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor.	Yes <sup>1</sup>

Note: 1. The building contractor, Heng Lai Construction Company Limited, is an associate corporation of the vendor and all its holding companies.



# 4 期數的設計的資料

## INFORMATION ON DESIGN OF THE PHASE

期數將會有構成圍封牆的一部分的非結構的預製外牆，每幢建築物的非結構的預製外牆的厚度為150毫米。

There will be non-structural prefabricated external walls forming part of the enclosing walls of the Phase. The thickness of the non-structural prefabricated external walls of each building is 150mm.

期數將會有構成圍封牆的一部分的幕牆，每幢建築物的幕牆的厚度為200毫米。

There will be curtain walls forming part of the enclosing walls of the Phase. The thickness of 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

大廈名稱 Block Name	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) Total area of 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) Total area of curtain walls of each residential property (sq.m.)
2座 Tower 2	2樓 2/F	1	0.038	1.493
		2	-	1.695
		3	-	1.168
		5	-	0.852
		6	-	0.675
		7	-	0.675
		8	-	1.405
		9	-	1.250
		10	0.038	1.056
		11	-	0.906

大廈名稱 Block Name	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) Total area of 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) Total area of curtain walls of each residential property (sq.m.)
2座 Tower 2	3樓 - 16樓 (不設4樓、 13樓及14樓)	1	0.038	1.658
		2	-	1.695
		3	-	1.333
		5	-	1.017
		6	-	0.675
		7	-	0.675
		8	-	1.405
		9	-	1.408
		10	0.038	1.056
		11	-	0.906
	17樓 - 29樓 (不設24樓)	1	0.038	1.658
		2	-	1.695
		3	-	1.330
		5	-	1.025
		6	-	0.670
		7	-	0.670
		8	-	1.410
		9	-	1.408
		10	0.038	1.058
		11	-	0.904

4

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

大廈名稱 Block Name	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) Total area of 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) Total area of curtain walls of each residential property (sq.m.)
2座 Tower 2	30樓 30/F	1	0.038	3.974
		2	-	1.025
		3	-	0.670
		5	-	0.670
		6	-	1.410
		7	-	1.408
		8	0.038	1.058
		9	-	0.904



# 5

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

### 管理人

根據發展項目的公契的最新擬稿，尊家管業有限公開將獲委任為期數的管理人。

### Manager

H-Privilege Limited will be appointed as the Manager of the Phase under the latest draft of Deed of Mutual Covenant in respect of the development.

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



發展項目的位置  
Location of the Development

比例 SCALE: 0 50 100 150 200 250 (米)  
(m)

此所在位置圖摘錄自地政總署測繪處出版於2025年1月19日之數碼地形圖，圖幅編號為T11-NW-B，並在有需要處經修正處理。

This location plan is adopted from part of the Digital Topographic Maps of No. T11-NW-B dated 19 January 2025, from Survey and Mapping Office of Lands Department. Adjustment is made where necessary.

地圖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。

The Map is provided by the CSDI Portal and the intellectual property rights are owned by the Government of the HKSAR.

於發展項目的所在位置圖未能顯示之街道全名：

Street name(s) not shown in full on the Location Plan of the Development:

# 汝州街 YU CHAU STREET，大坑西街 TAI HANG SAI STREET，桂林街 KWEI LIN STREET，西洋菜里 SAI YEUNG CHOI LANE，西洋菜北街 SAI YEUNG CHOI STREET NORTH

### 圖例 NOTATION

香港鐵路通風井 Ventilation shaft for the Mass Transit Railway	公共交通總站（包括鐵路車站） Public transport terminal (including rail station)
圖書館 Library	公用事業設施裝置 Public utility installation
油站 Petrol filling station	宗教場所（包括教堂、廟宇及祠堂） Religious institution (including church, temple and Tsz Tong)
發電廠（包括電力分站） Power plant (including electricity sub-stations)	學校（包括幼稚園） School (including kindergarten)
垃圾收集站 Refuse collection point	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)
市場（包括濕貨市場及批發市場） Market (including wet market and wholesale market)	體育設施（包括運動場及游泳池） Sports facilities (including sports ground and swimming pool)
公眾停車場（包括貨車停處） Public carpark (including lorry park)	公園 Public park
公廁 Public convenience	

備註：

1. 因技術性問題，此所在位置圖顯示的範圍超過《一手住宅物業銷售條例》的規定。
2. 賣方建議準買家到發展項目作實地考察，以對發展項目、其周邊地區環境及附近的公共設施有較佳了解。

Notes:

1. Due to technical reasons, this location plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.



## 7 期數的鳥瞰照片 AERIAL PHOTOGRAPH OF THE PHASE



鳥瞰照片並不覆蓋  
本空白範圍

This blank area falls outside  
the coverage of  
the aerial photograph

摘錄自地政總署測繪處於2024年3月20日在深水埗2,000呎飛行高度拍攝之鳥瞰照片，照片編號為E222052C。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 2,000 feet in Sham Shui Po, photo no. E222052C, dated 20 March 2024.

地圖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。

The Map is provided by the CSDI Portal and the intellectual property rights are owned by the Government of the HKSAR.

備註：

1. 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。
2. 賣方建議準買家到發展項目作實地考察，以對發展項目、其周邊地區環境及附近的公共設施有較佳了解。

Notes:

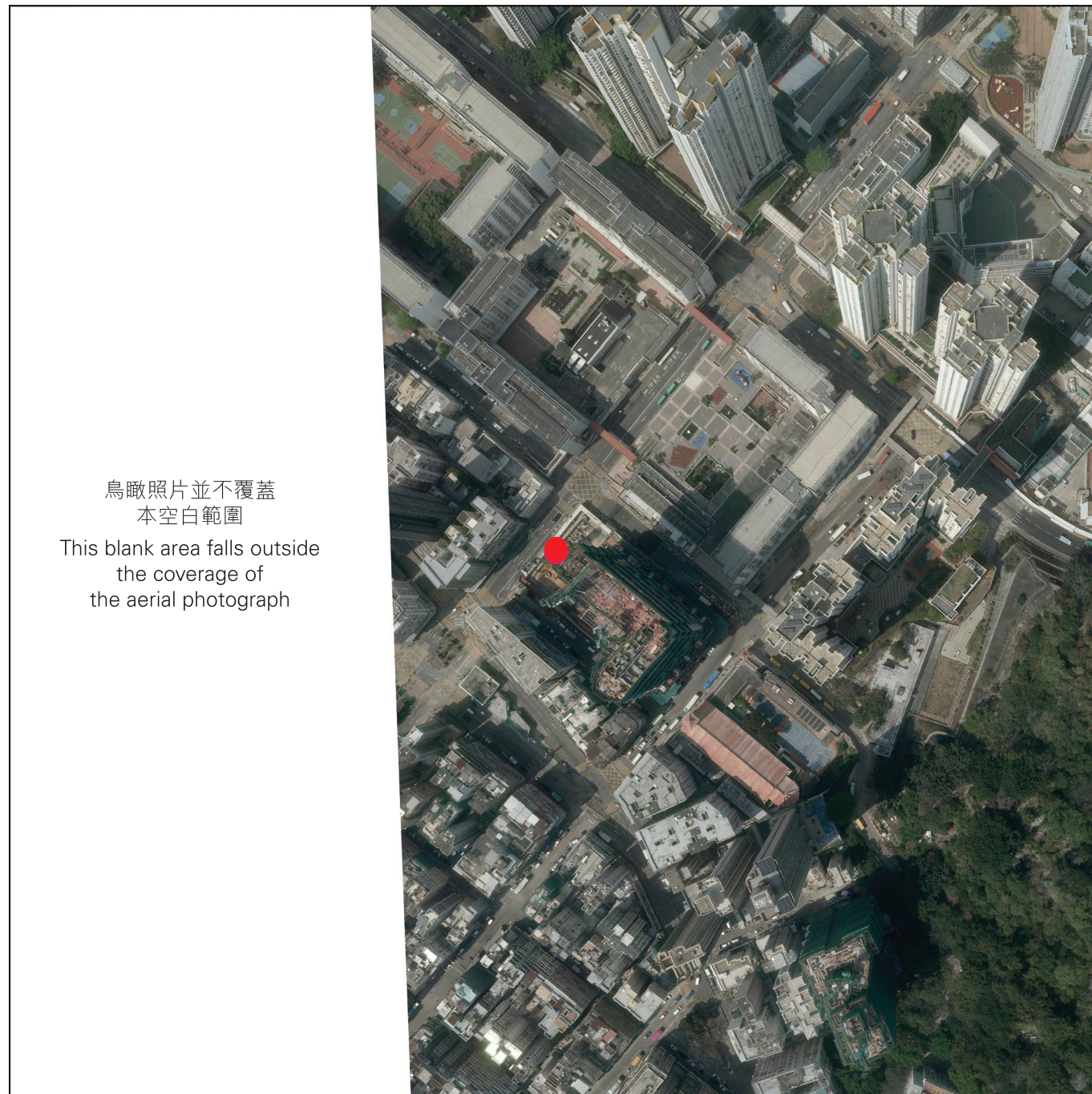
1. Due to technical reasons, this aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.

● 期數的位置  
Location of the Phase





# 7 期數的鳥瞰照片 AERIAL PHOTOGRAPH OF THE PHASE



鳥瞰照片並不覆蓋  
本空白範圍

This blank area falls outside  
the coverage of  
the aerial photograph

● 期數的位置  
Location of the Phase



摘錄自地政總署測繪處於2024年3月20日在深水埗2,000呎飛行高度拍攝之鳥瞰照片，照片編號為E222050C。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 2,000 feet in Sham Shui Po, photo no. E222050C, dated 20 March 2024.

地圖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。

The Map is provided by the CSDI Portal and the intellectual property rights are owned by the Government of the HKSAR.

備註：

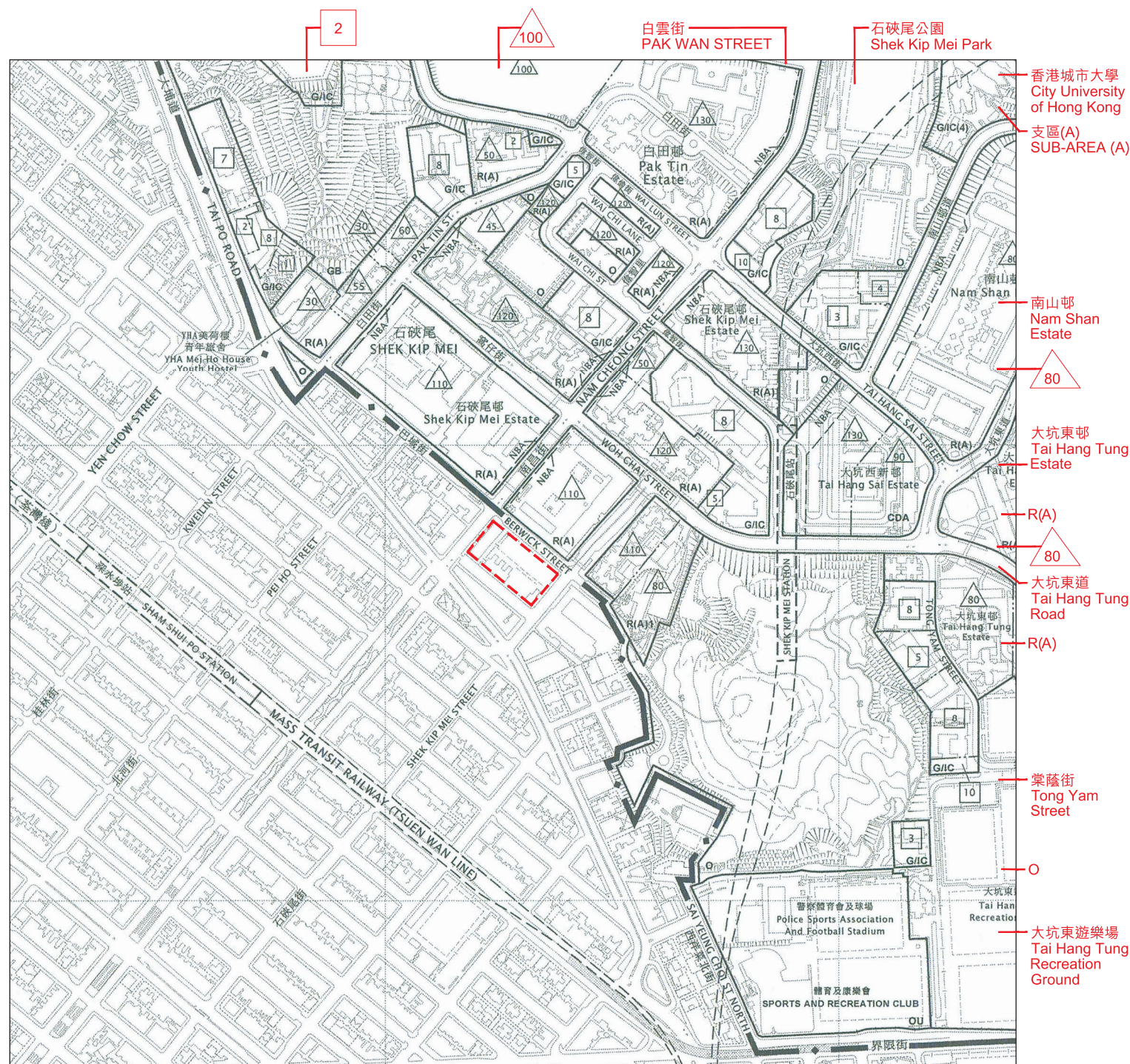
1. 因技術性問題，此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》的規定。
2. 賣方建議準買家到發展項目作實地考察，以對發展項目、其周邊地區環境及附近的公共設施有較佳了解。

Notes:

1. Due to technical reasons, this aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.



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



發展項目的位置  
Location of the Development

比例 SCALE: 0 100 200 300 400 500(米 metres)

## 圖例 NOTATION

地帶 ZONES					
CDA	綜合發展區	Comprehensive Development Area	O	休憩用地	Open Space
R(A)	住宅(甲類)	Residential (Group A)	OU	其他指定用途	Other Specified Uses
G/IC	政府、機構或社區	Government, Institution or Community	GB	綠化地帶	Green Belt

## 交通 COMMUNICATIONS

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

## 其他 MISCELLANEOUS

規劃範圍界線	Boundary of Planning Scheme	8	最高建築物高度(樓層數目)	Maximum Building Height (in number of storeys)
建築物高度管制區界線	Building Height Control Zone Boundary	[NBA]	非建築用地	Non-Building Area
最高建築物高度(在主水平基準上若干米)	Maximum Building Height (in metres above Principal Datum)	120		

摘錄自2022年9月23日刊憲之石硤尾(九龍規劃區第4區)分區計劃大綱核准圖，圖則編號為S/K4/31。

Adopted from the approved Shek Kip Mei (Kowloon Planning Area No.4) Outline Zoning Plan, Plan No. S/K4/31, gazetted on 23 September 2022.

地圖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。

The Map is provided by the CSDI Portal and the intellectual property rights are owned by the Government of the HKSAR.

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。
- 賣方建議準買家到發展項目作實地考察，以對發展項目、其周邊地區環境及附近的公共設施有較佳了解。

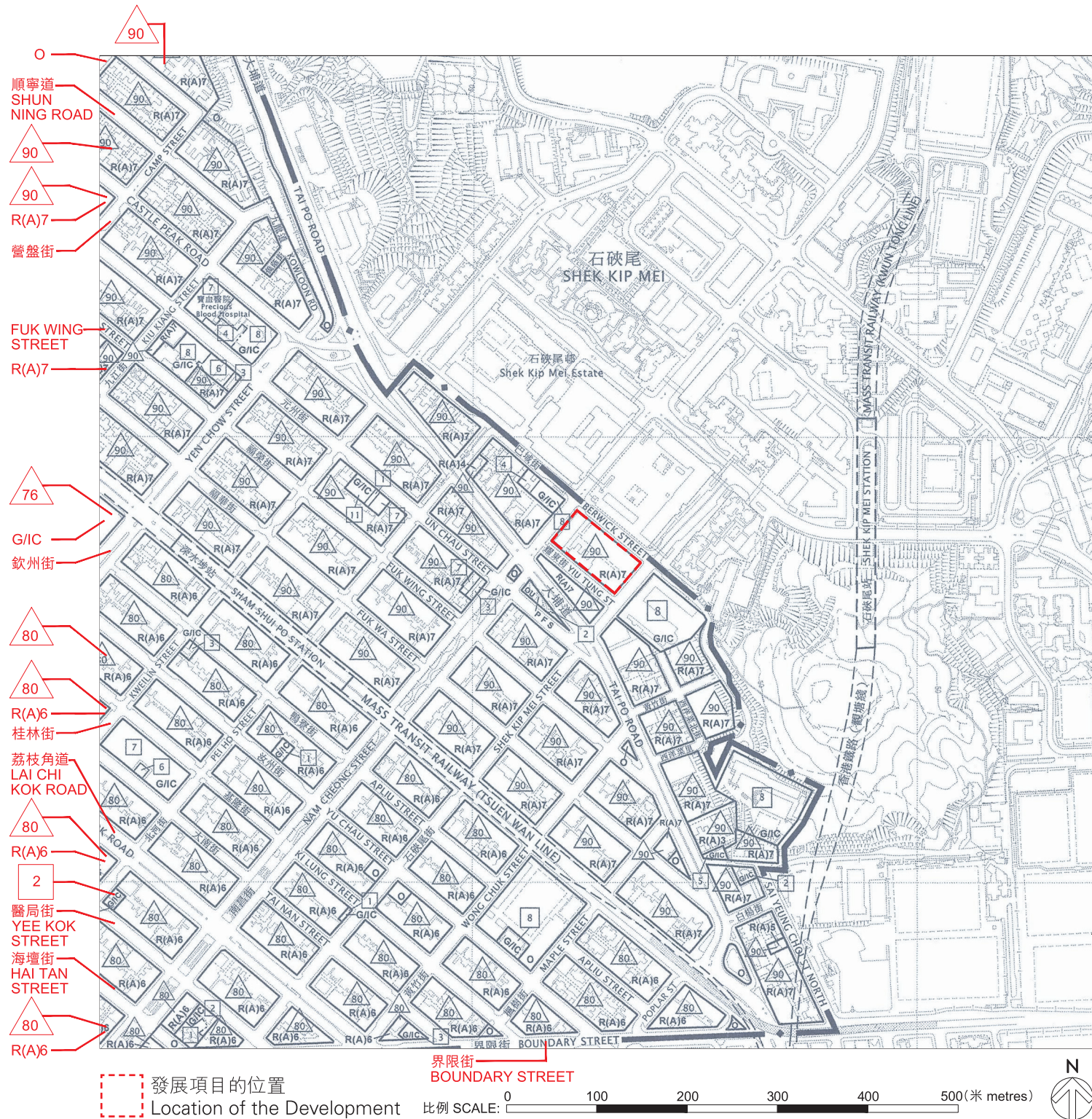
Notes:

- Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
- The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.



8

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



圖例 NOTATION

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

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

其他 MISCELLANEOUS			
規劃範圍界線	Boundary of Planning Scheme	8	最高建築物高度 (樓層數目) Maximum Building Height (in number of storeys)
建築物高度管制區界線	Building Height Control Zone Boundary	PFS	加油站 Petrol Filling Station
最高建築物高度 (在主水平基準上若干米)	Maximum Building Height (in metres above Principal Datum)	90	

摘錄自2023年2月17日刊憲之長沙灣(九龍規劃區第5區)分區計劃大綱核准圖，圖則編號為S/K5/39。

Adopted from the approved Cheung Sha Wan (Kowloon Planning Area No.5) Outline Zoning Plan, Plan No. S/K5/39, gazetted on 17 February 2023.

地圖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。

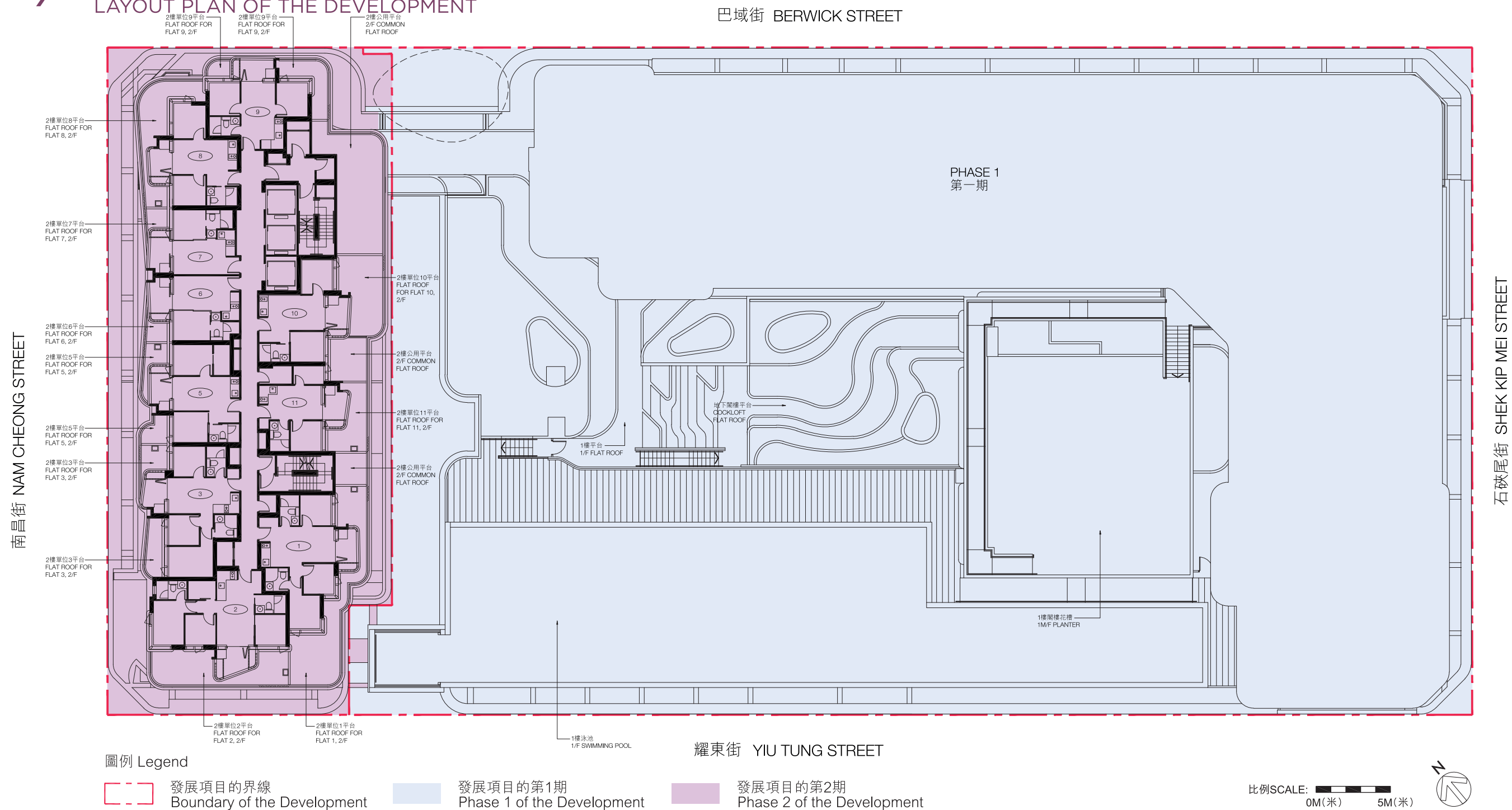
The Map is provided by the CSDI Portal and the intellectual property rights are owned by the Government of the HKSAR.

- 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。
  - 賣方建議準買家到發展項目作實地考察，以對發展項目、其周邊地區環境及附近的公共設施有較佳了解。

- Notes:
- Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
  - The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.



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



由發展項目的認可人士提供的該等建築物或設施預計落成日期：  
The estimated date of completion of these buildings and facilities, as provided by the Authorized Person for the development :

第1期：2025年7月31日  
Phase 1 : 31 July 2025

第2期：2026年8月31日  
Phase 2 : 31 August 2026

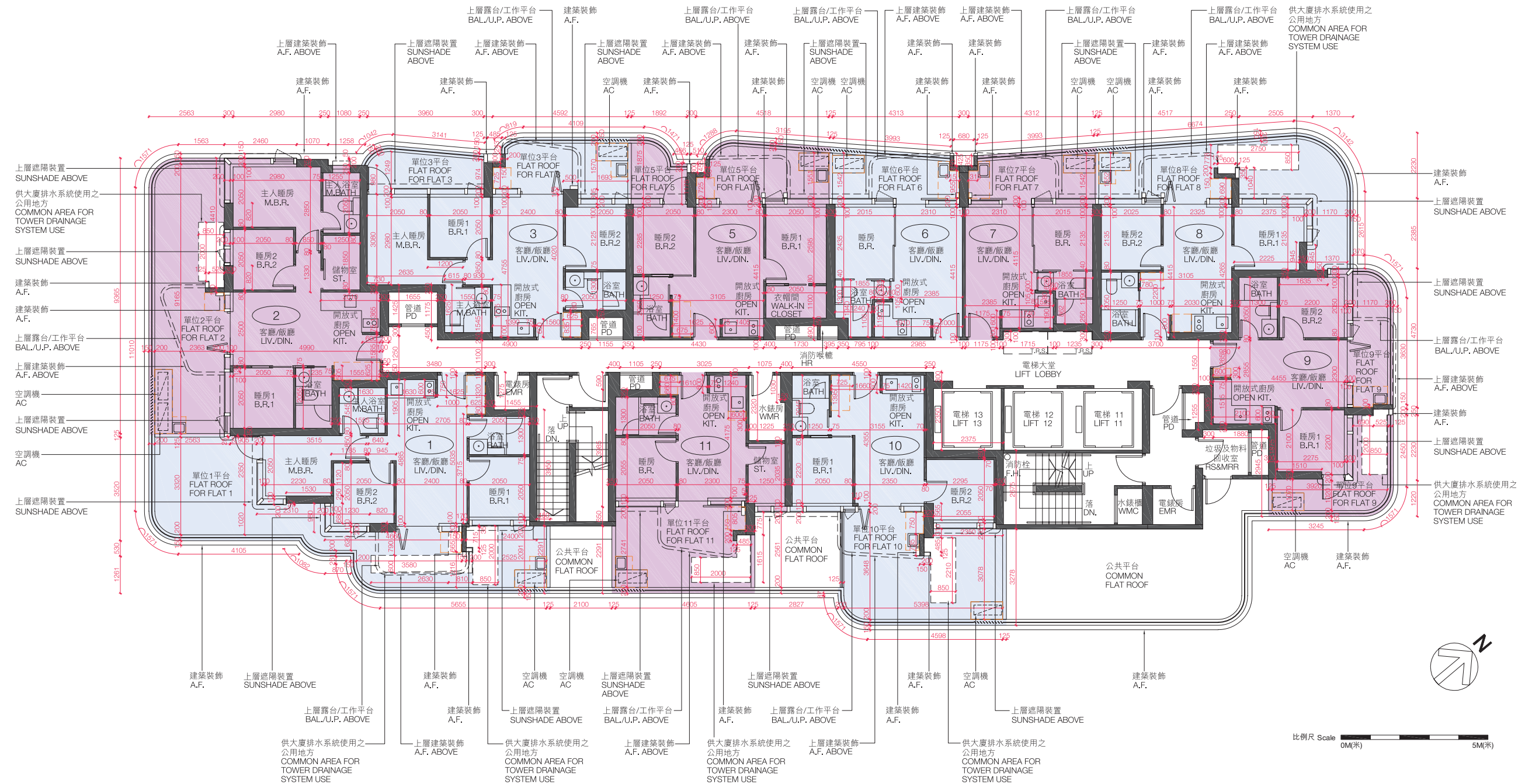
備註：圖中所示之本期數住宅物業布局是參照適用於3樓的住宅物業的樓面平面圖製作而成。  
Note: The Layout of the residential properties in this Phase shown in this plan is prepared based on the floor plan of residential properties applicable to 3/F.

# 10 期數的住宅物業的樓面平面圖

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

2座  
TOWER 2

2樓  
2/F



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

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

2座 Tower 2											
每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat									
		1	2	3	5	6	7	8	9	10	11
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	2樓 2/F	160	160	160	160	160	160	160	160	160	160
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3150, 3470, 3500	3100, 3150, 3470, 3500	3150, 3470, 3500	3150, 3470, 3500	3150, 3470, 3500	3150, 3470, 3500	3150, 3470, 3500	3150, 3470, 3500	3150, 3470, 3500	3150, 3470, 3500

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

請參閱本售樓說明書第32頁為期數的住宅物業樓面平面圖而設之備註和圖例。  
Please refer to page 32 of this sales brochure for the notes and legends for the floor plans of residential properties in the Phase.

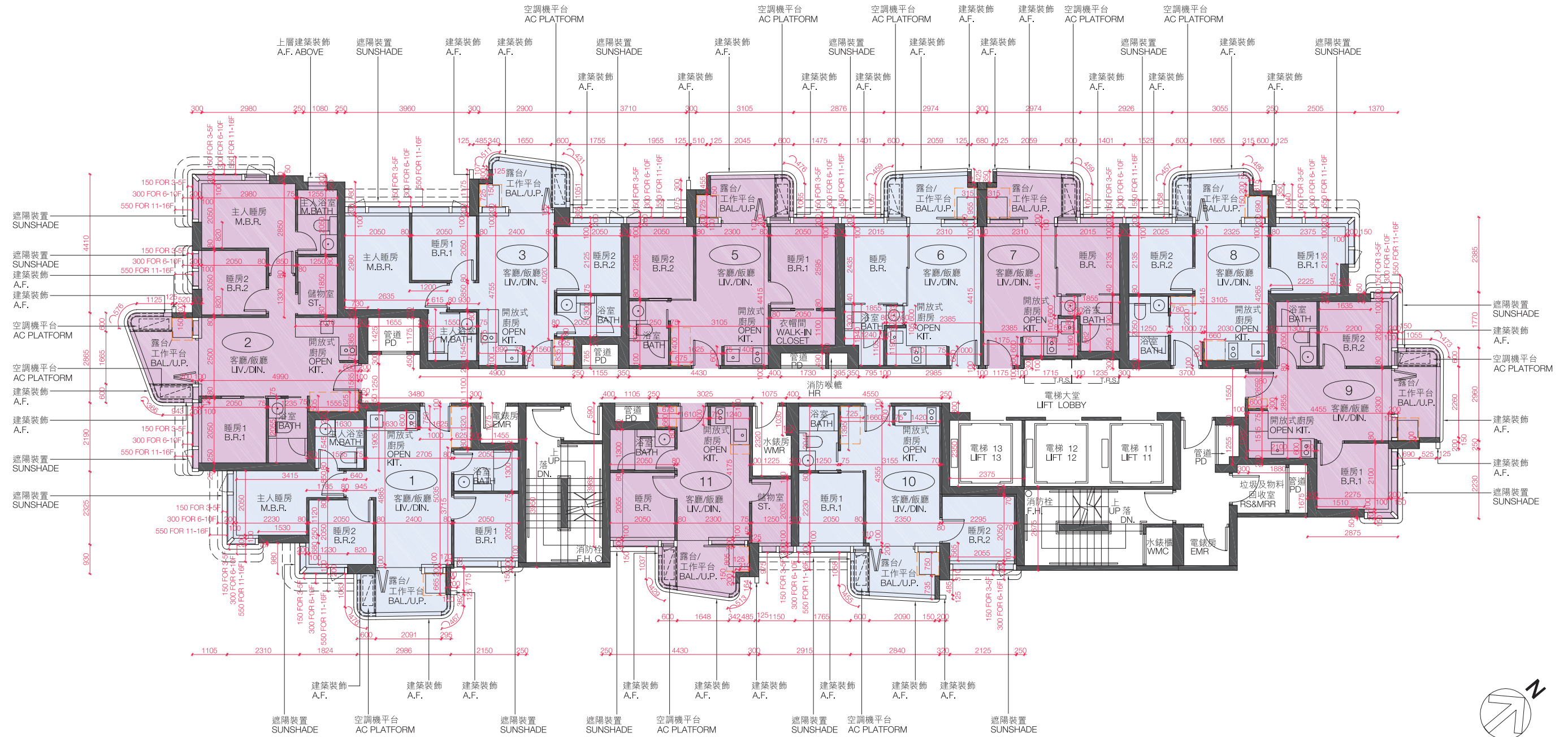


# 10 期數的住宅物業的樓面平面圖

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

2座  
TOWER 2

3樓、5樓 - 12樓及15樓 - 16樓  
3/F, 5/F - 12/F & 15/F - 16/F



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

比例尺 Scale 0M(米) 5M(米)

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

2座 Tower 2											
每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat									
		1	2	3	5	6	7	8	9	10	11
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	3樓 - 16樓 (不設4樓, 13樓及14樓) 3/F - 16/F	160	160	160	160	160	160	160	160	160	160
層與層之間的高度(毫米) Floor-to-Floor Height (mm)	(4/F, 13/F & 14/F omitted)	3150, 3470, 3500	3100, 3150, 3470, 3500	3150, 3470, 3500	3150, 3470, 3500	3150, 3470, 3500	3150, 3470, 3500	3150, 3470, 3500	3150, 3470, 3500	3150, 3470, 3500	3150, 3470, 3500

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

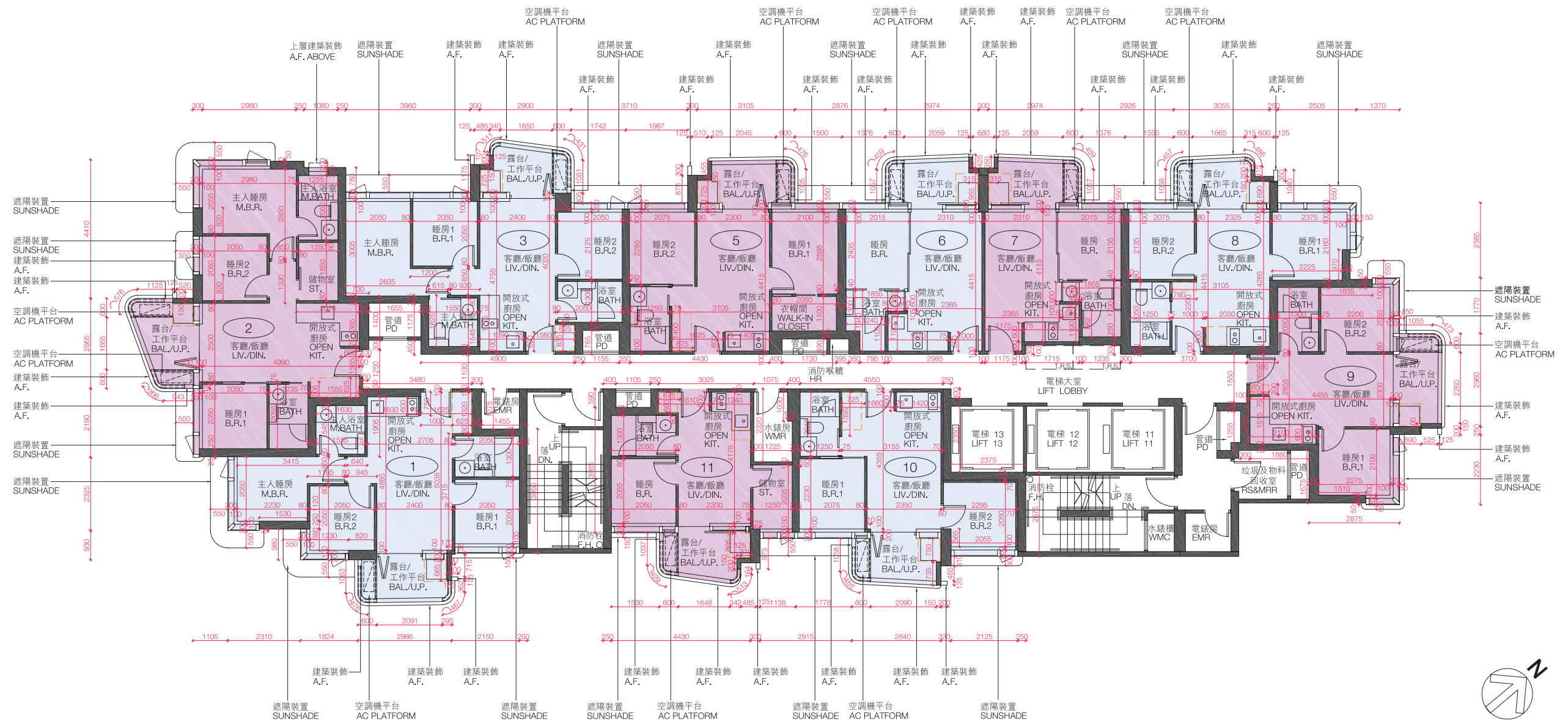
請參閱本售樓說明書第32頁為期數的住宅物業樓面平面圖而設之備註和圖例。  
Please refer to page 32 of this sales brochure for the notes and legends for the floor plans of residential properties in the Phase.



# 10 期數的住宅物業的樓面平面圖

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

2座 17樓 - 23樓及25樓 - 29樓  
TOWER 2 17/F - 23/F & 25/F - 29/F



比例尺 Scale 0M(米) 5M(米)



10

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

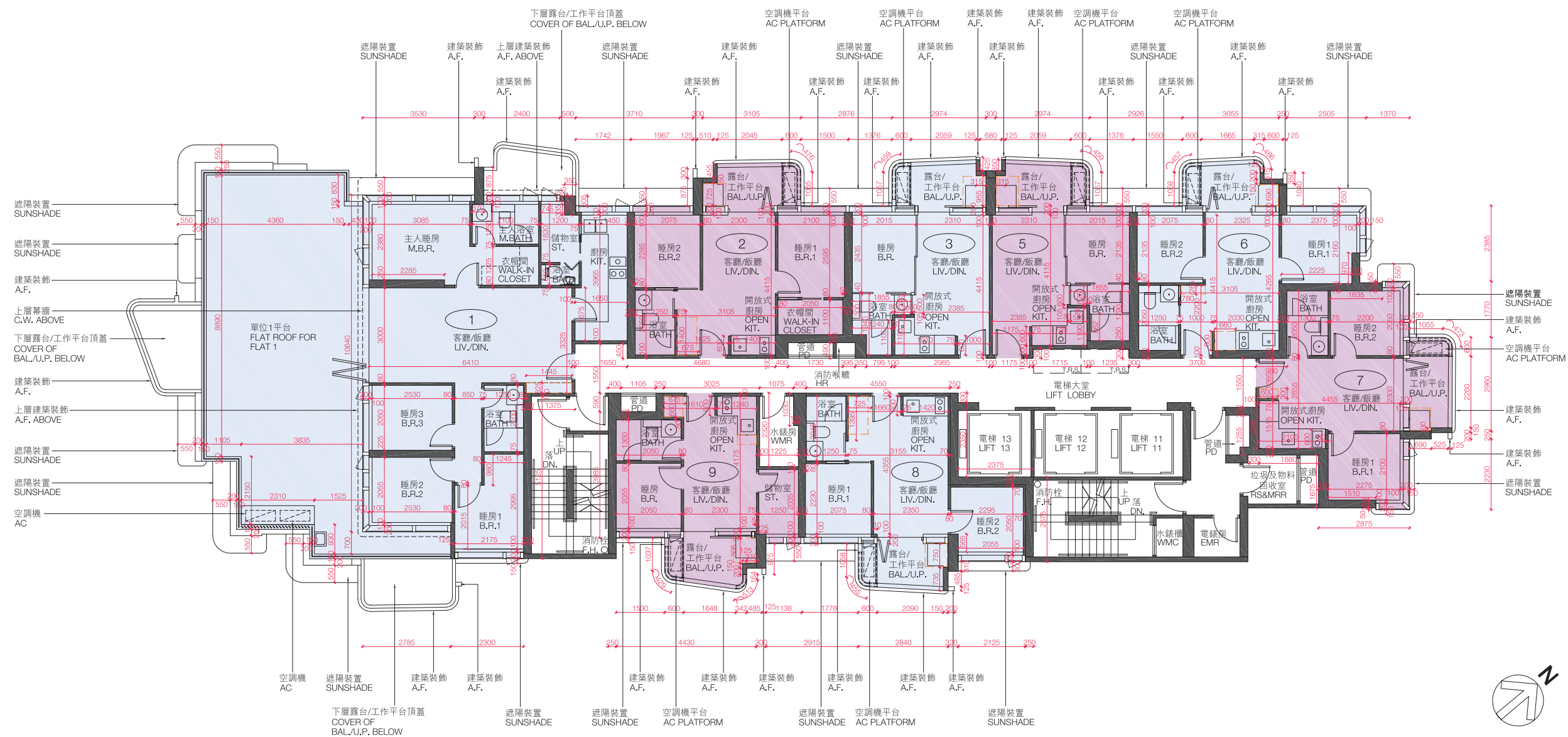
2座 Tower 2											
每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat									
		1	2	3	5	6	7	8	9	10	11
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	17樓 - 28樓 (不設24樓) 17/F - 28/F (24/F omitted)	160	160	160	160	160	160	160	160	160	160
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3150, 3470, 3500	3100, 3150, 3470, 3500	3150, 3470, 3500	3150, 3470, 3500	3150, 3470, 3500	3150, 3470, 3500	3150, 3470, 3500	3150, 3470, 3500	3150, 3470, 3500	3150, 3470, 3500
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	29樓 29/F	160	160	160	160	160	160	160	160	160	160
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3200, 3470, 3500	3200	3150, 3200, 3470, 3500	3150, 3470, 3500	3150, 3470, 3500	3150, 3470, 3500	3150, 3470, 3500	3150, 3470, 3500	3150, 3470, 3500	3150, 3470, 3500

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

請參閱本售樓說明書第32頁為期數的住宅物業樓面平面圖而設之備註和圖例。  
Please refer to page 32 of this sales brochure for the notes and legends for the floor plans of residential properties in the Phase.

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

2座 30樓  
TOWER 2 30/F



比例尺 Scale 0M(米) 5M(米)

10

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

2座 Tower 2									
每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat							
		1	2	3	5	6	7	8	9
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	30樓 30/F	175	175	175	175	160, 175	175	175	175
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		4000	4000	4000	4000	4000	4000	4000	4000

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

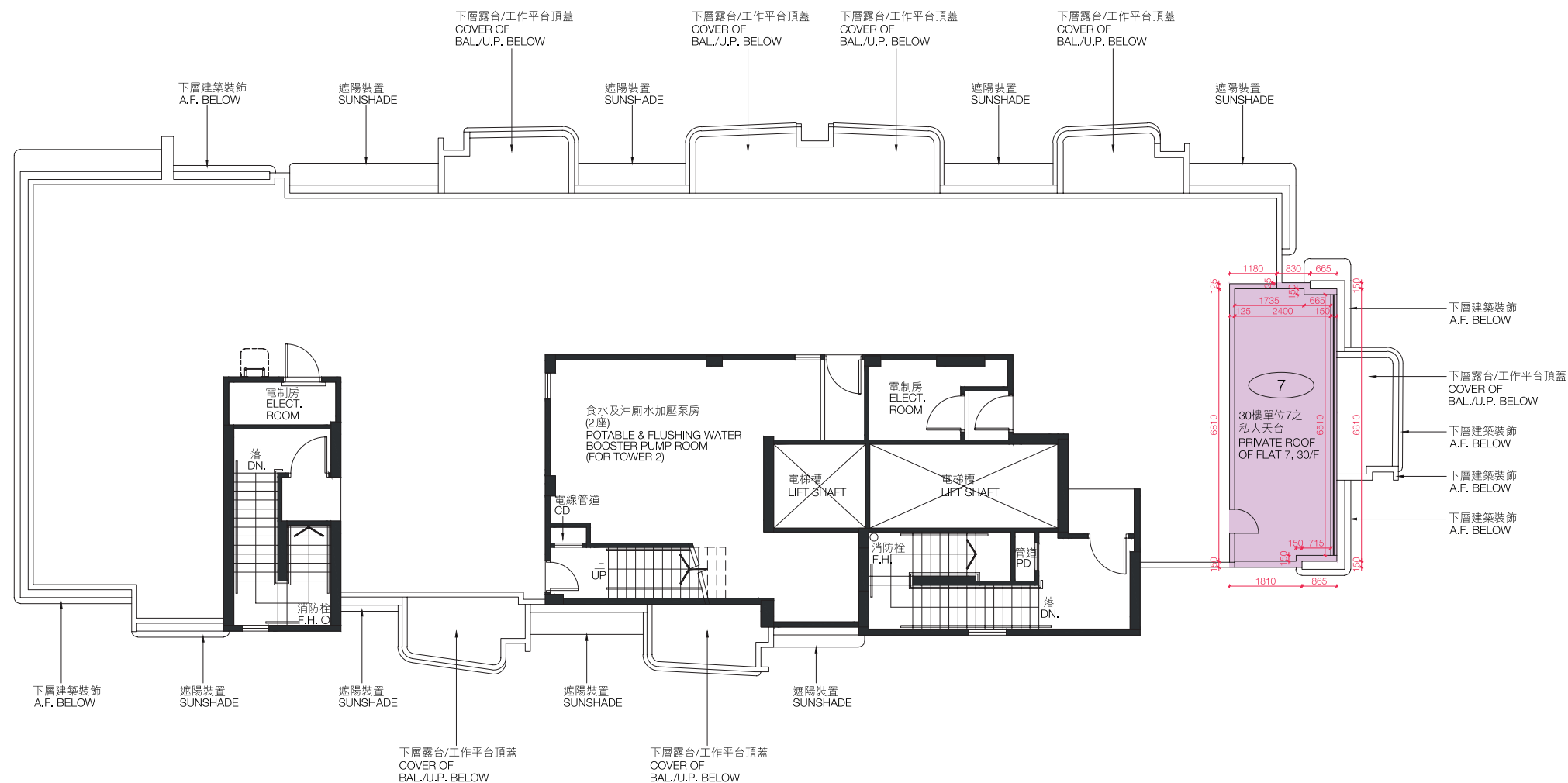
請參閱本售樓說明書第32頁為期數的住宅物業樓面平面圖而設之備註和圖例。  
Please refer to page 32 of this sales brochure for the notes and legends for the floor plans of residential properties in the Phase.



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

2座  
TOWER 2

天台  
MAIN ROOF



比例尺 Scale 0M(米) 5M(米)

10

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

2座 Tower 2		
每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat
		7
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	天台 Main Roof	不適用 Not Applicable
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		

請參閱本售樓說明書第32頁為期數的住宅物業樓面平面圖而設之備註和圖例。  
Please refer to page 32 of this sales brochure for the notes and legends for the floor plans of residential properties in the Phase.

# 10 期數的住宅物業的樓面平面圖

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

在本頁上之備註和圖例適用於全部的「期數的住宅物業的樓面平面圖」頁數。  
The notes and legends on this page apply to all pages of "Floor plans of residential properties in the Phase".

### 樓面平面圖圖例

#### Legends of the Floor Plans

AC PLATFORM	= 空調機平台 Air Conditioning Platform
AC	= 空調機 Air Conditioning Unit
A.F.	= 建築裝飾 Architectural Feature
A.F. BELOW	= 下層建築裝飾 Architectural Feature Below
BAL	= 露台 Balcony
BAL. ABOVE	= 上層露台 Balcony Above
BAL./U.P	= 露台 / 工作平台 Balcony/Utility Platform
BAL./U.P. ABOVE	= 上層露台 / 工作平台 Balcony/Utility Platform Above
BATH	= 浴室 Bathroom
B.R.	= 睡房 Bedroom
B.R. 1	= 睡房 1 Bedroom 1
B.R. 2	= 睡房 2 Bedroom 2
B.R. 3	= 睡房 3 Bedroom 3
CD	= 電線管道 Cable Duct
COVER OF BAL. BELOW	= 下層露台頂蓋 Cover of Balcony Below
COVER OF BAL./U.P.BELOW	= 下層露台 / 工作平台頂蓋 Cover of Balcony Below / Utility Platform Below
C.W. ABOVE	= 上層幕牆
DIN.	= 飯廳 Dining Room
DN.	= 落 Down
ELV DUCT	= 低壓電線槽 Extra-low Voltage Duct
EMC	= 電錶櫃 Electrical Meter Cabinet
ELECT. ROOM	= 電制房 Electrical Room
F.H.	= 消防栓 Fire Hydrant
FS DUCT	= 消防管道 Fire Services Duct
HR	= 消防喉轆 Hose Reel
KIT.	= 廚房 Kitchen
LIV.	= 客廳 Living Room
M. BATH.	= 主人浴室 Master Bathroom
M.B.R.	= 主人睡房 Master Bedroom
OPEN KIT.	= 開放式廚房 Open Kitchen
PD	= 管道 Pipe Duct
RS & MRR	= 垃圾及物料回收室 Refuse Storage and Material Recovery Room
SUNSHADE	= 遮陽裝置 Sunshading Device
SUNSHADE ABOVE	= 上層遮陽裝置 Sunshading Device Above

ST.	= 儲物室 Store Room
T.R.S.	= 臨時庇護處 Temporary Refuge Space
UP	= 上 UP
WMC	= 水錶櫃 Water Meter Cabinet
WMR	= 水錶房 Water Meter Room
	= 隨樓附送之嵌入式裝置 Built-in fittings provided in the flats

備註：

1. 部分樓層外牆設有建築裝飾及/或遮陽裝置。詳細資料請參考最新批准的建築圖則。
2. 根據發展項目的公契的最新擬稿，公共平台及外牆為公用地方。詳細資料請參考最新批准的建築圖則。
3. 部份住宅單位天花高度將會因應結構、建築設計及/或裝修設計上的需要而有差異。
4. 露台、工作平台及空調機平台為不可封閉的地方。
5. 平面圖所列之數字為以毫米標示之建築結構尺寸。
6. 部份單位有非結構預製外牆。買賣合約之實用面積之計算，包括非結構預製外牆，並由非結構預製外牆之外圍起計。

Notes:

1. There may be architectural features and sunshade on external walls of some floors. For details, please refer to the latest approved building plans.
2. Common flat roof and external walls are common areas under the latest draft Deed of Mutual Covenant of the Development.
3. The internal ceiling height within some residential units may vary due to structural, architectural and/or decoration design variations.
4. Balconies, Utility Platforms and Air Conditioning Platform are non-enclosed area.
5. The dimensions of the floor plans are all structural dimensions in millimeter.
6. There are non-structural prefabricated external walls in some residential properties. The Saleable Area as defined in the formal agreement for sale and purchase of a residential property has included the non-structural prefabricated external walls and is measured from the exterior of such non-structural prefabricated external walls.



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

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
2座 Tower 2	2樓 2/F	1	40.580 (437) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	22.599 (243)	-	-	-	-	-	-
		2	44.633 (480) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	19.315 (208)	-	-	-	-	-	-
		3	40.547 (436) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	11.533 (124)	-	-	-	-	-	-
		5	31.969 (344) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	9.782 (105)	-	-	-	-	-	-
		6	21.634 (233) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	5.715 (62)	-	-	-	-	-	-
		7	20.794 (224) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	5.715 (62)	-	-	-	-	-	-
		8	29.014 (312) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	14.794 (159)	-	-	-	-	-	-
		9	29.093 (313) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	9.835 (106)	-	-	-	-	-	-
		10	30.196 (325) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	15.609 (168)	-	-	-	-	-	-
		11	24.318 (262) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	10.029 (108)	-	-	-	-	-	-

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

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。  
Note：Areas in metres specified above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

11

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

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
2座 Tower 2	3樓 - 16樓 (不設4樓、13樓及14樓)  3/F - 16/F (4/F, 13/F, 14/F omitted)	1	44.252 (476) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		2	48.121 (518) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		3	44.218 (476) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		5	35.634 (384) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		6	25.134 (271) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		7	24.294 (262) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		8	32.514 (350) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		9	32.751 (353) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		10	33.696 (363) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		11	27.818 (299) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

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

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。  
Note：Areas in metres specified above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.



11

期數中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
2座 Tower 2	17樓 - 29樓 (不設24樓)  17/F - 29/F (24/F omitted)	1	44.252 (476) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		2	48.110 (518) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		3	44.196 (476) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		5	35.739 (385) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		6	25.061 (270) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		7	24.233 (261) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		8	32.605 (351) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		9	32.720 (352) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		10	33.726 (363) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		11	27.788 (299) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform 1.500 (16)	-	-	-	-	-	-	-	-	-	-

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

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。  
Note：Areas in metres specified above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

11

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

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
2座 Tower 2	30樓 30/F	1	75.013 (807) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	54.352 (585)	-	-	-	-	-	-
		2	35.623 (383) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		3	25.061 (270) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		5	24.233 (261) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		6	32.605 (351) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		7	32.720 (352) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	15.592 (168 )	-	-	-
		8	33.726 (363) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		9	27.788 (299) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

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

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。  
Note：Areas in metres specified above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.



# 12

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

不適用

Not Applicable

# 13 臨時買賣合約的摘要

## SUMMARY OF THE PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

1. 在簽署臨時買賣合約時須支付款額為5%的臨時訂金。
2. 買方在簽署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份持有。
3. 如買方沒有於訂立該臨時買賣合約之後的5個工作日內簽立買賣合約 —
  - (i) 該臨時買賣合約即告終止；及
  - (ii) 有關的臨時訂金即予沒收；及
  - (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase.
2. The preliminary deposit paid by the purchaser on the signing of that preliminary agreement for sale and purchase will be held by a firm of solicitors acting for the owner, as stakeholders.
3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement for sale and purchase –
  - (i) that preliminary agreement for sale and purchase is terminated; and
  - (ii) the preliminary deposit is forfeited; and
  - (iii) 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

### 1. 發展項目的公用部份

#### (A) 公契

「公用地方」統指第一期公用地方及在任何時候按有關的副公契所指定作為第二期公用地方的該等位於第二期內的地方。

「公用地方與設施」統指公用地方及公用設施。

「第一期公用地方與設施」統指第一期公用地方及第一期公用設施。

「第一期公用地方」統指第一期屋苑公用地方及第一期住宅公用地方，及如第一期商業發展內的單位個別出售，將包括有關商業發展的副公契內所定義為於第一期內商業發展的公用地方。

「公用設施」統指第一期屋苑公用設施及在任何時候按有關的副公契所指定作為第二期公用設施的該等位於第二期內的設施。

「第一期公用設施」統指第一期屋苑公用設施及第一期住宅公用設施，及如第一期商業發展內的單位個別出售，將包括有關商業發展的副公契內所定義為於第一期內商業發展的公用設施。

「屋苑公用地方」統指第一期屋苑公用地方及在任何時候按有關的副公契所指定作為第二期屋苑公用地方的該等位於第二期內的地方。

「屋苑公用地方與設施」統指屋苑公用地方及屋苑公用設施。

「第一期屋苑公用地方與設施」統指第一期屋苑公用地方及第一期屋苑公用設施。

「第一期屋苑公用地方」指擬供屋苑整體共用及共享而並非只供任何個別單位或個別部份使用及享用的第一期部份，受制於公契條款及所有現存的權利及通行權，每一位擁有人及佔用人可與屋苑所有其他擁有人及佔用人共用該等部份，該等部份包括但不限於：-

- (a) 不屬於或構成第一期商業發展或第一期內住宅發展一部份的地基，柱，樑，樓板及其他結構性支承物及元素；
- (b) 於第一期內的斜坡及護土牆部份(如有)；
- (c) 提供安裝或使用天線廣播分導或電訊網絡設施的地方但構成第一期商業發展或第一期住宅公用地方一部份的地方除外；
- (d) 黃色加黑斜線牆；
- (e) 所有並非構成第一期商業發展或第一期內住宅發展部分的第一期外牆範圍（包括其上的玻璃幕牆及簷蓬，如有，建築鱗片及特色）並於公契所夾附的圖則以「黃色」及「黃色加黑斜線」顯示（僅作識別之用）；
- (f) 所有於第一期內並於公契所夾附的圖則以「黃色」顯示（僅作識別之用）的地方；
- (g) 由首位擁有人在任何時候按照公契條款所指定作為第一期屋苑公用地方的額外第一期地方；及
- (h)（就管理、修理和維護而言，不論是根據大廈公契第7(D)(b)條所指的轉讓之前或之後）KL分段（直至KL分段通行權結束和終止）；

但（為免存疑）並不包括第一期住宅公用地方及倘若情況適當，如(i)任何《建築物管理條例》第2條所列出「公用部分」的定義之(a)段所包含的第一期的任何部分或(ii)任何《建築物管理條例》附表1所指明並包含於《建築物管理條例》第2條所列出「公用部分」的定義之(b)段的部分也被上文所提供之條款所涵蓋，該等部分將被視作已被包括為及構成第一期屋苑公用地方一部分。

「屋苑公用設施」統指第一期屋苑公用設施及在任何時候按有關的副公契所指定作為第二期屋苑公用設施的該等位於第二期內而供屋苑整體使用的設施。

「第一期屋苑公用設施」指擬供屋苑整體共用及共享而並非只供任何個別單位或個別部份使用及享用的第一期內所有設施，受制於公契條款，每一位擁有人及佔用人可與屋苑所有其他擁有人及佔用人共用該等設施，當中包括但不限於共用天線、所有訊號接收器、污水管、排水渠、雨水渠、水道、電纜、水管、管道（包括但不限於便溺污水及廢水處置和雨水管）、電線、管槽、總沖廁水管、總食水管、基於保安理由而安裝於第一期屋苑公用地方的閉路電視及其他設施及設備、機器及機械和位於第一期內屋苑其他類似的裝置、設施或服務、變壓房、電纜設備及位於第一期內為屋苑提供電力的所有相關設施及輔助電力裝置、設備及設施，以及由首位擁有人在任何時候按照公契條款所指定作為第一期屋苑公用設施的該等位於第一期內供屋苑整體使用的額外裝置及設施。

「住宅公用地方」統指第一期住宅公用地方及在任何時候按有關的副公契指定作為第二期住宅公用地方的該等位於第二期內的地方。

「住宅公用地方與設施」統指住宅公用地方及住宅公用設施。

「第一期住宅公用地方與設施」統指第一期住宅公用地方及第一期住宅公用設施。

「第一期住宅公用地方」指擬供住宅發展整體共用及共享而並非只供任何個別住宅單位使用及享用的第一期內住宅發展部份，受制於公契條款及所有現存的權利及通行權，每一住宅單位擁有人及佔用人可與所有其他住宅單位擁有人及佔用人共用該等部份，該等部份包括：-

- (a) 第一期內提供安裝或使用天線廣播分導或電訊網絡設施的地方但構成第一期商業發展及第一期屋苑公用地方一部份的地方除外；
- (b) 第一期內康樂地方及設施部份；
- (c) 第一期內有蓋園景區部份；
- (d) 第一期綠化範圍部份；
- (e) 於公契所夾附的圖則以“SWIMMING POOL 1”標記顯示（僅作識別之用）的游泳池；
- (f) 於屋苑地面層提供予管理員、看守員及管理公司職員的辦公室及/或櫃檯、士多、看守員房間及洗手間（如有）；
- (g) 於第一期二樓及其以下並非構成第一期商業發展或第一期屋苑公用地方的第一期之外牆部份（包括在外牆的玻璃幕牆及簷蓬（如有），建築鱗片及在其上的特色）於公契所夾附的圖則以[綠色]顯示（僅作識別之用）；
- (h) 於第一期內座的二樓以上並非構成第一期內住宅單位或第一期屋苑公用地方的之外牆部份（包括該等主天台層以上鄰接第一期屋苑公用地方的該等外牆部份），包括但不限於：-
  - (1) 在其上的建築鱗片及特色；
  - (2) 毗連住宅單位的冷氣機平台(包括其百葉窗及/或在其上的金屬支撐架（如有）)，或其他指定用作安放冷氣機的地方（如有）；及
  - (3) 第一期內座的玻璃幕牆結構包括但不限於豎框及面版（除卻(i)玻璃幕牆結構可開啟的部份；及(ii)完全包圍或面向第一期內住宅單位的玻璃嵌板，而上述可開啟部份及玻璃嵌板屬於第一期內相關住宅單位的部份)。而為免存疑，任何構成第一期內座的玻璃幕牆結構一部份而並非完全包圍一個第一期內住宅單位而是申延跨越兩個或多個第一期內住宅單位的玻璃嵌板，將構成第一期住宅公用地方的一部份；但不包括：-  
構成第一期內相關住宅單位一部份的露台、工作平台、安放冷氣機地方、私人平台或私人天台的玻璃欄杆、金屬欄杆或欄杆及構成和連接第一期內相關住宅單位一部份，毗鄰位於露台及/或工作平台假天花的鋁製格柵；



# 14 公契的摘要

## SUMMARY OF DEED OF MUTUAL COVENANT

- (i) 所有在公契所夾附的圖則上以「綠色」、「綠色加黑斜線」、「綠色加交叉黑斜線」及「綠色加黑點」顯示（僅作識別之用）於第一期內的所有地方；及
- (j) 由首位擁有人在任何時候按照公契條款指定作為第一期住宅公用地方的額外第一期及其內之地方，但（為免存疑）並不包括第一期屋苑公用地方及倘若情況適當，如 (i) 任何《建築物管理條例》第 2 條所列出「公用部分」的定義之 (a) 段所包含的第一期內住宅發展的任何部分或 (ii) 任何《建築物管理條例》附表1 所指明並包含於《建築物管理條例》第 2 條所列出「公用部分」的定義之 (b) 段的部分也被上文所提供之條款所涵蓋，該等部分將被視作已被包括為及構成第一期住宅公用地方一部分。

「住宅公用設施」統指第一期住宅公用設施及在任何時候按有關的副公契所指定作為供住宅發展整體使用的該等位於第二期內的設施。

「第一期住宅公用設施」指擬供住宅發展整體共用及共享而並非只供任何個別住宅單位使用及享用的第一期內所有設施，受制於公契條款，每一住宅單位擁有人及佔用人可與所有其他住宅單位擁有人及佔用人共用該等設施，當中包括但不限於所有於第一期住宅公用地方指定的所有升降機、電線、電纜、管槽、水管、管道（包括但不限於便溺污水及廢水處置和雨水管）、排水渠、基於保安理由而安裝於第一期住宅公用地方的閉路電視及其他設施及設備、位於第一期內之康樂地方及設施的運動及康樂設施及所有位於第一期內專屬住宅發展的機電裝置及設備，以及由首位擁有人在任何時候按照公契條款所指定作為第一期住宅公用設施的該等位於第一期內供住宅發展整體使用的額外裝置及設施。

### (B) 第二期副公契

「第二期公用地方與設施」統指第二期公用地方及第二期公用設施。

「第二期公用地方」統指第二期屋苑公用地方及第二期住宅公用地方，及如第二期商業發展內的單位個別出售，將包括有關商業發展的副公契內所定義為於第二期內商業發展的公用地方。

「第二期公用設施」統指第二期屋苑公用設施及第二期住宅公用設施，及如第二期商業發展內的單位個別出售，將包括有關商業發展的副公契內所定義為於第二期內商業發展的公用設施。

「第二期屋苑公用地方與設施」統指第二期屋苑公用地方及第二期屋苑公用設施。

「第二期屋苑公用地方」指擬供屋苑整體共用及共享而並非只供任何個別單位或個別部份使用及享用的第二期部份，受制於公契及副公契條款及所有現存的權利及通行權，每一位擁有人及佔用人可與屋苑所有其他擁有人及佔用人共用該等部份，該等部份包括但不限於：-

- (a) 不屬於或構成第二期商業發展或第二期內住宅發展一部份的地基，柱，樑，樓板及其他結構性支承物及元素；
- (b) 於第二期內的斜坡及護土牆部份(如有)；
- (c) 提供安裝或使用天線廣播分導或電訊網絡設施的地方但構成第二期商業發展或第二期住宅公用地方一部份的地方除外；
- (d) 黃色加黑斜線區域；
- (e) 所有於第二期內並於副公契所夾附的圖則以「黃色」顯示（僅作識別之用）的地方；及
- (f) 由首位擁有人在任何時候按照公契及副公契條款所指定作為第二期屋苑公用地方的額外第二期地方；

但（為免存疑）並不包括第二期住宅公用地方及倘若情況適當，如 (i) 任何《建築物管理條例》第 2 條所列出「公用部分」的定義之 (a) 段所包含的第二期部分或 (ii) 任何《建築物管理條例》附表1 所指明並包含於《建築物管理條例》第 2 條所列出「公用部分」的定義之 (b) 段的部分也被上文所提供之條款所涵蓋，該等部分將被視作已被包括為及構成第二期屋苑公用地方一部分。

「第二期屋苑公用設施」指擬供屋苑整體共用及共享而並非只供任何個別單位或個別部份使用及享用的第二期內所有設施，受制於公契及副公契條款，每一位擁有人及佔用人可與屋苑所有其他擁有人及佔用人

共用該等設施，當中包括但不限於共用天線、所有訊號接收器、污水管、排水渠、雨水渠、水道、電纜、水管、管道（包括但不限於便溺污水及廢水處置和雨水管）、電線、管槽、總沖廁水管、總食水管、基於保安理由而安裝於第二期屋苑公用地方的閉路電視及其他設施及設備、機器及機械和位於第二期內屋苑其他類似的裝置、設施或服務、變壓房、電纜設備及位於第二期內為屋苑提供電力的所有相關設施及輔助電力裝置、設備及設施，以及由首位擁有人在任何時候按照公契條款所指定作為第二期屋苑公用設施的該等位於第二期內供屋苑整體使用的額外裝置及設施。

「第二期住宅公用地方與設施」統指第二期住宅公用地方及第二期住宅公用設施。

「第二期住宅公用地方」指擬供住宅發展整體共用及共享而並非只供任何個別住宅單位使用及享用的第二期內住宅發展部份，受制於公契及副公契條款及所有現存的權利及通行權，每一住宅單位擁有人及佔用人可與所有其他住宅單位擁有人及佔用人共用該等部份，該等部份包括：-

- (a) 第二期內提供安裝或使用天線廣播分導或電訊網絡設施的地方但構成第二期商業發展及第二期屋苑公用地方一部份的地方除外；
- (b) 第二期內康樂地方及設施部份；
- (c) 第二期內有蓋園景區部份；
- (d) 第二期綠化範圍部份；
- (e) 於副公契所夾附的圖則以“SWIMMING POOL 2”標記顯示（僅作識別之用）的游泳池；
- (f) 於屋苑地面層提供予管理員、看守員及管理公司職員的辦公室及/或櫃檯、士多、看守員房間及洗手間（如有）；
- (g) 於第二期內第二座的二樓及其以下並非構成第二期商業發展或第二期屋苑公用地方的第二期之外牆部份（包括在外牆的玻璃幕牆及簷篷（如有），建築鱗片及在其上的特色）於副公契所夾附的圖則以[綠色]顯示（僅作識別之用）；
- (h) 於第二期內第二座的二樓以上並非構成第二期內住宅單位或第二期屋苑公用地方的之外牆部份（包括該等主天台層以上鄰接第二期屋苑公用地方的該等外牆部份），包括但不限於：
  - (1) 在其上的建築鱗片及特色；
  - (2) 毗連住宅單位的冷氣機平台(包括其百葉窗及/或在其上的金屬支撐架（如有）)，或其他指定用作安放冷氣機的地方（如有）；及
  - (3) 第二期內座的玻璃幕牆結構包括但不限於豎框及面版（除卻 (i) 玻璃幕牆結構可開啟的部份；及 (ii) 完全包圍或面向第二期內住宅單位的玻璃嵌板，而上述可開啟部份及玻璃嵌板屬於有關第二期內住宅單位的部份)。而為免存疑，任何構成第二期內座的玻璃幕牆結構一部份而並非完全包圍一個第二期內住宅單位而是申延跨越兩個或多個第二期內住宅單位的玻璃嵌板，將構成第二期住宅公用地方的一部份；  
但不包括：-  
構成相關第二期內住宅單位一部份的露台、工作平台、安放冷氣機地方、私人平台或私人天台的玻璃欄杆、金屬欄杆或欄杆及構成和連接相關第二期內相關住宅單位一部份，毗鄰位於露台及/或工作平台假天花的鋁製格柵；
- (i) 所有在副公契所夾附的圖則上以「綠色」、「綠色加黑斜線」、「綠色加交叉黑斜線」及「綠色加黑點」顯示（僅作識別之用）於第二期內的所有地方；及
- (j) 由首位擁有人在任何時候按照公契及副公契條款指定作為第二期住宅公用地方的額外第二期及其內之地方，

但（為免存疑）並不包括第二期屋苑公用地方及倘若情況適當，如 (i) 任何《建築物管理條例》第 2 條所列出「公用部分」的定義之 (a) 段所包含的第二期內住宅發展部分或 (ii) 任何《建築物管理條例》附表1 所指明並包含於《建築物管理條例》第 2 條所列出「公用部分」的定義之 (b) 段的部分也被上文所提供之條款所涵蓋，該等部分將被視作已被包括為及構成第二期住宅公用地方一部分。

14 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

「第二期住宅公用設施」指擬供住宅發展整體共用及共享而並非只供任何個別住宅單位使用及享用的第二期內所有設施，受制於公契及副公契條款，每一住宅單位擁有人及佔用人可與所有其他住宅單位擁有人及佔用人共用該等設施，當中包括但不限於所有於第二期住宅公用地方指定的所有升降機、電線、電纜、管槽、水管、管道（包括但不限於便溺污水及廢水處置和雨水管）、排水渠、基於保安理由而安裝於第二期住宅公用地方的閉路電視及其他設施及設備、位於第二期內之康樂地方及設施的運動及康樂設施及所有位於第二期內專屬住宅發展的機電裝置及設備，以及由首位擁有人在任何時候按照公契及副公契條款所指定作為第二期住宅公用設施的該等位於第二期內供住宅發展整體使用的額外裝置及設施。

2 . 分配予期數中的每個住宅物業的不分割份數的數目

座數	樓層	單位	每個單位獲分配的不可分割份數的數目
2座	2樓	1	427
		2	465
		3	416
		5	328
		6	221
		7	212
		8	304
		9	299
		10	316
		11	253
	3樓 - 16樓	1	442
		2	481
		3	442
		5	356
		6	251
		7	242
		8	325
		9	327
		10	336
		11	278

座數	樓層	單位	每個單位獲分配的不可分割份數的數目
2座	17樓 - 29樓	1	442
		2	481
		3	441
		5	357
		6	250
		7	242
		8	326
		9	327
		10	337
		11	277
	30樓	1	804
		2	356
		3	250
		5	242
		6	326
		7	342
		8	337
		9	277

備註：樓層編號不設4樓、13樓、14樓及24樓。  
發展項目之不可分割份數總數為 342, 256。

3. 有關期數的管理人的委任年期  
管理人首屆任期由簽訂公契日期起計兩年，其後續任至按公契的條文終止管理人的委任為止。
4. 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  
每名在已落成的期數內的住宅單位擁有人應按照公契及副公契訂明的方式、金額和比例，根據其住宅單位的管理份數和公契及副公契訂明的準則，分擔屋苑的管理費（包括管理人費用）。分配予期數的每個住宅單位的管理份數的數目與上述第2段列出的住宅單位的不分割份數的數目相同。
5. 計算管理費按金的基準  
管理費按金相等於擁有人就其住宅單位按首個年度管理預算案釐定而須繳的三個月管理費用。
6. 擁有人在期數中保留作自用的範圍（如有的話）  
不適用。

註：

1. 除非本售樓說明書另有規定，本公契的摘要內所採用的詞彙與該詞彙在公契中的涵義相同。

2. 詳情請參考公契及副公契最新擬稿。公契及副公契最新擬稿已備於售樓處，在開放時間可供免費查閱，並且可在支付必要的影印費用後獲取副本。



# 14 公契的摘要

## SUMMARY OF DEED OF MUTUAL COVENANT

### SUMMARY OF DEED OF MUTUAL COVENANT

#### 1. The common parts of the development

##### (A) Principal Deed of Mutual Covenant

"Common Areas" means collectively the Common Areas In Phase 1 and those areas within Phase 2 as may from time to time be designated as common areas in Phase 2 in the relevant Sub-Deed(s).

"Common Areas and Facilities" means collectively the Common Areas and the Common Facilities.

"Common Areas and Facilities In Phase 1" means collectively the Common Areas In Phase 1 and the Common Facilities In Phase 1.

"Common Areas In Phase 1" means the Estate Common Areas In Phase 1 and the Residential Common Areas In Phase 1, and in the event Units in the Phase 1 Commercial Development are disposed of individually, such Commercial Development common areas within Phase 1 as shall be defined in the relevant Sub-Deed(s) in respect of the Commercial Development.

"Common Facilities" means collectively the Common Facilities In Phase 1 and those facilities situated within Phase 2 as may from time to time be designated as common facilities in Phase 2 in the relevant Sub-Deed(s).

"Common Facilities In Phase 1" means collectively the Estate Common Facilities In Phase 1 and the Residential Common Facilities In Phase 1 and in the event Units in the Phase 1 Commercial Development are disposed of individually, such Commercial Development common facilities within Phase 1 as shall be defined in the relevant Sub-Deed(s) in respect of the Commercial Development.

"Estate Common Areas" means collectively the Estate Common Areas In Phase 1 and those areas within Phase 2 as may from time to time be designated as Estate Common Areas in Phase 2 in the relevant Sub-Deed(s).

"Estate Common Areas and Facilities" means collectively the Estate Common Areas and the Estate Common Facilities.

"Estate Common Areas and Facilities In Phase 1" means collectively the Estate Common Areas In Phase 1 and the Estate Common Facilities In Phase 1.

"Estate Common Areas In Phase 1" means those parts in Phase 1 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 Phase 1 Commercial Development or the Residential Development in Phase 1;
- (b) such part(s) of the Slopes and Retaining Walls (if any) within Phase 1;
- (c) the areas for the installation or use of aerial broadcast distribution or telecommunications network facilities save and except those of such areas which form part of the Phase 1 Commercial Development or the Residential Common Areas In Phase 1;
- (d) the Yellow Hatched Black Walls;
- (e) all those portions of the external walls of Phase 1 (including the curtain walls and canopies thereof, if any, architecture fins and features thereon) not forming part of the Phase 1 Commercial Development or the Residential Development in Phase 1 and for the purpose of identification only as shown and coloured [yellow] and [yellow hatched black] on the plans annexed to the Deed of Mutual Covenant;

- (f) all those areas in Phase 1 which for the purpose of identification only are shown and coloured [yellow] on the plans annexed to the Deed of Mutual Covenant;
- (g) such additional areas of and within Phase 1 as may at any time be designated as Estate Common Areas In Phase 1 by the First Owner in accordance with the provisions of the Deed of Mutual Covenant; and
- (h) (for the purposes of management, repair and maintenance only, whether before or after the assignment as specified in Clause 7D(b) of the Deed of Mutual Covenant) Section KL (until the cessation and determination of the Section KL ROW);

BUT (for the avoidance of doubt) excluding the Residential Common Areas In Phase 1 and PROVIDED THAT, where appropriate, if (i) any parts of Phase 1 covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance, or (ii) any parts specified in Schedule 1 to the Building Management Ordinance and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Estate Common Areas In Phase 1.

"Estate Common Facilities" means collectively the Estate Common Facilities In Phase 1 and those facilities situated within Phase 2 serving the Estate as a whole as may from time to time be designated as Estate Common Facilities in Phase 2 in the relevant Sub-Deed(s).

"Estate Common Facilities In Phase 1" means all those facilities in Phase 1 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, cables, pipes, pipe works (including but not limited to the soil and wastewater disposal and stormwater pipes), wires, ducts, flushing mains, fresh water mains, CCTV and other facilities and equipment installed in the Estate Common Areas In Phase 1 for security purposes, plant and machinery and other like installations, facilities or services of the Estate situated within Phase 1, transformer room, cable accommodations and all associated facilities and ancillary electricity installation equipment and facilities situated within Phase 1 for the supply of electricity to the Estate and such additional devices and facilities of the Estate situated within Phase 1 serving the Estate as a whole as may at any time be designated as Estate Common Facilities In Phase 1 by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

"Residential Common Areas" means collectively the Residential Common Areas In Phase 1 and those areas within Phase 2 as may from time to time be designated as Residential Common Areas in Phase 2 in the relevant Sub-Deed(s).

"Residential Common Areas and Facilities" means collectively the Residential Common Areas and the Residential Common Facilities.

"Residential Common Areas and Facilities In Phase 1" means collectively the Residential Common Areas In Phase 1 and the Residential Common Facilities In Phase 1.

"Residential Common Areas In Phase 1" means those parts of the Residential Development in Phase 1 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 and all subsisting rights and rights of way 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 :-



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## SUMMARY OF DEED OF MUTUAL COVENANT

- (a) such areas within Phase 1 for the installation or use of aerial broadcast distribution or telecommunications network facilities save and except those of such areas which form part of the Phase 1 Commercial Development or the Estate Common Areas In Phase 1;
- (b) those parts of the Recreational Areas and Facilities in Phase 1;
- (c) those parts of the Covered Landscaped Areas in Phase 1;
- (d) the Greenery Areas In Phase 1;
- (e) the swimming pool which for the purpose of identification only is shown marked "SWIMMING POOL 1" on the plan annexed to the Deed of Mutual Covenant;
- (f) office(s) and/or counter(s), store(s), guard room(s) and lavatories for caretakers, watchmen and management staffs, if any, on the ground floor of the Estate;
- (g) those parts of the external walls of Phase 1 at and below the 2nd Floor of Phase 1 not forming part of the Phase 1 Commercial Development or the Estate Common Areas In Phase 1 (including the curtain walls and canopies thereof, if any, architecture fins and features thereon) for the purpose of identification only as shown and coloured [green] on the plans annexed to the Deed of Mutual Covenant;
- (h) those parts of the external walls (including those of such parts of the external walls abutting the Estate Common Areas In Phase 1 above the main roof level) above 2nd Floor of the Towers in Phase 1 not forming part of the Residential Units in Phase 1 or the Estate Common Areas In Phase 1 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 Towers in Phase 1 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 in Phase 1, which said openable parts and glass panels shall form parts of the relevant Residential Units in Phase 1). For the avoidance of doubt, any glass panel forming part of the curtain wall structures of the Towers in Phase 1 that does not wholly enclose a Residential Unit in Phase 1 but extends across two or more Residential Units in Phase 1 shall form part of the Residential Common Areas In Phase 1; BUT excluding the glass balustrades, metal balustrades or railings of the balconies, utility platforms, areas for air-conditioner(s), private flat roofs or private roofs which form parts of the relevant Residential Units in Phase 1 and the aluminium grilles adjoining the false ceiling at the balconies and/or utility platforms held with and form part of the relevant Residential Units in Phase 1;
- (i) all those areas in Phase 1 for the purpose of identification only as shown and coloured [green], [green hatched black], [green cross-hatched black] and [green stippled black] on the plans annexed to the Deed of Mutual Covenant; and
- (j) such additional areas of and within Phase 1 as may at any time be designated as Residential Common Areas In Phase 1 by the First Owner in accordance with the provisions of the Deed of Mutual Covenant,

BUT (for the avoidance of doubt) excluding the Estate Common Areas In Phase 1 and PROVIDED THAT, where appropriate, if (i) any parts of the Residential Development in Phase 1 covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance, or (ii) any parts specified in Schedule 1 to the Building Management Ordinance and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance

shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Residential Common Areas In Phase 1.

"Residential Common Facilities" means collectively the Residential Common Facilities In Phase 1 and those facilities situated within Phase 2 serving the Residential Development as a whole as may from time to time be designated as such in the relevant Sub-Deed(s).

"Residential Common Facilities In Phase 1" means all those facilities in Phase 1 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 In Phase 1, wires, cables, ducts, pipes, pipe works (including but not limited to the soil and wastewater disposal and stormwater pipes), drains, CCTV and other facilities and equipment installed in the Residential Common Areas In Phase 1 for security purposes, the sports and recreational facilities in the Recreational Areas and Facilities situated within Phase 1 and all mechanical and electrical installations and equipment situated within Phase 1 exclusively for the Residential Development and such additional devices and facilities of the Residential Development situated within Phase 1 serving the Residential Development as a whole as may at any time be designated as Residential Common Facilities In Phase 1 by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

### (B) Sub-Deed of Mutual Covenant in respect of Phase 2

"Common Areas and Facilities In Phase 2" means collectively the Common Areas In Phase 2 and the Common Facilities In Phase 2.

"Common Areas In Phase 2" means the Estate Common Areas In Phase 2 and the Residential Common Areas In Phase 2, and in the event Units in the Phase 2 Commercial Development are disposed of individually, such Commercial Development common areas within Phase 2 as shall be defined in the relevant Sub-Deed(s) in respect of the Commercial Development.

"Common Facilities In Phase 2" means collectively the Estate Common Facilities In Phase 2 and the Residential Common Facilities In Phase 2 and in the event Units in the Phase 2 Commercial Development are disposed of individually, such Commercial Development common facilities within Phase 2 as shall be defined in the relevant Sub-Deed(s) in respect of the Commercial Development.

"Estate Common Areas and Facilities In Phase 2" means collectively the Estate Common Areas In Phase 2 and the Estate Common Facilities In Phase 2.

"Estate Common Areas In Phase 2" means those parts in Phase 2 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 Principal Deed and this Sub-Deed 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 Phase 2 Commercial Development or the Residential Development in Phase 2;
- (b) such part(s) of the Slopes and Retaining Walls (if any) within Phase 2;
- (c) the areas for the installation or use of aerial broadcast distribution or telecommunications network facilities save and except those of such areas which form part of the Phase 2 Commercial Development or the Residential Common Areas In Phase 2;
- (d) the Yellow Hatched Black Areas;
- (e) all those areas in Phase 2 which for the purpose of identification only are shown and coloured [yellow] on the plans annexed to this Sub-Deed; and

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- (f) such additional areas of and within Phase 2 as may at any time be designated as Estate Common Areas In Phase 2 by the First Owner in accordance with the provisions of the provisions of the Principal Deed and this Sub-Deed.

BUT (for the avoidance of doubt) excluding the Residential Common Areas In Phase 2 and PROVIDED THAT, where appropriate, if (i) any parts of Phase 2 covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance, or (ii) any parts specified in Schedule 1 to the Building Management Ordinance and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Estate Common Areas In Phase 2

"Estate Common Facilities In Phase 2" means all those facilities in Phase 2 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 Principal Deed and this Sub-Deed 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, cables, pipes, pipe works (including but not limited to the soil and wastewater disposal and stormwater pipes), wires, ducts, flushing mains, fresh water mains, CCTV and other facilities and equipment installed in the Estate Common Areas In Phase 2 for security purposes, plant and machinery and other like installations, facilities or services of the Estate situated within Phase 2, transformer room, cable accommodations and all associated facilities and ancillary electricity installation equipment and facilities situated within Phase 2 for the supply of electricity to the Estate and such additional devices and facilities of the Estate situated within Phase 2 serving the Estate as a whole as may at any time be designated as Estate Common Facilities In Phase 2 by the First Owner in accordance with the provisions of the provisions of the Principal Deed and this Sub-Deed.

"Residential Common Areas and Facilities In Phase 2" means collectively the Residential Common Areas In Phase 2 and the Residential Common Facilities In Phase 2.

"Residential Common Areas In Phase 2" means those parts of the Residential Development in Phase 2 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 Principal Deed and this Sub-Deed and all subsisting rights and rights of way 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) such areas within Phase 2 for the installation or use of aerial broadcast distribution or telecommunications network facilities save and except those of such areas which form part of the Phase 2 Commercial Development or the Estate Common Areas In Phase 2;
- (b) those parts of the Recreational Areas and Facilities in Phase 2;
- (c) those parts of the Covered Landscaped Areas in Phase 2;
- (d) the Greenery Areas In Phase 2;
- (e) the swimming pool which for the purpose of identification only is shown and marked "SWIMMING POOL 2" on the plan annexed to this Sub-Deed;
- (f) office(s) and/or counter(s), store(s), guard room(s) and lavatories for caretakers, watchmen and management staffs, if any, on the ground floor of the Estate;
- (g) those parts of the external walls of Phase 2 at and below the 2nd floor of Tower 2 of Phase 2 not forming part of the Phase 2 Commercial Development or the Estate Common Areas In Phase 2 (including the curtain walls and canopies thereof, if any, architecture fins and features thereon) for the purpose of identification only as shown and coloured [green] on the plans marked annexed to this Sub-Deed;

- (h) those parts of the external walls (including those of such parts of the external walls abutting the Estate Common Areas In Phase 2 above the main roof level) above the 2nd floor of Tower 2 in Phase 2 not forming part of the Residential Units in Phase 2 or the Estate Common Areas In Phase 2 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 Tower 2 in Phase 2 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 in Phase 2, which said openable parts and glass panels shall form parts of the relevant Residential Units in Phase 2). For the avoidance of doubt, any glass panel forming part of the curtain wall structures of Tower 2 in Phase 2 that does not wholly enclose a Residential Unit in Phase 2 but extends across two or more Residential Units in Phase 2 shall form part of the Residential Common Areas In Phase 2;

BUT excluding

the glass balustrades, metal balustrades or railings of the balconies, utility platforms, areas for air-conditioner(s), private flat roofs or private roofs which form parts of the relevant Residential Units in Phase 2 and the aluminum grilles adjoining the false ceiling at the balconies and/or utility platforms held with and form part of the relevant Residential Units in Phase 2;

- (i) all those areas in Phase 2 for the purpose of identification only as shown and coloured [green], [green hatched black], [green cross-hatched black] and [green stippled black] on the plans annexed to this Sub-Deed; and
- (j) such additional areas of and within Phase 2 as may at any time be designated as Residential Common Areas In Phase 2 by the First Owner in accordance with the provisions of the provisions of the Principal Deed and this Sub-Deed,

BUT (for the avoidance of doubt) excluding the Estate Common Areas In Phase 2 and PROVIDED THAT, where appropriate, if (i) any parts of the Residential Development in Phase 2 covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance, or (ii) any parts specified in Schedule 1 to the Building Management Ordinance and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Residential Common Areas In Phase 2.

"Residential Common Facilities In Phase 2" means all those facilities in Phase 2 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 Principal Deed and this Sub-Deed 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 In Phase 2, wires, cables, ducts, pipes, pipe works (including but not limited to the soil and wastewater disposal and stormwater pipes), drains, CCTV and other facilities and equipment installed in the Residential Common Areas In Phase 2 for security purposes, the sports and recreational facilities in the Recreational Areas and Facilities situated within Phase 2 and all mechanical and electrical installations and equipment situated within Phase 2 exclusively for the Residential Development and such additional devices and facilities of the Residential Development situated within Phase 2 serving the Residential Development as a whole as may at any time be designated as Residential Common Facilities In Phase 2 by the First Owner in accordance with the provisions of the provisions of the Principal Deed and this Sub-Deed.



14 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

2. The number of Undivided Shares assigned to each residential property in the Phase

Tower	Floor	Flat	No. of Undivided Shares allocated to each Flat
Tower 2	2/F	1	427
		2	465
		3	416
		5	328
		6	221
		7	212
		8	304
		9	299
		10	316
		11	253
	3/F - 16/F	1	442
		2	481
		3	442
		5	356
		6	251
		7	242
		8	325
		9	327
		10	336
		11	278
	17/F - 29/F	1	442
		2	481
		3	441
		5	357
		6	250
		7	242
		8	326
		9	327
		10	337
		11	277

Tower	Floor	Flat	No. of Undivided Shares allocated to each Flat
Tower 2	30/F	1	804
		2	356
		3	250
		5	242
		6	326
		7	342
		8	337
		9	277

Note : In the numbering of floors, 4/F, 13/F, 14/F and 24/F are omitted.  
The total number of Undivided Shares of the Development is 342,256.

3. The term of years for which the manager of the Phase 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 termination of the Manager’s appointment in accordance with the provisions thereof.
4. 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 in the completed Phases shall contribute towards the Management Charges (including Manager’s Fee) of the Estate in such manner, amount and proportion as provided in the Deed of Mutual Covenant and the Sub - Deed of Mutual Covenant by reference to the Management Units allocated to his Residential Unit and the principles provided in the Deed of Mutual Covenant and the Sub - Deed of Mutual Covenant. The number of Management Units allocated to a Residential Unit in the Phase is the same as the number of Undivided Shares as set out in paragraph 2 above.
5. The basis on which the management fee deposit is fixed
- The management fee deposit is equivalent to three months’ management contribution based on the first annual Management Budget payable by the Owner in respect of his Residential Unit.
6. The area (if any) in the Phase retained by the vendor for its own use
- Not applicable.

- Notes:
1. 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 and the Sub-Deed of Mutual Covenant of Phase 2 of the Development.
2. For full details, please refer to the latest draft Deed of Mutual Covenant and the Sub-Deed of Mutual Covenant of Phase 2 of the Development which are free for inspection during opening hours at the sales office. A copy of each of the latest draft Deed of Mutual Covenant and the Sub-Deed of Mutual Covenant of Phase 2 of the Development is available for inspection upon request and payment of the necessary photocopying charges.



# 15 批地文件的摘要

## SUMMARY OF LAND GRANT

1. 期數位於新九龍內地段第3586號餘段(「該地段」)。
2. 該地段據訂立於1950年7月27日的賣地條件協議並於土地註冊處註冊為第4614號的賣地條件(「賣地條件」)，經由一份訂立於1995年12月16日的買賣備忘錄(「買賣備忘錄」)更改及修訂，批地年期為1898年7月1日起之75年並可續期24年減最後3天，並已根據《新界土地契約(續期)條例》(第150章)第6條規定延續至2047年6月30日。賣地條件及買賣備忘錄統稱「批地文件」。
3. 賣地條件第(8)條特別條款規定:-  
該地段須用作住宅用途，除卻獨立或半獨立住所或一棟或多棟之單位並建造於工務司事先批核的位置及最少地盤範圍，並且符合其所有各方面要求之外，於任何時候不能於該地段上或其任何部份興建其他建築物。
4. 買賣備忘錄(b)段規定賣地條件第(8)條特別賣地條款被修訂以准許地面層用作商舖用途。
5. 賣地條件第(6)(a)條一般條款規定:-  
該地段的買方須由接受該地段的管有起24個公曆月完結前，以工務司批准的物料於該地段相當部份，建築一幢或多幢修葺良好，堅固及熟練之良好及常設建築物，並於其他各方面根據此等特別條款及當時或未來於殖民地生效的關於建築及衛生的所有條例，附例和規例，並完成以至適宜佔用，且須為此花費不少於\$ 1,200,000於可評定的改進上及保養所有現立於或其後興建於該地段上的建築物使其於整個租期內處於良好及可租住狀況並在租期屆滿或提前終止時以同樣的修葺狀況交還。
6. 賣地條件第(8)條一般條款規定:-  
買方不能准許污水或廢水由該地段流向任何毗鄰土地上或任何腐爛性，高噪音性，有害性，排洩物性或其他廢棄物沉積在該地段任何部份上，及於該地段上進行任何挖掘工程，挖掘土不能沈積於該地段上或(當准許)於毗鄰土地上，及其他方式令挖掘土坡暴露於被天雨水侵蝕及沖刷，且所有該等坡必須用草皮適當地覆蓋及，如必要，以矮砌石牆穩妥。買方須確認所有廢棄物每日已適當地清理。
7. 賣地條件第(9)條一般條款規定:-  
塑造之任何私家街或私家道路及通道後巷，選址必須令工務司滿意，並按照其決定納入或不涵蓋於批租範圍並且無論屬何情況，必須於被要求時無須代價歸還予政府。當政府收取時，政府將進行該處的路面、路緣石及渠道工程，費用由買方支付，其後則以公帑保養，但當上述街道路及小巷仍屬於批租土地餘下一部份範圍，買方須自費在該處提供路面、路緣石、渠道並自費保養，以令工務司全面滿意。
8. 賣地條件第(9)條特別條款規定:-  
買方須自費，於賣地日期6個月內，按工務司要求至有關水平，塑造在賣地圖則以紅色及綠色顯示的整幅範圍至其滿意。以綠色顯示的範圍將於成交時由政府保留。  
[備註]
9. 賣地條件第(13)條特別條款規定:-  
買方須以工務司批准的物料塑造在賣地圖則以綠色顯示的部份公共道路至其滿意，並準備之以致可供工地交通，並保養之狀況良好直至已遵從建築規約。  
[備註]

10. 賣地條件第(16)條特別條款規定:-  
買方須自費建造及保養必要的排水道和渠道，從而將降於或山邊流入該地段上的雨水截流和引出以令工務司滿意。買方須獨力負責並彌償政府及其人員因該等雨水導致的任何損害或滋擾所產生的所有訴訟、索償及訴求，且須於租期延續的任何時候負責保養及維修該等排水道或渠道，不論其在該地段邊界內或在政府土地上。
11. 賣地條件第(17)條特別條款規定:-  
任何由買方，其工人或代理人引至於該地段內或毗鄰該地段的任何污水渠，雨水排水道，總水管或其他政府物業的任何損害或妨礙，將由政府處理，費用一概由買方負責，及買方須應要求支付該有關的費用。
12. 賣地條件第(18)條特別條款規定:-  
所有擬建造於接近或毗鄰該地段西北方上的雨水排水道必須根據工務司的要求而塑造。
13. 賣地條件第(19)條特別條款規定:-  
買方必須按香港政府要求支付有關連接由該地段的任何排水道或污水渠至政府的雨水排水道或污水渠的費用。該工程由工務司進行，但其毋須就此對買方負責。
14. 賣地條件第(20)條特別條款規定:-  
倘來自地盤或受該地段發展項目影響的其他範圍的廢石方或瓦礫被侵蝕及沖刷到公共小巷或道路或排入道路暗渠、污水渠、雨水排水道或明渠，買方須負上責任及須應要求向香港政府支付政府所要求作為清理廢石方或瓦礫的費用以使公共小巷或道路或排入道路暗渠、污水渠、雨水排水道或明渠或其他政府物業不受損害。買方須彌償政府因該等侵蝕及沖刷而對私人物業導致的任何損害或滋擾所產生的所有訴訟、索償及訴求。
15. 賣地條件第(21)條特別條款規定:-  
買方須應要求，支付予政府或香港有關清理，轉移及恢復於該地段上任何雨水排水道，污水渠，明渠，水道，喉管，電纜電線及其他公共事業設施，或任何其他工程或裝置，不論其性質，至工務司認為必要清理或轉移至別處的費用。

備註:  
此項條款已獲履行並不適用於現有的重建項目。

附註：

1. 批地文件提及的「買方」指批地文件下的獲批租人，在上下文義允許或要求之下，包括他的遺囑執行人、遺產管理人及受讓人，而如果是法人團體，則包括他的繼承人及受讓人。
2. 詳情請參考批地文件。批地文件全份文本已備於售樓處，在開放時間可供免費查閱，並可在支付必要的影印費後獲取批地文件副本。

# 15 批地文件的摘要

## SUMMARY OF LAND GRANT

1. The Phase is situated on The Remaining Portion of New Kowloon Inland Lot No.3586 (the “lot”).
2. The lot is held under the Agreement and Conditions of Sale dated the 27th day of July 1950 and registered in the Land Registry as Conditions of Sale No.4614 (the “Conditions of Sale”) for a term of 75 years commencing from the 1st day of July 1898 with a right of renewal for a further term of 24 years less the last three days thereof as extended until the 30th day of June 2047 under Section 6 of the New Territories Leases (Extension) Ordinance Cap.150 as varied and modified by a Memorandum of Agreement dated the 16th day of December 1955 (the “Memorandum of Agreement”) (collectively the “Land Grant”).
3. Special Condition No.(8) of the Conditions of Sale stipulates that:-  
The lot shall only be used for residential purposes, and no buildings shall at any time be erected on the lot or any part thereof except detached or a semi-detached residences or blocks of flats which shall be constructed in such positions and with such minimum site areas as shall be first approved by the Director of Public Works and in conformity in all other respects with his requirements.
4. Paragraph (b) of the Memorandum of Agreement stipulates that Special Condition No.8 of the Conditions of Sale shall be modified so as to permit of the use of the ground floors of the premises as shops.
5. General Condition No.(6)(a) of the Conditions of Sale stipulates that:-  
The purchaser of the lot shall build and finish, fit for occupation, before the expiration of 24 calendar months from the date on which possession shall be given, in a good, substantial and workmanlike manner, one or more good and permanent buildings upon some part of the lot with such materials as may be approved by the Director of Public Works, and in other respects in accordance with the provisions of the Special Conditions and of all Ordinances, Byelaws and Regulations relating to buildings or Sanitation as shall or may at any time be in force in the Colony and shall expend thereon a sum of not less than \$1,200,000 in rateable improvements and shall maintain all buildings now standing or hereafter erected on the lot in good and tenantable repair and condition throughout the tenancy and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy.
6. General Condition No.(8) of the Conditions of Sale stipulates that:-  
The purchaser should not permit sewage or refuse water to flow from the lot on to any adjoining land or any decaying, noisome, noxious, excrementitious, or other refuse matter to be deposited on any portion of the lot, and in carrying out any works of excavation on the lot no excavated earth shall be deposited on the lot or (where so permitted) on land adjoining, in such manner as shall expose the slopes of such excavated earth to be eroded or washed down by the rains, and all such slopes shall be properly turfed and, if necessary, secured in place by means of masonry toe walls. The purchaser shall see that all refuse matters are properly removed daily from the premises.
7. General Condition No.(9) of the Conditions of Sale stipulates that:-  
Any private streets or roads and scavenging of other lanes which may be formed shall be sited to the satisfaction of the Director of Public Works and included in or excluded from the area to be leased as may be determined by him and in either case shall be handed over to the Government free of cost if so required. Where taken over by Government the surfacing, kerbing and channelling shall be carried out by Government at the cost of the purchaser and thereafter maintained at public expense but where remaining part of the area leased or to be leased such streets roads or lanes shall be surfaced kerbed channelled and maintained by and at the expense of the purchaser to the satisfaction in all respects of the Director of Public Works.
8. Special Condition No.(9) of the Conditions of Sale stipulates that:-  
The purchaser shall form at his own expense the whole of the areas coloured red and green on sale plan to such levels as the Director of Public Works may require and to his satisfaction within 6 months from the date of sale. The area coloured green shall be retained by Government on completion.  
[Remark]
9. Special Condition No.(13) of the Conditions of Sale stipulates that:-  
The purchaser shall form to the satisfaction of the Director of Public Works with approved materials the portions of public roads shown coloured green on sale plan and prepare them so that building traffic may be carried thereon, and maintain them in good condition until the building covenant has been complied with.  
[Remark]
10. Special Condition No.(16) of the Conditions of Sale stipulates that:-  
The purchaser shall at his own expense construct and maintain to the satisfaction of the Director of Public Works such drains and channels as may be necessary to intercept and carry off storm-water falling or flowing from the hillside on to the lot, and the purchaser shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water, and shall at all times during the continuance of the demise remain responsible for the maintenance and repair of such drains or channels whether within the boundaries of the lot or on Crown Land.
11. Special Condition No.(17) of the Conditions of Sale stipulates that:-  
Any damage or obstruction caused to any sewer, storm-water drain, watermain or other Government properties within or adjoining the lot by the purchaser, his servants or agents, shall be made good by Government at the cost of the purchaser, and the amount due in respect thereof shall be payable by the purchaser on demand.

# 15 批地文件的摘要

## SUMMARY OF LAND GRANT

12. Special Condition No.(18) of the Conditions of Sale stipulates that:-  
All foundations proposed to be constructed near to or adjoining the storm-water drain on the north west side of the lot shall be formed as the Director of Public Works may require.
13. Special Condition No.(19) of the Conditions of Sale stipulates that:-  
The purchaser shall pay to the Government of Hong Kong, on demand, the cost of connecting any drains or sewers from the lot to the Government storm-water drains or sewers. Such work shall be carried out by the Director of Public Works who shall, however, incur no liability to the purchaser in respect thereof.
14. Special Condition No.(20) of the Conditions of Sale stipulates that:-  
In the event of spoil or debris from the site or from other areas affected by the development of the lot being eroded and washed down onto public lanes or roads, or into road-culverts, sewers, storm-water drains or nullahs, the purchaser shall be held responsible and shall pay to the Government of Hong Kong on demand such sum as may be demanded by Government to cover the cost of removal or spoil or debris from or damage to the public lanes or roads, or road-culverts, sewers, storm-water drains or nullahs, or other government properties. The purchaser shall also indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion and washing down.
15. Special Condition No.(21) of the Conditions of Sale stipulates that:-  
The purchaser shall pay to the Government of Hong Kong, on demand, the cost of removing, diverting and reinstating elsewhere as may be required any drains sewers, nullahs, water courses, pipes, cables wires or other utility services, or any other works or installations on the lot whatsoever which the Director of Public Works may consider it necessary to remove or divert.

Remark:

This condition was complied with and did not apply to the current redevelopment.

Notes:

1. The reference to the “purchaser” in the Land Grant means the purchaser under the Land Grant and where the context so admits or requires his executors, administrators and assigns and in the case of a corporation its successors and assigns.
2. For full details, please refer to the Land Grant. Full script of the Land Grant is available for free inspection at the sales office during opening hours and copy of the Land Grant can be obtained upon paying necessary photocopying charges.



# 16 公共設施及公眾休憩用地的資料

## INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

- A. 批地文件規定須興建並提供予政府或供公眾使用的任何設施  
不適用。
- B. 批地文件規定須由期數中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施  
不適用。
- C. 批地文件規定須由期數中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地的大小  
不適用。
- D. 期數所位於的土地中為施行《建築物(規劃)規例》(第123章，附屬法例F)第22(1)條而撥供公眾用途的任何部分  
不適用。
- E. 顯示該等設施、休憩用地及土地中的該等部分的位置的圖則  
不適用。
- F. 批地文件中關於該等設施、休憩用地及土地中的該等部分的條文  
不適用。
- G. 每一公契中關於該等設施、休憩用地及土地中的該等部分的條文  
不適用。

- A. Any facilities that are required under the land grant to be constructed and provided for the Government, or for public use  
Not applicable.
- B. Any facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Phase  
Not applicable.
- C. Size of any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Phase  
Not applicable.
- D. Any part of the land (on which the Phase is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap.123 sub. leg. F)  
Not applicable.
- E. Plan that shows the location of those facilities and open spaces and those parts of the land  
Not applicable
- F. Provisions of the land grant that concern those facilities and open spaces, and those parts of the land  
Not applicable.
- G. Provisions of every deed of mutual covenant that concern those facilities and open spaces, and those parts of the land  
Not applicable.

# 17 對買方的警告

## WARNING TO PURCHASERS

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

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

# 18 期數中的建築物的橫截面圖

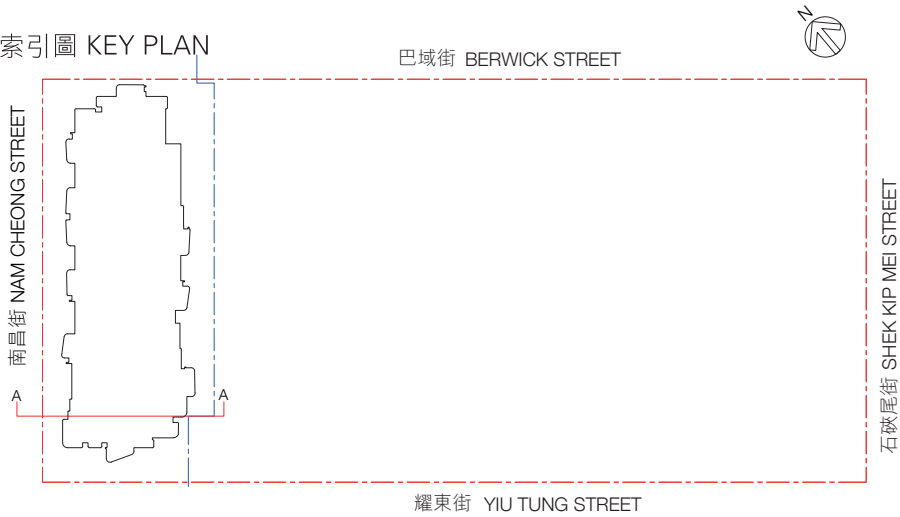
## CROSS-SECTION PLAN OF BUILDING IN THE PHASE

橫截面圖 A-A

1. 毗鄰建築物的一段南昌街為香港主水平基準以上6.33至6.91米。

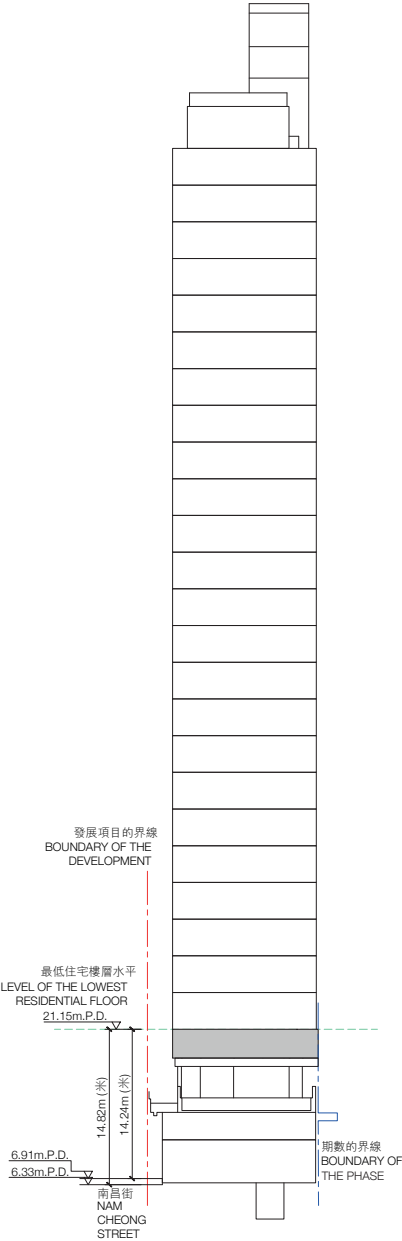
CROSS-SECTION PLAN A-A

1. The part of Nam Cheong Street adjacent to the building is 6.33 to 6.91metres above the Hong Kong Principal Datum.



圖例 Legend

- 發展項目的邊界線  
Boundary of the Development
- 期數的邊界線  
Boundary of the Phase
- ▲ 香港主水平基準以上高度(米)  
Height in metres above the Hong Kong Principal Datum (m.P.D.)
- - - 虛線為該建築物最低住宅水平  
Dotted line denotes the level of the lowest residential floor of the building



頂層天台	TOP ROOF	天台	ROOF
高層天台2	UPPER ROOF 2	機電房	PLANT ROOM
高層天台1	UPPER ROOF 1	機電房	PLANT ROOM
天台	MAIN ROOF	私人天台/天台(庇護區) / 機電房	PRIVATE ROOF / FLAT ROOF (REFUGE AREA) / PLANT ROOM
30樓	30/F	住宅單位	RESIDENTIAL PROPERTY
29樓	29/F	住宅單位	RESIDENTIAL PROPERTY
28樓	28/F	住宅單位	RESIDENTIAL PROPERTY
27樓	27/F	住宅單位	RESIDENTIAL PROPERTY
26樓	26/F	住宅單位	RESIDENTIAL PROPERTY
25樓	25/F	住宅單位	RESIDENTIAL PROPERTY
23樓	23/F	住宅單位	RESIDENTIAL PROPERTY
22樓	22/F	住宅單位	RESIDENTIAL PROPERTY
21樓	21/F	住宅單位	RESIDENTIAL PROPERTY
20樓	20/F	住宅單位	RESIDENTIAL PROPERTY
19樓	19/F	住宅單位	RESIDENTIAL PROPERTY
18樓	18/F	住宅單位	RESIDENTIAL PROPERTY
17樓	17/F	住宅單位	RESIDENTIAL PROPERTY
16樓	16/F	住宅單位	RESIDENTIAL PROPERTY
15樓	15/F	住宅單位	RESIDENTIAL PROPERTY
12樓	12/F	住宅單位	RESIDENTIAL PROPERTY
11樓	11/F	住宅單位	RESIDENTIAL PROPERTY
10樓	10/F	住宅單位	RESIDENTIAL PROPERTY
9樓	9/F	住宅單位	RESIDENTIAL PROPERTY
8樓	8/F	住宅單位	RESIDENTIAL PROPERTY
7樓	7/F	住宅單位	RESIDENTIAL PROPERTY
6樓	6/F	住宅單位	RESIDENTIAL PROPERTY
5樓	5/F	住宅單位	RESIDENTIAL PROPERTY
3樓	3/F	住宅單位	RESIDENTIAL PROPERTY
2樓	2/F	住宅單位	RESIDENTIAL PROPERTY
		轉接層	TRANSFER PLATE
1樓	1/F	住宅康樂設施/ 有蓋綠化及遊樂區	RESIDENTIAL RECREATIONAL FACILITIES / COVERED LANDSCAPED AND PLAY AREA
地下閣樓	COCKLOFT	閣樓/ 機電房	COCKLOFT / PLANT ROOM
地下	G/F	商舖/ 機電房/ 入口大堂	SHOP / PLANT ROOM/ ENTRANCE LOBBY
井底層	LIFT PIT/F	機電房	PLANT ROOM



# 18 期數中的建築物的橫截面圖

## CROSS-SECTION PLAN OF BUILDING IN THE PHASE

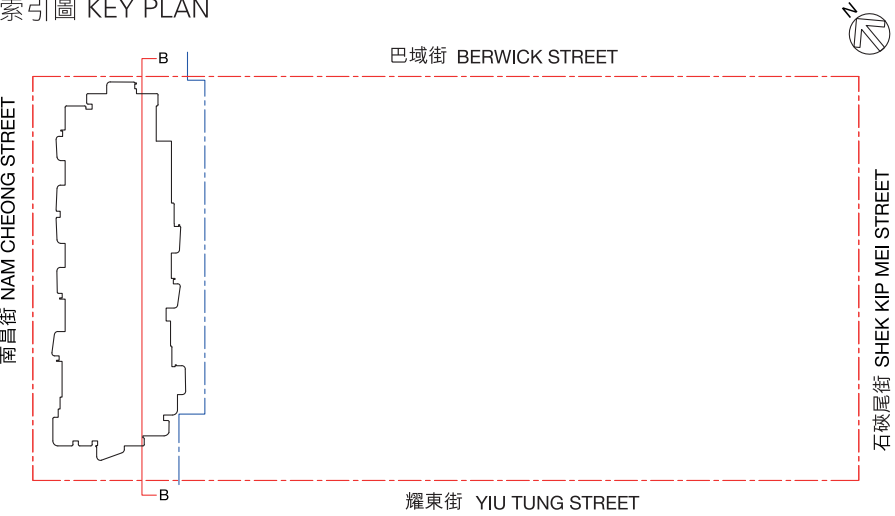
橫截面圖 B-B

- 1. 毗鄰建築物的一段耀東街為香港主水平基準以上6.16至6.66米。
- 2. 毗鄰建築物的一段巴域街為香港主水平基準以上6.91至8.05米。

CROSS-SECTION PLAN B-B

- 1. The part of Yiu Tung Street adjacent to the building is 6.16 to 6.66 metres above the Hong Kong Principal Datum.
- 2. The part of Berwick Street adjacent to the building is 6.91 to 8.05 metres above the Hong Kong Principal Datum.

索引圖 KEY PLAN



圖例 Legend

- 發展項目的邊界線  
Boundary of the Development
- 期數的邊界線  
Boundary of the Phase
- ▲ 香港主水平基準以上高度(米)  
Height in metres above the Hong Kong Principal Datum (m.P.D.)
- - - 虛線為該建築物最低住宅水平  
Dotted line denotes the level of the lowest residential floor of the building



頂層天台	TOP ROOF	天台	ROOF
高層天台2	UPPER ROOF 2	機電房	PLANT ROOM
高層天台1	UPPER ROOF 1	機電房	PLANT ROOM
天台	MAIN ROOF	私人天台/天台(庇護區) / 機電房	PRIVATE ROOF / FLAT ROOF (REFUGE AREA) / PLANT ROOM
30樓	30/F	住宅單位	RESIDENTIAL PROPERTY
29樓	29/F	住宅單位	RESIDENTIAL PROPERTY
28樓	28/F	住宅單位	RESIDENTIAL PROPERTY
27樓	27/F	住宅單位	RESIDENTIAL PROPERTY
26樓	26/F	住宅單位	RESIDENTIAL PROPERTY
25樓	25/F	住宅單位	RESIDENTIAL PROPERTY
23樓	23/F	住宅單位	RESIDENTIAL PROPERTY
22樓	22/F	住宅單位	RESIDENTIAL PROPERTY
21樓	21/F	住宅單位	RESIDENTIAL PROPERTY
20樓	20/F	住宅單位	RESIDENTIAL PROPERTY
19樓	19/F	住宅單位	RESIDENTIAL PROPERTY
18樓	18/F	住宅單位	RESIDENTIAL PROPERTY
17樓	17/F	住宅單位	RESIDENTIAL PROPERTY
16樓	16/F	住宅單位	RESIDENTIAL PROPERTY
15樓	15/F	住宅單位	RESIDENTIAL PROPERTY
12樓	12/F	住宅單位	RESIDENTIAL PROPERTY
11樓	11/F	住宅單位	RESIDENTIAL PROPERTY
10樓	10/F	住宅單位	RESIDENTIAL PROPERTY
9樓	9/F	住宅單位	RESIDENTIAL PROPERTY
8樓	8/F	住宅單位	RESIDENTIAL PROPERTY
7樓	7/F	住宅單位	RESIDENTIAL PROPERTY
6樓	6/F	住宅單位	RESIDENTIAL PROPERTY
5樓	5/F	住宅單位	RESIDENTIAL PROPERTY
3樓	3/F	住宅單位	RESIDENTIAL PROPERTY
2樓	2/F	住宅單位	RESIDENTIAL PROPERTY
		轉接層	TRANSFER PLATE
1樓	1/F	住宅康樂設施 / 有蓋綠化及遊樂區	RESIDENTIAL RECREATIONAL FACILITIES / COVERED LANDSCAPED AND PLAY AREA
地下閣樓	COCKLOFT	閣樓/機電房	COCKLOFT / PLANT ROOM
地下	G/F	商舖/機電房 / 入口大堂	SHOP / PLANT ROOM / ENTRANCE LOBBY
井底層	LIFT PIT/F	機電房	PLANT ROOM

# 19 立面圖 ELEVATION PLAN

## 第2座

期數的認可人士已證明本圖所顯示的立面:

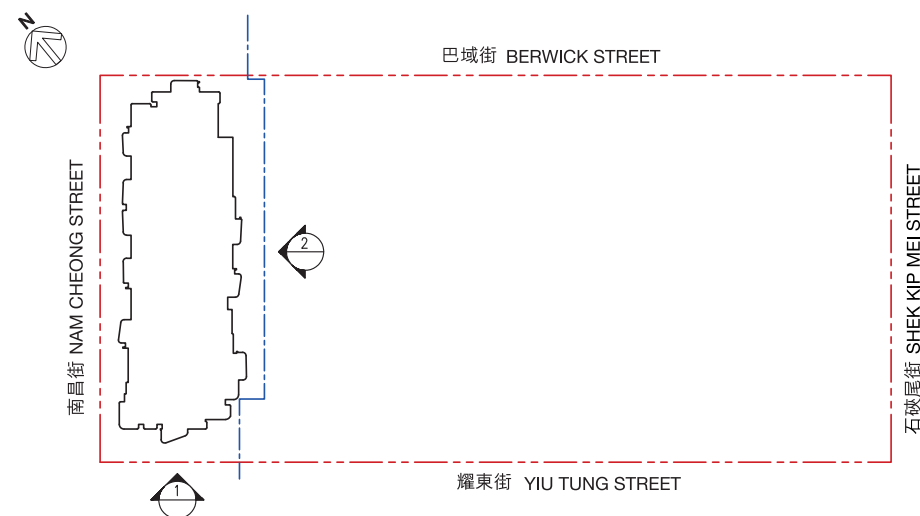
1. 以2024年11月21日的情況為準的期數的經批准的建築圖則為基礎擬備; 及
2. 大致上與期數的外觀一致。

## Tower 2

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

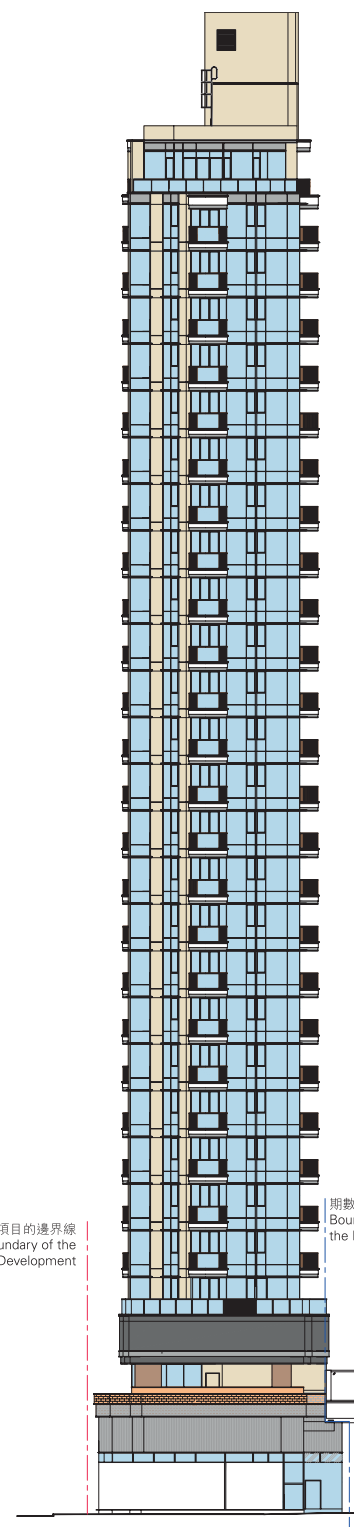
1. are prepared on the basis of the approved building plans for the Phase as of 21st November 2024; and
2. are in general accordance with the outward appearance of the Phase.

## 索引圖 KEY PLAN

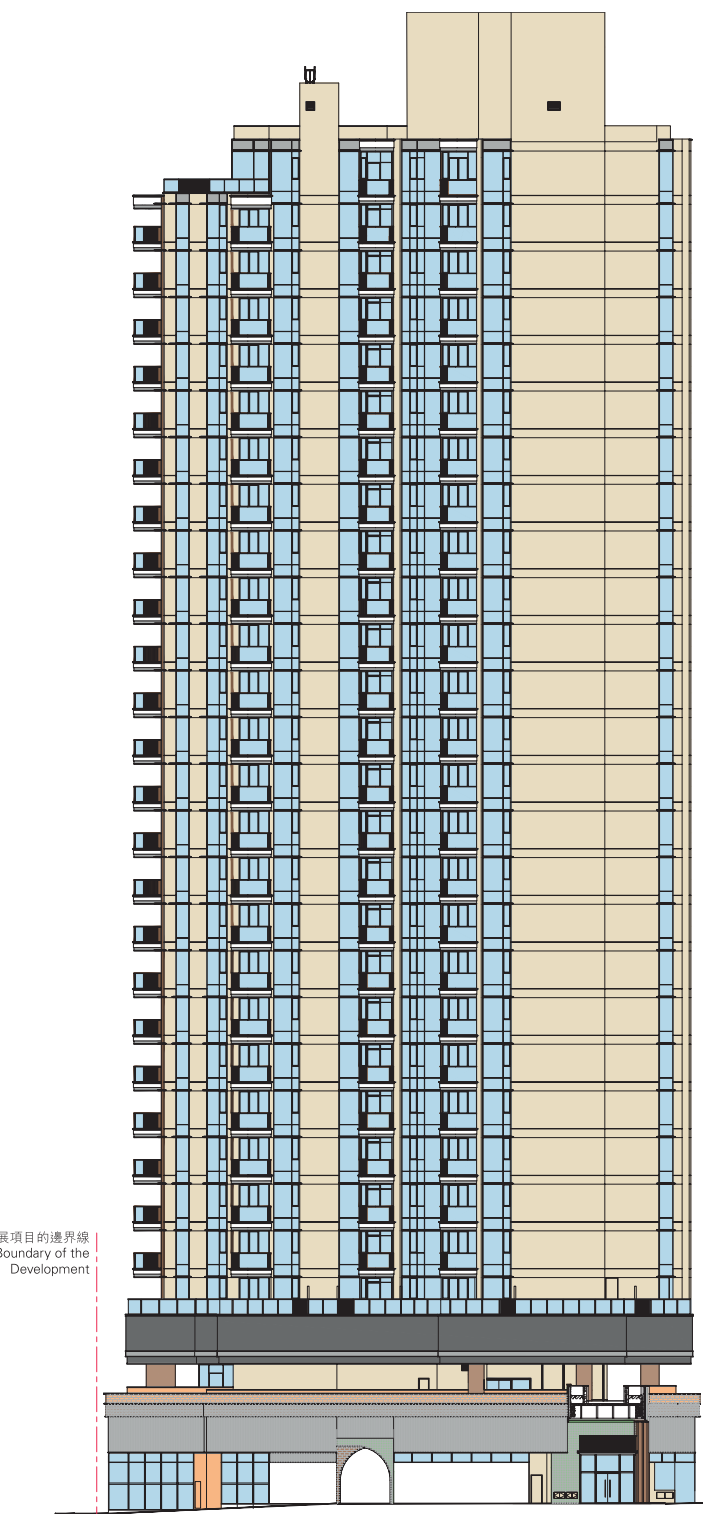


## 圖例 Legend

- 發展項目的邊界線  
Boundary of the Development
- 期數的邊界線  
Boundary of the Phase



立面圖 1  
ELEVATION PLAN 1



立面圖 2  
ELEVATION PLAN 2

# 19 立面圖 ELEVATION PLAN

## 第2座

期數的認可人士已證明本圖所顯示的立面：

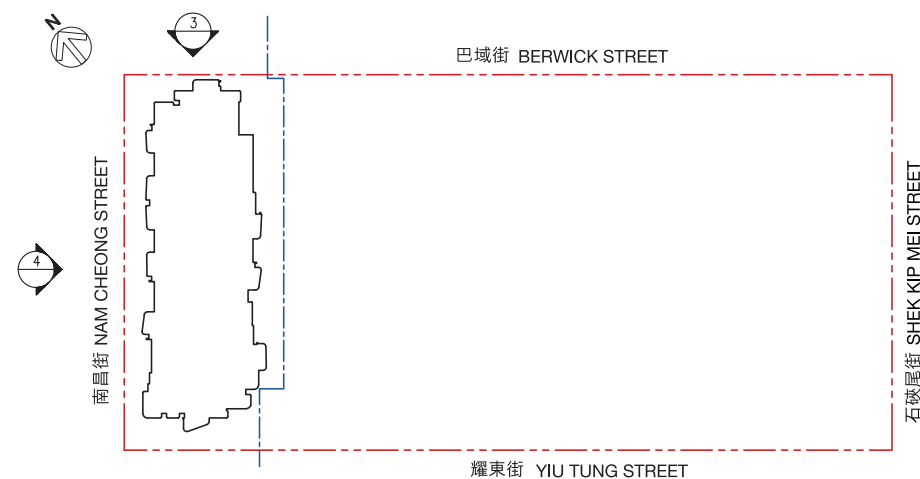
1. 以2024年11月21日的情況為準的期數的經批准的建築圖則為基礎擬備；及
2. 大致上與期數的外觀一致。

## Tower 2

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

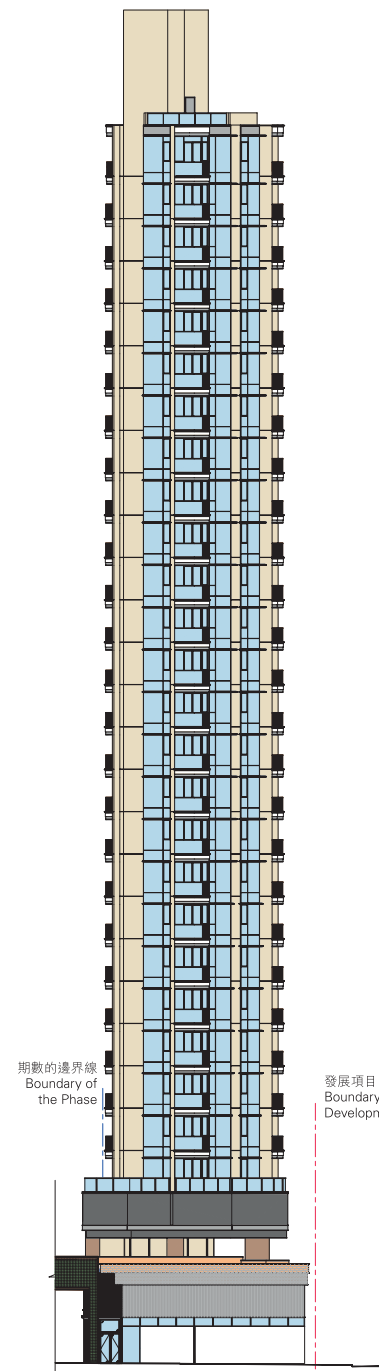
1. are prepared on the basis of the approved building plans for the Phase as of 21st November 2024; and
2. are in general accordance with the outward appearance of the Phase.

## 索引圖 KEY PLAN

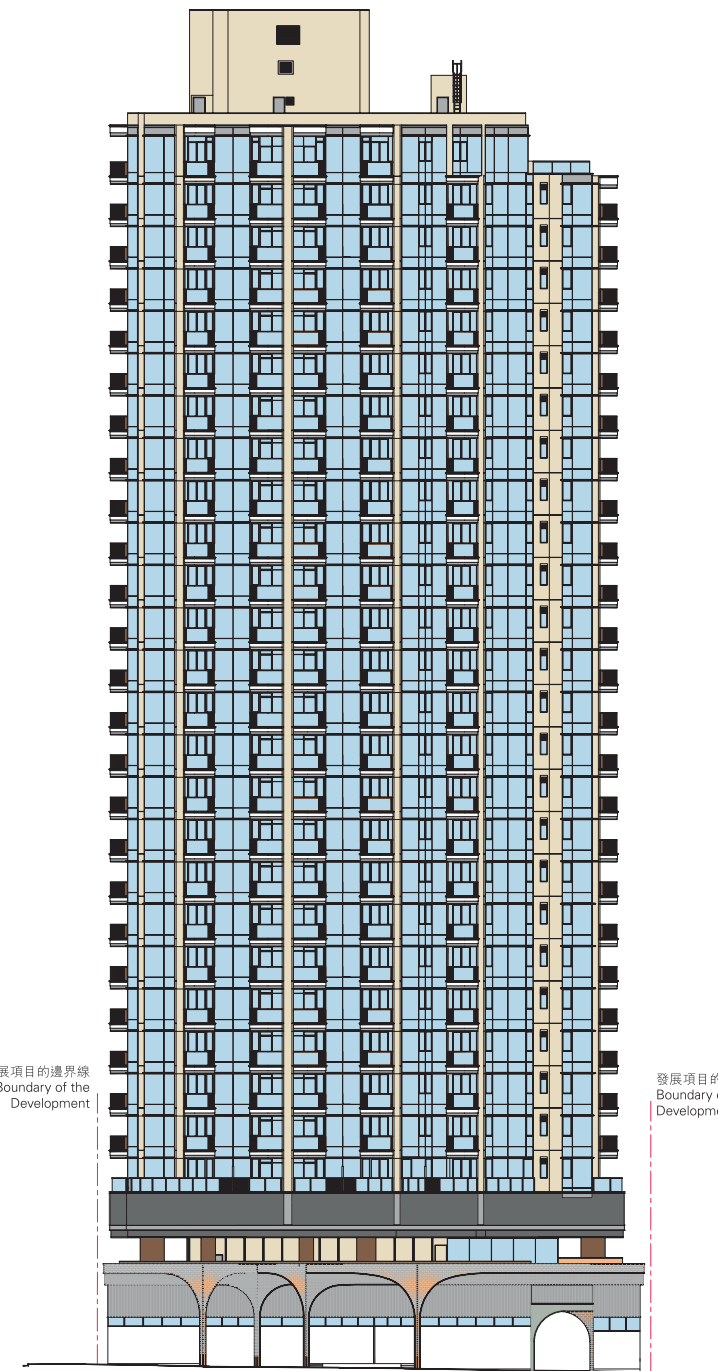


## 圖例 Legend

- 發展項目的邊界線  
Boundary of the Development
- 期數的邊界線  
Boundary of the Phase



立面圖 3  
ELEVATION PLAN 3



立面圖 4  
ELEVATION PLAN 4



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

公用設施 Common Facilities	有上蓋遮蓋之面積 Covered Area		沒有上蓋遮蓋之面積 Uncovered Area		總面積 Total Area	
	平方米 sq. m.	平方呎 sq. ft.	平方米 sq. m.	平方呎 sq. ft.	平方米 sq. m.	平方呎 sq. ft.
住客會所(包括供住客使用的任何康樂設施) Residents' Clubhouse (including any recreational facilities for residents' use)	176.810	1903	0.353	4	177.163	1907
位於期數中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或其他名稱) Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Phase (whether known as a communal sky garden or otherwise)	不適用 Not Applicable					
位於期數中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方 (不論是稱為有蓋及園景的遊樂場或有其他名稱) Communal garden or play area for residents' use below the lowest residential floor of a building in the Phase (whether known as a covered and landscaped play area or otherwise)	227.619	2450	88.345	951	315.964	3401

備註：

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

2. 以上「住客會所」的面積是供整個發展項目(由第一期及第二期組成)使用。各期數內的公用設施為供所有期數的住客及其訪客使用的公用及共享設施。詳情請參閱公契。

3. 以上「位於期數中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方」的面積是供整個發展項目(由第一期及第二期組成)使用。各期數內的公用設施為供所有期數的住客及其訪客使用的公用及共享設施。詳情請參閱公契。

4. 住宅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住宅康樂設施面積及住宅康樂設施建築面積。康樂設施沒有上蓋遮蓋之面積包括泳池及曬台。

Notes:

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

2. The area of “Residents’ Clubhouse” as specified above is for serving the whole Development comprising Phase 1 and Phase 2. Common facilities of all phases are intended for the common use and the benefit of the owner of residential units and their bona fide visitors of all phases. Please refer to the Deed of Mutual Covenant for details.

3. The area of “Communal garden or play area for residents’ use below the lowest residential floor of a building in the Phase” as specified above is for serving the whole Development comprising Phase 1 and Phase 2. Common facilities of all phases are intended for the common use and the benefit of the owner of residential units and their bona fide visitors of all phases. Please refer to the Deed of Mutual Covenant for details.

4. The covered area of “Residents’ Clubhouse” include both the exempted residents’ recreational facilities area permitted by the Building Authority and the accountable residents’ recreational facilities area as shown on the approved building plans. The uncovered area of recreational facilities includes the swimming pool and sun deck.

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

1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 [www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk)
2. (a) 以下文件的文本存放在發售有關住宅物業的售樓處，以供閱覽 —  
本住宅物業的每一公契在將本住宅物業提供出售的日期的最新擬稿。  
(b) 無須為閱覽付費。

1. Copies of outline zoning plans relating to the Development are available for inspection at [www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk)
2. (a) Copies of the following document are available for inspection at the place at which the residential property is offered to be sold —  
the latest draft of every deed of mutual covenant as in respect of the residential property at the date on which the residential property is offered to be sold.  
(b) The inspection is free of charge.

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

1. 外部裝修物料

		描述		
(a)	外牆	裝修物料的類型	基座	鋪砌黏土磚、馬賽克瓷磚、鋪砌瓷磚、玻璃外牆、懸掛式玻璃牆、玻璃飾板、鋁飾板、鋁百葉、鋁制裝飾及髹外牆漆
			住宅大樓	鋪砌瓷磚、玻璃幕牆、玻璃欄河、金屬欄河、鋁窗、鋁飾板、鋁飾裝飾、鋁製遮陽蓬、鋁百葉及髹外牆漆
(b)	窗	框的用料	鋁質氟化碳塗層窗框	
		玻璃的用料	低輻射鍍膜雙層中空玻璃（所有單位）	
(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	平台層花槽鋪砌人造石和鋁飾板	
(e)	露台 / 工作平台 / 空調機平台	裝修物料的類型	露台/工作平台/空調機平台	裝有玻璃欄河連鋁質頂𦉰/金屬欄河及鋁飾裝飾 (只適用於3樓、5樓至12樓、15樓至23樓、25樓至29樓的2座1至3及5至11單位，以及30樓的2座1至3、5至9單位)
			地台	鋪砌瓷磚(只適用於露台/工作平台/空調機平台)及環保木地板 (只適用於露台/工作平台)
			牆身	鋪砌瓷磚
			天花	裝有鋁質假天花
		是否有蓋	露台設有上蓋	
(f)	乾衣設施	類型	不適用	
		用料	不適用	

備註： 1. 不設4樓、13樓、14樓及24樓。



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

2. 室內裝修物料

			牆壁	地板	天花板
(a)	大堂	地下住宅入口大堂裝修物料的類型	金屬、玻璃飾面、木皮飾面、牆紙、裝飾貼膜、天然石、人造石、乳膠漆及焗漆	天然石及地墊	木皮飾面、金屬及石膏板假天花表面髹上乳膠漆
		公用升降機大堂裝修物料的類型	木皮飾面、牆紙、裝飾貼膜、金屬及玻璃飾面	鋪砌瓷磚	木皮飾面、金屬及石膏板假天花表面髹上乳膠漆
			牆壁	天花板	
(b)	內牆及天花板	客廳裝修物料的類型	乳膠漆及牆紙 (只適用於2樓、3樓、5樓至12樓、15樓至23樓、25樓至29樓的2座1至3、5至9及11號單位，及30樓的2座1至3、5至7及9號單位)	乳膠漆及石膏板假天花表面髹上乳膠漆	
		飯廳裝修物料的類型	乳膠漆、牆紙及隔音物料 (只適用於2樓、3樓、5樓至12樓、15樓至23樓及25樓至29樓的2座10單位，以及30樓的2座8單位)		
		睡房裝修物料的類型	乳膠漆 (適用於2樓、3樓、5樓至12樓、15樓至23樓及25樓至29樓的2座1至3、5至11單位，以及30樓的2座1至3、5至9單位) 乳膠漆及隔音物料 (適用於2樓、3樓、5樓至12樓、15樓至23樓及25樓至29樓的2座10單位，以及30樓的2座8單位)		
			地板	牆腳線	
(c)	內部地板	客廳裝修物料的類型	瓷磚、人造石及隔音物料(不適用於2樓所有單位)	木腳線	
		飯廳裝修物料的類型			
		睡房裝修物料的類型			
			牆壁	地板	天花板
(d)	浴室	裝修物料的類型	外露牆壁鋪砌瓷磚、人造石及金屬(適用於所有單位)及玻璃(只適用於2樓、3樓、5樓至12、15樓至23樓及25樓至29樓的2座6、7單位，以及30樓的2座3、5單位)	外露地板鋪砌瓷磚及人造石	石膏板假天花表面髹上乳膠漆
		牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底		

備註：1. 不設4樓、13樓、14樓及24樓。

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

2. 室內裝修物料

			牆壁	地板	天花板	灶台
(e)	廚房/ 開放式廚房	裝修物料的類型	外露牆壁鋪砌人造石、焗漆、乳膠漆及木皮飾面(適用於所有單位)及隔音物料(只適用於2樓、3樓、5樓至12樓、15樓至23樓及25樓至29樓的2座10單位，以及30樓的2座8單位)	隔音物料(不適用於2樓所有單位)及外露地板鋪砌瓷磚	石膏板假天花表面髹上乳膠漆	人造石
		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

			用料	裝修物料	配件
(a)	門	單位大門	防火實心木掩門	高光漆、金屬、木皮及玻璃	電子門鎖、防盜眼、隱藏式氣鼓及門擋
		露台/工作平台/ 空調機平台	鋁門框及中空玻璃趟門(只適用於3樓、5樓至12樓、15樓至23樓及25樓至29樓的2座6、7、11單位，以及30樓的2座3、5、9單位)	氟化碳塗層窗框	門把手及門鎖
			鋁門框及中空玻璃趟摺門(只適用於3樓、5樓至12樓、15樓至23樓及25樓至29樓的2座1至3、5、8至10單位，以及30樓的2座2、6至8單位)	氟化碳塗層窗框	門把手及門鎖
		平台(只適用於 2樓各單位及 30樓1單位)	鋁門框及中空玻璃掩門 (只適用於2樓的2座1、3、5、9單位)	氟化碳塗層窗框	門把手及門鎖
			鋁門框及中空玻璃趟門(只適用於2樓的2座6、7、11單位)	氟化碳塗層窗框	門把手及門鎖
			鋁門框及中空玻璃趟摺門 (只適用於2樓的2座1至3、5、8至10單位，以及30樓的2座1單位)	氟化碳塗層窗框	門把手及門鎖
		睡房門	實心木掩門 (只適用於2樓、3樓、5樓至12樓、15樓至23樓及25樓至29樓的2座1至3、5、8至11單位，以及30樓的2座1、2、6至9單位)	高光漆	門把手、門鎖及門擋
			實心滑動門(只適用於2樓、3樓、5樓至12樓、15樓至23樓及25樓至29樓的2座2、5、10單位，以及30樓的2座2、8單位)	高光漆	門把手、門鎖及門擋
			金屬趟門(只適用於2樓、3樓、5樓至12樓、15樓至23樓及25樓至29樓的2座6、7單位，以及30樓的2座3、5單位)	玻璃及金屬框	門把手、門鎖及門擋

備註：1. 不設4樓、13樓、14樓及24樓。

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

3. 室內裝置

			用料	裝修物料	配件
(a)	門	浴室門	實心木掩門 (只適用於2樓、3樓、5樓至12樓、15樓至23樓及25樓至29樓的2座1、2、3、9、11單位，及30樓的2座1、7、9單位)	高光漆及金屬	門把手、門鎖及門擋
			金屬趟門(只適用於2樓、3樓、5樓至12樓、15樓至23樓及25樓至29樓的2座6、7單位，以及30樓的2座3、5單位)	玻璃及金屬框	門把手、門鎖及門擋
			實心滑動門(只適用於2樓、3樓、5樓至12樓、15樓至23樓及25樓至29樓的2座2、8單位，以及30樓的2座1、6單位)	高光漆	門把手、門鎖及門擋
			實心木趟門(只適用於2樓、3樓、5樓至12樓、15樓至23樓及25樓至29樓的2座3、5、10單位，以及30樓的2座2、8單位)	高光漆	門把手、門鎖及門擋
			玻璃摺疊門(只適用於30樓的2座1單位)	磨砂玻璃及鋁框	門把手
		廚房門	防火實心木掩門(只適用於2座30樓的1單位)	高光漆及防火玻璃	門把手、門鎖、隱藏式氣鼓及門擋
		儲物室門	實心木掩門(只適用於2樓至3樓、5樓至12樓、15樓至23樓及25樓至29樓的2座11單位，以及30樓的2座9單位)	高光漆	門把手、門鎖及門擋
			實心木趟門(只適用於2樓至3樓、5樓至12樓、15樓至23樓及25樓至29樓的2座2單位，以及30樓的2座1單位)	高光漆	門把手、門鎖及門擋
		步入式衣櫥	實心滑動門(只適用於2樓至3樓、5樓至12樓、15樓至23樓及25樓至29樓的2座5單位，以及30樓的2座2單位)	高光漆	門把手、門鎖及門擋
		住宅天台閘	金屬掩門 (只適用於天台的2座7單位)	氟化碳塗層鋁框	門把手及門鎖
			裝置及設備	類型	用料
(b)	浴室	(i) 裝置及設備的 類型及用料	櫃	洗手盆櫃檯面	人造石檯面
				洗手盆櫃	木製櫃配人造石飾面、焗漆/膠板飾面及金屬
				鏡櫃	木製櫃配鏡及金屬飾面
		潔具	洗手盆水龍頭	烤漆	
			洗手盆	搪瓷鋼	
			座廁	搪瓷	
			毛巾鈎	電鍍	
			廁紙架	烤漆	
			沐浴間	強化玻璃及不銹鋼	
		浴室設備			隨樓附送之設備及品牌，請參閱「設備說明表」

備註：1. 不設4樓、13樓、14樓及24樓。



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

3. 室內裝置

			裝置及設備	類型	用料
(b)	浴室	(ii) 供水系統的類型及用料		冷水喉採用銅喉、熱水喉採用隔熱絕緣銅喉	
		(iii) 沐浴設施（包括花灑或浴缸，如適用的話）	花灑	花灑龍頭	烤漆
			浴缸	沒有	沒有
		(iv) 浴缸大小(如適用的話)		不適用	
			用料		
(c)	廚房 / 開放式廚房	(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銅喉		
			用料	裝修物料	
		(iii) 廚櫃	木製廚櫃	吊櫃門板配金屬/焗漆/塑膠飾面；地櫃及全高櫃門板配木皮飾面/焗漆/膠板飾面，並設金屬牆腳線；枱面配人造石(適用於所有單位)及玻璃(只適用於2樓、3樓、5樓至12樓、15樓至23樓及25樓至29樓的2座2、3單位)	
		(iv) 嵌入式天花儲物櫃(只適用於2樓、3樓、5樓至12樓、15樓至23樓及25樓至29樓的2座1至3、5至11單位，以及30樓的2、3、5至9單位)	木製櫃	金屬飾面框玻璃門配膠板飾面櫃身	
		(v) 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裝置複合式煙霧探測器及消防花灑頭	
			其他裝置	烤漆水龍頭	
				掛架	
			其他設備	隨樓附送之設備及品牌，請參閱「設備說明表」	
			裝置	類型	用料
(d)	睡房	裝置(包括嵌入式衣櫃)的類型及用料	嵌入式衣櫃	不適用	不適用
			嵌入式天花儲物櫃(適用於2樓、3樓、5樓至12樓、15樓至23樓及25樓至29樓的2座1至3單位)	木製櫃	金屬飾面框玻璃門配膠板飾面櫃身
(e)	電話	接駁點的位置及數目	請參閱「住宅單位機電裝置位置及數量說明表」		
(f)	天線	接駁點的位置及數目	請參閱「住宅單位機電裝置位置及數量說明表」		

備註： 1. 不設4樓、13樓、14樓及24樓。

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

3. 室內裝置

			裝置	類型		
(g)	電力裝置	(i) 供電附件(包括安全裝置)	供電附件	提供電掣及電插座之面板		
			安全裝置	a. 單相電力並裝妥微型斷路器配電箱：		
				座數	樓層	室
				2座	2樓至3樓、5樓至12樓、 15樓至23樓及25樓至29樓	1至3、5至11
					30樓	2至3、5至9
				b. 三相電力並裝妥微型斷路器配電箱：		
				座數	樓層	室
				2座	30樓	1
		(ii) 導管是隱藏或外露	導管是部份隱藏及部份外露 <sup>1</sup>			
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「住宅單位機電裝置位置及數量說明表」			
			裝置			
(h)	氣體供應	類型	煤氣			
		系統	設有煤氣喉接駁煤氣煮食爐及煤氣熱水爐，並設有獨立煤氣錶			
		位置	請參閱「住宅單位機電裝置位置及數量說明表」			
(i)	洗衣機接駁點	位置	請參閱「住宅單位機電裝置位置及數量說明表」			
		設計	設有洗衣機來水及去水接駁喉位			
(j)	供水	(i) 水管的用料	冷水喉採用銅喉，熱水喉採用隔熱絕緣銅喉			
		(ii) 水管是隱藏或外露	冷熱水喉部份隱藏及部份外露 <sup>2</sup>			
		(iii) 有否熱水供應	開放式廚房 / 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隱藏。  
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隱藏。

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

4. 雜項

		描述		住宅		
(a)	升降機	(i) 品牌名稱及產品型號	品牌名稱	日立		
			產品型號	MCA-950-CO180 (貫通門)		
		(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	11號升降機連接2座： - 前門：地下, 1樓. - 後門：2樓、3樓、5樓至12樓、15樓至23樓、25樓至30樓 12號升降機連接2座： - 前門：地下、1樓 - 後門：2樓、3樓、5樓至12樓、15樓至23樓、25樓至30樓 13號升降機連 2座： - 前門：地下、1樓 - 後門：2樓、3樓、5樓至12樓、15樓至23樓、25樓至30樓		
(b)	信箱	用料	金屬			
(c)	垃圾收集	(i) 垃圾收集的方法	由清潔工人收集垃圾			
		(ii) 垃圾房的位置	垃圾及物料回收室位於每層住宅樓層 垃圾及物料回收房設於地下			
			水錶	電錶	氣體錶	
(d)	水錶、電錶及氣體錶	(i) 位置	每層住宅樓層之公共錶房	每層住宅樓層之公共電錶房	露台 / 工作平台	30樓的2座2至3、5至9單位
						3樓至29樓所有單位
					私人平台	30樓的2座1單位
						2樓所有單位
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立	獨立	獨立	

備註：1. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。  
2. 不設4樓、13樓、14樓及24樓。



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

5. 保安設施

	描述	
保安系統及設備	入口通道控制及保安系統	地下入口大堂設有對講機、智能卡讀卡器，會所大堂設有智能卡讀卡器 住宅大樓升降機內另設有智能卡讀卡器供住戶之用卡
	閉路電視	住客入口大堂、升降機、會所大堂、公共地方及樓層臨時庇護處均設有閉路電視系統
嵌入式的裝備的細節	各住宅單位均設有對講機，並直接連接地下住宅入口大堂接待處之對講機系統	
嵌入式裝備的位置	請參閱「住宅單位機電裝置位置及數量說明表」	

6. 設備

	描述
品牌名稱及產品型號	請參閱「設備說明表」

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

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

1. EXTERIOR FINISHES

		Description		
(a)	External wall	Type of finishes	Podium	Clay wall tiles, mosaic tiles, ceramic tiles, glass wall, glass screen, glass cladding, aluminum cladding, aluminum louvre, aluminum architectural feature and external wall paint
			Residential tower	Ceramic wall tiles, curtain wall, glass balustrade, metal railing, aluminum window, aluminum cladding, aluminum architectural feature, aluminum sunshades, aluminum louvre, and external wall paint
(b)	Window	Material of frame	Aluminum window frames finished with fluorocarbon coating	
		Material of glass	Insulated Glazing Unit (IGU) with low-e coating glass (For all Flats)	
(c)	Bay window	Material of bay window	Not applicable	
		Finishes of window sill	Not applicable	
(d)	Planter	Type of finishes	Planter of podium finished with artificial stone and aluminum cladding	
(e)	Balcony / Utility Platform / A/C Platform	Type of finishes	Balcony / Utility Platform / A/C Platform	Installed with glass balustrade with aluminum capping, metal railing, and aluminum architectural feature (For Flats 1 to 3, 5 to 11 at Tower 2 of 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 29/F and Flats 1 to 3, 5 to 9 at Tower 2 of 30/F)
			Floor	Porcelain tiles (For Balcony / Utility Platform / A/C Platform) and PVC wood decking (For Balcony / Utility Platform)
			Wall	Ceramic tiles
			Ceiling	Finished with aluminum false ceiling
		Whether it is covered	Balcony is covered	
(f)	Drying facilities for clothing	Type	Not applicable	
		Material	Not applicable	

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

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

2. INTERIOR FINISHES

			Wall	Floor	Ceiling
(a)	Lobby	Residential entrance lobby finishes	Metal, glass, timber veneer, wall paper, sticker film, natural stone, artificial stone, emulsion paint and lacquer	Natural stone and floor mat	Timber veneer, metal, and gypsum board false ceiling with emulsion paint
		Common lift lobby finishes	Timber veneer, wall paper, sticker film, metal, and glass	Porcelain tiles	Timber veneer, metal, and gypsum board false ceiling with emulsion paint
			Wall	Ceiling	
(b)	Internal wall and ceiling	Living room finishes	Emulsion paint and wall paper (For Flats 1 to 3, 5 to 9 & 11 at Tower 2 of 2/F, 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 29/F and Flats 1 to 3, 5 to 7 & 9 at Tower 2 of 30/F)	Emulsion paint, gypsum board false ceiling with emulsion paint	
		Dining room finishes	Emulsion paint, wall paper and acoustic lining (For Flat 10 at Tower 2 of 2/F, 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 29/F and Flat 8 at Tower 2 of 30/F)		
		Bedroom finishes	Emulsion paint (For Flats 1 to 3, 5 to 11 at Tower 2 of 2/F, 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 29/F and Flats 1 to 3, 5 to 9 at Tower 2 of 30/F)  Emulsion paint and acoustic lining (For Flat 10 at Tower 2 of 2/F, 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 29/F and Flat 8 at Tower 2 of 30/F)		
			Floor	skirting	
(c)	Internal floor	Material of living room	Porcelain tiles, artificial stone, and acoustic mat (not applicable for all Flats on 2/F)	Timber skirting	
		Material of dining room			
		Material of bedroom			

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



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

2. INTERIOR FINISHES

			Wall	Floor	Ceiling	
(d)	Bathroom	Type of finishes	Porcelain tiles, artificial stone and metal (For all flats) and glass (For Flats 6 & 7 at Tower of 2/F, 3/F, 5/F to 12/F,15/F to 23/F, 25/F to 29/F and Flat 3 & 5 at Tower 2 of 30/F)	Porcelain tiles and artificial stone to the exposed surface	Gypsum board false ceiling with emulsion paint	
		Whether the wall finishes run up to ceiling	Up to the bottom level of false ceiling			
			Wall	Floor	Ceiling	Cooking Bench
(e)	Kitchen / open kitchen	Type of finishes	Artificial stone, lacquer paint, emulsion paint and timber veneer finish (For all Flats) and acoustic lining (For Flats 10 at Tower 2 of 2/F, 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 29/F and Flat 8 at Tower 2 of 30/F)	Acoustic mat (not applicable for all flats of 2/F), porcelain tiles to the exposed surface	Gypsum board false ceiling with emulsion paint	Artificial stone
		Whether the wall finishes run up to ceiling	Up to the bottom level of false ceiling			

3. INTERIOR FITTINGS

			Material	Finishes	Accessories
(a)	Doors	Main entrance door	Fire-rated solid core timber swing door	High gloss lacquer, metal, timber veneer and glass	Digital lockset, eye viewer, concealed door closer, and door stopper
		Door to balcony / utility platform / A/C Platform	Aluminum door frame and insulated glass unit sliding door (For Flats 6,7 & 11 at Tower 2 of 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 29/F and Flats 3,5 & 9 at Tower 2 of 30/F)	Fluorocarbon coated aluminum frame	Door handle and door lock
			Aluminum door frame and insulated glass unit sliding folding door (For Flats 1 to 3, 5 & 8-10 at Tower 2 of 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 29/F and Flats 2 & 6-8 at Tower 2 of 30/F)	Fluorocarbon coated aluminum frame	Door handle and door lock

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

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

3. INTERIOR FITTINGS

			Material	Finishes	Accessories
(a)	Doors	Door to flat roof(For all Flats of 2/F, and Flat 1 of 30/F)	Aluminum door frame and insulated glass unit swing door (For Flats 1, 3, 5, 9 at Tower 2 of 2/F)	Fluorocarbon coated aluminum frame	Door handle and door lock
			Aluminum door frame and insulated glass unit sliding door (For Flats 6,7, 11 at Tower 2 of 2/F)	Fluorocarbon coated aluminum frame	Door handle and door lock
			Aluminum door frame and insulated glass unit sliding folding door (For Flats 1 to 3, 5 & 8-10 at Tower 2 of 2/F and Flat 1 at Tower 2 of 30/F)	Fluorocarbon coated aluminum frame	Door handle and door lock
		Bedroom door	Solid core timber swing door (For Flats 1 to 3, 5, 8 to 11 at Tower 2 of 2/F, 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 29/F and Flats 1, 2, 6 to 9 at Tower 2 of 30/F)	High gloss lacquer	Door handle, door lock and door stopper
			Solid core timber pocket door (For Flats 2, 5 & 10 at Tower 2 of 2/F, 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 29/F and Flats 2 & 8 at Tower 2 of 30/F)	High gloss lacquer	Door handle, door lock and door stopper
			Glass sliding door (For Flats 6 & 7 at Tower 2 of 2/F, 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 29/F and Flats 3 & 5 at Tower 2 of 30/F)	Glass with metal frame	Door handle, door lock and door stopper
		Bathroom door	Solid core timber swing door (For Flats 1, 2, 3, 9, 11 at Tower 2 of 2/F, 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 29/F and Flats 1, 7, 9 at Tower 2 of 30/F)	High gloss lacquer	Door handle, door lock and door stopper
			Glass sliding door (For Flats 6 & 7 at Tower 2 of 2/F, 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 29/F & Flats 3 & 5 at Tower 2 of 30/F)	Glass with metal frame	Door handle, door lock and door stopper
			Timber pocket door (For Flats 2 & 8 at Tower 2 of 2/F, 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 29/F & Flats 1 & 6 at Tower 2 of 30/F)	High gloss lacquer	Door handle, door lock and door stopper
			Timber sliding door (For Flats 3, 5 & 10 at Tower 2 of 2/F, 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 29/F & Flats 2 & 8 at Tower 2 of 30/F)	High gloss lacquer	Door handle, door lock and door stopper
			Glass folding door (For Flat 1 at Tower 2 of 30/F)	Frosted glass with Aluminum frame	Door Handle
		Kitchen door	Fire-rated solid core timber swing door (For Flat 1 at Tower 2 of 30/F)	High gloss lacquer with fire rated glass	Door handle, door lock and concealed door closer

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

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

3. INTERIOR FITTINGS

			Material	Finishes	Accessories
(a)	Doors	Store room door	Solid core timber swing door (For Flat 11 at Tower 2 of 2 to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 29/F and Flat 9 at Tower 2 of 30/F)	High gloss lacquer	Door handle, door lock and door stopper
			Solid core timber sliding door (For Flat 2 at Tower 2 of 2 to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 29/F and Flat 1 at Tower 2 of 30/F )	High gloss lacquer	Door handle, door lock and door stopper
		Walk-in Closet	Solid core timber pocket door (For Flat 5 at Tower 2 of 2 to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 29/F and Flat 2 at Tower 2 of 30/F )	High gloss lacquer	Door handle, door lock and door stopper
		Gate to private roof	Metal Swing Door (For Flat 7 at Tower 2 of MR/F)	Fluorocarbon-coated aluminium frame	Door handle, door lock and door stopper
		Description	Fittings & Equipments	Type	Material
(b)	Bathroom	(i) Type and material of fittings and equipment	Cabinet	Basin countertop	Artificial stone
				Basin cabinet	Timber cabinet with artificial stone, lacquer/plastic laminate and metal
				Mirror cabinet	Timber cabinet with mirror and metal
			Bathroom fittings	Wash basin mixer	Powder coated finish
				Wash basin	Enamel steel
				Water closet	Vitreous China
				Towel hook	Electroplating
				Paper holder	Powder coated finish
				Shower compartment	Tempered glass and stainless steel
			Bathroom appliances	For the appliances provision and brand name, please refer to the "Appliances Schedule"	



# 22 裝置、裝修物料及設備

## FITTINGS, FINISHES AND APPLIANCES

### 3. INTERIOR FITTINGS

		Description	Fittings & Equipments	Type	Material
(b)	Bathroom	(ii) Type and material of water supply system		Copper water pipes for cold water supply, and copper water pipes with thermal insulation for hot water supply	
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower	Shower set	Powder coated finish
			Bath tub	Nil	Nil
		(iv) Size of bath tub (if applicable)		Not applicable	
			Material		
(c)	Kitchen / open kitchen	(i) Material of sink unit	Stainless steel		
		(ii) Material of water supply system	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply		
			Material	Finishes	
		(iii) Kitchen cabinet	Timber cabinet	Door panel for wall unit in metal/lacquer/plastic laminate finishes; door panel for base unit & full height unit in timber veneer/lacquer/plastic laminate finishes, with metal skirting; countertop in artificial stone(For all flats) and glass panel (For Flats 2 & 3 at Tower 2 of 2/F, 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 29/F)	
		(iv) Built-in overhead storage(For Flats 1 to 3, 5 to 11 at Tower 2 of 2/F, 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 29/F and Flats 2, 3, 5 to 9 at Tower 2 of 30/F)	Timber Cabinet	Metal finish frame glass door, carcass in plastic laminate finish	
		(v) Type of all other fittings and equipment	Fire service installations and equipment	Multi-sensor Smoke detector and sprinkler heads are fitted in or near open kitchen flat units	
			Other fittings	Powder coated sink mixer	
				Hanging rack	
			Other equipment	For the appliances provision and brand name, refer to the "Appliances Schedule"	
					Fittings
(d)	Bedroom	Fittings (including built-in wardrobe)	Built-in Wardrobe	Not applicable	Not applicable
			Built-in overhead storage (For Flat 1-3 at Tower 2 of 2/F, 3/F 5/F to 12/F, 15/F to 23/F, 25/F to 29/F)	Timber Cabinet	Metal finish fame glass door, carcass in plastic laminate finish
(e)	Telephone	Location and number of connection points	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Properties"		
(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 Properties"		

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

3. INTERIOR FITTINGS

			Fittings	Type		
(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 is for:		
				Tower	Floor	Flat
				Tower 2	2/F to 3/F, 5/F to 12/F, 15/F to 23/F and 25/F to 29/F	Flats 1 to 3 & 5 to 11
					30/F	Flats 2 to 3 & 5 to 9
				b. Three phases electricity supply with miniature circuit breaker distribution board is for:		
				Tower	Floor	Flat
			Tower 2	30/F	Flat 1	
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed <sup>1</sup>			
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Properties"			
			Fittings			
(h)	Gas supply	Type	Towngas			
		System	Gas supply pipe is provided and connected to gas hob and gas water heater. Separate gas meter is provided			
		Location	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Properties"			
(i)	Washing machine connection point	Location	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Properties"			
		Design	Drain point and water point are provided for washing machine			
(j)	Water supply	(i) Material of water pipes	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply			
		(ii) Whether water pipes are concealed or exposed exposed	Water pipes are partly concealed and partly exposed <sup>2</sup>			
		(iii) Whether hot water is available	Hot water supply to open kitchen, kitchen and bathroom			

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

2. Other than those parts of the water pipes concealed within 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 pipe ducts or other materials.

4. MISCELLANEOUS

		Description			Residential	
(a)	Lifts	(i) Brand name and model number	Brand Name		Hitachi	
			Model Number		MCA-950-CO180 (Through Door)	
		(ii) Number and floors served by them	Number of lifts		3	
			Floor served by the lifts		Lift no.11 (Tower 2) serving floor : - Front Door : G/F, 1/F - Rear Door : 2/F, 3/F, 5-12/F, 15-23/F, 25-30/F Lift no.12 (Tower 2) serving floor : - Front Door : G/F, 1/F - Rear Door : 2/F, 3/F, 5-12/F, 15-23/F, 25-30/F Lift no.13 (Tower 2) serving floor : - Front Door : G/F, 1/F - Rear Door : 2/F, 3/F, 5-12/F, 15-23/F, 25-30/F	
(b)	Letter box	Material	Metal			
(c)	Refuse collection	(i) Means of refuse collection	Refuse will be collected by cleaners			
		(ii) Location of refuse room	Refuse storage and material recovery room is located at each residential floor Refuse storage and material recovery chamber is located at G/F			
			Water Meter	Electricity Meter	Gas Meter	
(d)	Water meter, electricity meter and gas meter	(i) Location	Provided in the common water meter room on each residential floor	Provided in the common electrical meter room on each residential floor	Balcony / Utility Platform	All Flats of 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 29/F
						Flats 2 to 3 and 5 to 9 at Tower 2 of 30/F
					Private Flat Roof	All Flats of 2/F
						Flat 1 at Tower 2 of 30/F
		(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter	

Notes: 1. The vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.  
2. 4/F, 13/F, 14/F and 24/F are omitted.



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

5. SECURITY FACILITIES

	Description	
Security system and equipment	Access Control	Visitor panel, smart card reader are installed at G/F entrance lobby. Smart card reader is installed at Clubhouse. Smart card reader is installed inside residential tower lifts
	CCTV	CCTV system is provided at G/F entrance lobby, all lifts, clubhouse, common areas and Temporary Refuge Space.
Details of built-in provisions	Audio door phone in each residential property is connected to the visitor panel at G/F residential entrance lobby	
Location of built-in provisions	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Properties"	

6. APPLIANCES

	Description
Brand name and model number	Please refer to the "Appliances Schedule"

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

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

6. 設備說明表 (2座) Appliances Schedule (Tower 2)

位置 Location	設備 Appliance	品牌 Brand	型號 Model No.	2座 Tower 2																			
				2樓 2/F										3樓、5樓至12樓、15樓及16樓 3/F, 5/F to 12/F, 15/F and 16/F									
				1	2	3	5	6	7	8	9	10	11	1	2	3	5	6	7	8	9	10	11
客廳 / 飯廳 Living Room / Dining Room	多聯形分體機室內機 Multi Split Type Indoor Unit	樂聲 Panasonic	CS-Z25TKEW-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 Multi Split Type Indoor Unit	樂聲 Panasonic	CS-Z50TKEW-C	-	1	-	-	1	1	1	1	1	1	-	1	-	-	1	1	1	1	1	1
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-22MK2E5A-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-28MK2E5A-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-36MK2E5A-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-56MK2E5A-C	1	-	1	1	-	-	-	-	-	-	1	-	1	1	-	-	-	-	-	-
	對講機 Door Phone	Urmet	Audio Hands-free Ref. 1160/3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	嵌入式雪櫃 Built-in fridge	西門子 Siemens	KI86NAF31K	1	1	1	-	-	-	-	-	-	-	-	1	1	1	-	-	-	-	-	-
	嵌入式雪櫃 Built-in fridge	西門子 Siemens	KI42LADD1K	-	-	-	1	-	-	-	-	1	1	-	-	-	1	-	-	-	-	1	1
	微波爐 Microwave Oven	Miele	M2234 SC	-	-	-	1	-	-	-	-	1	1	-	-	-	1	-	-	-	-	1	1
主人睡房 Master Bedroom	多聯形分體機室內機 Multi Split Type Indoor Unit	樂聲 Panasonic	CS-Z25TKEW-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 Multi Split Type Indoor Unit	樂聲 Panasonic	CS-Z50TKEW-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-22MK2E5A-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-28MK2E5A-C	1	-	1	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-36MK2E5A-C	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-56MK2E5A-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

備註： 1. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。 2. 所有空調機只能製冷 3. 上表 "-" 代表「不提供」或「不適用」

Notes： 1. The vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.

2. All AC Units provide cooling function only 3. The symbol "-" as shown in the above table denotes "Not provided" or "Not applicable"

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

6. 設備說明表(2座) Appliances Schedule (Tower 2)

位置 Location	設備 Appliance	品牌 Brand	型號 Model No.	2座 Tower 2																			
				2樓 2/F										3樓、5樓至12樓、15樓及16樓 3/F, 5/F to 12/F, 15/F and 16/F									
				1	2	3	5	6	7	8	9	10	11	1	2	3	5	6	7	8	9	10	11
睡房 Bedroom	多聯形分體機室內機 Multi Split Type Indoor Unit	樂聲 Panasonic	CS-Z25TKEW-C	-	-	-	-	1	1	-	-	-	1	-	-	-	-	1	1	-	-	-	1
	多聯形分體機室內機 Multi Split Type Indoor Unit	樂聲 Panasonic	CS-Z50TKEW-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-22MK2E5A-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-28MK2E5A-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-36MK2E5A-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-56MK2E5A-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
睡房 1 Bedroom 1	多聯形分體機室內機 Multi Split Type Indoor Unit	樂聲 Panasonic	CS-Z25TKEW-C	-	1	-	-	-	-	1	1	1	-	-	1	-	-	-	-	1	1	1	-
	多聯形分體機室內機 Multi Split Type Indoor Unit	樂聲 Panasonic	CS-Z50TKEW-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-22MK2E5A-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-28MK2E5A-C	1	-	1	1	-	-	-	-	-	-	1	-	1	1	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-36MK2E5A-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-56MK2E5A-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

備註： 1. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。 2. 所有空調機只能製冷 3. 上表 "-" 代表「不提供」或「不適用」

Notes： 1. The vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.

2. All AC Units provide cooling function only 3. The symbol "-" as shown in the above table denotes "Not provided" or "Not applicable"



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

6. 設備說明表 (2座) Appliances Schedule (Tower 2)

位置 Location	設備 Appliance	品牌 Brand	型號 Model No.	2座 Tower 2																			
				2樓 2/F										3樓、5樓至12樓、15樓及16樓 3/F, 5/F to 12/F, 15/F and 16/F									
				1	2	3	5	6	7	8	9	10	11	1	2	3	5	6	7	8	9	10	11
睡房 2 Bedroom 2	多聯形分體機室內機 Multi Split Type Indoor Unit	樂聲 Panasonic	CS-Z25TKEW-C	-	-	-	-	-	-	1	1	1	-	-	-	-	-	-	-	1	1	1	-
	多聯形分體機室內機 Multi Split Type Indoor Unit	樂聲 Panasonic	CS-Z50TKEW-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-22MK2E5A-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-28MK2E5A-C	1	1	1	1	-	-	-	-	-	-	1	1	1	1	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-36MK2E5A-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-56MK2E5A-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

備註： 1. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。 2. 所有空調機只能製冷 3. 上表 "-" 代表「不提供」或「不適用」

Notes: 1. The vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.  
2. All AC Units provide cooling function only 3. The symbol "-" as shown in the above table denotes "Not provided" or "Not applicable"

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

6. 設備說明表(2座) Appliances Schedule (Tower 2)

位置 Location	設備 Appliance	品牌 Brand	型號 Model No.	2座 Tower 2																			
				2樓 2/F										3樓、5樓至12樓、15樓及16樓 3/F, 5/F to 12/F, 15/F and 16/F									
				1	2	3	5	6	7	8	9	10	11	1	2	3	5	6	7	8	9	10	11
開放式廚房 Open kitchen	嵌入式雪櫃 Built-in fridge	西門子 Siemens	KI42LADD1K	-	-	-	-	1	1	1	1	-	-	-	-	-	-	1	1	1	1	-	-
	氣體煮食爐 Gas Hob	Mia Cucina	MYB32CT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	微波爐 Microwave Oven	Miele	M2234 SC	1	1	1	-	1	1	1	1	-	-	1	1	1	-	1	1	1	1	-	-
	抽油煙機 Cooker hood	西門子 Siemens	LI67SA531B	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	洗碗機 Dish Washer	西門子 Siemens	SN61IX09TE	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	洗碗機 Dish Washer	西門子 Siemens	SR63EX24ME	1	-	1	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-	-

備註：1. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。2. 所有空調機只能製冷3. 上表 "-" 代表「不提供」或「不適用」

Notes：1. The vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.  
2. All AC Units provide cooling function only3. The symbol "-" as shown in the above table denotes "Not provided" or "Not applicable"

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

6. 設備說明表(2座) Appliances Schedule (Tower 2)

位置 Location	設備 Appliance	品牌 Brand	型號 Model No.	2座 Tower 2																			
				2樓 2/F											3樓、5樓至12樓、15樓及16樓 3/F, 5/F to 12/F, 15/F and 16/F								
				1	2	3	5	6	7	8	9	10	11	1	2	3	5	6	7	8	9	10	11
浴室 Bathroom	浴室寶 Thermo Ventilator	樂聲 Panasonic	FV-30BG3H	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
浴室 (儲物室) Bathroom (store room)	浴室寶 Thermo Ventilator	樂聲 Panasonic	FV-30BG3H	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
主人浴室 Master Bathroom	浴室寶 Thermo Ventilator	樂聲 Panasonic	FV-30BG3H	1	1	1	-	-	-	-	-	-	-	1	1	1	-	-	-	-	-	-	-
儲物室 Store	多聯形分體機室內機 Multi Split Type Indoor Unit	樂聲 Panasonic	CS-Z25TKEW-C	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1
	多聯形分體機室內機 Multi Split Type Indoor Unit	樂聲 Panasonic	CS-Z50TKEW-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-22MK2E5A-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-28MK2E5A-C	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-36MK2E5A-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-56MK2E5A-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
衣帽間 Walk-in closet	多聯形分體機室內機 Multi Split Type Indoor Unit	樂聲 Panasonic	CS-Z25TKEW-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 Multi Split Type Indoor Unit	樂聲 Panasonic	CS-Z50TKEW-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-22MK2E5A-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-28MK2E5A-C	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Uni	樂聲 Panasonic	S-36MK2E5A-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-56MK2E5A-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

備註： 1. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。 2. 所有空調機只能製冷 3. 上表 "-" 代表「不提供」或「不適用」

Notes: 1. The vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.

2. All AC Units provide cooling function only 3. The symbol "-" as shown in the above table denotes "Not provided" or "Not applicable"



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

6. 設備說明表(2座) Appliances Schedule (Tower 2)

位置 Location	設備 Appliance	品牌 Brand	型號 Model No.	2座 Tower 2																			
				2樓 2/F										3樓、5樓至12樓、15樓及16樓 3/F, 5/F to 12/F, 15/F and 16/F									
				1	2	3	5	6	7	8	9	10	11	1	2	3	5	6	7	8	9	10	11
露台 / 露台及 工作平台 Balcony / Balcony & Utility Platform	多聯形分體機室外機 Multi Split Type Outdoor Unit	樂聲 Panasonic	CU-4E23PBE-C	-	-	-	-	-	-	-	-	-	-	-	1	-	-	1	1	-	-	-	-
	多聯形分體機室外機 Multi Split Type Outdoor Unit	樂聲 Panasonic	CU-5E34PBE-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1
	多聯形分體機室外機 VRV System Outdoor Unit	樂聲 Panasonic	U-4LE2H4-C	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	多聯形分體機室外機 VRV System Outdoor Unit	樂聲 Panasonic	U-5LE2H4-C	-	-	-	-	-	-	-	-	-	-	1	-	1	1	-	-	-	-	-	-
	煤氣熱水爐 Gas Water Heater	TGC	RBOX16R	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-
			RBOX16L	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	1	1
			RBOX16QR	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	1	1		-
			RBOX16QL	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-
	洗衣乾衣機 Washer dryer	西門子 Siemens	WD14S468HK	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1
平台 / 私人天 台 Flat Roof / prviate roof	多聯形分體機室外機 Multi Split Type Outdoor Unit	樂聲 Panasonic	CU-4E23PBE-C	-	1	-	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室外機 Multi Split Type Outdoor Unit	樂聲 Panasonic	CU-5E34PBE-C	-	-	-	-	-	-	1	1	1	1	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室外機 VRV System Outdoor Unit	樂聲 Panasonic	U-4LE2H4-C	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室外機 VRV System Outdoor Unit	樂聲 Panasonic	U-5LE2H4-C	1	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	煤氣熱水爐 Gas Water Heater	TGC	RBOX16R	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			RBOX16L	-	-	-	-	-	1	-	-	1	1	-	-	-	-	-	-	-	-	-	-
			RBOX16QR	-	1	-	-	-	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-
			RBOX16QL	1	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	洗衣乾衣機 Washer dryer	西門子 Siemens	WD14S468HK	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-

備註：

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

2. 所有空調機只能製冷

3. 上表 "-" 代表「不提供」或「不適用」

Notes：

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

2. All AC Units provide cooling function only

3. The symbol "-" as shown in the above table denotes "Not provided" or "Not applicable"

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

6. 設備說明表 (2座) Appliances Schedule (Tower 2)

位置 Location	設備 Appliance	品牌 Brand	型號 Model No.	2座 Tower 2																	
				17樓至23樓及25樓至29樓 17/F to 23/F and 25/F to 29/F											30樓 30/F						
				1	2	3	5	6	7	8	9	10	11	1	2	3	5	6	7	8	9
客廳、飯廳及門廳 Living Room, Dining Room	多聯形分體機室內機 Multi Split Type Indoor Unit	樂聲 Panasonic	CS-Z25TKEW-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 Multi Split Type Indoor Unit	樂聲 Panasonic	CS-Z50TKEW-C	-	1	-	-	1	1	1	1	1	1	-	-	1	1	1	1	1	1
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-22MK2E5A-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-28MK2E5A-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-36MK2E5A-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-56MK2E5A-C	1	-	1	1	-	-	-	-	-	-	2	1	-	-	-	-	-	-
	對講機 Door Phone	Urmet	Audio Hands-free Ref. 1160/3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	嵌入式雪櫃 Built-in fridge	西門子 Siemens	KI86NAF31K	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	嵌入式雪櫃 Built-in fridge	西門子 Siemens	KI42LADD1K	-	-	-	1	-	-	-	-	1	1	-	1	-	-	-	-	1	1
	微波爐 Microwave Oven	Miele	M2234 SC	-	-	-	1	-	-	-	-	1	1	-	1	-	-	-	-	1	1
主人睡房 Master Bedroom	多聯形分體機室內機 Multi Split Type Indoor Unit	樂聲 Panasonic	CS-Z25TKEW-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 Multi Split Type Indoor Unit	樂聲 Panasonic	CS-Z50TKEW-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-22MK2E5A-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-28MK2E5A-C	1	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-36MK2E5A-C	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-56MK2E5A-C	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-

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

6. 設備說明表(2座) Appliances Schedule (Tower 2)

位置 Location	設備 Appliance	品牌 Brand	型號 Model No.	2座 Tower 2																	
				17樓至23樓及25樓至29樓 17/F to 23/F and 25/F to 29/F											30樓 30/F						
				1	2	3	5	6	7	8	9	10	11	1	2	3	5	6	7	8	9
睡房 Bedroom	多聯形分體機室內機 Multi Split Type Indoor Unit	樂聲 Panasonic	CS-Z25TKEW-C	-	-	-	-	1	1	-	-	-	1	-	-	1	1	-	-	-	1
	多聯形分體機室內機 Multi Split Type Indoor Unit	樂聲 Panasonic	CS-Z50TKEW-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-22MK2E5A-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-28MK2E5A-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-36MK2E5A-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-56MK2E5A-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
睡房 1 Bedroom 1	多聯形分體機室內機 Multi Split Type Indoor Unit	樂聲 Panasonic	CS-Z25TKEW-C	-	1	-	-	-	-	1	1	1	-	-	-	-	-	1	1	1	-
	多聯形分體機室內機 Multi Split Type Indoor Unit	樂聲 Panasonic	CS-Z50TKEW-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-22MK2E5A-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-28MK2E5A-C	1	-	1	1	-	-	-	-	-	-	1	1	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-36MK2E5A-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-56MK2E5A-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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6. 設備說明表 (2座) Appliances Schedule (Tower 2)

位置 Location	設備 Appliance	品牌 Brand	型號 Model No.	2座 Tower 2																	
				17樓至23樓及25樓至29樓 17/F to 23/F and 25/F to 29/F											30樓 30/F						
				1	2	3	5	6	7	8	9	10	11	1	2	3	5	6	7	8	9
睡房 2 Bedroom 2	多聯形分體機室內機 Multi Split Type Indoor Unit	樂聲 Panasonic	CS-Z25TKEW-C	-	-	-	-	-	-	1	1	1	-	-	-	-	-	1	1	1	-
	多聯形分體機室內機 Multi Split Type Indoor Unit	樂聲 Panasonic	CS-Z50TKEW-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-22MK2E5A-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-28MK2E5A-C	1	1	1	1	-	-	-	-	-	-	1	1	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-36MK2E5A-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-56MK2E5A-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
睡房 3 Bedroom 1	多聯形分體機室內機 Multi Split Type Indoor Unit	樂聲 Panasonic	CS-Z25TKEW-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 Multi Split Type Indoor Unit	樂聲 Panasonic	CS-Z50TKEW-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-22MK2E5A-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-28MK2E5A-C	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-36MK2E5A-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-56MK2E5A-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

備註： 1. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。 2. 所有空調機只能製冷 3. 上表 "-" 代表「不提供」或「不適用」

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6. 設備說明表(2座) Appliances Schedule (Tower 2)

位置 Location	設備 Appliance	品牌 Brand	型號 Model No.	2座 Tower 2																	
				17樓至23樓及25樓至29樓 17/F to 23/F and 25/F to 29/F											30樓 30/F						
				1	2	3	5	6	7	8	9	10	11	1	2	3	5	6	7	8	9
廚房 Kitchen	煤氣熱水爐 Gas Water Heater	TGC	TRJW222TFQL	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-
	抽氣扇 Exhaust air fan	樂聲 Panasonic	FV-18NF3H	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-
	抽油煙機 Cooker hood	Miele	DAS 2920	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-
	氣體煮食爐 Gas Hob	Miele	CS-1013 and CS-1018	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-
	雪櫃 Refrigerator	Miele	KFNS 7734 D	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-
	洗衣乾衣機 Washer dryer	Miele	WTR 860 WPM & UBS W1	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-
	酒櫃 Wine Cellar	法國名望 Vinvautz	VZ20BUP	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-
	蒸焗爐 Steam oven	Miele	DGC 7440 HC	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-
	洗碗機 Dish Washer	西門子 Siemens	G 7150 C SCVi	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-
開放式廚房 Open kitchen	嵌入式雪櫃 Built-in fridge	西門子 Siemens	KI86NAF31K	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	嵌入式洗衣乾衣機 Built-in washer dryer	西門子 Siemens	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	嵌入式雪櫃 Built-in fridge	西門子 Siemens	KI42LADD1K	-	-	-	-	1	1	1	1	-	-	-	-	1	1	1	1	-	-
	氣體煮食爐 Gas Hob	Mia Cucina	MYB32CT	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1
	微波爐 Microwave Oven	Miele	M2234 SC	1	1	1	-	1	1	1	1	-	-	-	-	1	1	1	1	-	-
	抽油煙機 Cooker hood	西門子 Siemens	LI67SA531B	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1	1	1
	洗碗機 Dish Washer	西門子 Siemens	SN61IX09TE	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	洗碗機 Dish Washer	西門子 Siemens	SR63EX24ME	1	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

備註： 1. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。 2. 所有空調機只能製冷 3. 上表 "-" 代表「不提供」或「不適用」

Notes： 1. The vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.

2. All AC Units provide cooling function only 3. The symbol "-" as shown in the above table denotes "Not provided" or "Not applicable"

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

6. 設備說明表(2座) Appliances Schedule (Tower 2)

位置 Location	設備 Appliance	品牌 Brand	型號 Model No.	2座 Tower 2																	
				17樓至23樓及25樓至29樓 17/F to 23/F and 25/F to 29/F										30樓 30/F							
				1	2	3	5	6	7	8	9	10	11	1	2	3	5	6	7	8	9
浴室 Bathroom	浴室寶 Thermo Ventilator	樂聲 Panasonic	FV-30BG3H	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
浴室 (儲物室) Bathroom (store room)	浴室寶 Thermo Ventilator	樂聲 Panasonic	FV-30BG3H	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-
主人浴室 Master Bathroom	浴室寶 Thermo Ventilator	樂聲 Panasonic	FV-30BG3H	1	1	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-
儲物室 Store	多聯形分體機室內機 Multi Split Type Indoor Unit	樂聲 Panasonic	CS-Z25TKEW-C	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	1
	多聯形分體機室內機 Multi Split Type Indoor Unit	樂聲 Panasonic	CS-Z50TKEW-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-22MK2E5A-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-28MK2E5A-C	-	1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-36MK2E5A-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-56MK2E5A-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
衣帽間 Walk-in closet	多聯形分體機室內機 Multi Split Type Indoor Unit	樂聲 Panasonic	CS-Z25TKEW-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 Multi Split Type Indoor Unit	樂聲 Panasonic	CS-Z50TKEW-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-22MK2E5A-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-28MK2E5A-C	-	-	-	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Uni	樂聲 Panasonic	S-36MK2E5A-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室內機 VRV System Indoor Unit	樂聲 Panasonic	S-56MK2E5A-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

備註： 1. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。 2. 所有空調機只能製冷 3. 上表 "-" 代表「不提供」或「不適用」

Notes： 1. The vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.  
2. All AC Units provide cooling function only 3. The symbol "-" as shown in the above table denotes "Not provided" or "Not applicable"



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

6. 設備說明表(2座) Appliances Schedule (Tower 2)

位置 Location	設備 Appliance	品牌 Brand	型號 Model No.	2座 Tower 2																	
				17樓至23樓及25樓至29樓 17/F to 23/F and 25/F to 29/F										30樓 30/F							
				1	2	3	5	6	7	8	9	10	11	1	2	3	5	6	7	8	9
露台 / 露台及 工作平台 Balcony / Balcony & Utility Platform	多聯形分體機室外機 Multi Split Type Outdoor Unit	樂聲 Panasonic	CU-4E23PBE-C	-	1	-	-	1	1	-	-	-	-	-	-	1	1	-	-	-	-
	多聯形分體機室外機 Multi Split Type Outdoor Unit	樂聲 Panasonic	CU-5E34PBE-C	-	-	-	-	-	-	1	1	1	1	-	-	-	-	1	1	1	1
	多聯形分體機室外機 VRV System Outdoor Unit	樂聲 Panasonic	U-4LE2H4-C	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室外機 VRV System Outdoor Unit	樂聲 Panasonic	U-5LE2H4-C	1	-	1	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-
	煤氣熱水爐 Gas Water Heater	TGC	RBOX16R	-	-	-	-	1	-	-	-	-	-	-	-	1	-	-	-	-	-
			RBOX16L	-		-	-	-	1	-	-	1	1	-	-	-	1	-	-	1	1
			RBOX16QR	-	1	-	-	-	-	1	1	-	-	-	-	-	-	1	1	-	-
			RBOX16QL	1	-	1	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-
	洗衣乾衣機 Washer dryer	西門子 Siemens	WD14S468HK	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-
平台 / 私人天台 Flat Roof / prviate roof	多聯形分體機室外機 Multi Split Type Outdoor Unit	樂聲 Panasonic	CU-4E23PBE-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室外機 Multi Split Type Outdoor Unit	樂聲 Panasonic	CU-5E34PBE-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室外機 VRV System Outdoor Unit	樂聲 Panasonic	U-4LE2H4-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	多聯形分體機室外機 VRV System Outdoor Unit	樂聲 Panasonic	U-5LE2H4-C	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-
	煤氣熱水爐 Gas Water Heater	TGC	RBOX16R	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			RBOX16L	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			RBOX16QR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			RBOX16QL	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	洗衣乾衣機 Washer dryer	西門子 Siemens	WD14S468HK	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

備註：

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

2. 所有空調機只能製冷

3. 上表 "-" 代表「不提供」或「不適用」

Notes：

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

2. All AC Units provide cooling function only

3. The symbol "-" as shown in the above table denotes "Not provided" or "Not applicable"

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

6. 設備說明表(2座) Appliances Schedule (Tower 2)  
機電裝置數量說明表 - 開放式廚房單位的消防設備 Schedule of Mechanical & Electrical Provisions - Fire Services Installation for Open Kitchen Flat Unit

位置 Location	設備 Appliance	2座 Tower 2																									
		2樓 2/F										3樓、5樓至12樓、15樓至23樓及25樓至29樓 3/F, 5/F to 12/F, 15/F to 23/F and 25/F to 29/F										30樓 30/F					
		1	2	3	5	6	7	8	9	10	11	1	2	3	5	6	7	8	9	10	11	2	3	5	6	7	8
開放式廚房 Open Kitchen	花灑頭 Sprinkler Head	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
客廳 / 飯廳 Living Room / Dining Room	複合式煙霧探測器 Multi-sensor Smoke Detector	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

備註： 1. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。 2. 所有空調機只能製冷 3. 上表 "-" 代表「不提供」或「不適用」

Notes： 1. The vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.  
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裝置、裝修物料及設備  
FITTINGS, FINISHES AND APPLIANCES

7. 住宅單位機電裝置位置及數量說明表(2座) Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units (Tower 2)

位置 Location	描述 Description		Tower 2																				
			2樓 2/F										3樓、5樓至12樓、15樓及16樓 3/F, 5/F to 12/F, 15/F and 16/F										
			1	2	3	5	6	7	8	9	10	11	1	2	3	5	6	7	8	9	10	11	
大門入口 Main Entrance	門鈴按鈕 Door bell push button		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
客廳 / 飯廳 Living Room / Dining Room	雙位燈掣 2-gang lighting switch		3	3	3	3	2	2	3	3	3	3	3	3	3	3	2	2	3	3	3	3	
	單位燈掣 1-gang lighting switch		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	燈位 Lighting point		2	3	2	2	2	2	2	2	2	2	3	4	3	3	3	3	3	3	3	3	
	電話插座 Telephone outlet		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	互聯網接駁位 Data outlet	一般用途 For general use	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	電視/電台天線插座 TV/FM outlet		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	雙極開關掣 Double pole switch	適用於空調機之室內機 For air-conditioning indoor unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	雙位雙極開關掣 2-gang double pole switch	適用於浴室寶及煤氣熱水爐 For thermo ventilator and gas water heater	1	1	1	1	-	-	1	1	1	1	1	1	1	1	-	-	1	1	1	1	
		適用於蒸焗爐及抽氣扇 For steam oven and exhaust fan	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	13A 雙位插座連開關掣 13A twin socket outlet with switch	一般用途 For general use	1	1	1	1	-	-	1	1	1	1	1	1	1	1	1	-	-	1	1	1	1
	13A 雙位插座連開關掣(附有USB插頭) 13A twin socket outlet with switch (with USB port)	一般用途 For general use	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A 單位插座連開關掣 13A single socket outlet with switch	適用於雪櫃及 / 或微波爐及/ 或一般用途 For fridge and / or mircowave oven and / or general use	1	1	1	2	1	1	-	-	2	2	1	1	1	2	1	1	-	-	2	2	
	13A 單位插座連開關掣(附有USB插頭) 13A single socket outlet with switch (with USB port)	一般用途 For general use	1	1	-	1	-	-	1	1	1	1	1	1	-	1	-	-	1	1	1	1	
	門鈴 Door bell		1	1	1	1	-	-	-	-	1	1	1	1	1	1	-	-	-	-	1	1	
對講機 Audio door phone		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		

備註：上表 "-" 代表「不提供」或「不適用」  
Note：The symbol "-" as shown in the above table denotes "Not provided" or "Not applicable"



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

7. 住宅單位機電裝置位置及數量說明表(2座) Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units (Tower 2)

位置 Location	描述 Description		Tower 2																			
			2樓 2/F										3樓、5樓至12樓、15樓及16樓 3/F, 5/F to 12/F, 15/F and 16/F									
			1	2	3	5	6	7	8	9	10	11	1	2	3	5	6	7	8	9	10	11
開放式廚房 Open Kitchen	總電掣箱 Miniature circuit breaker board		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	燈位 Lighting point		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	13A 雙位插座連開關掣 13A twin socket outlet with switch	一般用途 For general use	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A 單位插座連開關掣 13A single socket outlet with switch	適用於雪櫃及 / 或微波爐及 / 或抽油煙機及 / 或煮食爐 及/或洗碗機及/或一般用途 For fridge and / or mircowave oven and / or cooker hood and / or gas cooker and / or dish washer and / or general use	4	4	4	2	4	4	4	4	2	2	4	4	4	2	4	4	4	4	2	2
	門鈴 Door bell		-	-	-	-	1	1	1	1	-	-	-	-	-	-	1	1	1	1	-	-
	來及去水位 Water and Drain Points	適用於鋅盆 For Sink	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		適用於洗碗碟機 For Dish Washer	1	1	1	-	-	-	-	-	-	-	1	1	1	-	-	-	-	-	-	-

備註：上表 "-" 代表「不提供」或「不適用」  
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裝置、裝修物料及設備  
FITTINGS, FINISHES AND APPLIANCES

7. 住宅單位機電裝置位置及數量說明表(2座) Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units (Tower 2)

位置 Location	描述 Description		Tower 2																			
			2樓 2/F											3樓、5樓至12樓、15樓及16樓 3/F, 5/F to 12/F, 15/F and 16/F								
			1	2	3	5	6	7	8	9	10	11	1	2	3	5	6	7	8	9	10	11
主人睡房 Master Bedroom	雙位燈掣 2-gang lighting switch		1	1	1	-	-	-	-	-	-	-	1	1	1	-	-	-	-	-	-	-
	單位燈掣 1-gang lighting switch		1	1	2	-	-	-	-	-	-	-	1	1	1	-	-	-	-	-	-	-
	燈位 Lighting point		2	1	2	-	-	-	-	-	-	-	2	1	2	-	-	-	-	-	-	-
	電話插座 Telephone outlet		1	1	1	-	-	-	-	-	-	-	1	1	1	-	-	-	-	-	-	-
	電視/電台天線插座 TV/FM outlet		1	1	1	-	-	-	-	-	-	-	1	1	1	-	-	-	-	-	-	-
	雙極開關掣 double pole switch	適用空調機之室內機 For air-conditioning indoor unit	1	1	1	-	-	-	-	-	-	-	1	1	1	-	-	-	-	-	-	-
		適用於浴室寶 For thermo ventilator	1	1	1	-	-	-	-	-	-	-	1	1	1	-	-	-	-	-	-	-
	13A 雙位插座連開關掣 13A twin socket outlet with switch	一般用途 For general use	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	13A 雙位插座連開關掣(附有USB插頭) 13A twin socket outlet with switch (with USB port)	一般用途 For general use	1	1	1	-	-	-	-	-	-	-	1	1	1	-	-	-	-	-	-	-
睡房 Bedroom	13A 單位插座連開關掣 13A single socket outlet with switch	一般用途 For general use	1	1	1	-	-	-	-	-	-	-	1	1	1	-	-	-	-	-	-	-
	雙位燈掣 2-gang lighting switch		-	-	-	-	1	1	-	-	-	-	-	-	-	-	1	1	-	-	-	-
	單位燈掣 1-gang lighting switch		-	-	-	-	1	1	-	-	-	1	-	-	-	-	1	1	-	-	-	1
	燈位 Lighting point		-	-	-	-	1	1	-	-	-	1	-	-	-	-	1	1	-	-	-	1
	電話插座 Telephone outlet		-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1
	電視/電台天線插座 TV/FM outlet		-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1
	雙極開關掣 Double pole switch	適用於空調機之室內機 For air-conditioning indoor unit	-	-	-	-	1	1	-	-	-	1	-	-	-	-	1	1	-	-	-	1
	雙位雙極開關掣 2-gang double pole switch	適用於浴室寶及煤氣熱水爐 For thermo ventilator and gas water heater	-	-	-	-	1	1	-	-	-	-	-	-	-	-	1	1	-	-	-	-
	13A 雙位插座連開關掣(附有USB插頭) 13A twin socket outlet with switch (with USB port)	一般用途 For general use	-	-	-	-	1	1	-	-	-	1	-	-	-	-	1	1	-	-	-	1
	13A 單位插座連開關掣 13A single socket outlet with switch	一般用途 For general use	-	-	-	-	1	1	-	-	-	1	-	-	-	-	1	1	-	-	-	1

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7. 住宅單位機電裝置位置及數量說明表(2座) Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units (Tower 2)

位置 Location	描述 Description		Tower 2																			
			2樓 2/F										3樓、5樓至12樓、15樓及16樓 3/F, 5/F to 12/F, 15/F and 16/F									
			1	2	3	5	6	7	8	9	10	11	1	2	3	5	6	7	8	9	10	11
睡房 1 Bedroom 1	單位燈掣 1-gang lighting switch		1	1	1	1	-	-	1	2	1	-	1	1	1	1	-	-	1	1	1	-
	燈位 Lighting point		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	-
	電視/電台天線插座 TV/FM outlet		-	-	-	1	-	-	1	1	1	-	-	-	-	1	-	-	1	1	1	-
	雙極開關掣 Double pole switch	適用於空調機之室內機 For air-conditioning indoor unit	1	1	1	1	-	-	1	1	1	-	1	1	1	1	-	-	1	1	1	-
	13A 雙位插座連開關掣 (附有USB插頭) 13A twin socket outlet with switch (with USB port)	一般用途 For general use	1	1	1	1	-	-	1	1	1	-	1	1	1	1	-	-	1	1	1	-
	13A 單位插座連開關掣 13A single socket outlet with switch	一般用途 For general use	-	-	-	1	-	-	1	1	1	-	-	-	-	1	-	-	1	1	1	-
睡房 2 Bedroom 2	單位燈掣 1-gang lighting switch		1	1	1	2	-	-	1	1	1	-	1	1	1	1	-	-	1	1	1	-
	燈位 Lighting point		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	-
	雙極開關掣 Double pole switch	適用於空調機之室內機 For air-conditioning indoor unit	1	1	1	1	-	-	1	1	1	-	1	1	1	1	-	-	1	1	1	-
	13A 雙位插座連開關掣 (附有USB插頭) 13A twin socket outlet with switch (with USB port)	一般用途 For general use	1	1	1	1	-	-	1	1	1	-	1	1	1	1	-	-	1	1	1	-

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7. 住宅單位機電裝置位置及數量說明表(2座) Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units (Tower 2)

位置 Location	描述 Description		Tower 2																			
			2樓 2/F										3樓、5樓至12樓、15樓及16樓 3/F, 5/F to 12/F, 15/F and 16/F									
			1	2	3	5	6	7	8	9	10	11	1	2	3	5	6	7	8	9	10	11
浴室 Bathroom	燈位 Lighting point		4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
	13A 單位插座 13A single socket outlet	一般用途 For general use	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	煤氣熱水爐遙控開關 Remote control for gas heater		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	來及去水位 Water and Drain Points	適用於座廁 For Water Closet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		適用於面盆 For Basin	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		適用於企缸 For Shower	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	去水位 Drain Points	適用於地台去水 For Floor Drain	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

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7. 住宅單位機電裝置位置及數量說明表(2座) Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units (Tower 2)

位置 Location	描述 Description		Tower 2																				
			2樓 2/F										3樓、5樓至12樓、15樓及16樓 3/F, 5/F to 12/F, 15/F and 16/F										
			1	2	3	5	6	7	8	9	10	11	1	2	3	5	6	7	8	9	10	11	
主人浴室 Master Bathroom	燈位 Lighting point		4	4	4	-	-	-	-	-	-	-	4	4	4	-	-	-	-	-	-	-	-
	13A 單位插座 13A socket outlet	一般用途 For general use	1	1	1	-	-	-	-	-	-	-	1	1	1	-	-	-	-	-	-	-	-
	煤氣熱水爐遙控開關 Remote control for GAS heater		1	1	1	-	-	-	-	-	-	-	1	1	1	-	-	-	-	-	-	-	-
	來及去水位 Water and Drain Points	適用於座廁 For Water Closet	1	1	1	-	-	-	-	-	-	-	1	1	1	-	-	-	-	-	-	-	-
		適用於面盆 For Basin	1	1	1	-	-	-	-	-	-	-	1	1	1	-	-	-	-	-	-	-	-
		適用於企缸 For Shower	1	1	1	-	-	-	-	-	-	-	1	1	1	-	-	-	-	-	-	-	-
	去水位 Drain Points	適用於地台去水 For Floor Drain	1	1	1	-	-	-	-	-	-	-	1	1	1	-	-	-	-	-	-	-	-
儲物室 Store	總電掣箱 Miniature circuit breaker board		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	單位燈掣 1-gang lighting switch		-	1	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-	-	-	1
	雙位燈掣 2-gang lighting switch		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	燈位 Lighting point		-	1	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-	-	-	1
	雙極開關掣 Double pole switch	適用於空調機之室內機 For air-conditioning indoor unit	-	1	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-	-	-	1
	13A 單位插座連開關掣 13A single socket outlet with switch	一般用途 For general use	-	1	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-	-	-	1

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7. 住宅單位機電裝置位置及數量說明表(2座) Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units (Tower 2)

位置 Location	描述 Description		Tower 2																			
			2樓 2/F										3樓、5樓至12樓、15樓及16樓 3/F, 5/F to 12/F, 15/F and 16/F									
			1	2	3	5	6	7	8	9	10	11	1	2	3	5	6	7	8	9	10	11
衣帽間 Walk-in Closet	單位燈掣 1-gang lighting switch		-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
	雙位燈掣 2-gang lighting switch		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	燈位 Lighting point		-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
	雙極開關掣 Double pole switch	適用於空調機之室內機 For air-conditioning indoor unit	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
		適用於浴室寶 For thermo ventilator	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	13A 單位插座連開關掣 13A single socket outlet with switch	一般用途 For general use	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
露台 / 露台及 工作平台 Balcony Balcony & Utility Platform	燈位 Lighting point		-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1
	13A 單位插座 13A single socket outlet	適用於洗衣機 For washing machine	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1
	防水雙極開關掣 Weatherproof double pole isolator	適用於空調機之室外機 For air-conditioning outdoor unit	-	-	-	-	-	-	-	-	-	-	1	2	1	1	1	1	1	1	1	1
	來及去水位 Water and Drain Points	適用於洗衣機 For Washing Machine	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1
	去水位 Drain Points	適用於雨水去水 For Rain Water Outlet	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1
平台 / 私人天台 Flat Roof / Private Roof	單位防水燈掣 1-gang weatherproof lighting switch		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	燈位 Lighting point		4	3	3	3	2	2	4	3	2	2	-	-	-	-	-	-	-	-	-	-
	13A 單位插座 13A single socket outlet	適用於洗衣機 For washing machine	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-
	13A 防水單位插座 13A weatherproof single socket outlet	一般用途 For general use	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	防水雙極開關掣 Weatherproof double pole isolator	適用於空調機之室外機 For air-conditioning outdoor unit	1	2	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-
		適用於鋅盆 For Sink	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-
	來及去水位 Water and Drain Points	適用於洗衣機 For Washing Machine	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-
		適用於雨水去水 For Rain Water Outlet	4	4	4	4	2	2	4	4	2	2	-	-	-	-	-	-	-	-	-	-
	去水位 Drain Points	適用於雨水去水 For Rain Water Outlet	4	4	4	4	2	2	4	4	2	2	-	-	-	-	-	-	-	-	-	-

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7. 住宅單位機電裝置位置及數量說明表(2座) Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units (Tower 2)

位置 Location	描述 Description		Tower 2																			
			17樓至23樓及25樓至29樓 17/F to 23/F and 25/F to 29/F										30樓 30/F									天台 MRF
			1	2	3	5	6	7	8	9	10	11	1	2	3	5	6	7	8	9	7	
大門入口 Main Entrance	門鈴按鈕 Door bell push button		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	
客廳 / 飯廳 Living Room / Dining Room	雙位燈掣 2-gang lighting switch		3	3	3	3	2	2	3	3	3	3	3	3	2	2	3	3	3	3	-	
	單位燈掣 1-gang lighting switch		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	
	燈位 Lighting point		2	3	2	2	2	2	2	2	2	2	4	3	3	3	3	3	3	3	-	
	電話插座 Telephone outlet		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	
	互聯網接駁位 Data outlet	一般用途 For general use	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	
	電視/電台天線插座 TV/FM outlet		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	
	雙極開關掣 Double pole switch	適用於空調機之室內機 For air-conditioning indoor unit	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1	1	1	-	
	雙位雙極開關掣 2-gang double pole switch	適用於浴室寶及煤氣熱水爐 For thermo ventilator and gas water heater	1	1	1	1	-	-	1	1	1	1	1	1	-	-	1	1	1	1	-	
		適用於蒸焗爐及抽氣扇 For steam oven and exhaust fan	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	
	13A 雙位插座連開關掣 13A twin socket outlet with switch	一般用途 For general use	1	1	1	1	-	-	1	1	1	1	1	1	-	-	1	1	1	1	-	
	13A 雙位插座連開關掣(附有USB插頭) 13A twin socket outlet with switch (with USB port)	一般用途 For general use	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	
	13A 單位插座連開關掣 13A single socket outlet with switch	適用於雪櫃及 / 或微波爐及/ 或一般用途 For fridge and / or mircowave oven and / or general use	1	1	1	2	1	1	-	-	2	2	-	2	1	1	-	-	2	2	-	
	13A 單位插座連開關掣(附有USB插頭) 13A single socket outlet with switch (with USB port)	一般用途 For general use	1	1	-	1	-	-	1	1	1	1	-	1	-	-	1	1	1	1	-	
	門鈴 Door bell		1	1	1	1	-	-	-	-	1	1	-	1	-	-	-	-	1	1	-	
對講機 Audio door phone		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-		

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7. 住宅單位機電裝置位置及數量說明表(2座) Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units (Tower 2)

位置 Location	描述 Description		Tower 2																		
			17樓至23樓及25樓至29樓 17/F to 23/F and 25/F to 29/F											30樓 30/F							天台 MRF
			1	2	3	5	6	7	8	9	10	11	1	2	3	5	6	7	8	9	7
開放式廚房 Open Kitchen	總電掣箱 Miniature circuit breaker board		1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	-
	燈位 Lighting point		3	3	3	3	3	3	3	3	3	3	-	2	2	2	2	2	2	2	-
	13A 雙位插座連開關掣 13A twin socket outlet with switch	一般用途 For general use	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	-
	13A 單位插座連開關掣 13A single socket outlet with switch	適用於雪櫃及 / 或微波爐及 / 或抽油煙機及 / 或煮食爐 及/或洗碗機及/或一般用途 For fridge and / or mircowave oven and / or cooker hood and / or gas cooker and / or dish washer and / or general use	4	4	4	2	4	4	4	4	2	2	-	2	4	4	4	4	2	2	-
	門鈴 Door bell		-	-	-	-	1	1	1	1	-	-	-	-	1	1	1	1	-	-	-
	來及去水位 Water and Drain Points	適用於鋅盆 For Sink	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	-
		適用於洗碗碟機 For Dish Washer	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
廚房 Kitchen	單位燈掣 1-gang lighting switch		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	燈位 Lighting point		-	-	-	-	-	-	-	-	-	-	3	-	-	-	-	-	-	-	-
	13A 雙位插座連開關掣 13A twin socket outlet with switch	一般用途 For general use	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	13A 單位插座連開關掣 13A single socket outlet with switch	適用於雪櫃及 / 或抽油煙機及 / 或洗衣機及 / 或煮食爐 /及/或酒櫃及/或乾衣機 或一般用途 For fridge and / or cooker hood and / or washing machine and / or gas cooker and/or wine cellar and /or washer dryer and / or general use	-	-	-	-	-	-	-	-	-	-	6	-	-	-	-	-	-	-	-
	門鈴 Door bell		-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	來及去水位 Water and Drain Points	適用於鋅盆 For Sink	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
		適用於洗碗碟機 For Dish Washer	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
		適用於洗衣機 For Washing Machine	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-

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7. 住宅單位機電裝置位置及數量說明表(2座) Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units (Tower 2)

位置 Location	描述 Description		Tower 2																			
			17樓至23樓及25樓至29樓 17/F to 23/F and 25/F to 29/F											30樓 30/F								天台 MRF
			1	2	3	5	6	7	8	9	10	11	1	2	3	5	6	7	8	9	7	
主人睡房 Master Bedroom	雙位燈掣 2-gang lighting switch		1	1	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	
	單位燈掣 1-gang lighting switch		1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	燈位 Lighting point		2	1	2	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	
	電話插座 Telephone outlet		1	1	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	
	電視/電台天線插座 TV/FM outlet		1	1	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	
	雙極開關掣 double pole switch	適用空調機之室內機 For air-conditioning indoor unit	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		適用於浴室寶 For thermo ventilator	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	13A 雙位插座連開關掣 13A twin socket outlet with switch	一般用途 For general use	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	13A 雙位插座連開關掣(附有USB插頭) 13A twin socket outlet with switch (with USB port)	一般用途 For general use	1	1	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	
	13A 單位插座連開關掣 13A single socket outlet with switch	一般用途 For general use	1	1	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	
睡房 Bedroom	雙位燈掣 2-gang lighting switch		-	-	-	-	1	1	-	-	-	-	-	-	1	1	-	-	-	-	-	
	單位燈掣 1-gang lighting switch		-	-	-	-	1	1	-	-	-	1	-	-	1	1	-	-	-	1	-	
	燈位 Lighting point		-	-	-	-	1	1	-	-	-	1	-	-	1	1	-	-	-	1	-	
	電話插座 Telephone outlet		-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	1	-	
	電視/電台天線插座 TV/FM outlet		-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	1	-	
	雙極開關掣 Double pole switch	適用於空調機之室內機 For air-conditioning indoor unit	-	-	-	-	1	1	-	-	-	1	-	-	1	1	-	-	-	1	-	
	雙位雙極開關掣 2-gang double pole switch	適用於浴室寶及煤氣熱水爐 For thermo ventilator and gas water heater	-	-	-	-	1	1	-	-	-	-	-	-	1	1	-	-	-	-	-	
	13A 雙位插座連開關掣(附有USB插頭) 13A twin socket outlet with switch (with USB port)	一般用途 For general use	-	-	-	-	1	1	-	-	-	1	-	-	1	1	-	-	-	1	-	
	13A 單位插座連開關掣 13A single socket outlet with switch	一般用途 For general use	-	-	-	-	1	1	-	-	-	1	-	-	1	1	-	-	-	1	-	

備註：上表 "-" 代表「不提供」或「不適用」  
Note：The symbol "-" as shown in the above table denotes "Not provided" or "Not applicable"

22 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

7. 住宅單位機電裝置位置及數量說明表(2座) Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units (Tower 2)

位置 Location	描述 Description		Tower 2																			
			17樓至23樓及25樓至29樓 17/F to 23/F and 25/F to 29/F											30樓 30/F								天台 MRF
			1	2	3	5	6	7	8	9	10	11	1	2	3	5	6	7	8	9	7	
睡房 1 Bedroom 1	單位燈掣 1-gang lighting switch		1	1	1	1	-	-	1	1	1	-	1	1	-	-	1	1	1	-	-	
	燈位 Lighting point		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	-	-	
	電視/電台天線插座 TV/FM outlet		-	-	-	1	-	-	1	1	1	-	-	1	-	-	1	1	1	-	-	
	雙極開關掣 Double pole switch	適用於空調機之室內機 For air-conditioning indoor unit	1	1	1	1	-	-	1	1	1	-	1	1	-	-	1	1	1	-	-	
	13A 雙位插座連開關掣 (附有USB插頭) 13A twin socket outlet with switch (with USB port)	一般用途 For general use	1	1	1	1	-	-	1	1	1	-	1	1	-	-	1	1	1	-	-	
	13A 單位插座連開關掣 13A single socket outlet with switch	一般用途 For general use	-	-	-	1	-	-	1	1	1	-	-	1	-	-	1	1	1	-	-	
睡房 2 Bedroom 2	單位燈掣 1-gang lighting switch		1	1	1	1	-	-	1	1	1	-	2	1	-	-	1	1	1	-	-	
	燈位 Lighting point		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	-	-	
	雙極開關掣 Double pole switch	適用於空調機之室內機 For air-conditioning indoor unit	1	1	1	1	-	-	1	1	1	-	1	1	-	-	1	1	1	-	-	
	13A 雙位插座連開關掣 (附有USB插頭) 13A twin socket outlet with switch (with USB port)	一般用途 For general use	1	1	1	1	-	-	1	1	1	-	1	1	-	-	1	1	1	-	-	

備註：上表 "-" 代表「不提供」或「不適用」  
Note: The symbol "-" as shown in the above table denotes "Not provided" or "Not applicable"

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

7. 住宅單位機電裝置位置及數量說明表(2座) Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units (Tower 2)

位置 Location	描述 Description		Tower 2																				
			17樓至23樓及25樓至29樓 17/F to 23/F and 25/F to 29/F											30樓 30/F									天台 MRF
			1	2	3	5	6	7	8	9	10	11	1	2	3	5	6	7	8	9	7		
睡房 3 Bedroom 3	單位燈掣 1-gang lighting switch		-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-		
	燈位 Lighting point		-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-		
	電話插座 Telephone outlet		-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-		
	雙極開關掣 Double pole switch	適用於空調機之室內機 For air-conditioning indoor unit	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-		
	13A 雙位插座連開關掣 (附有USB插頭) 13A twin socket outlet with switch (with USB port)	一般用途 For general use	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-		
浴室 Bathroom	燈位 Lighting point		4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	-		
	13A 單位插座 13A single socket outlet	一般用途 For general use	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-		
	煤氣熱水爐遙控開關 Remote control for gas heater		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-		
	來及去水位 Water and Drain Points	適用於座廁 For Water Closet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-		
		適用於面盆 For Basin	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-		
		適用於企缸 For Shower	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-		
	去水位 Drain Points	適用於地台去水 For Floor Drain	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-		
浴室 (store room) Bathroom (store room)	燈位 Lighting point		-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-		
	來及去水位 Water and Drain Points	適用於座廁 For Water Closet	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-		
		適用於面盆 For Basin	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-		
	去水位 Drain Points	適用於地台去水 For Floor Drain	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-		

備註：上表 "-" 代表「不提供」或「不適用」  
Note：The symbol "-" as shown in the above table denotes "Not provided" or "Not applicable"



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7. 住宅單位機電裝置位置及數量說明表(2座) Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units (Tower 2)

位置 Location	描述 Description		Tower 2																			
			17樓至23樓及25樓至29樓 17/F to 23/F and 25/F to 29/F											30樓 30/F								天台 MRF
			1	2	3	5	6	7	8	9	10	11	1	2	3	5	6	7	8	9	7	
主人浴室 Master Bathroom	燈位 Lighting point		4	4	4	-	-	-	-	-	-	-	4	-	-	-	-	-	-	-	-	-
	13A 單位插座 13A socket outlet	一般用途 For general use	1	1	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	煤氣熱水爐遙控開關 Remote control for GAS heater		1	1	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	來及去水位 Water and Drain Points	適用於座廁 For Water Closet	1	1	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
		適用於面盆 For Basin	1	1	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
		適用於企缸 For Shower	1	1	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	去水位 Drain Points	適用於地台去水 For Floor Drain	1	1	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
儲物室 Store	總電掣箱 Miniature circuit breaker board		-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	單位燈掣 1-gang lighting switch		-	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	1	-	-
	雙位燈掣 2-gang lighting switch		-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	燈位 Lighting point		-	1	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	1	-	-
	雙極開關掣 Double pole switch	適用於空調機之室內機 For air-conditioning indoor unit	-	1	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	1	-	-
	13A 單位插座連開關掣 13A single socket outlet with switch	一般用途 For general use	-	1	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	1	-	-

備註：上表 "-" 代表「不提供」或「不適用」  
Note：The symbol "-" as shown in the above table denotes "Not provided" or "Not applicable"

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裝置、裝修物料及設備  
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7. 住宅單位機電裝置位置及數量說明表(2座) Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units (Tower 2)

位置 Location	描述 Description		Tower 2																			
			17樓至23樓及25樓至29樓 17/F to 23/F and 25/F to 29/F											30樓 30/F								天台 MRF
			1	2	3	5	6	7	8	9	10	11	1	2	3	5	6	7	8	9	7	
衣帽間 Walk-in Closet	單位燈掣 1-gang lighting switch		-	-	-	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	
	雙位燈掣 2-gang lighting switch		-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	
	燈位 Lighting point		-	-	-	1	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	
	雙極開關掣 Double pole switch	適用於空調機之室內機 For air-conditioning indoor unit	-	-	-	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	
		適用於浴室寶 For thermo ventilator	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	
	13A 單位插座連開關掣 13A single socket outlet with switch	一般用途 For general use	-	-	-	1	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	
露台 / 露台及 工作平台 Balcony Balcony & Utility Platform	燈位 Lighting point		1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	-	
	13A 單位插座 13A single socket outlet	適用於洗衣機 For washing machine	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	-	
	防水雙極開關掣 Weatherproof double pole isolator	適用於空調機之室外機 For air-conditioning outdoor unit	1	2	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	-	
	來及去水位 Water and Drain Points	適用於洗衣機 For Washing Machine	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	-	
	去水位 Drain Points	適用於雨水去水 For Rain Water Outlet	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	-	
平台 / 私人天台 Flat Roof / Private Roof	單位防水燈掣 1-gang weatherproof lighting switch		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	
	燈位 Lighting point		-	-	-	-	-	-	-	-	-	-	3	-	-	-	-	-	-	-	4	
	13A 單位插座 13A single socket outlet	適用於洗衣機 For washing machine	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	13A 防水單位插座 13A weatherproof single socket outlet	一般用途 For general use	-	-	-	-	-	-	-	-	-	-	3	-	-	-	-	-	-	-	1	
	防水雙極開關掣 Weatherproof double pole isolator	適用於空調機之室外機 For air-conditioning outdoor unit	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	
	來及去水位 Water and Drain Points	適用於鋅盆 For Sink	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	
		適用於洗衣機 For Washing Machine	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	去水位 Drain Points	適用於雨水去水 For Rain Water Outlet	-	-	-	-	-	-	-	-	-	-	4	-	-	-	-	-	-	-	2	

備註：上表 "-" 代表「不提供」或「不適用」  
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## 23 服務協議 SERVICE AGREEMENTS

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

煤氣由香港中華煤氣有限公司供應。

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

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

## 24 地稅 GOVERNMENT RENT

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

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



## 25 買方的雜項付款

### MISCELLANEOUS PAYMENTS BY PURCHASER

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

備註：買方須向管理人而不須向賣方(擁有人)繳付水、電力及氣體的按金及清理廢料的費用。

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

Note : The purchaser should pay to the manager instead of the vendor (the owner) the deposits for water, electricity and gas and the debris removal.

## 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

A. 批地文件規定，期數中的住宅物業的擁有人須自費維修任何斜坡  
不適用。

B. 擁有人自費就期數維修任何斜坡的承諾  
不適用。

C. 根據公契，期數的管理人獲擁有人授權進行維修工程

根據公契，期數的管理人獲擁有人授權聘請適當合資格人員以遵守批地文件並按照土力工程處發出的「岩土指南第五 — 斜坡維修指南」（以其不時修訂或取代為準）及《斜坡維修手冊》，以及按照由恰當政府部門不時發出有關斜坡、護土牆及相關構築物的所有指南，檢查、保存及保養任何斜坡及護土牆(如有)，並向所有擁有人收取因管理人進行這等保養、維修及任何其他工程而合法地已招致或將會招致的一切費用。

A. The land grant requires the owners of the residential properties in the Phase to maintain any slope at their own cost

Not applicable.

B. Owner's undertaking to maintain any slope in relation to the Phase at that owner's own cost

Not applicable.

C. **Under the Deed of Mutual Covenant, the manager of the Phase has the owners' authority to carry out the maintenance work**

Under the Deed of Mutual Covenant, the Manager of the Phase has the owners' authority to engage suitable qualified personnel to inspect keep and maintain the Slopes and Retaining Walls (if any) in compliance with the Government Grant and in accordance with the "Geoguide 5 – Guide to Slope Maintenance" issued by the Geotechnical Engineering Office (as amended or substituted from time to time) and the Slope Maintenance Manual and all guidelines issued from time to time by the appropriate government department regarding the maintenance of slopes, retaining walls and related structures and to collect from the Owners all costs lawfully incurred or to be incurred by the Manager in carrying out such maintenance, repair and other works.



## 28 修訂 MODIFICATION

沒有向政府申請中而未獲批准的批地文件的修訂。

There is no on-going application to the Government for modification of the land grant which is not yet granted.



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 (GFA) OF BUILDING

獲寬免總樓面面積的設施分項

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

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.

根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積 Disregarded GFA under Building (Planning) Regulations 23(3)(b)		面積(平方米) Area (m²)
1. (#)	停車場及上落客貨地方(公共交通總站除外) Carpark and loading / unloading area excluding public transport terminus	不適用 Not Applicable
2.	機房及相類設施 Plant rooms and similar services	
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(訊播室)、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等 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, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc.	58.008
2.2 (#)	所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等 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.	658.168
2.3	非強制性或非必要機房，例如空調機房、送風櫃房等 Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	不適用 Not Applicable

根據聯合作業備考第1及第2號提供的環保設施 Green Features under Joint Practice Notes 1 and 2		面積(平方米) Area (m²)
3.	露台 Balcony	257.000
4.	加闊的公用走廊及升降機大堂 Wider common corridor and lift lobby	不適用 Not Applicable
5.	公用空中花園 Communal sky garden	不適用 Not Applicable
6.	隔聲鰭 Acoustic fin	不適用 Not Applicable
7.	翼牆、捕風器及風斗 Wing wall, wind catcher and funnel	不適用 Not Applicable
8.	非結構預製外牆 Non-structural prefabricated external wall	37.325
9.	工作平台 Utility platform	192.750
10.	隔音屏障 Noise barrier	不適用 Not Applicable
適意設施 Amenity Features		面積(平方米) Area (m²)
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 Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	5.000
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 Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	176.810

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

適意設施 Amenity Features		面積(平方米) Area (m²)
13.	有蓋園景區及遊樂場地 Covered landscaped and play area	227.619
14.	橫向屏障 / 有蓋人行道及花棚 Horizontal screen / covered walkway and trellis	不適用 Not Applicable
15.	擴大升降機槽 Larger lift shaft	155.697
16.	煙囪管道 Chimney shaft	不適用 Not Applicable
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 Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	不適用 Not Applicable
18. (#)	強制性設施或必要機房所需的管槽、氣槽及垂直立管 Pipe duct, air duct and vertical riser for mandatory feature or essential plant room	140.404
19.	非強制性設施或非必要機房所需的管槽及氣槽 Pipe duct, air duct for non-mandatory or non-essential plant room	不適用 Not Applicable
20.	環保系統及設施所需的機房、管槽及氣槽 Plant room, pipe duct, air duct for environmentally friendly system and feature	不適用 Not Applicable
21.	複式住宅單位及洋房的中空空間 Void in duplex domestic flat and house	不適用 Not Applicable
22.	遮陽篷及反光罩 Sunshade and reflector	不適用 Not Applicable
23. (#)	伸出式花槽及小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台 Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window	不適用 Not Applicable
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，及維修通道 Other projection such as A/C box and A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway	不適用 Not Applicable

其他項目 Other Exempted Items		面積(平方米) Area (m²)
25. (#)	庇護層，包括庇護層兼空中花園 Refuge floor including refuge floor cum sky garden	不適用 Not Applicable
26.	大型伸出 / 外懸設施下的有蓋地方 Covered area under large projecting / overhanging feature	不適用 Not Applicable
27.	公共交通總站 Public transport terminus	不適用 Not Applicable
28. (#)	共用構築物及公用樓梯 Party structure and common staircase	不適用 Not Applicable
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 Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	114.310
30.	公眾通道 Public passage	不適用 Not Applicable
31.	有蓋的後移部分 Covered set back area	不適用 Not Applicable
額外總樓面面積 Bonus GFA		面積(平方米) Area (m²)
32.	額外總樓面面積 Bonus GFA	不適用 Not Applicable
根據聯合作業備考(第8號)提供的額外環保設施 Additional Green Features under Joint Practice Note (No. 8)		面積(平方米) Area (m²)
33.	採用「組裝合成」建築法的樓宇 Buildings adopting Modular Integrated Construction	不適用 Not Applicable

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

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

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

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

綠色建築認證

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

暫定評級  
金級



暫定  
金級

NB V1.2 2022

HKGBC  
綠建環評

申請編號: PAG0156/23

Green Building Certification

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

Provisional  
GOLD



PROVISIONAL  
GOLD

NB V1.2 2022

HKGBC  
BEAM Plus

Application no.: PAG0156/23

期數的公用部分的預計能量表現或消耗  
Estimated Energy Performance or Consumption for the Common Parts of the Phase

於印製售樓說明書前呈交予建築事務監督期數的公用部分的預計能量表現或消耗的最近期資料：  
Latest information on the estimated energy performance or consumption for the common parts of the Phase as submitted to the Building Authority prior to the printing of the sales brochure:

第 I 部分 Part I	
提供中央空調 Provision of Central Air Conditioning	是 Yes
提供具能源效益的設施 Provision of Energy Efficient Features	是 Yes
擬安裝的具能源效益的設施 Energy Efficient Features proposed	1. 節能空調系統 Efficient Air-Conditioning 2. 節能照明系統 LED Lighting Tubes 3. 使用高效能摩打升降機 (VVVF) Lift Drive

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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 (GFA) OF BUILDING

第 II 部分：擬興建樓宇/部分樓宇預計每年能源消耗量 <sup>(註腳1)</sup> Part II: The predicted annual energy use of the proposed building / part of building <sup>(Note 1)</sup>						
發展項目類型 Type of Development	位置 Location	使用有關裝置的內部樓面面積(平方米) Internal Floor Area Served (m <sup>2</sup> )	基線樓宇 <sup>(註腳2)</sup> 每年能源消耗量 Annual Energy Use of Baseline Building <sup>(Note 2)</sup>		擬興建樓宇每年能源消耗量 Annual Energy Use of Proposed Building	
			電力 千瓦小時 / 平方米 / 年 Electricity kWh / m <sup>2</sup> / annum	煤氣 / 石油氣 用量單位 / 平方米 / 年 Town Gas / LPG unit / m <sup>2</sup> / annum	電力 千瓦小時 / 平方米 / 年 Electricity kWh / m <sup>2</sup> / annum	煤氣 / 石油氣 用量單位 / 平方米 / 年 Town Gas / LPG unit / m <sup>2</sup> / annum
住用發展項目(不包括酒店) Domestic Development (excluding Hotel)	有使用中央屋宇裝備裝置 <sup>(註腳3)</sup> 的部份 Area served by central building services installation <sup>(Note 3)</sup>	1821.52	111.36	—	83.64	—
非住用發展項目 <sup>(註腳 4)</sup> (包括酒店) Non-domestic Development <sup>(Note 4)</sup> (including Hotel)	平台(中央屋宇裝備裝置) Podium(s) (central building services installation)	465.69	128.4	—	124.27	—

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。

4. 平台一般指發展項目的最低部分(通常為發展項目最低於15米部分及其地庫(如適用))，並與其上的塔樓具有不同用途。對於並無明確劃分平台與塔樓的發展項目，應視整個發展項目為塔樓。

Notes: 1. In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.

The predicted annual energy use, in terms of electricity consumption (kWh / m<sup>2</sup> / annum) and town gas/LPG consumption (unit / m<sup>2</sup> / annum), of the development by the internal floor area served, where:

(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 Installation issued by the Electrical and Mechanical Services Department.

4. Podium(s) normally means the lowest part of the development (usually the lowest 15m of the development and its basement, if any) carrying different use(s) from that of the tower(s) above. For development without clear demarcation between podium(s) and tower(s), the development, as a whole, should be considered as tower(s).



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申請建築物總樓面面積寬免的資料  
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第 III 部分：以下裝置乃按機電工程署公布的相關實務守則設計 Part III: The following installations are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)			
裝置類型 Type of Installations	是 Yes	否 No	不適用 Not applicable
照明裝置 Lighting Installations	✓	-	-
空調裝置 Air Conditioning Installations	✓	-	-
電力裝置 Electrical Installations	✓	-	-
升降機及自動梯的裝置 Lift & Escalator Installations	✓	-	-
以總能源為本的方法 Performance-based Approach	-	-	✓

# 30 有關資料

## RELEVANT INFORMATION

### 1. 放置室外冷氣機

部分室外冷氣機(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(i)構成住宅單位一部分的組合露台及工作平台上或內部及(ii)私人平台上或內部。室外冷氣機的放置可能對期數內的住宅單位的享用，諸如熱氣及噪音或其他方面造成影響。有關室外冷氣機的位置，請參閱本售樓說明書的「期數的住宅物業的樓面平面圖」。

### 2. 建築裝飾

期數部分住宅單位外牆設有建築裝飾。此等建築裝飾可能對部分住宅單位的景觀造成影響。有關建築裝飾的位置，請參閱本售樓說明書的「期數的住宅物業的樓面平面圖」。

### 3. 照明

第一期商業發展項目及第二期商業發展項目的部分外牆及/或建築裝飾裝設外牆裝飾燈，該等裝飾燈可能不時開啟。位於發展項目的第一期及期數的室外游泳池有安裝照明系統及可能不時開啟。該等照明可能對期數部分住宅單位的享用，諸如景觀、光及對週邊環境的其他方面造成影響。

### 4. 大廈保養系統操作

(a) 根據公契及管理協議，管理人有權進入建有私人平台及/或私人天台的住宅單位(不論是否連同管理人的代理、測量師、工人及其他人士，及是否攜帶用具、工具及物料)操作大廈保養系統包括但不限於在毗鄰構成住宅單位一部分的私人天台及/或私人平台的公用地方與設施周邊外牆的托架錨固吊船或其他類似裝置及/或於構成住宅單位一部分的私人天台及/或私人平台停泊吊船或其他類似裝置，以便清潔、檢查、保養及/或維修外牆、玻璃幕牆及公用地方與設施。

(b) 在管理人安排為外牆(包括玻璃幕牆結構以及公用地方與設施)進行定期及特別安排的檢查、清潔、保養及/或維修期間，大廈保養系統包括但不限於吊船或其他類似裝置(不論永久或臨時裝置)可能會安裝及/或停泊在住宅單位的私人平台及/或私人天台上，並在住宅單位的私人平台及或私人天台上空，以及在住宅單位的窗外及或組合露台及工作平台外操作。

### 5. 喉管

部分喉管設於期數部分住宅單位的外牆及/或毗鄰私人平台及/或私人天台及/或組合露台及工作平台。部分住宅單位的景觀可能因此受到影響。有關該等喉管的位置，請參閱期數最新經批准的建築圖則。

### 6. 綠化範圍

根據公契，位於第一期閣樓、1樓及1M樓的綠化範圍被指定為並構成第一期住宅公用地方一部分，而根據副公契，位於期數1樓的綠化範圍被指定為並構成第二期住宅公用地方一部分。發展項目的每一住宅單位的擁有人均需分擔管理及維修構成住宅公用地方(包括第一期住宅公用地方及第二期住宅公用地方)一部分的部分綠化範圍的費用。

### 7. 將交回的土地

根據2024年11月7日簽立並在土地註冊處註冊文書摘要編號24111900600136的交回協議(「交回協議」)，賣方同意向政府申請交回一幅毗鄰發展項目地界的土地(「該土地」)，該土地在土地註冊處登記及公契內定義為“Section KL”。因此，該土地將根據政府訂明的條款及條件及受制於交回協議的條

款及條件交回予政府作擴闊道路用途。一切與該擴闊道路有關的工程可能不會在申請期數的佔用許可證時完成，而進行該工程可能對期數內住宅物業的享用，包括但不限於進出期數，以及周圍環境造成影響。僅為識別目的，該土地的位置以紅色斜線顯示在本部分最後的圖則上。

### 8. KL分段通行權

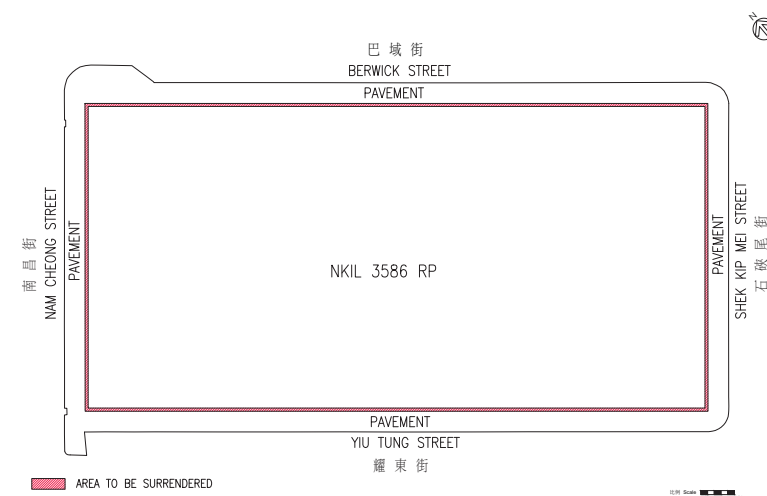
(a) 根據公契發展項目的擁有人將被受予一項非獨有的通行權(「KL分段通行權」)，作為關聯期數內住宅物業的合法使用和享用，並受制於公契及管理協議列明的限制、條款、條件及契約，包括但不限於保持、修理和維護Section KL處於良好且完好的狀態。就管理、修理和維護Section KL而言，不論在Section KL轉讓予發展項目的管理人之前或之後(在KL分段通行權結束和終止之前)，Section KL分段為第一期屋苑公用地方的一部分，期數的每一住宅單位的擁有人均需分擔該費用。

(b) KL分段通行權將在以下情形中的較早者自動結束和終止：

- (i) 緊接在Section KL交回予政府的時刻；
- (ii) Section KL的政府批地文件到期或提前終止；
- (iii) 地段的政府批地文件到期或提前終止。

(c) Section KL的擁有人有權利(包括但不限於)根據其絕對酌情權而決定或視為合理於不時及以該等方式與政府協商Section KL的交回，並有權在無需加入發展項目的任何擁有人或管理人下簽署及簽訂有關的交回契約及其他承諾信函及/或相關文件，且於任何時候將Section KL管理權交回予政府，及在期數獲得佔用許可證後，根據其絕對酌情權而決定或視為合理於不時及任何時候以該等目的、形式和方式，將Section KL轉讓予管理人以信託方式為發展項目的所有擁有人持有，但需受到任何已簽署/簽訂或將簽署/簽訂的承諾信函及/或交回協議，及KL分段通行權的限制，並有權在無需加入發展項目的任何擁有人下簽署及簽訂有關的協議及/或契約。

註：除非本售樓說明書另有定義，本有關資料內使用的詞彙與該詞彙在公契及管理協議中的涵義相同。



# 30 有關資料

## RELEVANT INFORMATION

### 1. Placement of outdoor air-conditioning units

Some outdoor air-conditioning units (either serving its own residential unit or other residential unit(s)) are placed on the areas provided on or within (i) the combined balconies and utility platforms forming part of residential units and (ii) the private flat roofs. The placement of the outdoor air-conditioning units may affect the enjoyment of the residential units of the Phase in terms of heat and noise or other aspects. For the locations of the outdoor air-conditioning units, please refer to the “Floor Plans of Residential Properties in the Phase” in this sales brochure.

### 2. Architectural Features

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

### 3. Lighting

Facade lighting is installed on the external walls and/or architectural features of Phase 1 Commercial Development and Phase 2 Commercial Development and may be turned on from time to time. Lightings are installed at the outdoor swimming pools located at the Phase and Phase 1 of the Development and may be turned on from time to time. The illumination of these lighting may affect the enjoyment of some residential units in the Phase in terms of views, lighting and other aspects of the surrounding environment.

### 4. Operation of Building Maintenance System

- (a) Under the Deed of Mutual Covenant, the Manager shall have the right to access into those residential units consisting of private flat roof(s) and/or private roof(s) (with or without the Manager’s agents, surveyors, workmen and others and with or without other appliances, equipment and materials) for operating the building maintenance system, including but limited to the anchoring of the gondola or likewise equipment at the brackets located at the building perimeter along such part of the Common Areas and Facilities adjacent to the private roof and/or private flat roof forming part of a residential unit and/or the resting of the gondola or likewise equipment on the private roofs and/or private flat roofs forming part of any residential unit, for cleaning, inspecting, maintaining and/or repairing the external wall, curtain wall and the Common Areas and Facilities. Such right of the Manager shall apply to the Phase under the Sub-Deed.
- (b) During regular and specially arranged inspections, cleaning, maintenance and/or repairing of the external walls (including the curtain wall structures and the Common Areas and Facilities) as arranged by the Manager, the building maintenance systems including but not limited to gondola(s) or similar equipment (whether permanent or temporary equipment) may be installed and/or rested on the private flat roof(s) and/or private roof(s) of the residential units and operated in the air space directly above the private flat roof(s) and/or private roof(s) of the residential units as well as outside windows and/or combined balcony(ies) and utility platform(s) of the residential units.

### 5. Pipes

Some pipes are located on the external walls and/or adjacent to the private flat roofs and/or private roofs and/or combined balconies and utility platforms of some residential units of the Phase. It is possible

that the views of some residential units may be affected by these pipes. For locations of such pipes, please refer to the latest approved building plans of the Phase.

### 6. Greenery Areas

Under the Deed of Mutual Covenant, greenery areas on Cockloft Floor, 1/F and 1M/F of Phase 1 are designated as and form part of the Residential Common Areas In Phase 1 whereas under the Sub-Deed, greenery areas on 1/F of the Phase are designated as and form part of the Residential Common Areas In Phase 2. The owner of each residential unit in the Development is obliged to contribute towards the costs of management and maintenance of such greenery areas which form part of the Residential Common Areas (including the Residential Common Areas In Phase 1 and the Residential Common Areas In Phase 2).

### 7. Area to be Surrendered

By an Agreement to Surrender dated 7th November 2024 and registered in the Land Registry by Memorial No.24111900600136 (the “Agreement to Surrender”), the Vendor agreed to surrender to the Government an area (the “Area”) adjoining the lot boundary of the development and registered in the Land Registry and defined in the Deed of Mutual Covenant as “Section KL” and hence, the Area will be surrendered to the Government for the road widening purpose in accordance with such terms and conditions as imposed by the Government and subject to the terms and conditions as set out in the Agreement to Surrender. All the works in connection with the aforesaid road widening may not be completed at the time of application for the Occupation Permit of the Phase, and the carrying out of such works may affect the enjoyment of the residential properties in the Phase including but not limited to the access to and egress from the Phase and the surrounding environment thereof. For the purpose of identification only, the location of the Area is shown and coloured hatched red on the plan at the end of this Section.

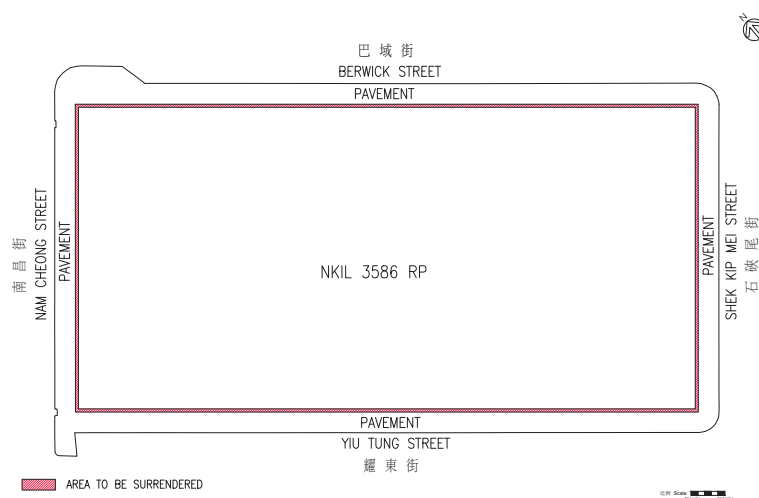
### 8. Section KL ROW

- (a) A non-exclusive right of way (“Section KL ROW”) will be granted under the Deed of Mutual Covenant to the owners of the development for lawful purpose in connection with the proper use and enjoyment of the residential properties in the Phase subject to the limitations, terms, conditions and covenants set out therein, including but not limited to upkeep, repairing and maintaining Section KL in good and substantial repair and condition. For the purposes of management, repair and maintenance only, whether before or after the assignment of Section KL to the Manager of the development (until the cessation and determination of the Section KL ROW), Section KL is a part of the Estate Common Areas In Phase 1 and the owner of each residential unit in the Phase is obliged to contribute towards such costs.
- (b) The Section KL ROW shall automatically cease and determine on whichever is the earlier of the following:
  - (i) at such moment of time immediately prior to the surrender of Section KL to the Government;
  - (ii) the expiration or sooner determination of the Government grant of Section KL; or
  - (iii) the expiration or sooner determination of the Government Grant of the Lot.

## 30 有關資料 RELEVANT INFORMATION

- (c) The owner of Section KL shall have the right (inter alia) to negotiate with the Government on surrender of Section KL from time to time and in such manner in its absolute discretion shall decide or deem fit and the right to sign and execute the deed of surrender and other letter(s) of undertaking and/or document in connection therewith without the necessity of joining in any owner of the development or the Manager and to deliver up possession of Section KL to the Government at any time, and the right at any time and from time to time after the issuance of the Occupation Permit in respect of the Phase for such purposes and in such form and manner in its absolute discretion shall decide or deem fit to assign Section KL to the Manager to be held on trust for all the owners of the Development, subject to any undertaking letter(s) and/or the Agreement to Surrender signed/executed or to be signed/executed and the Section KL ROW, and the right to sign and execute any agreement and/or deed in connection therewith without the necessity of joining in any owner of the development.

Remark: Unless otherwise defined in this sales brochure, the capitalized terms used in this Relevant Information shall have the same meaning of such terms in the Deed of Mutual Covenant and Management Agreement.







賣方就期數指定的互聯網網站的網址：[www.belgraviaplace.com.hk](http://www.belgraviaplace.com.hk)

The Address of the Website Designated by the Vendor for the Phase : [www.belgraviaplace.com.hk](http://www.belgraviaplace.com.hk)


1. 期數及其周邊地區日後可能出現改變。
2. 本售樓說明書印製日期：2025年2月17日。

1. There may be future changes to the phase and the surrounding areas.
2. Date of printing of this Sales Brochure : 17 February 2025.



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