

33 KENNEDY RD

堅尼地道33號

SALES BROCHURE

售樓說明書

33 KENNEDY RD

堅尼地道 33 號

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

FOR ALL FIRST-HAND RESIDENTIAL PROPERTIES

1. IMPORTANT INFORMATION

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

2. FEES, MORTGAGE LOAN AND PROPERTY PRICE

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

3. PRICE LIST, PAYMENT TERMS AND OTHER FINANCIAL INCENTIVES

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

4. PROPERTY AREA AND ITS SURROUNDINGS

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property – air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property². The external and internal dimensions of residential properties

as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.

- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. SALES BROCHURE

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

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

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

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

7. INFORMATION ON AVAILABILITY OF RESIDENTIAL PROPERTIES FOR SELECTION AT SALES OFFICE

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

8. REGISTER OF TRANSACTIONS

- Pay attention to the register of transactions for a development. A vendor must, within 24 hours after entering into a PASP with a purchaser, enter transaction information of the PASP in the

register of transactions. The vendor must, within 1 working day after entering into an agreement for sale and purchase (ASP), enter transaction information of the ASP in the register of transactions. Check the register of transactions for the concerned development to learn more about the sales condition of the development.

- Never take the number of registrations of intent or cashier orders a vendor has received for the purpose of registration as an indicator of the sales volume of a development. The register of transactions for a development is the most reliable source of information from which members of the public can grasp the daily sales condition of the development.

9. AGREEMENT FOR SALE AND PURCHASE

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

- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors’ firm responsible for stakeholding purchasers’ payments for the property.

10. EXPRESSION OF INTENT OF PURCHASING A RESIDENTIAL PROPERTY

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

11. APPOINTMENT OF ESTATE AGENT

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

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- 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 License List on the Estate Agents Authority website: www.eaa.org.hk.

12. APPOINTMENT OF SOLICITOR

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

FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES

13. PRE-SALE CONSENT

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

14. SHOW FLATS

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

- Sales brochure of the development should have been made available to the public when the show flat is made available for viewing. You are advised to get a copy of the sales brochure and make reference to it when viewing the show flats.
- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

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

15. ESTIMATED MATERIAL DATE AND HANDING OVER DATE

- Check the estimated material date³ for the development in the sales brochure.
 - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is 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.

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FOR FIRST-HAND COMPLETED RESIDENTIAL PROPERTIES

16. VENDOR'S INFORMATION FORM

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

17. VIEWING OF PROPERTY

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

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

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

Other useful contacts:

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

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

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

Sales of First-hand Residential Properties Authority March 2023

1. The details of various mortgage loan plans include the requirements for mortgagors on minimum income level, the loan limit under the first mortgage and second mortgage, the maximum loan repayment period, the change of mortgage interest rate throughout the entire repayment period, and the payment of administrative fees.
2. According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following —
 - (i) the external dimensions of each residential property;
 - (ii) the internal dimensions of each residential property;
 - (iii) the thickness of the internal partitions of each residential property;
 - (iv) the external dimensions of individual compartments in each residential property.

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

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

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您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

5. 售樓說明書

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

或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置; 以及

- 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

- 留意賣方有權改動未落成發展項目的建築圖則（如有的話）。如屬未落成發展項目，條例規定物業的買賣合約須載有強制性條文，列明如有關改動在任何方面對該物業造成影響，賣方須在改動獲建築事務監督批准後的 14 日內，將該項改動以書面通知買家。

- 訂立臨時買賣合約時，您須向擁有人(即賣方)支付樓價**5%**的臨時訂金。

- 如您在訂立臨時買賣合約後**五個工作日**(工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子)之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金(即樓價的5%)會被沒收，而擁有人(即賣方)不得因您沒有簽立買賣合約而對您提出進一步申索。

- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人(即賣方)必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。

- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

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

- 留意在有關住宅物業的銷售開始前，賣方（包括其獲授權代表）不得尋求或接納任何對該物業的有明確選擇購樓意向。因此您不應向賣方或其授權代表提出有關意向。

11. 委託地產代理

- 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名/名稱。

- 您可委託任何地產代理（不一定是賣方所指定的地產代理），以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。

- 委託地產代理以物色物業前，您應該 —

- 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；

- 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及

- 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁（網址：www.eaa.org.hk），查閱牌照目錄。

12. 委聘律師

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

- 比較不同律師的收費。

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

- 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單位作出比較。然而，條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。

- 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓說明書。因此，緊記先行索取售樓說明書，以便在參觀示範單位時參閱相關資料。

- 您可以在無改動示範單位及經改動示範單位中進行量度，並在無改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期³。

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

- 收樓日期

- 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。

- » 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或

- » 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。

- 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。

- 認可人士可批予在預計關鍵日期之後完成發展項目

- 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：

- » 工人罷工或封閉工地；
- » 暴動或內亂；
- » 不可抗力或天災；
- » 火警或其他賣方所不能控制的意外；
- » 戰爭；或
- » 惡劣天氣。

- 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

- 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

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

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

香港地產建設商會
電話: 2826 0111
傳真: 2845 2521

一手住宅物業銷售監管局
2023 年 3 月

1. 按揭貸款計劃的資料包括有關按揭貸款計劃對借款人的最低收入的要求、就第一按揭連同第二按揭可獲得的按揭貸款金額上限、最長還款年期、整個還款期內的按揭利率變化，以及申請人須繳付的手續費。
2. 根據條例附表1第1部第10(2)(d)條述明，售樓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。
3. 一般而言，「關鍵日期」指該項目符合批地文件的條件的日期，或該項目在遵照經批准的建築圖則的情況下或按照豁免證明書的發出的條件在各方面均屬完成的日期。有關詳情請參閱條例第2條。

INFORMATION ON THE DEVELOPMENT

發展項目的資料

Name of the Development

33 Kennedy Road

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

33 Kennedy Road

The development consists of one multi-unit building**Total number of storeys**

28 storeys (excluding Roof, Upper Roof and Top Roof)

Floor numbering as provided in the approved building plans for the Development

LG2/F, LG1/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-29/F, Roof, Upper Roof and Top Roof

Omitted floor numbers

4/F, 13/F, 14/F & 24/F

Refuge floor

Refuge floor is provided at Roof Floor

INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

賣方及有參與發展項目的其他人的資料

Vendor

Come First Limited and Board Profit Limited

Holding company of the vendor

Afterglow Holdings Limited, Brilliant Wave Limited, TDS Partners Limited, Circumwealth Company Limited and Fu Hop Investment Company, Limited

Authorized person for the development

Mr. Lam Siu Tong

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

T.K. Tsui & Associates Ltd.

Building contractor for the development

Ching Lee Engineering Limited

The firm of solicitors acting for the vendor in relation to the sale of residential properties in the development

Johnson Stokes & Master

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

Hang Seng Bank Limited

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

Afterglow Holdings Limited and Fu Hop Investment Company, Limited

發展項目的名稱

堅尼地道33號

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

堅尼地道33號

發展項目包括一幢多單位建築物**樓層總數**

28層 (不包括天台、上層天台及頂層天台)

發展項目的經批准的建築圖則所規定的樓層號數

地下層2樓、地下層1樓、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至29樓、天台、上層天台及頂層天台

被略去的樓層號數

4樓、13樓、14樓及24樓

庇護層

庇護層設於天台

賣方

首達有限公司及祥陞有限公司

賣方之控權公司

Afterglow Holdings Limited、Brilliant Wave Limited、TDS Partners Limited、致運達有限公司及富合置業有限公司

發展項目的認可人士的姓名或名稱

林少棠

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團

崔德剛建築工程師樓有限公司

發展項目的承建商

正利工程有限公司

就發展項目中的住宅物業的出售而代表賣方行事的律師事務所

孖士打律師行

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構的名稱

恒生銀行有限公司

已為發展項目的建造提供貸款的任何其他人

Afterglow Holdings Limited 及富合置業有限公司

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

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

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

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

INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

There are no non-structural prefabricated external walls forming part of the enclosing walls in the Development.
發展項目不會有構成圍封牆的一部分的非結構的預製外牆。

There are curtain walls forming part of the enclosing walls in the Development.
發展項目會有構成圍封牆的一部分的幕牆。

The thickness of curtain walls of the Development is 200mm.
發展項目中的幕牆之厚度為200毫米。

There are no non-structural prefabricated external walls forming part of the enclosing walls of the residential properties in the Development.
發展項目中的住宅單位不設構成圍封牆一部分的非結構的預製外牆。

SCHEDULE OF TOTAL AREA OF THE CURTAIN WALLS OF EACH RESIDENTIAL PROPERTY
每個住宅物業的幕牆的總面積表

FLOOR 樓層	FLAT 單位	TOTAL AREA OF CURTAIN WALLS OF EACH RESIDENTIAL PROPERTY (SQ.M.) 每個住宅物業的幕牆總面積 (平方米)
1/F 1樓	NORTH	-
	EAST	2.068
	SOUTH	3.079
2/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-27/F 2樓至3樓、5樓至12樓、 15樓至23樓及25樓至27樓	NORTH	-
	EAST	2.068
	SOUTH	3.079
28/F & 29/F 28樓及29樓	EAST (DUPLEX) (複式)	3.338
	SOUTH (DUPLEX) (複式)	3.731

Remarks:
1. 4/F, 13/F, 14/F and 24/F are omitted.

備註：
1. 不設4樓、13樓、14樓及24樓。

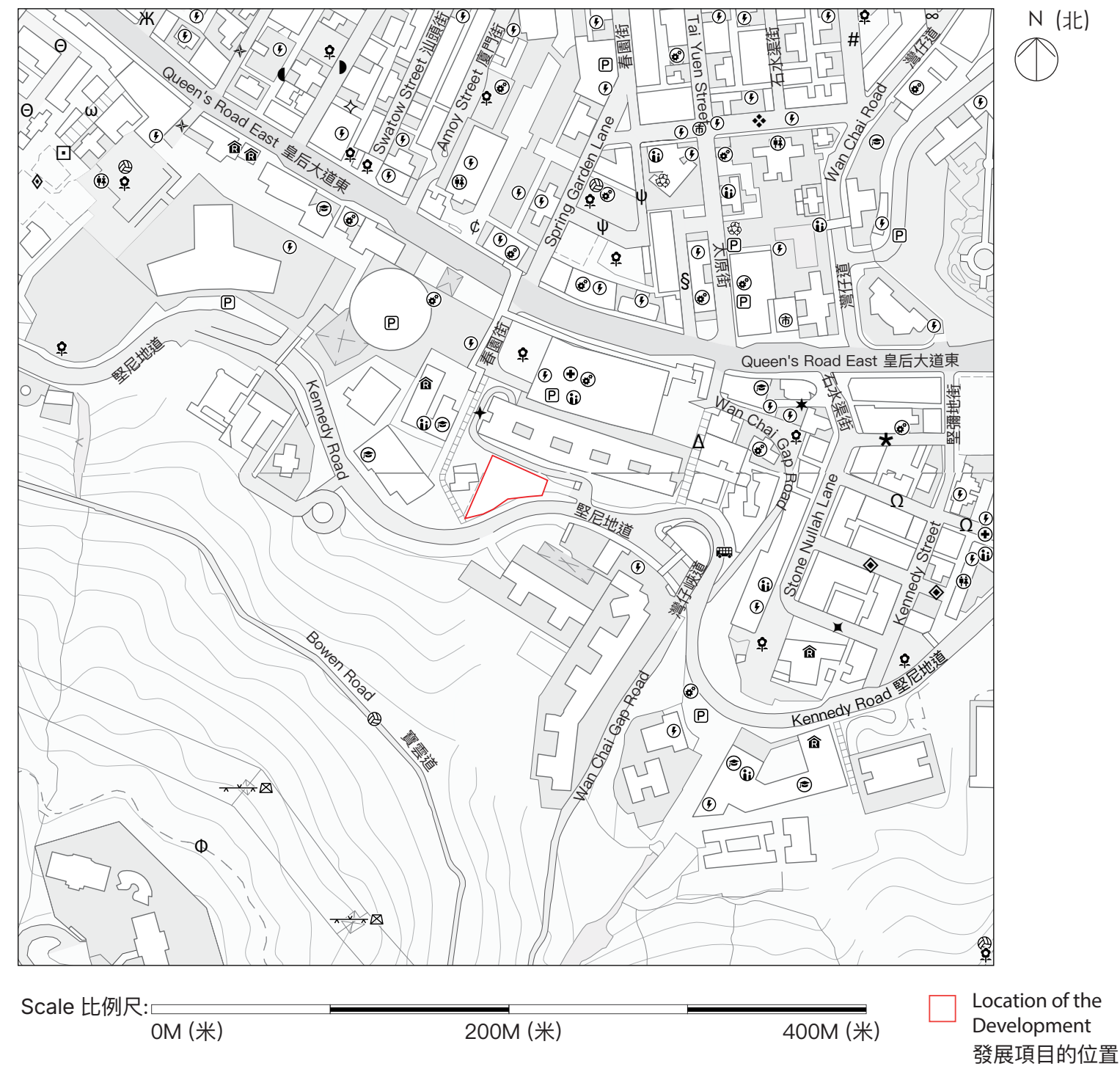
INFORMATION ON PROPERTY MANAGEMENT

物業管理的資料

The manager of the Development under the latest draft deed of mutual covenant :
Jones Lang LaSalle Management Services Limited

根據有關公契最新擬稿獲委任為發展項目的管理人的人：
仲量聯行物業管理有限公司

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



The Map is provided by the Common Spatial Data Infrastructure Portal and intellectual property rights are owned by the Government of the HKSAR.

地圖由空間數據共享平台入門網站提供，香港特別行政區政府為知識產權擁有人。

The Location Plan is made with reference to the Survey Sheets (Series HP5C) No. 11-SW-B and No. 11-SW-D dated 3rd July 2025 from Survey and Mapping Office of the Lands Department with adjustments where necessary.
此位置圖是參考地政總署測繪處之測繪圖(組別編號HP5C)編號11-SW-B及11-SW-D出版於2025年7月3日所編製，並經修正處理。

Notation 圖例

a market (including a wet market and a wholesale market) 市場 (包括濕貨市場及批發市場)	social welfare facilities (including an elderly centre and a home for the mentally disabled) 社會福利設施 (包括老人中心及弱智人士護理院)	a clinic 診療所
a public carpark (including a lorry park) 公眾停車場 (包括貨車停泊處)	a public utility installation 公用事業設施裝置	a refuse collection point 垃圾收集站
a public park 公園	sports facilities (including a sports ground and a swimming pool) 體育設施 (包括運動場及游泳池)	a school (including a kindergarten) 學校 (包括幼稚園)
a power plant (including electricity sub-stations) 發電廠 (包括電力分站)	a religious institution (including a church, a temple and a Tsz Tong) 宗教場所 (包括教堂、廟宇及祠堂)	a public convenience 公廁
a public transport terminal (including a rail station) 公共交通總站 (包括鐵路車站)	a pylon 輸電塔架	

Street names not shown in full on the location Plan of the Development:
於發展項目的所在位置圖未能顯示之街道全名:

✱	Lun Fat Street	聯發街	Ω	Hing Wan Street	慶雲街
✱	Ship Street	船街	◆	Kat On Street	吉安街
◀	Tai Wong Street West	大王西街	✱	Lung On Street	隆安街
▶	Tai Wong Street East	大王東街	∞	Triangle Street	三角街
✱	Cross Street	交加街	◇	Ming Yan Lane	明仁里
#	Tai Wo Street	太和街	◇	Hill Side Terrace	山坡臺
§	Mcgregor Street	麥加力歌街	✱	Fung Wong Terrace	鳳凰臺
ψ	Sam Pan Street	三板街	✱	Shek Kai Lane	石溪里
ω	Sik On Street	適安街	Φ	Dutch Lane	荷蘭徑
□	Schooner Street	捷船街	Θ	Sau Wa Fong	秀華坊
Δ	Yen Wah Steps	賢華街	♂	Lee Tung Street	利東街
✱	King Sing Street	景星街			

Notes:

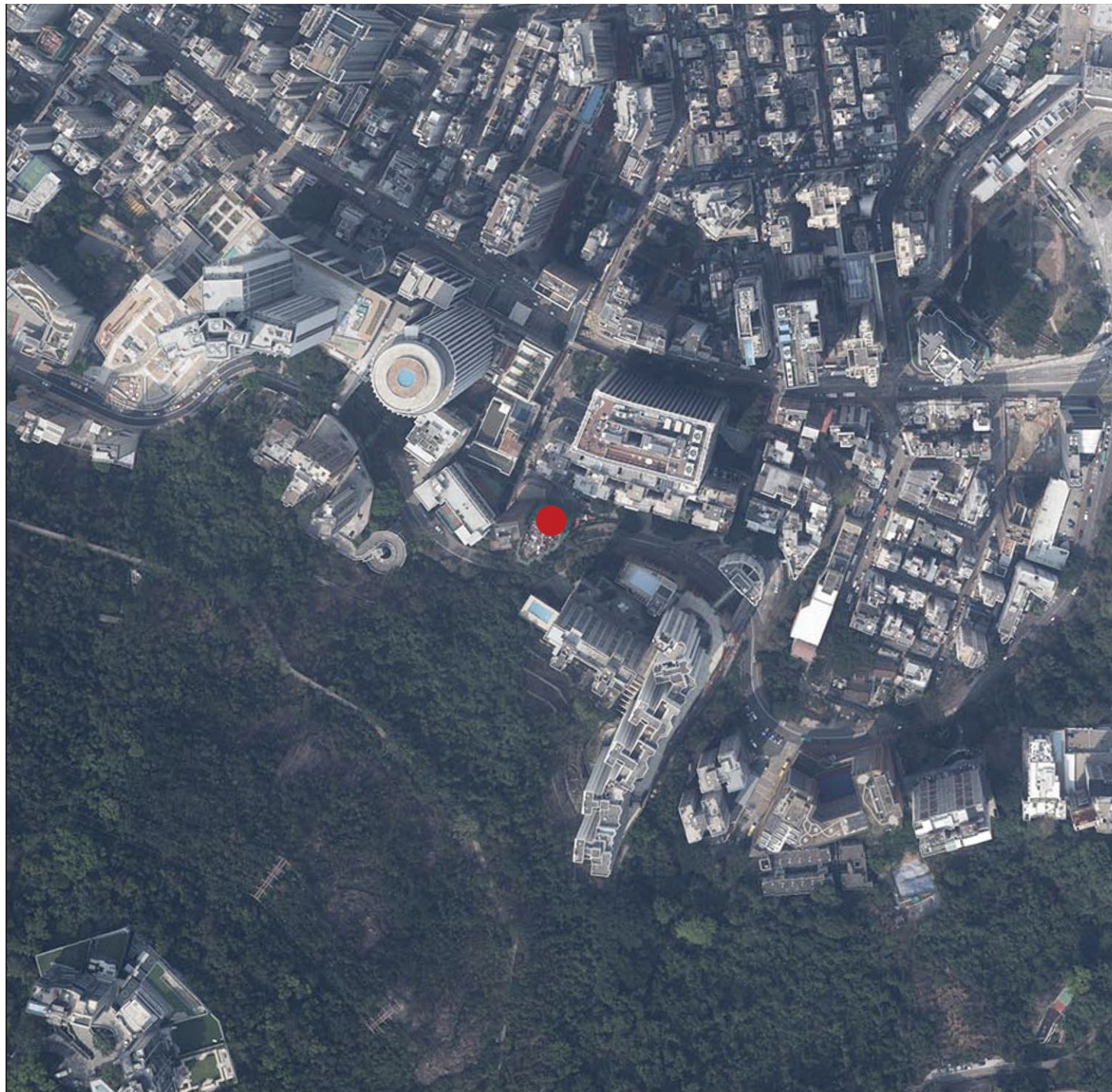
- The Location Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason.
- The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the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

備註:

- 由於技術原因，所在位置圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的面積。
- 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

AERIAL PHOTOGRAPH OF THE DEVELOPMENT

發展項目的鳥瞰照片



Adopted from part of the Aerial Photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,000 feet, photo No. E219060C, dated 8th March 2024.

摘錄自地政總署測繪處在6,000呎的飛行高度拍攝之鳥瞰照片，照片編號E219060C，飛行日期：2024年3月8日。

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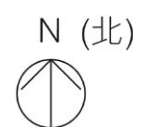
Notes:

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

備註：

1. 由於技術原因，鳥瞰照片可能顯示多於《一手住宅物業銷售條例》所要求顯示的面積。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

● Location of the Development
發展項目的位置



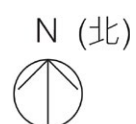
AERIAL PHOTOGRAPH OF THE DEVELOPMENT

發展項目的鳥瞰照片



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

● Location of the Development
發展項目的位置



Adopted from part of the Aerial Photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,000 feet, photo No. E226417C, dated 7th August 2024.

摘錄自地政總署測繪處在6,000呎的飛行高度拍攝之鳥瞰照片，照片編號E226417C，飛行日期：2024年8月7日。

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Notes:

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

備註：

1. 由於技術原因，鳥瞰照片可能顯示多於《一手住宅物業銷售條例》所要求顯示的面積。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

AERIAL PHOTOGRAPH OF THE DEVELOPMENT

發展項目的鳥瞰照片



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

Adopted from part of the Aerial Photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,000 feet, photo No. E226418C, dated 7th August 2024.

摘錄自地政總署測繪處在6,000呎的飛行高度拍攝之鳥瞰照片，照片編號E226418C，飛行日期：2024年8月7日。

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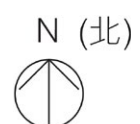
Notes:

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

備註：

1. 由於技術原因，鳥瞰照片可能顯示多於《一手住宅物業銷售條例》所要求顯示的面積。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

● Location of the Development
發展項目的位置



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



Adopted from part of the draft Central District Outline Zoning Plan No. S/H4/17 gazetted on 24 May 2019, with adjustment where necessary as shown in red.

摘錄自2019年5月24日刊憲之中區分區計劃大綱草圖編號S/H4/17，有需要處經修正處理，並以紅色顯示。

Notation 圖例

ZONES		地帶
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
ELEVATED ROAD		高架道路
COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)		鐵路及車站(地下)
MAJOR ROAD AND JUNCTION		主要道路及路口
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線

Notes:

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

備註：

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於技術原因，分區計劃大綱圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的面積。

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖



Location of the Development

發展項目的位置

SCALE
比例: 0 500M(米)

N (北)

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Adopted from Part of the Draft Wan Chai Outline Zoning Plan No. S/H5/32 gazetted on 27 June 2025, with adjustment where necessary as shown in red.
摘錄自2025年6月27日刊憲之灣仔分區計劃大綱草圖編號 S/H5/32，有需要處經修正處理，並以紅色顯示。

Notation 圖例

ZONES

- COMMERCIAL
- COMPREHENSIVE DEVELOPMENT AREA
- RESIDENTIAL (GROUP A)
- RESIDENTIAL (GROUP B)
- RESIDENTIAL (GROUP C)
- RESIDENTIAL (GROUP E)
- GOVERNMENT, INSTITUTION OR COMMUNITY
- OPEN SPACE
- OTHER SPECIFIED USES

COMMUNICATIONS

- RAILWAY AND STATION (UNDERGROUND)
- MAJOR ROAD AND JUNCTION
- RAILWAY RESERVE

MISCELLANEOUS

- BOUNDARY OF PLANNING SCHEME
- BUILDING HEIGHT CONTROL ZONE BOUNDARY
- MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
- MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
- PETROL FILLING STATION

地帶	
C	商業
CDA	綜合發展區
R(A)	住宅(甲類)
R(B)	住宅(乙類)
R(C)	住宅(丙類)
R(E)	住宅(戊類)
G/I/C	政府、機構或社區
O	休憩用地
OU	其他指定用途

交通	
STATION	鐵路及車站(地下)
MAJOR ROAD AND JUNCTION	主要道路及路口
RAILWAY RESERVE	鐵路專用範圍

其他	
BOUNDARY OF PLANNING SCHEME	規劃範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY	建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	最高建築物高度 (樓層數目)
P F S	加油站

核准圖編號S/H5/31的修訂
AMENDMENTS TO APPROVED PLAN No. S/H5/31

AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE		按照城市規劃條例第 5條展示的修訂
AMENDMENT ITEM A		修訂項目A 項
AMENDMENT ITEM B1		修訂項目B1項
AMENDMENT ITEM B2		修訂項目B2項

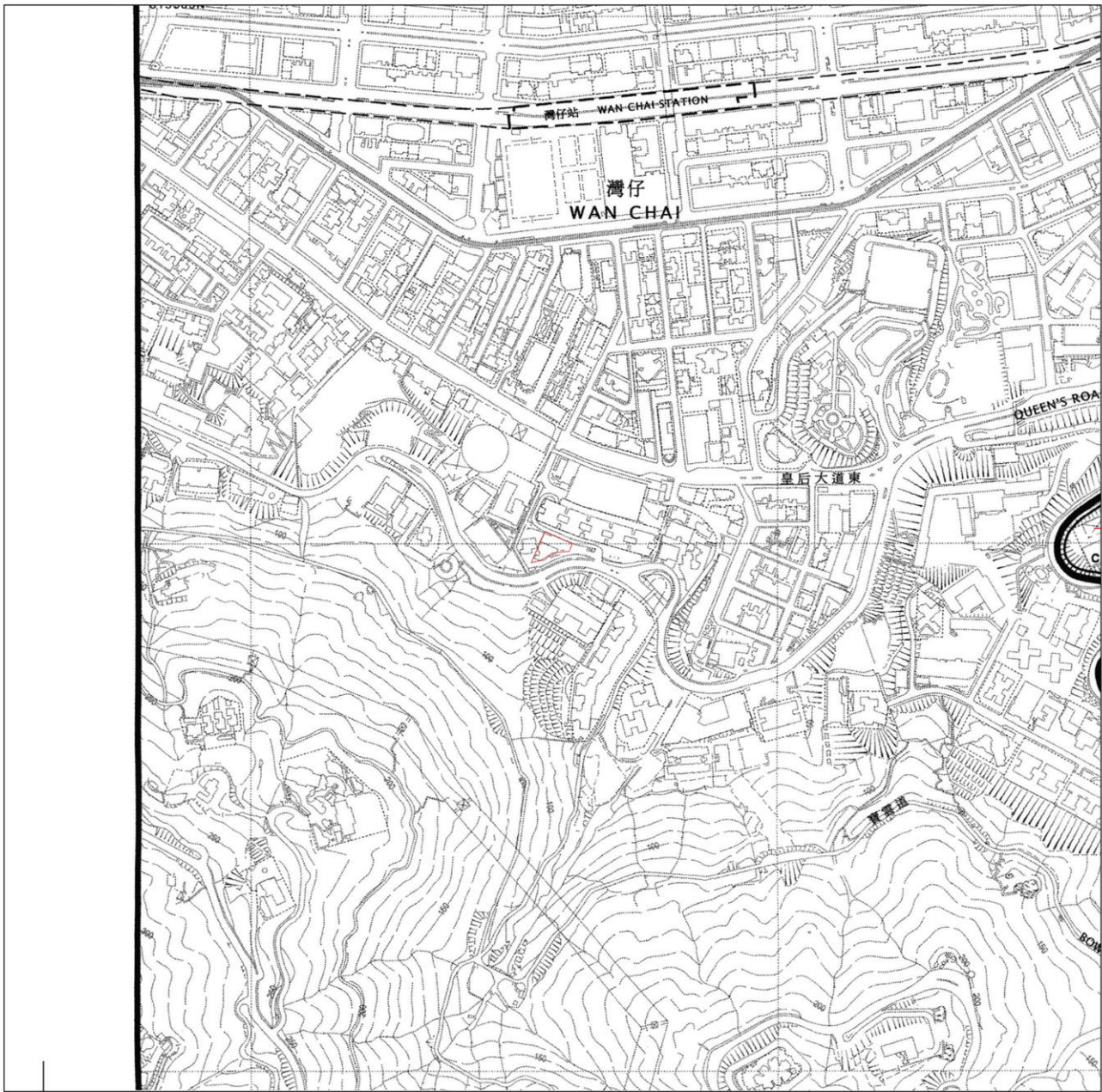
Notes:

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

備註:

- 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
- 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 由於技術原因，分區計劃大綱圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的面積。

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



This blank area falls outside the coverage of the relevant Outline Zoning Plan
當區分區計劃大綱圖並不覆蓋基本空白範圍

Location of the Development
發展項目的位置

SCALE
比例: 0 500M(米)

N (北)

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Adopted from part of the approved Wong Nai Chung Outline Zoning Plan No. S/H7/21 gazetted on 4 December 2020, with adjustment where necessary as shown in red.

摘錄自2020年12月4日刊憲之黃泥涌分區計劃大綱核准圖編號S/H7/21，有需要處經修正處理，並以紅色顯示。

Notation 圖例

ZONES

COMMERCIAL



地帶

商業

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME



其他

規劃範圍界線

Notes:

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

備註：

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方亦建議買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於技術原因，分區計劃大綱圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的面積。

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



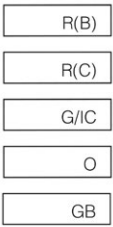
Adopted from part of the approved Mid-Levels East Outline Zoning Plan No. S/H12/14 gazetted on 10 October 2024, with adjustment where necessary as shown in red.

摘錄自2024年10月10日刊憲之半山區東部分區計劃大綱核准圖編號S/H12/14，有需要處經修正處理，並以紅色顯示。

Notation 圖例

ZONES

- RESIDENTIAL (GROUP B)
- RESIDENTIAL (GROUP C)
- GOVERNMENT, INSTITUTION OR COMMUNITY
- OPEN SPACE
- GREEN BELT



地帶

- 住宅(乙類)
- 住宅(丙類)
- 政府、機構或社區
- 休憩用地
- 綠化地帶

COMMUNICATIONS

- MAJOR ROAD AND JUNCTION



交通

- 主要道路及路口

MISCELLANEOUS

- BOUNDARY OF PLANNING SCHEME



其他

- 規劃範圍界線

Notes:

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

備註：

- 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
- 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 由於技術原因，分區計劃大綱圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的面積。

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



Adopted from part of the Approved The Peak Area Outline Zoning Plan No. S/H14/13 gazetted on 6 April 2018, with adjustment where necessary as shown in red.

摘錄自2018年4月6日刊憲之山頂區分區計劃大綱核准圖編號S/H14/13，有需要處經修正處理，並以紅色顯示。

Notation 圖例

ZONES		地帶
RESIDENTIAL (GROUP B)	R(B)	住宅(乙類)
RESIDENTIAL (GROUP C)	R(C)	住宅(丙類)
GREEN BELT	GB	綠化地帶
COMMUNICATIONS		交通
MAJOR ROAD AND JUNCTION		主要道路及路口
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線

Notes:

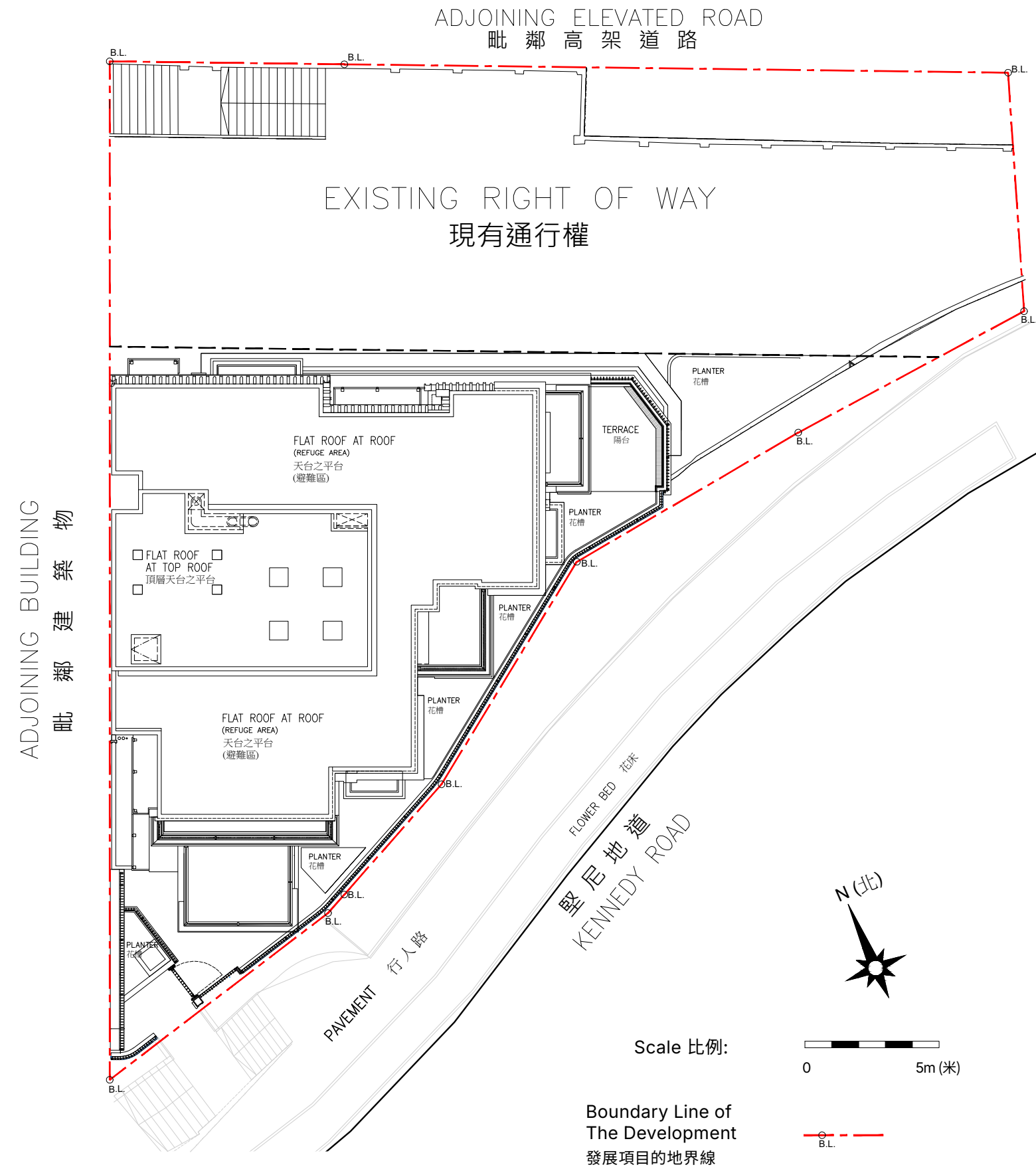
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備註：

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於技術原因，分區計劃大綱圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的面積。

LAYOUT PLAN OF THE DEVELOPMENT

發展項目的布局圖



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

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

A/C	= AIR-CONDITIONING 冷氣機	FIREMAN'S LIFT LOBBY	= FIREMAN'S LIFT LOBBY 消防員升降機大堂
A/C PLATFORM	= AIR-CONDITIONING PLATFORM 冷氣機平台	FLAT EAST	= EAST 單位
A.F.	= ARCHITECTURAL FEATURE 建築裝飾	FLAT SOUTH	= SOUTH 單位
A.F. ABOVE	= ARCHITECTURAL FEATURE ABOVE 上方建築裝飾	FLAT NORTH	= NORTH 單位
A.F. AT H/L	= ARCHITECTURAL FEATURE AT HIGH-LEVEL 高位建築裝飾	FLAT ROOF	= FLAT ROOF 平台
A.F. AT L/L	= ARCHITECTURAL FEATURE AT LOW-LEVEL 低位建築裝飾	H.R.	= HOSE REEL 消防喉轆
A.F. BELOW	= ARCHITECTURAL FEATURE BELOW 下方建築裝飾	KIT.	= KITCHEN 廚房
A.F.D.P	= ARCHITECTURAL FEATURE FOR EXTERNAL DRAINAGE PIPES 外部排水管道之建築裝飾	KIT. STORE	= KITCHEN STORAGE 廚房儲物室
AIR DUCT	= AIR DUCT 排風管	LIFT-1	= LIFT-1 1號升降機
ALUM. CLADDING	= ALUMINIUM CLADDING 鋁質覆面	LIFT-2	= LIFT-2 2號升降機
ALUM. CAPPING FOR CURTAIN WALL	= ALUMINIUM CAPPING FOR CURTAIN WALL 玻璃幕牆之鋁質封蓋	LIFT-1 LIFT SHAFT	= LIFT-1 LIFT SHAFT 1號升降機機槽
A.W.	= ACOUSTIC WINDOW (BAFFLE TYPE) 減音窗 (擋板式)	LIFT-2 LIFT SHAFT	= LIFT-2 LIFT SHAFT 2號升降機機槽
BAL.	= BALCONY 露台	LIV./ DIN. RM.	= LIVING ROOM AND DINING ROOM 客/飯廳
BATH.	= BATHROOM 浴室	M. BATH	= MASTER BATHROOM 主人浴室
BATH-1	= BATHROOM 1 浴室-1	MBR	= MASTER BEDROOM 主人睡房
BATH-2	= BATHROOM 2 浴室-2	M.W.	= FIXED GLAZING WITH MAINTENANCE WINDOW 固定玻璃連維修窗戶
BLDG. LINE ABOVE	= BUILDING LINE ABOVE 上方建築物界線	OPEN KIT.	= OPEN KITCHEN 開放式廚房
BR-1	= BEDROOM 1 睡房-1	PD	= PIPE DUCT 管道槽
BR-2	= BEDROOM 2 睡房-2	POTABLE WATER PUMP ROOM	= POTABLE WATER PUMP ROOM 食水泵房
BR-3	= BEDROOM 3 睡房-3	POWDER RM	= POWDER ROOM 化妝間
CHIMNEY FOR GENSET	= CHIMNEY FOR GENSET 發電機煙囪	R.C. COVER	= REINFORCED CONCRETE COVER 石屎露台頂
COVER FOR A.F.D.P	= COVER FOR ARCHITECTURAL FEATURE FOR EXTERNAL DRAINAGE PIPES 外部排水管道之建築裝飾蓋	R.C. COVER WITH ALUM. CLADDING FOR BAL.	= REINFORCED CONCRETE COVER WITH ALUMINIUM CLADDING FOR BALCONY 石屎露台頂鋁質覆面
DN	= DOWN 落	RSMRR	= REFUSE STORAGE & MATERIAL RECOVERY ROOM 垃圾及物料回收室
ELV. DUCT	= EXTRA-LOW VOLTAGE ELECTRICAL DUCT 特低壓電線槽	SMOKE LOBBY	= SMOKE LOBBY 防煙大堂
EMD	= ELECTRICAL METER DUCT 電錶槽	STORE	= STORE 儲物室
EMERGENCY GENERATOR ROOM	= EMERGENCY GENERATOR ROOM 應急發電機房	TRS	= TEMPORARY REFUGE SPACE 臨時庇護處
		UP	= UP 上
		UTILITY ROOM	= UTILITY ROOM 工作間
		WMC/PD	= WATER METER CABINET/ PIPE DUCT 水錶櫃/管道槽

Notes:

- There are architectural features and/ or exposed common pipes on the external walls of some of the residential properties.
- Common pipes exposed and/or enclosed in cladding are located at / adjacent to the balcony and/or flat roof and/or air-conditioning platform and/or external walls of some of the residential properties.
- There are sunken slab and/ or false ceiling and/ or wall furring for mechanical & electrical services and/or air conditioning fittings at some of the residential properties.
- The internal ceiling height within some of the residential properties may vary due to structural, architectural and/or decoration design variations.
- Balconies are non-enclosed areas.
- Symbols of fittings and fitments shown on the floor plans, such as sink, water closets, shower cubicles, sink counter, etc., are architectural symbols extracted from the latest approved buildings plans and are for general indication only.
- There are curtain walls in the residential properties. The saleable area as defined in the formal agreement for sale and purchase of a residential property has included its curtain walls, and is measured from the exterior of such curtain walls.

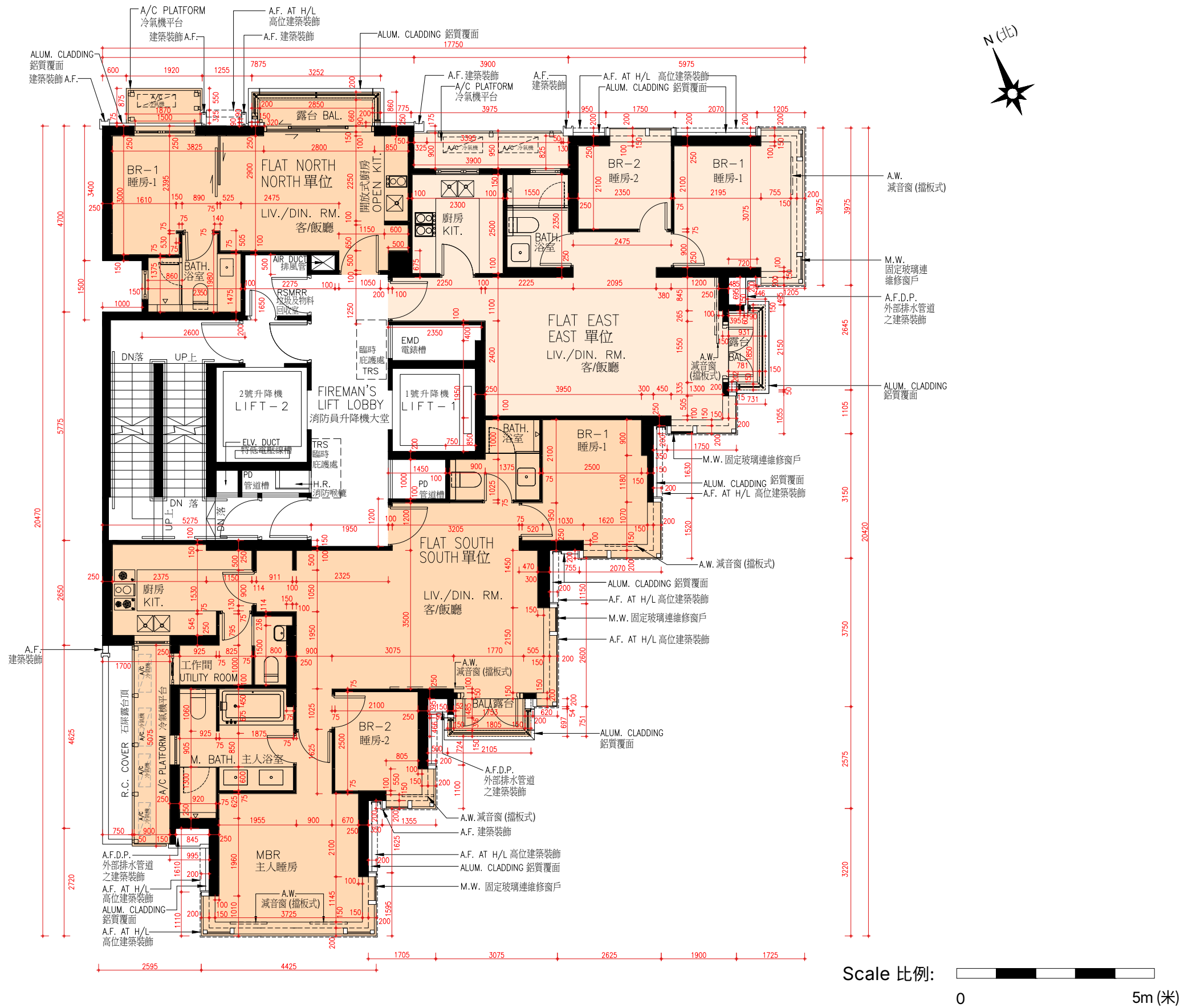
備註:

- 部分住宅物業外牆範圍設有建築裝飾及/或外露公用喉管。
- 部分住宅物業的露台及/或平台及/或冷氣機平台及/或外牆上/附近設有外露及/或外牆裝飾板內藏之公用喉管。
- 部分住宅物業的天花有跌級樓板及/或假天花及/或裝飾牆身內裝置機電設備及/或空調設備。
- 部分住宅物業之室內天花高度將會因應結構、建築及/或裝修設計上的需要而有差異。
- 露台為非封閉的地方。
- 樓面平面圖上所顯示的裝置符號，如洗滌盆、座廁、淋浴間、洗滌盆櫃等乃按最新的經批准建築圖則繪製，只作一般性標示。
- 住宅物業有幕牆。住宅物業之正式買賣合約內所定義之實用面積已包括其幕牆，並由幕牆之外圍起計。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

1/F FLOOR PLAN 1樓平面圖



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

FLOOR 樓層	FLAT 單位	THE THICKNESS OF THE FLOOR SLABS (EXCLUDING PLASTER) OF EACH RESIDENTIAL PROPERTY (MM) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	THE FLOOR-TO-FLOOR HEIGHT OF EACH RESIDENTIAL PROPERTY (MM) 每個住宅物業的層與層之間的高度 (毫米)
1/F 1樓	NORTH	150, 200	3100!, 3150, 3150#, 3250!
	EAST	150, 200	3000!, 3100, 3100!, 3150, 3150#, 3200#, 3250!, 3450!
	SOUTH	150, 200	3150, 3150#, 3150!, 3150◇, 3150^, 3200^

INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 50(mm)
◇ INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 250(mm)
! INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 300(mm)
^ INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 350(mm)

包括本層地台跌級樓板之跌級深度50 (毫米)
◇ 包括本層地台跌級樓板之跌級深度250 (毫米)
! 包括本層地台跌級樓板之跌級深度300 (毫米)
^ 包括本層地台跌級樓板之跌級深度350 (毫米)

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. This situation and section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable for this Development.

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。此情況及《一手住宅物業銷售條例》附表1第1部第10(2)(e)條不適用於此發展項目。

Notes:

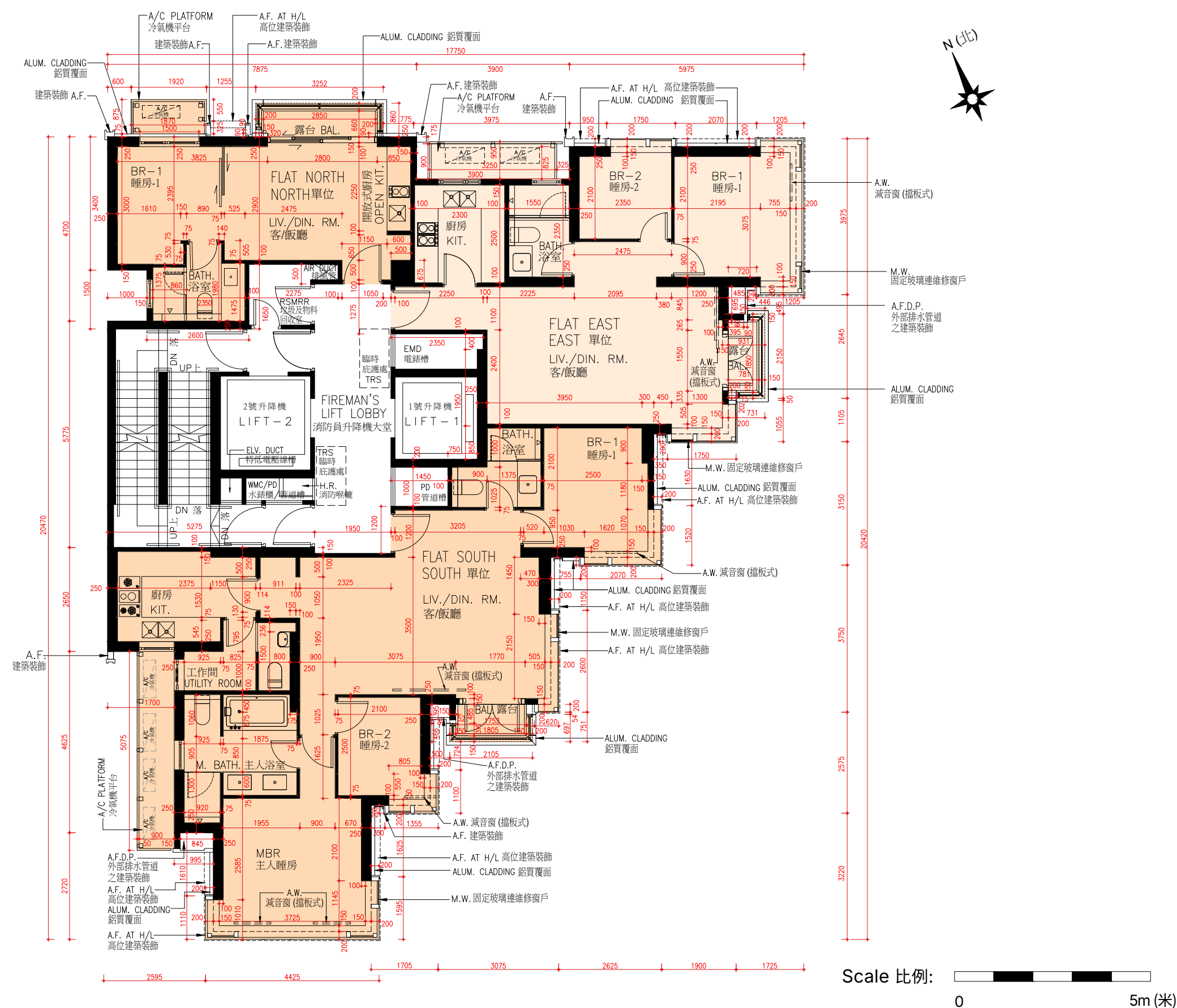
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- 2. Please refer to page 27 of this sales brochure for legend of the terms and abbreviations as shown on the floor plans of residential properties in the Development.
- 3. The floor-to-floor height refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor of each residential property.

備註：

- 1. 樓面平面圖所列之尺寸數字為以毫米標示之建築結構尺寸。
- 2. 請參閱本售樓說明書第27頁之圖例以協助閱讀此部分的發展項目的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
- 3. 每個住宅物業的層與層之間的高度指該層之石屎地台面與上一層石屎地台之高度距離。

2/F - 3/F,
5/F - 12/F,
15/F FLOOR PLAN

2 樓至 3 樓,
5 樓至 12 樓及
15 樓平面圖



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

FLOOR 樓層	FLAT 單位	THE THICKNESS OF THE FLOOR SLABS (EXCLUDING PLASTER) OF EACH RESIDENTIAL PROPERTY (MM) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	THE FLOOR-TO-FLOOR HEIGHT OF EACH RESIDENTIAL PROPERTY (MM) 每個住宅物業的層與層之間的高度 (毫米)
2/F-3/F, 5/F-12/F & 15/F 2 樓至 3 樓, 5 樓至 12 樓 及 15 樓	NORTH	150, 200	3150, 3150#, 3150@, 3150^
	EAST	150, 200	3150, 3150#, 3150@, 3150^, 3150*
	SOUTH	150, 200	3150, 3150#, 3150!, 3150◇, 3150^

INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 50(mm)
@ INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 200(mm)
◇ INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 250(mm)
! INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 300(mm)
^ INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 350(mm)
* INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 450(mm)

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. This situation and section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable for this Development.

Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
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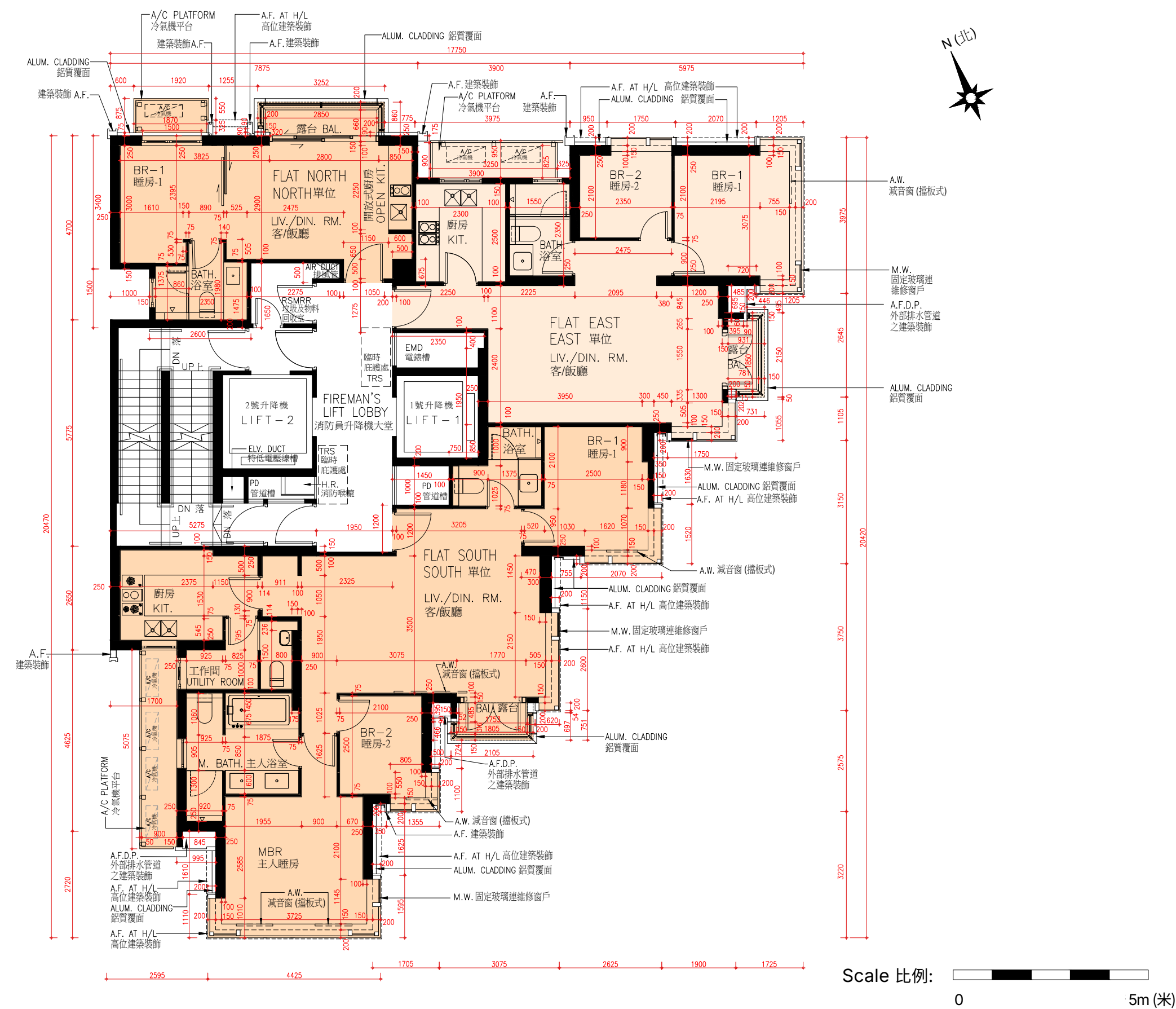
包括本層地台跌級樓板之跌級深度50 (毫米)
@包括本層地台跌級樓板之跌級深度200 (毫米)
◇ 包括本層地台跌級樓板之跌級深度250 (毫米)
! 包括本層地台跌級樓板之跌級深度300 (毫米)
^ 包括本層地台跌級樓板之跌級深度350 (毫米)
* 包括本層地台跌級樓板之跌級深度450 (毫米)

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。此情況及《一手住宅物業銷售條例》附表1第1部第10(2)(e)條不適用於此發展項目。

備註：

1. 樓面平面圖所列之尺寸數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第27頁之圖例以協助閱讀此部分的發展項目的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
3. 每個住宅物業的層與層之間的高度指該層之石屎地台面與上一層石屎地台之高度距離。

16/F FLOOR PLAN
16 樓平面圖



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

FLOOR 樓層	FLAT 單位	THE THICKNESS OF THE FLOOR SLABS (EXCLUDING PLASTER) OF EACH RESIDENTIAL PROPERTY (MM) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	THE FLOOR-TO-FLOOR HEIGHT OF EACH RESIDENTIAL PROPERTY (MM) 每個住宅物業的層與層之間的高度 (毫米)
16/F 16 樓	NORTH	150, 200	3150, 3150#, 3150@, 3150^
	EAST	150, 200	3150, 3150#, 3150@, 3150^, 3150*
	SOUTH	150, 200	3150, 3150#, 3150!, 3150◇, 3150^

INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 50(mm)
@ INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 200(mm)
◇ INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 250(mm)
! INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 300(mm)
^ INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 350(mm)
* INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 450(mm)

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Notes:

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包括本層地台跌級樓板之跌級深度50 (毫米)
@包括本層地台跌級樓板之跌級深度200 (毫米)
◇ 包括本層地台跌級樓板之跌級深度250 (毫米)
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* 包括本層地台跌級樓板之跌級深度450 (毫米)

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。此情況及《一手住宅物業銷售條例》附表1第1部第10(2)(e)條不適用於此發展項目。

備註：

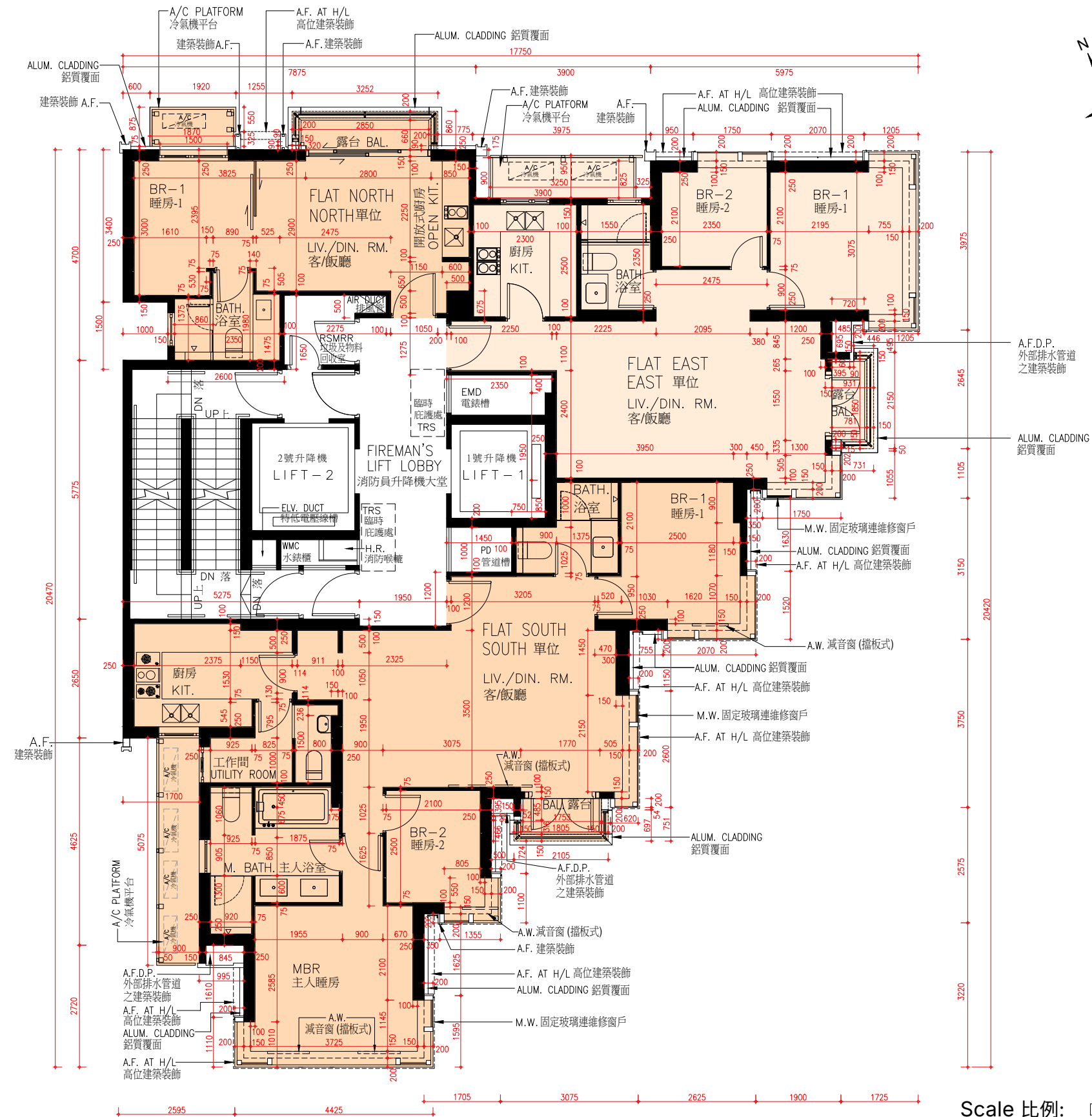
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2. 請參閱本售樓說明書第27頁之圖例以協助閱讀此部分的發展項目的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
3. 每個住宅物業的層與層之間的高度指該層之石屎地台面與上一層石屎地台之高度距離。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

17/F FLOOR PLAN

17 樓平面圖



Scale 比例: 0 5m (米)

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

FLOOR 樓層	FLAT 單位	THE THICKNESS OF THE FLOOR SLABS (EXCLUDING PLASTER) OF EACH RESIDENTIAL PROPERTY (MM) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	THE FLOOR-TO-FLOOR HEIGHT OF EACH RESIDENTIAL PROPERTY (MM) 每個住宅物業的層與層之間的高度 (毫米)
17/F 17 樓	NORTH	150, 200	3150, 3150#, 3150@, 3150^
	EAST	150, 200	3150, 3150#, 3150@, 3150^, 3150*
	SOUTH	150, 200	3150, 3150#, 3150!, 3150◇, 3150^

INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 50(mm)
@ INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 200(mm)
◇ INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 250(mm)
! INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 300(mm)
^ INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 350(mm)
* INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 450(mm)

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. This situation and section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable for this Development.

Notes:

- 1. The dimensions in the floor plans are all structural dimensions in millimetre.
- 2. Please refer to page 27 of this sales brochure for legend of the terms and abbreviations as shown on the floor plans of residential properties in the Development.
- 3. The floor-to-floor height refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor of each residential property.

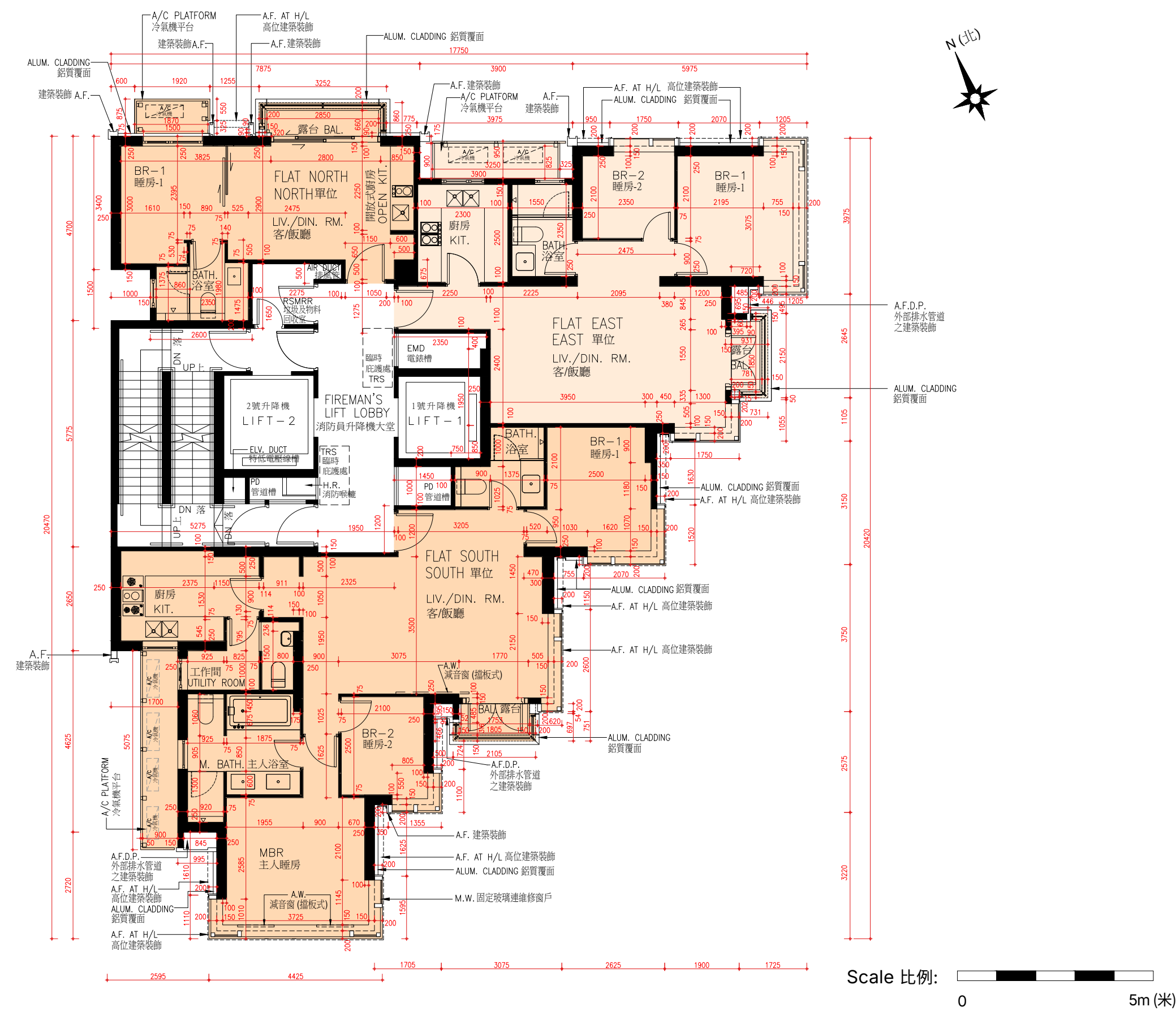
包括本層地台跌級樓板之跌級深度50 (毫米)
@包括本層地台跌級樓板之跌級深度200 (毫米)
◇ 包括本層地台跌級樓板之跌級深度250 (毫米)
! 包括本層地台跌級樓板之跌級深度300 (毫米)
^ 包括本層地台跌級樓板之跌級深度350 (毫米)
* 包括本層地台跌級樓板之跌級深度450 (毫米)

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。此情況及《一手住宅物業銷售條例》附表1第1部第10(2)(e)條不適用於此發展項目。

備註：

- 1. 樓面平面圖所列之尺寸數字為以毫米標示之建築結構尺寸。
- 2. 請參閱本售樓說明書第27頁之圖例以協助閱讀此部分的發展項目的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
- 3. 每個住宅物業的層與層之間的高度指該層之石屎地台面與上一層石屎地台之高度距離。

18/F FLOOR PLAN
18 樓平面圖



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

FLOOR 樓層	FLAT 單位	THE THICKNESS OF THE FLOOR SLABS (EXCLUDING PLASTER) OF EACH RESIDENTIAL PROPERTY (MM) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	THE FLOOR-TO-FLOOR HEIGHT OF EACH RESIDENTIAL PROPERTY (MM) 每個住宅物業的層與層之間的高度 (毫米)
18/F 18樓	NORTH	150, 200	3150, 3150#, 3150@, 3150^
	EAST	150, 200	3150, 3150#, 3150@, 3150^, 3150*
	SOUTH	150, 200	3150, 3150#, 3150!, 3150◇, 3150^

INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 50(mm)
@ INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 200(mm)
◇ INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 250(mm)
! INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 300(mm)
^ INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 350(mm)
* INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 450(mm)

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. This situation and section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable for this Development.

Notes:

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包括本層地台跌級樓板之跌級深度50 (毫米)
@包括本層地台跌級樓板之跌級深度200 (毫米)
◇ 包括本層地台跌級樓板之跌級深度250 (毫米)
! 包括本層地台跌級樓板之跌級深度300 (毫米)
^ 包括本層地台跌級樓板之跌級深度350 (毫米)
* 包括本層地台跌級樓板之跌級深度450 (毫米)

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。此情況及《一手住宅物業銷售條例》附表1第1部第10(2)(e)條不適用於此發展項目。

備註：

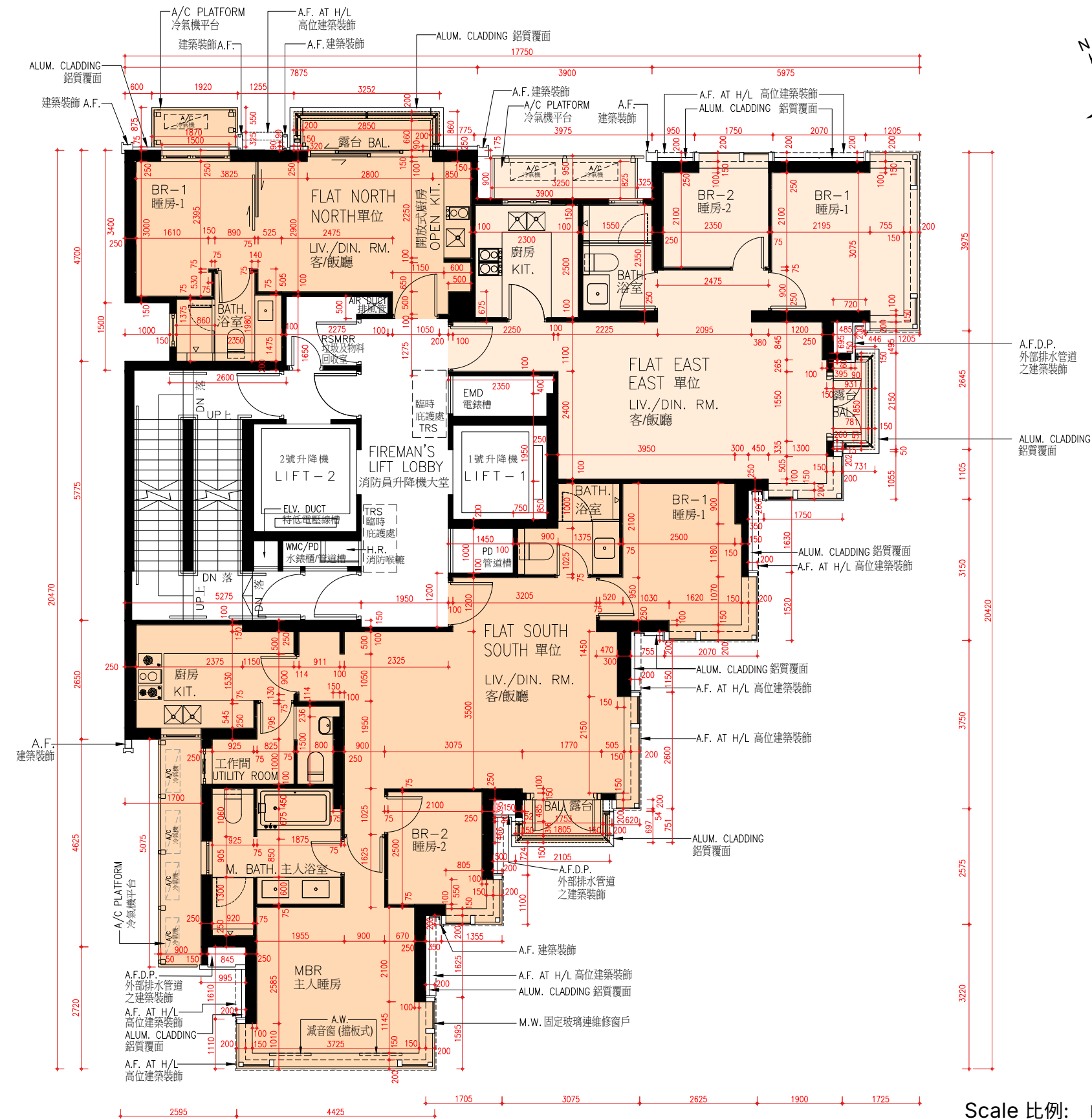
1. 樓面平面圖所列之尺寸數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第27頁之圖例以協助閱讀此部分的發展項目的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

19/F - 21/F FLOOR PLAN

19 樓至 21 樓平面圖



Scale 比例: 0 5m (米)

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

FLOOR 樓層	FLAT 單位	THE THICKNESS OF THE FLOOR SLABS (EXCLUDING PLASTER) OF EACH RESIDENTIAL PROPERTY (MM) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	THE FLOOR-TO-FLOOR HEIGHT OF EACH RESIDENTIAL PROPERTY (MM) 每個住宅物業的層與層之間的高度 (毫米)
19/F - 21/F 19 樓至 21 樓	NORTH	150, 200	3150, 3150#, 3150@, 3150^
	EAST	150, 200	3150, 3150#, 3150@, 3150^, 3150*
	SOUTH	150, 200	3150, 3150#, 3150!, 3150◇, 3150^

INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 50(mm)
@ INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 200(mm)
◇ INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 250(mm)
! INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 300(mm)
^ INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 350(mm)
* INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 450(mm)

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. This situation and section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable for this Development.

Notes:

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包括本層地台跌級樓板之跌級深度50 (毫米)
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◇ 包括本層地台跌級樓板之跌級深度250 (毫米)
! 包括本層地台跌級樓板之跌級深度300 (毫米)
^ 包括本層地台跌級樓板之跌級深度350 (毫米)
* 包括本層地台跌級樓板之跌級深度450 (毫米)

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。此情況及《一手住宅物業銷售條例》附表1第1部第10(2)(e)條不適用於此發展項目。

備註：

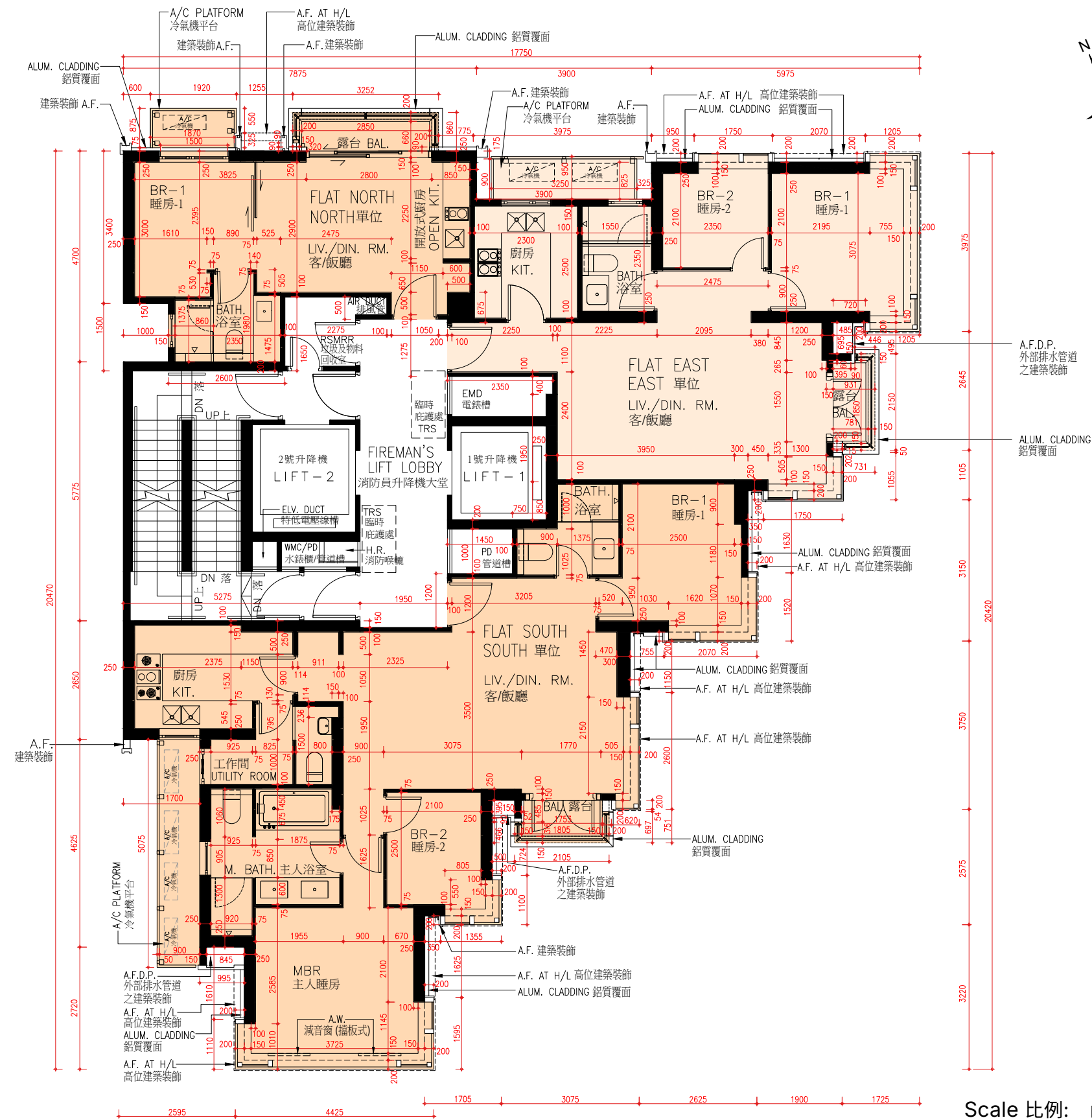
1. 樓面平面圖所列之尺寸數字為以毫米標示之建築結構尺寸。
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

22/F - 23/F &
25/F FLOOR PLAN

22 樓至 23 樓
及 25 樓平面圖



Scale 比例: 0 5m (米)

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

FLOOR 樓層	FLAT 單位	THE THICKNESS OF THE FLOOR SLABS (EXCLUDING PLASTER) OF EACH RESIDENTIAL PROPERTY (MM) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	THE FLOOR-TO-FLOOR HEIGHT OF EACH RESIDENTIAL PROPERTY (MM) 每個住宅物業的層與層之間的高度 (毫米)
22/F - 23/F & 25/F 22 樓至 23 樓及 25 樓	NORTH	150, 200	3150, 3150#, 3150@, 3150^
	EAST	150, 200	3150, 3150#, 3150@, 3150^, 3150*
	SOUTH	150, 200	3150, 3150#, 3150!, 3150◇, 3150^

INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 50(mm)
@ INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 200(mm)
◇ INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 250(mm)
! INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 300(mm)
^ INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 350(mm)
* INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 450(mm)

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. This situation and section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable for this Development.

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包括本層地台跌級樓板之跌級深度50 (毫米)
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因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。此情況及《一手住宅物業銷售條例》附表1第1部第10(2)(e)條不適用於此發展項目。

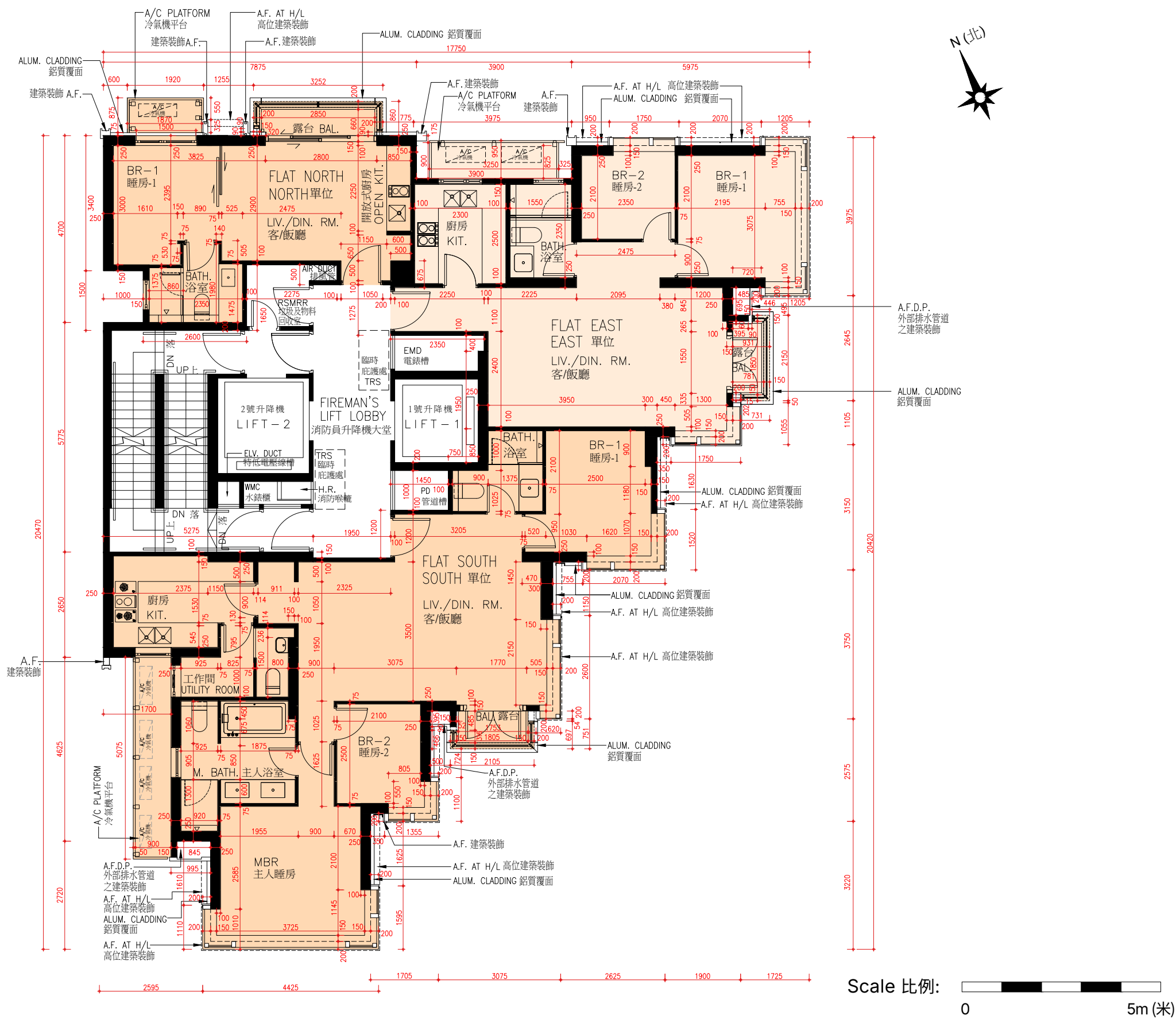
備註：

1. 樓面平面圖所列之尺寸數字為以毫米標示之建築結構尺寸。
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

26/F - 27/F
FLOOR PLAN
26 樓至 27 樓平面圖



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

FLOOR 樓層	FLAT 單位	THE THICKNESS OF THE FLOOR SLABS (EXCLUDING PLASTER) OF EACH RESIDENTIAL PROPERTY (MM) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	THE FLOOR-TO-FLOOR HEIGHT OF EACH RESIDENTIAL PROPERTY (MM) 每個住宅物業的層與層之間的高度 (毫米)
26/F 26樓	NORTH	150, 200	3150, 3150#, 3150@, 3150^
	EAST	150, 200	3150, 3150#, 3150@, 3150^, 3150*
	SOUTH	150, 200	3150, 3150#, 3150!, 3150◇, 3150^
27/F 27樓	NORTH	150, 200	3025, 3325, 3375#, 3375^, 3525@, 3675^
	EAST	150, 200	2875, 2975, 3025, 3175@, 3325, 3375#, 3525@, 3675^, 3775*
	SOUTH	150, 200	3025, 3075, 3325, 3375, 3375#, 3375!, 3500^, 3575^, 3625!, 3625^

INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 50(mm)
@ INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 200(mm)
◇ INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 250(mm)
! INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 300(mm)
^ INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 350(mm)
* INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 450(mm)

包括本層地台跌級樓板之跌級深度50 (毫米)
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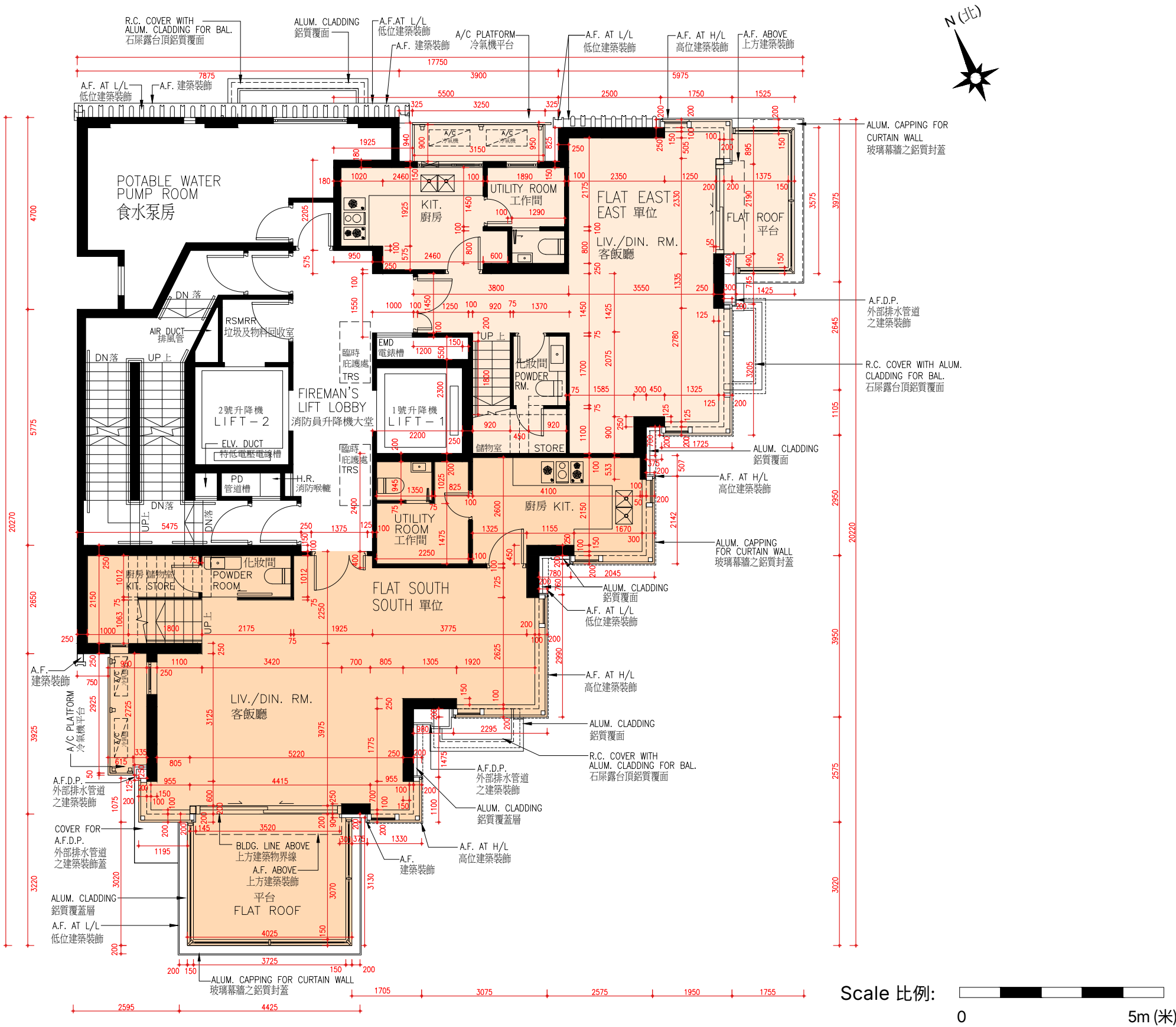
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。此情況及《一手住宅物業銷售條例》附表1第1部第10(2)(e)條不適用於此發展項目。

備註：

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- 3. 每個住宅物業的層與層之間的高度指該層之石屎地台面與上一層石屎地台之高度距離。

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

28/F FLOOR PLAN
28 樓平面圖



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

FLOOR 樓層	FLAT 單位	THE THICKNESS OF THE FLOOR SLABS (EXCLUDING PLASTER) OF EACH RESIDENTIAL PROPERTY (MM) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	THE FLOOR-TO-FLOOR HEIGHT OF EACH RESIDENTIAL PROPERTY (MM) 每個住宅物業的層與層之間的高度（毫米）
28/F 28樓	EAST	150, 200	3250, 3500, 3800!, 3850^, 3950*
	SOUTH	150, 200	3250, 3500, 3750◇, 3800^

◇ INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 250(mm)
! INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 300(mm)
^ INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 350(mm)
* INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 450(mm)

◇ 包括本層地台跌級樓板之跌級深度250 (毫米)
! 包括本層地台跌級樓板之跌級深度300 (毫米)
^ 包括本層地台跌級樓板之跌級深度350 (毫米)
* 包括本層地台跌級樓板之跌級深度450 (毫米)

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因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。此情況及《一手住宅物業銷售條例》附表1第1部第10(2)(e)條不適用於此發展項目。

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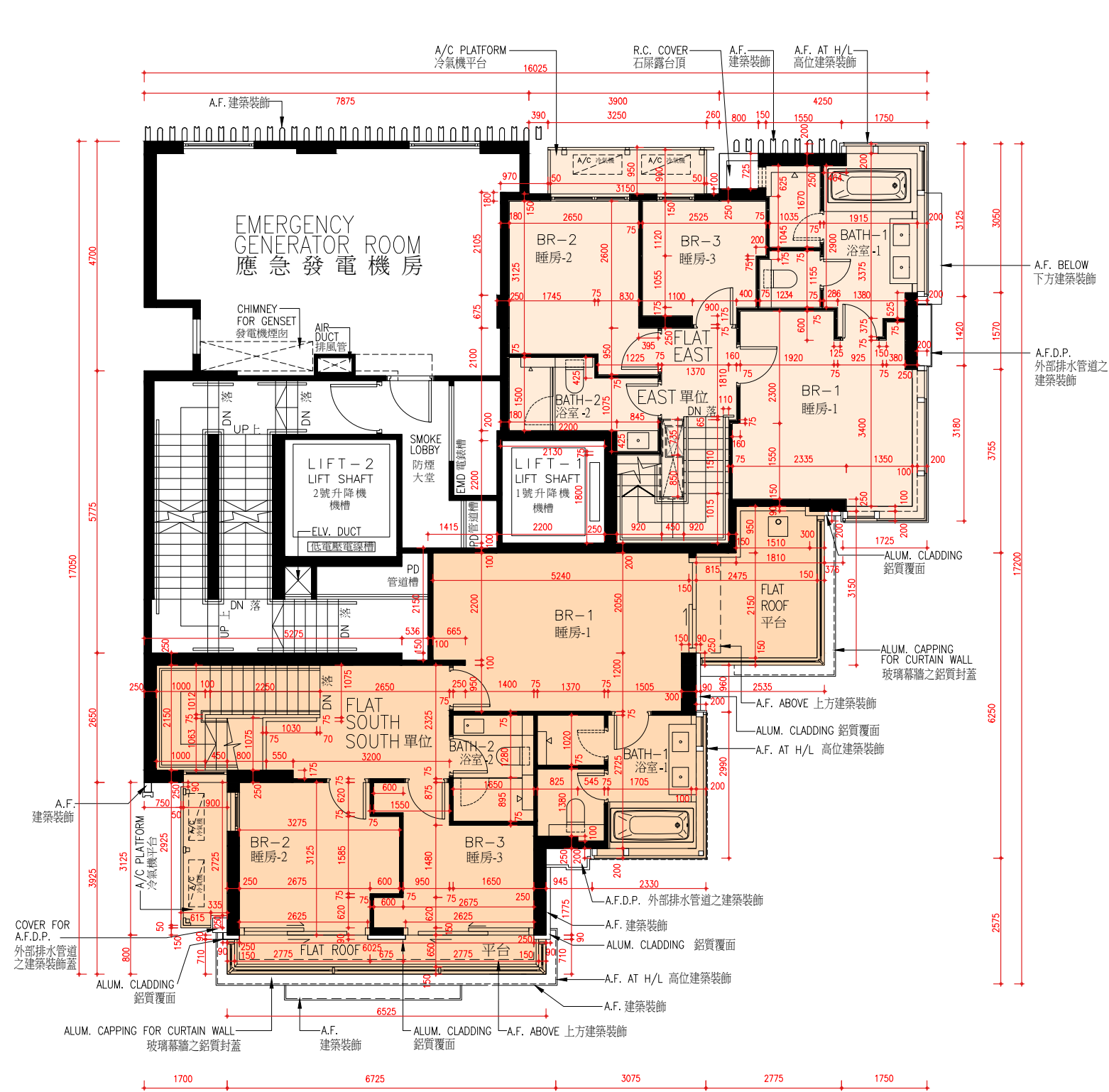
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

29/F FLOOR PLAN

29 樓平面圖



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

FLOOR 樓層	FLAT 單位	THE THICKNESS OF THE FLOOR SLABS (EXCLUDING PLASTER) OF EACH RESIDENTIAL PROPERTY (MM) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	THE FLOOR-TO-FLOOR HEIGHT OF EACH RESIDENTIAL PROPERTY (MM) 每個住宅物業的層與層之間的高度（毫米）
29/F 29樓	EAST	150, 200	3325, 3625, 3875◇
	SOUTH	150, 200	3325, 3625

◇ INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 250(mm)

◇ 包括本層地台跌級樓板之跌級深度250（毫米）

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. This situation and section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable for this Development.

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。此情況及《一手住宅物業銷售條例》附表1第1部第10(2)(e)條不適用於此發展項目。

Notes:

- 1. The dimensions in the floor plans are all structural dimensions in millimetre.
- 2. Please refer to page 27 of this sales brochure for legend of the terms and abbreviations as shown on the floor plans of residential properties in the Development.
- 3. The floor-to-floor height refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor of each residential property.

備註：

- 1. 樓面平面圖所列之尺寸數字為以毫米標示之建築結構尺寸。
- 2. 請參閱本售樓說明書第27頁之圖例以協助閱讀此部分的發展項目的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
- 3. 每個住宅物業的層與層之間的高度指該層之石屎地台面與上一層石屎地台之高度距離。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

[illegible]

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

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台,工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Floor 樓層	Flat 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
28/F & 29/F 28樓 及 29樓	EAST	118.501 (1276) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	4.506 (49)	-	-	-	-	-	-
	SOUTH	145.115 (1562) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	20.267 (218)	-	-	-	-	-	-

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

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

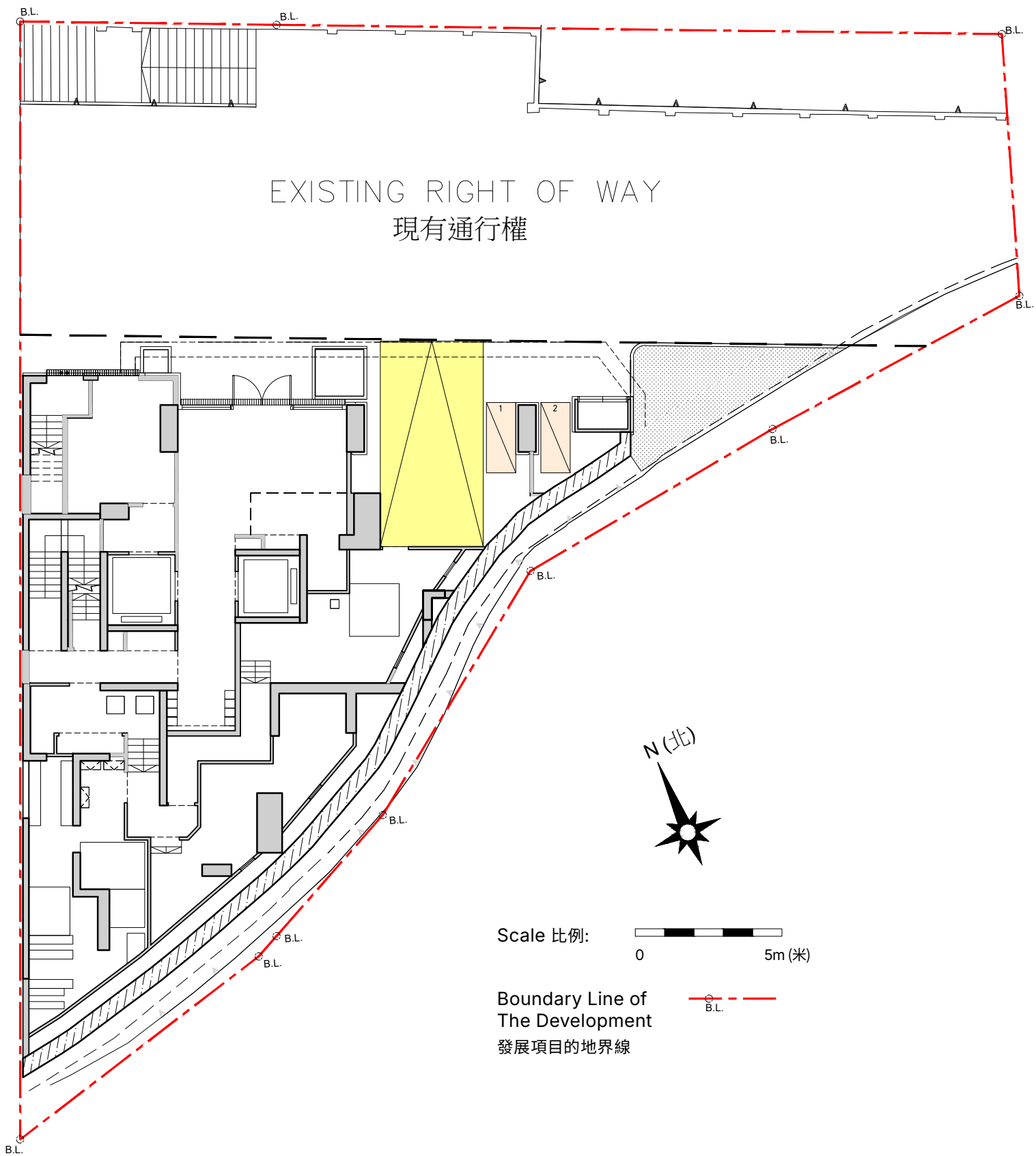
Remarks:

- The areas as specified above in square feet are converted from the areas in square metres at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the areas presented in square metres.
- There is no verandah in the residential properties of the Development.
- Residential properties on 28/F and 29/F are duplex units. Each of the duplex units comprise its lower part on 28/F respectively and its corresponding upper part on 29/F respectively.
- 4/F, 13/F, 14/F and 24/F are omitted.

備註:

- 上述以平方呎表述之面積由以平方米表述之面積以 1 平方米 = 10.764 平方呎換算並四捨五入至整數平方呎之方法計算得出,與以平方米表述之面積可能有些微差異。
- 發展項目的住宅物業並無陽台。
- 28樓及29樓的住宅物業為複式單位。每個複式單位包括其於28樓之下層部分及其於29樓相應之上層部分。
- 不設4樓、13樓、14樓及24樓。

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



LG2/F FLOOR PLAN
地下層2樓平面圖

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

Category of Parking Space 車位類別	Number 數目	Dimensions (L x W)(m) 尺寸 (長x闊) (米)	Area of each parking space (sq.m) 每個停車位面積(平方米)
 Loading and Unloading Space 上落貨車位	1	7 × 3.5	24.5
 Motorcycle Parking Space 電單車停車位	2	2.4 × 1.0	2.4

SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

臨時買賣合約的摘要

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase.
2. The preliminary deposit paid by the purchaser on the signing of that preliminary agreement will be held by a firm of solicitors acting for the Vendor, 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 preliminary agreement is signed –
 - (a) that preliminary agreement is terminated;
 - (b) the preliminary deposit is forfeited; and
 - (c) the Vendor does not have any further claim against the purchaser for the failure.

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

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

A. THE COMMON PARTS OF THE DEVELOPMENT

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

“Common Areas and Facilities” means and includes: -

- (a) the Club House, the Greenery Areas, the Maintenance and Repair Access, the Right of Way Within The Lot, air duct, cable room, caretaker counter, covered landscape, drainage maintenance area, electrical and mechanical room, electrical and mechanical maintenance spaces, electrical duct, electrical meter duct, extra low voltage duct, emergency generator room, fire services water tank, fire services check meter cabinet, fire services pump room, fireman's lift lobby, flat roof, flat roof (refuge area), flushing water pump and tank room, inaccessible flat roof, lift machine room, lifts, lift shafts, loading and unloading area, lobby, main lobby, motor cycle parking spaces, pipe duct, planter, landscape, potable water pump room, refuse storage and material recovery chamber, refuse storage and material recovery room, smoke lobby, sprinkler pump room, sprinkler water tank, staircases, switch room (with lifting handles for the matching covers of the cable draw pits and cable trench kept therein), telecommunications and broadcasting room, water meter cabinet, water meter duct, potable and flushing pump room, potable water tanks, CCTV imaging device for conducting inspection of concealed drainage pipes (if any) and other facilities whether ducted or otherwise which are or at any time may be in under or over or passing through the Lot through which fresh or salt water, sewage, gas, telephone, electricity and other services are supplied to the Development, trees, shrubs and other plants and vegetation, lighting facilities, meter cabinets and meter spaces and roof thereof, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system, and such other areas and any other mechanical systems, devices or facilities installed or provided in the Development intended for common use and benefit of the Development which are (in so far as the same are capable of being shown on plans) for the purposes of identification only shown coloured **Green, Green Hatched Black, Green Cross-Hatched Black and Orange** on the DMC Plans;
- (b) and such other areas, systems, devices, services and facilities of and in the Lot and the Development as may at any time be designated as Common Areas and Facilities by the First Owner in accordance with the DMC; and
- (c) to the extent not specifically provided in paragraphs (a) and (b) above, such other parts of the Lot and the Development :-
- (i) any parts of the Development covered by paragraph (a) of the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap.344); and/or
- (ii) any parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) and included under paragraph (b) of the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap.344);

but EXCLUDING such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner;

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

For the number of undivided shares assigned to each residential property, please refer to the Table of Allocation of Undivided Shares below:-

TABLE OF ALLOCATION OF UNDIVIDED SHARES

Floor	Flat	Notes	No. of Undivided Shares	
			Each Flat	Sub-Total
1/F	NORTH	1	33	33
	EAST	1	62	62
	SOUTH	1	96	96
2/F - 27/F (22 storeys)	NORTH	1	33	726
	EAST	1	62	1,364
	SOUTH	1	96	2,112
28/F & 29/F	EAST (DUPLEX)	2	119	119
	SOUTH (DUPLEX)	2	147	147
			Total:	4,659

REMARK: 4/F, 13/F, 14/F and 24/F are omitted.
NOTE 1: means including the balcony thereof.
NOTE 2: means including the flat roof adjacent thereto.

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

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

The manager for the Development shall be appointed for an initial term of two (2) years commencing from the date of the DMC and to be continued thereafter unless and until terminated in accordance with the terms of the DMC.

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

Each Owner shall contribute towards the management expenses (which shall be based on the budget prepared by the Manager) of the Development in such manner, amount and proportion as provided in the DMC by reference to the Undivided Shares allocated to his Unit and the principles provided in the DMC.

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

The amount of management fee deposit shall be a sum equal to three (3) months' monthly management contribution payable in respect of each undivided share allocated to the part of the Development of which he is the Owner.

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

Not Applicable

Note:

Unless otherwise defined in this sales brochure, the capitalized terms used in this "Summary of Deed of Mutual Covenant" section shall have the same meaning of such terms in the DMC.

For full details, please refer to the latest draft of the DMC which is free for inspection during opening hours at the sales office. A copy of the latest draft DMC is available upon request and payment of the necessary photocopying charges.

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

A. 發展項目的公用部分

根據發展項目的公共契約及管理協議（「**公契**」）之最新擬稿：-

「**公用地方及設施**」指及包括：-

(a) 會所、綠化地方、維護和維修通道、於該地段內之通行權、排風管、電纜室、管理員櫃位、有蓋園景、排水維修地方、機電房、機電維修位、電線槽、電錶槽、特低壓電線槽、應急發電機房、消防水缸、消防檢查儀錶櫃、消防泵房、消防員升降機大堂、平台、平台（避難區）、沖廁水泵及水箱房、不可進入平台、升降機機房、升降機、升降機機槽、上落客貨地方、大堂、主要大堂、電單車停車位、管道槽、花槽、園景、食水泵房、垃圾及物料回收房、垃圾及物料回收室、防煙大堂、灑水泵房、灑水器水缸、樓梯、電掣房（配備電纜拉線坑和電纜槽的配上蓋之提升手柄）、電訊及廣播設備室、水錶櫃、水錶槽、食水及沖廁水缸房、食水缸、以進行檢查外部隱藏的排水管（如有）的閉路電視影像裝置及目前或今後任何時候在該地段之內、之下或之上或經過將食水或鹹水、污水、煤氣、電話、電力及其他服務輸送出入發展項目的其他設施（不論是否為管道）、樹木、灌叢及其他植物和植被、照明裝置、儀錶櫃、儀錶區及其天台、消防及滅火設備及裝置、保安系統及裝置、通風系統和在發展項目內安裝或提供給發展項目共同使用與享用的其他區域及其他機械系統、裝置或設施，其位置（如可以在圖則上顯示）已在附於公契的圖則上用**綠色、綠色加黑斜線、綠色加黑交叉線及橙色**顯示，僅供識別。

(b) 第一業主在任何時候按公契指定為公用地方及設施的屬於及位於該地段及發展項目的其他區域、系統、裝置、服務及設施；

(c) 在以上第(a)及(b)段沒有明確規定下，包括該地段及發展項目以下其他部分：-

(i) 《建築物管理條例》(第344章)第2條所列「公用地方」定義及 / 或

(ii) 《建築物管理條例》(第344章)附表1指明的並包括在《建築物管理條例》(第344章)第2條所列「公用地方」定義(b)段之下的任何部分；

但不包括發展項目內任何個別業主享有獨家權利及特權持有、使用、佔用及享用的地方，以及發展項目內服務任何個別業主的設施。

B. 分配予發展項目中的每個住宅物業的不分割份數的數目

關於分配予每個住宅物業的不分割份數數目，請參閱以下的「不分割份數分配表」：-

			不分割份數	
樓層	住宅單位	附註	每個單位	小計
1樓	NORTH	1	33	33
	EAST	1	62	62
	SOUTH	1	96	96
2樓 - 27樓 (22 層)	NORTH	1	33	726
	EAST	1	62	1,364
	SOUTH	1	96	2,112
28樓及29樓	EAST (複式)	2	119	119
	SOUTH (複式)	2	147	147
			總計:	4,659

備註:

附註 1:

附註 2:

不設4樓、13樓、14樓及24樓

包括其露台。

包括其毗鄰的平台。

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

C. 有關發展項目的管理人的委任年期

發展項目的管理人的初始任期為自公契之日起兩年，並隨後續任，除非及直至按公契條款終止委任。

D. 發展項目各住宅物業擁有人分擔管理開支的基準

每名業主須按照公契訂明的方式、金額和比例，根據其單位的不分割份數和公契列明的準則，分攤發展項目的管理開支(根據管理人編製的預算案釐定)。

E. 計算管理費按金的基準

管理費按金的金額相等於3個月的管理費(即其作為發展項目的部分的業主的每個不可分割份數的應付的管理費金額)。

F. 賣方在發展項目中保留作自用的範圍(如有的話)

不適用。

備註：

除非本售樓說明書另有定義，否則本「公契的摘要」內所使用的詞彙與公契內該等詞彙具有相同含義。

請查閱公契之最新擬稿以了解全部詳情。公契之最新擬稿可於售樓處開放時間內供免費查閱，並可在支付所需影印費後取得公契之最新擬稿的複印本。

SUMMARY OF LAND GRANT
批地文件的摘要

A. LOT NUMBER OF THE LAND ON WHICH THE DEVELOPMENT IS SITUATED

The Development is constructed on Sub-Section 1 of Section C of Inland Lot No. 1923 and Sub-Section 2 of Section C of Inland Lot No. 1923 (collectively the “Land”).

B. TERM OF YEARS

The respective lease term granted under each of the new Government Lease in respect of Sub-Section 1 of Section C of Inland Lot No. 1923 and Sub-Section 2 of Section C of Inland Lot No. 1923 respectively (which is deemed to have been granted upon expiration of the original term of 75 years commencing from 6 August 1912 under the Government Lease of Inland Lot No. 1923 dated 11 January 1921 under and by virtue of the Government Leases Ordinance (Cap. 40)) is both 75 years commencing from 6 August 1987.

C. USER RESTRICTIONS APPLICABLE TO THE LAND

The Government Lease of Inland Lot No. 1923 (the “Government Lease”) contains restrictions on the trade or business of a Brazier, Slaughterman, Soap-maker, Sugar-baker, Fellmonger, Melter of tallow, Oilman, Butcher, Distiller, Victualler or Tavern-keeper, Blacksmith, Nightman, Scavenger, or any other noisy, noisome or offensive trade or business whatever, without the previous licence of the Government.

D. FACILITIES THAT ARE REQUIRED TO BE CONSTRUCTED AND PROVIDED FOR THE GOVERNMENT, OR FOR PUBLIC USE

Not Applicable.

E. LESSEE'S OBLIGATION TO LAY, FORM OR LANDSCAPE ANY AREAS, OR TO CONSTRUCT OR MAINTAIN ANY STRUCTURES OR FACILITIES, WITHIN OR OUTSIDE THE LAND

The Government Lease contains the following provision:

(a) "the said Lessee... will from time to time and at all times hereafter when, where, and as often as need or occasion shall be and require, at his their own proper costs and charges, well and sufficiently Repair, Uphold, Support, Maintain, Pave, Purge, Scour, Cleanse, Empty, Amend and keep the messuage or tenement, messuages or tenements, and all other erections and buildings, now or at any time hereafter standing upon the said piece or parcel of ground hereby expressed to be demised, and all the Walls, Banks, Cuttings, Hedges, Ditches, Rails, Lights, Pavements, Privies, Sinks, Drains and Watercourses thereunto belonging, and which shall in any-wise belong or appertain unto the same, in, by and with all and all manner of needful and necessary reparations cleansings and amendments whatsoever, the whole to be done to the satisfaction of the Surveyor of His said Majesty, His Heirs, Successors, or Assigns; AND THE SAID messuage or tenement, messuages or tenements erections, buildings and premises, so being well and sufficiently repaired sustained and amended, at the end, or sooner determination of the term hereby granted shall and will peaceably and quietly deliver up to His said Majesty..."

F. LEASE CONDITIONS THAT ARE ONEROUS TO A PURCHASER

The Government Lease contains the following provisions:

(a) "the said Lessee...shall not nor will, let, underlet, mortgage, assign, or otherwise part with, all or any part of the said premises hereby expressed to be demised, for all or any part of the said term of Seventy-five years, without at the same time registering such alienation in the Land Office, or in such other Office as may hereafter be instituted for the purposes of Registration in the said Colony of Hongkong, and paying all reasonable fees and other expenses thereon...";

(b) "the said Lessee...shall and will... at his and their own proper costs and charges, erect, build and completely finish fit for use, in a good, substantial and workmanlike manner and with the best materials of their respective kinds, one or more good substantial and safe brick or stone messuage or tenement, messuages or tenements, upon some part of the ground hereby demised, with proper fences, walls, sewers, drains and all other usual or necessary appurtenances...and shall front and range in a uniform manner with the buildings

(if any) immediately adjoining in the same Street, and the whole to be done to the satisfaction of the Surveyor of His said Majesty, His Heirs, Successors or Assigns (now the Director of Public Works)..."

(c) "the Lessee... shall and will during the term hereby granted, as often as need shall require, bear, pay and allow a reasonable share and proportion for and towards the [costs] and charges of making, building, repairing, and amending, all or any roads, pavements, channels, fences, and party-walls, draughts, private or public sewers and drains, requisite for, or in, or belonging to said premises hereby expressed to be demised or any part thereof, in common with other premises near or adjoining thereto, and that such proportion shall be fixed and ascertained by the Surveyor of His said Majesty, His Heirs, Successors, or Assigns, and shall be recoverable in the nature of rent in arrear..."

(d) "...it shall and may be lawful to and for His said Majesty, His Heirs, Successors, or Assigns, by His or their Surveyor, or other persons deputed to act for Him or them, twice or oftener in every year during the said term, at all reasonable times in the day, to enter and come into and upon the said premises hereby expressed to be demised, to view, search and see the condition of the same, and of all decays, defects and wants of reparation and amendment, which upon every such view or views shall be found, to give or leave notice or warning in writing, at or upon the said premises, or some part thereof, unto or for the said Lessee...to repair and amend the same within Three Calendar Months then next following, within which said time or space of Three Calendar Months, after every such notice or warning shall be so given, or left as aforesaid, the said Lessee...will repair and amend the same accordingly..." and

SUMMARY OF LAND GRANT

批地文件的摘要

(e) "...His said Majesty, His Heirs, Successors and Assigns, shall have full power to resume, enter into, and re-take possession of all or any part of the premises hereby expressed to be demised, if required for the improvement of the said Colony of Hongkong or for any other public purpose whatsoever,... Calendar Months notice being given to the said Lessee, his Executors, Administrators, and Assigns of its being so required, and a full and fair Compensation for the said Land and the Buildings thereon being paid to the said Lessee his Executors, Administrators, and Assigns, at a valuation to be fairly and impartially made by the Surveyor of His said Majesty, His Heirs, Successors, or Assigns, and upon the exercise of such power the term and estate hereby created shall respectively cease, determine and be void...".

Remarks:

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

SUMMARY OF LAND GRANT

批地文件的摘要

A. 發展項目所位於的土地的地段編號

發展項目建於內地段1923號C段之第1小分段及內地段1923號C段之第2小分段（以下統稱為「**該土地**」）。

B. 有關租契規定的年期

就內地段1923號C分段之第1小分段及內地段1923號C分段之第2小分段各自的新政府租契（該等新政府租契於日期為1921年1月11日的內地段1923號的政府租契下的原有1912年8月6日起計的75年期屆滿之後，根據香港法例第40章《政府租契條例》當作已批出）的各自批出的年期均為由1987年8月6日起計75年。

C. 適用於該土地用途限制

內地段1923號的政府租契(「**政府租契**」)有以下行業或業務的限制：如非事先獲得政府的許可，不得進行黃銅匠、屠宰、製皂商、製糖商、皮革商、溶脂商、油商、肉商、釀酒商、食物供應或客棧旅舍、鐵匠、清糞商、清潔街道者，或任何其他嘈雜、惡臭或厭惡性行業或業務。

D. 按規定須興建並提供予政府或供公眾使用的設施

不適用。

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

政府租契載有以下條文：

- (a) 「承租人... 須不時和在本租契批租的租期內餘下時間的一切時候每當有需要或情況所需時及在有需要的地方，自行承擔恰當費用及收費妥善及充分地修理、維持、支持、維護、鋪設、清洗、洗刷、清潔、騰空、改動及保持現時或此後任何時間位於本租契特此表明予以批租的土地上的院宅或樓宇、以及所有其他架設物與建築物，以及所有屬於並以任何形式屬於或關連該處的一切牆壁、堤岸、路塹、籬笆、溝渠、欄杆、燈具、行人路、盥洗室、洗滌槽、排水渠及水道，並且全面執行需要及必須的任何修葺、清

洗及修改工程，全部須達至陛下、其世襲繼承人、繼任人或受讓人的測量師滿意程度；而且，當上述租期結束或提前終止時，按照上文妥善及充分地修理、維持和改動的上述院宅或樓宇、架設物、建築物及處所，須並且將會和平地與平靜地交給陛下 ...」

F. 對買方造成負擔的租用條件

政府租契載有以下條文：

- (a) 「承租人...不得亦不會在上述七十五年租期內全部或任何部分期間，將本租契特此表明予以批租的處所之全部或任何部分出租、分租、按揭、轉讓或以其他方式放棄而沒有同時於土地登記所或此後成立為了在香港辦理註冊的其他註冊處將上述轉讓進行註冊以及就此支付一切合理費用及其他開支...」；
- (b) 「承租人...須及會，自費在特此予以批租的部分土地之上以良好、妥善及以熟練的方式，用各自類別之中最好的材料搭建、建造以及完成至可供使用程度一棟或多棟良好、堅固及以安全的磚塊或石材建構的院宅或樓宇，配備適當的圍欄、牆壁、污水渠、排水渠以及所有其他一般或必要的附屬設施，而所有院宅或樓宇應當依同一街道上毗鄰的其他院宅或樓宇（如有）的朝向和排列，至使陛下、其世襲繼承人、繼任人或受讓人（現工務司）的測量師對整體滿意為止...」；
- (c) 「承租人...在本租契批租的租期內，須並且將會不時按需要承擔、支付及允許以合理份額和比例計算的[費用]及收費，以支付建造、建築、修葺及修改在本租契特此表明予以批租的處所或其任何部分所需的、或於其內的、或屬於該處所並且與其他鄰近或毗鄰處所共用的所有或任何道路、行人道、渠道、圍欄及共用牆、排氣管、私家或公共污水渠及排水溝。有關的付款比例由陛下、其世襲繼承人、繼任人或受讓人的測量師釐定及確定，並且可當作欠繳地租的性質追討 ...」；
- (d) 「陛下、其世襲繼承人、繼任人或受讓人有合法權利透過其測量師或獲其指派代表行事的其他人在該租期內，每年兩次或多次在日間所有合理時間進入本租契特此表明予以批租的處所，從而視察、搜查及查看其狀況。每當視察時發現有任何頹敗、損壞及需要維修及修正之處，將會發出或在該處所或其某部分留下書面通知或警告，要求所述承租人在其後三個曆月內進行維修及修正。而所述承租人須在每一次通知或警告發出後或留在上述土地或其某部分後三個曆月內，就所有該等頹敗、損壞及需要維修及修正的地方進行維修及修正」；及
- (e) 「陛下、其世襲繼承人、繼任人或受讓人有全權在為了改善香港或任何其他公眾目的所需時收回、進入和接管本租契明示批租

的處所之全部或任何部分，但須向承租人、其遺囑執行人、遺產管理人或受讓人提前...曆月發出通知說明該需要，並為該土地及其上的建築物向承租人、其遺囑執行人、遺產管理人或受讓人支付充分和公平的賠償，估值將會由陛下、其世襲繼承人、繼任人或受讓人的測量師公平地及不偏不倚地作出。此項權力一旦行使，本文所訂的年期及產業權將分別終止、終結及無效 ...」。

備註：

請查閱政府租契以了解全部詳情。完整的政府租契現存於售樓處，於開放時間可供免費查閱，並可在支付所需影印費後取得政府租契之複印本。

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

A. FACILITIES THAT ARE REQUIRED UNDER THE LAND GRANT TO BE CONSTRUCTED AND PROVIDED FOR THE GOVERNMENT, OR FOR PUBLIC USE

Not Applicable.

B. FACILITIES THAT ARE REQUIRED UNDER THE LAND GRANT TO BE MANAGED, OPERATED OR MAINTAINED FOR PUBLIC USE AT THE EXPENSE OF THE OWNERS OF THE RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

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 DEVELOPMENT

Not Applicable.

D. ANY PART OF THE LAND (ON WHICH THE DEVELOPMENT IS SITUATED) THAT IS DEDICATED TO THE PUBLIC FOR THE PURPOSES OF REGULATION 22(1) OF THE BUILDING (PLANNING) REGULATIONS (CAP. 123 SUB. LEG. F)

Not Applicable.

A. 批地文件規定須興建並提供予政府或供公眾使用的設施

不適用。

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

不適用。

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

不適用。

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

不適用。

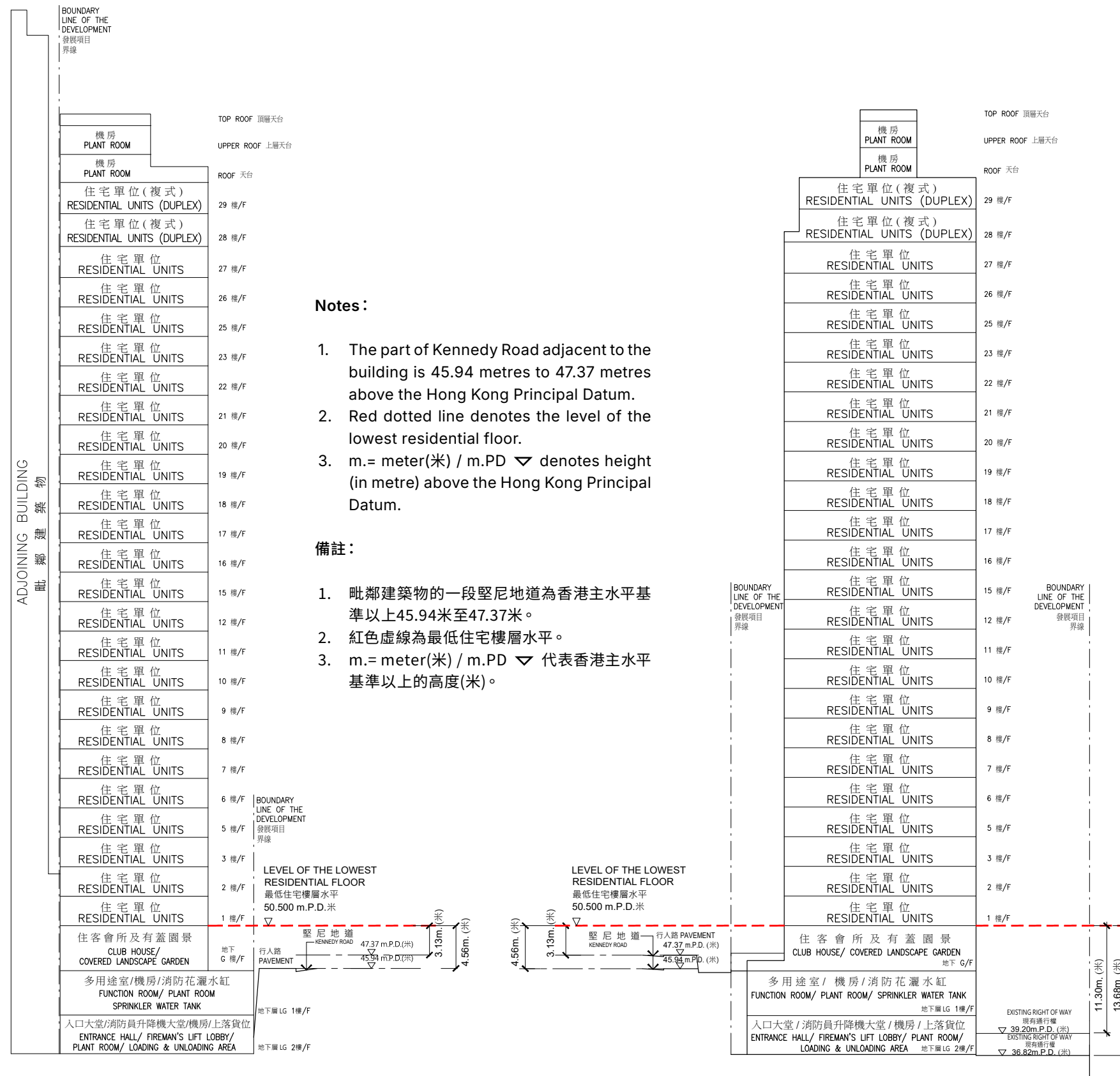
WARNING TO PURCHASERS

對買方的警告

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

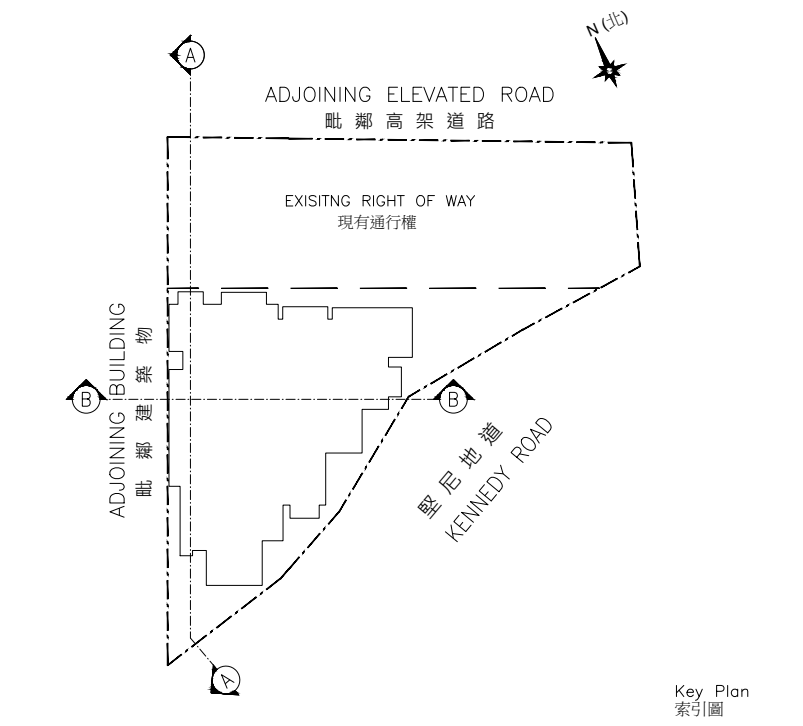
- (a) 建議買方聘用一間獨立的律師事務所（代表賣方行事者除外），以在交易中代表買方行事。
- (b) 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
- (c) 如買方聘用代表賣方行事的律師事務所同時代表買方行事，而賣方與買方之間出現利益衝突 –
 - (i) 該律師事務所可能不能夠保障買方的利益；及
 - (ii) 買方可能要聘用一間獨立的律師事務所；及
 - (iii) 如屬(c)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

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



CROSS-SECTION PLAN SECTION A
橫截面圖 A

CROSS-SECTION PLAN SECTION B
橫截面圖 B



LEGEND 圖例

-  Denotes height (in metre) above the Hong Kong Principal Datum (HKPD).
 代表香港主水平基準以上高度(米)
-  Red dotted line denotes the level of the lowest residential floor.
 紅色虛線為最低住宅樓層水平

Notes :

1. The part of Kennedy Road adjacent to the building is 45.94 metres to 47.37 metres above the Hong Kong Principal Datum.
2. The part of private passageway adjacent to the building is 36.82 metres to 39.20 metres above the Hong Kong Principal Datum.
3. Red dotted line denotes the level of the lowest residential floor.
4. m.= meter(米) / m.PD ∇ denotes height (in metre) above the Hong Kong Principal Datum.

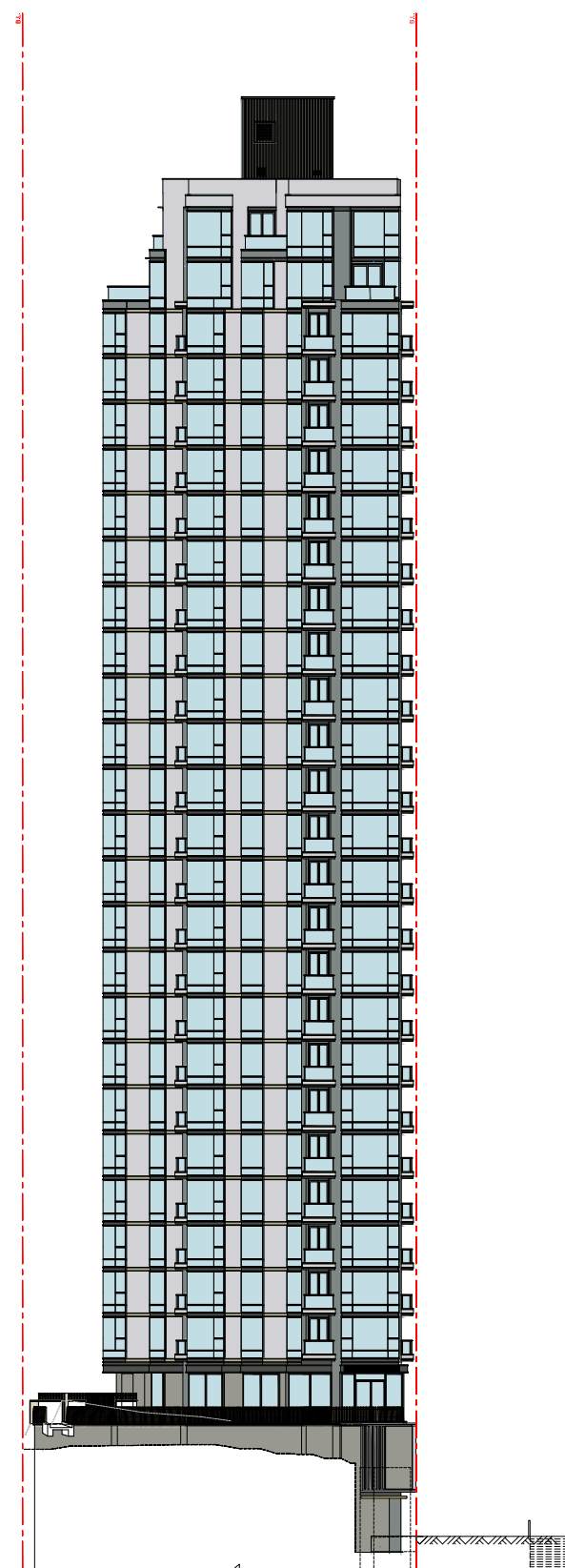
備註：

- 毗鄰建築物的一段堅尼地道為香港主水平基準以上45.94米至47.37米。
- 毗鄰建築物的一段現有通行權為香港主水平基準以上36.82米至39.20米。
- 紅色虛線為最低住宅樓層水平。
- m.= meter(米) / m.PD  代表香港主水平基準以上的高度(米)。

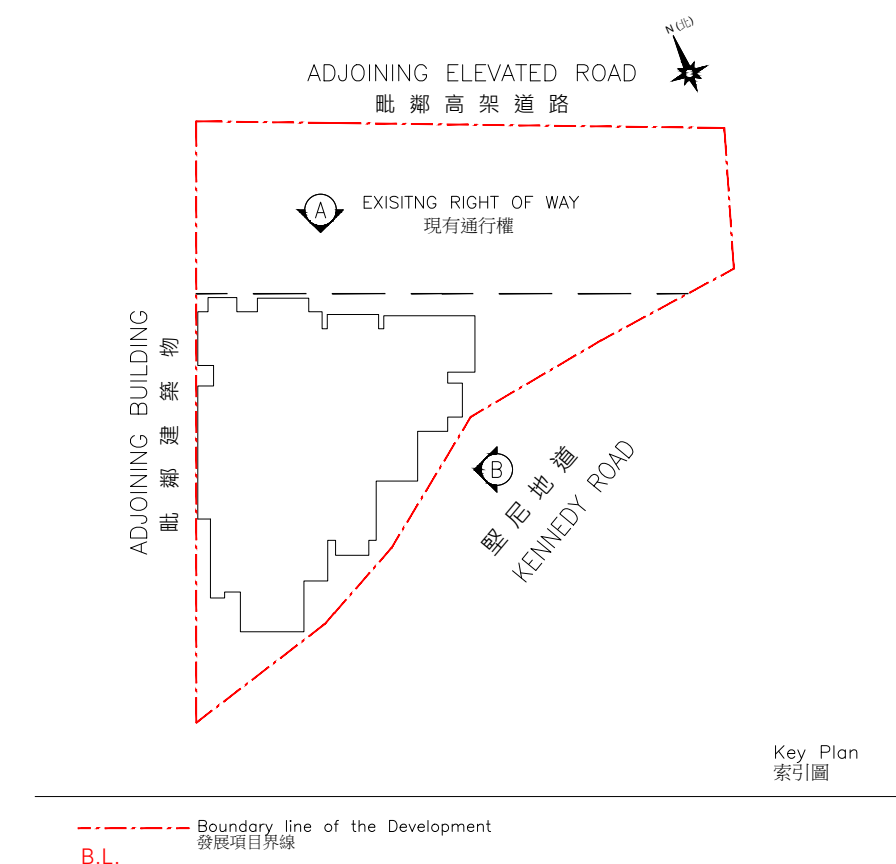
ELEVATION PLAN 立面圖



ELEVATION A
立面圖 A



ELEVATION B
立面圖 B



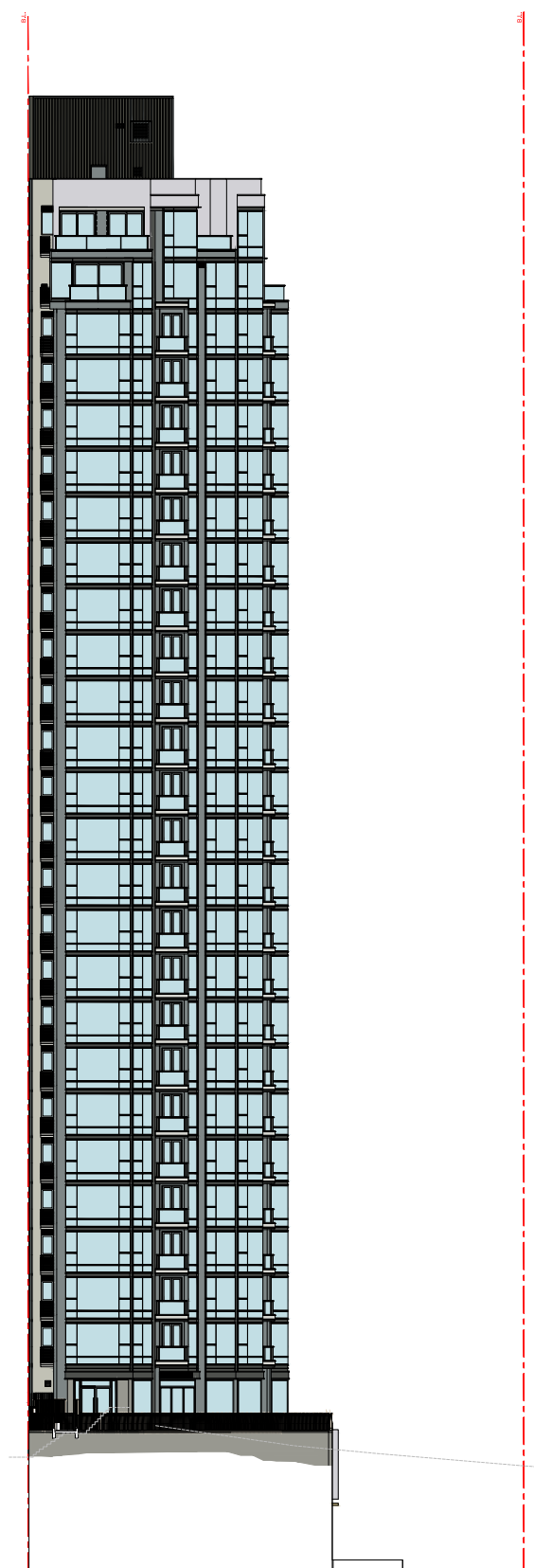
It has been certified by the Authorized Person for the Development that the elevations shown on this plan:

- (a) are prepared on the basis of the approved building plans for the Development as of 24 February 2025; and
- (b) are in general accordance with the outward appearance of the Development.

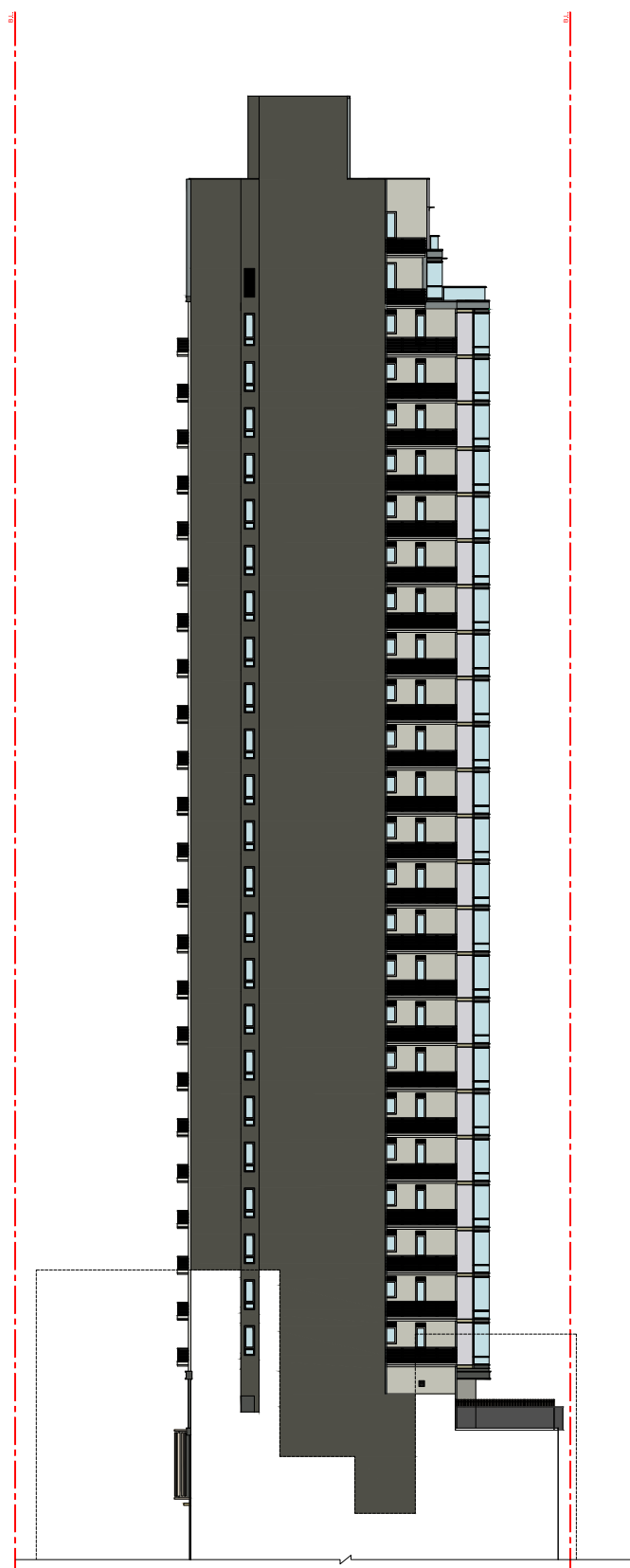
發展項目的認可人士已經證明本圖顯示的立面：

- (a) 以2025年2月24日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。

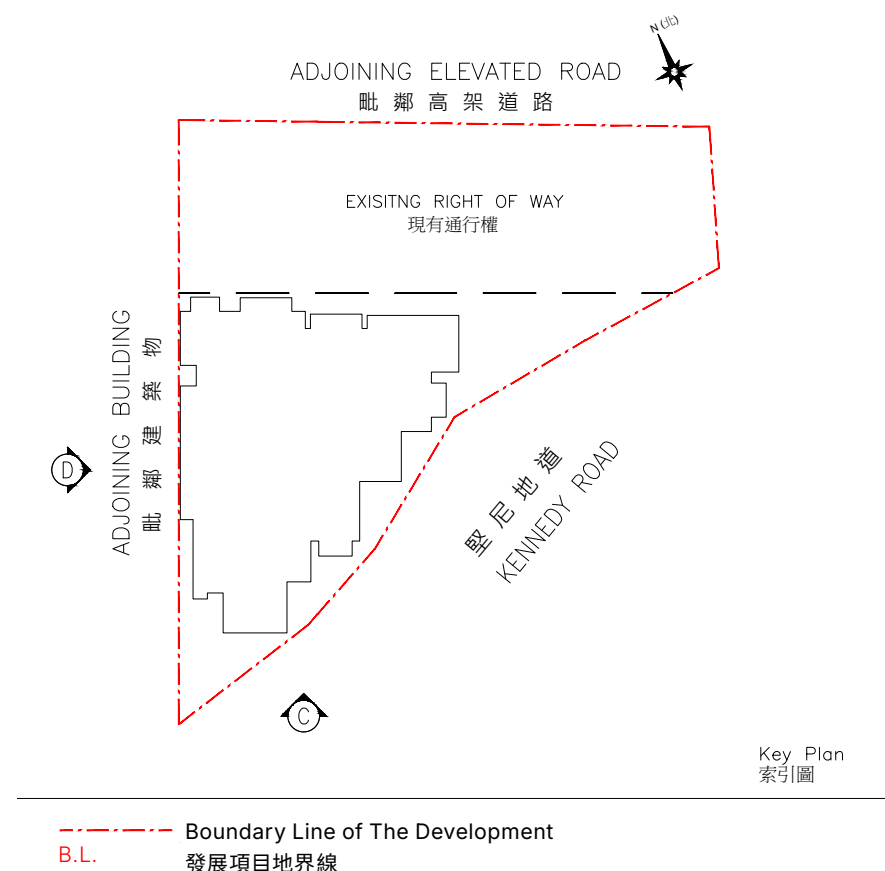
ELEVATION PLAN 立面圖



ELEVATION C
立面圖 C



ELEVATION D
立面圖 D



It has been certified by the Authorized Person for the Development that the elevations shown on this plan:

- (a) are prepared on the basis of the approved building plans for the Development as of 24 February 2025; and
- (b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明本圖顯示的立面：

- (a) 以2025年2月24日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。

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

Common Facilities 公用設施	Covered Area sq.m. (sq.ft.) 有蓋面積 平方米 (平方呎)	Uncovered Area sq.m. (sq.ft.) 無蓋面積 平方米 (平方呎)	Total Area sq.m. (sq.ft.) 總面積 平方米 (平方呎)
Residents' clubhouse (including any recreational facilities for residents' use) 住客會所 (包括供住客使用的任何康樂設施)	209.391 (2254)	10.113 (109)	219.504 (2363)
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的 任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱)	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或 遊樂地方 (不論是稱為有蓋及園景的遊樂場或有其他名稱)	22.687 (244)	Not Applicable 不適用	22.687 (244)

Notes:

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

附註：

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

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

閱覽圖則及公契

1. Copies of the Outline Zoning Plans relating to the Development are available at www.ozp.tpb.gov.hk.
- 2(a). A copy of the latest draft of every deed of mutual covenant in respect of the specified residential property in the Development as at the date on which the residential property is offered to be sold is available for inspection at the place at which the residential property is offered to be sold.
- (b). The inspection is free of charge.

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

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. EXTERIOR FINISHES

Item	Description		
(a) External Wall	Type of Finishes	Podium	Glass wall, aluminium cladding, metal architectural feature, aluminium louvre, natural stone, tile, metal grille and textured paint
		Residential Tower	Curtain wall, aluminium window, aluminium louvre, aluminium cladding, metal architectural feature, metal grille, tile and paint
(b) Window	Material of Frame	Fluorocarbon-coated aluminium window frame	
	Material of Glass	Location	Material
		Living Room and Dining Room:	Insulated Glass Unit (IGU) with low-e coating
		Bedroom:	Insulated Glass Unit (IGU) with low-e coating. (Except for windows at 1/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-27/F Flat North and 28/F & 29/F Flat East Bedroom 1 & Bedroom 2, which are partly fitted with double-glazed tinted obscure glass)
		Bathroom & Master Bathroom (if window is provided):	Laminated tinted obscure glass. (Except for windows at 28/F & 29/F Flat East and 28/F & 29/F Flat South Bathroom 1 which are fitted with Insulated Glass Unit (IGU) with low-e coating)
		Kitchen:	Monolithic clear glass (Except for windows at 28/F & 29/F Flat South kitchen which is fitted with Insulated Glass Unit (IGU) with low-e coating)
		Utility Room (if window is provided):	Monolithic clear glass
		Kitchen Storage	Laminated tinted obscure glass

1. 外部裝修物料

細項	描述		
(a) 外牆	裝修物料的類型	平台	玻璃牆、鋁質覆面、金屬建築裝飾、鋁質百葉、天然石、瓦、金屬格柵及質感漆。
		住宅大廈	玻璃幕牆、鋁窗、鋁質百葉、鋁質覆面、金屬建築裝飾、金屬格柵、瓦及油漆。
(b) 窗	框的用料	氟化碳塗層鋁質窗框	
	玻璃的用料	位置	用料
		客/飯廳:	低輻射鍍膜雙層中空玻璃
		睡房:	低輻射鍍膜雙層中空玻璃 (1樓至3樓、5樓至12樓、15樓至23樓及25樓至27樓North單位28樓及29樓East單位睡房1及睡房2的窗有部分配以有色磨砂雙層中空玻璃除外)
		浴室及主人浴室 (如有窗):	有色磨砂夾膠玻璃 (28樓及29樓East單位及 28樓及29樓 South單位浴室1的窗配以低輻射鍍膜雙層中空玻璃除外)
		廚房:	單片清玻璃 (28樓及29樓South單位廚房窗配以低輻射鍍膜雙層中空玻璃除外)
		工作間 (如有窗):	單片清玻璃
		廚房儲物室	有色磨砂夾膠玻璃

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

1. EXTERIOR FINISHES

Item	Description		
(c) Bay Window	Material of Bay Window	Not applicable	
	Window Sill Finishes	Not applicable	
(d) Planter	Type of Finishes	Not applicable	
(e) Verandah or Balcony	Type of Finishes	Balcony	
		Location	Material
		Floor:	Stone
		Wall:	Aluminium cladding
		Ceiling:	Acrylic base paint and aluminium trim
		Balustrade:	Aluminium framed laminated glass balustrade, curb finished with natural stone
		Verandah: Not applicable	
		Whether it is covered	Balcony: Covered
			Verandah: Not applicable
(f) Drying facilities for clothing	Type and material	Not applicable	

1. 外部裝修物料

細項	描述		
(c) 窗台	窗台的用料	不適用	
	窗台板的裝修物料	不適用	
(d) 花槽	裝修物料的類型	不適用	
(e) 陽台或露台	裝修物料的類型	露台	
		位置	用料
		地板:	石材
		牆壁:	鋁板飾面
		天花板:	油漆及鋁飾邊
		圍欄:	鋁質框夾膠玻璃欄杆，天然石級邊
		陽台：不適用	
		是否有蓋	露台: 有蓋
			陽台: 不適用
(f) 乾衣設施	類型及用料	不適用	

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

2. INTERIOR FINISHES (1/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-29/F)

Item	Description			
(a) Lobby	Location	Wall	Floor	Ceiling
	LG2/F Main Lobby and Fireman's Lift Lobby	Finished with wood panel, artificial leather, metal panel and natural stone	Natural stone	Suspended gypsum board false ceiling finished with stucco paint
	LG1/F Fireman's Lift Lobby	Finished with wood panel and metal panel	Tiles	Ceiling finished with suspended gypsum board false ceiling finished with emulsion paint
	G/F Lobby and Fireman's Lift Lobby	Finished with wood panel, metal panel and stucco paint	Natural stone	Suspended gypsum board false ceiling finished with stucco paint
	Residential Floors Fireman's Lift Lobby	Finished with wood panel and natural stone	Natural stone	Suspended wood panel false ceiling

2. 內部裝修物料 (1樓至3樓、5樓至12樓、15樓至23樓及25樓至29樓)

細項	描述			
(a) 大堂	位置	牆壁	地板	天花板
	地下層2樓主大堂及消防員升降機大堂	飾以木飾面、人造皮、金屬飾板及天然石材	天然石材	石膏板假天花 髹上灰泥漆
	地下層1樓消防員升降機大堂	飾以木飾面及金屬飾板	瓦	石膏板假天花 髹上乳膠漆
	地下大堂及消防員升降機大堂	飾以木飾面、金屬飾板及髹上灰泥漆	天然石材	石膏板假天花 髹上灰泥漆
	住宅樓層消防員升降機大堂	飾以木飾面及天然石材	天然石材	木飾面假天花

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

2. INTERIOR FINISHES (1/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-29/F)

Item	Description		
(b) Internal wall and ceiling	Location	Wall	Ceiling
	Living Room and Dining Room	Flat North: Emulsion paint where exposed Flat East and South: Emulsion paint and reconstituted stone at window edge where exposed (Except for 20/F) 20/F Flat East and South: Emulsion paint and wood panel at window edge where exposed	Emulsion paint where exposed
	Bedroom	Emulsion paint and reconstituted stone at window edge where exposed (Except for 20/F) Bedroom 1 of Flat East and South on 20/F, Bedroom 2 of Flat South on 20/F: Emulsion paint and wood panel at window edge where exposed Master Bedroom of Flat South on 20/F: Emulsion paint and wallpaper finish, wood panel at window edge where exposed Bedroom 2 of Flat East on 20/F: Emulsion paint where exposed	Emulsion paint where exposed

2. 內部裝修物料 (1樓至3樓、5樓至12樓、15樓至23樓及25樓至29樓)

細項	描述		
(b) 內牆及天花板	位置	牆壁	天花板
	客/飯廳	North單位：乳膠漆於外露位置 East及South單位：乳膠漆及人造石窗邊於外露位置 (20樓除外) 20樓East及South單位：乳膠漆及木飾面窗邊於外露位置	乳膠漆於外露位置
	睡房	乳膠漆及人造石窗邊於外露位置 (20樓除外) 20樓East及South單位的睡房1：20樓South單位的睡房2：乳膠漆及木飾面窗邊於外露位置 20樓South單位的主人睡房：乳膠漆、牆紙及木飾面窗邊於外露位置 20樓East單位的睡房2：乳膠漆於外露位置	乳膠漆於外露位置

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

2. INTERIOR FINISHES (1/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-29/F)

Item	Description			
(c) Internal floor	Location	Floor	Skirting	
	Living Room and Dining Room	Engineering wood flooring; reconstituted stone and metal trim provided between Living Room and Dining Room and Balcony/Flat Roof (if applicable)	Wood skirting with paint finish	
	Bedroom 1, Bedroom 2, Bedroom 3 and Master Bedroom	Engineering wood flooring; reconstituted stone and metal trim, provided between Bedroom, Master bedroom and Balcony, Flat Roof, Bathrooms and Master bathrooms (if applicable)	Wood skirting with paint finish	
(d) Bathroom	(i) Type of Finishes	Wall	Floor	Ceiling
	Bathrooms & Master Bathrooms	Walls finished with tiles (Except for 1/F-3/F, 5/F-12/F, 15/F-23/F and 25/F-27/F Flat East: Walls finished with tiles and glass)	Floor finished with tiles	Ceiling finished with suspended gypsum board false ceiling is finished with emulsion paint
	(ii) Whether the wall finishes run up to the ceiling			
	Bathrooms & Master Bathrooms	Up to level of false ceiling		

2. 內部裝修物料 (1樓至3樓、5樓至12樓、15樓至23樓及25樓至29樓)

細項	描述			
(c) 內部地板	位置	地板	牆腳線	
	客/ 飯廳	複合木地板；客/ 飯廳與露台 / 平台之間 (如適用) 鋪砌人造石材及金屬飾邊	油漆木地腳線	
	睡房 1、睡房2、睡房3 及主人睡房	複合木地板；睡房、主人睡房與露台、平台、浴室及主人浴室之間(如適用)鋪砌人造石材及金屬飾邊	油漆木地腳線	
(d) 浴室	(i) 裝修物料的類型	牆壁	地板	天花板
	浴室及主人浴室	牆身鋪砌瓦 (1樓至3樓、5樓至12樓、15樓至23樓及25樓至27樓East單位除外：牆身鋪砌瓦及玻璃)	地台鋪砌瓦	天花板裝有石膏板假天花髹上乳膠漆
	(ii) 牆壁的裝修物料是否鋪至天花板			
	浴室及主人浴室	鋪至假天花水平		

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

2. INTERIOR FINISHES (1/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-29/F)

Item	Description				
(e) Kitchen	(i) Type of Finishes	Wall	Floor	Ceiling	Cooking Bench
	Open Kitchen	Walls finished with emulsion paint, wood veneer and glass. Wall behind kitchen cabinet and Fridge Freezer are finished with ceramic tiles on exposed surface.	Floor finished with engineering wood flooring	Ceiling finished with suspended gypsum board false ceiling is finished with emulsion paint	Cooking bench fitted with reconstituted stone.
	Kitchen	Walls finished with reconstituted stone and tiles. (Except for 1/F-3/F, 5/F-12/F, 15/F-23/F and 25/F-27/F Flat East: Walls finished with tiles and glass.) Wall behind kitchen cabinet and Fridge Freezer are finished with ceramic tiles on exposed surface.	Floor finished with tiles	Ceiling finished with suspended gypsum board false ceiling is finished with emulsion paint.	Cooking bench fitted with reconstituted stone.
	(ii) Whether the wall finishes run up to the ceiling				
	Open Kitchen	Up to the level of false ceiling			
	Kitchen	Up to the level of false ceiling			

2. 內部裝修物料 (1樓至3樓、5樓至12樓、15樓至23樓及25樓至29樓)

細項	描述				
(e) 廚房	(i) 裝修物料的類型	牆壁	地板	天花板	灶台
	開放式廚房	牆身為乳膠漆、木皮及玻璃。 廚櫃及雪櫃連冰箱背外露牆身鋪砌瓷磚。	地台為複合木地板	天花板裝有石膏板假天花髹上乳膠漆。	灶台裝修物料為人造石。
	廚房	牆身為人造石及瓦。 (除1樓至3樓、5樓至12樓、15樓至23樓及25樓至27樓 East 單位除外： 牆身為瓦及玻璃。) 廚櫃及雪櫃連冰箱背外露牆身鋪砌瓷磚。	地台鋪砌瓦	天花板裝有石膏板假天花髹上乳膠漆。	灶台裝修物料為人造石。
	(ii) 牆壁的裝修物料是否鋪至天花板				
	開放式廚房	裝修物料鋪至假天花水平			
	廚房	裝修物料鋪至假天花水平			

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

3. INTERIOR FITTINGS (1/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-29/F)

Item	Description			
(a) Doors	Location	Material	Finishing	Accessories
	Residential Unit Entrance	Fire rated solid core timber door	Wood veneer	Electrical entrance door lock with handle, door viewer, security door guard, concealed door closer, door stopper, smoke seal and concealed door hinge
	Master Bedroom, Bedroom 1 (Flat East and Flat South), Bedroom 2 & Bedroom 3	Solid core timber door	Wood veneer	Door handle, hinge, door stopper and lockset
	Bedroom 1 (Flat North)	Aluminium frame glass sliding door	Translucent glass with anodized aluminium frame	Door handle and door track
	Store & Kitchen Storage	Solid core timber door	Wood veneer	Door handle, hinge, door stopper and lockset
	Master Bathroom, Bathroom, Bathroom 1 & Bathroom 2	Solid core timber door	Wood veneer	Door handle, hinge, door stopper and lockset
	Kitchen	Fire Rated Solid core timber door	Wood veneer	Door handle, hinge, conealed door closer, door stopper, fire rated glass vision panel and smoke seal
	Balcony	Aluminium frame glass door	Insulated Glass Unit (IGU) with low-e coating and fluorocarbon coated aluminium	Door handle, lockset, door hinge (for swing door) and door track (for sliding door)
	Flat Roof	Aluminium frame glass door	Insulated Glass Unit (IGU) with low-e coating and fluorocarbon coated aluminium	Door handle, lockset and door track

3. 室內裝置 (1樓至3樓、5樓至12樓、15樓至23樓及25樓至29樓)

細項	描述			
(a) 門	位置	用料	裝修物料	配件
	單位住宅入口	防火實心木門	木皮	電子門鎖連拉手、防盜眼、防盜鏈、暗藏氣鼓、門頂、防煙條及暗藏門鉸
	主人睡房、睡房 1 (East單位及 South 單位)、睡房 2 及睡房 3	實心木門	木皮	手抽、門鉸、門頂及門鎖
	睡房 1 (North單位)	鋁框玻璃趟門	半透明玻璃及陽極氧化鋁門框	手抽及路軌
	儲物室及廚房儲物室	實心木門	木皮	手抽、門鉸、門頂及門鎖
	主人浴室、浴室、浴室 1 及浴室 2	實心木門	木皮	手抽、門鉸、門頂及門鎖
	廚房	防火實心木門	木皮	手抽、門鉸、暗藏氣鼓、門頂、防火玻璃視窗及防煙條
	露台	鋁框玻璃門	雙層中空低輻射鍍膜玻璃及氟化炭塗鋁質	手抽、門鎖、門鉸 (適用於推門) 及路軌 (適用於趟門)
	平台	鋁框玻璃門	雙層中空低輻射鍍膜玻璃及氟化炭塗鋁質	手抽、門鎖、及路軌

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS (1/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-29/F)

Item	Description			
(a) Doors	Location	Material	Finishing	Accessories
	Powder Room (28/F & 29/F Flat East)	Solid core timber door	Wood veneer	Door handle, hinge, door stopper and lockset
	Powder Room (28/F & 29/F Flat South)	Solid core timber door	Wood veneer	Door track and lockset
	Utility Room	Solid core timber door	Wood veneer	Door handle, hinge, concealed door closer, door stopper, fire rated glass vision panel and smoke seal
	Lavatory inside Utility Room	Aluminium bi-folding door	Aluminium	Door track and lockset

3. 室內裝置 (1樓至3樓、5樓至12樓、15樓至23樓及25樓至29樓)

細項	描述			
(a) 門	位置	用料	裝修物料	配件
	化妝間 (28樓及29樓 East單位)	實心木門	木皮	手抽、門鉸、門頂及門鎖
	化妝間 (28樓及29樓 South單位)	實心木門	木皮	路軌及門鎖
	工作間	實心木門	木皮	手抽、門鉸、暗藏氣鼓、門頂、防火玻璃視窗及防煙條
	工作間內的洗手間	鋁質趟摺門	鋁	路軌及門鎖

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

3. INTERIOR FITTINGS (1/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-29/F)

Item	Description			
(b) Bathroom	(i) Type and material of fittings and equipment	Cabinet	Countertop	Reconstituted stone (Except for 1/F-3/F, 5/F-12/F, 15/F-23/F and 25/F-27/F Flat South and 28/F & 29/F Flat East and Flat South: Natural stone)
			Cabinet	Wooden vanity cabinet with wood veneer and plastic laminate (Except for 28/F & 29/F Flat East and Flat South Powder Room: Reconstituted stone vanity cabinet with stainless steel finish)
			Mirror Cabinet	Wood veneer and plastic laminate
		Bathroom Fittings	Wash Basin Mixer	Chrome plated
			Wash Basin and Water Closet	Ceramics
			Towel Bar and Toilet Paper holder	Chrome plated
		Bathroom Appliances	For the appliances provision and brand name, please refer to the "Appliance Schedule"	
	(ii) Type and material of water supply system	Cold Water Supply		Thermal Insulated Copper Pipe
		Hot Water Supply		Thermal Insulated Copper Pipe

3. 室內裝置 (1樓至3樓、5樓至12樓、15樓至19樓、21樓至23樓及25樓至29樓)

細項	描述			
(b) 浴室	(i) 裝修物料的類型及用料	櫃	枱面	人造石材 (除1樓至3樓、5樓至12樓、15樓至23樓及25樓至27樓 South 單位及28樓及29樓 East 單位 及 South 單位除外：天然石材)
			櫃	木面盆櫃配以木皮及膠板 (除28樓及29樓 East 單位及 South 單位化妝間除外：人造石面盤櫃配不銹鋼飾面)
			鏡櫃	木皮及膠板
		浴室裝置	洗手盤水龍頭	鍍鉻
			洗手盤及座廁	陶瓷
			毛巾架及廁紙架	鍍鉻
		浴室設備	隨樓附送之設備及品牌，請參閱 < 設備說明表 >	
	(ii) 供水系統的類型及用料	冷水供應		有保溫層之銅管
		熱水供應		有保溫層之銅管

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

3. INTERIOR FITTINGS (1/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-29/F)

Item	Description			
(b) Bathroom	(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Bathing Facilities	Type	Material
		Shower	Mixer, rain shower and shower head	Chrome plated
		Shower	Shower Compartment	Clear tempered glass
		Bathtub	Mixer and shower head	Chrome plated
		Bathtub	Built-in	Enameled cast iron
	(iv) Size of bath tub (if applicable)	1600L x 700W x 410H (mm) (Master Bathroom of 1/F-3/F, 5/F-12/F, 15/F-23/F and 25/F-27/F Flat South) 1700L x 700W x 410H (mm) (Bathroom 1 of 28/F & 29/F Flat East & Flat South)		
(c) Kitchen		Material		
	(i) Material of sink unit	Stainless Steel		
	(ii) Material of water supply system	Thermal Insulated Copper Pipe		
	(iii) Material and finishes of kitchen cabinet		Material	Finishes
			Timber cabinet with timber door panel	Plastic laminate finishes, reconstituted stone countertop
	(iv) Type of all other fittings and equipment	Sink mixer	Stainless steel	Chrome plated
Other equipment		For the appliances provision and brand name, please refer to the "Appliance Schedule"		

3. 室內裝置 (1樓至3樓、5樓至12樓、15樓至23樓及25樓至29樓)

細項	描述			
(b) 浴室	(iii) 沐浴設施的類型及用料 (包括花灑或浴缸、如適用)	沐浴設施	類型	用料
		花灑	水龍頭、雨淋式淋浴噴頭及花灑手握頭	鍍鉻
		花灑	淋浴間	強化清玻璃
		浴缸	水龍頭及花灑手握頭	鍍鉻
	浴缸	嵌入式	搪瓷鑄鐵	
	(iv) 浴缸大小 (如適用)	1600長 x 700闊 x 410高 (毫米) (1樓至3樓、5樓至12樓、15樓至19樓至23樓、25樓至27樓South單位之主人浴室) 1700長 x 700闊 x 410高 (毫米) (28樓及29樓East單位及South單位之浴室-1)		
(c) 廚房		用料		
	(i) 洗滌盆的用料	不銹鋼		
	(ii) 供水系統的用	有保溫層之銅管		
	(iii) 廚櫃的用料及裝修物料	用料		裝修物料
		木製廚櫃配木製門板		膠板飾面、人造石台面
	(iv) 所有其他裝置及設備類型	洗滌盆水龍頭	不銹鋼	鍍鉻
其他裝備		隨樓附送之設備及品牌，請參閱 < 設備說明表 >		

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS (1/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-29/F)

Item	Description			
(d) Bedroom	Type and material of fitting (including built-in wardrobe)			
	Location	Fittings	Type	Material
	Bedroom 1 (Flat North (Except 20/F))	Built-in Wardrobe	Timber cabinet with timber door panel	Wood veneer finish
	Bedroom 1 (20/F Flat North)	Built-in Wardrobe	Timber cabinet with timber door panel	Paint, wood veneer, plastic laminate finishes and metal handle
		Headboard	Timber headboard	Wood veneer finish with fabric headboard cushion
		Night stand	Timber and natural stone night stand	Wood veneer and natural stone finish
		Bed	Timber bedframe	Wood veneer finish
		Curtain	Slide curtain	Fabric curtain with metal track

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

3. 室內裝置 (1樓至3樓、5樓至12樓、15樓至23樓及25樓至29樓)

細項	描述			
(d) 睡房	裝置 (包括嵌入式衣櫃) 的類型及用料			
	位置	裝置	類型	用料
	North 單位 (20樓除外)	嵌入式衣櫃	木製衣櫃配木製門板	木皮
	睡房 1 (20樓 North單位)	嵌入式衣櫃	木製衣櫃配木製門板	油漆、木皮、膠板及金屬把手
		床頭板	木製床頭板	木皮及布質床頭墊
		床頭櫃	木製及天然石製床頭櫃	木皮及天然石
		床	木製床架	木皮
		窗簾	趟簾	布質窗簾及金屬路軌

- 備註：
- 除部分隱藏於混凝土內之導管及水管外，其他部分的導管及水管均為外露。外露的導管及水管可能被 假天花、假陣、貯存櫃、覆蓋層板、非混凝土間隔牆、指定之管道槽或其他物料遮蓋或掩藏。

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

3. INTERIOR FITTINGS (1/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-29/F)

Item	Description			
(d) Bedroom	Type and material of fitting (including built-in wardrobe)			
	Location	Fittings	Type	Material
	Bedroom 1 (20/F Flat East)	Built-in Wardrobe	Timber cabinet with timber door panel	Paint, wood veneer, plastic laminate finishes and metal handle
		Headboard	Timber headboard	Wood veneer finish
		Night stand	Timber night stand	Wood veneer finish
		Curtain	Slide curtain	Fabric curtain with metal track
	Bedroom 2 (20/F Flat East)	Built-in Wardrobe	Timber cabinet with timber door panel	Paint, wood veneer, plastic laminate finishes and metal handle
		Bed	Timber bedframe, timber cabinet, timber headboard and timber shelves	Paint finish with fabric headboard cushion
		Curtain	Roman curtain	Fabric curtain

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

3. 室內裝置 (1樓至3樓、5樓至12樓、15樓至23樓及25樓至29樓)

細項	描述			
(d) 睡房	裝置 (包括嵌入式衣櫃) 的類型及用料			
	位置	裝置	類型	用料
	睡房 1 (20樓 East 單位)	嵌入式衣櫃	木製衣櫃配木製門板	油漆、木皮、膠板及金屬把手
		床頭板	木製床頭板	木皮
		床頭櫃	木製床頭櫃	木皮
		窗簾	趟簾	布質窗簾及金屬路軌
	睡房 2 (20樓 East 單位)	嵌入式衣櫃	木製衣櫃配木製門板	油漆、木皮、膠板及金屬把手
		床	木製床架、木製櫃、木製床頭板及木製層架	油漆及布質床頭墊
		窗簾	羅馬簾	布質窗簾

- 備註：**
- 除部分隱藏於混凝土內之導管及水管外，其他部分的導管及水管均為外露。外露的導管及水管可能被 假天花、假陣、貯存櫃、覆蓋層板、非混凝土間隔牆、指定之管道槽或其他物料遮蓋或掩藏。

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

3. INTERIOR FITTINGS (1/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-29/F)

Item	Description			
(d) Bedroom	Type and material of fitting (including built-in wardrobe)			
	Location	Fittings	Type	Material
	Bedroom 1 (20/F Flat South)	Built-in Wardrobe	Timber cabinet with timber door panel	Paint, plastic laminate and wallpaper finishes
		Headboard	Timber headboard	Wood veneer finish with fabric headboard cushion
		Night stand	Timber night stand	Wood veneer finish
		Curtain	Roman curtain	Fabric curtain
	Bedroom 2 (20/F Flat South)	Built-in Wardrobe	Timber cabinet with timber door panel	Paint, wood veneer, plastic laminate finishes and metal handle
		Headboard	Timber headboard	Wood veneer finish
		Night stand	Timber night stand	Wood veneer finish with metal handle
		Bed	Timber bedframe	Wood veneer finish
		Curtain	Roman curtain	Fabric curtain

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

3. 室內裝置 (1樓至3樓、5樓至12樓、15樓至23樓及25樓至29樓)

細項	描述			
(d) 睡房	裝置 (包括嵌入式衣櫃) 的類型及用料			
	位置	裝置	類型	用料
	睡房 1 (20樓 South 單位)	嵌入式衣櫃	木製衣櫃配木製門板	油漆、膠板及牆紙
		床頭板	木製床頭板	木皮及布質床頭墊
		床頭櫃	木製床頭櫃	木皮
		窗簾	羅馬簾	布質窗簾
	睡房 2 (20樓 South 單位)	嵌入式衣櫃	木製衣櫃配木製門板	油漆、木皮、膠板及金屬把手
		床頭板	木製床頭板	木皮
		床頭櫃	木製床頭櫃	木皮及金屬把手
		床	木製床架	木皮
		窗簾	羅馬簾	布質窗簾

- 備註：
- 除部分隱藏於混凝土內之導管及水管外，其他部分的導管及水管均為外露。外露的導管及水管可能被 假天花、假陣、貯存櫃、覆蓋層板、非混凝土間隔牆、指定之管道槽或其他物料遮蓋或掩藏。

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

3. INTERIOR FITTINGS (1/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-29/F)

Item	Description			
(d) Bedroom	Type and material of fitting (including built-in wardrobe)			
	Location	Fittings	Type	Material
	Master Bedroom (20/F Flat South)	Built-in Wardrobe	Timber cabinet and timber dressing table with timber door panel	Paint, wood veneer, plastic laminate finishes, metal handle and mirror
		Headboard	Timber headboard	Paint finish with fabric headboard cushion
		Night stand	Timber night stand	Wood veneer finish with metal handle
		Curtain	Roman curtain	Fabric curtain

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

3. 室內裝置 (1樓至3樓、5樓至12樓、15樓至23樓及25樓至29樓)

細項	描述			
(d) 睡房	裝置 (包括嵌入式衣櫃) 的類型及用料			
	位置	裝置	類型	用料
	主人睡房 (20樓 East 單位)	嵌入式衣櫃	木製衣櫃及木製梳妝枱配木製門板	油漆、木皮、膠板、金屬把手及鏡
		床頭板	木製床頭板	油漆及布質床頭墊
		床頭櫃	木製床頭櫃	木皮及金屬把手
		窗簾	羅馬簾	布質窗簾

- 備註：
- 除部分隱藏於混凝土內之導管及水管外，其他部分的導管及水管均為外露。外露的導管及水管可能被 假天花、假陣、貯存櫃、覆蓋層板、非混凝土間隔牆、指定之管道槽或其他物料遮蓋或掩藏。

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

3. INTERIOR FITTINGS (1/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-29/F)

Item	Description	
(e) Telephone	Location and number of connection points	Only provided with conduit. Telephone outlets are not provided.
(f) Aerials	Location and number of connection points	Please refer to the "Schedule and Location for Electrical & Mechanical Provisions"
(g) Electrical installation	(i) Electrical fittings (including safety devices)	Three-phase electricity supply with miniature circuit breaker distribution board is provided.
	(ii) Whether conduits are concealed or exposed	Concealed
	(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule and Location for Electrical & Mechanical Provisions"

Notes:

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

3. 室內裝置 (1樓至3樓、5樓至12樓、15樓至23樓及25樓至29樓)

細項	描述	
(e) 電話	接駁點的位置及數目	只提供導管，不提供電話插座
(f) 天線	接駁點的位置及數目	請參閱 < 機電裝置位置及數量說明表 >
(g) 電力裝置	(i) 供電附件 (包括安全裝置)	每戶均有三相電力供電並配有配電箱及微型斷路器。
	(ii) 導管是隱藏或外露	隱藏
	(iii) 電插座及空調機接駁點的位置及數目	請參閱 < 機電裝置位置及數量說明表 >

備註：

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

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

3. INTERIOR FITTINGS (1/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-29/F)

Item	Description	
(h) Gas supply	Type	Supply for gas cooking hob
	System	Except for Open Kitchen, Towngas supply pipes are provided in kitchen and connected to gas cooking hob.
	Location	Please refer to the "Schedule and Location for Electrical & Mechanical Provisions".
(i) Washing machine connection point	Location	Please refer to the "Schedule and Location for Electrical & Mechanical Provisions"
	Design	40mm diameter drain point and 22mm diameter water pipe provided for washer dryer
(j) Water supply	(i) Material of water pipes	Thermal Insulated Copper Pipe
	(ii) Whether water pipes are concealed or exposed	Water Pipes are concealed in walls or enclosed in false ceilings, bulkheads or cabinet
	(iii) Whether hot water is available	Hot water supply is available

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

3. 室內裝置 (1樓至3樓、5樓至12樓、15樓至23樓及25樓至29樓)

細項	描述	
(h) 氣體供應	類型	供應至煤氣煮食爐
	系統	除了開放式廚房外，所有廚房均設有煤氣供應管，並接駁到煤氣煮食爐。
	位置	請參閱 < 機電裝置位置及數量說明表 >
(i) 洗衣機接駁點	位置	請參閱 < 機電裝置位置及數量說明表 >
	設計	設有直徑40毫米去水管及直徑22毫米來水接駁至洗衣乾衣機
(j) 供水	(i) 水管的用料	有保溫層之銅管
	(ii) 水管是隱藏或外露	水管隱藏於牆中或內藏於假天花、隔板或櫃內
	(iii) 有否熱水供應	有熱水供應

- 備註：
- 除部分隱藏於混凝土內之導管及水管外，其他部分的導管及水管均為外露。外露的導管及水管可能被 假天花、假陣、貯存櫃、覆蓋層板、非混凝土間隔牆、指定之管道槽或其他物料遮蓋或掩藏。

4. MISCELLANEOUS

Item	Description			
(a) Lift		Residential Lift		
	(i) Brand name	KONE		
	(ii) Model number	KONE MiniSpace		
	(iii) Number of lifts	2		
	(iv) Floor served by the lifts	LG2/F, LG1/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F		
(b) Letter box	Material	Stainless steel and vinyl finishes		
(c) Refuse collection	(i) Means of refuse collection	Temporary storage at refuse storage and material recovery room provided on each residential floor, then transfer to Refuse Storage and Material Recovery Chamber located on LG2/F by staff via Lift-2 for collection.		
	(ii) Location of refuse room	Refuse storage and material recovery room is provided in each residential floor. (4/F, 13/F, 14/F and 24/F are omitted) Refuse Storage and Material Recovery Chamber at LG2/F.		
(d) Water meter, electricity meter and gas meter	(i) Location	Water Meter	Electricity Meter	Gas Meter
		Water Meter Cabinet	Electric Meter Cabinet	Kitchen Cabinet
	(ii) Whether they are separate or communal meters for residential properties	Separated Water and Electricity Meters for each residential unit are provided in Water Meter Cabinet and Electrical Meter Cabinet. Separated Town Gas Meter is provided in kitchen excluding open kitchen of each residential flat.		

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

4. 雜項

細項	描述			
(a) 升降機		住宅升降機		
	(i) 品牌名稱	通力		
	(ii) 產品型號	KONE MiniSpace		
	(iii) 升降機數目	2		
	(iv) 到達的樓層	地下層2樓、地下層1樓、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓		
(b) 信箱	用料	不銹鋼和人造皮飾面		
(c) 垃圾收集	(i) 垃圾收集方法	各住宅樓層設有垃圾及物料回收室作暫存，由員工經2號升降機收集至地下層2樓的垃圾及物料回收房再運走。		
	(ii) 垃圾房的位置	各住宅樓層均設有垃圾及物料回收室。垃圾及物料回收房設於地下層2樓。		
(d) 水錶、電錶及氣體錶	(iii) 位置	水錶	電錶	氣體錶
		水錶櫃	電錶櫃	廚房櫃
	(iv) 就住宅單位而言是獨立或公用的錶	每層住戶均設有獨立水錶及電錶，並安裝於水錶櫃及電錶櫃內。每層住戶廚房(不包括開放式廚房)均設有獨立煤氣錶，並安裝於廚房櫃內。		

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

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

5. SECURITY FACILITIES

Item	Description	
Security System and Equipment (including details of built-in provisions and their locations)	CCTV	CCTV Cameras are provided at all residential floors fireman's lift lobbies, roof level, ground floor entrance, external area, lifts, clubhouse and main entrance lobby at LG2/F. CCTV signal is connected to caretaker counter at LG2.
	Visitor panel and access control system	Visitor panel and card access security system are provided at G/F and main entrance lobby at LG2. Card access security system is provided at lifts and clubhouse.
	Video door phone	Video door phones are installed in each residential flat and connected to the caretaker's counter in the main entrance lobby at G/F. Please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Flats" for location of video door phone in residential flat.

6. APPLIANCES

Item	Description
Appliances	For the brand name and model number, please refer to the "Appliances Schedule"

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

5. 保安設施

細項	描述	
保安系統及設備（包括嵌入式裝置的細節及其位置）	閉路電視	所有住宅樓層消防員升降機大堂、天台層、地下層入口、室外範圍、升降機、會所及地下層2樓入口均設有閉路電視。閉路電視訊號連接至地下層2樓的管理員櫃台。
	訪客對講機及入口通道控制系統	地下及地下層2樓主入口大堂提供訪客對講機及智能卡出入保安系統。升降機及會所均設有智能卡出入保安系統。
	門口視像對講機	每個住宅單位中設有門口視像對講機並連接至地下主入口大堂的管理員櫃台。住宅單位中的門口視像對講機位置請參閱「住宅單位機電裝置數量說明表」。

6. 設備

細項	描述
設備	有關品牌名稱及產品型號，請參閱「設備說明表」

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

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

APPLIANCES SCHEDULE - AIR-CONDITIONER (1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-27/F)

設備表 - 冷氣機 (1樓至3樓、5樓至12樓、15樓至23樓、25樓至27樓)

Location 位置	Appliance 設備	Flats 適用單位	Brand 品牌	Model No. Indoor Unit 型號: 室內機	Model No. Outdoor Unit 型號: 室外機
Living Room and Dining room 客/飯廳	Multi-split Type Air-conditioner 多聯型分體式冷氣機	Flat South (1/F-27/F) (4/F, 13/F, 14/F & 24/F OMITTED) South 單位 (1樓 - 27樓) (不設4樓、13樓、14樓及24樓)	Daikin 大金	FTXS50KAVMN	3MXS80AA
		Flat East (1/F-27/F) (4/F, 13/F, 14/F & 24/F OMITTED) East 單位 (1樓 - 27樓) (不設4樓、13樓、14樓及24樓)	Daikin 大金	FTXS50KAVMN FTXS35KVMN	3MXS80AA 3MXS80AA
		Flat North (1/F-27/F) (4/F, 13/F, 14/F & 24/F OMITTED) North 單位 (1樓 - 27樓) (不設4樓、13樓、14樓及24樓)	Daikin 大金	FTXS50KAVMN	3MXS80AA
Bedroom 1 睡房 1	Multi-split Type Air-conditioner 多聯型分體式冷氣機	Flat East (1/F-27/F) (4/F, 13/F, 14/F & 24/F OMITTED) East 單位 (1樓 - 27樓) (不設4樓、13樓、14樓及24樓)	Daikin 大金	FTXS35KVMN	3MXS80AA
		Flat North (1/F-27/F) (4/F, 13/F, 14/F & 24/F OMITTED) North 單位 (1/樓 - 27/樓) (不設4樓、13樓、14樓及24樓)	Daikin 大金	FTXS25KVMN	3MXS80AA
	Split Type Air-conditioner 分體式冷氣機	Flat South (1/F-27/F) (4/F, 13/F, 14/F & 24/F OMITTED) South 單位 (1樓 - 27樓) (不設4樓、13樓、14樓及24樓)	Daikin 大金	FTXS35LVMN	RXS35LVMN

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

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

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

APPLIANCES SCHEDULE - AIR-CONDITIONER (1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-27/F)

設備表 - 冷氣機 (1樓至3樓、5樓至12樓、15樓至23樓、25樓至27樓)

Location 位置	Appliance 設備	Flats 適用單位	Brand 品牌	Model No. Indoor Unit 型號: 室內機	Model No. Outdoor Unit 型號: 室外機
Bedroom 2 睡房 2	Multi-split Type Air-conditioner 多聯型分體式冷氣機	Flat South (1/F-27/F) (4/F, 13/F, 14/F & 24/F OMITTED) South 單位 (1樓 - 27樓) (不設4樓、13樓、14樓及24樓)	Daikin 大金	FTXS25KVMN	3MXS80AA
		Flat East (1/F-27/F) (4/F, 13/F, 14/F & 24/F OMITTED) East 單位 (1樓 - 27樓) (不設4樓、13樓、14樓及24樓)	Daikin 大金	FTXS25KVMN	3MXS80AA
Master Bedroom 主人睡房	Split Type Air-conditioner 分體式冷氣機	Flat South (1/F-27/F) (4/F, 13/F, 14/F & 24/F OMITTED) South 單位 (1樓 - 27樓) (不設4樓、13樓、14樓及24樓)	Daikin 大金	FTXS50LVMN	RXS50LVMN
Utility Room 工作間	Multi-split Type Air-conditioner 多聯型分體式冷氣機	Flat South (1/F-27/F) (4/F, 13/F, 14/F & 24/F OMITTED) South 單位 (1樓 - 27樓) (不設4樓、13樓、14樓及24樓)	Daikin 大金	FTXS25KVMN	3MXS80AA

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

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

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

APPLIANCES SCHEDULE - AIR-CONDITIONER (28/F & 29/F)
設備表 - 冷氣機 (28樓及29樓)

Location 位置	Appliance 設備	Flats 適用單位	Brand 品牌	Model No. Indoor Unit 型號: 室內機	Model No. Outdoor Unit 型號: 室外機
Living Room and Dining room 客/飯廳	Multi-split Type Air-conditioner 多聯型分體式冷氣機	Flat South (28/F & 29/F) South 單位 (28樓及29樓)	Daikin 大金	CDXS50FAV2C	3MXS80AA 4MXS100AA
		Flat East (28/F & 29/F) East 單位 (28樓及29樓)	Daikin 大金	CDXS50FAV2C	3MXS80AA
	Split Type Air-conditioner 分體式冷氣機	Flat East (28/F & 29/F) East 單位 (28樓及29樓)	Daikin 大金	FBQ71EVE	RZQ71LV1
Bedroom 1 睡房 1	Multi-split Type Air-conditioner 多聯型分體式冷氣機	Flat South (28/F & 29/F) South 單位 (28樓及29樓)	Daikin 大金	FTXS50KVMN	3MXS80AA
	Split Type Air-conditioner 分體式冷氣機	Flat East (28/F & 29/F) East 單位 (28樓及29樓)	Daikin 大金	FTXS50LVMN	RXS50LVMN
Bedroom 2 / Bedroom 3 睡房 2 / 睡房 3	Multi-split Type Air-conditioner 多聯型分體式冷氣機	Flat East/ South (28/F & 29/F) East / South 單位 (28樓及29樓)	Daikin 大金	FTXS35KVMN	3MXS80AA
Utility Room 工作間	Multi-split Type Air-conditioner 多聯型分體式冷氣機	Flat East / South (28/F & 29/F) East / South 單位 (28樓及29樓)	Daikin 大金	FTXS25KVMN	3MXS80AA
Staircase 樓梯	Multi-split Type Air-conditioner 多聯型分體式冷氣機	Flat South (28/F & 29/F) South 單位 (28樓及29樓)	Daikin 大金	CDXS25FAV2C	3MXS80AA

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

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

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

APPLIANCES SCHEDULE (1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-27/F)
設備表 (1樓至3樓、5樓至12樓、15樓至23樓、25樓至27樓)

Location 位置	Appliance 設備	Flats Apply 適用單位	Brand 品牌	Model No. 型號
Bathroom 浴室	Electric Water Heater 電氣熱水爐	Flat East / North / South (1/F-27/F) (4/F, 13/F, 14/F & 24/F OMITTED) East / North / South 單位 (1樓 - 27樓) (不設4樓、13樓、14樓及24樓)	Stiebel Eltron 斯寶亞創	DHE(18kw)
	Ventilation Fan 抽氣扇		Panasonic 樂聲	FV-04NU1H
	Thermal Ventilator 浴室寶		Panasonic 樂聲	FV-40BE3H2
Master Bathroom 主人浴室	Electric Water Heater 電氣熱水爐	Flat South (1/F - 27/F) (4/F, 13/F, 14/F & 24/F OMITTED) South 單位 (1樓 - 27樓) (不設4樓、13樓、14樓及24樓)	Stiebel Eltron 斯寶亞創	DHE(24kw)
	Ventilation Fan 抽氣扇		Panasonic 樂聲	FV-04NU1H
	Thermal Ventilator 浴室寶		Panasonic 樂聲	FV-40BE3H2
Bathroom inside Utility Room 工作間內浴室	Ventilation Fan 抽氣扇	Flat South (1/F - 27/F) (4/F, 13/F, 14/F & 24/F OMITTED) South 單位 (1樓 - 27樓) (不設4樓、13樓、14樓及24樓)	Panasonic 樂聲	FV-02NU1H
	Electric Water Heater 電氣熱水爐		Stiebel Eltron 斯寶亞創	DHE(18kw)

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

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

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

APPLIANCES SCHEDULE (28/F & 29/F)
設備表 (28樓及29樓)

Location 位置	Appliance 設備	Flats Apply 適用單位	Brand 品牌	Model No. 型號
Bathroom 1 浴室 1	Electric Water Heater 電熱水爐	Flat East / South (28/F & 29/F) East / South 單位 (28樓及29樓)	Stiebel Eltron 斯寶亞創	DHE(24kw)
	Ventilation Fan 抽氣扇		Panasonic 樂聲	FV-04NU1H
	Thermal Ventilator 浴室寶		Panasonic 樂聲	FV-40BE3H2
Bathroom 2 浴室 2	Electric Water Heater 電熱水爐	Flat East / South (28/F & 29/F) East / South 單位 (28樓及29樓)	Stiebel Eltron 斯寶亞創	DHE(18kw)
	Ventilation Fan 抽氣扇		Panasonic 樂聲	FV-04NU1H
	Thermal Ventilator 浴室寶		Panasonic 樂聲	FV-40BE3H2
Bathroom inside Utility Room 工作間內浴室	Ventilation Fan 抽氣扇	Flat East / South (28/F & 29/F) East / South 單位 (28樓及29樓)	Panasonic 樂聲	FV-02NU1H
	Electric Water Heater 電氣熱水爐	Flat East (28/F & 29/F) East 單位 (28樓及29樓)	Stiebel Eltron 斯寶亞創	DHE(18kw)
	Electric Water Heater 電氣熱水爐	Flat South (28/F & 29/F) South 單位 (28樓及29樓)	Stiebel Eltron 斯寶亞創	DHM(6kw)

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

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

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

APPLIANCES SCHEDULE - BATHROOM, POWDER ROOM AND LAVATORY (28/F & 29/F)

設備表 (28樓及29樓)

Location 位置	Appliance 設備	Flats Apply 適用單位	Brand 品牌	Model No. 型號
Powder Room 化妝室	Electric Water Heater 電氣熱水爐	Flat East / South (28/F & 29/F) East / South 單位 (28樓及29樓)	Stiebel Eltron 斯寶亞創	DHM(6kw)
	Ventilation Fan 抽氣扇	Flat South (28/F & 29/F) South 單位 (28樓及29樓)	Panasonic 樂聲	FV-02NU1H
		Flat East (28/F & 29/F) East 單位 (28樓及29樓)	Panasonic 樂聲	FV-04NU1H

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

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

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

APPLIANCES SCHEDULE - KITCHEN, OPEN KITCHEN AND LIVING ROOM AND DINING ROOM (1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-27/F)
設備表 (1樓至3樓、5樓至12樓、15樓至23樓、25樓至27樓)

Location 位置	Appliance 設備	Flats Apply 適用單位	Brand 品牌	Model No. 型號
Open Kitchen 開放式廚房	Ventilation Fan 抽氣扇	Flat North (1/F-27/F) (4/F, 13/F, 14/F & 24/F OMITTED) North 單位 (1樓 - 27樓) (不設4樓、13樓、14樓及24樓)	Panasonic 樂聲	FV-04NU1H
	Cooker Hood 抽油煙機		Miele	DA 2620
	Induction Hob 電磁爐		Miele	CS 7612 FL
	Built-in Steam Combination Oven 嵌入式蒸焗爐		Miele	DGC 7440 OBSW
	Built-in Fridge Freezer 嵌入式雪櫃連冰箱		Miele	KFNS 7734D
	Built-in Washer Dryer 嵌入式洗衣乾衣機		BOSCH 博世	WKD 28351HK
	Sprinkler Head 花灑噴頭		Victaulic 唯特利	V3802
	Electric Water Heater 電熱水爐		Stiebel Eltron 斯寶亞創	DHM (6kw)

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

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

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

APPLIANCES SCHEDULE - KITCHEN, OPEN KITCHEN AND LIVING ROOM AND DINING ROOM (1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-27/F)
設備表 (1樓至3樓、5樓至12樓、15樓至23樓、25樓至27樓)

Location 位置	Appliance 設備	Flats Apply 適用單位	Brand 品牌	Model No. 型號
Kitchen 廚房	Ventilation Fan 抽氣扇	Flat East / South (1/F - 27/F) (4/F, 13/F, 14/F & 24/F OMITTED) East / South 單位 (1樓 - 27樓) (不設4樓、13樓、14樓及24樓)	Panasonic 樂聲	FV-04NU1H
	Cooker Hood 抽油煙機		Miele	DAS 2920
	1-Burner Gas Hob 單頭氣體煮食爐		Miele	CS 7151 FL
	2-burner gas hob 雙頭氣體煮食爐		Miele	CS 7152 FL
	Built-in Steam Combination Oven 嵌入式蒸焗爐		Miele	DGC 7440 X GRGR (Flat East 單位) DGC 7440 X WHITE (Flat South 單位)
	Built-in Fridge Freezer 嵌入式雪櫃連冰箱		Miele	KFNS 7734D
	Built-in Washer Dryer 嵌入式洗衣乾衣機		BOSCH 博世	WKD 28351HK
	Induction Hob 電磁爐	Flat South (1/F - 27/F) (4/F, 13/F, 14/F & 24/F OMITTED) South 單位 (1樓 - 27樓) (不設4樓、13樓、14樓及24樓)	Miele	CS 7612 FL
	Built-under Freezer 台下式冰箱		BOSCH 博世	GUD15AFFG
	Built-in Dish Washer 嵌入式洗碗碟機		Miele	G 5481 SCVi
Living Room and Dining room 客/飯廳	Video Door Phone 視像對講機	Flat North / East / South (1/F - 27/F) (4/F, 13/F, 14/F & 24/F OMITTED) North / East / South 單位 (1樓 - 27樓) (不設4樓、13樓、14樓及24樓)	COMELIT	6814W

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

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

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

APPLIANCES SCHEDULE - KITCHEN (28/F & 29/F)
設備表 - 廚房 (28樓及29樓)

Location 位置	Appliance 設備	Flats 適用單位	Brand 品牌	Model No. 型號
Kitchen 廚房	Ventilation Fan 抽氣扇	Flat East / South (28/F & 29/F) East / South 單位 (28樓及29樓)	Panasonic 樂聲	FV-04NU1H
	Cooker Hood 抽油煙機		Miele	DA 4228W
	Induction Hob 電磁爐		Miele	CS 7612 FL
	1-burner gas hob 單頭氣體煮食爐		Miele	CS 7151 FL
	2-burner gas hob 雙頭氣體煮食爐		Miele	CS 7152 FL
	Built-in Steam Combination Oven 嵌入式蒸焗爐		Miele	DGC 7440 X GRGR
	Built-in Fridge-Freezer 嵌入式雪櫃連冰箱		Miele	KF 2911 VI
	Electric Water Heater 電熱水爐		Stiebel Eltron 斯寶亞創	DHM(6kw)
	Built-in Dish Washer 嵌入式洗碗碟機		Miele	G 7150 C SCVi
	Built-under Wine Fridge 台下式酒櫃		Miele	KWT 6321 UG
	Built-in Washer Dryer 嵌入式洗衣乾衣機	Flat East (28/F & 29/F) East 單位 (28樓及29樓)	BOSCH 博世	WKD 28351HK
	Front Load Washer Dryer 前置式洗衣乾衣機	Flat South (28/F & 29/F) South 單位 (28樓及29樓)	BOSCH 博世	WNG254YDHK

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

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

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

SCHEDULE AND LOCATION OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS (1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-27/F)
住宅單位機電裝置及位置數量說明表 (1樓至3樓、5樓至12樓、15樓至23樓、25樓至27樓)

Location 位置	Description 描述	Flat 單位		
		Flat East East 單位	Flat South South 單位	Flat North North 單位
Main Entrance 主入口	Door Bell Push Button 門鈴按鈕	1	1	1
Living Room and Dining Room (Exclude Kitchen) 客廳及飯廳 (不包括廚房)	Video Door Phone System 視象對講機	1	1	1
	Single Socket Outlet 單位電插座	-	1	-
	Twin Socket Outlet 雙位電插座	4	2	3
	Twin Socket Outlet with USB 雙位及USB電插座	1	1	1
	TV/FM Outlet 電視/電台天線插座	2	2	2
	Telephone/Data Outlet 電話/數據插座	2	2	2
	Lighting Switch 電燈掣	4	5	4
	Lighting Point 電燈接駁點	4	6	3
	Fuse Spur Unit for Air Conditioner Indoor Unit 空調室內機熔絲接線盒	2	2	1
	Smoke Detector 煙霧感應器	-	-	1

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

Notes: 1. "1, 2, ..." denotes the quantity of such provision(s) in the relevant residential unit.
2. The symbol " - " as shown in the above table denotes "Not provided".

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

備註： 1. "1, 2, ..." 指該設備於相關住宅單位內提供的數量。
2. 上表符號 " - " 表示不提供。

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

SCHEDULE AND LOCATION OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS (20/F)
住宅單位機電裝置及位置數量說明表 (20樓)

Location 位置	Description 描述	Flat 單位		
		Flat East East 單位	Flat South South 單位	Flat North North 單位
Main Entrance 主入口	Door Bell Push Button 門鈴按鈕	1	1	1
Living Room and Dining Room 客廳及飯廳)	Video Door Phone System 視象對講機	1	1	1
	Single Socket Outlet 單位電插座	2	1	2
	Twin Socket Outlet 雙位電插座	6	6	2
	TV/FM Outlet 電視/電台天線插座	2	2	1
	Telephone/Data Outlet 電話/數據插座	2	2	1
	Lighting Switch 電燈掣	14	13	3
	Lighting Point 電燈接駁點	6	8	2
	Fuse Spur Unit for Air Conditioner Indoor Unit 空調室內機熔絲接線盒	2	2	1
	Smoke Detector 煙霧感應器	-	-	1
	Switch for Water Heater 熱水爐開關	1	1	-

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

Notes: 1. "1, 2, ..." denotes the quantity of such provision(s) in the relevant residential unit.
2. The symbol " - " as shown in the above table denotes "Not provided".

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

備註： 1. "1, 2, ..." 指該設備於相關住宅單位內提供的數量。
2. 上表符號 " - " 表示不提供。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE AND LOCATION OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS (1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-27/F)

住宅單位機電裝置及位置數量說明表 (1樓至3樓、5樓至12樓、15樓至23樓、25樓至27樓)

Location 位置	Description 描述	Flat 單位		
		Flat East East 單位	Flat South South 單位	Flat North North 單位
Master Bedroom 主人睡房	Single Socket Outlet 單位電插座	-	4	-
	Twin Socket Outlet 雙位電插座	-	2	-
	Twin Socket Outlet with USB 雙位及USB電插座	-	2	-
	TV/FM Outlet 電視/電台天線插座	-	1	-
	Telephone/Data Outlet 電話/數據插座	-	1	-
	Lighting Switch 電燈掣	-	13	-
	Lighting Point 電燈接駁點	-	6	-
	Fuse Spur Unit for Air Conditioner Indoor Unit 空調室內機熔絲接線盒	-	1	-
	LED Strip (Wardrobe) 發光二極體燈帶 (衣櫃)	-	4	-

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

Notes: 1. "1, 2, ..." denotes the quantity of such provision(s) in the relevant residential unit.
2. The symbol " - " as shown in the above table denotes "Not provided".

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

備註： 1. "1, 2, ..." 指該設備於相關住宅單位內提供的數量。
2. 上表符號 " - " 表示不提供。

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

SCHEDULE AND LOCATION OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS (1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-27/F)
住宅單位機電裝置及位置數量說明表 (1樓至3樓、5樓至12樓、15樓至23樓、25樓至27樓)

Location 位置	Description 描述	Flat 單位		
		Flat East East 單位	Flat South South 單位	Flat North North 單位
Bedroom 1 睡房 1	Single Socket Outlet 單位電插座	2	-	2
	Twin Socket Outlet 雙位電插座	1	1	-
	Twin Socket Outlet with USB 雙位及USB電插座	2	1	2
	TV/FM Outlet 電視/電台天線插座	1	-	-
	Telephone/Data Outlet 電話/數據插座	1	1	-
	Lighting Switch 電燈掣	3	3	13
	Lighting Point 電燈接駁點	2	2	2
	Fuse Spur Unit for Air Conditioner Indoor Unit 空調室內機熔絲接線盒	1	1	1
	LED Strip (Wardrobe) 發光二極體燈帶 (衣櫃)	9	7	3
	Switch for Water Heater 熱水爐開關	-	-	1

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

Notes: 1. "1, 2, ..." denotes the quantity of such provision(s) in the relevant residential unit.
2. The symbol " - " as shown in the above table denotes "Not provided".

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

備註： 1. "1, 2, ..." 指該設備於相關住宅單位內提供的數量。
2. 上表符號 " - " 表示不提供。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE AND LOCATION OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS (1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-27/F)

住宅單位機電裝置及位置數量說明表 (1樓至3樓、5樓至12樓、15樓至23樓、25樓至27樓)

Location 位置	Description 描述	Flat 單位		
		Flat East East 單位	Flat South South 單位	Flat North North 單位
Bedroom 2 睡房 2	Single Socket Outlet 單位電插座	-	2	-
	Twin Socket Outlet 雙位電插座	1	1	-
	Twin Socket Outlet with USB 雙位及USB電插座	1	2	-
	TV/FM Outlet 電視/電台天線插座	1	1	-
	Telephone/Data Outlet 電話/數據插座	1	-	-
	Lighting Switch 電燈掣	1	1	-
	Lighting Point 電燈接駁點	1	1	-
	Fuse Spur Unit for Air Conditioner Indoor Unit 空調室內機熔絲接線盒	1	1	-
	LED Strip (Wardrobe) 發光二極體燈帶 (衣櫃)	4	8	-

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

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

Notes: 1. "1, 2, ..." denotes the quantity of such provision(s) in the relevant residential unit.
2. The symbol " - " as shown in the above table denotes "Not provided".

備註： 1. "1, 2, ..." 指該設備於相關住宅單位內提供的數量。
2. 上表符號 " - " 表示不提供。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE AND LOCATION OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS (1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-27/F)

住宅單位機電裝置及位置數量說明表 (1樓至3樓、5樓至12樓、15樓至23樓、25樓至27樓)

Location 位置	Description 描述	Flat 單位		
		Flat East East 單位	Flat South South 單位	Flat North North 單位
Kitchen/ Open Kitchen 廚房/ 開放式廚房	Single Socket Outlet 單位電插座	5	7	3
	Twin Socket Outlet with USB 雙位及USB電插座	2	2	1
	Switch for Exhaust Fan 抽氣扇接線座	1	1	-
	Switch for Water Heater 熱水爐開關	-	-	1
	Connection Unit for Induction Hob 電磁爐接駁點	-	1	1
	Connection Unit for Induction Cooker 蒸焗爐接駁點	1	1	1
	LED Strip 發光二極體燈帶	2	3	1

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

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

Notes: 1. "1, 2, ..." denotes the quantity of such provision(s) in the relevant residential unit.
2. The symbol " - " as shown in the above table denotes "Not provided".

備註： 1. "1, 2, ..." 指該設備於相關住宅單位內提供的數量。
2. 上表符號 " - " 表示不提供。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE AND LOCATION OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS (1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-27/F)

住宅單位機電裝置及位置數量說明表 (1樓至3樓、5樓至12樓、15樓至23樓、25樓至27樓)

Location 位置	Description 描述	Flat 單位		
		Flat East East 單位	Flat South South 單位	Flat North North 單位
Kitchen/ Open Kitchen 廚房/ 開放式廚房	Lighting Point 電燈接駁點	4	4	1
	Door Bell 門鈴	1	1	1
	MCB Board 配電箱	1	1	1
	Fire Sprinkler Head 消防花灑頭	-	-	2
	Gas Meter 煤氣表	-	1	-
Bathroom 浴室	Twin Socket Outlet with USB 雙位及USB電插座	1	1	1
	LED Strip 發光二極體燈帶	1	1	1
	Lighting Switch 電燈掣	3	2	2
	Water Heater Remote 熱水爐溫度控制器	1	2	1
	Lighting Point 電燈接駁點	5	4	6

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

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

Notes:

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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE AND LOCATION OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS (1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-27/F)

住宅單位機電裝置及位置數量說明表 (1樓至3樓、5樓至12樓、15樓至23樓、25樓至27樓)

Location 位置	Description 描述	Flat 單位		
		Flat East East 單位	Flat South South 單位	Flat North North 單位
Bathroom 浴室	Fuse Spur Unit for Ventilation Fan 抽氣扇熔絲接線盒	1	1	1
	Switch for Water Heater & Exhaust Fan 熱水爐及抽氣扇開關掣	2	2	2
	Weatherproof Triple Pole & Neutral Switch 防水三極連地線開關掣	1	1	1
	Fuse Spur Unit for Thermal Ventilator 暖風機熔絲接線盒	1	-	1
	Fuse Spur Unit for Light Strip 燈帶熔絲接線盒	1	-	1
Master Bathroom 主人浴室	Twin Socket Outlet with USB 雙位及USB電插座	-	1	-
	LED Strip 發光二極體燈帶	-	1	-
	Lighting Switch 電燈掣	-	3	-
	Water Heater Remote 熱水爐溫度控制器	-	1	-
	Lighting Point 電燈接駁點	-	7	-
	Switch for Water Heater & Exhaust Fan 熱水爐及抽氣扇開關掣	-	2	-

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

Notes: 1. "1, 2, ..." denotes the quantity of such provision(s) in the relevant residential unit.
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賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

備註： 1. "1, 2, ..." 指該設備於相關住宅單位內提供的數量。
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FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

SCHEDULE AND LOCATION OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS (1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-27/F)
住宅單位機電裝置及位置數量說明表 (1樓至3樓、5樓至12樓、15樓至23樓、25樓至27樓)

Location 位置	Description 描述	Flat 單位		
		Flat East East 單位	Flat South South 單位	Flat North North 單位
Master Bathroom 主人浴室	Fuse Spur Unit for Ventilation Fan 抽氣扇熔絲接線盒	-	1	-
	Weatherproof Triple Pole & Neutral Switch 防水三極連地線開關掣	-	1	-
	Fuse Spur Unit for Thermal Ventilator 暖風機熔絲接線盒	-	1	-
	Fuse Spur Unit for Light Strip 燈帶熔絲接線盒	-	1	-
Utility Room 工作間	Lighting Switch 電燈掣	-	2	-
	Twin Socket Outlet with USB 雙位及USB電插座	-	1	-
	Fuse Spur Unit for Ventilation Fan 抽氣扇熔絲接線盒	-	1	-
	Lighting Point 電燈接駁點	-	3	-
	Switch for Water Heater & Exhaust Fan 熱水爐及抽氣扇開關掣	-	2	-

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

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

Notes: 1. "1, 2, ..." denotes the quantity of such provision(s) in the relevant residential unit.
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FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

SCHEDULE AND LOCATION OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS (1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-27/F)
住宅單位機電裝置及位置數量說明表 (1樓至3樓、5樓至12樓、15樓至23樓、25樓至27樓)

Location 位置	Description 描述	Flat 單位		
		Flat East East 單位	Flat South South 單位	Flat North North 單位
Utility Room 工作間	Weatherproof Triple Pole & Neutral Switch 防水三極連地線開關掣	-	1	-
Balcony 露台	Lighting Point 電燈接駁點	1	1	1
A/C Platform 冷氣機平台	Waterproof Double Pole Isolator for Air Conditioner Outdoor Unit 空調室外機防水雙極隔離開關	2	4	1

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

- Notes:** 1. "1, 2, ..." denotes the quantity of such provision(s) in the relevant residential unit.
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賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

- 備註：** 1. "1, 2, ..." 指該設備於相關住宅單位內提供的數量。
2. 上表符號 " - " 表示不提供。

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

SCHEDULE AND LOCATION OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS (28/F & 29F)
住宅單位機電裝置及位置數量說明表 (28樓及29樓)

Location 位置	Description 描述	Flat 單位	
		Flat East East 單位	Flat South South 單位
Main Entrance 主入口	Door Bell 門鈴	1	1
Living Room and Dining Room 客廳及飯廳	Video Door Phone System 視象對講機	1	1
	Twin Socket Outlet 雙位電插座	7	11
	Twin Socket Outlet with USB 雙位及USB電插座	1	-
	TV/FM Outlet 電視/電台天線插座	2	2
	Telephone/Data Outlet 電話/數據插座	2	2
	Lighting Switch 電燈掣	7	5
	Lighting Point 電燈接駁點	10	10
	LED Strip 發光二極體燈帶	3	1
	Power Point Provision for Electric Curtain 電動窗簾用電插座	3	3

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

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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE AND LOCATION OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS (28/F & 29F)
住宅單位機電裝置及位置數量說明表 (28樓及29樓)

Location 位置	Description 描述	Flat 單位	
		Flat East East 單位	Flat South South 單位
Living Room and Dining Room 客/ 飯廳	Fuse Spur Unit for Air Conditioner Indoor Unit 空調室內機熔絲接線盒	2	3
Bedroom 1 睡房 1	Twin Socket Outlet 雙位電插座	2	3
	Twin Socket Outlet with USB 雙位及USB電插座	2	2
	TV/FM Outlet 電視/電台天線插座	1	1
	Telephone/Data Outlet 電話/數據插座	1	1
	Lighting Switch 電燈掣	6	6

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

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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE AND LOCATION OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS (28/F & 29F)

住宅單位機電裝置及位置數量說明表 (28樓及29樓)

Location 位置	Description 描述	Flat 單位	
		Flat East East 單位	Flat South South 單位
Bedroom 1 睡房 1	Lighting Point 電燈接駁點	3	6
	LED Strip (Wardrobe) 發光二極體燈帶 (衣櫃)	5	5
	Fuse Spur Unit for Air Conditioner Indoor Unit 空調室內機熔絲接線盒	1	1
Bedroom 2 睡房 2	Twin Socket Outlet 雙位電插座	1	1
	Twin Socket Outlet with USB 雙位及USB電插座	2	2
	TV/FM Outlet 電視/電台天線插座	1	1
	Telephone/Data Outlet 電話/數據插座	1	1
	Lighting Switch 電燈掣	2	2

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

SCHEDULE AND LOCATION OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS (28/F & 29F)
住宅單位機電裝置及位置數量說明表 (28樓及29樓)

Location 位置	Description 描述	Flat 單位	
		Flat East East 單位	Flat South South 單位
Bedroom 2 睡房 2	Lighting Point 電燈接駁點	3	3
	Fuse Spur Unit for Air Conditioner Indoor Unit 空調室內機熔絲接線盒	1	1
Bedroom 3 睡房 3	Twin Socket Outlet 雙位電插座	2	1
	Twin Socket Outlet with USB 雙位及USB電插座	2	2
	Telephone/Data Outlet 電話/數據插座	1	1
	Lighting Switch 電燈掣	2	2
	Lighting Point 電燈接駁點	2	3
	Fuse Spur Unit for Air Conditioner Indoor Unit 空調室內機熔絲接線盒	1	1

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備註： 1. "1, 2, ..." 指該設備於相關住宅單位內提供的數量。
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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE AND LOCATION OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS (28/F & 29F)

住宅單位機電裝置及位置數量說明表 (28樓及29樓)

Location 位置	Description 描述	Flat 單位	
		Flat East East 單位	Flat South South 單位
Kitchen 廚房	Towngas Meter 煤氣錶	1	-
	Single Socket Outlet 單位電插座	6	6
	Twin Socket Outlet 雙位電插座	2	2
	Twin Socket Outlet with USB 雙位及USB電插座	1	-
	Switch for Exhaust Fan 抽氣扇接線座	1	1
	Switch for Water Heater 熱水爐開關	1	1
	Lighting Switch (For LED) 電燈掣(供發光二極體)	3	2
	LED Strip 發光二極體燈帶	3	3
	Lighting Switch 電燈掣	1	1
	Lighting Point 電燈接駁點	5	7
	Door Bell 門鈴	1	1
Kitchen Storage 廚房儲物室	Towngas Meter 煤氣錶	-	1

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Notes: 1. "1, 2, ..." denotes the quantity of such provision(s) in the relevant residential unit.
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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE AND LOCATION OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS (28/F & 29F)

住宅單位機電裝置及位置數量說明表 (28樓及29樓)

Location 位置	Description 描述	Flat 單位	
		Flat East East 單位	Flat South South 單位
Store/ Kitchen Store 儲物室 / 廚房儲物室	Lighting Point 電燈接駁點	1	1
	Twin Socket Outlet with USB 雙位及USB電插座	1	1
Bathroom 1 浴室 1	Twin Socket Outlet with USB 雙位及USB電插座	-	2
	LED Strip 發光二極體燈帶	4	3
	Lighting Switch 電燈掣	2	2
	Water Heater Remote 熱水爐溫度控制器	1	1
	Lighting Point 電燈接駁點	7	7
	Switch for Water Heater & Exhaust Fan 熱水爐及抽氣扇開關掣	2	2
	Fuse Spur Unit for Ventilation Fan 抽氣扇熔絲接線盒	1	1
	Weatherproof Triple Pole & Neutral Switch 防水三極連地線開關掣	1	1
	Fuse Spur Unit for Thermal Ventilator 暖風機熔絲接線盒	1	1
	Fuse Spur Unit for Light Strip 燈帶熔絲接線盒	3	3

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

Notes: 1. "1, 2, ..." denotes the quantity of such provision(s) in the relevant residential unit.
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備註： 1. "1, 2, ..." 指該設備於相關住宅單位內提供的數量。
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FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

SCHEDULE AND LOCATION OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS (28/F & 29F)
住宅單位機電裝置及位置數量說明表 (28樓及29樓)

Location 位置	Description 描述	Flat 單位	
		Flat East East 單位	Flat South South 單位
Bathroom 2 浴室 2	Twin Socket Outlet 雙位電插座	1	1
	LED Strip 發光二極體燈帶	2	2
	Lighting Switch 電燈掣	2	2
	Water Heater Remote 熱水爐溫度控制器	1	1
	Lighting Point 電燈接駁點	4	3
	Fuse Spur Unit for Ventilation Fan 抽氣扇熔絲接線盒	1	1
	Switch for Water Heater & Exhaust Fan 熱水爐及抽氣扇開關掣	2	2
	Weatherproof Triple Pole & Neutral Switch 防水三極連地線開關掣	1	1
	Fused Spur Unit for Thermal Ventilator 暖風機熔絲接線盒	1	1

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

Notes: 1. "1, 2, ..." denotes the quantity of such provision(s) in the relevant residential unit.
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賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

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

SCHEDULE AND LOCATION OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS (28/F & 29F)
住宅單位機電裝置及位置數量說明表 (28樓及29樓)

Location 位置	Description 描述	Flat 單位	
		Flat East East 單位	Flat South South 單位
Utility Room 工作間	Lighting Switch 電燈掣	1	2
	Twin Socket Outlet with USB 雙位及USB電插座	1	1
	Single Socket Outlet 單位電插座	-	1
	Fuse Spur Unit for Ventilation Fan 抽氣扇熔絲接線盒	1	1
	Lighting Point 電燈接駁點	2	2
	Switch for Water Heater & Exhaust Fan 熱水爐及抽氣扇開關掣	1	1
	Water Heater Remote 熱水爐溫度控制器	1	-
	Minature Circuit Breakers Distribution Board 總電掣箱	1	1

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

Notes: 1. "1, 2, ..." denotes the quantity of such provision(s) in the relevant residential unit.
2. The symbol " - " as shown in the above table denotes "Not provided".

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

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

SCHEDULE AND LOCATION OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS (28/F & 29F)
住宅單位機電裝置及位置數量說明表 (28樓及29樓)

Location 位置	Description 描述	Flat 單位	
		Flat East East 單位	Flat South South 單位
Powder Room 化妝室	Lighting Point 電燈接駁點	2	3
	LED Strip 發光二極體燈帶	2	2
	Lighting Switch 電燈掣	3	2
	Switch for Water Heater & Exhaust Fan 熱水爐及抽氣扇開關掣	1	1
	Fuse Spur Unit for Ventilation Fan 抽氣扇熔絲接線盒	1	1

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

- Notes:** 1. "1, 2, ..." denotes the quantity of such provision(s) in the relevant residential unit.
2. The symbol " - " as shown in the above table denotes "Not provided".

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

- 備註：** 1. "1, 2, ..." 指該設備於相關住宅單位內提供的數量。
2. 上表符號 " - " 表示不提供。

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

SCHEDULE AND LOCATION OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS (28/F & 29F)
住宅單位機電裝置及位置數量說明表 (28樓及29樓)

Location 位置	Description 描述	Flat 單位	
		Flat East East 單位	Flat South South 單位
Staircase 樓梯	Lighting Point 電燈接駁點	5	7
	Lighting Switch 電燈掣	2	2
Air-Conditioning Platform 冷氣機平台	Waterproof Double Pole Isolator for Air Conditioner Outdoor Unit 空調室外機防水雙極隔離開關	4	4
Flat Roof (28/F) 平台 (28樓)	Waterproof Single Socket Outlet 防水單位電插座	1	1
Flat Roof of Bedroom 1 (29/F) 睡房 1 平台 (29樓)	Waterproof Single Socket Outlet 防水單位電插座	-	1

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

- Notes:** 1. "1, 2, ..." denotes the quantity of such provision(s) in the relevant residential unit.
2. The symbol " - " as shown in the above table denotes "Not provided".

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

- 備註：** 1. "1, 2, ..." 指該設備於相關住宅單位內提供的數量。
2. 上表符號 " - " 表示不提供。

SERVICE AGREEMENTS

服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by The Hongkong Electric Company, Limited.

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

食水及沖廁水由水務署供應。

電力由香港電燈有限公司供應。

煤氣由香港中華煤氣有限公司供應。

GOVERNMENT RENT

地稅

The Vendor will pay/has paid all outstanding Government rent in respect of each residential property up to and including the date of the Assignment of the relevant residential property.

賣方將會繳付/已繳付有關住宅物業之地租直至並包括有關住宅單位之轉讓契日期為止。

MISCELLANEOUS PAYMENTS BY PURCHASER

買方的雜項付款

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

Notes:

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

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

備註：

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

DEFECT LIABILITY WARRANTY PERIOD

欠妥之處的保養責任期

Defects liability warranty period for the residential property and the fittings, finishes and appliances as provided in the Agreement for Sale and Purchase is within six (6) months from the date of completion of the sale and purchase.

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

按買賣合約規定,住宅單位及其內的裝置、裝修物料及設備之欠妥之處的保養責任期為住宅單位之成交日期起計為期六(6)個月內。

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

MAINTENANCE OF SLOPES

斜坡維修

A. The Government Lease requires the Owners of the residential properties in the Development to maintain slope at their own cost

1. The Government Lease provides that:-

"the said Lessee... will from time to time and at all times hereafter when, where, and as often as need or occasion shall be and require, at his their own proper costs and charges, well and sufficiently Repair, Uphold, Support, Maintain, Pave, Purge, Scour, Cleanse, Empty, Amend and keep the messuage or tenement, messuages or tenements, and all other erections and buildings, now or at any time hereafter standing upon the said piece or parcel of ground hereby expressed to be demised, and all the Walls, Banks, Cuttings, Hedges, Ditches, Rails, Lights, Pavements, Privies, Sinks, Drains and Watercourses thereunto belonging, and which shall in any-wise belong or appertain unto the same, in, by and with all and all manner of needful and necessary reparations cleansings and amendments whatsoever, the whole to be done to the satisfaction of the Surveyor of His said Majesty, His Heirs, Successors, or Assigns; AND THE SAID messuage or tenement, messuages or tenements erections, buildings and premises, so being well and sufficiently repaired sustained and amended, at the end, or sooner determination of the term hereby granted shall and will peaceably and quietly deliver up to His said Majesty...."

2. Each of the owners is obliged to contribute towards the costs of the maintenance work.

3. A plan showing the slopes and any retaining wall or related structures constructed, or to be constructed, within or outside the land on which the Development is situated is set out at the end of this section.

B. Owner's undertaking to maintain any slope in relation to the Development at the Owner's own costs

Not applicable.

C. The Manager of the Development has the Owners' authority to carry out the maintenance work

Under latest draft Deed of Mutual Covenant and Management Agreement of the Development, the manager of the Development has the owners' authority to carry out the maintenance work.

A. 政府租契規定發展項目中的住宅物業的擁有人須自費維修任何斜坡

1. 政府租契載有以下條文:

「承租人... 須不時和在本租契批租的租期內餘下時間的一切時候每當有需要或情況所需時及在有需要的地方，自行承擔恰當費用及收費妥善及充分地修理、維持、支持、維護、鋪設、清洗、洗刷、清潔、騰空、改動及保持現時或此後任何時間位於本租契特此表明予以批租的土地上的阮宅或樓宇、以及所有其他架設物與建築物，以及所有屬於並以任何形式屬於或關連該處的一切牆壁、堤岸、路塹、籬笆、溝渠、欄杆、燈具、行人路、盥洗室、洗滌槽、排水渠及水道，並且全面執行需要及必須的任何修葺、清洗及修改工程，全部須達至陛下、其世襲繼承人、繼任人或受讓人的測量師滿意程度；而且，當上述租期結束或提前終止時，按照上文妥善及充分地修理、維持和改動的上述阮宅或樓宇、架設物、建築物及處所，須並且將會和平地與平靜地交給陛下 ...」

2. 每名擁有人均須分擔維修工程的費用。

3. 顯示該斜坡及已經或將會在該項目所位於的土地之內或之外建造的任何護土牆或有關構築物的圖則已在本節尾顯示。

B. 擁有人自費就發展項目維修任何斜坡的承諾

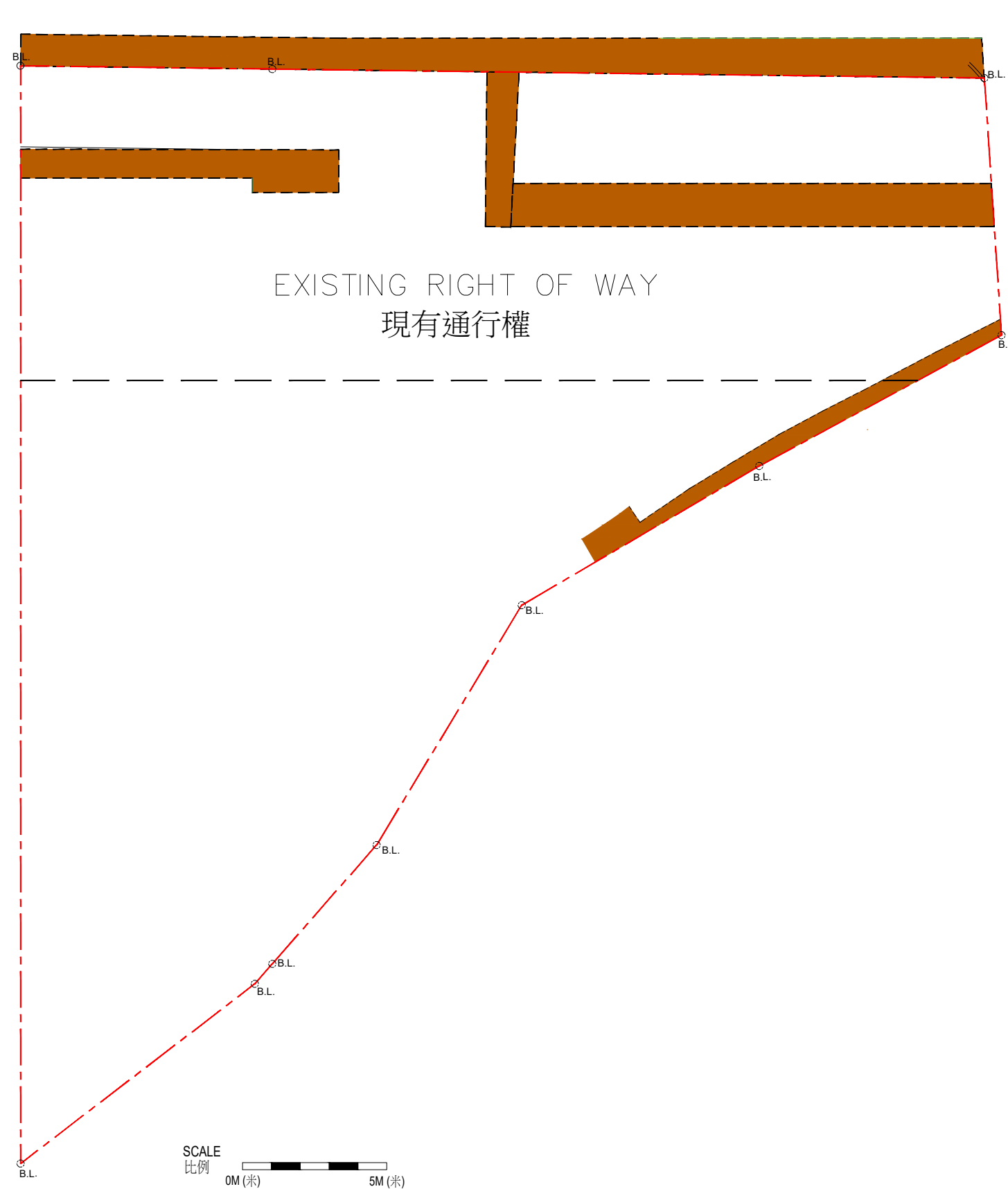
不適用。

C. 發展項目的管理人獲擁有人授權進行維修工程

根據發展項目的公共契約及管理協議（「公契」）之最新擬稿，發展項目的管理人獲擁有人授權進行維修工程。

MAINTENANCE OF SLOPES

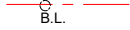
斜坡維修



LOWER GROUND 2ND FLOOR PLAN 地下層二樓

(FOR IDENTIFICATION PURPOSE ONLY 僅供識別之用)

LEGEND 圖例

-  Slope Structure & Retaining Wall
斜坡結構及擋土牆
-  Boundary Line
發展項目的地界線

Remark:

- The above plan was prepared based on the information on the Civil Engineering and Development Department website as at 11 March 2025. It is noted that the information on Slope Maintenance Responsibility Information System is still being reviewed and updated.
- The plan is for showing the locations of the slope structures, retaining walls or related structures only. Other matters shown in this plan may not reflect their latest conditions.

備註：

- 上述圖則是根據土木工程拓展署網站截至2025年3月11日 的資料擬備。請注意斜坡維修責任信息系統的資料仍在檢視及更新中。
- 上圖僅作顯示斜坡、護土牆或有關構築物的位置，圖中所示之其他事項未必能反映其最新狀況。

RELEVANT INFORMATION
有關資料

Operation of Gondola

The manager of the Development has the power to operate the gondola in the Development and, for the avoidance of doubt, the manager of the Development may move and use a gondola in or through the airspace over any balcony or flat roof forming part of any Residential Unit.

Noise Mitigation Measures

The following noise mitigation measures will be provided in the Development:

- a. Fixed Glazing with Maintenance Window
- b. Acoustic Window (Baffle Type)

For locations of the noise mitigation measures, please refer to the table below:

Floor 樓層	Flat 單位	Fixed Glazing with Maintenance Window 固定玻璃連維修窗戶	Acoustic Window (Baffle Type) 減音窗 (擋板式)
1/F-15/F (4/F, 13/F & 14/F OMITTED) 1 樓至 15 樓 (不設4樓、13樓及14樓)	EAST EAST 單位	Bedroom-1, Living/Dining Room 睡房-1、客/飯廳	Bedroom-1, Living/Dining Room 睡房-1、客/飯廳
16/F 16 樓	EAST EAST 單位	Bedroom-1, Living/Dining Room 睡房-1、客/飯廳	Bedroom-1 睡房-1
17/F 17 樓	EAST EAST 單位	Living/Dining Room 客/飯廳	-
1/F-17/F (4/F, 13/F & 14/F OMITTED) 1 樓至 17 樓 (不設4樓、13樓及14樓)	SOUTH SOUTH 單位	Master Bedroom, Living/Dining Room 主人睡房、客/飯廳	Bedroom-1, Bedroom-2, Master Bedroom, Living/Dining Room 睡房-1、睡房-2、主人睡房、客/飯廳
18/F 18 樓	SOUTH SOUTH 單位	Master Bedroom 主人睡房	Master Bedroom, Living/Dining Room 主人睡房、客/飯廳
19/F-21/F 19 樓至 21 樓	SOUTH SOUTH 單位	Master Bedroom 主人睡房	Master Bedroom 主人睡房
22/F-25/F (24/F OMITTED) 22 樓至 25 樓 (不設24樓)	SOUTH SOUTH 單位	-	Master Bedroom 主人睡房

No Owner shall alter or remove, or permit or be suffered to be altered or removed the relevant part or parts of the Noise Mitigation Measures which form part of his Residential Unit except for (i) the maintenance, replacement or repair thereof in accordance with the Deed of Mutual Covenant and Management Agreement of the Development or (ii) any alteration or removal as approved by the Building Authority and all relevant government or regulatory authorities. For further details, please refer to the latest draft Deed of Mutual Covenant and Management Agreement of the Development.

業主不得改動或拆除，或允許或容許他人改動或拆除構成其住宅單位一部分的噪音緩解措施的有關部分，但(i)根據公契進行保養、更換或維修，或(ii)經建築事務監督及所有相關政府或監管機構批准的任何改動或拆除除外。詳情請參閱發展項目的公契及管理協議最新擬稿。

吊船之運作

發展項目管理人有權於發展項目內操作吊船且為免生疑,發展項目管理人可移動或使用吊船進入或穿過任何構成住宅單位部份的露台或平台的上空。

噪音緩解措施

發展項目將提供以下噪音緩解措施：

- a. 固定玻璃連維修窗戶
- b. 減音窗 (擋板式)

有關噪音緩解措施的位置，請參閱下表：

RELEVANT INFORMATION

有關資料

DEED OF UNDERTAKING AND CONFIRMATION (THE "DEED")

The Vendor has entered into the Deed with the Incorporated Owners (the "**Incorporated Owners**") of Wing Way Court, 31 Kennedy Road, Hong Kong ("**Wing Way Court**") in relation to certain drainage facilities serving the Development (the "**Drainage Facilities**") which are laid upon a certain part of the land on which Wing Way Court is erected and which is identified hatched pink on a plan annexed to a Deed of Covenant and Mutual Grant of Rights of Way dated 20 June 1950 and registered at the Land Registry under Memorial No. UB178862 (the "**Hatched Pink Area**").

In consideration of the Incorporated Owners agreeing to the laying of the Drainage Facilities, the owners of the Development are required to:-

- (a) bear all costs for the making good any damage to the Hatched Pink Area resulting from the construction of the Drainage Facilities;
- (b) for so long as the Drainage Facilities shall remain on the Hatched Pink Area, bear all the costs for the repair, maintenance and replacement of the Drainage Facilities; and
- (c) fully indemnify the Incorporated Owners for any loss and damages incurred as a result of or in connection with the construction, repair, maintenance and replacement of the Drainage Facilities.

NO GAS SUPPLY TO CERTAIN RESIDENTIAL PROPERTIES

No gas supply is provided to Flat North on 1/F-3/F, 5/F-12/F, 15/F-23/F and 25-27/F of the Development and no gas pipes for the supply of town gas or liquefied petroleum gas to such residential properties are installed.

EMERGENCY GENERATOR ROOM ON 29/F

An emergency generator room is located adjacent to the bedroom of 28/F & 29/F Flat East marked "BR-2" on the 29/F Floor Plan herein. The use of such emergency generator may affect the enjoyment of the relevant residential property in terms of noise, vibration or other aspects.

POTABLE WATER PUMP ROOM ON 28/F

A potable water pump room is located adjacent to the kitchen of 28/F & 29/F Flat East marked "KIT." on the 28/F Floor Plan herein. The use of such potable water pump may affect the enjoyment of the relevant residential property in terms of noise, vibration or other aspects.

承諾及確認契據（該契據）

賣方已與香港堅尼地道31號永威閣（「永威閣」）的業主立案法團（「**業主立案法團**」）訂立該契據，以處理為發展項目服務的若干排水設施（「**排水設施**」），該等排水設施位於永威閣所建土地的某部分，相關部分在日期為 1950 年 6 月 20 日並在土地註冊處以註冊摘要編號UB178862的契諾及相互授予權利契據所附的圖則上標明為粉紅色加黑斜線（「**粉紅色加黑斜線區域**」）。

鑒於業主立案法團同意鋪設排水設施，發展項目的業主須：

- (a) 承擔因建造排水設施而對粉紅色加黑斜線區域造成的任何損壞的所有費用；
- (b) 只要排水設施仍位於粉紅色加黑斜線區域，承擔維修、保養和更換排水設施的所有費用；和
- (c) 全額彌償業主立案法團因建造、維修、保養及更換排水設施而引致或與之相關的任何損失及損害。

某些住宅物業沒有氣體燃料供應

發展項目1樓至3樓、5樓至12樓、15樓至23樓及25樓至27樓的NORTH單位並無提供煤氣供應，亦沒有鋪設供煤氣或石油氣供應予該等住宅物業的氣體喉。

29 樓的應急發電機房

應急發電機房位於28樓及29樓EAST單位於29樓平面圖上標為「睡房-2」的睡房旁。該應急發電機的使用可能會對有關住宅物業的享用做成噪音、振動或其他方面的影響。

28樓的食水泵房

食水泵房位於28樓及29樓EAST單位於28樓平面圖上標為「廚房」的廚房旁。該食水泵的使用可能會對有關住宅物業的享用造成噪音、震動或其他方面的影響。

ADDRESS OF WEBSITE DESIGNATED BY THE VENDOR FOR THE DEVELOPMENT

賣方就發展項目指定的互聯網網站的網址

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

33kennedyroad.com.hk

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

33kennedyroad.com.hk

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

Breakdown of GFA Concessions Obtained for All Features

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

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。

		Area (m²) 面積 (平方米)
Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物 (規劃) 規例》第23(3)(b) 條不計算的總樓面面積		
1. (#)	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方 (公共交通總站除外)	49.913
2.	Plant rooms and similar services 機房及相類設施	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage and chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《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	138.434
2.2 (#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	376.847
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、送風櫃房等	Not applicable 不適用

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

		Area (m ²) 面積 (平方米)
Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1及第2號提供的環保設施		
3.	Balcony 露台	75.799
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	Not applicable 不適用
5.	Communal sky garden 公用空中花園	Not applicable 不適用
6.	Acoustic fin 隔聲簷	Not applicable 不適用
7.	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not applicable 不適用
8.	Non-structural prefabricated external wall 非結構預製外牆	Not applicable 不適用
9.	Utility platform 工作平台	Not applicable 不適用
10.	Noise barrier 隔音屏障	Not applicable 不適用
Amenity Features 適意設施		
11.	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office 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	7.093
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc. serving solely the recreational facilities 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	209.391
13.	Covered landscaped and play area 有蓋的園景區及遊樂場地	Not applicable 不適用

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

		Area (m ²) 面積 (平方米)
14.	Horizontal screens/covered walkways and trellis 橫向屏障／有蓋人行道及花棚	Not applicable 不適用
15.	Larger lift shaft 擴大升降機槽	121.986
16.	Chimney shaft 煙囪管道	Not applicable 不適用
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	Not applicable 不適用
18. (#)	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽及垂直立管	62.231
19.	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽及氣槽	Not applicable 不適用
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	Not applicable 不適用
21.	Void in duplex domestic flat and house 複式住宅單位及洋房的中空空間	Not applicable 不適用
22.	Sunshade and reflector 遮陽篷及反光罩	Not applicable 不適用
23. (#)	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window 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	235.250
24.	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 《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	Not applicable 不適用
Other Exempted Items 其他項目		
25. (#)	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	Not applicable 不適用

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

		Area (m²) 面積 (平方米)
26.	Covered area under large projecting/ overhanging feature 大型伸出／外懸設施下的有蓋地方	Not applicable 不適用
27.	Public transport terminus 公共交通總站	Not applicable 不適用
28. (#)	Party structure and common staircase 共用構築物及公用樓梯	Not applicable 不適用
29. (#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	92.433
30.	Public passage 公眾通道	Not applicable 不適用
31.	Covered set back area 有蓋的後移部分	Not applicable 不適用
Bonus GFA 額外總樓面面積		
32.	Bonus GFA 額外總樓面面積	Not applicable 不適用
Additional Green Features under Joint Practice Note (No. 8) 根據聯合作業備考(第8 號)提供的額外環保設施		
33.	Buildings adopting Modular Integrated Construction 採用「組裝合成」建築法的樓宇	Not applicable 不適用

Notes:
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.

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

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

ENVIRONMENTAL ASSESSMENT OF THE BUILDING

Green Building Certification

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

Provisional
SILVER

Application no.: PAS0047/24



PROVISIONAL
SILVER
NB V1.2 2021

HKGBC
BEAM Plus

建築物的環境評估

綠色建築認證

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

暫定評級
銀級

申請編號: PAS0047/24



暫定
銀級
NB V1.2 2021

HKGBC
BEAM Plus

Estimated energy performance or consumption for the common parts of the Development

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

發展項目的公用部份的預計能量表現或消耗

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

PART I: BUILDING PARTICULARS

第 I 部分：樓宇詳情

Provision of Central Air Conditioning 提供中央空調	No 否
Provision of Energy Efficient Features 提供具能源效益的設施	Yes 是
Energy Efficient Features Proposed 擬安裝的具能源效益的設施	1. Air conditioners with grade 1 energy label 2. Daylight sensor in entrance lobby 3. Lower lighting power density in common area 1. 一級能源標籤的空調機 2. 於大堂使用日照感應器 3. 較低照明功率密度的燈具於公用地方

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

PART II: THE PREDICTED ANNUAL ENERGY USE OF THE PROPOSED BUILDING (NOTE 1)

第 II 部分：擬興建樓宇預計每年能源消耗量 (註腳 1)

Location 位置	Internal Floor Area Served (m ²) 使用有關裝置的內部樓面面積 (平方米)	Annual Energy Use of Baseline Building (Note 2) (m ² / annum) 基線樓宇 (註腳2) (平方米／年)		Annual Energy Use of Proposed Building (m ² / annum) 擬興建樓宇每年能源消耗量 (平方米／年)	
		Electricity 電力 kWh/ m ² /annum 千瓦小時/平方米/年	Town Gas / LPG 煤氣／石油氣 unit/ m ² /annum 用量單位/平方米/年	Electricity 電力 kWh/ m ² /annum 千瓦小時/平方米/年	Town Gas / LPG 煤氣／石油氣 unit/ m ² /annum 用量單位/平方米/年
Area served by central building services installation (Note 3) 有使用中央屋宇裝備裝置 (註腳3) 的部份	706	157	0	113	0

PART III: THE FOLLOWING INSTALLATION(S) ARE DESIGNED IN ACCORDANCE WITH THE RELEVANT CODES OF PRACTICES PUBLISHED BY THE ELECTRICAL & MECHANICAL SERVICES DEPARTMENT (EMSD)

第 III 部分：以下裝置乃按機電工程署公布的相關實務守則設計

Type of Installations 裝置類型	Yes 是	No 否	N/A 不適用
Lighting Installations 照明裝置	✓		
Air Conditioning Installations 空調裝置	✓		
Electrical Installations 電力裝置	✓		
Life & Escalator Installations 升降機及自動梯的裝置	✓		
Performance-based Approach 以總能源為本的方法			✓

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

Notes:

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

備註:

1. 一般而言，一棟樓宇的預計"每年能源消耗量"愈低，其節約能源的效益愈高。如一棟樓宇預計的“每年能源消耗量”低於該樓宇的“基線樓宇每年能源消耗量”，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。
- 預計每年能源消耗量[以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：-
- (a) "每年能源消耗量"與新建樓宇BEAM Plus 標準（現行版本）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。

There may be future changes to the Development and the surrounding areas.
發展項目及其周邊地區日後可能出現改變。

Date of printing : 4 May 2025
印製日期：2025年5月4日



EXAMINATION RECORD

檢視紀錄

Examination / Revision Date 檢視／修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
30 May 2025 2025 年 5 月 30 日	P.16	Information on Design of the Development is revised. 修訂發展項目的設計的資料
	P.27, 32, 34, 36, 38, 40, 42, 44, 46	Floor plans of Residential Properties in the Development are revised. 修訂發展項目的住宅物業的樓面平面圖
	P.54	Summary of Deed of Mutual Covenant is revised. 修訂公契的摘要
	P.61	Cross-Section Plan of Building in the Development is revised. 修訂發展項目中的建築物的橫截面圖
	P.62-63	Elevation Plans are revised. 修訂立面圖
	P.66, 68, 70, 71, 72, 74, 75, 77, 81, 82, 88-107	Fittings, Finishes, Appliances are revised. 修訂裝置、裝修物料及設備
	P.110-111	Maintenance of Slope is revised. 修訂斜坡維修
	P.113	Relevant Information is revised. 修訂有關資料
	P.114, 116	Information in Application for Concession on Gross Floor Area of Building is revised. 修訂申請建築物總樓面面積寬免的資料
4 July 2025 2025 年 7 月 4 日	P.22	Outline Zoning Plan Relating to the Development is revised. 修訂關乎發展項目的分區計劃大綱圖
	P.44	Floor plans of Residential Properties in the Development are revised. 修訂發展項目的住宅物業的樓面平面圖
4 August 2025 2025 年 8 月 4 日	P.17	Location Plan of the Development is revised. 修訂發展項目的所在位置圖
	P.87	Fittings, Finishes, Appliances are revised. 修訂裝置、裝修物料及設備

EXAMINATION RECORD

檢視紀錄

Examination / Revision Date 檢視／修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
7 August 2025 2025 年 8 月 7 日	P.71, 72	Fittings, Finishes, Appliances are revised. 修訂裝置、裝修物料及設備