SALES BROCHURE 售樓說明書

KADOORIE LOOKOUT

加多利峯

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NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES
一手住宅物業買家須知

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

For all first-hand residential properties

1. Important information

- Make reference to the materials available on the Sales ofFirst-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 vendorfor the development, including the sales brochure, price lists, documents containing the sales arrangements, and the register of transactions of a development.
- Sales brochure for a development will be made available to the general public at least 7 days immediately before a date of sale while price list and sales arrangements will be made available at least 3 days immediately before the date of sale.
- Information on transactions can be found on the register of transactions on the website designated by the vendor for the development and the SRPE.

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

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.

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爲何。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。

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。

4. Property area and its surroundings

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

5. Sales brochure

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

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.

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；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和內部尺寸[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爲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，其內容不會被視爲「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。

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。

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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.
- 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.
- ·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.
- 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.
- 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.

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

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

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

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.

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爲地產代理的姓名／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爲何；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，但賣方如爲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。

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES
一手住宅物業買家須知

- If you visit the show flats, you should always look at the unmodified show flats for comparison with the modified show flats. That said, the Ordinance does not restrict the discretion of the vendor in arranging the sequence of the viewing of unmodified and modified show flats.
- Sales brochure of the development should have been made available to the public when the show flat is made available for viewing. You are advised to get a copy of the sales brochure and make reference to it when viewing the show flats.
- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

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

15. Estimated material date and handing over date

- Check the estimated material date[3] 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 aresidential 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.

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.

- 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等同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」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，以書面爲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（以較早者爲準），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。

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。

– The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.

– The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.

- Ask the vendor if there are any questions on handing over date.

For first-hand completed residential properties

16. Vendor's information form

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

17 .Vendor's information form

- 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.

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

– 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。

- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

- 購置住宅物業前， 確保已獲安排參觀您打算購置的住宅物業。倘參觀有關物業並非合理地切實可行，則應參觀與有關物業相若的物業，除非您以書面同意賣方無須開放與有關物業相若的物業供您參觀。您應仔細考慮，然後才決定是否簽署豁免上述規定的書面同意。
- 除非有關物業根據租約持有，或爲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。

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

Estate Agents Authority	
Telephone	: 2826 0111
Fax	: 2845 2521

Sales of First-hand Residential Properties Authority
Transport and Housing Bureau
July 2021

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

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

其他相關聯絡資料：

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

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

香港地產建設商會	
電話	: 2826 0111
傳真	: 2845 2521

運輸及房屋局
一手住宅物業銷售監管局
2021年7月

INFORMATION ON THE DEVELOPMENT
發展項目的資料

Name of Development
Kadoorie Lookout

Name of Street and Street Number
110 Argyle Street

Total Number of Storeys
28 (excluding transfer plate, roof, lift machine room, emergency generator room and upper roof)

Floor Numbering
B2/F, B1/F, G/F, 1/F-3/F, 5/F, 6/F-12/F, 15/F-23/F, 25/F-29/F and Roof

Omitted Floor Numbers
4/F, 13/F, 14/F and 24/F are omitted

Refuge Floor
Not applicable

發展項目名稱
加多利峯

街道名稱及門牌號數
亞皆老街110號

樓層總數
28 (不包括轉換層、天台、升降機房、緊急發電機房及上層天台)

樓層號數
地庫二層、地庫一層、地下、1樓至3樓、5樓、6樓至12樓、15樓至23樓、25樓至29樓及天台

被略去的樓層號數
不設4樓、13樓、14樓及24樓

庇護層
不適用

INFORMATION ON THE VENDOR AND THE OTHERS INVOLVED IN THE DEVELOPMENT
賣方及有參與該項目的其他人的資料

Vendor
New Good Investments Limited
Chance (HK) Investment Limited
Billion Progress Investment Limited
Lawin Development Limited
Prince Way Limited
Union Smart Corporation Limited
Full Trend International Property Limited

賣方
利漢投資有限公司
億運香港投資有限公司
億展投資有限公司
利運發展有限公司
太子有限公司
滙俊有限公司
Full Trend International Property Limited

Holding Company of Vendor
The holding company of New Good Investments Limited, Chance (HK) Investment Limited, Billion Progress Investment Limited, Lawin Development Limited, Prince Way Limited, Union Smart Corporation Limited and Full Trend International Property Limited is Tai Hung Fai Enterprise Company Limited, which is a subsidiary of Tai Hung Fai Group Holdings Limited

賣方控權公司
大鴻輝興業有限公司乃利漢投資有限公司、億運香港投資有限公司、億展投資有限公司、利運發展有限公司、太子有限公司、滙俊有限公司及Full Trend International Property Limited之控權公司，其控權公司爲大鴻輝集團控股有限公司

Authorized Person
Mak Chi Cheung, Peter of WMKY Limited

認可人士
雲麥郭楊建築師工程師之麥致祥

Building Contractor
Kim Hung Construction & Engineering Co. Ltd.

承建商
健鴻建築工程有限公司

Solicitors for Vendor
Mayer Brown

賣方代表律師
孖士打律師行

Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development
The Bank of East Asia, Limited

已爲發展項目的建造提供貸款或已承諾爲該項建造提供融資的認可機構的名稱
東亞銀行有限公司

Any other person who has made a loan for the construction of the Development
Not applicable

已爲發展項目的建造提供貸款的任何其他人的姓名或名稱
不適用

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

Not Applicable

不適用

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

There is no non-structural prefabricated external walls forming part of the enclosing walls of a residential property.

There are curtain walls forming part of the enclosing walls of a residential property.

住宅物業沒有非結構的預製外牆構成圍封牆的一部份。

住宅物業有幕牆構成圍封牆的一部份。

The range of thickness of the curtain walls of the building
大廈的幕牆的厚度範圍

The range of thickness of the curtain walls (mm) 大廈的幕牆的厚度範圍 (毫米)
300

Total area of the curtain walls of each residential property
每個住宅物業的幕牆的總面積

Floor 樓層	Unit 單位	
	A	B
	Area (sq.m) 面積(平方米)	
6/F — 25/F 6樓至25樓 (17 storeys 層)	1.036	1.036
26/F — 27/F 26樓至27樓 (2 storeys 層)	5.301	8.548
28/F — 29/F 28樓至29樓 (2 storeys 層)	5.621	8.858

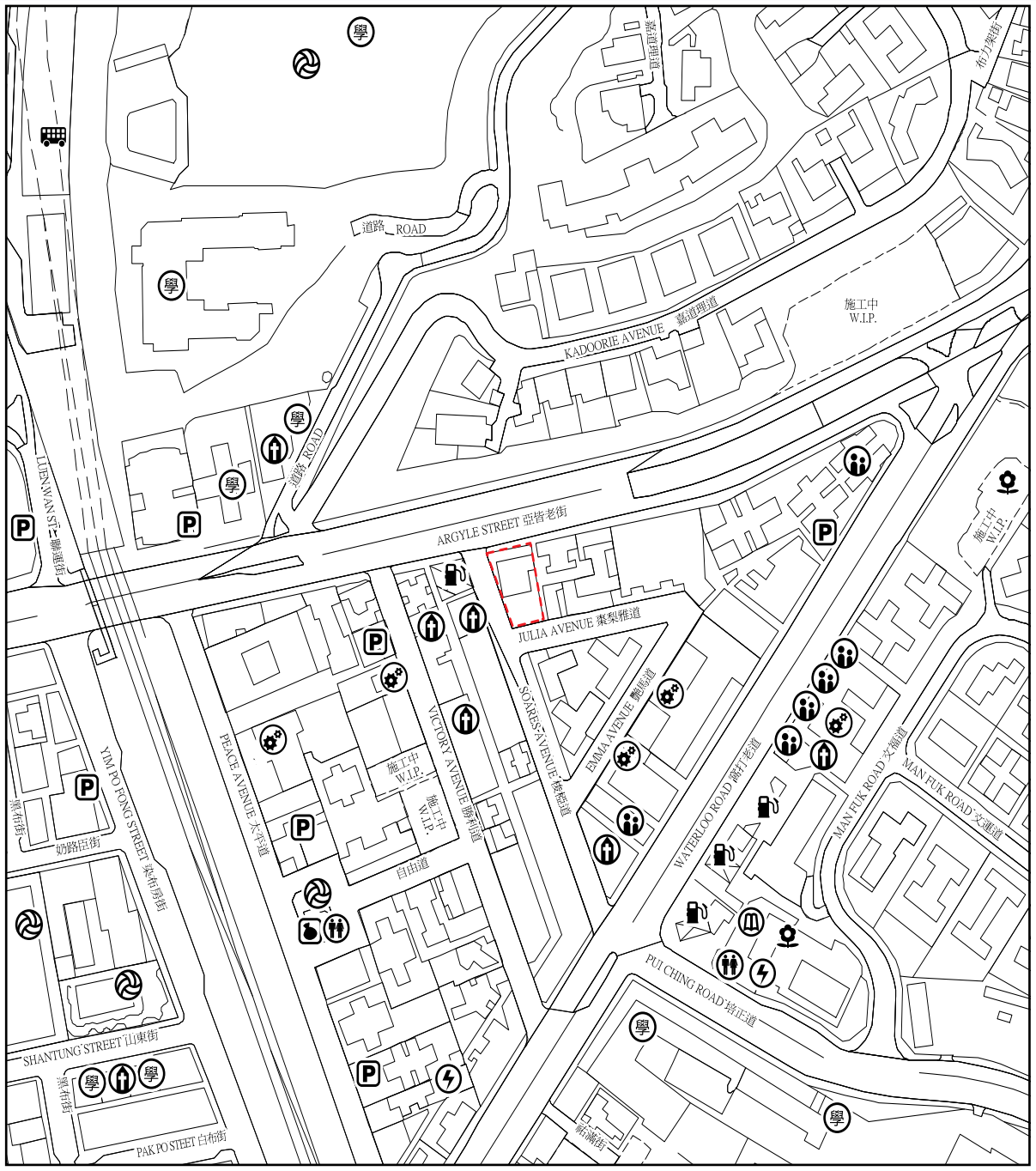
INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

The Manager appointed under the executed deed of mutual covenant

Cushman & Wakefield Property Management Limited

根據已簽立的公契所委任的管理人
戴德梁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 above Location Plan is prepared by the Vendor with reference to the Survey Sheet (Series HP5C) Sheet No.11-NW-D dated 22nd December 2022 from Survey and Mapping office of the Lands Department with adjustments where necessary.

上述位置圖是參考日期為2022年12月22日出版之地政總署測繪處之測繪圖(組別編號HP5C)，圖幅編號11-NW-D編製，賣方擬備，有需要處經修正處理。

Street names not shown in full in the Location Plan of the Development :

於發展項目的所在位置圖未能顯示之街道全名 :

Braga Circuit 布力架街
Hak Po Street 黑布街
Nelson Street 奶路臣街
Yau Moon Street 祐滿街
Liberty Avenue 自由道
Kadoorie Avenue 嘉道理道
San Francisco Path 舊金山徑

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Notes:

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

附註:

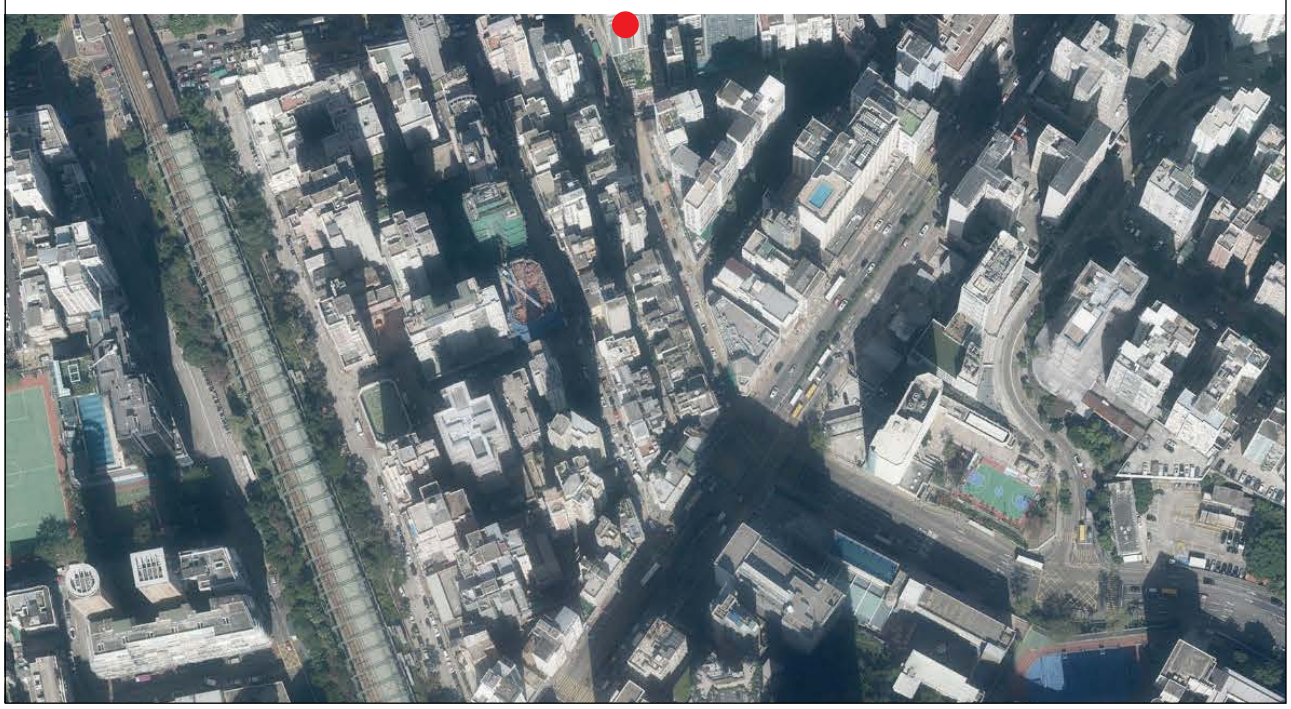
1. 賣方建議準買方到有關發展地盤作實地考察，以對該發展地盤其周圍地區環境及附近的公共設施有較佳的了解。
2. 由於發展項目的邊界不規則的技術原因，此地圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

Legend 圖例

- 圖書館
  Library
- 公廁
  Public Convenience
- 社會福利設施(包括老人中心及弱智人士護理院)
  Social Welfare Facilities (including Elderly Centre and Home for the Mentally Disabled)
- 體育設施(包括運動場及游泳池)
  Sports Facilities (including Sports Ground and Swimming Pool)
- 公園
  Public Park
- 宗教場所(包括教堂、廟宇及祠堂)
  Religious Institution (including Church, Temple and Tsz Tong)
- 公用事業設施裝置
  Public Utility Installation
- 公共交通總站(包括鐵路車站)
  Public Transport Terminal (including Rail Station)
- 油站
  Petrol Filling Station
- 發電廠(包括電力分站)
  Power Plant (including Electricity Sub-stations)
- 公眾停車場(包括貨車停泊處)
  Public Carpark (including Lorry Park)
- 垃圾收集站
  Refuse Collection Point
- 學校(包括幼稚園)
  School (including Kindergarten)

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.
此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 photo taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, photo No.E142829C, dated 3th December 2021.
摘錄自地政總署測繪處於2021年12月3日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E142829C。

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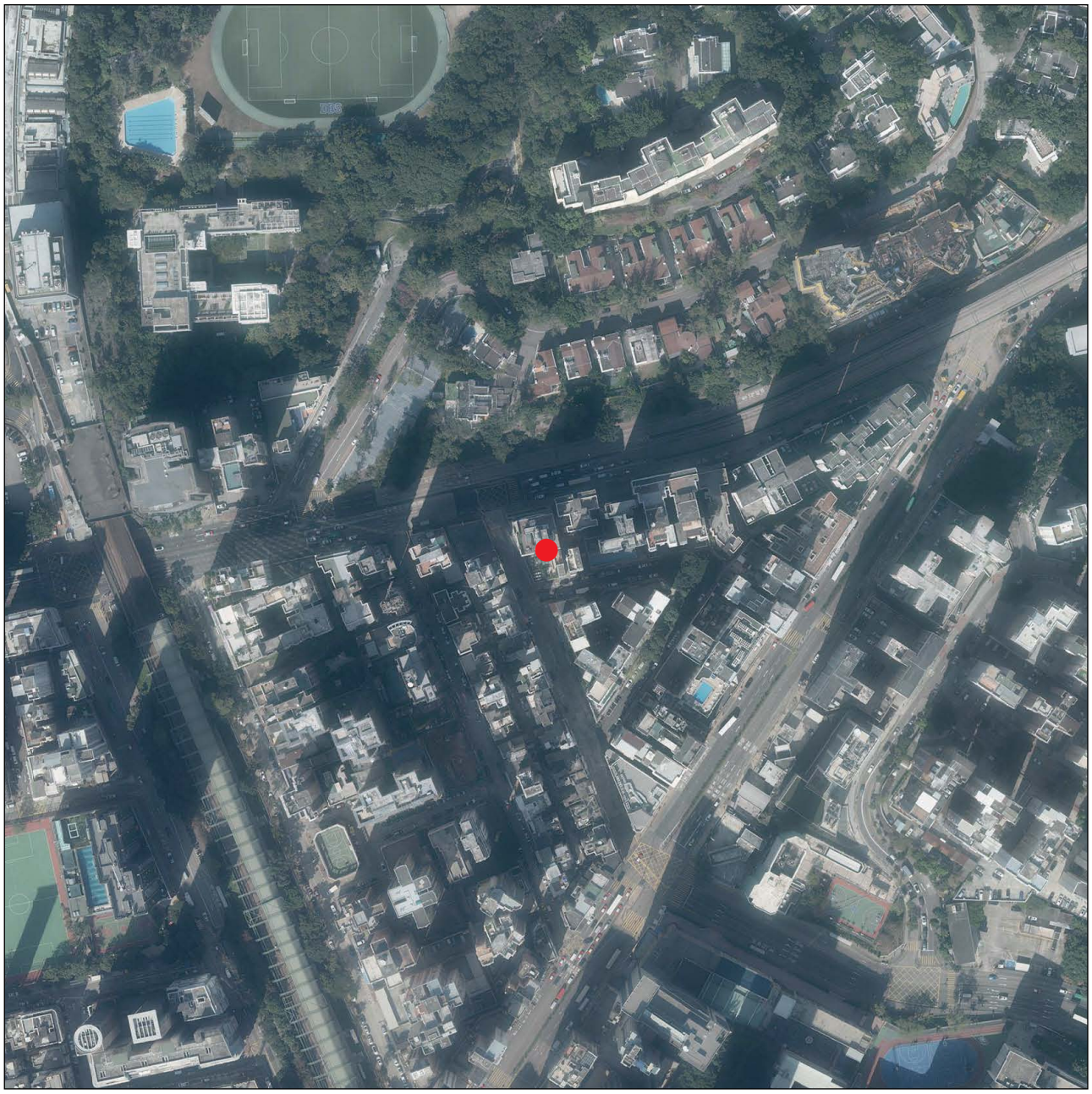
Notes:

1. The lastest aerial photographs as at the date of printing of the Sales Brochure are available for free inspection at the sales office during opening hours.
2. The aerial photographs may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

附註:

1. 在印刷售樓說明書當日所適用的最新的鳥瞰照片可於售樓處開放時間內免費查閱。
2. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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



● Location of the Development
發展項目的位置

Adopted from part of the aerial photo taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, photo No.E117773C, dated 7th December 2020.
摘錄自地政總署測繪處於2020年12月7日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E117773C。

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Notes:

1. The lastest aerial photographs as at the date of printing of the Sales Brochure are available for free inspection at the sales office during opening hours.
2. The aerial photographs may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

附註:

1. 在印刷售樓說明書當日所適用的最新的鳥瞰照片可於售樓處開放時間內免費查閱。
2. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖

Adepted from part of the Approved Ho Man Tin Outline Zoning Plan, Plan No. S/K7/24 gazetted on 18 September 2015, with adjustments where necessary as shown in blue.
摘錄自2015年9月18日刊憲之何文田分區計劃大綱核准圖，圖則編號爲S/K7/24，有需要處經修正處理，以藍色顯示。

Location of the Development
發展項目的位置

The map, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.
地圖爲規劃署遵照城市規劃委員會指示擬備，版權屬香港特區政府，經地政總署准許複印。

Notes:

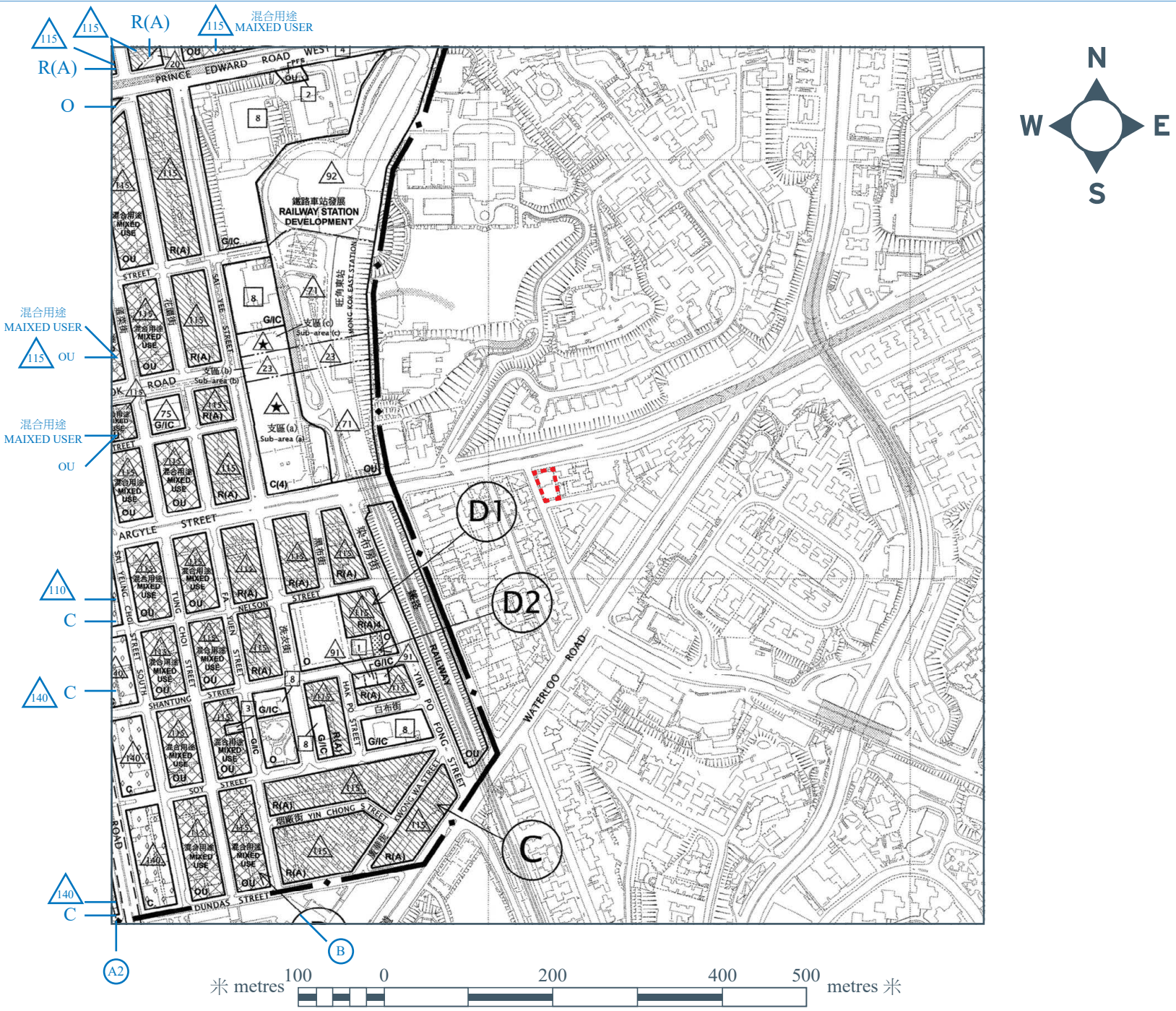
1. The last updated Outline Zoning Plans and the attached schedules as at the date of printing of the Sales Brochure are available for free inspection at the sales office during opening hours.
2. The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development site,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

附註:

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. 賣方建議準買方到有關發展地盤作實地考察，以獲取對該發展地盤其周圍地區環境及附近的公共設施有較佳的了解。
3. 由於發展項目的邊界不規則的技術原因，此地圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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 Mong Kok Outline Zoning Plan, No. S/K3/35 gazetted on 22nd July 2022, with adjustments where necessary as shown in blue.

摘錄自2022年7月22日刊憲之旺角分區計劃大綱草圖，圖則編號為S/K3/35，有需要處經修正處理，以藍色顯示。

Location of the Development
發展項目的位置

The map, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

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

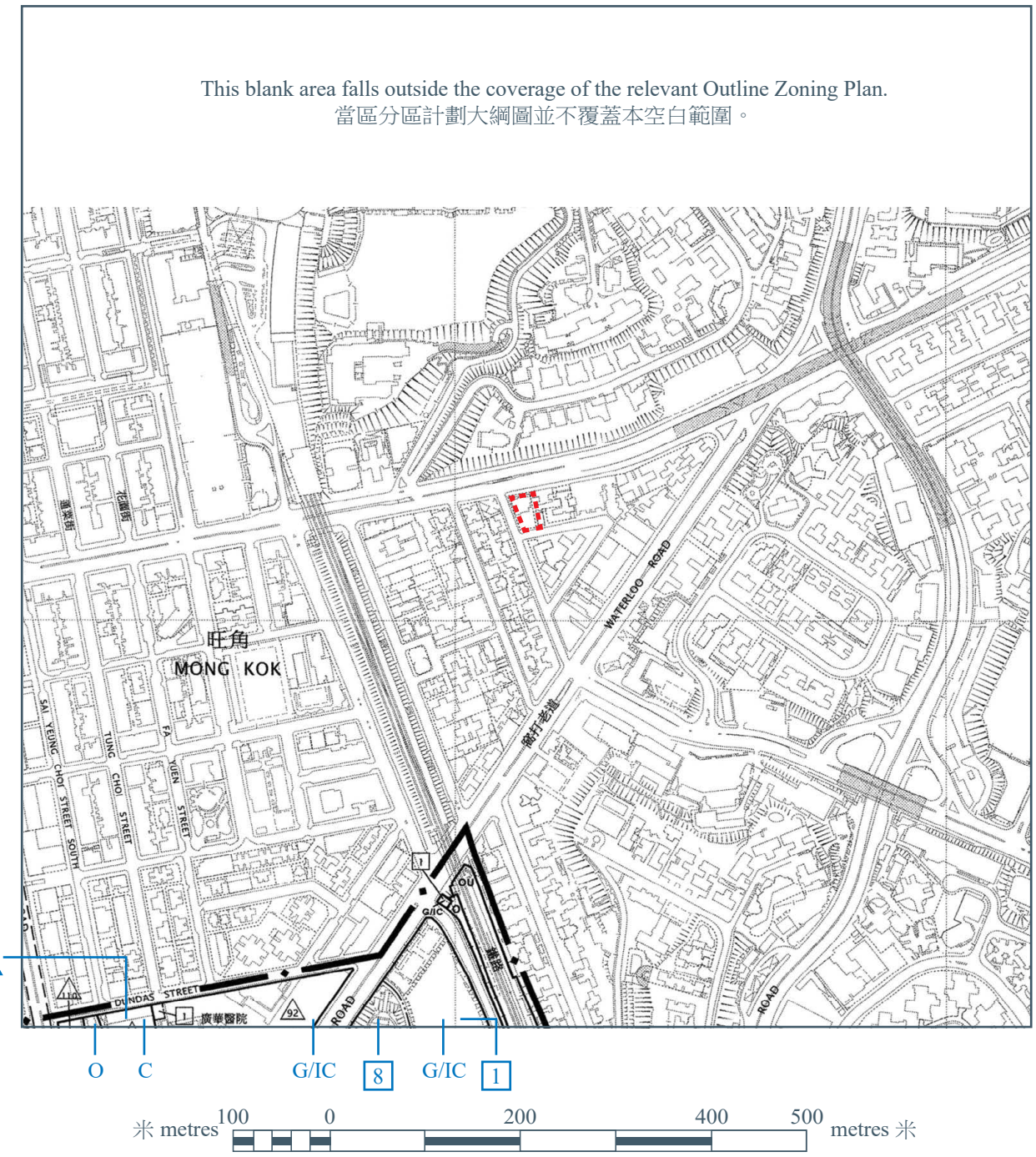
Notes:

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

附註:

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. 賣方建議準買方到有關發展地盤作實地考察，以獲取對該發展地盤其周圍地區環境及附近的公共設施有較佳的了解。
3. 由於發展項目的邊界不規則的技術原因，此地圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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 Yau Ma Tei Outline Zoning, Plan No. S/K2/24, gazetted on 28/12/2022, with adjustments where necessary as shown in blue.
摘錄自2022年12月28日刊憲之油麻地分區計劃大綱核准圖，圖則編號為S/K2/24，有需要處經修正處理，以藍色顯示。

Location of the Development
發展項目的位置

Notes:

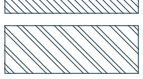
1. The last updated Outline Zoning Plans and the attached schedules as at the date of printing of the Sales Brochure are available for free inspection at the sales office during opening hours.
2. The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development site,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

附註:

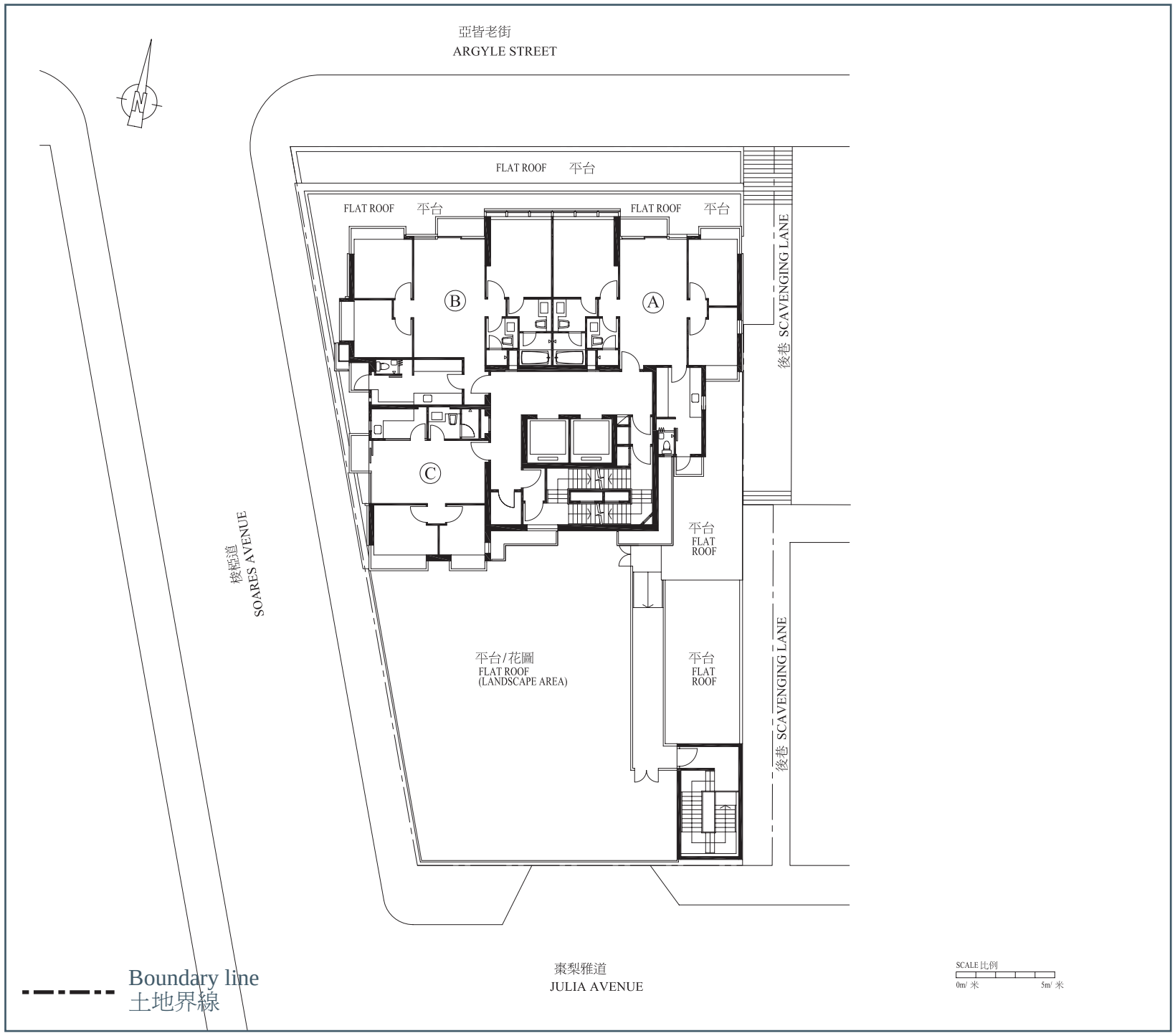
1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買方到有關發展地盤作實地考察，以獲取對該發展地盤其周圍地區環境及附近的公共設施有較佳的了解。
3. 由於發展項目的邊界不規則的技術原因，此地圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

草圖編號 **S/K2/22** 的修訂

AMENDMENTS TO DRAF PLAN No. S/K2/22

AMENDMENTS EXHIBITED UNDER SECTION 7 OF THE TOWN PLANNING ORDINANCE		按照城市規劃條例第7條展示的修訂
AMENDMENT ITEM A		修訂項目A項
NOTATION		圖例
ZONES		地帶
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	住宅(甲類)
RESIDENTIAL (GROUP B)	R(B)	住宅(乙類)
RESIDENTIAL (GROUP C)	R(C)	住宅(丙類)
RESIDENTIAL (GROUP E)	R(E)	住宅(戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
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
ELEVATED ROAD		高架道路
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)		最高建築物高度 (樓層數目)
PETROL FILLING STATION	P F S	加油站
NON-BUILDING AREA		非建築用地
AMENDMENTS TO DRAFT PLAN No. S/K3/34		草圖編號 **S/K3/34** 的修訂
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 B		修訂項目B項
AMENDMENT ITEM C		修訂項目C項
AMENDMENT ITEM D1		修訂項目D1項
AMENDMENT ITEM D2		修訂項目D2項

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



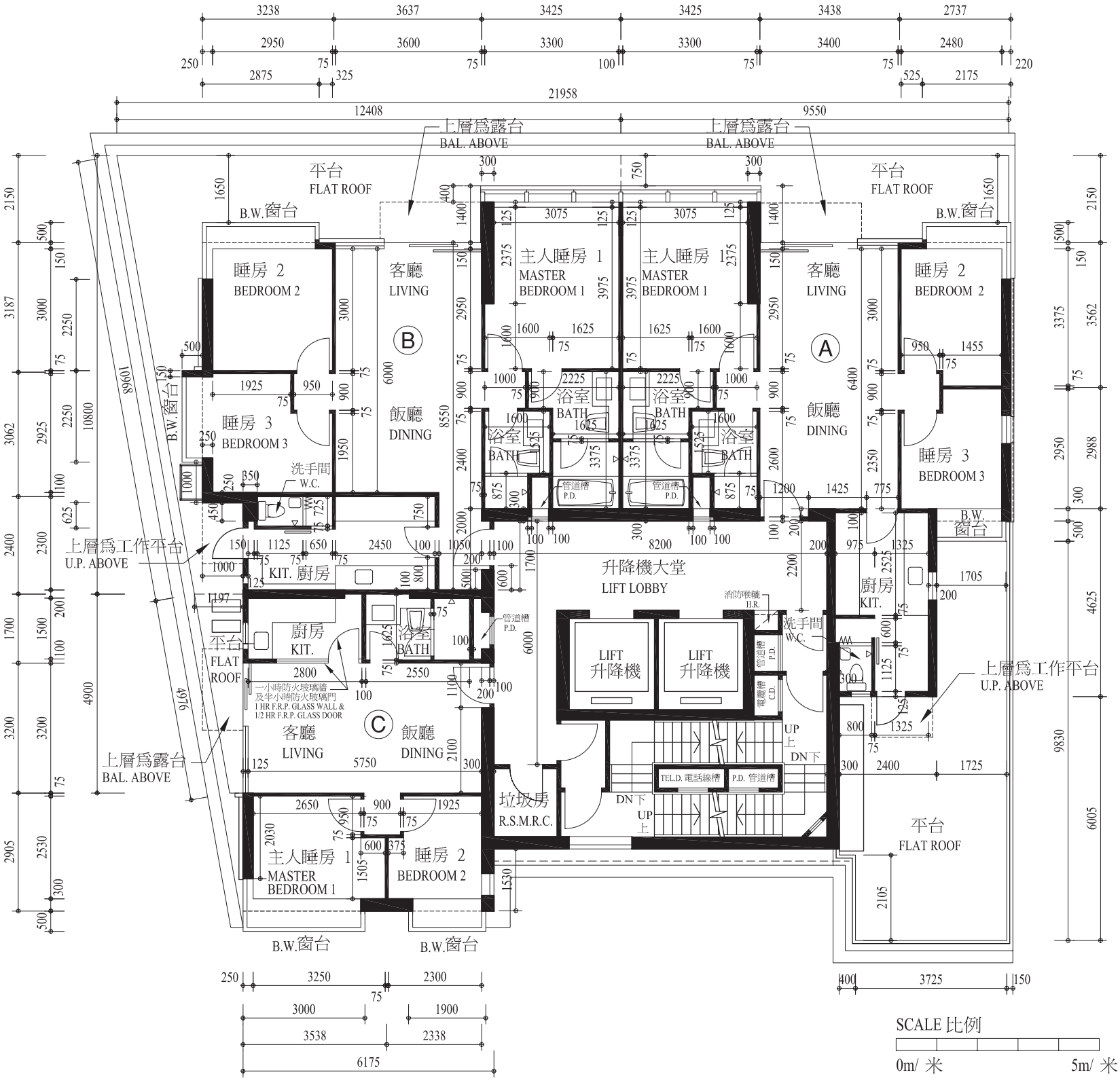
Note: The layout of the residential floor of the Development shown in the plan above is based on the floor plan applicable to 8/F.
附註: 上圖所示之發展項目住宅層之布局是參照適用於8樓之平面圖。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

6/F Floor Plan

6樓平面圖



Notes: The dimensions of the floor plans are all structural dimensions in millimeters.

附註：平面圖之尺規所列數字爲以毫米標示之建築結構尺寸。

Notes:
1. Residential floors start from 6/F to 29/F. There are no 4/F, 13/F, 14/F & 24/F in the Development.
2. 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): 6/F: 10’9” (3.27m)
3. Thickness of the floor slabs (excluding plaster) of each residential property: 6/F: 150mm
4. 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.
5. Prospective purchasers are advised to conduct on-site visit of the Development for a better understanding of the development site, its surrounding environmentand areas and the public facilities nearby.

附註:
1. 住宅單位由6樓至29樓。物業不設4、13、14及24樓。
2. 單位樓面至樓面高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)：6樓：10呎9吋(3.27米)
3. 每個住宅物業的樓板(不包括灰泥)的厚度：6樓：150毫米
4. 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。
5. 準買方應親身到訪物業發展項目地盤現場，以便清楚了解該物業發展項目、其周圍地區、環境及鄰近公共設施。

ABBREVIATION 縮寫

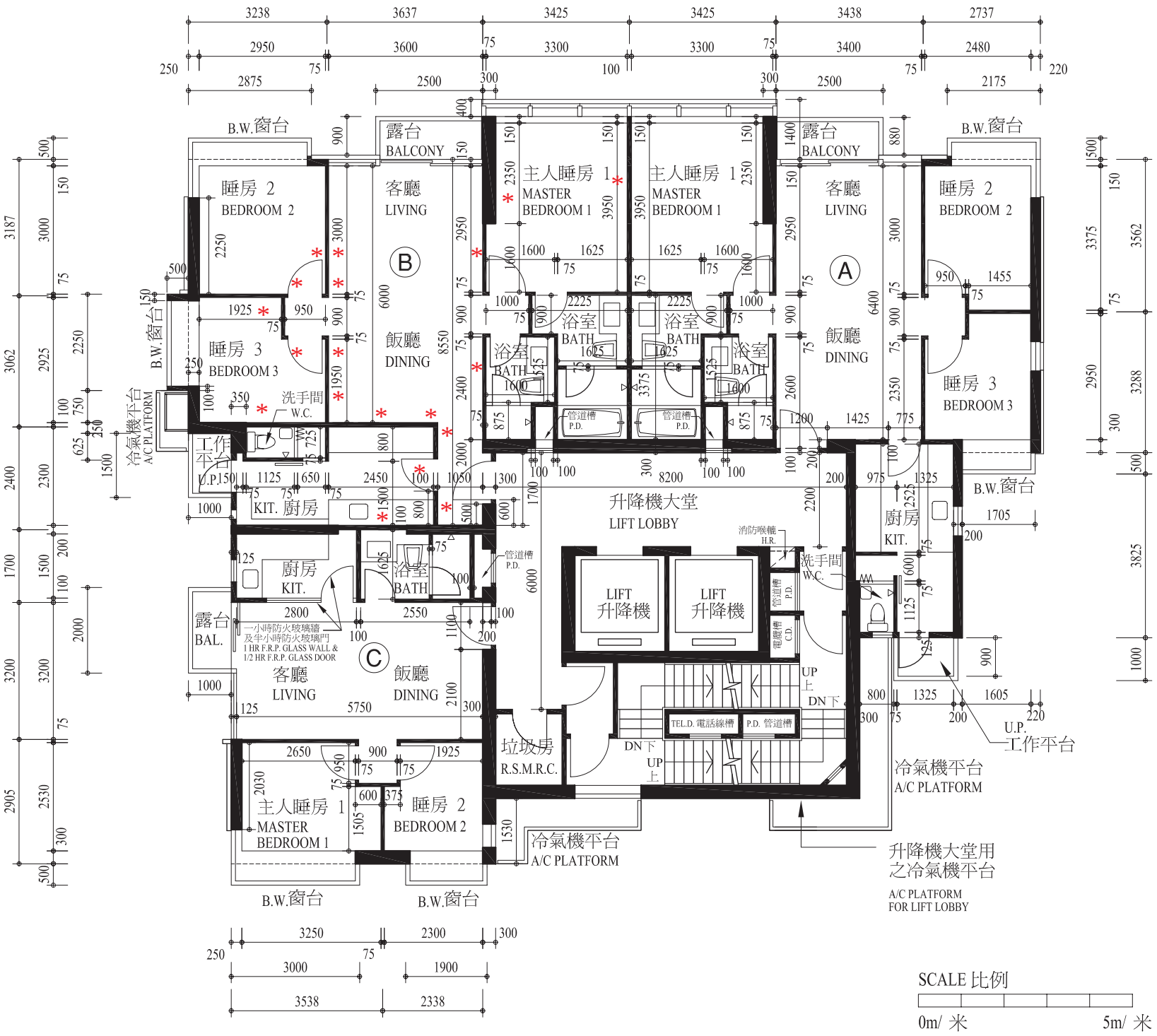
A/C PLATFORM	冷氣機平台	Air-conditioning Platform
BAL.	露台	Balcony
BATH	浴室	Bathroom
B.W.	窗台	Bay Window
C.D.	電纜槽	Cable Duct
DINING	飯廳	Dining Room
DN	下	Down
H.R.	消防喉轆	Hose Reel
KIT.	廚房	Kitchen
LIVING	客廳	Living Room
P.D.	管道槽	Pipe & Drainage Duct
R.S.M.R.C.	垃圾及物料回收房	Refuse Storage and Material Recovery Chamber
STORE	儲物室	Store Room
TEL.D.	電話線槽	Telephone Duct
U.P.	工作平台	Utility Platform
W.C.	洗手間	Water Closet
1/2 HR F.R.P. GLASS DOOR	半小時抗火時效防火玻璃門	1/2 hour Fire Resistance Period glass door
1 HR F.R.P. GLASS WALL	一小時抗火時效防火玻璃牆	1 hour Fire Resistance Period glass wall

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

7/F-12/F & 15/F-23/F Floor Plan

7樓至12樓及15樓至23樓平面圖



Note : The dimensions of the floor plans are all structural dimensions in millimeters.

Please refer to page 19 of this sales brochure for legend of the abbreviations shown in the floor plan.

*Please refer to page 21 for details of the alterations made to Unit B on 23/F.

附註：平面圖之尺規所列數字爲以毫米標示之建築結構尺寸。

平面圖中顯示之縮寫請參閱本售樓說明書第19頁

*有關23樓B單位之改動詳情，請參考第21頁。

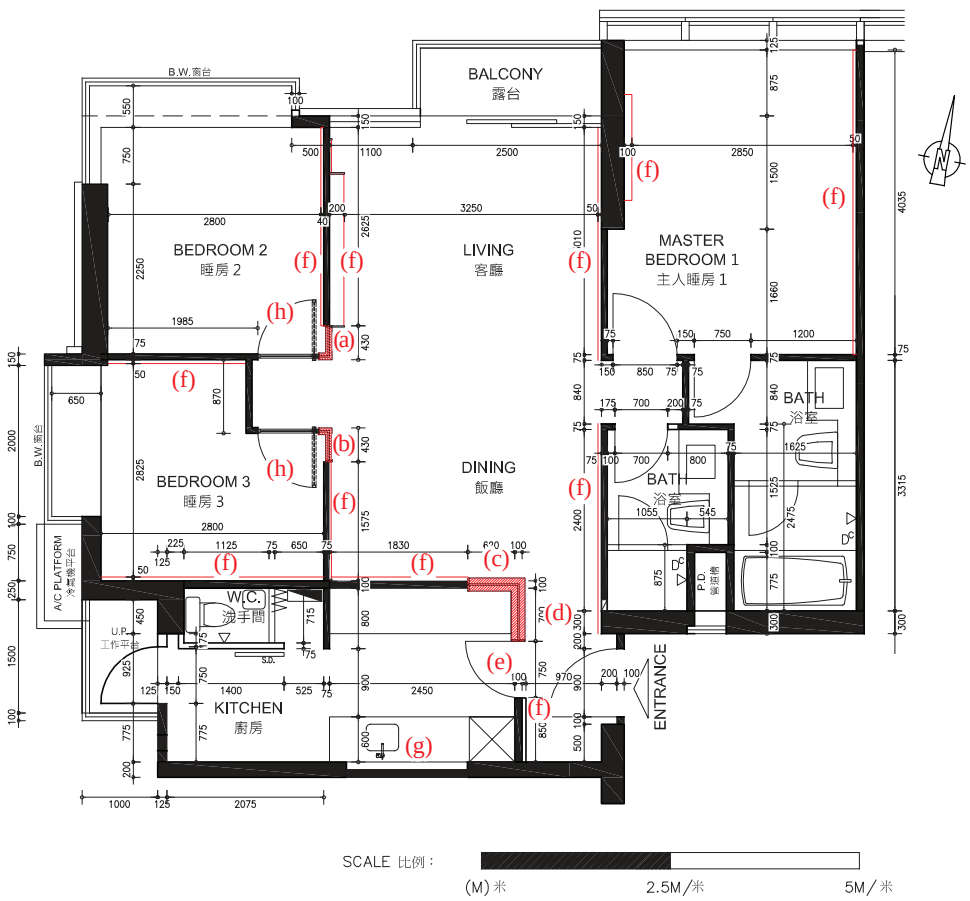
Notes:

1. Residential floors start from 6/F to 29/F. There are no 4/F, 13/F, 14/F & 24/F in the Development.
2. 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): 7/F – 23/F: 10'9" (3.27m)
3. Thickness of the floor slabs (excluding plaster) of each residential property: 7/F – 23/F: 150mm
4. 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.
5 Prospective purchasers are advised to conduct on-site visit of the Development for a better understanding of the development site, its surrounding environmentand areas and the public facilities nearby.

附註:

1. 住宅單位由6樓至29樓。物業不設4、13、14及24樓。
2. 單位樓面至樓面高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)：7樓至23樓：10呎9吋(3.27米)
3. 每個住宅物業的樓板(不包括灰泥)的厚度：7樓至23樓：150毫米
4. 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。
5. 準買方應親身到訪物業發展項目地盤現場，以便清楚了解該物業發展項目、其周圍地區、環境及鄰近公共設施。

As-built Plan of Unit B on 23/F
23樓B單位實際建造平面圖



Unit B of 23/F has been altered in the following ways:

a) Part of the non-structural internal wall (including any fittings, fixtures, appliances, etc. as installed on such wall) between Bedroom 2 and Living Room has been demolished and replaced by a non-structural internal glass wall. Please refer to "Fittings, Finishes and Appliances" for details;
b) Part of the non-structural internal wall (including any fittings, finishes, appliances, etc. as installed on such wall) between Bedroom 3 and Dining Room has been demolished and replaced by a non-structural internal glass wall. Please refer to "Fittings, Finishes and Appliances" for details;
c) Part of the non-structural internal wall (including any fittings, fixtures, appliances, etc. as installed on such wall) between Kitchen and Dining Room has been demolished and replaced by a non-structural 1/2 hour fire resistance period glass wall. Please refer to "Fittings, Finishes and Appliances" for details;
d) Part of the non-structural internal wall (including any fittings, fixtures, appliances, etc. as installed on such wall) between Kitchen and corridor has been demolished and replaced by a non-structural 1/2 hour ire resistance period glass wall. Please refer to "Fittings, Finishes and Appliances" for details.
e) The door has been removed and replaced by a 1/2 hour fire resistance period vision panel door with steel frame. Please refer to "Fittings, Finishes and Appliances" for details;
f) Internal walls applied furring. Please refer to "Fittings, Finishes and Appliances" for details;
g) A non-structural internal wall has been erected. Please refer to "Fittings, Finishes and Appliances" for details; and
h) The door has been removed and replaced by a glass panel door with steel frame. Please refer to "Fittings, Finishes and Appliances" for details.

23樓B單位已施行以下改動：

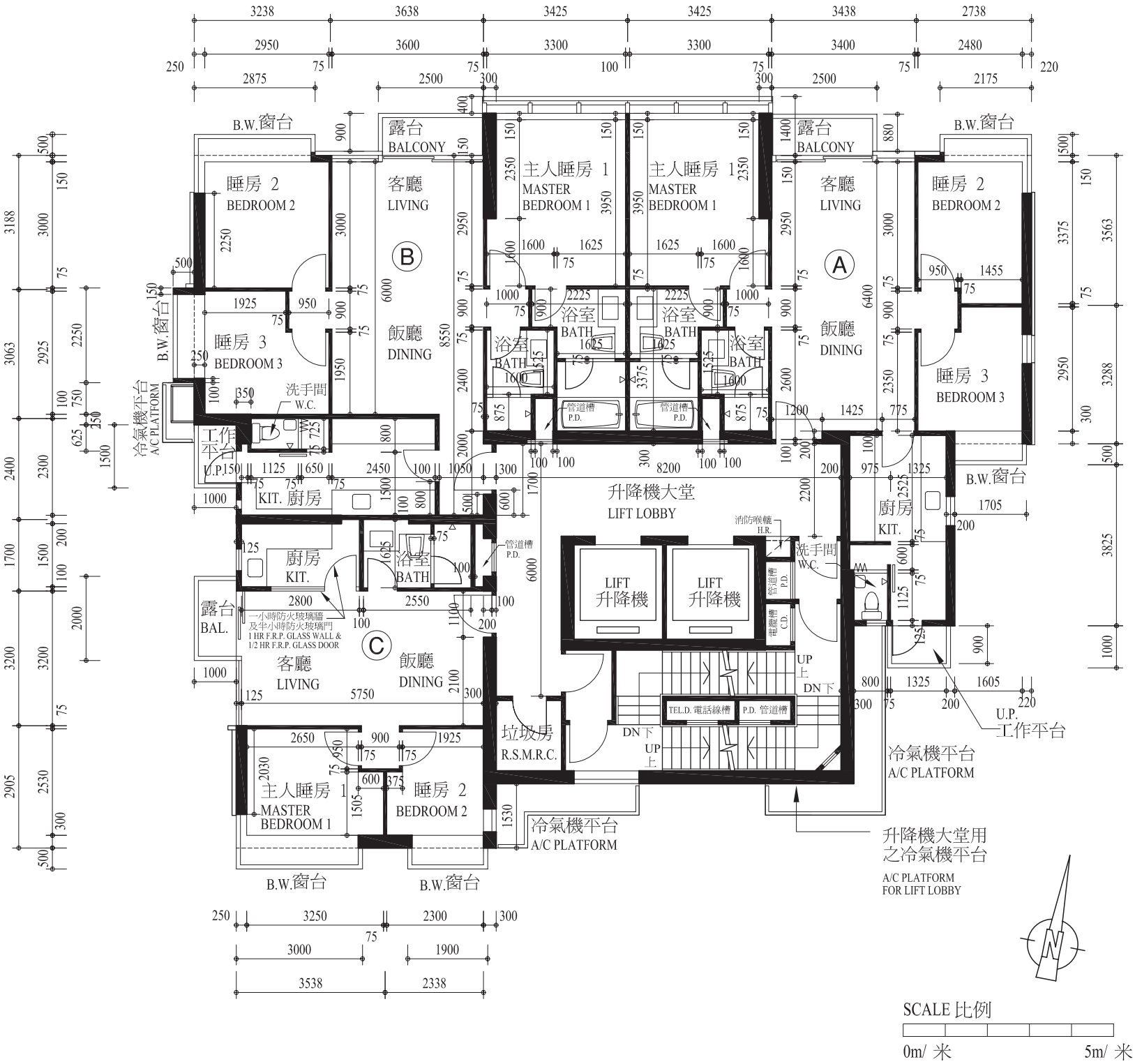
a) 睡房2及客廳之間部分的非結構內牆（包括任何安裝在此非結構內牆的裝置、裝修物料及設備等）已被拆除，並改建爲非結構玻璃牆。詳情請參閱「裝置、裝修物料及設備」；
b) 睡房3及飯廳之間部分的非結構內牆（包括任何安裝在此非結構內牆的裝置、裝修物料及設備等）已被拆除，並改建爲非結構玻璃牆。詳情請參閱「裝置、裝修物料及設備」；
c) 廚房及飯廳之間部分的非結構內牆（包括任何安裝在此非結構內牆的裝置、裝修物料及設備等）已被拆除，並改建爲非結構半小時防火玻璃牆。詳情請參閱「裝置、裝修物料及設備」；
d) 廚房及走廊之間部分的非結構內牆（包括任何安裝在此非結構內牆的裝置、裝修物料及設備等）已被拆除，並改建爲非結構半小時防火玻璃牆。詳情請參閱「裝置、裝修物料及設備」；
e) 門拆除，並以附有不銹鋼框及可視窗款式之半小時抗火時效防火門取代。詳情請參閱「裝置、裝修物料及設備」；
f) 內牆加設圍身。詳情請參閱「裝置、裝修物料及設備」；
g) 加建非結構內牆。詳情請參閱「裝置、裝修物料及設備」；及
h) 門拆除，並以不銹鋼框玻璃門取代。詳情請參閱「裝置、裝修物料及設備」。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

25/F Floor Plan

25樓平面圖



Notes: The dimensions of the floor plans are all structural dimensions in millimeters.

附註：平面圖之尺規所列數字爲以毫米標示之建築結構尺寸。

Notes:
1. Residential floors start from 6/F to 29/F. There are no 4/F, 13/F, 14/F & 24/F in the Development.
2. 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): 25/F: 11’6” (3.50m)
3. Thickness of the floor slabs (excluding plaster) of each residential property: 25/F: 150mm, 175mm and 200mm
4. 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.
5. Prospective purchasers are advised to conduct on-site visit of the Development for a better understanding of the development site, its surrounding environmentand areas and the public facilities nearby.

附註:
1. 住宅單位由6樓至29樓。物業不設4、13、14及24樓。
2. 單位樓面至樓面高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)：25樓：11呎6吋(3.50米)
3. 每個住宅物業的樓板(不包括灰泥)的厚度：25樓：150毫米，175毫米及200毫米
4. 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。
5. 準買方應親身到訪物業發展項目地盤現場，以便清楚了解該物業發展項目、其周圍地區、環境及鄰近公共設施。

ABBREVIATION 縮寫

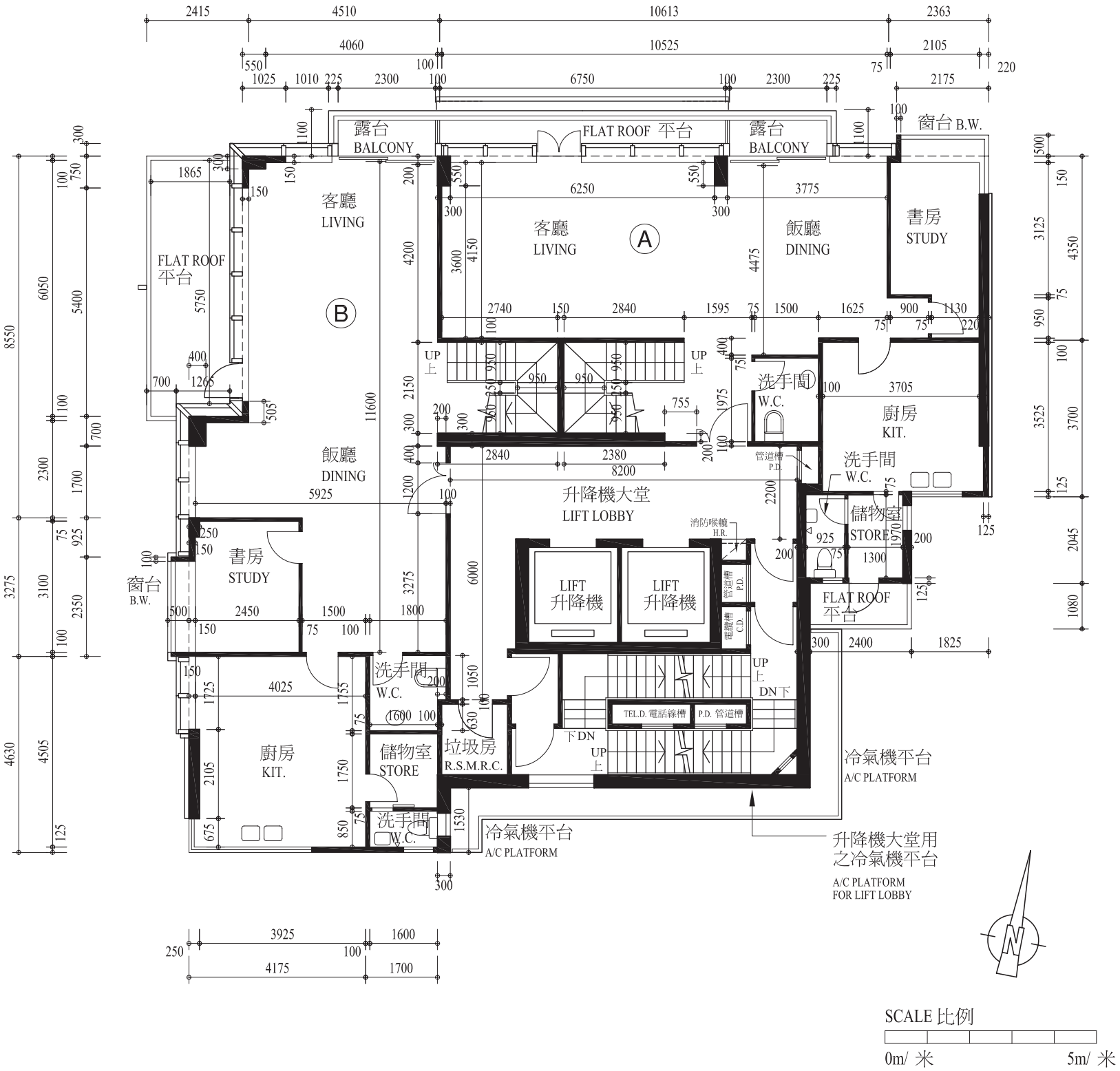
A/C PLATFORM	冷氣機平台	Air-conditioning Platform
BAL.	露台	Balcony
BATH	浴室	Bathroom
B.W.	窗台	Bay Window
C.D.	電纜槽	Cable Duct
DINING	飯廳	Dining Room
DN	下	Down
H.R.	消防喉轆	Hose Reel
KIT.	廚房	Kitchen
LIVING	客廳	Living Room
P.D.	管道槽	Pipe & Drainage Duct
R.S.M.R.C.	垃圾及物料回收房	Refuse Storage and Material Recovery Chamber
STORE	儲物室	Store Room
TEL.D.	電話線槽	Telephone Duct
U.P.	工作平台	Utility Platform
W.C.	洗手間	Water Closet
1/2 HR F.R.P. GLASS DOOR	半小時抗火時效防火玻璃門	1/2 hour Fire Resistance Period glass door
1 HR F.R.P. GLASS WALL	一小時抗火時效防火玻璃牆	1 hour Fire Resistance Period glass wall

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 Floor Plan (Lower Duplex)

26樓平面圖(複式低層)



Notes: The dimensions of the floor plans are all structural dimensions in millimeters.

附註：平面圖之尺規所列數字爲以毫米標示之建築結構尺寸。

Notes:
1. Residential floors start from 6/F to 29/F. There are no 4/F, 13/F, 14/F & 24/F in the Development.
2. 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): 26/F: 11’6” (3.50m)
3. Thickness of the floor slabs (excluding plaster) of each residential property: 26/F: 150mm, 200mm and 225mm
4. 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.
5. Prospective purchasers are advised to conduct on-site visit of the Development for a better understanding of the development site, its surrounding environmentand areas and the public facilities nearby.

附註:
1. 住宅單位由6樓至29樓。物業不設4、13、14及24樓。
2. 單位樓面至樓面高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)：26樓：11呎6吋(3.50米)
3. 每個住宅物業的樓板(不包括灰泥)的厚度：26樓：150毫米，200毫米及225毫米
4. 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。
5. 準買方應親身到訪物業發展項目地盤現場，以便清楚了解該物業發展項目、其周圍地區、環境及鄰近公共設施。

ABBREVIATION 縮寫

A/C PLATFORM	冷氣機平台	Air-conditioning Platform
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DINING	飯廳	Dining Room
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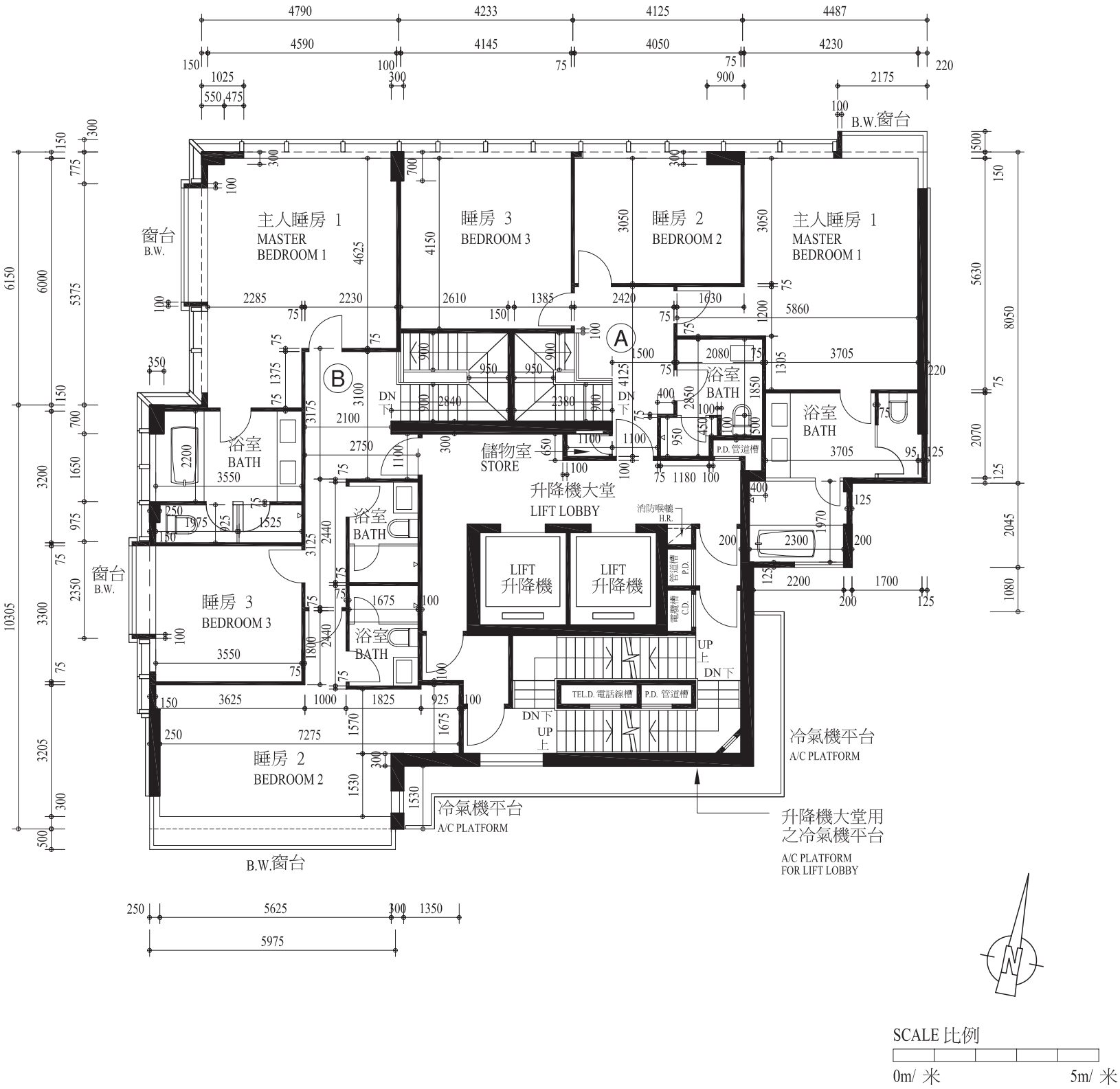
H.R.	消防喉轆	Hose Reel
KIT.	廚房	Kitchen
LIVING	客廳	Living Room
P.D.	管道槽	Pipe & Drainage Duct
R.S.M.R.C.	垃圾及物料回收房	Refuse Storage and Material Recovery Chamber
STORE	儲物室	Store Room
TEL.D.	電話線槽	Telephone Duct
U.P.	工作平台	Utility Platform
W.C.	洗手間	Water Closet
1/2 HR F.R.P. GLASS DOOR	半小時抗火時效防火玻璃門	1/2 hour Fire Resistance Period glass door
1 HR F.R.P. GLASS WALL	一小時抗火時效防火玻璃牆	1 hour Fire Resistance Period glass wall

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

27/F Floor Plan (Upper Duplex)

27樓平面圖(複式高層)



Notes: The dimensions of the floor plans are all structural dimensions in millimeters.

附註：平面圖之尺規所列數字爲以毫米標示之建築結構尺寸。

Notes:
1. Residential floors start from 6/F to 29/F. There are no 4/F, 13/F, 14/F & 24/F in the Development.
2. 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): 27/F: 11’6” (3.50m)
3. Thickness of the floor slabs (excluding plaster) of each residential property: 27/F: 150mm, 175mm and 225mm
4. 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.
5. Prospective purchasers are advised to conduct on-site visit of the Development for a better understanding of the development site, its surrounding environmentand areas and the public facilities nearby.

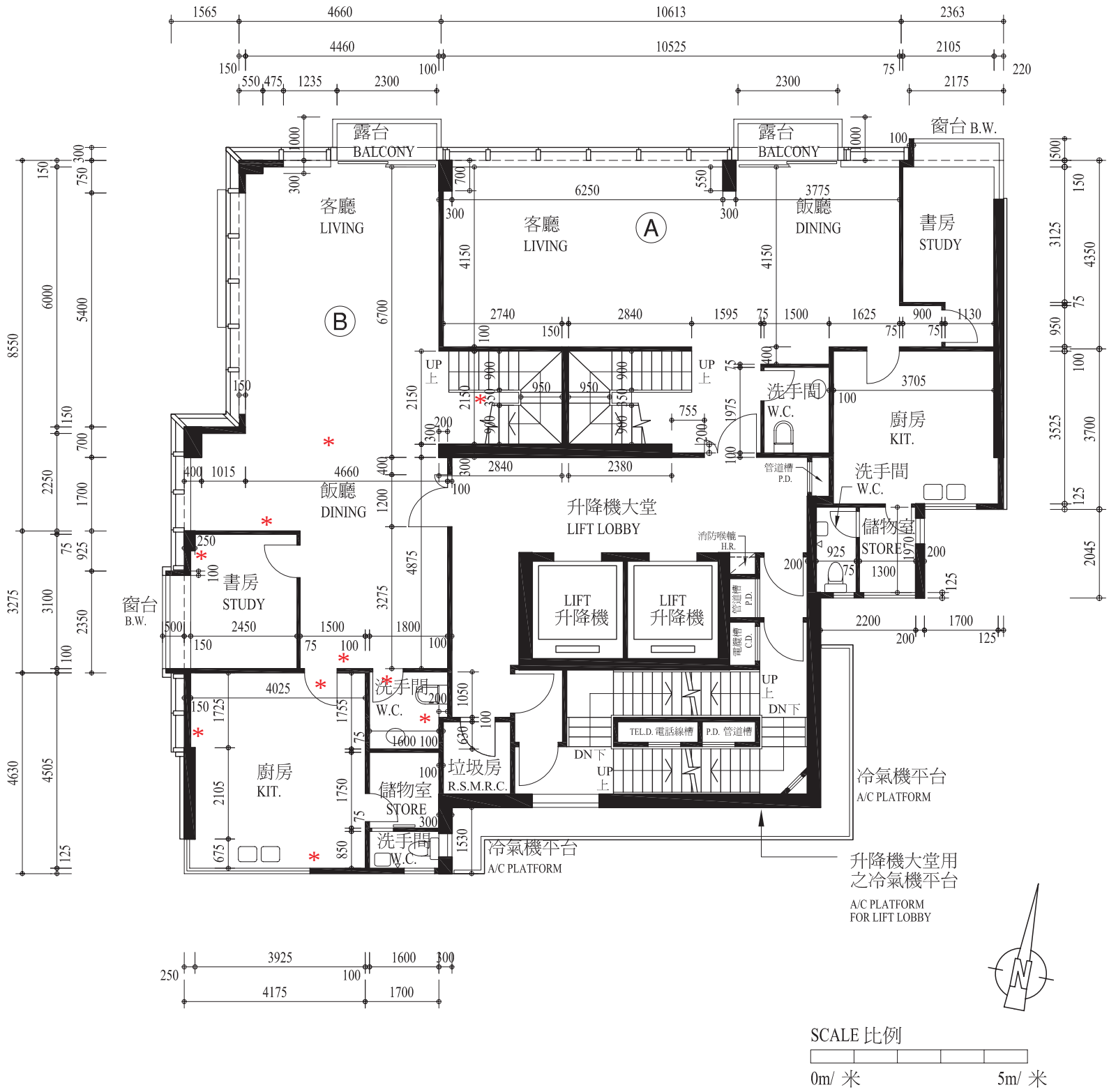
附註:
1. 住宅單位由6樓至29樓。物業不設4、13、14及24樓。
2. 單位樓面至樓面高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)：27樓：11呎6吋(3.50米)
3. 每個住宅物業的樓板(不包括灰泥)的厚度：27樓：150毫米，175毫米及225毫米
4. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
5. 準買方應親身到訪物業發展項目地盤現場，以便清楚了解該物業發展項目、其周圍地區、環境及鄰近公共設施。

ABBREVIATION 縮寫

A/C PLATFORM	冷氣機平台	Air-conditioning Platform
BAL.	露台	Balcony
BATH	浴室	Bathroom
B.W.	窗台	Bay Window
C.D.	電纜槽	Cable Duct
DINING	飯廳	Dining Room
DN	下	Down
H.R.	消防喉轆	Hose Reel
KIT.	廚房	Kitchen
LIVING	客廳	Living Room
P.D.	管道槽	Pipe & Drainage Duct
R.S.M.R.C.	垃圾及物料回收房	Refuse Storage and Material Recovery Chamber
STORE	儲物室	Store Room
TEL.D.	電話線槽	Telephone Duct
U.P.	工作平台	Utility Platform
W.C.	洗手間	Water Closet
1/2 HR F.R.P. GLASS DOOR	半小時抗火時效防火玻璃門	1/2 hour Fire Resistance Period glass door
1 HR F.R.P. GLASS WALL	一小時抗火時效防火玻璃牆	1 hour Fire Resistance Period glass wall

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 (Lower Duplex)
28樓平面圖(複式低層)



Notes : The dimensions of the floor plans are all structural dimensions in millimeters.

Please refer to page 19 of this sales brochure for legend of the abbreviations shown in the floor plan.

*Please refer to page 29 for details of the alterations made to the unit.

附註：平面圖之尺規所列數字爲以毫米標示之建築結構尺寸。

平面圖中顯示之縮寫請參閱本售樓說明書第19頁

*有關本單位之改動詳情，請參考第29頁。

Notes:

1. Residential floors start from 6/F to 29/F. There are no 4/F, 13/F, 14/F & 24/F in the Development.
2. 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): 28/F: 11'6" (3.50m)
3. Thickness of the floor slabs (excluding plaster) of each residential property: 28/F: 150mm, 200mm and 225mm
4. 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.
5. Prospective purchasers are advised to conduct on-site visit of the Development for a better understanding of the development site, its surrounding environmentand areas and the public facilities nearby.

附註:

1. 住宅單位由6樓至29樓。物業不設4、13、14及24樓。
2. 單位樓面至樓面高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)：28樓：11呎6吋(3.50米)
3. 每個住宅物業的樓板(不包括灰泥)的厚度：28樓：150毫米，200毫米及225毫米
4. 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。
5. 準買方應親身到訪物業發展項目地盤現場，以便清楚了解該物業發展項目、其周圍地區、環境及鄰近公共設施。

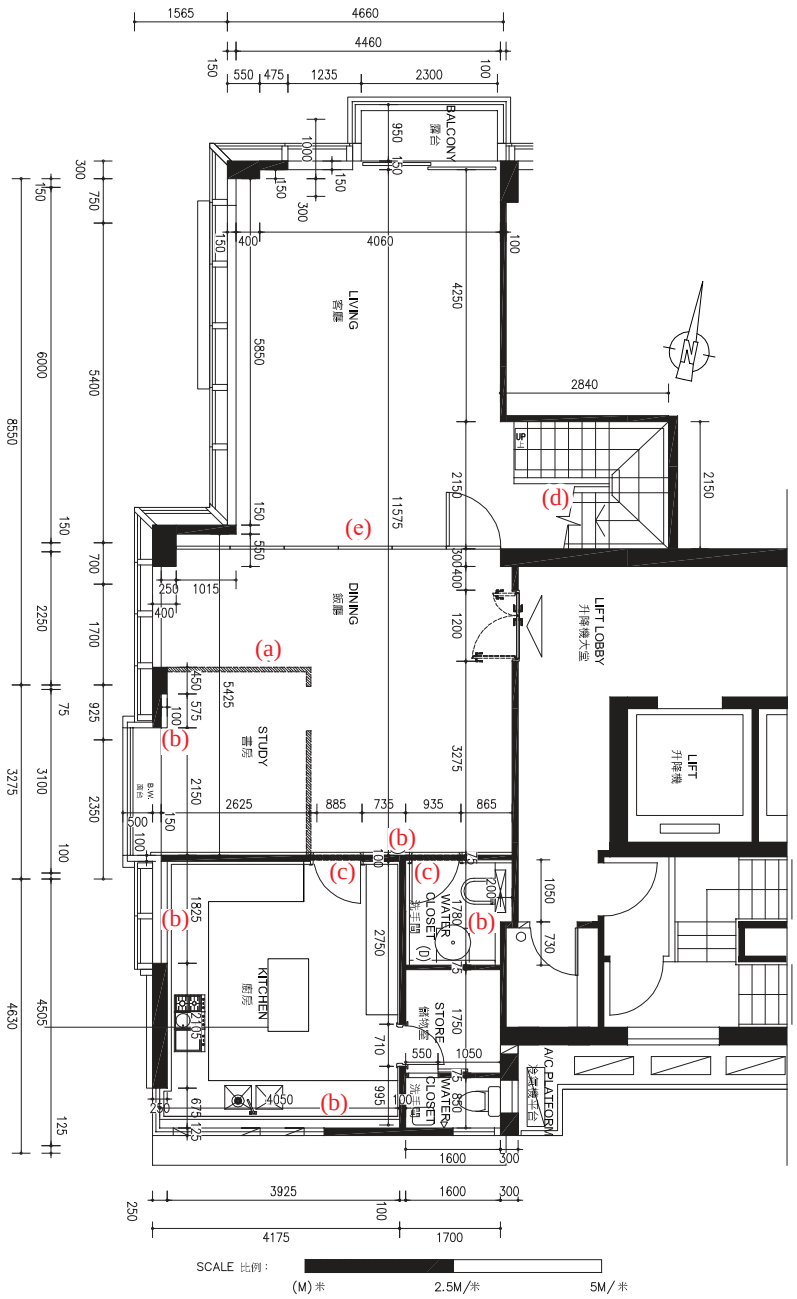
Duplex Unit B of 28/F has been altered in the following ways:

a) The non-structural internal walls (including any fittings, fixtures, appliances, etc. as installed on such walls) between Study Room and Dining Room have been demolished and replaced by wooden frame folding partitions with glass panels. Please refer to "Fittings, Finishes and Appliances" for details;
b) Internal walls have been applied furring. Please refer to "Fittings, Finishes and Appliances" for details;
c) Part of the non-structural internal wall (including any fittings, fixtures, appliances, etc. as installed on such wall) and door have been demolished. A non-structural internal wall and a wooden door have been erected. Please refer to "Fittings, Finishes and Appliances" for details;
d) Original baluster has been removed and a glass baluster has been erected; and
e) A non-structural glass panel with wooden frame has been erected. Please refer to "Fittings, Finishes and Appliances" for details. Please refer to "Fittings, Finishes and Appliances" for details.

28樓B複式單位已施行以下改動：

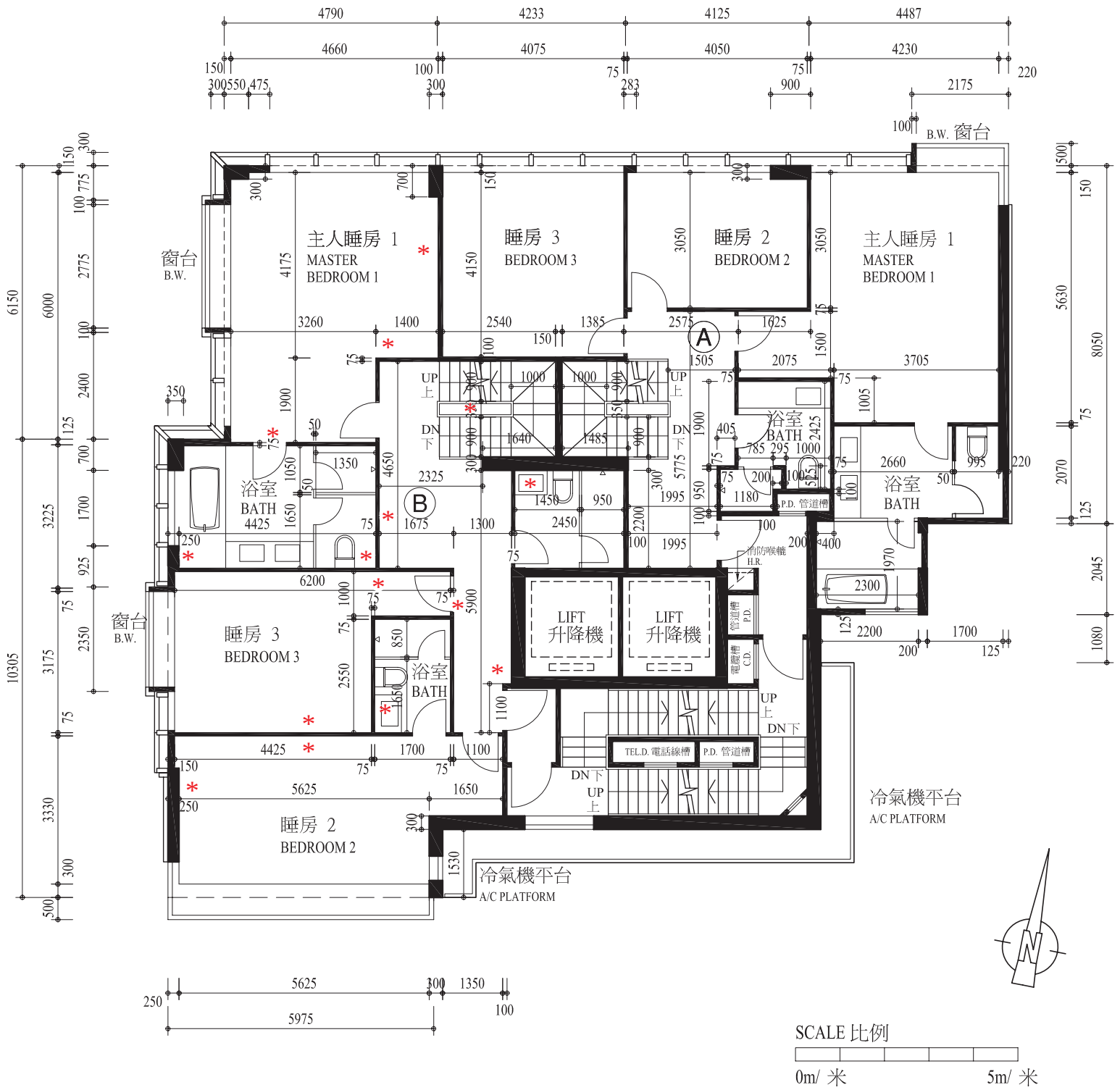
a) 書房及飯廳之間非結構內牆（包括任何安裝在此非結構內牆的裝置、裝修物料及設備等）已被拆除，並改建爲木外框玻璃摺門。詳情請參閱「裝置、裝修物料及設備」；
b) 內牆加設圍身。詳情請參閱「裝置、裝修物料及設備」；
c) 部分的非結構內牆（包括任何安裝在此非結構內牆的裝置、裝修物料及設備等）及門已被拆除。加建非結構內牆及木門。詳情請參閱「裝置、裝修物料及設備」；
d) 原有欄杆已被拆除並加建玻璃欄杆；及
e) 加建非結構木外框玻璃摺門。詳情請參閱「裝置、裝修物料及設備」。

As-built Plan of Duplex Unit B on 28/F
28樓複式B單位實際建造平面圖



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

29/F Floor Plan (Upper Duplex)
29樓平面圖(複式高層)



Notes : The dimensions of the floor plans are all structural dimensions in millimeters.

Please refer to page 19 of this sales brochure for legend of the abbreviations shown in the floor plan.

*Please refer to page 31 for details of the alterations made to the unit.

附註：平面圖之尺規所列數字爲以毫米標示之建築結構尺寸。

平面圖中顯示之縮寫請參閱本售樓說明書第19頁

*有關本單位之工程改動詳情，請參考第31頁。

Notes:

1. Residential floors start from 6/F to 29/F. There are no 4/F, 13/F, 14/F & 24/F in the Development.
2. 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): 29/F: 11'6" (3.50m)
3. Thickness of the floor slabs (excluding plaster) of each residential property: 29/F: 150mm and 200mm
4. 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.
5. Prospective purchasers are advised to conduct on-site visit of the Development for a better understanding of the development site, its surrounding environmentand areas and the public facilities nearby.

附註:

1. 住宅單位由6樓至29樓。物業不設4、13、14及24樓。
2. 單位樓面至樓面高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)：29樓：11呎6吋(3.50米)
3. 每個住宅物業的樓板(不包括灰泥)的厚度：29樓：150毫米及200毫米
4. 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。
5. 準買方應親身到訪物業發展項目地盤現場，以便清楚了解該物業發展項目、其周圍地區、環境及鄰近公共設施。

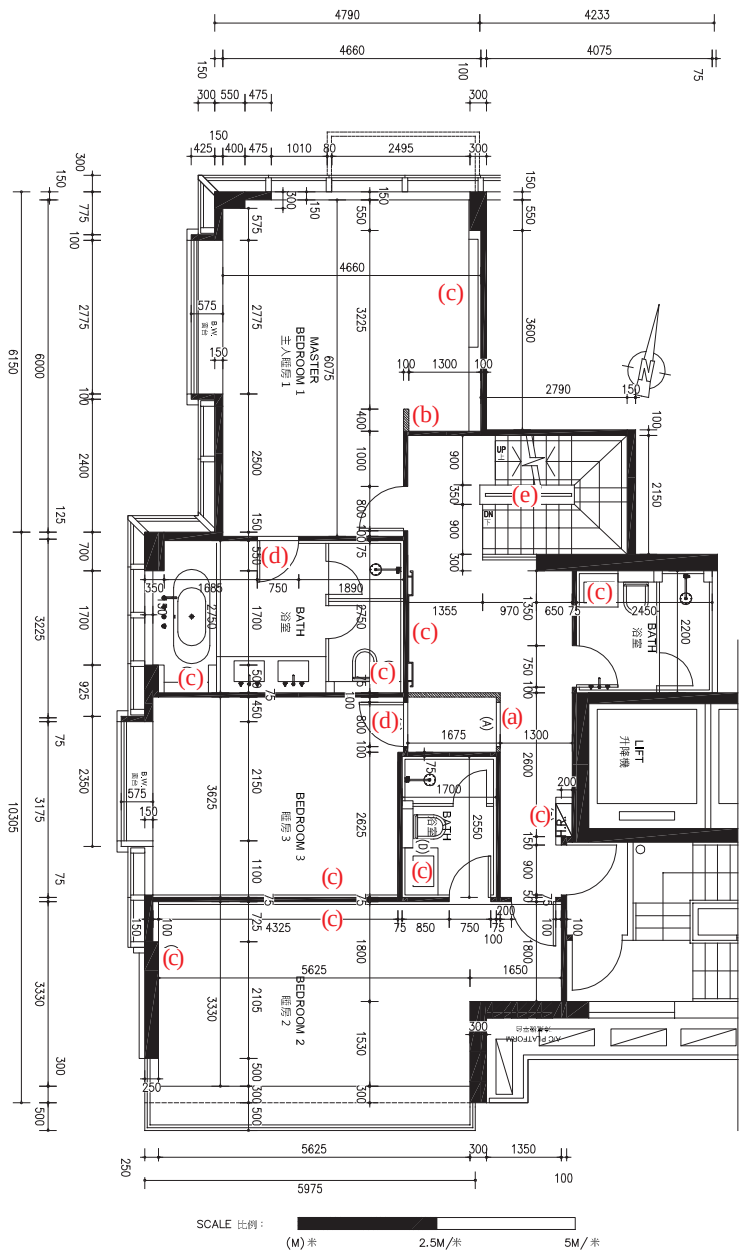
Duplex Unit B of 29/F has been altered in the following ways:

a) Part of the non-structural internal wall (including any fittings, fixtures, appliances, etc. as installed on such wall) has been demolished and a wooden door have been erected. Please refer to "Fittings, Finishes and Appliances" for details.
b) A non-structural internal wall has been erected. Please refer to "Fittings, Finishes and Appliances" for details;
c) Internal walls have been applied furring. Please refer to "Fittings, Finishes and Appliances" for details;
d) Part of the non-structural internal wall (including any fittings, fixtures, appliances, etc. as installed on such wall) and door have been demolished. A non-structural internal wall and a wooden door havebeen erected. Please refer to "Fittings, Finishes and Appliances" for details; and
e) Original baluster has been removed and a glass baluster has been erected.

29樓B複式單位已施行以下改動：

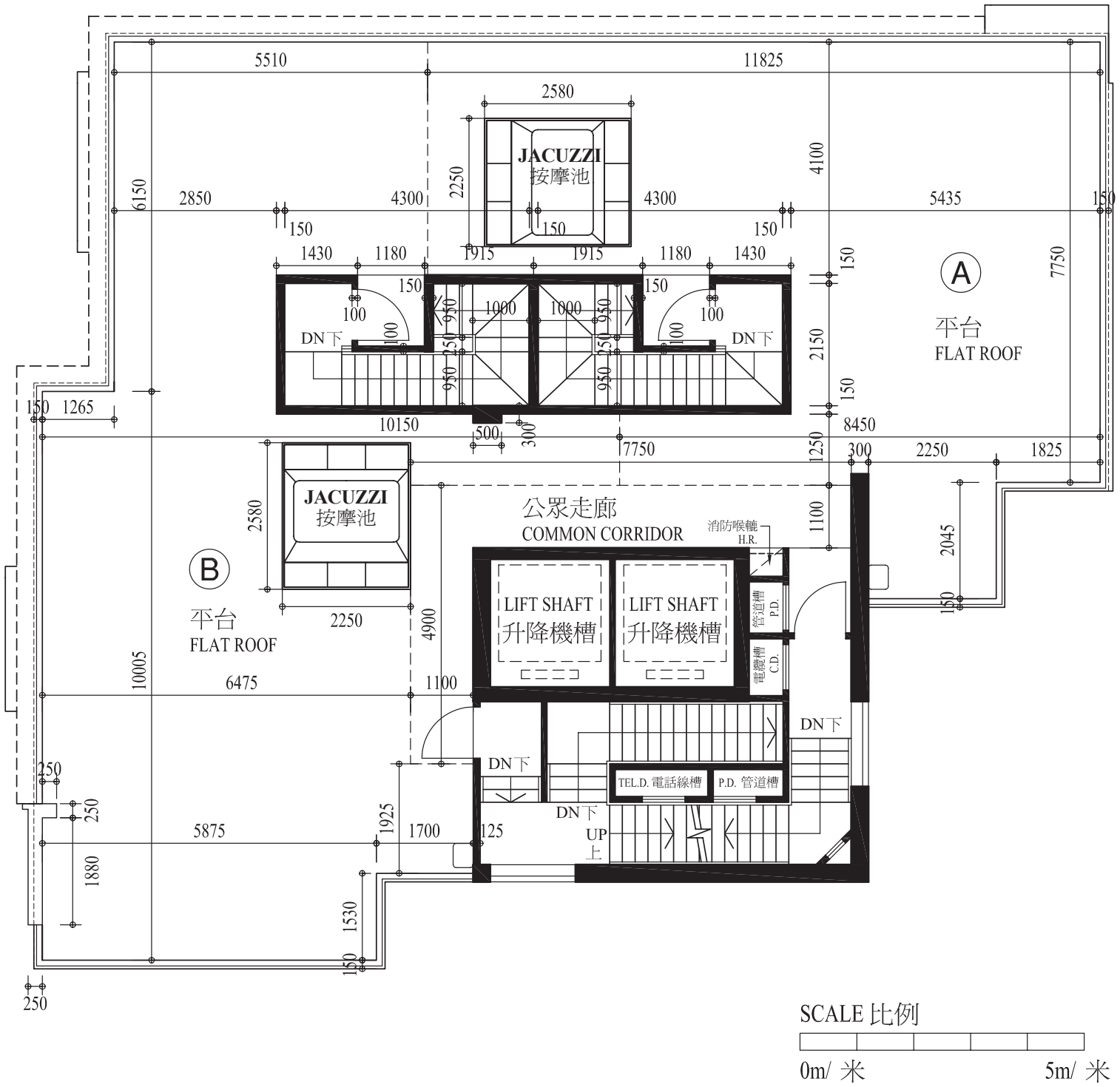
a) 部分的非結構內牆（包括任何安裝在此非結構內牆的裝置、裝修物料及設備等）已被拆除，並加建木門。詳情請參閱「裝置、裝修物料及設備」；
b) 加建非結構內牆。詳情請參閱「裝置、裝修物料及設備」；
c) 內牆加設圍身。詳情請參閱「裝置、裝修物料及設備」；
d) 部分的非結構內牆（包括任何安裝在此非結構內牆的裝置、裝修物料及設備等）及門已被拆除。加建非結構內牆及木門。詳情請參閱「裝置、裝修物料及設備」；及
e) 原有欄杆已被拆除並加建玻璃欄杆。

As-built Plan of Duplex Unit B on 29/F
29樓B複式單位實際建造平面圖



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

ROOF PLAN
天台平面圖



Notes: The dimensions of the floor plans are all structural dimensions in millimeters.

附註：平面圖之尺規所列數字爲以毫米標示之建築結構尺寸。

Notes:
1. Residential floors start from 6/F to 29/F. There are no 4/F, 13/F, 14/F & 24/F in the Development.
2. 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.
3. Prospective purchasers are advised to conduct on-site visit of the Development for a better understanding of the development site, its surrounding environmentand areas and the public facilities nearby.

附註:
1. 住宅單位由6樓至29樓。物業不設4、13、14及24樓。
2. 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。
3. 準買方應親身到訪物業發展項目地盤現場，以便清楚了解該物業發展項目、其周圍地區、環境及鄰近公共設施。

ABBREVIATION 縮寫

A/C PLATFORM	冷氣機平台	Air-conditioning Platform
BAL.	露台	Balcony
BATH	浴室	Bathroom
B.W.	窗台	Bay Window
C.D.	電纜槽	Cable Duct
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DN	下	Down
H.R.	消防喉轆	Hose Reel
KIT.	廚房	Kitchen
LIVING	客廳	Living Room
P.D.	管道槽	Pipe & Drainage Duct
R.S.M.R.C.	垃圾及物料回收房	Refuse Storage and Material Recovery Chamber
STORE	儲物室	Store Room
TEL.D.	電話線槽	Telephone Duct
U.P.	工作平台	Utility Platform
W.C.	洗手間	Water Closet
1/2 HR F.R.P. GLASS DOOR	半小時抗火時效防火玻璃門	1/2 hour Fire Resistance Period glass door
1 HR F.R.P. GLASS WALL	一小時抗火時效防火玻璃牆	1 hour Fire Resistance Period glass wall

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

樓層 Floor	單位 Unit	實用面積 (包括露台，工作平台及陽台 (如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)								
			空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
6樓 6/F	A	81.469 (877) 露台 Balcony: – 工作平台 Utility Platform: –	-	1.941 (21)	-	45.352 (488)	-	-	-	-	-	-
	B	85.221 (917) 露台 Balcony: – 工作平台 Utility Platform: –	-	2.563 (28)	-	29.400 (316)	-	-	-	-	-	-
	C	47.476 (511) 露台 Balcony: – 工作平台 Utility Platform: –	-	2.45 (26)	-	3.743 (40)	-	-	-	-	-	-
7樓至12樓及15樓至23樓 7/F to 12/F & 15/F-23/F	A	85.419 (919) 露台 Balcony: 2.45 (26) 工作平台 Utility Platform: 1.5 (16)	-	1.941 (21)	-		-	-	-	-	-	-
	B	89.221 (960) 露台 Balcony: 2.5 (27) 工作平台 Utility Platform: 1.5 (16)	-	2.563 (28)	-	-	-	-	-	-	-	-
	C	49.476 (533) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: –	-	2.45 (26)	-	-	-	-	-	-	-	-
25樓 25/F	A	85.419 (919) 露台 Balcony: 2.45 (26) 工作平台 Utility Platform: 1.5 (16)	-	1.941 (21)	-	-	-	-	-	-	-	-
	B	89.221 (960) 露台 Balcony: 2.5 (27) 工作平台 Utility Platform: 1.5 (16)	-	2.563 (28)	-	-	-	-	-	-	-	-
	C	49.141 (529) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: –	-	2.45 (26)	-	-	-	-	-	-	-	-
26樓及27樓複式單位 26/F & 27/F DUPLEX	A	194.923 (2,098) 露台 Balcony: 2.876 (31) 工作平台 Utility Platform: –	-	2.176 (23)	-	6.244 (67)	-	-	-	-	-	-
	B	216.213 (2,327) 露台 Balcony: 2.876 (31) 工作平台 Utility Platform: –	-	6.888 (74)	-	10.994 (118)	-	-	-	-	-	-
28樓及29樓複式單位 28/F & 29/F DUPLEX	A	198.847 (2,140) 露台 Balcony: 2.876 (31) 工作平台 Utility Platform: –	-	2.176 (23)	-	-	-	-	76.698 (826)	9.406 (101)	-	-
	B	230.216 (2,478) 露台 Balcony: 2.876 (31) 工作平台 Utility Platform: –	-	6.888 (74)	-	-	-	-	97.927 (1,054)	9.406 (101)	-	-

Notes:

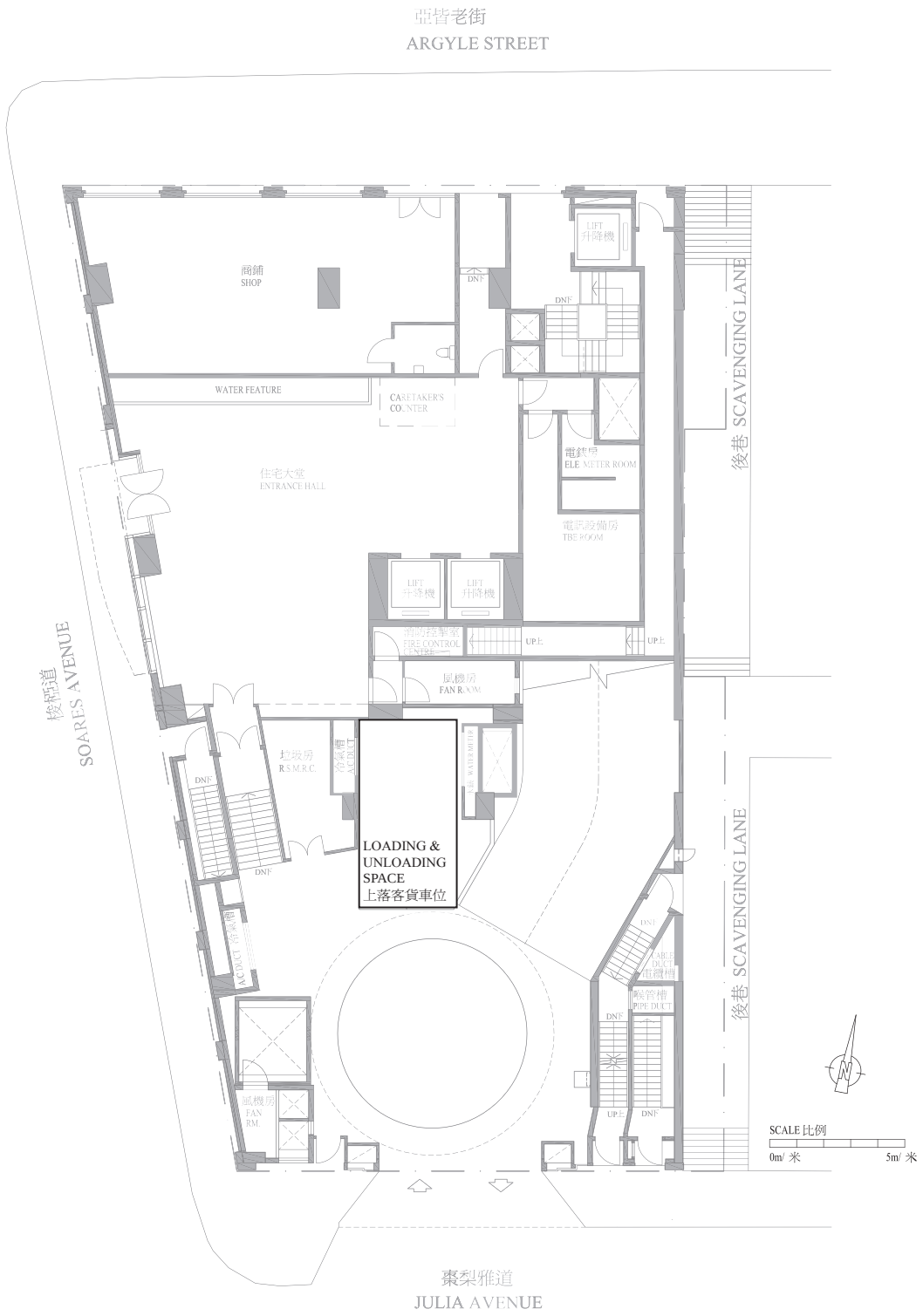
1. The saleable area is calculated in accordance with section 8 of the Ordinance.
2. The floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Ordinance.
3. The areas of other specific items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Ordinance.
4. The areas in square metres are converted into square feet at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.

附註：

1. 實用面積是按條例第8條計算。
2. 露台、工作平台及陽台(如有)之樓面面積是按條例第8條計算。
3. 其他指明項目的面積(不包括在實用面內)是按條例附表2第2部計算。
4. 以平方米列出的面積以1平方米=10.764平方呎換算至平方呎並四捨五入至整數。

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

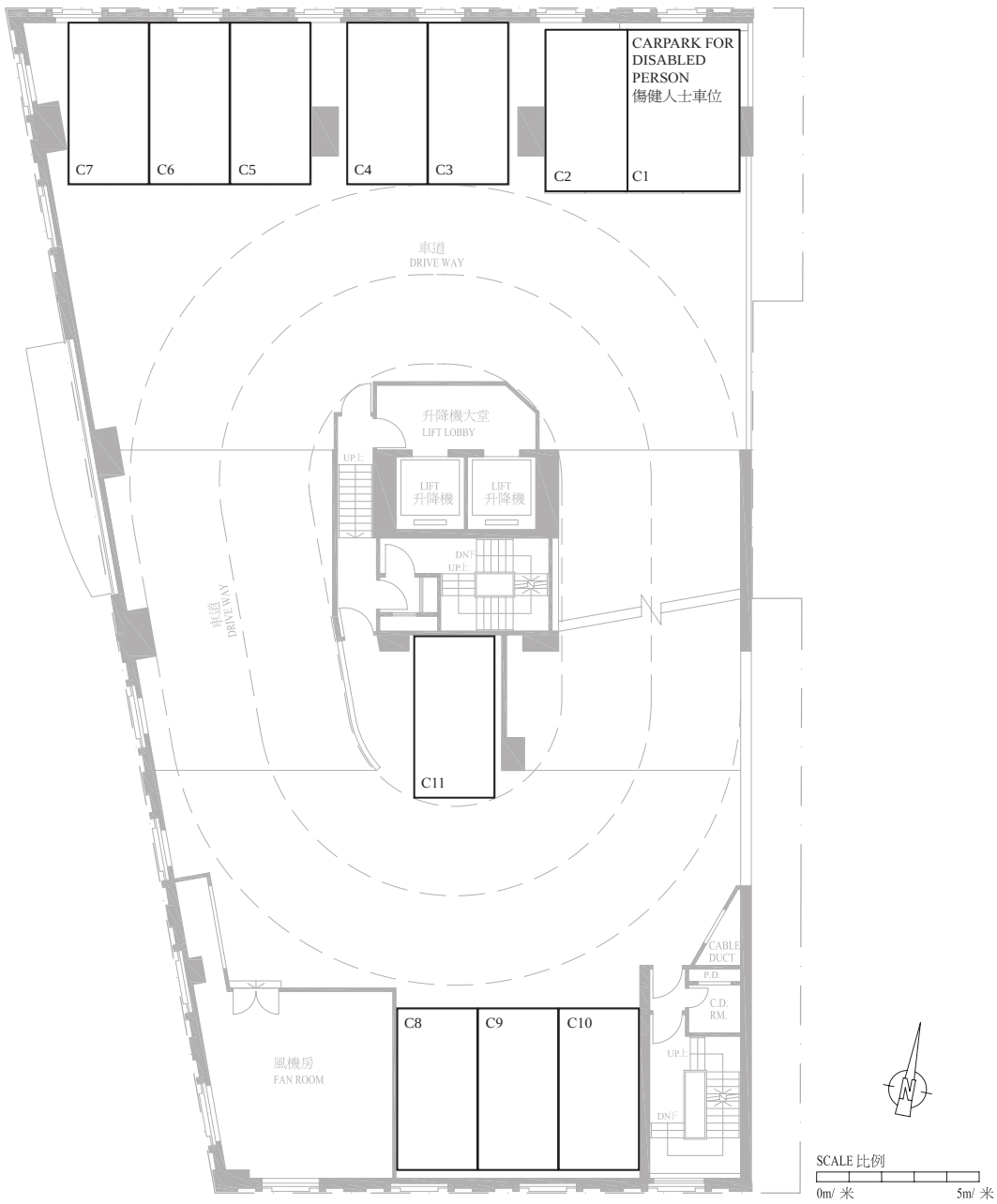
G/F Floor Plan
地下平面圖



Numbers and Area of Parking Spaces 車位數目及車位面積				
Category of parking space 車位類別	Location 位置	Nos. 數目	Dimension (L x W x H) (m) 尺寸 (長 x 寬 x 高) (米)	Area per each space (sq.m.) 每個車位面積 (平方米)
Loading & Unloading Space 上落客貨車位	G/F	1	7m x 3.5m x 3.6m	24.5

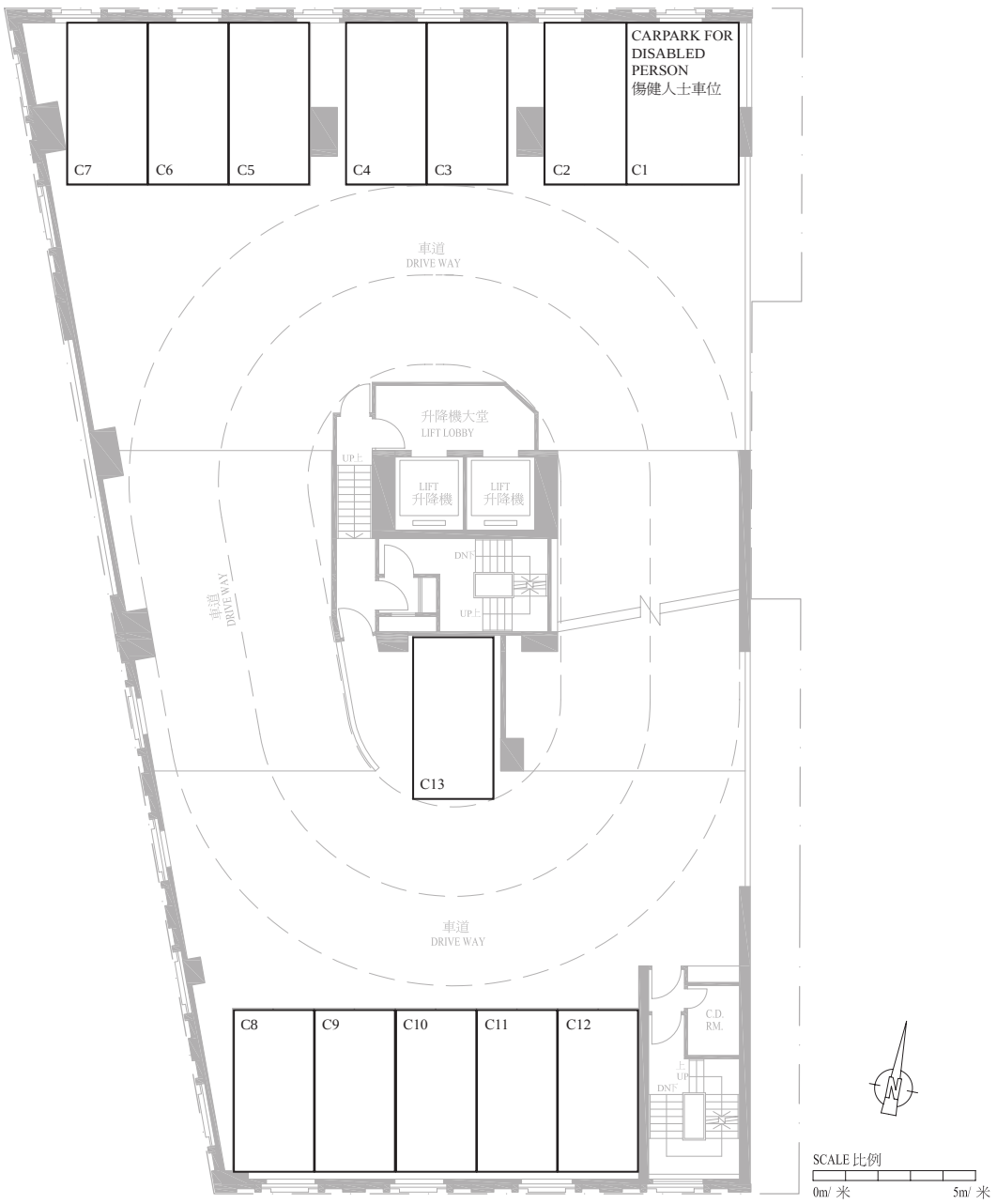
FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT
發展項目中的停車位樓面平面圖

1/F Car Park Floor Plan
1 樓停車場平面圖



Numbers and Area of Parking Spaces 車位數目及車位面積				
Category of parking space 車位類別	Location 位置	Nos. 數目	Dimension (L x W x H) (m) 尺寸 (長 x 寬 x 高) (米)	Area per each space (sq.m.) 每個車位面積 (平方米)
Car Parking Space 車位	1/F	10	5m x 2.5m x 2.4m	12.5
Disabled Car Parking Space 傷健人士車位	1/F	1	5m x 3.5m x 2.4m	17.5

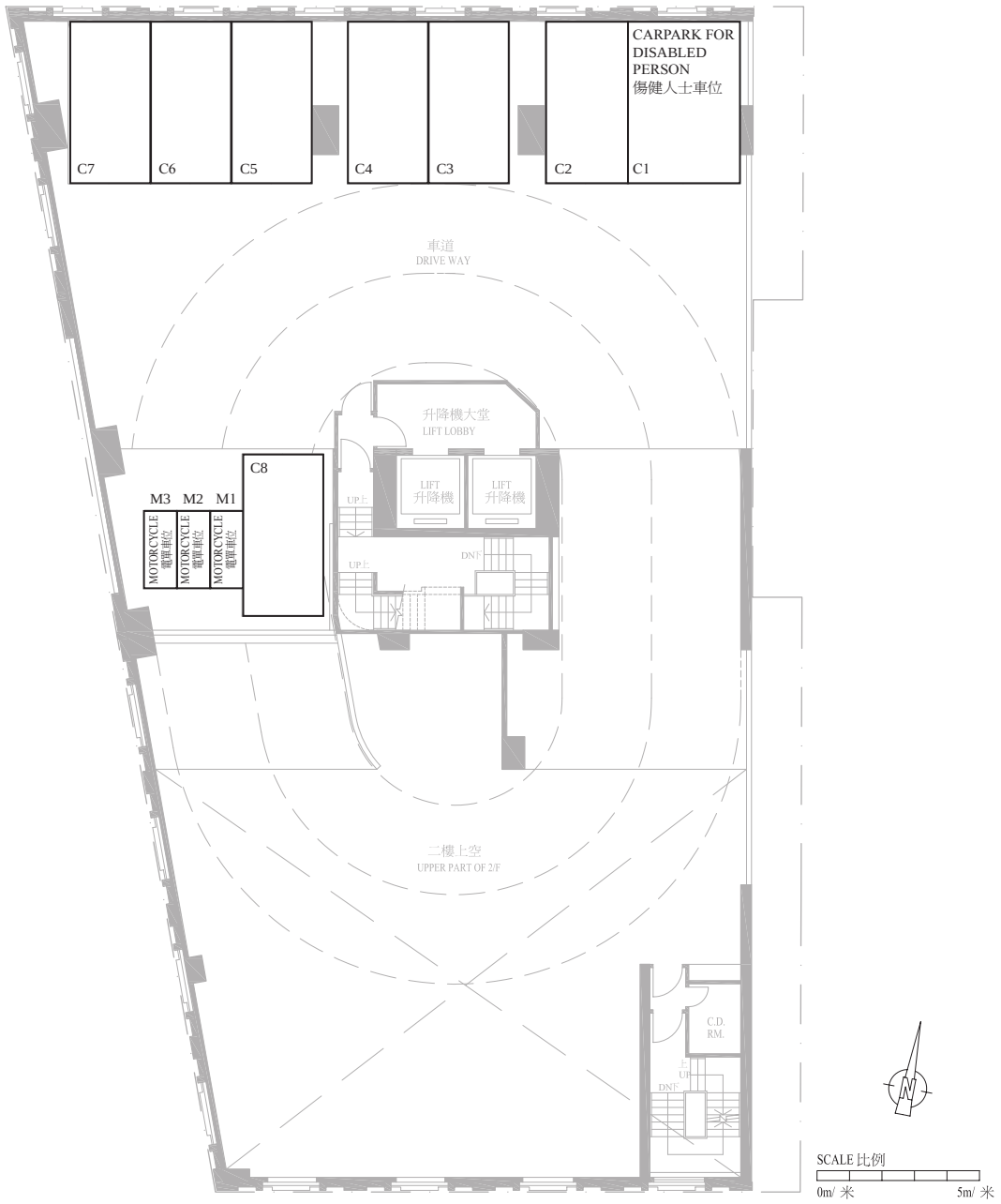
2/F Car Park Floor Plan
2樓停車場平面圖



Numbers and Area of Parking Spaces 車位數目及車位面積				
Category of parking space 車位類別	Location 位置	Nos. 數目	Dimension (L x W x H) (m) 尺寸 (長 x 寬 x 高) (米)	Area per each space (sq.m.) 每個車位面積 (平方米)
Car Parking Space 車位	2/F	12	5m x 2.5m x 2.4m	12.5
Disabled Car Parking Space 傷健人士車位	2/F	1	5m x 3.5m x 2.4m	17.5

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

3/F Car Park Floor Plan
3樓停車場平面圖



Numbers and Area of Parking Spaces 車位數目及車位面積				
Category of parking space 車位類別	Location 位置	Nos. 數目	Dimension (L x W x H) (m) 尺寸 (長 x 寬 x 高) (米)	Area per each space (sq.m.) 每個車位面積 (平方米)
Car Parking Space 車位	3/F	7	5m x 2.5m x 2.4m	12.5
Disabled Car Parking Space 傷健人士車位	3/F	1	5m x 3.5m x 2.4m	17.5
Motor Cycle Parking Space 電單車位	3/F	3	2.4m x 1m x 2.4m	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.
2. The preliminary deposit paid by the purchaser on the signing of the preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders.
3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the preliminary agreement:-
   (i) the preliminary agreement is terminated;
   (ii) the preliminary deposit is forfeited; and
   (iii) the owner does not have any further claim against the purchaser for the failure.

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

SUMMARY OF DEED OF MUTUAL COVENANT
公契摘要

A. COMMON PARTS OF THE DEVELOPMENT

1. "Common Areas and Facilities" means collectively the Development Common Areas and Facilities, the Commercial Common Areas and Facilities, the Residential Common Areas and Facilities, the Car Park Common Areas and Facilities and all those parts and such of the facilities of the Development designated as common areas and facilities in any Sub-Deed (as defined in the DMC).

2. "Car Park Common Areas and Facilities" means all those parts and facilities of the Car Parking Areas (as defined in the DMC) other than those specifically designated as Car Parking Spaces (as defined in the DMC) intended for the common use and benefit of the Car Parking Spaces as a whole and not just any particular Car Parking Space) which are subject to the provisions of the DMC to be used by each Owner (as defined in the DMC), Occupier (as defined in the DMC) and user of the Car Parking Space in common with other Owners, Occupiers and users of such spaces, including but not limited to the car park entrance, driveways, ramps, control gates, loading and unloading area, light goods vehicle parking space and all the water pipes, drains and wires and cables and lighting in respect of the Car Parking Spaces, fire fighting installation and equipment of the Car Parking Areas, and any other facilities installed for the use and benefit of the Car Parking Spaces and includes such other areas, apparatus, devices, systems and facilities of and in the Development within the Car Parking Areas as are designated by the First Owner (as defined in the DMC) as Car Park Common Areas and Facilities but EXCLUDING the Development Common Areas and Facilities, the Commercial Common Areas and Facilities, the Residential Common Areas and Facilities and 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 PROVIDED THAT, where appropriate, if (a) 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 (b) 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), shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Car Park Common Areas and Facilities.

3. "Commercial Common Areas and Facilities" means all those parts and facilities of the Commercial Accommodation (as defined in the DMC) other than those specifically designated as Commercial Units (as defined in the DMC) intended for the common use and benefit of the Commercial Units as a whole and not just any particular Commercial Unit which are subject to the provisions of the DMC to be used by each Owner, Occupier and user of the Commercial Unit in common with other Owners, Occupiers and users of such units, including but not limited to lift, lift lobby, corridor, staircases, ramp, lavatories, disabled lavatory, smoke outlet ducts, A.H.U. rooms on the 5th floor and includes such other areas, apparatus, devices, systems and facilities of and in the Development within the Commercial Accommodation as are designated by the First Owner as Commercial Common Areas and Facilities but EXCLUDING the Development Common Areas and Facilities, the Residential Common Areas and Facilities, the Car Park Common Areas and Facilities and 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 PROVIDED THAT, where appropriate, if (a) 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 (b) 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), shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Commercial Common Areas and Facilities.

A. 發展項目的公用部份

1. 「公用地方與設施」統指發展項目公用地方與設施、商業公用地方與設施、住宅公用地方與設施、停車場公用地方與設施和任何「副公契」（定義見公契）指定爲公用地方與設施的所有發展項目部份及設施。

2. 「停車場公用地方與設施」指除各劃定「停車位」（定義見公契）外的「停車場」（定義見公契）所有部份及設施，擬供所有停車位整體公用與共享而非個別停車位專用與專享，並且遵從公契之條款規定由每名停車位「業主」（定義見公契）、「佔用人」（定義見公契）及使用者與所有其他停車位業主、佔用人及使用者共用。停車場公用地方與設施包括但不限於停車場入口、行車道、斜路、出入控制閘、客貨上落區、輕型貨車車位和停車位所有水管、排水渠、電線、電纜及照明裝置、停車場滅火裝置與設備，以及任何其他安裝供停車位使用與享用的設施，並且包括停車場內由「第一業主」（定義見公契）劃爲停車場公用地方與設施的發展項目內其他地方、器具、裝置、系統及設施，但並不包括發展項目公用地方與設施、商業公用地方與設施、住宅公用地方與設施和發展項目內個別業主以專有權與特權持有、使用、佔用及享用的地方，以及發展項目內只供個別業主專用的設施。然而，只要情況適當，倘：(a)發展項目任何部份符合《建築物管理條例》(香港法例第344章)第2條中「公用部份」第(a)段的釋義及/或(b)發展項目任何部份乃《建築物管理條例》(香港法例第344章)附表一訂明而符合《建築物管理條例》(香港法例第344章)第2條中「公用部份」第(b)段的釋義，此等地方將受制於前述之規定，並視作屬於停車場公用地方與設施一部份。

3. 「商業公用地方與設施」指除劃定「商業單位」（定義見公契）之外的「商業樓宇」（定義見公契）所有部份與設施，擬供所有商業單位整體公用與共享而非個別商業單位專用與專享，並且遵從公契之條款規定由每名商業單位業主、佔用人及使用者與所有其他商業單位業主、佔用人及使用者共用。商業公用地方與設施包括但不限於電梯、電梯大堂、走廊、樓梯、斜路、廁所、傷殘人士廁所、排煙口、五樓鮮風櫃房，並且包括商業樓宇內由第一業主劃爲商業公用地方與設施的發展項目內其他地方、器具、裝置、系統及設施，但並不包括發展項目公用地方與設施、住宅公用地方與設施和發展項目內個別業主以專有權與特權持有、使用、佔用及享用的地方，以及發展項目內只供個別業主專用的設施。然而，只要情況適當，倘：(a)發展項目任何部份符合《建築物管理條例》(香港法例第344章)第2條中「公用部份」第(a)段的釋義及/或(b)發展項目任何部份乃《建築物管理條例》(香港法例第344章)附表一訂明而符合《建築物管理條例》(香港法例第344章)第2條中「公用部份」第(b)段的釋義，此等地方將受制於前述之規定，並視作屬於商業公用地方與設施一部份。

4. "Development Common Areas and Facilities" means all those parts and facilities of the Development intended for the common use and benefit of the Development as a whole and not just any particular Unit (as defined in the DMC) and which are subject to the provisions of the DMC and all subsisting rights and rights of way to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Development which said parts and facilities includes but not limited to the foundations, columns, beams, fence walls, external walls (save and except such part thereof assigned together with any Commercial Unit), curtain walls, glass canopy, parapet and other structural supports and elements of the Development, architectural features, canopy, lanes, lift, lift pits, lift lobbies, staircases, lift machine room, emergency generator room, lobbies, refuse storage & material recovery chamber, fan rooms, fire control centre, transformer room, LV switch room, meter room, pump room, fire service pump room, sprinkler system pump room, C.D. room, water tanks, sump tank for flushing water, sump tank for potable water, fire service water tank, drainage pump & sump chamber, F.S. inlets, sprinkler inlets, drencher inlets, water check meter cabinet, water meter cabinet, cable duct, pipe ducts, electrical duct, telephone duct, F.S. drencher valve, drencher water tank, F.S. water tank, A.H.U. room, hose reel, sprinkler water tank, office for Owners' Committee (as defined in the DMC) (if any) or Owners' Corporation (as defined in the DMC) (when formed), gas valve cabinet, telecommunication broadcasting equipment room, and such of the drains, channels, water mains, sewers, flushing water tanks, and drainage connection, cleansing and irrigation pump room, communal television and radio aerial systems for reception of television and radio broadcast, telecommunications and broadcasting distribution networks, cable television system (if any), wires, cables and other facilities whether ducted or otherwise which are or at any time may be in under or over or passing through the Lot (as defined in the DMC) 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, lamp posts and other lighting facilities, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and any other mechanical systems, devices or facilities installed or provided in the Development intended for common use and benefit of the Development but EXCLUDING the Commercial Common Areas and Facilities, the Residential Common Areas and Facilities, the Car Park Common Areas and Facilities and 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 PROVIDED THAT, where appropriate, if (a) 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 (b) any parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (save and except the external walls of the Development forming part of a Commercial Unit) and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance (Cap.344), shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Development Common Areas and Facilities.

5. "Residential Common Areas and Facilities" means those parts and facilities of the Residential Accommodation (as defined in the DMC) intended for the common use and benefit of the Residential Accommodation as a whole and not just any particular Residential Unit (as defined in the DMC) and which are subject to the provisions of the DMC to be used by each Owner and Occupier of the Residential Units in common with all other Owners and Occupiers of the Residential Units and includes but not limited to transfer plate, landscape areas, upper roof, Recreational Areas and Facilities (as defined in the DMC) and such of the passages, lifts, common corridors and lift lobbies in the Residential Accommodation, entrances, stairways, stair hood, refuse rooms, landings, halls, entrance lobbies, caretaker's counter, structural walls, roof feature, Club House (as defined in the DMC), water tanks, and such of the water tanks, aerials, meters, lighting, drains, channels, sewers, salt and fresh water intakes and mains, wires, cables, air conditioning and ventilation system and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas,

4. 「發展項目公用地方與設施」指擬供發展項目整體公用與共享而非個別單位專用與專享的所有發展項目部份和設施，遵從公契之條款及所有現存權利及通行權，由每名業主及佔用人與所有其他業主及佔用人共用。上述發展項目部份及設施包括但不限於地基、柱、樑、圍欄、外牆(連同任何商業單位一併轉讓的部份除外)、幕牆、玻璃篷、矮牆及發展項目其他結構支承件及項件、建築特色、簷篷、後巷、電梯、電梯槽、電梯大堂、樓梯、電梯機房、緊急發電機房、大堂、垃圾儲存及物料回收室、風機房、消防控制中心、變壓器房、低壓電掣房、儀錶房、泵房、消防泵房、消防花灑系統泵房、C.D.房、水箱、沖廁水沉澱池、食水沉澱池、消防水箱、排水泵及沉澱廂、消防入水掣、消防花灑入水掣、水簾入水掣、檢測水錶櫃、水錶櫃、電纜槽、水管槽、電線槽、電話線槽、消防水簾控制閥、水簾水箱、消防水箱、鮮風櫃房、喉轆、消防花灑水箱、「業主委員會」（定義見公契）(如有者)或「業主立案法團」（定義見公契）(如已成立者)辦事處、氣閥櫃、電訊廣播設備室，以及排水渠、渠道、總水管、污水管、沖廁水箱及渠務接駁裝置、清潔及灌溉泵房、接收電視及電台廣播的公共電視及電台天線系統、電訊及廣播分導網絡、有線電視系統(如有者)、電線、電纜，以及現時或此後任何時間位於「該地段」（定義見公契）內、上、下或經越該處爲發展項目供應食水或鹹水、污水排放、氣體、電話、電力及其他服務的其他設施(不論裝有管道與否)，以及樹木、灌木及其他植物及植被、燈柱及其他照明設施、防火及滅火設備與器具、保安系統及器具、通風系統，以及現時在發展項目裝有或提供作一般福利及公用之任何其他機械系統、裝置或設施，但並不包括商業公用地方與設施、住宅公用地方與設施、停車場公用地方與設施和發展項目內個別業主擁有專有權與特權持有、使用、佔用及享用的地方，以及發展項目內專爲個別業主而設的設施。然而，只要情況適當，倘：(a)發展項目任何部份符合《建築物管理條例》(香港法例第344章)第2條中「公用部份」第(a)段的釋義及/或(b)發展項目任何部份乃《建築物管理條例》(香港法例第344章)附表一訂明(屬於商業單位一部份的發展項目外牆除外)而符合《建築物管理條例》(香港法例第344章)第2條中「公用部份」第(b)段的釋義，此等地方將受制於前述之規定，並視作屬於發展項目公用地方與設施一部份。

5. 「住宅公用地方與設施」指擬供「住宅樓宇」（定義見公契）整體公用與共享而非個別「住宅單位」（定義見公契）專用與專享的住宅樓宇部份及設施，遵從公契之條款規定由每名住宅單位業主及佔用人與所有其他住宅單位業主及佔用人共用。住宅公用地方與設施包括但不限於大廈轉換層、園景美化地方、上層天台、「康樂地方與設施」（定義見公契），以及住宅樓宇內的通道、電梯、公共走廊及電梯大堂、入口、樓梯、梯屋、垃圾房、樓梯平台、堂廊、入口大堂、管理員櫃檯、結構牆、屋頂特色、「會所」（定義見公契）、水箱、天線裝置、水電錶、照明裝置、排水渠、渠道、污水管、鹹水及食水進水管與總水管、電線、電

SUMMARY OF DEED OF MUTUAL COVENANT
公契摘要

electricity and other services are supplied to the Residential Accommodation, pumps, tanks, sanitary fittings, electrical installations, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and such other areas and any other systems, devices or facilities which are at or provided or installed in the Development intended for the common use and benefit of the Owners and residents or tenants of the Residential Accommodation and their bona fide guests or visitors and such other areas within the Lot and such other systems, devices and facilities within the Development as are designated by the First Owner for common use and benefit of the Residential Accommodation in accordance with the DMC but EXCLUDING the Development Common Areas and Facilities, the Commercial Common Areas and Facilities, the Car Park Common Areas and Facilities, and such areas within the Development in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Development serving only any particular Owner PROVIDED THAT, where appropriate, if (a) 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 (b) 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), shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Residential Common Areas and Facilities.

纜、空調及通風系統，以及爲住宅樓宇供應食水或鹹水、污水排放、氣體、電力及其他服務的其他設施(不論裝有管道與否)，以及泵、水箱、衛生配件、電力裝置、配件、設備及器具、防火及滅火設備與器具、保安系統與器具、通風系統，以及現時在發展項目裝有或提供予住宅樓宇業主和居民或租客及彼等真正訪客或來賓作一般福利及公用之任何其他地方和任何其他系統、裝置或設施，以及第一業主依照公契規定指定供住宅樓宇公用與共享的該地段內其他地方及發展項目內其他系統、裝置與設施，但並不包括發展項目公用地方與設施、商業公用地方與設施、停車場公用地方與設施及發展項目內個別業主擁有專有權與特權持有、使用、佔用及享用的地方，以及發展項目內專爲個別業主而設的設施。然而，只要情況適當，倘：(a)「發展項目」任何部份符合《建築物管理條例》(香港法例第344章)第2條中「公用部份」第(a)段的釋義及/或(b)發展項目任何部份乃《建築物管理條例》(香港法例第344章)附表一訂明而符合《建築物管理條例》(香港法例第344章)第2條中「公用部份」第(b)段的釋義，此等地方將受制於前述之規定，並視作屬於住宅公用地方與設施一部份。

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

Floor	Unit	UNDIVIDED SHARES
		EACH UNIT SHARES
6/F	A	90/7,167
	B	91/7,167
	C	48/7,167
7/F-12/F 15/F-23/F and 25/F	A	85/7,167
	B	89/7,167
	C	49/7,167
26/F-27/F	Duplex A	196/7,167
	Duplex B	218/7,167
28/F-29/F	Duplex A	216/7,167
	Duplex B	251/7,167

B. 分配予發展項目中的每個住宅物業的不可分割業權分數

樓層	單位	不可分割份數
		每個單位份數
6/F	A	90/7,167
	B	91/7,167
	C	48/7,167
7/F-12/F 15/F-23/F 及 25/F	A	85/7,167
	B	89/7,167
	C	49/7,167
26/F-27/F	複式 A	196/7,167
	複式 B	218/7,167
28/F-29/F	複式 A	216/7,167
	複式 B	251/7,167

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

The manager for the Development shall be appointed for an initial term of not exceeding two (2) years from the date of the DMC and such appointment shall continue until terminated as provided in Clause 16 of the DMC.

C. 發展項目管理人的委任年期

發展項目之管理人的首屆任期不超過兩(2)年，由公契生效日開始，其任期屆滿後繼續生效，直至依照公契第16條終止。

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

1. Each Owner shall pay for every Management Share (as defined in the DMC) allocated to his Unit a fraction of the total amount assessed under the first part of the annual adopted budget in which the numerator shall be one and the denominator is equal to the total number of Management Shares in the Development.
2. Each Owner of the Residential Units in addition to the amount payable under Clause 21(b) of the DMC shall in respect of each Management Share allocated to a Residential Unit of the Residential Accommodation of which he is the Owner pay a fraction of the total amount assessed under the first section of the second part of the annual adopted budget in which the numerator shall be one and the denominator is equal to the total number of Management Shares allocated to all the Residential Units.

D. 管理開支按甚麼基準在發展項目中的住宅物業擁有人之間分擔

1. 每名業主應就其單位的每份「管理份數」(定義見公契) 攤付已採納年度預算案第一部份所評定總金額的一個比例。計算程式的分子爲一，分母爲發展項目的管理份數總額。
2. 每個住宅單位業主除攤付公契第21 (b)條款訂明的款項外，並需就其擁有之住宅樓宇住宅單位每份管理份數攤付已採納年度預算案第二部份所評定總金額的一個比例。計算程式的分子爲一，分母爲所有住宅單位的管理份數總額。

The number of management shares assigned to each residential property in the Development :

Floor	Unit	MANAGEMENT SHARES
		EACH UNIT SHARES
6/F	A	90/5,804
	B	91/5,804
	C	48/5,804
7/F-12/F	A	85/5,804
15/F-23/F and 25/F	B	89/5,804
	C	49/5,804
26/F-27/F	Duplex A	196/5,804
	Duplex B	218/5,804
28/F-29/F	Duplex A	216/5,804
	Duplex B	251/5,804

分配予發展項目中的每個住宅物業的管理份數 :

樓層	單位	管理份數
		每個單位份數
6/F	A	90/5,804
	B	91/5,804
	C	48/5,804
7/F-12/F	A	85/5,804
15/F-23/F 及 25/F	B	89/5,804
	C	49/5,804
26/F-27/F	複式 A	196/5,804
	複式 B	218/5,804
28/F-29/F	複式 A	216/5,804
	複式 B	251/5,804

E. BASIS ON WHICH THE MANAGEMENT FEE DEPOSIT IS FIXED

A sum equals to three (3) months' monthly management contribution payable in respect of each Undivided Share (as defined in the DMC) allocated to the part of the Development owned by an Owner and such amount shall be non-interest bearing and non-refundable but transferable.

E. 計算管理費按金的基準

一筆相等於業主所持發展項目部份每份「不可分割份數」(定義見公契)應攤付的三(3)個月管理開支的金額，該款項不會計付利息，亦不予退還，但可以轉戶。

F. THE AREA IN THE DEVELOPMENT RETAINED BY THE VENDOR FOR THE VENDOR'S OWN USE

Not applicable.

F. 賣方在發展項目中保留作自用的範圍

不適用。

Notes:

For full details, please refer to the DMC which is free for inspection during opening hours at the sales office.

附註:

欲知詳情，請參閱公契。完整的公契現存於售樓處，於開放時間可供免費查閱。

SUMMARY OF LAND GRANT
批地文件的摘要

1. Lot number of the land on which the development is situated:

   Section C of Kowloon Inland Lot No.2080, Section D of Kowloon Inland Lot No.2080, The Remaining Portion of Kowloon Inland Lot No.2080, Subsection 1 of Section B of Kowloon Inland Lot No.2080 and The Remaining Portion of Section B of Kowloon Inland Lot No.2080 ("the Lots")

2. Term of years under the lease:

   75 years commencing from 25 June 1922 renewable for a further 75 years

3. User restrictions applicable to the Lots:

   The Lots shall not be used for the trade or business of a brazier, slaughterman, soap-maker, suger-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

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

   Not applicable

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

   Not applicable

6. Lease conditions that are onerous to a purchaser:

   Not applicable

For full details, please refer to the Land grant which is free for inspection during opening hours at the sales office

1. 發展項目所位於的土地的地段編號：

   九龍內地段第2080號C分段，九龍內地段第2080號D分段，九龍內地段第2080號之餘段，九龍內地段第2080號B分段第1小分段及九龍內地段第2080號B分段之餘段（以下合稱「該土地」）

2. 有關租契規定的年期：

   由1922年6月25日起計75年另續期75年

3. 適用於該土地的用途限制：

   該土地內不得從事或經營下列貿易或業務，銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理或任何其他產生噪音、危害健康或使他人厭惡之貿易或行業。

4. 按規定須興建並提供予政府或供公眾使用的設施：

   不適用

5. 有關承授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：

   不適用

6. 對買方造成負擔的租用條件：

   不適用

欲知詳情，請參閱批地文件。完整的批地文件現存於售樓處，於開放時間可供免費查閱。

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

(a) Any facilities that are required under the land grant to be constructed and provided for the Government, or for public use	Not Applicable
(b) Any facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development	Not Applicable
(c) 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 regulation 22(1) of the Building (Planning) Regulation (Cap. 123 sub. leg. F)	Not Applicable

(a) 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施	不適用
(b) 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施	不適用
(c) 根據批地文件規定須由該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	不適用
(d) 該項目所位於的土地中爲施行《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 if a conflict of interest arises between the owner and the purchaser,

  (i) that firm may not be able to protect the purchaser's interests; and

  (ii) the purchaser may have to instruct a separate firm of solicitors; and

  (iii) 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) 現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，而擁有人與買方之間出現利益衝突－

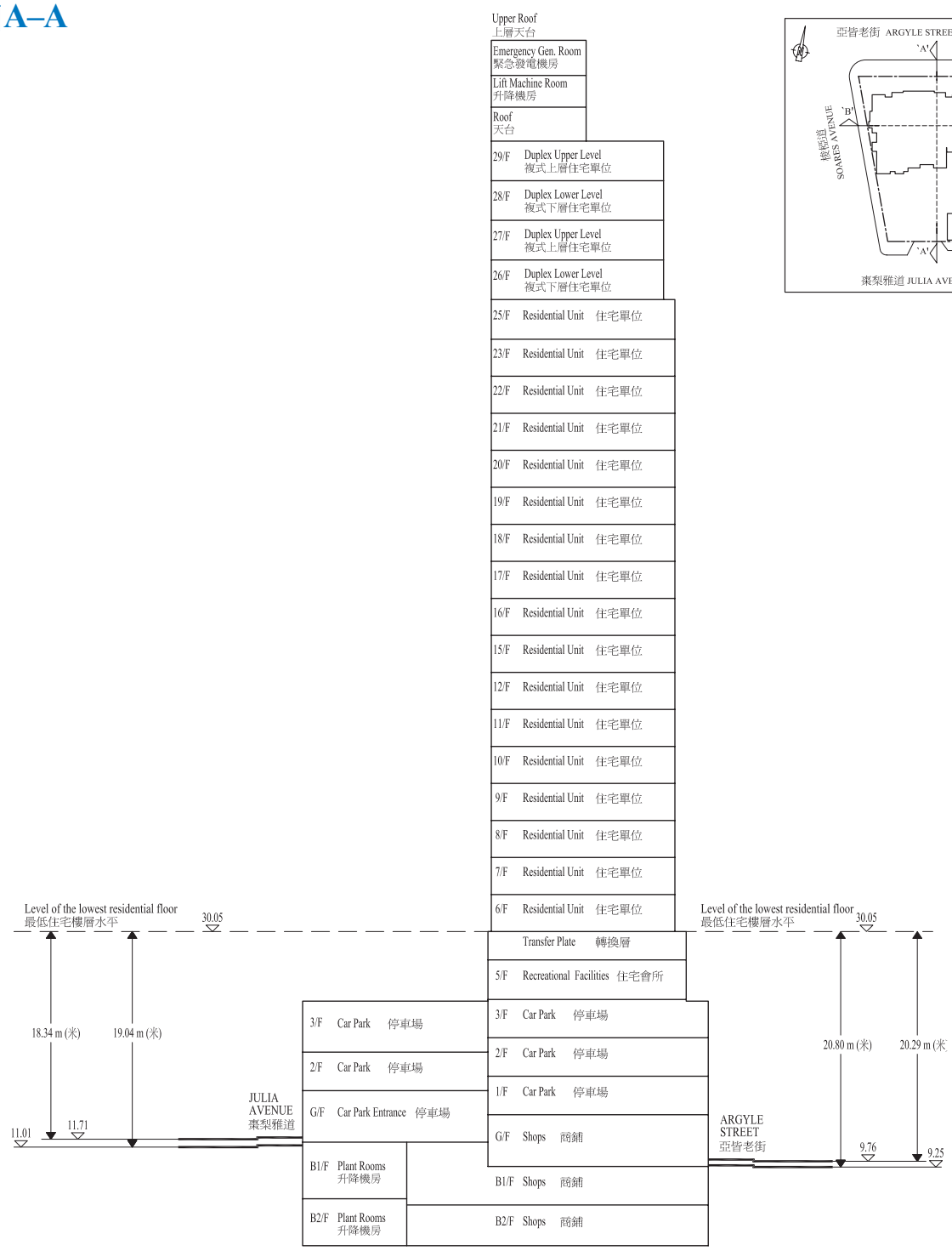
  (i) 該律師事務所可能不能夠保障買方的利益；及

  (ii) 買方可能要聘用一間獨立的律師事務所；及

  (iii) 如屬(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須支付的費用。

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

Cross-Section Plan A–A
橫截面圖A–A



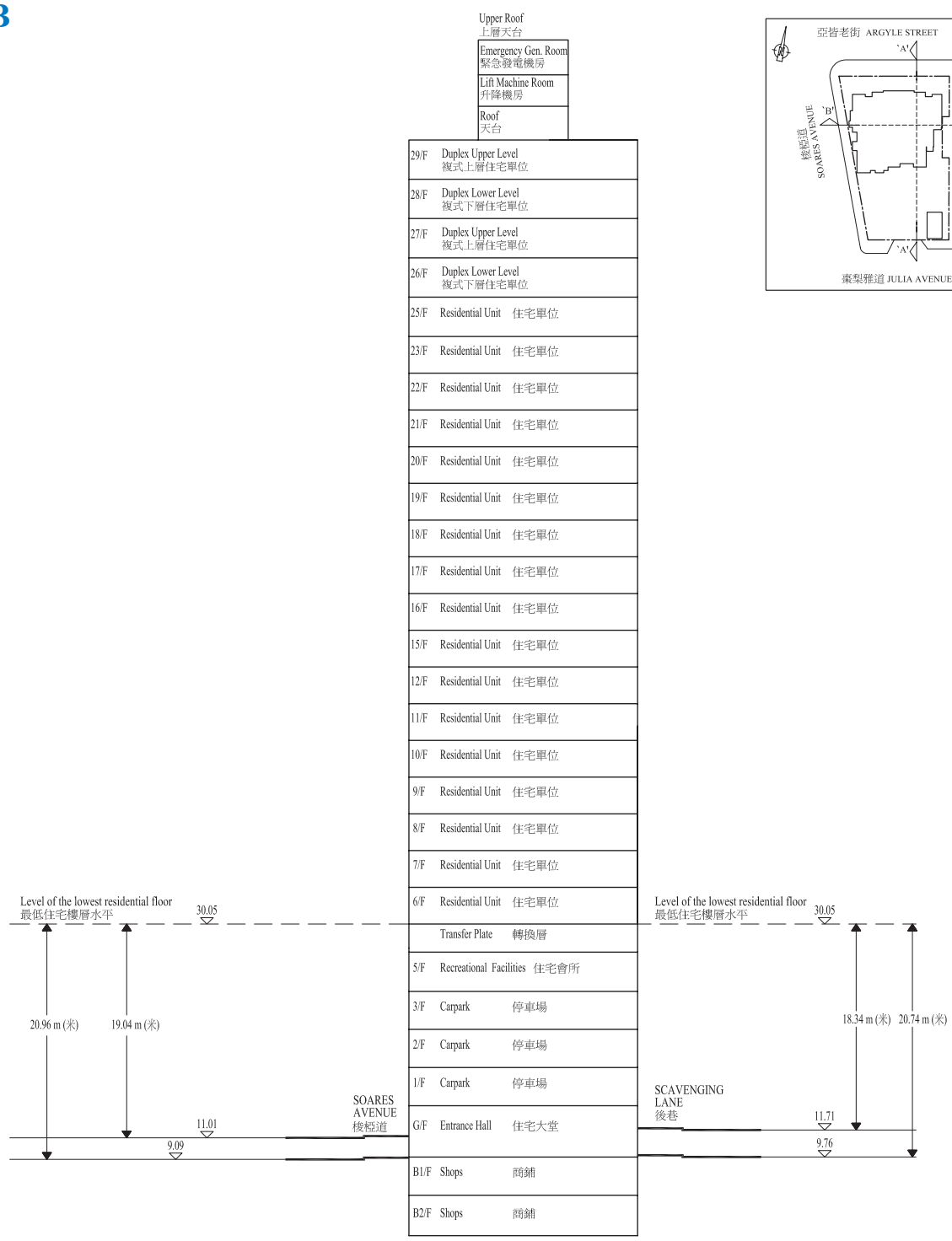
Notes:

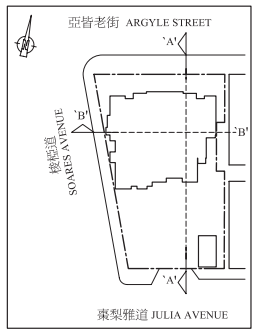
1. The part of Argyle Street adjacent to the Development is from 9.25 to 9.76 metres above Hong Kong Principal Datum.
2. The part of Julia Avenue adjacent to the Development is from 11.01 to 11.71 metres above Hong Kong Principal Datum.
3. The level of the lowest residential floor of the Development is 30.05 metres above Hong Kong Principal Datum.
4. The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.

附註:

1. 毗鄰建築物的亞皆老街一段爲香港主水平基準以上9.25至9.76米。
2. 毗鄰建築物的棗梨雅道一段爲香港主水平基準以上11.01至11.71米。
3. 發展項目之最低住宅樓層爲香港主水平基準以上30.05米。
4. 賣方建議買方到該發展地盤作實地考察，以獲取對該發展地盤以及周圍地區的公共設施及環境較佳的了解。

Cross-Section Plan B–B
橫截面圖B–B





Notes:

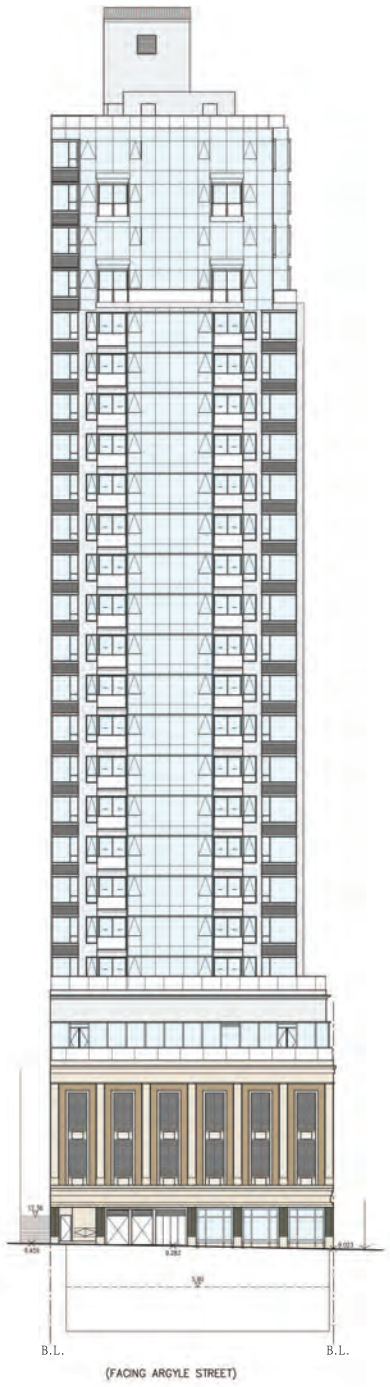
1. The part of Soares Avenue adjacent to the Development is from 9.09 to 11.01 metres above Hong Kong Principal Datum.
2. The part of Scavenging Lane adjacent to the Development is from 9.76 to 11.71 meters above Hong Kong Principal Datum.
3. The level of the lowest residential floor of the Development is 30.05 metres above Hong Kong Principal Datum
4. The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.

附註:

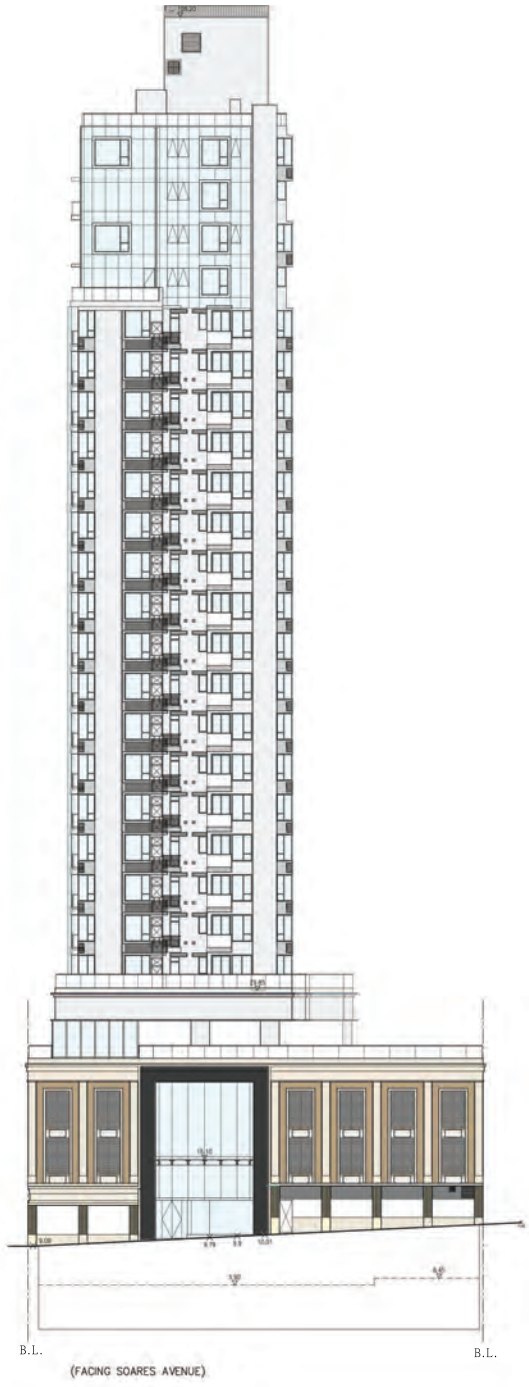
1. 毗鄰建築物的梭椗道一段爲香港主水平基準以上9.09至11.01米。
2. 毗鄰建築物的後巷一段爲香港主水平基準以上9.76米11.71米。
3. 發展項目之最低住宅樓層爲香港主水平基準以上30.05米。
4. 賣方建議買方到該發展地盤作實地考察，以獲取對該發展地盤以及周圍地區的公共設施及環境較佳的了解。

ELEVATION PLAN
立面圖

Facing Argyle Street
面向亞皆老街



Facing Soares Avenue
面向梭椏道



Authorized Person for the Development certified that the elevations shown on this plan:

- are prepared on the basis of the approved building plans for the Development as at 10 February 2014 ; and
- are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：

- 以2014年2月10日此發展項目經批准的建築圖則爲基礎擬備；及
- 大致上與該項目的外觀一致。

Notes:

- The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.

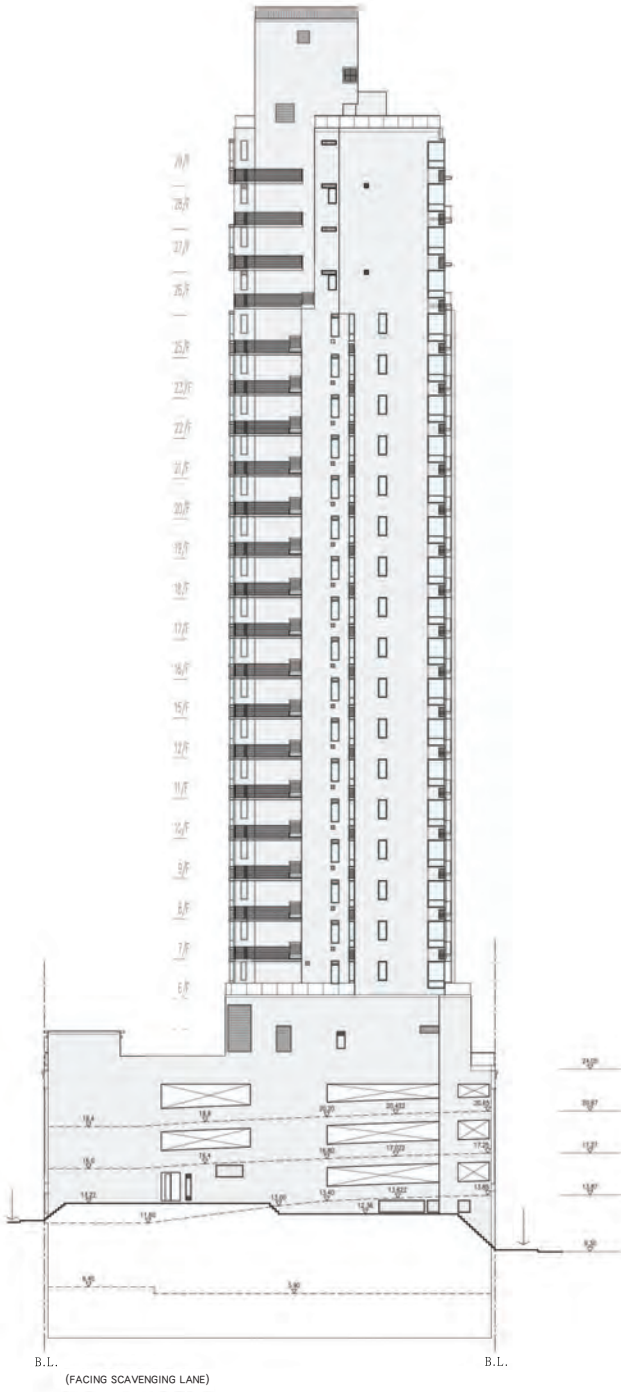
附註:

- 賣方建議買方到該發展作實地考察，以獲取對該發展地盤以及周圍地區的公共設施及環境較佳的了解。

ELEVATION PLAN
立面圖

Facing Julia Avenue
面向棗梨雅道

Facing Existing Lane
面向現有後巷



Authorized Person for the Development certified that the elevations shown on this plan:

- are prepared on the basis of the approved building plans for the Development as at 10 October 2013 ; and
- are in general accordance with the outward appearance of the Development.

Notes:

- The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.

發展項目的認可人士證明本圖所顯示的立面：

- 以2013年10月10日此發展項目經批准的建築圖則爲基礎擬備；及
- 大致上與該項目的外觀一致。

附註:

- 賣方建議買方到該發展作實地考察，以獲取對該發展地盤以及周圍地區的公共設施及環境較佳的了解。

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

Category of Common Facilities 公用設施類別		Covered area 有蓋範圍 square metre (square feet) 平方米 (平方呎)	Uncovered area 無蓋範圍 square metre (square feet) 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)。	285.166 (3,070)	N/A 不適用
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(不論是稱爲公用空中花園或有其他名稱)。	N/A 不適用	N/A 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(不論是稱爲有蓋及園景的遊樂場或有其他名稱)。	84.826 (913)	272.810 (2,937)

Notes:
The areas in square metres are converted into square feet at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.

附註:
以平方米列出的面積以1平方米=10.764平方呎換算至平方呎並四捨五入至整數。

INSPECTION OF PLAN AND DEED OF MUTUAL COVENANT
閱覽圖則及公契

1. A copy of the outline zoning plan relating to the development is available at www.ozp.tpb.gov.hk.
2. A copy of every deed of mutual covenant that has been executed and/or the latest draft of every deed of mutual covenant as at the date on which the residential property is offered to be sold is available for inspection free of charge at the place at which the residential property is offered to be sold.

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爲www.ozp.tpb.gov.hk。
2. 住宅物業的每一已簽立的公契及/或在將住宅物業提供出售日期的最新擬稿的文本存放在住宅物業的售樓處，以供閱覽，無須爲閱覽付費。

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

1. Exterior Finishes	**外部裝修物料**		
a. External Wall	外牆	Podium is finished with natural stone cladding, metal cladding, glass wall and ceramic tiles.	平台外牆鋪砌天然石材、金屬片、玻璃及瓷磚。
		Tower is finished with curtain wall, metal cladding and ceramic tiles.	大廈外牆鋪砌玻璃幕牆、金屬片及瓷磚。
b. Window	窗	Aluminium window frame with PVF2 coating is fixed with double glazing and low-e coating glass for all windows in all units.	所有住宅單位的所有窗戶選用氟碳聚合物樹脂塗料鋁窗框配低輻射鍍膜雙重玻璃。
c. Bay Window	窗台	Bay window sill is finished with marble stone. Material of bay window is reinforced concrete with aluminium window frame fixed with PVF2 coating with double glazing and low-e coating glass	窗台板以大理石鋪砌。窗台用料爲鋼筋混凝土及窗戶選用氟碳聚合物樹脂塗料鋁窗框配低幅射鍍膜雙玻璃。
d. Planter	花槽	Planter curb is finished with granite.	花槽以花崗石鋪砌。
e. Verandah or Balcony	陽台或露台	Balcony is fitted with tempered glass balustrade and metal balustrade. Floor is finished with natural granite. All balconies are covered.	露台裝有玻璃欄杆及金屬欄杆。 地台以花崗石鋪成。 所有露台爲有蓋。
f. Drying Facilities for Clothing	乾衣設施	NIL.	無
2. Interior Finishes	**室內裝修物料**		
a. Lobby	大堂	**Residential Entrance Lobby:** Floor is finished with natural stone. Walls are finished with natural stone, decorative mirrors, glass, wallpapers, wood veneer and fabric panel. Ceiling is finished with gypsum board false ceiling and decorative mirrors.	**住宅入口大堂** 地台鋪砌天然石材。 牆身鋪砌天然石材、裝飾鏡、玻璃、牆紙、木飾及布料飾面。 天花安裝假天花石膏板及裝飾鏡。
		Residential Lift Lobby (6/F-25/F) Floor is finished with natural stone. Walls are finished with natural stone, decorative mirrors, glass, wood veneer and vinyl panel. Ceiling is finished with gypsum board false ceiling and decorative mirrors.	**住宅樓層電梯大堂 (6樓至25樓)** 地台鋪砌天然石材。 牆身鋪砌天然石材、裝飾鏡、玻璃、木飾及人造皮。 天花安裝假天花石膏板及裝飾鏡。
		Residential Duplex Lift Lobby (26/F-29/F) Floor is finished with natural stone. Walls are finished with natural stone, decorative mirrors, wood veneer and vinyl panel. Ceiling is finished with gypsum board false ceiling.	**住宅樓層電梯大堂 (26樓至29樓)** 地台鋪砌天然石材。 牆身鋪砌天然石材，裝飾鏡，木飾及人造皮。 天花安裝假天花石膏板。
b. Internal Wall and Ceiling	內牆及天花板	**Units on 6/F to 25/F and Duplex Units on 26/F to 29/F (except Unit B on 23/F and Duplex Unit B on 28/F-29/F)** Internal walls are finished with emulsion paint. Ceiling is finished with emulsion paint.	**位於6樓至25樓之單位及位於26樓至29樓之複式單位 (23樓B單位及28樓至29樓B單位除外)** 內牆油上乳膠漆。 天花油上乳膠漆。
		Kitchens of Units C on 6/F to 25/F Part of the wall between kitchen and living room is made of 1 hour F.R.P. glass.	**位於6樓至25樓之C單位的廚房** 廚房與客廳之間的部份牆身由一小時防火時效防火玻璃組成。
		Unit B on 23/F Internal walls are finished with wallpaper covering . Ceiling is finished with emulsion paint, and gypsum board false ceiling.	**位於23樓之B單位** 內牆貼上牆紙。 天花油上乳膠漆及安裝假天花石膏板。
		Duplex Unit B on 28/F-29/F Internal walls are finished with wallpaper covering . Ceiling is finished with wallpaper covering, and gypsum board false ceiling.	**位於28樓至29樓之複式B單位** 內牆貼上牆紙。 天花貼上牆紙及安裝假天花石膏板。
c. Internal Floor	內部地板	**Units on 6/F to 25/F (except Unit B on 23/F)** Floor is finished with engineered oak flooring and solid oak skirting in living room, dining room and bedroom.	**位於6樓至25樓之單位 (23樓B單位除外)** 客廳，飯廳及睡房地台鋪砌複合木地板連實木腳線。

Units on 6/F
Stone border is provided between the sliding door of living room and the flat roof.

位於6樓之單位
客廳趟門與平台之間的位置鋪砌石材分隔。

Units on 7/F to 25/F (except Unit B on 23/F)
Stone border is provided between the sliding door of living room and the balcony.

位於7樓至25樓之單位(23樓B單位除外)
客廳趟門與露台之間的位置鋪砌石材分隔。

Unit B on 23/F
Living area, dining area and corridor : floor is finished with natural stone.
Bedrooms : floor is finished with wall to wall carpet.
Solid oak wood skirting in living room, dining room, bedroom.

位於23樓B單位
客廳，飯廳及走廊：地台鋪砌天然石材。
睡房：地台鋪砌地毯。
客廳，飯廳及睡房鋪砌實木腳線。

Duplex Units on 26/F to 29/F (except Duplex Unit B on 28/F-29/F)
Floor is finished with engineered oak flooring and solid oak skirting in living room, dining room, bedroom and study room.

位於26樓至29樓之複式單位（28樓至29樓複式B單位除外）
客廳，飯廳，睡房及書房地台鋪砌複合木地板連實木腳線。

Duplex Units on 26/F-27/F
Stone border is provided at the living room and/or the dining room along the balcony and the flat roof.

位於26樓至27樓之複式單位
客廳及/或飯廳內沿著露台及平台之間的位置鋪砌石材分隔。

Duplex Unit A on 28/F-29/F
Stone border is provided between the sliding door of dining room and the balcony. Stone border is provided between certain portion of the study room and the living room.

位於28樓至29樓之複式A單位
飯廳趟門與露台之間的位置鋪砌石材分隔。書房與飯廳之間部份的位置鋪砌石材分隔。

Duplex Unit B on 28/F-29/F
Living area, dining area, staircase and study room: floor is finished with natural stone.
Bedrooms: floor is finished with wall to wall carpet.
Solid oak wood skirting in living room, dining room, bedroom and study room.

位於28樓至29樓之複式B單位
客廳，飯廳，樓梯及書房：地台鋪砌天然石材。
睡房：地台鋪砌地毯。
客廳，飯廳，睡房及書房：鋪砌實木腳線。

d. Bathroom 浴室

Exposed floor is finished with natural stone.
Exposed wall is finished with natural stone running up to false ceiling.
Wall behind cabinet is finished with ceramic tiles.

地台外露位置鋪砌天然石材。
牆身外露位置鋪砌天然石材至假天花。
櫃背之牆身鋪砌瓷磚。

e. Kitchen 廚房

All Units (except Unit B on 23/F)
Exposed floor is finished with natural stone.
Exposed wall is finished with natural stone running up to false ceiling.
Wall behind cabinet is finished with ceramic tiles. .
Cooking bench is finished with natural quartz.

所有單位（23樓B單位除外）
地台外露位置鋪砌天然石材。
牆身外露位置鋪砌天然石至假天花。
廚櫃背之牆身鋪砌瓷磚。
灶台的裝修物料爲天然石英。

Unit B on 23/F
Exposed floor is finished with natural stone.
Exposed wall is finished with natural stone running up to false ceiling.
Wall behind cabinet is finished with ceramic tiles.
A 1300mm width x 650mm height 1/2 hour F.R.P. cornered-glass panel wrapped around the kitchen corner.
Cooking bench is finished with natural quartz

23樓B單位
地台外露位置鋪砌天然石材。
牆身外露位置鋪砌天然石至假天花。
廚櫃背之牆身鋪砌瓷磚。
廚房角落位置鑲有一幅1300mm闊X650mm高之半小時抗火時效防火玻璃飾板。
灶台的裝修物料爲天然石英。

3. Interior Fittings 室內裝置

a. Doors 門

Entrance
Veneered solid-core timber door is installed with eye viewer, concealed door closer and lockset.

住宅大門
木皮面實心木門配防盜眼、暗氣鼓及門鎖。

Bedroom, Study, Store Room
(except for Bedroom of Unit B on 23/F and Study Room of Unit B on 28/F)
Veneered door is installed with lockset.

睡房、書房及儲物房
(23樓B單位之睡房及28樓B單位之書房除外)
木紋膠板木門配有門鎖。

Bedroom (Unit B on 23/F)
Glass panel door with steel frame is installed with lockset.

睡房 (23樓B單位)
不銹鋼框玻璃門配門鎖

		Study Room (Unit B on 28/F) Wooden frame folding partitions with glass panels.	**書房 (28樓B單位)** 木外框玻璃摺門
		Kitchen (except for Units C on 6/F to 25/F and Unit B on 23/F) Veneered door is fitted with glass panel and concealed door closer.	**廚房 (6樓至25樓的C單位及23樓B單位除外)** 木紋膠板木門並鑲有玻璃，配暗氣鼓。
		Kitchen (Unit B on 23/F) 1/2 hour fire resistance period vision panel with steel frame (without lock)	**廚房 (23樓B單位)** 不銹鋼框及可視窗款式之半小時抗火時效防火門 (無鎖)
		Kitchen (Units C on 6/F to 25/F) Half hour F.R.P. self-closing glass door fitted with stainless steel handle(without lock)	**廚房 (6樓至25樓的C單位)** 半小時防火時效自閉式防火玻璃門配以不銹鋼把手(無鎖)。
		Bathroom Veneered door is installed with lockset. All doors except the master bathroom of duplex units on 26/F to 29/F are fitted with timber louver.	**浴室** 木紋膠板木門配門鎖。除位於26樓至29樓之複式單位主人睡房浴室外，所有門扇設有木百葉。
b. Bathroom	浴室	Vanity counter is fitted with natural stone countertop. Fittings and equipment include bathtub and/or shower set, wash basin, water closet with concealed type cistern, hot/cold water mixers, mirror cabinet, toiletry cabinet and exhaust fan. All master bathrooms of duplex units on 26/F to 29/F are equipped with LCD TV. False ceiling is installed with light fittings	天然石材檯面及儲物櫃配以裝置及設備，包括浴缸及/或淋浴間、面盆、坐廁配暗藏式水箱、冷熱水龍頭、花灑套裝、鏡櫃，並裝置抽氣扇。所有位於26樓至29樓複式單位主人睡房浴室設有LCD TV。假天花安裝照明燈飾。
		Size of bath tub 1500mm(L)x700mm(W) (for master bathrooms of Unit A and Unit B on 6/F to 25/Fonly) Size of bath tub 1800mm(L)x800mm(W)x440mm(H) (for master bathrooms of duplex units only)	浴缸大小爲1,500毫米(長) x 700毫米(闊) (只限6樓至25樓A單位及B單位之主人浴室) 浴缸大小爲1,800毫米(長) x 800毫米(闊)x440毫米(高) (只限複式單位之主人浴室)
		There is no bathtub in Unit C on 6/F to 25/F See “water supply” below for material of water supply system.	6樓至25樓C單位沒有浴缸。 供水系統的用料見下文「供水」一欄。
c. Kitchen	廚房	**Units on 6/F to 25/F** Imported kitchen cabinet of MDF baseboard with wood laminate finishes and concealed aluminium handle.	**位於6樓至25樓之單位** 進口廚櫃組合選用中密度纖維板配木紋膠板飾面及鋁質暗拉手。
		Duplex Units on 26/F to 29/F Imported kitchen cabinet of walnut solid wood board with semi-glossy finishes and concealed aluminium handle.	**位於26樓至29樓之複式單位** 進口廚櫃組合選用半光澤胡桃實木夾心櫃板及鋁質暗拉手。
		All Units All cabinets are fitted with Silestone worktop, stainless steel sink and hot/cold mixer. All kitchens are installed with air-conditioning, exhaust fan and gas heater. False ceiling is installed with light fittings. See “water supply” below for material of water supply system.	**所有單位** 檯面選用Silestone賽麗石，配不鏽鋼洗滌盆連冷熱水洗滌水龍頭。所有廚房均設有冷氣系統、抽氣扇及氣體熱水爐。假天花安裝照明燈飾。 供水系統的用料見下文「供水」一欄。
d. Bedroom	睡房	Air conditioner is provided.	睡房皆安裝冷氣機。
		Only applicable to Duplex Unit B on 28/F-29/F - Master Bedroom 1: Electrical operated window sheer, fabric roller blind and fabric blind are provided. Full height glass wardrobe finished with timber veneer and metal trim. Shelf cabinet finished with timber veneer, mirror glass and metal trim. - Bedroom 2: Electrical and manually operated window sheer and fabric roller blind are provided. Full height wooden wardrobe finished with timber veneer and glass panel. - Bedroom 3: Electrical operated window sheer and fabric roller blind are provided. Full height wooden wardrobe finished with timber veneer and glass panel.	**只適用於複式單位B位於28樓至29樓** -主人睡房 1: 設有電動窗紗、布捲簾及布簾。全高玻璃製衣櫃配木皮飾面及金屬裝飾。層板櫃配木皮飾面、鏡面玻璃及金屬裝飾。 - 睡房 2: 設有電動及手動窗紗及布捲簾。全高木製衣櫃配木皮及玻璃飾面。 - 睡房 3: 設有電動窗紗及布捲簾。全高木製衣櫃配木皮及玻璃飾面。
e. Telephone	電話	Telephone outlets are provided in living room, dining room and bedrooms.	客飯廳及睡房均裝有電話插座。
		For location and number of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Units” and the “Mechanical & Electrical Provision Plans”.	有關接駁點的位置及數目，請參閱「住宅單位機電裝置數量說明表」及「機電裝置平面圖」。

f. Aerials	天線	TV/FM outlets for local TV/FM radio programs are provided in living room, dining room, bedrooms, kitchen and master bathroom. For location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units" and the "Mechanical & Electrical Provision Plans".	客飯廳、睡房、廚房及主人浴室裝有電視/電台接收插座。 有關接駁點的位置及數目，請參閱「住宅單位機電裝置數量說明表」及「機電裝置平面圖」。
g. Electrical Installations	電力裝置	Concealed and exposed conduit wiring[1] for lighting and power points is provided in living room, dining room, bedrooms, kitchen and bathroom. **Units on 6/F to 25/F** Single phase electricity supply with miniature circuit breaker distribution board is provided in the residential units. **Duplex Units on 26/F to 29/F** Three phase electricity supply with miniature circuit breaker distribution board is provided. For location and number of power points and air-conditioner points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units" and the "Mechanical & Electrical Provision Plans".	客飯廳、睡房、廚房及浴室均裝有隱藏及外露電線導管[1]鋪砌燈掣及插座。 **位於6樓至25樓的單位** 提供單相電力並裝妥微型斷路器。 **位於26樓至29樓之複式單位** 提供三相電力並裝妥微型斷路器。 有關電插座及空調機接駁點的位置及數目，請參閱「住宅單位機電裝置數量說明表」及「機電裝置平面圖」。
h. Gas Supply	氣體供應	Gas meter with gas supply pipe is provided and connected to gas cooker and gas water heater in the kitchen.	廚房裝有煤氣喉接駁煤氣煮食爐及煤氣熱水爐，並裝有獨立煤氣錶。
i. Washing Machine Connection Point	洗衣機接駁點	Drain point and water point are provided for washing machine inside the kitchen of each unit.	每戶均設有洗衣機專用來去水接駁喉位於廚房內。
j. Water Supply	供水	Concealed and exposed water pipes[2] are provided for hot and cold water supply.	冷熱水喉採用隱藏及外露銅喉[2]。
4.Miscellaneous	**雜項**		
a. Lifts	升降機	"KONE" lifts are installed in the development including two "KONE" passenger lifts serving G/F to 28/F and one "KONE" passenger lift serving B2/F, B1/F and G/F.	大廈裝置"通力"升降機，包括2部"通力"客用升降機往來地下至二十八樓及1部"通力"客用升降機往來地庫二層、地庫一層及地下。
b. Letter Box	信箱	Metal letter boxes are provided at entrance lobby.	入口大堂設有金屬信箱。
c. Refuse Collection	垃圾收集	Refuse storage and material recovery chambers are provided in common area of each residential floor. Refuse storage and material recovery chamber is provided on G/F for collection by cleaner on a regular basis.	每層住宅均設有垃圾及物料回收房。另垃圾及物料回收房設於地下樓層，並由清潔工人定時收集。
d. Water Meter, Electricity Meter and Gas Meter	水錶、電錶及氣體錶	Gas meter is provided in individual unit while separate meters of water and electricity for all individual units are provided in common meter rooms.	每戶於單位內裝有獨立煤氣錶。另每層錶房均裝有每戶專用之獨立水電錶。
5.Security Facilities	**保安設施**		
Security Facilities	保安設施	CCTV system is provided at entrance lobby, carpark lift lobbies, carpark, recreational facilities and landscaped area.	大廈入口大堂、停車場電梯大堂、停車場、住客康樂設施及園藝範圍均裝有閉路電視系統。

The Vendor undertakes that if lifts or appliances of the specified 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。

Remarks
1. Electrical wiring conduits are concealed in part and exposed in part. Concealed conduits are those placed within concrete. Exposed conduits are not readily visible as they are covered or hidden by false ceiling, bulkhead, block wall and plastering.

2. Water pipes are concealed in part and exposed in part. Concealed water pipes are those that pierce through structural members, structural slabs, transfer plates, beams, column and structural walls. Exposed water pipes are not readily visible as they are covered or hidden by false ceiling, bulkhead, block wall and plastering.

註：
1. 電線導管部份隱藏及部份外露。隱藏導管置於混凝土內。外露導管因被假天花、隔板、磚牆及灰泥覆蓋或掩藏，故不容易看見。

2. 水管部份隱藏及部份外露。隱藏水管穿過結構構件、結構樓板、轉換層、橫樑、支柱及結構牆。外露水管因被假天花、隔板、磚牆及灰泥覆蓋或掩藏，故不容易看見。

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

Appliances are to be provided and/or installed in the units as follows:
住宅單位均隨樓附送或裝置以下設備:

Location 位置	Appliances 設備	Brand 品牌	Model No. 產品型號
Units A and B on 6/F to 23/F 位於6樓至23樓A及B單位			
Living and Dining room 客飯廳	Split Type Air Conditioner 分體式冷氣機	Mitsubishi 三菱	(Indoor Unit) MSZ-GE71VA (Outdoor Unit) MUZ-GE71VA(H)
Kitchen 廚房	Split Type Air Conditioner 分體式冷氣機	Mitsubishi 三菱	(Indoor Unit) SEZ-KD25VAL (Outdoor Unit) SUZ-KD25VA
Bedroom 2 睡房 2	Split Type Air Conditioner 分體式冷氣機	Mitsubishi 三菱	(Indoor Unit) MSZ-GE35VA (Outdoor Unit) MUZ-GE35VA(H)
Bedroom 3 睡房 3	Split Type Air Conditioner 分體式冷氣機	Mitsubishi 三菱	(Indoor Unit) MSZ-HC25VA (Outdoor Unit) MUZ-HC25VA
Master Bedroom 1 主人睡房 1	Split Type Air Conditioner 分體式冷氣機	Mitsubishi 三菱	(Indoor Unit) MSZ-GE50VA (Outdoor Unit) MUZ-GE50VA(H)
Units C on 6/F to 23/F 位於6樓至23樓C單位			
Location 位置	Appliances 設備	Brand 品牌	Model No. 產品型號
Living and Dining room 客飯廳	Split Type Air Conditioner 分體式冷氣機	Mitsubishi 三菱	(Indoor Unit) MSZ-GE60VA (Outdoor Unit) MUZ-GE60VA(H)
Kitchen 廚房	Split Type Air Conditioner 分體式冷氣機	Mitsubishi 三菱	(Indoor Unit) SLZ-KA25VAL (Outdoor Unit) SUZ-KA25VA
Bedroom 2 睡房 2	Split Type Air Conditioner 分體式冷氣機	Mitsubishi 三菱	(Indoor Unit) MSZ-HC25VA (Outdoor Unit) MUZ-HC25VA
Master Bedroom 1 主人睡房 1	Split Type Air Conditioner 分體式冷氣機	Mitsubishi 三菱	(Indoor Unit) MSZ-HV35VA (Outdoor Unit) MUZ-HC35VA
Unit A on 25/F 位於25樓A單位			
Location 位置	Appliances 設備	Brand 品牌	Model No. 產品型號
Living and Dining room 客飯廳	Split Type Air Conditioner 分體冷氣機	Mitsubishi 三菱	(Indoor Unit) MSZ-GE71VA (Outdoor Unit) MUZ-GE71VA
Kitchen 廚房	Multi-Split Type Air Conditioner 覆式分體冷氣機	Mitsubishi 三菱	(Indoor Unit) SEZ-KD25VAL.TH (Outdoor Unit) MXZ-2C52VA
Bedroom 2 睡房 2	Split Type Air Conditioner 分體冷氣機	Mitsubishi 三菱	(Indoor Unit) MSZ-GE35VA (Outdoor Unit) MUZ-GE35VA
Bedroom 3 睡房 3	Multi-Split Type Air Conditioner 覆式分體冷氣機	Mitsubishi 三菱	(Indoor Unit) SEZ-GE25VA (Outdoor Unit) MXZ-2C52VA
Master Bedroom 1 主人睡房 1	Split Type Air Conditioner 分體冷氣機	Mitsubishi 三菱	(Indoor Unit) MSZ-GE50VA (Outdoor Unit) MUZ-GE50VA
Unit B on 25/F 位於25樓B單位			
Location 位置	Appliances 設備	Brand 品牌	Model No. 產品型號
Living and Dining room 客飯廳	Split Type Air Conditioner 分體式冷氣機	Mitsubishi 三菱	(Indoor Unit) MSZ-GE71VA (Outdoor Unit) MUZ-GE71VA
Kitchen 廚房	VRV Type Air Conditioner 智能式中央冷氣機	Mitsubishi 三菱	(Indoor Unit) PEFY-P25VMS1 (Outdoor Unit) PUMY-P140YHMB
Bedroom 2 & Bedroom 3 睡房 2 及 睡房 3	VRV Type Air Conditioner 智能式中央冷氣機	Mitsubishi 三菱	(Indoor Unit) PKFY-P32VHM (Outdoor Unit) PUMY-P140YHMB
Master Bedroom 1 主人睡房 1	VRV Type Air Conditioner 智能式中央冷氣機	Mitsubishi 三菱	(Indoor Unit) PKFY-P50VHM (Outdoor Unit) PUMY-P140YHMB

Note:
1. The Vendor undertakes that if lifts or appliances of the specified name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
2. There are no 4/F, 13/F, 14/F and 24/F in the Development.

附註:
1. 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。
2. 發展項目不設4樓、13樓、14樓及24樓。

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

Unit C on 25/F 位於25樓C單位			
Location 位置	Appliances 設備	Brand 品牌	Model No. 產品型號
Living and Dining room 客飯廳	Split Type Air Conditioner 分體冷氣機	Mitsubishi 三菱	(Indoor Unit) MEZ-GE60VA (Outdoor Unit) MUZ-GE60VA
Bedroom 2 睡房 2	Multi-Split Type Air Conditioner 覆式分體冷氣機	Mitsubishi 三菱	(Indoor Unit) MSZ-GE25VA (Outdoor Unit) MXZ-2C52VA
Master Bedroom 1 主人睡房 1	Multi-Split Type Air Conditioner 覆式分體冷氣機	Mitsubishi 三菱	(Indoor Unit) MSZ-GE35VA (Outdoor Unit) MXZ-2C52VA
Kitchen 廚房	Split Type Air Conditioner 分體式冷氣機	Mitsubishi 三菱	(Indoor Unit) SEZ-KV25VAL (Outdoor Unit) SUZ-KA25VA
Units A, B and C on 6/F to 25/F 位於6樓至25樓A, B 及C單位			
Location 位置	Appliances 設備	Brand 品牌	Model No. 產品型號
Kitchen 廚房	Built-in Fridge 嵌入式雪櫃	De Dietrich	DRN1071I
Kitchen 廚房	Domino Gas Wok Burner 單頭氣體煮食爐	De Dietrich	DTG1289XC
Kitchen 廚房	Domino Gas Double Burner 雙頭氣體煮食爐	De Dietrich	DTG1310X
Kitchen 廚房	90cm Chimney Hood 90厘米煙囪式抽油煙機	De Dietrich	DHD1109X
Kitchen 廚房	Built-in Combi-Microwave 嵌入式燒烤微波爐	De Dietrich	DME1140X
Kitchen 廚房	Built-in Washer Dryer 嵌入式洗衣乾衣機	De Dietrich	DLZ692JU2
Kitchen 廚房	Wine Cellar 酒櫃	Vinvautz	VZ07BI
Kitchen 廚房	Ceiling Fan 天花抽氣扇	KDK	24CMDA
Kitchen 廚房	Towngas circulating water heater 煤氣循環式熱水爐	TGC	NJW220TFQL (Unit A & B, 6/F-25/F only) (只限6樓至25樓A及B單位)
W.C. 廁所	Electric Water Heater 電熱水爐	German Pool	CEX9 (For kitchen and store room at 6/F-25/F Unit A & B only) (只限6樓至25樓A及B單位的廚房及儲物房)
Kitchen 廚房	Towngas circulating water heater 煤氣循環式熱水爐	TGC	NJW160TFQL (Unit C, 6/F-25/F only) (只限6樓至25樓C單位)
W.C. 廁所	Ceiling Fan 天花抽氣扇	KDK	24CMDA
Master Bathroom 1 主人浴室 1	In line Duct Fan 管道式抽氣扇	OSTBERG	RFE 140 B
Bathroom 2 浴室 2	In line Duct Fan 管道式抽氣扇	OSTBERG	RFE 140 B
Duplex Units A on 26/F to 29/F 位於26樓至29樓A單位			
Location 位置	Appliances 設備	Brand 品牌	Model No. 產品型號
Living room 客廳	Multi-Split Type Air Conditioner 覆式分體冷氣機	Mitsubishi 三菱	SEZ-KD50VAL, SEZ-KD50VAL (Outdoor Unit) MXZ-5C100VA
Dining & Study room 飯廳及讀書室	Multi-Split Type Air Conditioner 覆式分體冷氣機	Mitsubishi 三菱	SEZ-KD50VAL, SEZ-KD50VAL (Outdoor Unit) MXZ-5C100VA
Master Bedroom 1 主人睡房 1	Split Type Air Conditioner 分體式冷氣機	Mitsubishi 三菱	(Indoor Unit) SEZ-KD50VAL (Outdoor Unit) SUZ-KA50VA2 Indoor Unit) SEZ-KD35VAL (Outdoor Unit) SUZ-KA35VA2
Bedroom 2 睡房 2	Split Type Air Conditioner 分體式冷氣機	Mitsubishi 三菱	(Indoor Unit) MSZ-GE50VA (Outdoor Unit) MUZ-GE50VA
Bedroom 3 睡房 3	Split Type Air Conditioner 分體式冷氣機	Mitsubishi 三菱	(Indoor Unit) MSZ-GE60VA (Outdoor Unit) MUZ-GE60VA
Stair Area 樓梯間	Split Type Air Conditioner 分體式冷氣機	Mitsubishi 三菱	(Indoor Unit) MSZ-GE50VAL (Outdoor Unit) MUZ-GE50VA

Note:
1. The Vendor undertakes that if lifts or appliances of the specified name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
2. There are no 4/F, 13/F, 14/F and 24/F in the Development.

附註:
1. 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。
2. 發展項目不設4樓、13樓、14樓及24樓。

Duplex Units B on 26/F to 29/F 位於26樓至29樓B單位			
Location 位置	Appliances 設備	Brand 品牌	Model No. 產品型號
Living room 客廳	Multi-Split Type Air Conditioner 覆式分體冷氣機	Mitsubishi 三菱	SEZ-KD71VAL, SEZ-KD71VAL (Outdoor Unit) MXZ-5C100VA
Dining & Study room 飯廳及讀書室	Multi-Split Type Air Conditioner 覆式分體冷氣機	Mitsubishi 三菱	SEZ-KD60VAL, MSZ-GE50VA (Outdoor Unit) MXZ-5C100VA
Master Bedroom 1 主人睡房 1	Split Type Air Conditioner 分體式冷氣機	Mitsubishi 三菱	(Indoor Unit) SEZ-KD60VAL (Outdoor Unit) SUZ-KA60VA2 (Indoor Unit) SEZ-KD35VAL (Outdoor Unit) SUZ-KA35VA2
Bedroom 2 睡房 2	Split Type Air Conditioner 分體式冷氣機	Mitsubishi 三菱	(Indoor Unit) MSZ-GE71VA (Outdoor Unit) MUZ-GE71VA
Bedroom 3 睡房 3	Split Type Air Conditioner 分體式冷氣機	Mitsubishi 三菱	(Indoor Unit) MSZ-GE50VA (Outdoor Unit) MUZ-GE50VA
Stair Area 樓梯間	Split Type Air Conditioner 分體式冷氣機	Mitsubishi 三菱	(Indoor Unit) MSZ-GE50VAL (Outdoor Unit) MUZ-GE50VA
Duplex Units A and B on 26/F to 27/F 位於26樓至27樓A及B單位			
Location 位置	Appliances 設備	Brand 品牌	Model No. 產品型號
Kitchen 廚房	Split Type Air Conditioner 分體式冷氣機	Mitsubishi 三菱	(Indoor Unit) SEZ-KD50VAL (Outdoor Unit) SUZ-KD50VA2
Store Room 儲物室	Split Type Air Conditioner 分體式冷氣機	Mitsubishi 三菱	(Indoor Unit) MEZ-HJ25VA (Outdoor Unit) MUZ-KD25VA
Kitchen 廚房	Gas hob (Double Burners) 雙頭氣體煮食爐	Miele	CS1013-1
Kitchen 廚房	Teppanyaki hob 鐵板燒爐	Miele	CS1327Y
Kitchen 廚房	Induction hob (2 zones) 雙頭電磁爐	Miele	CS1212-1I
Kitchen 廚房	Wall mounted cooker hood (120cm) 掛牆式抽油煙機 (120厘米)	Miele	DA 422-6
Kitchen 廚房	Combi oven 焗爐	Miele	G6000 model- H 6400 BM
Kitchen 廚房	Combi steam oven 蒸爐	Miele	G6000 model- DGC 6400
Kitchen 廚房	Warmer drawer 暖抽屜	Miele	G6000 model- ESW 6214
Kitchen 廚房	Coffee maker built-in 嵌入式咖啡機	Miele	G6000 model- CVA 6401
Kitchen 廚房	Washer dryer 洗衣乾衣機	Miele	WT 2780
Kitchen 廚房	Built-in Fridge + Freezer 嵌入式雪櫃 + 冰箱	Sub-Zero	ICBBI-36S/ICBBI-42S
Kitchen 廚房	Wine Cellar 酒櫃	Sub-Zero	ICB427G
Kitchen 廚房	Ceiling Fan 天花抽氣扇	KDK	24CMHA
Kitchen 廚房	Towngas circulating water heater 煤氣循環式熱水爐	TGC	NJW220TFQL
Kitchen 廚房	Towngas circulating water heater 煤氣循環式熱水爐	TGC	NJW220TFQL
Master Bathroom 1 主人浴室 1	Wall-mounted telephone 掛牆電話	JACOB JENSEN	JAC-JTIPERJ
Master Bathroom 1 主人浴室 1	Towel Heater 電熱毛巾架	ZEHNDER	FEX-120-055AD
Master Bathroom 1 主人浴室 1	Wall-mounted cosmetic mirror 掛牆化粧鏡	MONTELEONE	MON.1.03.56D
Master Bathroom 1 主人浴室 1	Wall-mounted TV 入牆電視	Oolaa	BTV19(B)
Master Bathroom 1 主人浴室 1	In line Duct Fan 管道式抽氣扇	OSTBERG	LPK 200B
Bathroom 2 浴室 2	In line Duct Fan 管道式抽氣扇	OSTBERG	LPK 200B
W.C. 厠所	Ceiling Fan 天花抽氣扇	KDK	24CMHA
W.C. 厠所	Ceiling Fan 天花抽氣扇	KDK	24CMHA

Note:
1. The Vendor undertakes that if lifts or appliances of the specified name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
2. There are no 4/F, 13/F, 14/F and 24/F in the Development.

附註:
1. 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。
2. 發展項目不設4樓、13樓、14樓及24樓。

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

Duplex Units A and B on 28/F to 29/F
位於28樓至29樓A及B單位

Location 位置	Appliances 設備	Brand 品牌	Model No. 產品型號
Kitchen 廚房	Split Type Air Conditioner 分體式冷氣機	Mitsubishi 三菱	(Indoor Unit) SEZ-KD50VAL (Outdoor Unit) SUZ-KD50VA2
Store Room 儲物室	Split Type Air Conditioner 分體式冷氣機	Mitsubishi 三菱	(Indoor Unit) MEZ-HJ25VA (Outdoor Unit) MUZ-KD25VA
Kitchen 廚房	Gas hob (Double Burners) 雙頭氣體煮食爐	Miele	CS1013-1
Kitchen 廚房	Teppanyaki hob 鐵板燒爐	Miele	CS1327Y
Kitchen 廚房	Induction hob (2 zones) 雙頭電磁爐	Miele	CS1212-1I
Kitchen 廚房	Island cooker hood (120cm) 中島抽油煙機 (120厘米)	Miele	DA 5890 D AURUM
Kitchen 廚房	Combi oven 焗爐	Miele	H 5080 BM AURUM
Kitchen 廚房	Steamer 蒸爐	Miele	DG 5080 AURUM
Kitchen 廚房	Warmer drawer (14cm) 暖抽屜 (14厘米)	Miele	ESW 5080-14 AURUM
Kitchen 廚房	Coffee maker built-in 嵌入式咖啡機	Miele	CVA 5060 AURUM
Kitchen 廚房	Washer dryer 洗衣乾衣機	Miele	WT 2780
Kitchen 廚房	Built-in Fridge + Freezer 嵌入式雪櫃 + 冰箱	Sub-Zero	ICBBI-36S/ICBBI-42S
Kitchen 廚房	Wine Cellar 酒櫃	Sub-Zero	ICB427G
Kitchen 廚房	Ceiling Fan 天花抽氣扇	KDK	24CMHA
Kitchen 廚房	Towngas circulating water heater 煤氣循環式熱水爐	TGC	NJW220TFQL
Kitchen 廚房	Towngas circulating water heater 煤氣循環式熱水爐	TGC	NJW220TFQL
Master Bathroom 1 主人浴室 1	Wall-mounted TV 掛牆電視	Oolaa	BTV19(B)
Master Bathroom 1 主人浴室 1	In line Duct Fan 管道式抽氣扇	OSTBERG	LPK 2008
Master Bathroom 1 主人浴室 1	Wall-mounted telephone 掛牆電話	JACOB JENSEN	JAC-JTIPERJ
Master Bathroom 1 主人浴室 1	Towel Heater 電熱毛巾架	ZEHNDER	FEX-120-055AD
Master Bathroom 1 主人浴室 1	Wall-mounted cosmetic mirror 掛牆化粧鏡	MONTELEONE	MON.1.03.56D
Bathroom 2 浴室 2	In line Duct Fan 管道式抽氣扇	OSTBERG	LPK 200B
W.C. 廁所	Ceiling Fan 天花抽氣扇	KDK	24CMHA

Duplex B on 28/F to 29/F
位於28樓至29樓B單位

Location 位置	Appliances 設備	Brand 品牌	Model No. 產品型號
Dining room 飯廳	Television 電視機	Samsung 三星電子	UA65F8000
Living room 客廳	Router 路由器	ASUS 華碩	RT-AC56S
Living room 客廳	Blu-Ray Disc Player 藍光碟機	Samsung 三星電子	BD-H5500
Living room 客廳	Amplifier 擴音機	Marantz 馬蘭士	NR1604
Living room 客廳	Speaker 揚聲器	Speakercraft 斯卡夫	S4vc Multi-Room Speaker Selector
Master Bedroom 1 主人睡房 1	Television 電視機	Samsung 三星電子	UA46F7500BJ
Master Bedroom 1 主人睡房 1	Blu-Ray Disc Player 藍光碟機	Samsung 三星電子	BD-H5500
Master Bedroom 1 主人睡房 1	Amplifier 擴音機	Marantz 馬蘭士	NR1604
Bedroom 2 睡房 2	Television 電視機	Samsung 三星電子	UA55-HU6000J
Bedroom 2 睡房 2	Blu-Ray Disc Player 藍光碟機	Samsung 三星電子	BD-H5500
Bedroom 2 睡房 2	Amplifier 擴音機	Marantz 馬蘭士	NR1604
Bedroom 3 睡房 3	Television 電視機	Samsung 三星電子	UA46F7500BJ
Bedroom 3 睡房 3	Blu-Ray Disc Player 藍光碟機	Samsung 三星電子	BD-H5500
Bedroom 3 睡房 3	Amplifier 擴音機	Marantz 馬蘭士	NR1604
29/F corridor 29樓走廊	Television 電視機	Samsung 三星電子	UA46F7500BJ
29/F corridor 29樓走廊	Blu-Ray Disc Player 藍光碟機	Samsung 三星電子	BD-H5500
29/F corridor 29樓走廊	Amplifier 擴音機	Marantz 馬蘭士	NR1604
29/F corridor 29樓走廊	Hi-Fi player 音響機	Marantz 馬蘭士	M-CR610
29/F corridor 29樓走廊	Speaker 揚聲器	Speakercraft 斯卡夫	S4vc Multi-Room Speaker Selector
29/F corridor 29樓走廊	Digital TV Receiver 數據電視接收器	Teledevice	HD-3223RM(S1)
29/F corridor 29樓走廊	Router 路由器	TP Link	TL-SG108

Duplex Units A and B on Roof
位於天台的複式A及B單位

Location 位置	Appliances 設備	Brand 品牌	Model No. 產品型號
Roof 天台	Jacuzzi 按摩水池	Teuco	Seaside 640 Hydrospa
Roof 天台	Jacuzzi 按摩水池	Teuco	Seaside 640 Hydrospa
Roof 天台 (只限Unit B單位 Only)	Outdoor Speaker 戶外喇叭	JBL	Control 231

Note:
1. The Vendor undertakes that if lifts or appliances of the specified name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
2. There are no 4/F, 13/F, 14/F and 24/F in the Development.

附註:
1. 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。
2. 發展項目不設4樓、13樓、14樓及24樓。

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

Schedule of Mechanical & Electrical Provisions of Residential Unit:
住宅單位機電裝置數量說明表

Floor 樓層	6/F			7/F - 25F (except Unit B on 23/F除23樓B單位外)			23/F	26/F–27/F		28/F–29/F	
Unit 單位	A	B	C	A	B	C	B	A	B	A	B
Living / Dining Room & Corridor 客廳 / 飯廳及走廊											
TV / FM Outlet 電視 / 電台天線插座	3	3	3	3	3	3	3	3	2	3	4
Telephone Outlet 電話插座	2	2	2	2	2	2	2	3	1	3	4
13A Twin Socket Outlet 13A 安培雙位電插座	4	4	5	4	4	5	5	6	8	6	11
13A Single Socket Outlet 13A 安培單位電插座	2	2	1	2	2	1	2	6	1	6	2
A/C Spur Unit 冷氣機安接座	1	1	1	1	1	1	1	4	4	4	5
Master Bedroom 1 主人睡房1											
TV/ FM Outlet 電視/電台天線插座	1	1	1	1	1	1	1	1	1	1	3
Telephone Outlet 電話插座	2	2	2	2	2	2	2	1	-	1	3
13A Twin Socket Outlet 13A 安培雙位電插座	3	3	2	3	3	2	3	6	4	5	6
13A Single Socket Outlet 13A安培單位電插座	1	1	1	1	1	1	2	1	1	1	-
A/C Spur Unit 冷氣機安接座	1	1	1	1	1	1	1	2	2	2	2
Bathroom Of Master Bedroom 1 主人睡房1之浴室											
Shaver Socket 鬚刨插座	1	1	-	1	1	-	1	1	1	1	1
13A Twin Socket Outlet 13A 安培單位電插座	-	-	-	-	-	-	-	1	1	1	1
Weatherproof Socket Outlet 防水插座	-	-	-	-	-	-	-	1	1	1	1
TV / FM Outlet 電視/電台天線插座	-	-	-	-	-	-	-	1	1	1	1
Telephone Outlet 電話插座	-	-	-	-	-	-	-	1	1	1	1
Bedroom 2 睡房2											
TV/ FM Outlet 電視/電台天線插座	1	1	1	1	1	1	1	1	1	1	2
Telephone Outlet 電話插座	2	2	2	2	2	2	2	1	1	1	2
13A Twin Socket Outlet 13A 安培雙位電插座	2	2	2	2	2	2	3	3	6	4	6
13A Single Socket Outlet 13A安培單位電插座	1	1	1	1	1	1	3	1	-	1	1
A/C Spur Unit 冷氣機安接座	1	1	1	1	1	1	1	1	1	1	1
Bathroom Of Bedroom 3 睡房2之浴室											
Shaver Socket 鬚刨插座	-	-	-	-	-	-	-	1	1	1	1
Bedroom 3 睡房3											
TV/ FM Outlet 電視/電台天線插座	1	1	-	1	1	-	1	1	1	1	1
Telephone Outlet 電話插座	2	2	-	2	2	-	2	1	1	1	1
13A Twin Socket Outlet 13A 安培雙位電插座	2	2	-	2	2	-	2	4	3	4	4
13A Single Socket Outlet 13A安培單位電插座	1	1	-	1	1	-	2	1	1	1	-
A/C Spur Unit 冷氣機安接座	1	1	-	1	1	-	1	1	1	1	1
Bathroom Of Bedroom 3 睡房3之浴室											
Study Room 鬚刨插座	-	-	-	-	-	-	-	-	1	-	1
Study Room 閱讀室											
TV / FM Outlet 電視 / 電台天線插座	-	-	-	-	-	-	-	1	1	1	-
Telephone Outlet 電話插座	-	-	-	-	-	-	-	1	1	1	-
13A Twin Socket Outlet 13A 安培雙位電插座	-	-	-	-	-	-	-	3	3	3	-
13A Single Socket Outlet 13A 安培單位電插座	-	-	-	-	-	-	-	1	-	1	-
A/C Spur Unit 冷氣機安接座	-	-	-	-	-	-	-	1	1	1	-

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

Schedule of Mechanical & Electrical Provisions of Residential Unit:
住宅單位機電裝置數量說明表

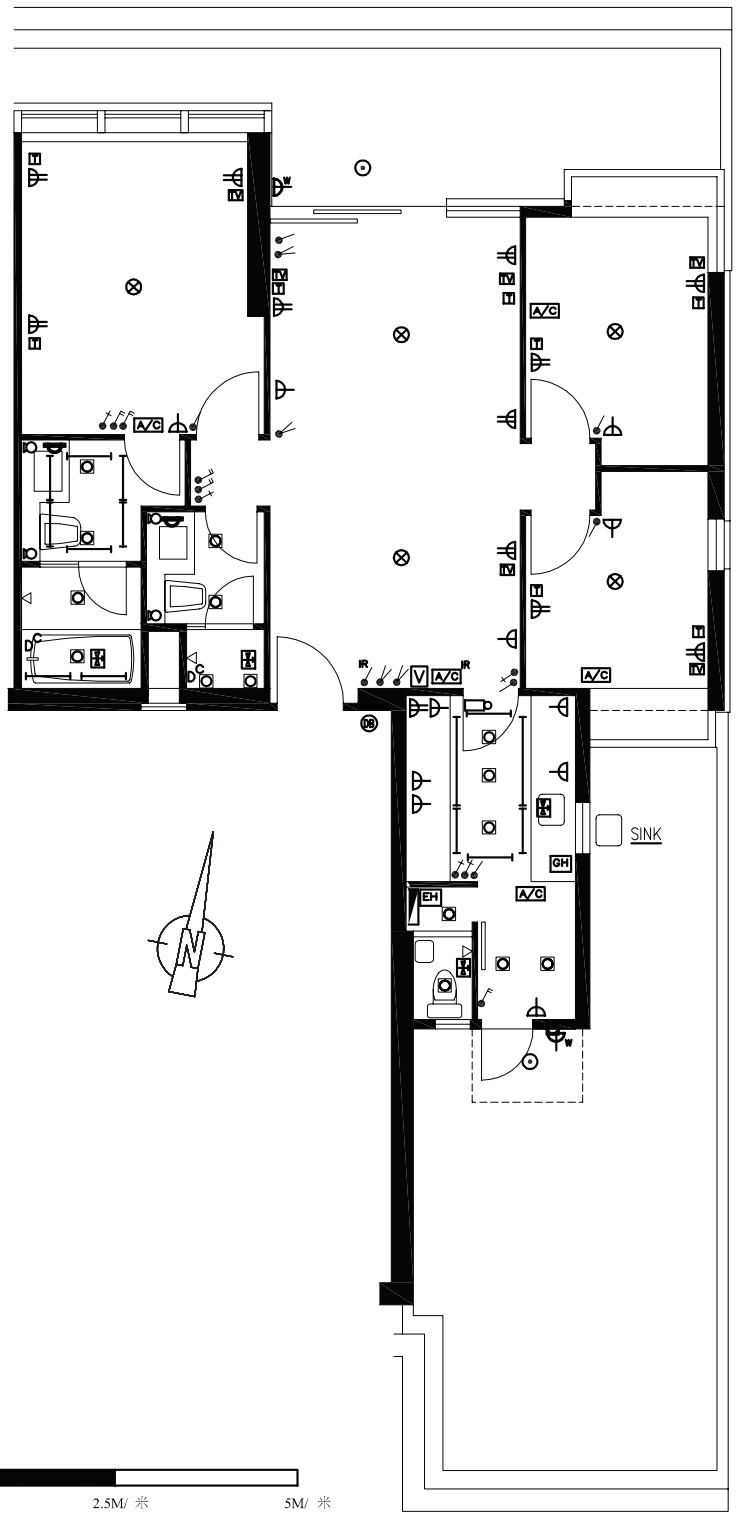
Floor 樓層	6/F			7/F - 25F (except Unit B on 23/F除23樓B單位外)			23/F	26/F–27/F		28/F–29/F	
Unit 單位	A	B	C	A	B	C	B	A	B	A	B
Kitchen 廚房											
Switch for A/C unit 冷氣機接線座	1	1	1	1	1	1	2	2	2	2	2
13A Twin Socket Outlet 13安培雙位電插座	1	1	1	1	1	1	1	1	3	1	3
13A Single Socket Outlet 13安培單位電插座	6	6	4	6	6	4	6	12	11	12	12
TV/FM Outlet 電視/電台天線插座	-	-	-	-	-	-	-	1	1	1	1
Bathroom 浴室											
Shaver Socket 鬚刨插座	1	1	1	1	1	1	1	1	1	1	1
Utility Platform 工作平台											
Weatherproof Socket Outlet 防水電插座	-	-	-	1	1	-	1	1	-	-	-
6/F Roof 6 樓平台											
Weatherproof Socket Outlet 防水電插座	2	2	1	-	-	-	-	-	-	-	-
Roof Floor 天台											
Weatherproof Socket Outlet 防水電插座	-	-	-	-	-	-	-	-	-	2	4
Power Supply for Jacuzzi 按摩池供電制	-	-	-	-	-	-	-	-	-	1	1
Flowerpot spotlight 花盆射燈	-	-	-	-	-	-	-	-	-	-	15
Floor spotlight 地台射燈	-	-	-	-	-	-	-	-	-	-	17
Floor mini spotlight 迷你地台射燈	-	-	-	-	-	-	-	-	-	15	17
Garden floor lamp 園藝坐地燈	-	-	-	-	-	-	-	-	-	-	2
Light Strip 燈帶	-	-	-	-	-	-	-	-	-	-	2

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

Mechanical & Electrical Provision Plan of Unit A on 6/F
6樓A單位機電裝置平面圖

MECHANICAL & ELECTRICAL PROVISION
機電裝置說明表

- ONE GANG LIGHTING SWITCH 一位燈掣
- TWO GANG LIGHTING SWITCH 二位燈掣
- THREE GANG LIGHTING SWITCH 三位燈掣
- TWO WAY LIGHTING SWITCH 二路燈掣
- LIGHTING SWITCH (HOME AUTOMATION) 燈掣 (家居智能控制)
- ONE GANG DOUBLE POLE SWITCH 雙極開關掣
- SINGLE SOCKET OUTLET 單位掣插座
- DOUBLE SOCKET OUTLET 雙位掣插座
- WEATHERPROOF SOCKET OUTLET 防水插座
- BATTEN LAMP HOLDER 螺旋頭燈咀
- SINGLE HEAD RECESSED CEILING DOWNLIGHT 單頭天花燈
- T5 FLUORESCENT TUBE LIGHT TROUCH T5 光管燈槽
- T5 FLUORESCENT TUBE LIGHT TROUCH (VERTICAL) T5 光管燈槽 (垂直式)
- BALCONY LIGHTING 露台燈
- SHAVER SOCKET 鬚刨插座
- DOORBELL 門鈴
- DOORBELL BUTTON 門鈴按鈕
- EXHAUST FAN 抽氣扇
- TOWNGAS WATER HEATER CONTROL 煤氣熱水爐溫度控制
- ELECTRIC WATER HEATER 電熱水爐
- TOWNGAS WATER HEATER 煤氣熱水爐
- TELEPHONE OUTLET 電話插座
- TV / FM OUTLET 電視 / 電台天線插座
- A/C SPUR UNIT 冷氣機接線座
- A/C SPUR UNIT (HOME AUTOMATION) 冷氣機接線座 (家居智能控制)
- VISITOR & HOME AUTOMATION PANEL 訪客，家居智能控制板

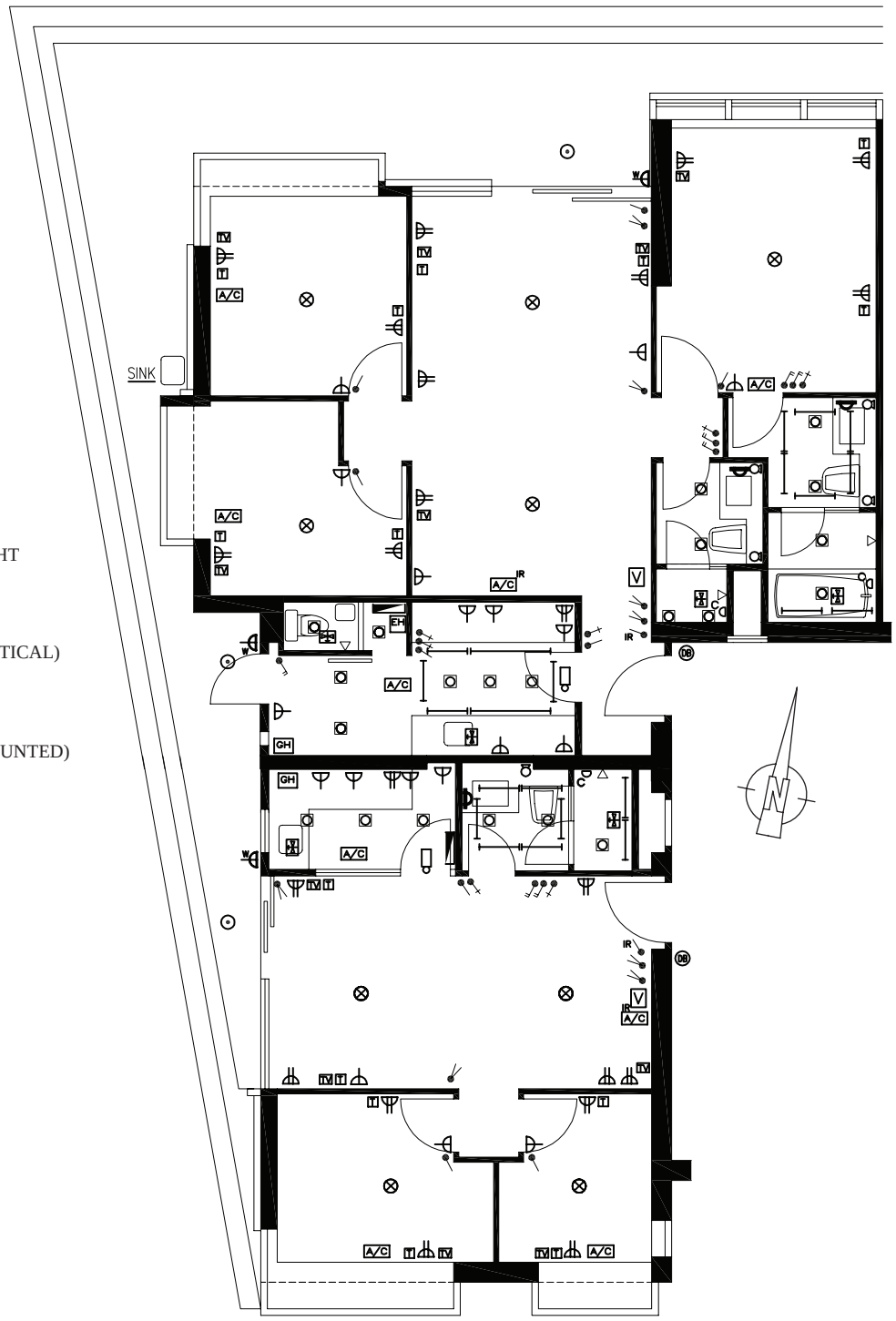


FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Mechanical & Electrical Provision Plan of Unit B and Unit C on 6/F
6樓B及6樓C單位機電裝置平面圖

MECHANICAL & ELECTRICAL PROVISION
機電裝置說明表

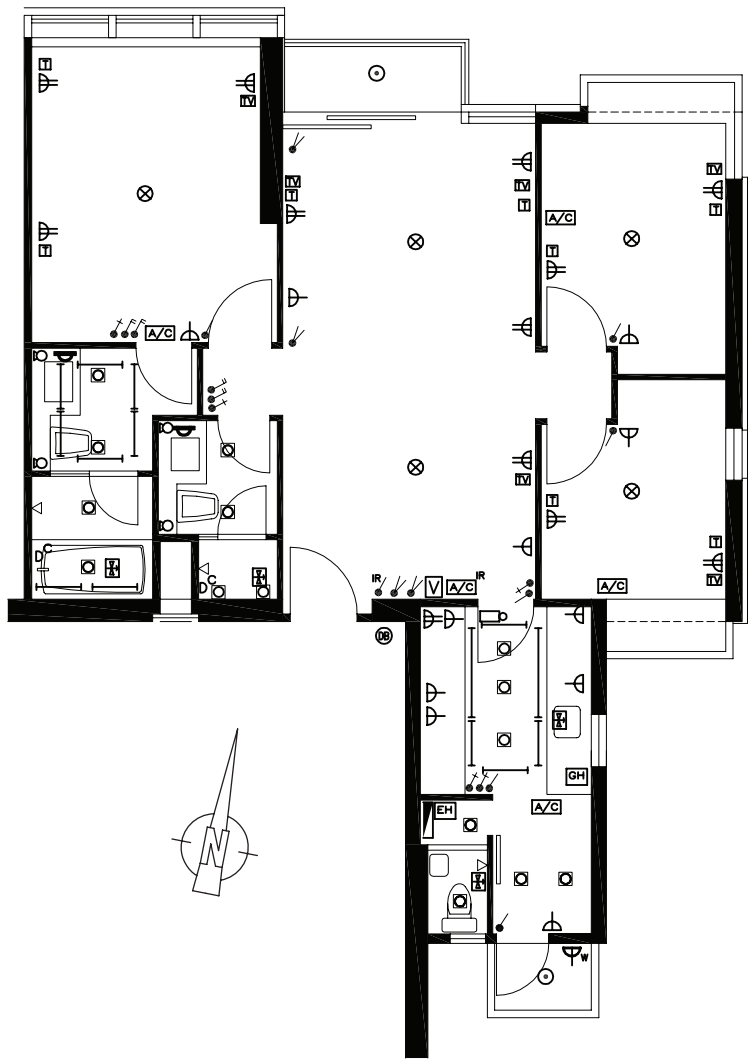
- ONE GANG LIGHTING SWITCH 一位燈掣
- TWO GANG LIGHTING SWITCH 二位燈掣
- THREE GANG LIGHTING SWITCH 三位燈掣
- TWO WAY LIGHTING SWITCH 二路燈掣
- LIGHTING SWITCH (HOME AUTOMATION) 燈掣 (家居智能控制)
- ONE GANG DOUBLE POLE SWITCH 雙極開關掣
- SINGLE SOCKET OUTLET 單位掣插座
- DOUBLE SOCKET OUTLET 雙位掣插座
- WEATHERPROOF SOCKET OUTLET 防水插座
- BATTEN LAMP HOLDER 螺旋頭燈咀
- SINGLE HEAD RECESSED CEILING DOWNLIGHT 單頭天花燈
- T5 FLUORESCENT TUBE LIGHT TROUCH T5 光管燈槽
- T5 FLUORESCENT TUBE LIGHT TROUCH (VERTICAL) T5 光管燈槽 (垂直式)
- BALCONY LIGHTING 露台燈
- LIGHTING POINT FOR FLAT ROOF (FLOOR MOUNTED) 平台地燈位 (座地式)
- SHAVER SOCKET 鬚刨插座
- DOORBELL 門鈴
- DOORBELL BUTTON 門鈴按鈕
- EXHAUST FAN 抽氣扇
- TOWNGAS WATER HEATER CONTROL 煤氣熱水爐溫度控制
- ELECTRIC WATER HEATER 電熱水爐
- TOWNGAS WATER HEATER 煤氣熱水爐
- TELEPHONE OUTLET 電話插座
- TV / FM OUTLET 電視 / 電台天線插座
- A/C SPUR UNIT 冷氣機接線座
- A/C SPUR UNIT (HOME AUTOMATION) 冷氣機接線座 (家居智能控制)
- VISITOR & HOME AUTOMATION PANEL 訪客，家居智能控制板



Mechanical & Electrical Provision Plan of Units A on 7/F—23/F
7樓至23樓A單位機電裝置平面圖

MECHANICAL & ELECTRICAL PROVISION
機電裝置說明表

- ONE GANG LIGHTING SWITCH 一位燈掣
- TWO GANG LIGHTING SWITCH 二位燈掣
- THREE GANG LIGHTING SWITCH 三位燈掣
- TWO WAY LIGHTING SWITCH 二路燈掣
- IR LIGHTING SWITCH (HOME AUTOMATION) 燈掣 (家居智能控制)
- ONE GANG DOUBLE POLE SWITCH 雙極開關掣
- SINGLE SOCKET OUTLET 單位掣插座
- DOUBLE SOCKET OUTLET 雙位掣插座
- W WEATHERPROOF SOCKET OUTLET 防水插座
- BATTEN LAMP HOLDER 螺旋頭燈咀
- SINGLE HEAD RECESSED CEILING DOWNLIGHT 單頭天花燈
- T5 FLUORESCENT TUBE LIGHT TROUCH T5 光管燈槽
- T5 FLUORESCENT TUBE LIGHT TROUCH (VERTICAL) T5 光管燈槽 (垂直式)
- BALCONY LIGHTING 露台燈
- SHAVER SOCKET 鬚刨插座
- DOORBELL 門鈴
- DB DOORBELL BUTTON 門鈴按鈕
- EXHAUST FAN 抽氣扇
- DC TOWNGAS WATER HEATER CONTROL 煤氣熱水爐溫度控制
- EH ELECTRIC WATER HEATER 電熱水爐
- GH TOWNGAS WATER HEATER 煤氣熱水爐
- T TELEPHONE OUTLET 電話插座
- TV TV / FM OUTLET 電視 / 電台天線插座
- A/C A/C SPUR UNIT 冷氣機接線座
- IR A/C A/C SPUR UNIT (HOME AUTOMATION) 冷氣機接線座 (家居智能控制)
- V VISITOR & HOME AUTOMATION PANEL 訪客，家居智能控制板



SCALE 比例：
(M) 米 2.5M/ 米 5M/ 米

Note:
1.There are no 4/F, 13/F, 14/F and 24/F in the Development.

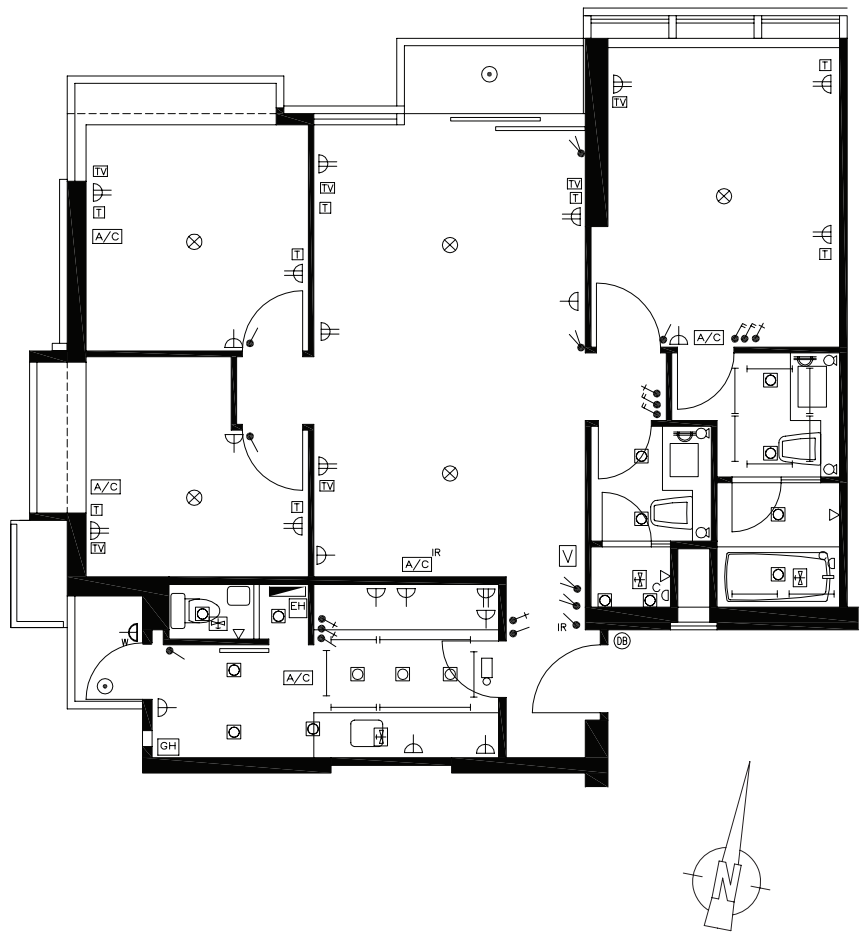
附註:
1.發展項目不設4樓、13樓、14樓及24樓。

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

Mechanical & Electrical Provision Plan of Units B on 7/F—22/F
7樓至22樓B單位機電裝置平面圖

MECHANICAL & ELECTRICAL PROVISION
機電裝置說明表

- ONE GANG LIGHTING SWITCH 一位燈掣
- TWO GANG LIGHTING SWITCH 二位燈掣
- THREE GANG LIGHTING SWITCH 三位燈掣
- TWO WAY LIGHTING SWITCH 二路燈掣
- LIGHTING SWITCH (HOME AUTOMATION) 燈掣 (家居智能控制)
- ONE GANG DOUBLE POLE SWITCH 雙極開關掣
- SINGLE SOCKET OUTLET 單位掣插座
- DOUBLE SOCKET OUTLET 雙位掣插座
- WEATHERPROOF SOCKET OUTLET 防水插座
- BATTEN LAMP HOLDER 螺旋頭燈咀
- SINGLE HEAD RECESSED CEILING DOWNLIGHT 單頭天花燈
- T5 FLUORESCENT TUBE LIGHT TROUCH T5 光管燈槽
- T5 FLUORESCENT TUBE LIGHT TROUCH (VERTICAL) T5 光管燈槽 (垂直式)
- BALCONY LIGHTING 露台燈
- SHAVER SOCKET 鬚刨插座
- DOORBELL 門鈴
- DOORBELL BUTTON 門鈴按鈕
- EXHAUST FAN 抽氣扇
- TOWNGAS WATER HEATER CONTROL 煤氣熱水爐溫度控制
- ELECTRIC WATER HEATER 電熱水爐
- TOWNGAS WATER HEATER 煤氣熱水爐
- TELEPHONE OUTLET 電話插座
- TV / FM OUTLET 電視 / 電台天線插座
- A/C SPUR UNIT 冷氣機接線座
- A/C SPUR UNIT (HOME AUTOMATION) 冷氣機接線座 (家居智能控制)
- VISITOR & HOME AUTOMATION PANEL 訪客，家居智能控制板



SCALE 比例：
(M) 米 2.5M/ 米 5M/ 米

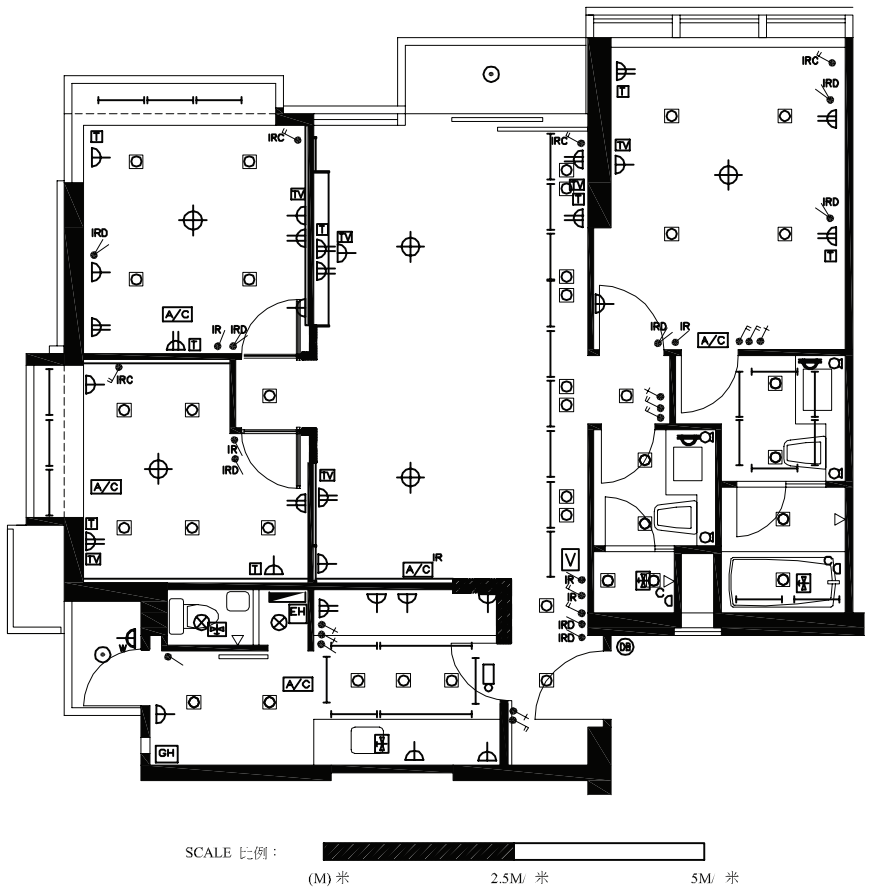
Note:
1.There are no 4/F, 13/F, 14/F and 24/F in the Development.

附註:
1.發展項目不設4樓、13樓、14樓及24樓。

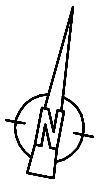
Mechanical & Electrical Provision Plan of Unit B on 23/F
23樓B單位機電裝置平面圖

MECHANICAL & ELECTRICAL PROVISION
機電裝置說明表

- ONE GANG LIGHTING SWITCH
  一位燈掣
- TWO GANG LIGHTING SWITCH
  二位燈掣
- TWO WAY LIGHTING SWITCH
  二路燈掣
- IRC SWITCH POINT FOR CURTAIN (HOME AUTOMATION)
  電動窗簾開關 (家居智能控制)
- IR TWO WAY LIGHTING SWITCH (HOME AUTOMATION)
  二路燈掣 (家居智能控制)
- IR LIGHTING SWITCH (HOME AUTOMATION)
  燈掣 (家居智能控制)
- IRD LIGHTING SWITCH W/ DIMMER (HOME AUTOMATION)
  調光燈掣 (家居智能控制)
- IRD TWO WAY LIGHTING SWITCH W/ DIMMER (HOME AUTOMATION)
  調光二路燈掣 (家居智能控制)
- ONE GANG DOUBLE POLE SWITCH
  雙極開關掣
- SINGLE SOCKET OUTLET
  單位掣插座
- DOUBLE SOCKET OUTLET
  雙位掣插座
- W WEATHERPROOF SOCKET OUTLET
  防水插座
- LIGHTING POINT (CEILING MOUNTED)
  燈位 (天花式)
- SINGLE HEAD RECESSED CEILING DOWNLIGHT
  單頭天花燈
- BATTEN LAMP HOLDER
  螺旋頭燈咀
- T5 FLUORESCENT TUBE LIGHT TROUCH
  T5 光管燈槽
- T5 FLUORESCENT TUBE LIGHT TROUCH (VERTICAL)
  T5 光管燈槽 (垂直式)
- BALCONY LIGHTING
  露台燈
- SHAVER SOCKET
  鬚刨插座
- DOORBELL
  門鈴
- DB DOORBELL BUTTON
  門鈴按鈕
- EXHAUST FAN
  抽氣扇
- DC TOWNGAS WATER HEATER CONTROL
  煤氣熱水爐溫度控制
- EH ELECTRIC WATER HEATER
  電熱水爐
- GH TOWNGAS WATER HEATER
  煤氣熱水爐
- T TELEPHONE OUTLET
  電話插座
- TV TV / FM OUTLET
  電視 / 電台天線插座
- A/C A/C SPUR UNIT
  冷氣機接線座
- A/C IR A/C SPUR UNIT (HOME AUTOMATION)
  冷氣機接線座 (家居智能控制)
- V VISITOR & HOME AUTOMATION PANEL
  訪客，家居智能控制板



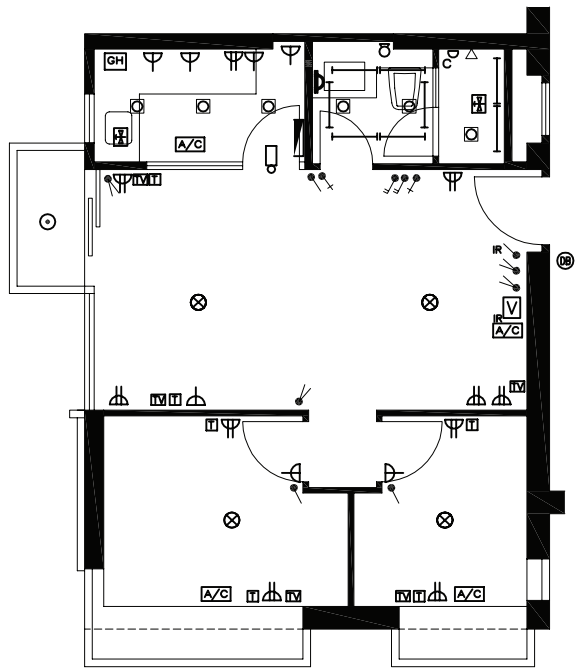
SCALE 比例：
(M) 米　2.5M/ 米　5M/ 米

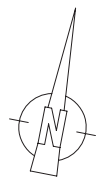


Mechanical & Electrical Provision Plan of Units C on 7/F—23/F
7樓至23樓C單位機電裝置平面圖

MECHANICAL & ELECTRICAL PROVISION
機電裝置說明表

- ONE GANG LIGHTING SWITCH
  一位燈掣
- TWO GANG LIGHTING SWITCH
  二位燈掣
- THREE GANG LIGHTING SWITCH
  三位燈掣
- TWO WAY LIGHTING SWITCH
  二路燈掣
- LIGHTING SWITCH (HOME AUTOMATION)
  燈掣 (家居智能控制)
- ONE GANG DOUBLE POLE SWITCH
  雙極開關掣
- SINGLE SOCKET OUTLET
  單位掣插座
- DOUBLE SOCKET OUTLET
  雙位掣插座
- WEATHERPROOF SOCKET OUTLET
  防水插座
- BATTEN LAMP HOLDER
  螺旋頭燈咀
- SINGLE HEAD RECESSED CEILING DOWNLIGHT
  單頭天花燈
- T5 FLUORESCENT TUBE LIGHT TROUCH
  T5 光管燈槽
- T5 FLUORESCENT TUBE LIGHT TROUCH (VERTICAL)
  T5 光管燈槽 (垂直式)
- BALCONY LIGHTING
  露台燈
- SHAVER SOCKET
  鬚刨插座
- DOORBELL
  門鈴
- DOORBELL BUTTON
  門鈴按鈕
- EXHAUST FAN
  抽氣扇
- TOWNGAS WATER HEATER CONTROL
  煤氣熱水爐溫度控制
- TOWNGAS WATER HEATER
  煤氣熱水爐
- TELEPHONE OUTLET
  電話插座
- TV / FM OUTLET
  電視 / 電台天線插座
- A/C SPUR UNIT
  冷氣機接線座
- A/C SPUR UNIT (HOME AUTOMATION)
  冷氣機接線座 (家居智能控制)
- VISITOR & HOME AUTOMATION PANEL
  訪客，家居智能控制板





SCALE 比例：

(M) 米　　2.5M/ 米　　5M/

Note:
1.There are no 4/F, 13/F, 14/F and 24/F in the Development.

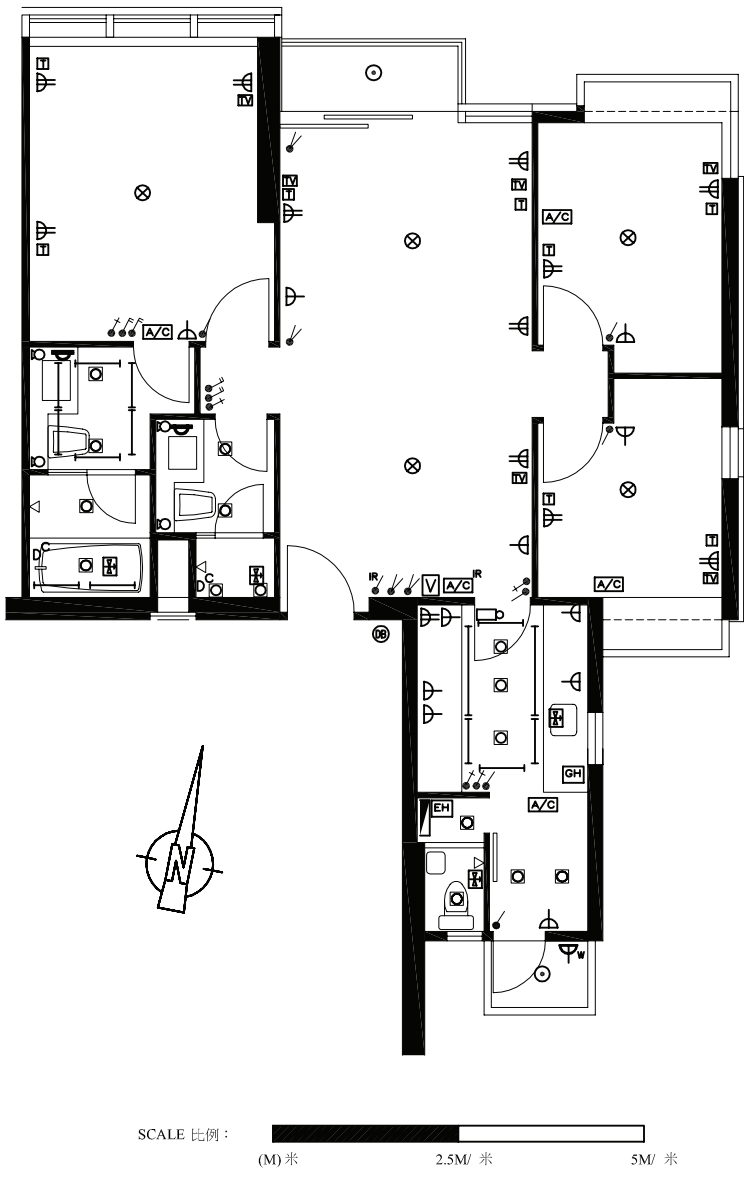
附註:
1.發展項目不設4樓、13樓、14樓及24樓。

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

Mechanical & Electrical Provision Plan of Unit A on 25/F
25樓A單位機電裝置平面圖

MECHANICAL & ELECTRICAL PROVISION
機電裝置說明表

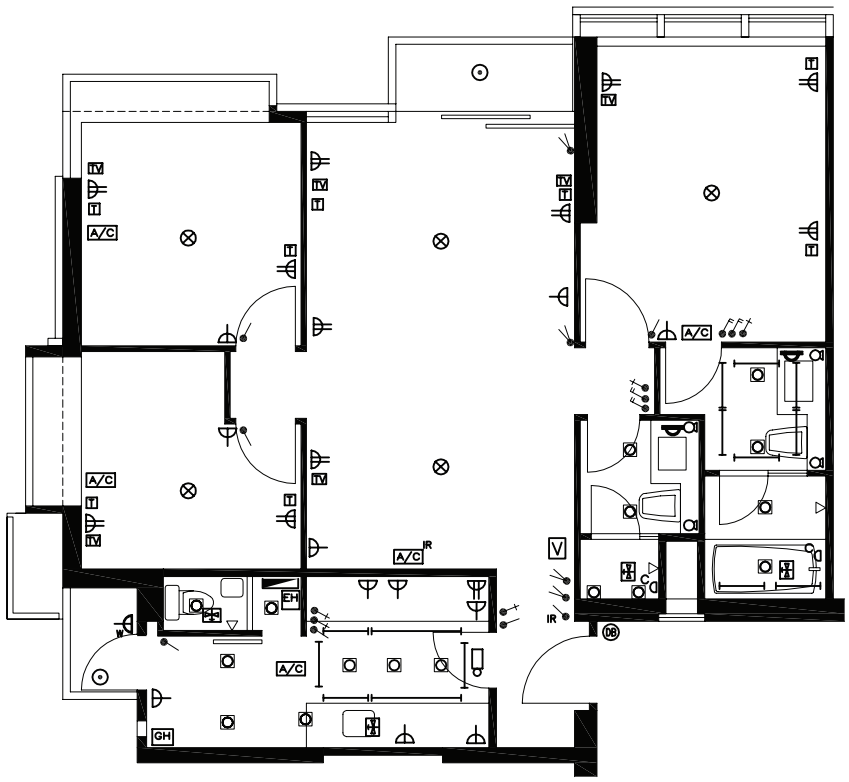
- ONE GANG LIGHTING SWITCH 一位燈掣
- TWO GANG LIGHTING SWITCH 二位燈掣
- THREE GANG LIGHTING SWITCH 三位燈掣
- TWO WAY LIGHTING SWITCH 二路燈掣
- LIGHTING SWITCH (HOME AUTOMATION) 燈掣 (家居智能控制)
- ONE GANG DOUBLE POLE SWITCH 雙極開關掣
- SINGLE SOCKET OUTLET 單位掣插座
- DOUBLE SOCKET OUTLET 雙位掣插座
- WEATHERPROOF SOCKET OUTLET 防水插座
- BATTEN LAMP HOLDER 螺旋頭燈咀
- SINGLE HEAD RECESSED CEILING DOWNLIGHT 單頭天花燈
- T5 FLUORESCENT TUBE LIGHT TROUCH T5 光管燈槽
- T5 FLUORESCENT TUBE LIGHT TROUCH (VERTICAL) T5 光管燈槽 (垂直式)
- BALCONY LIGHTING 露台燈
- SHAVER SOCKET 鬚刨插座
- DOORBELL 門鈴
- DOORBELL BUTTON 門鈴按鈕
- EXHAUST FAN 抽氣扇
- TOWNGAS WATER HEATER CONTROL 煤氣熱水爐溫度控制
- ELECTRIC WATER HEATER 電熱水爐
- TOWNGAS WATER HEATER 煤氣熱水爐
- TELEPHONE OUTLET 電話插座
- TV / FM OUTLET 電視 / 電台天線插座
- A/C SPUR UNIT 冷氣機接線座
- A/C SPUR UNIT (HOME AUTOMATION) 冷氣機接線座 (家居智能控制)
- VISITOR & HOME AUTOMATION PANEL 訪客，家居智能控制板



Mechanical & Electrical Provision Plan of Unit B on 25/F
25樓B單位機電裝置平面圖

MECHANICAL & ELECTRICAL PROVISION
機電裝置說明表

- ONE GANG LIGHTING SWITCH 一位燈掣
- TWO GANG LIGHTING SWITCH 二位燈掣
- THREE GANG LIGHTING SWITCH 三位燈掣
- TWO WAY LIGHTING SWITCH 二路燈掣
- IR LIGHTING SWITCH (HOME AUTOMATION) 燈掣 (家居智能控制)
- ONE GANG DOUBLE POLE SWITCH 雙極開關掣
- SINGLE SOCKET OUTLET 單位掣插座
- DOUBLE SOCKET OUTLET 雙位掣插座
- W WEATHERPROOF SOCKET OUTLET 防水插座
- BATTEN LAMP HOLDER 螺旋頭燈咀
- SINGLE HEAD RECESSED CEILING DOWNLIGHT 單頭天花燈
- T5 FLUORESCENT TUBE LIGHT TROUCH T5 光管燈槽
- T5 FLUORESCENT TUBE LIGHT TROUCH (VERTICAL) T5 光管燈槽 (垂直式)
- BALCONY LIGHTING 露台燈
- SHAVER SOCKET 鬚刨插座
- DOORBELL 門鈴
- DB DOORBELL BUTTON 門鈴按鈕
- EXHAUST FAN 抽氣扇
- DC TOWNGAS WATER HEATER CONTROL 煤氣熱水爐溫度控制
- EH ELECTRIC WATER HEATER 電熱水爐
- GH TOWNGAS WATER HEATER 煤氣熱水爐
- T TELEPHONE OUTLET 電話插座
- TV TV / FM OUTLET 電視 / 電台天線插座
- A/C A/C SPUR UNIT 冷氣機接線座
- A/C IR A/C SPUR UNIT (HOME AUTOMATION) 冷氣機接線座 (家居智能控制)
- V VISITOR & HOME AUTOMATION PANEL 訪客，家居智能控制板



SCALE 比例：

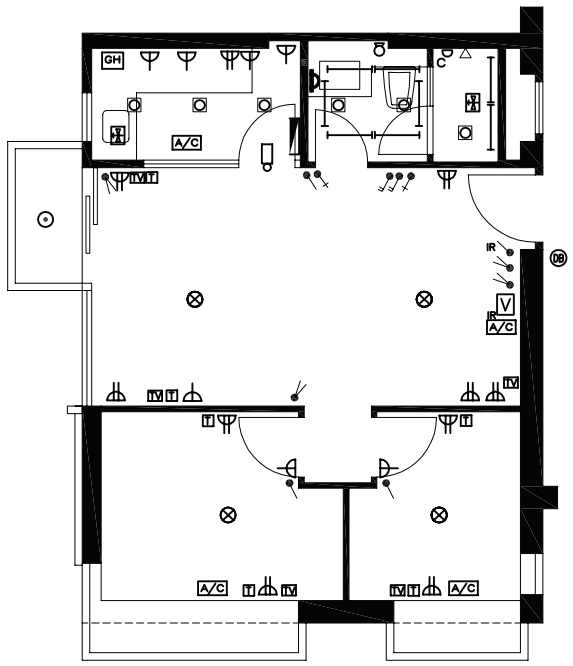
(M) 米　　2.5M/ 米　　5M/ 米

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

Mechanical & Electrical Provision Plan of Unit C on 25/F
25樓C單位機電裝置平面圖

MECHANICAL & ELECTRICAL PROVISION
機電裝置說明表

- ONE GANG LIGHTING SWITCH
  一位燈掣
- TWO GANG LIGHTING SWITCH
  二位燈掣
- THREE GANG LIGHTING SWITCH
  三位燈掣
- TWO WAY LIGHTING SWITCH
  二路燈掣
- LIGHTING SWITCH (HOME AUTOMATION)
  燈掣 (家居智能控制)
- ONE GANG DOUBLE POLE SWITCH
  雙極開關掣
- SINGLE SOCKET OUTLET
  單位掣插座
- DOUBLE SOCKET OUTLET
  雙位掣插座
- WEATHERPROOF SOCKET OUTLET
  防水插座
- BATTEN LAMP HOLDER
  螺旋頭燈咀
- SINGLE HEAD RECESSED CEILING DOWNLIGHT
  單頭天花燈
- T5 FLUORESCENT TUBE LIGHT TROUCH
  T5 光管燈槽
- T5 FLUORESCENT TUBE LIGHT TROUCH (VERTICAL)
  T5 光管燈槽 (垂直式)
- BALCONY LIGHTING
  露台燈
- SHAVER SOCKET
  鬚刨插座
- DOORBELL
  門鈴
- DOORBELL BUTTON
  門鈴按鈕
- EXHAUST FAN
  抽氣扇
- TOWNGAS WATER HEATER CONTROL
  煤氣熱水爐溫度控制
- TOWNGAS WATER HEATER
  煤氣熱水爐
- TELEPHONE OUTLET
  電話插座
- TV / FM OUTLET
  電視 / 電台天線插座
- A/C SPUR UNIT
  冷氣機接線座
- A/C SPUR UNIT (HOME AUTOMATION)
  冷氣機接線座 (家居智能控制)
- VISITOR & HOME AUTOMATION PANEL
  訪客，家居智能控制板



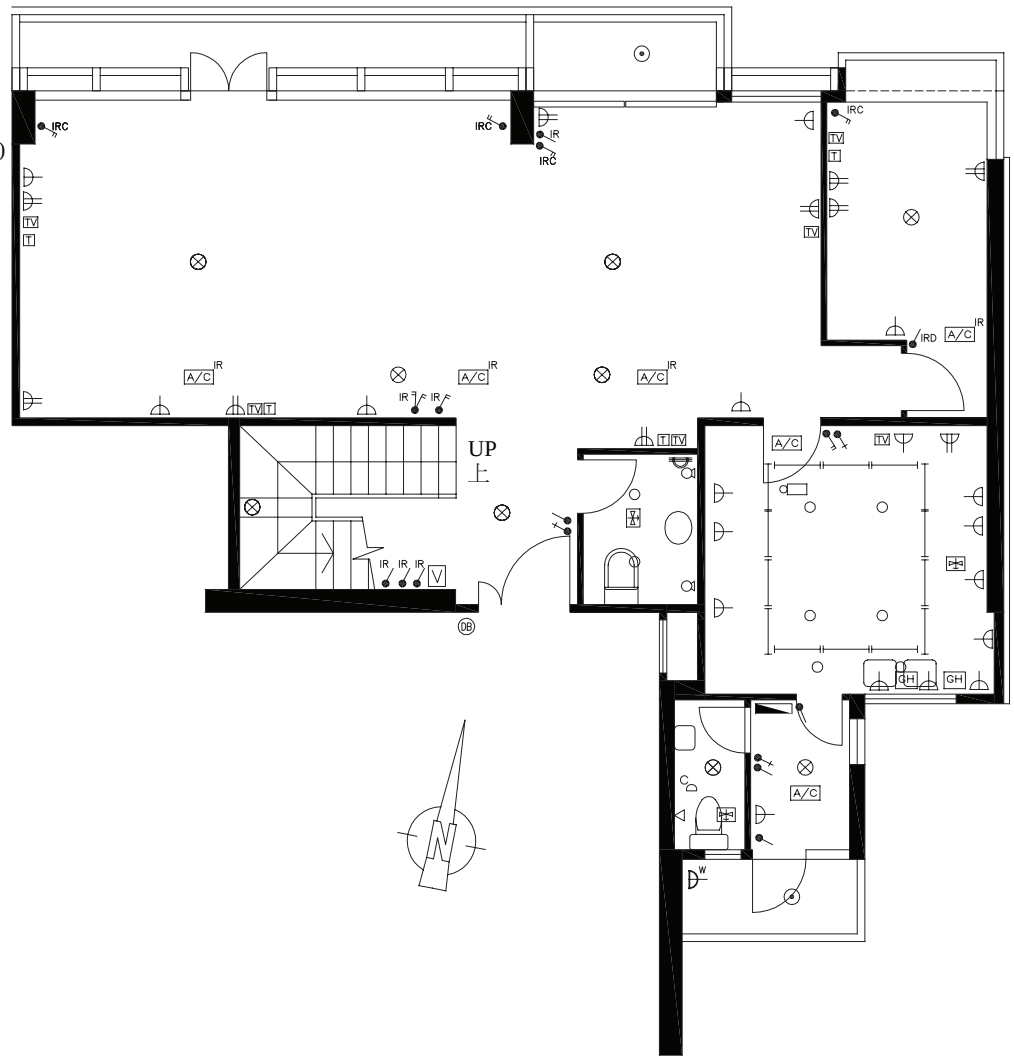
SCALE 比例：

(M) 米　　2.5M/ 米　　5M

Mechanical & Electrical Provision Plan of Duplex Unit A on 26/F
26樓複式A單位機電裝置平面圖

MECHANICAL & ELECTRICAL PROVISION
機電裝置說明表

- ONE GANG LIGHTING SWITCH
  一位燈掣
- TWO GANG LIGHTING SWITCH
  二位燈掣
- TWO WAY LIGHTING SWITCH
  二路燈掣
- IR — LIGHTING SWITCH (HOME AUTOMATION)
  燈掣 (家居智能控制)
- IR — ONE GANG TWO WAY LIGHTING SWITCH (HOME AUTOMATION)
  單位二路燈掣 (家居智能控制)
- IRD — LIGHTING SWITCH W/ DIMMER (HOME AUTOMATION)
  調光燈掣 (家居智能控制)
- IR — TWO GANG LIGHTING SWITCH (HOME AUTOMATION)
  兩位燈掣 (家居智能控制)
- IR — TWO GANG TWO WAY LIGHTING SWITCH (HOME AUTOMATION)
  兩位二路燈掣 (家居智能控制)
- IRD — TWO GANG LIGHTING SWITCH W/ DIMMER (HOME AUTOMATION)
  兩位調光燈掣 (家居智能控制)
- IRC — SWITCH POINT FOR CURTAIN (HOME AUTOMATION)
  電動窗簾開關 (家居智能控制)
- ONE GANG DOUBLE POLE SWITCH
  雙極開關掣
- SINGLE SOCKET OUTLET
  單位掣插座
- DOUBLE SOCKET OUTLET
  雙位掣插座
- W — WEATHERPROOF SOCKET OUTLET
  防水插座
- BATTEN LAMP HOLDER
  螺旋頭燈咀
- SINGLE HEAD RECESSED CEILING LED DOWNLIGHT
  單頭LED天花燈
- T5 FLUORESCENT TUBE LIGHT TROUGH
  T5 光管燈槽
- T5 FLUORESCENT TUBE LIGHT TROUGH (VERTICAL)
  T5 光管燈槽（垂直式）
- BALCONY LIGHTING
  露台燈
- SHAVER SOCKET
  鬚刨插座
- DOORBELL
  門鈴
- DB — DOORBELL BUTTON
  門鈴按鈕
- EXHAUST FAN
  抽氣扇
- C — TOWNGAS WATER HEATER CONTROL
  煤氣熱水爐溫度控制
- EH — ELECTRIC WATER HEATER
  電熱水爐
- GH — TOWNGAS WATER HEATER
  煤氣熱水爐
- T — TELEPHONE OUTLET
  電話插座
- TV — TV/FM OUTLET
  電視／電台天線插座
- A/C IR — A/C SPUR UNIT (HOME AUTOMATION)
  冷氣機接線座(家居智能控制)
- V — VISITOR & HOME AUTOMATION PANEL
  訪客，家居智能控制板



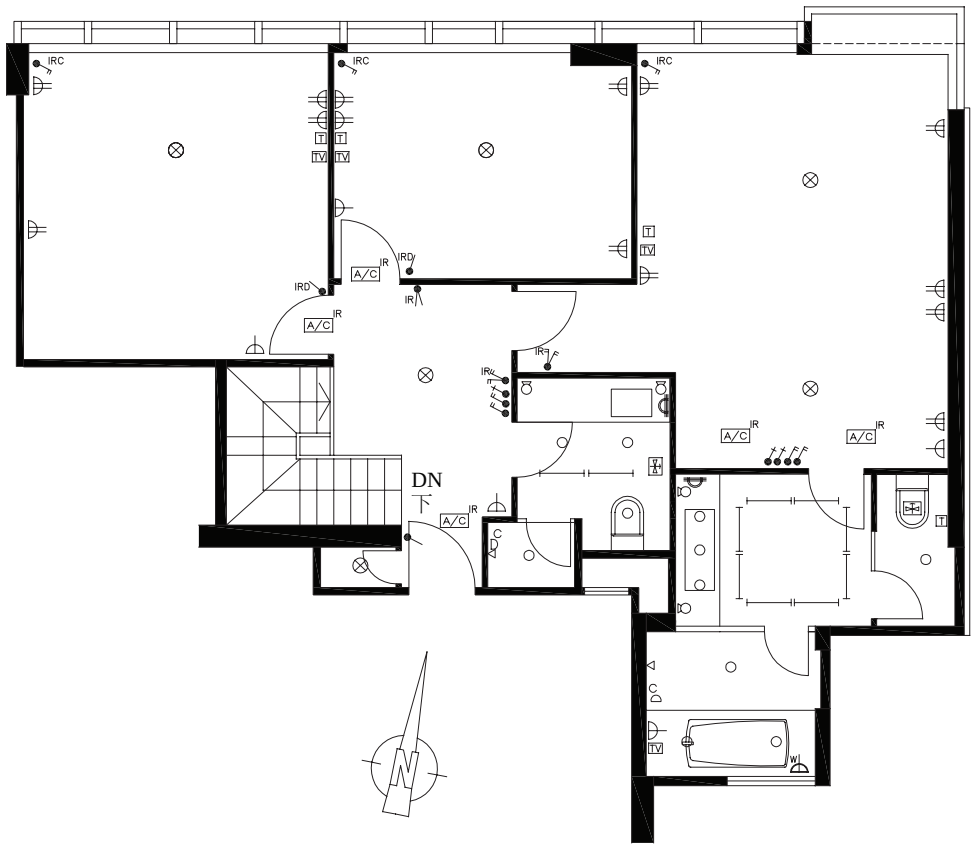
SCALE 比例：
(M) 米 2.5M/ 米 5M/ 米

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

Mechanical & Electrical Provision Plan of Duplex Unit A on 27/F
27樓複式A單位機電裝置平面圖

MECHANICAL & ELECTRICAL PROVISION
機電裝置說明表

- ONE GANG LIGHTING SWITCH 一位燈掣
- TWO GANG LIGHTING SWITCH 二位燈掣
- TWO WAY LIGHTING SWITCH 二路燈掣
- IR LIGHTING SWITCH (HOME AUTOMATION) 燈掣 (家居智能控制)
- IR ONE GANG TWO WAY LIGHTING SWITCH (HOME AUTOMATION) 單位二路燈掣 (家居智能控制)
- IRD LIGHTING SWITCH W/ DIMMER (HOME AUTOMATION) 調光燈掣 (家居智能控制)
- IR TWO GANG LIGHTING SWITCH (HOME AUTOMATION) 兩位燈掣 (家居智能控制)
- IR TWO GANG TWO WAY LIGHTING SWITCH (HOME AUTOMATION) 兩位二路燈掣 (家居智能控制)
- IRD TWO GANG LIGHTING SWITCH W/ DIMMER (HOME AUTOMATION) 兩位調光燈掣 (家居智能控制)
- IRC SWITCH POINT FOR CURTAIN (HOME AUTOMATION) 電動窗簾開關 (家居智能控制)
- ONE GANG DOUBLE POLE SWITCH 雙極開關掣
- SINGLE SOCKET OUTLET 單位掣插座
- DOUBLE SOCKET OUTLET 雙位掣插座
- W WEATHERPROOF SOCKET OUTLET 防水插座
- BATTEN LAMP HOLDER 螺旋頭燈咀
- SINGLE HEAD RECESSED CEILING LED DOWNLIGHT 單頭 LED 天花燈
- T5 FLUORESCENT TUBE LIGHT TROUGH T5 光管燈槽
- T5 FLUORESCENT TUBE LIGHT TROUGH (VERTICAL) T5 光管燈槽 (垂直式)
- BALCONY LIGHTING 露台燈
- SHAVER SOCKET 鬚刨插座
- DOORBELL 門鈴
- DB DOORBELL BUTTON 門鈴按鈕
- EXHAUST FAN 抽氣扇
- DC TOWNGAS WATER HEATER CONTROL 煤氣熱水爐溫度控制
- EH ELECTRIC WATER HEATER 電熱水爐
- GH TOWNGAS WATER HEATER 煤氣熱水爐
- T TELEPHONE OUTLET 電話插座
- TV TV/FM OUTLET 電視／電台天線插座
- A/C IR A/C SPUR UNIT (HOME AUTOMATION) 冷氣機接線座 (家居智能控制)

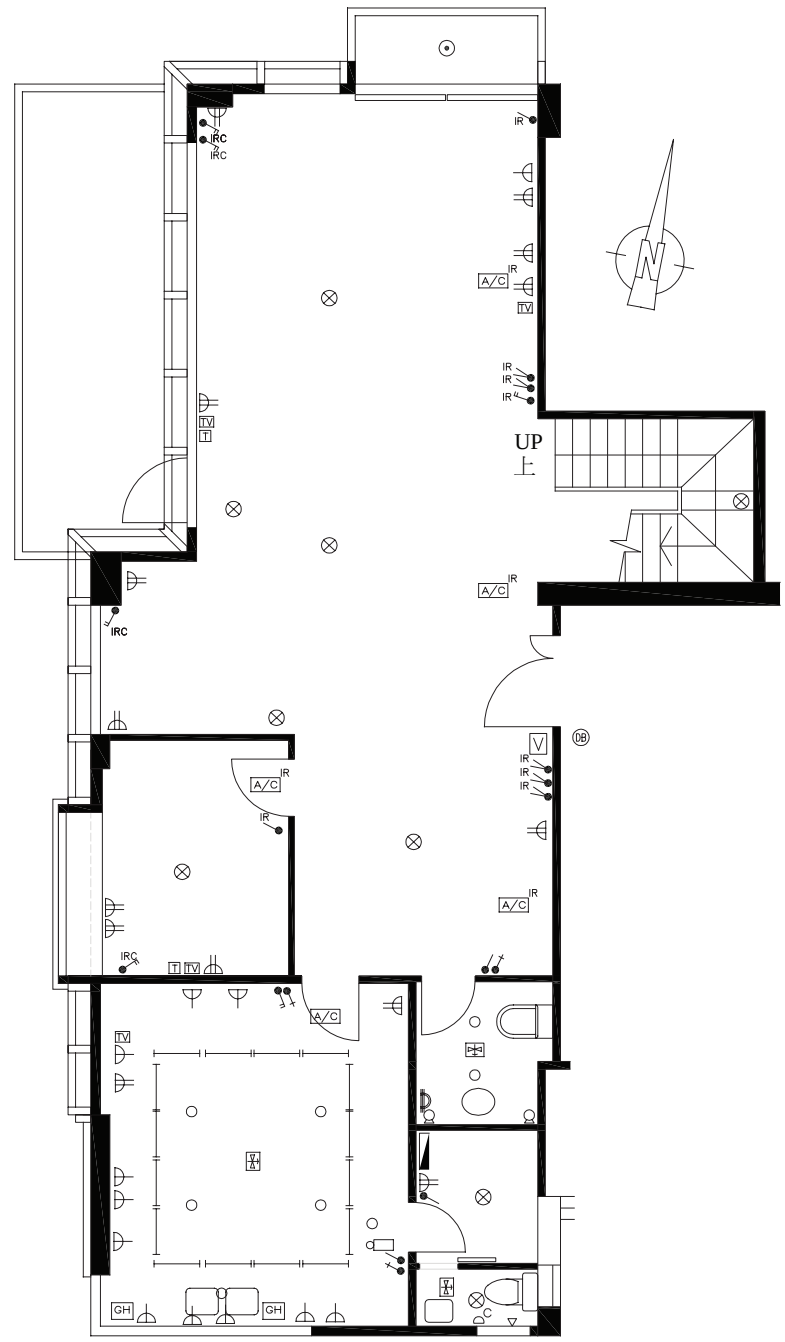


SCALE 比例：
(M) 米 2.5M/ 米 5M/ 米

Mechanical & Electrical Provision Plan of Duplex Unit B on 26/F
26樓複式B單位機電裝置平面圖

MECHANICAL & ELECTRICAL PROVISION
機電裝置說明表

- ONE GANG LIGHTING SWITCH
  一位燈掣
- TWO GANG LIGHTING SWITCH
  二位燈掣
- TWO WAY LIGHTING SWITCH
  二路燈掣
- IR — LIGHTING SWITCH (HOME AUTOMATION)
  燈掣 (家居智能控制)
- IR — ONE GANG TWO WAY LIGHTING SWITCH (HOME AUTOMATION)
  單位二路燈掣 (家居智能控制)
- IRD — LIGHTING SWITCH W/ DIMMER (HOME AUTOMATION)
  調光燈掣 (家居智能控制)
- IRD — TWO GANG LIGHTING SWITCH (HOME AUTOMATION)
  兩位調光燈掣 (家居智能控制)
- IRC — SWITCH POINT FOR CURTAIN (HOME AUTOMATION)
  電動窗簾開關 (家居智能控制)
- ONE GANG DOUBLE POLE SWITCH
  雙極開關掣
- SINGLE SOCKET OUTLET
  單位掣插座
- DOUBLE SOCKET OUTLET
  雙位掣插座
- W — WEATHERPROOF SOCKET OUTLET
  防水插座
- BATTEN LAMP HOLDER
  螺旋頭燈咀
- SINGLE HEAD RECESSED CEILING LED DOWNLIGHT
  單頭LED天花燈
- T5 FLUORESCENT TUBE LIGHT TROUGH
  T5 光管燈槽
- T5 FLUORESCENT TUBE LIGHT TROUGH (VERTICAL)
  T5 光管燈槽（垂直式）
- BALCONY LIGHTING
  露台燈
- SHAVER SOCKET
  鬚刨插座
- DOORBELL
  門鈴
- DB — DOORBELL BUTTON
  門鈴按鈕
- EXHAUST FAN
  抽氣扇
- DC — TOWNGAS WATER HEATER CONTROL
  煤氣熱水爐溫度控制
- EH — ELECTRIC WATER HEATER
  電熱水爐
- GH — TOWNGAS WATER HEATER
  煤氣熱水爐
- T — TELEPHONE OUTLET
  電話插座
- TV — TV/FM OUTLET
  電視／電台天線插座
- A/C IR — A/C SPUR UNIT (HOME AUTOMATION)
  冷氣機接線座 (家居智能控制)
- V — VISITOR & HOME AUTOMATION PANEL
  訪客，家居智能控制板



SCALE 比例：

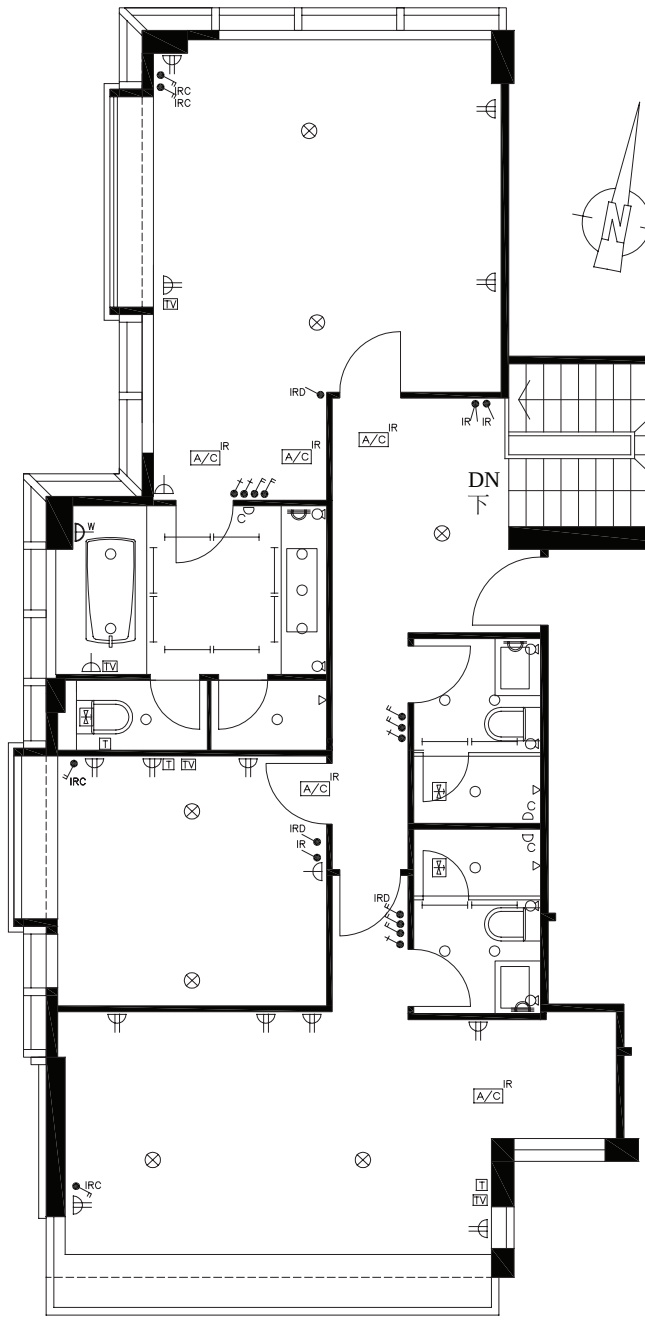
(M) 米　　2.5M/ 米　　5M/ 米

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

Mechanical & Electrical Provision Plan of Duplex Unit A on 27/F
27樓複式B單位機電裝置平面圖

MECHANICAL & ELECTRICAL PROVISION
機電裝置說明表

- ONE GANG LIGHTING SWITCH
  一位燈掣
- TWO GANG LIGHTING SWITCH
  二位燈掣
- TWO WAY LIGHTING SWITCH
  二路燈掣
- IR — LIGHTING SWITCH (HOME AUTOMATION)
  燈掣 (家居智能控制)
- IR — ONE GANG TWO WAY LIGHTING SWITCH (HOME AUTOMATION)
  單位二路燈掣 (家居智能控制)
- IRD — LIGHTING SWITCH W/ DIMMER (HOME AUTOMATION)
  調光燈掣 (家居智能控制)
- IRD — TWO GANG LIGHTING SWITCH (HOME AUTOMATION)
  兩位調光燈掣 (家居智能控制)
- IRC — SWITCH POINT FOR CURTAIN (HOME AUTOMATION)
  電動窗簾開關 (家居智能控制)
- ONE GANG DOUBLE POLE SWITCH
  雙極開關掣
- SINGLE SOCKET OUTLET
  單位掣插座
- DOUBLE SOCKET OUTLET
  雙位掣插座
- W — WEATHERPROOF SOCKET OUTLET
  防水插座
- BATTEN LAMP HOLDER
  螺旋頭燈咀
- SINGLE HEAD RECESSED CEILING LED DOWNLIGHT
  單頭LED天花燈
- T5 FLUORESCENT TUBE LIGHT TROUGH
  T5 光管燈槽
- T5 FLUORESCENT TUBE LIGHT TROUGH (VERTICAL)
  T5 光管燈槽（垂直式）
- BALCONY LIGHTING
  露台燈
- SHAVER SOCKET
  鬚刨插座
- DOORBELL
  門鈴
- DB — DOORBELL BUTTON
  門鈴按鈕
- EXHAUST FAN
  抽氣扇
- DC — TOWNGAS WATER HEATER CONTROL
  煤氣熱水爐溫度控制
- EH — ELECTRIC WATER HEATER
  電熱水爐
- GH — TOWNGAS WATER HEATER
  煤氣熱水爐
- T — TELEPHONE OUTLET
  電話插座
- TV — TV/FM OUTLET
  電視／電台天線插座
- A/C IR — A/C SPUR UNIT (HOME AUTOMATION)
  冷氣機接線座 (家居智能控制)



Mechanical & Electrical Provision Plan of Duplex Unit A on 28/F
28樓複式A單位機電裝置平面圖

MECHANICAL & ELECTRICAL PROVISION
機電裝置說明表

- ONE GANG LIGHTING SWITCH
  一位燈掣
- TWO GANG LIGHTING SWITCH
  二位燈掣
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  二路燈掣
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  燈掣 (家居智能控制)
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  兩位燈掣 (家居智能控制)
- IR — TWO GANG TWO WAY LIGHTING SWITCH (HOME AUTOMATION)
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  兩位調光燈掣 (家居智能控制)
- IRC — SWITCH POINT FOR CURTAIN (HOME AUTOMATION)
  電動窗簾開關 (家居智能控制)
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- GH — TOWNGAS WATER HEATER
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- TV — TV/FM OUTLET
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- A/C IR — A/C SPUR UNIT (HOME AUTOMATION)
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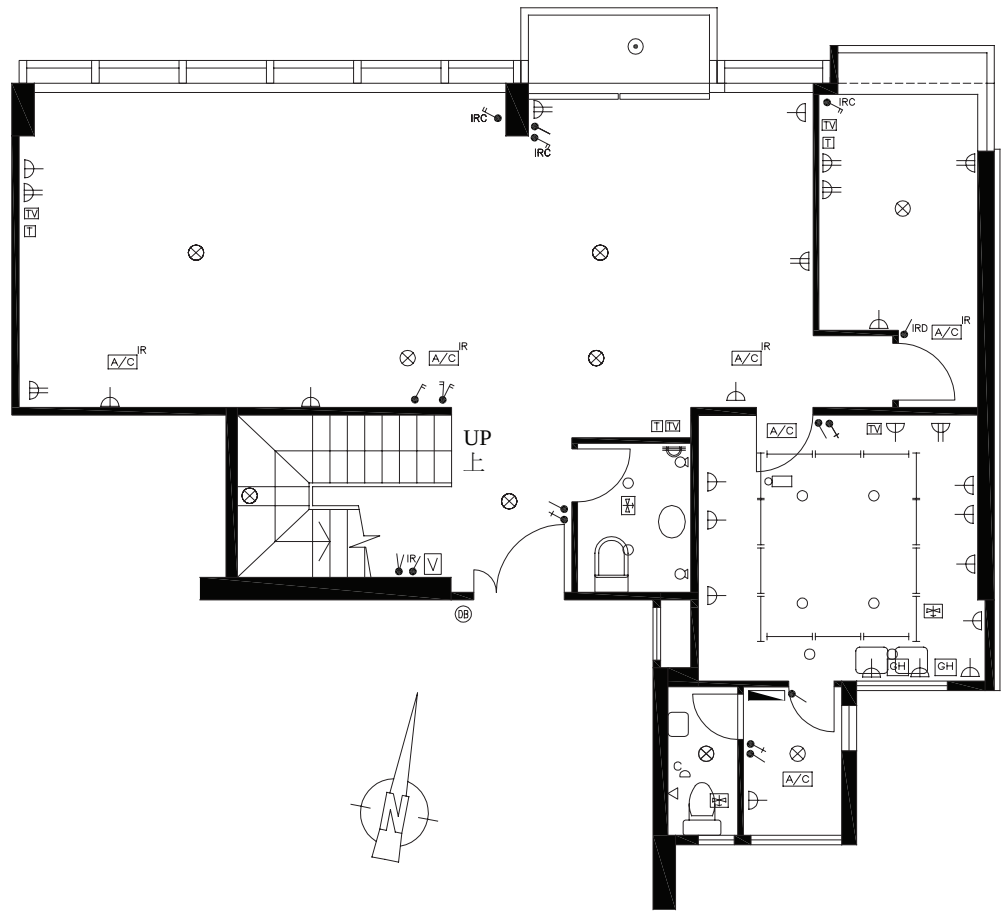
- V — VISITOR & HOME AUTOMATION PANEL
  訪客，家居智能控制板



SCALE 比例：
(M) 米　2.5M/ 米　5M/ 米

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

Mechanical & Electrical Provision Plan of Duplex Unit A on 29/F
29樓複式A單位機電裝置平面圖

MECHANICAL & ELECTRICAL PROVISION
機電裝置說明表

- ONE GANG LIGHTING SWITCH 一位燈掣
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- TWO WAY LIGHTING SWITCH 二路燈掣
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- IRD LIGHTING SWITCH W/ DIMMER (HOME AUTOMATION) 調光燈掣 (家居智能控制)
- IR TWO GANG LIGHTING SWITCH (HOME AUTOMATION) 兩位燈掣 (家居智能控制)
- IR TWO GANG TWO WAY LIGHTING SWITCH (HOME AUTOMATION) 兩位二路燈掣 (家居智能控制)
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- ONE GANG DOUBLE POLE SWITCH 雙極開關掣
- SINGLE SOCKET OUTLET 單位掣插座
- DOUBLE SOCKET OUTLET 雙位掣插座
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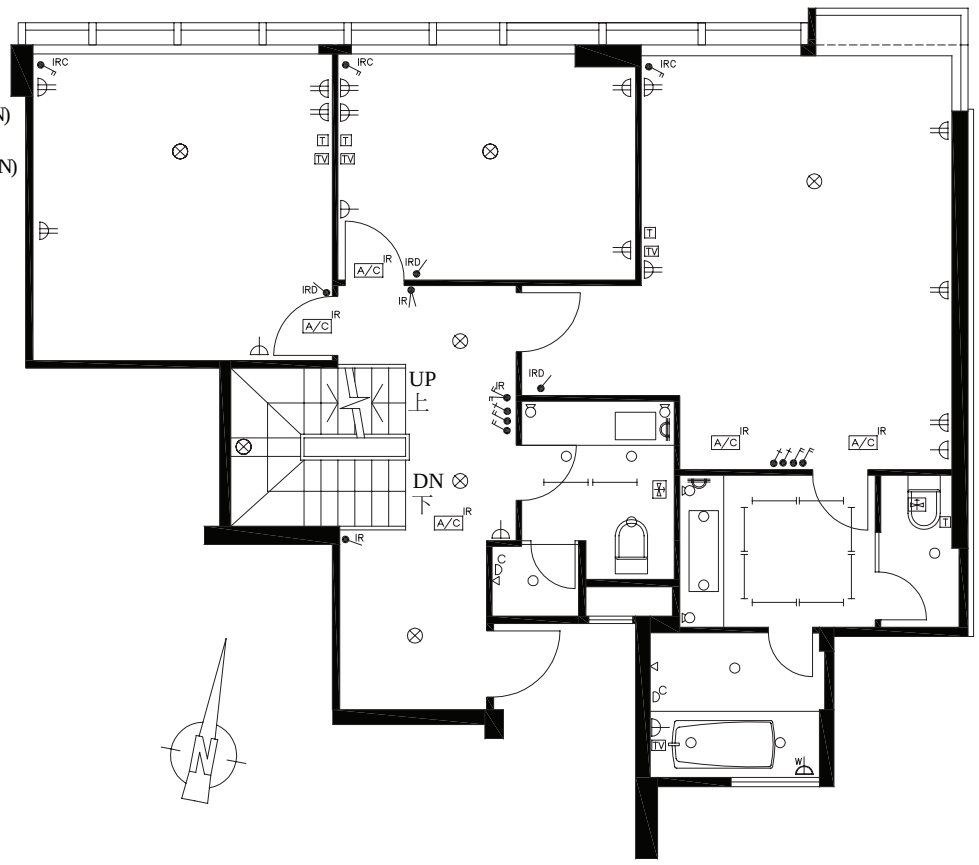
- EXHAUST FAN 抽氣扇
- C TOWNGAS WATER HEATER CONTROL 煤氣熱水爐溫度控制
- EH ELECTRIC WATER HEATER 電熱水爐
- GH TOWNGAS WATER HEATER 煤氣熱水爐
- T TELEPHONE OUTLET 電話插座
- TV TV/FM OUTLET 電視／電台天線插座
- IR A/C SPUR UNIT (HOME AUTOMATION) 冷氣機接線座 (家居智能控制)



SCALE 比例：
(M) 米 2.5M/ 米 5M/ 米

Mechanical & Electrical Provision Plan of Duplex Unit A on Roof Floor
天台複式A單位機電裝置平面圖

MECHANICAL & ELECTRICAL PROVISION
機電裝置說明表圖例

- ONE GANG LIGHTING SWITCH
  一位燈掣
- TWO WAY LIGHTING SWITCH (HOME AUTOMATION)
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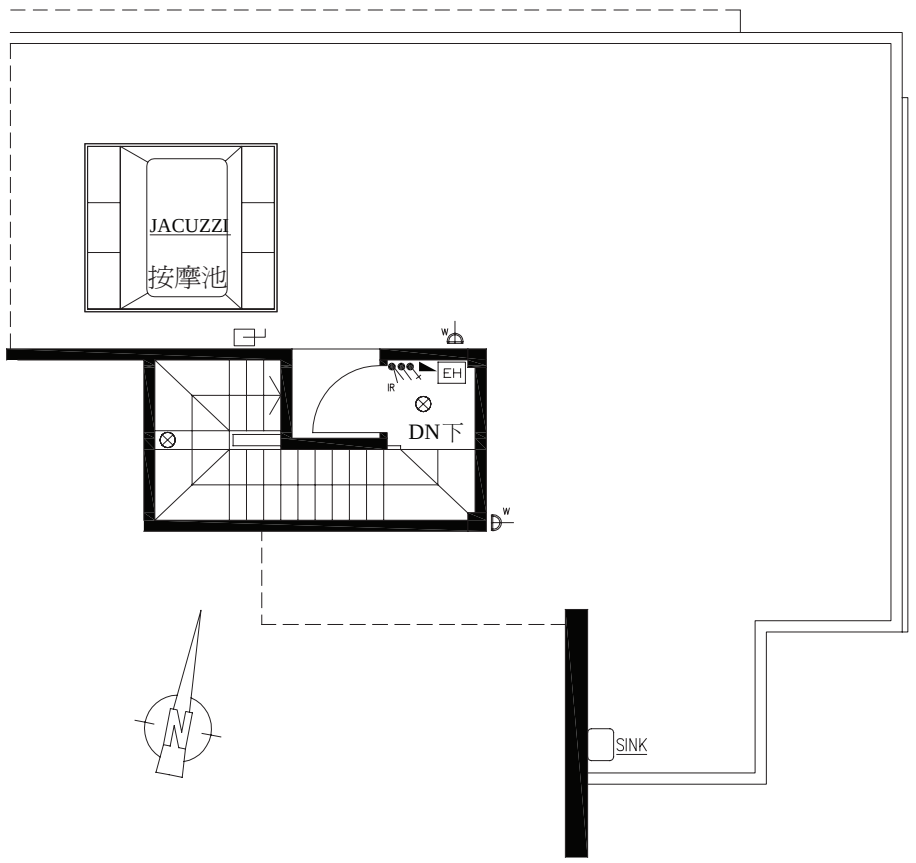
  螺旋頭燈咀
- ELECTRIC WATER HEATER
  電熱水爐
- POWER SUPPLY FOR JACUZZI
  按摩池供電制



SCALE 比例：

(M) 米　　2.5M/ 米　　5M/ 米

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

Mechanical & Electrical Provision Plan of Duplex Unit B on 28/F
28樓複式B單位機電裝置平面圖

MECHANICAL & ELECTRICAL PROVISION
機電裝置說明表

- ONE GANG LIGHTING SWITCH
  一位燈掣
- TWO GANG LIGHTING SWITCH
  二位燈掣
- TWO WAY LIGHTING SWITCH
  二路燈掣
- IR — LIGHTING SWITCH (HOME AUTOMATION)
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  調光燈掣 (家居智能控制)
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  防水插座
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- SINGLE HEAD RECESSED CEILING LED DOWNLIGHT
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- T5 FLUORESCENT TUBE LIGHT TROUGH (VERTICAL)
  T5 光管燈槽（垂直式）
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  鬚刨插座
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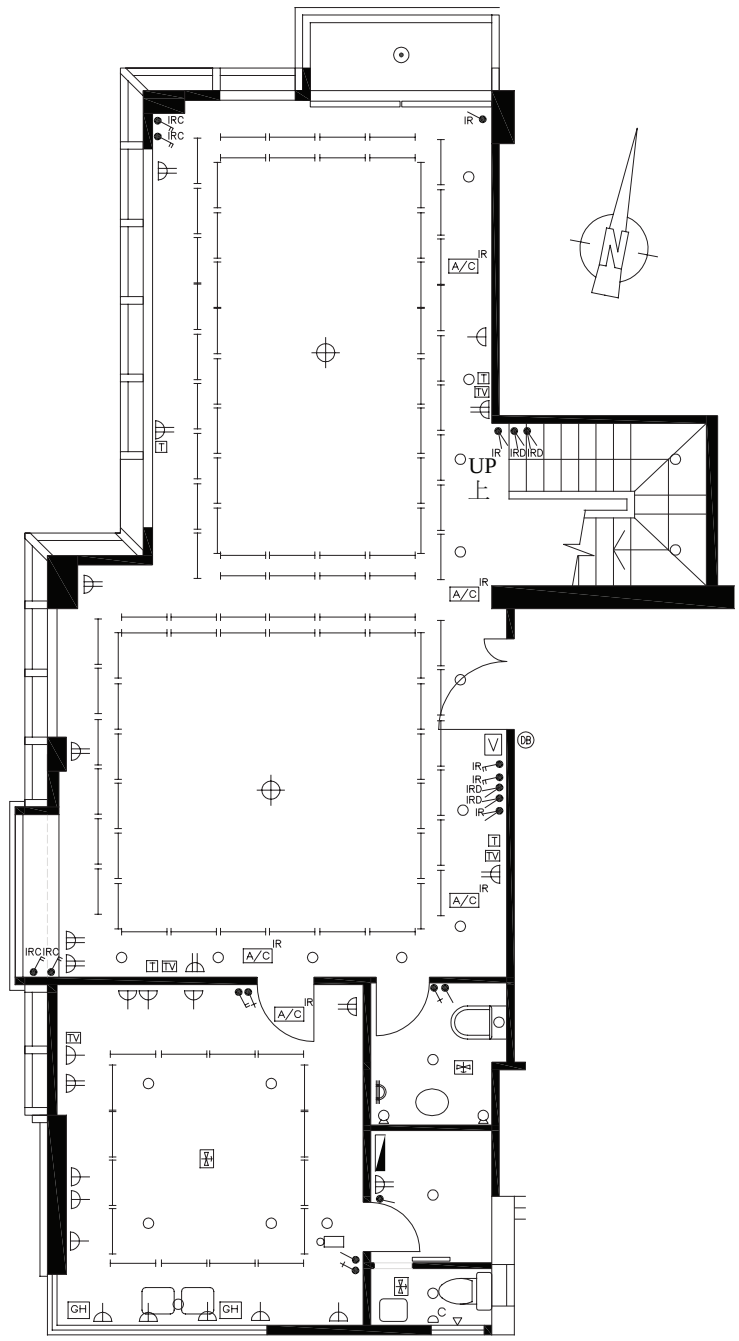

SCALE 比例：

(M) 米　　2.5M/ 米　　5M/ 米

Mechanical & Electrical Provision Plan of Duplex Unit B on 29/F
29樓複式B單位機電裝置平面圖

MECHANICAL & ELECTRICAL PROVISION
機電裝置說明表

- ONE GANG LIGHTING SWITCH
  一位燈掣
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  電動窗簾開關 (家居智能控制)
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  調光燈掣 (家居智能控制)
- IRD — TWO WAY LIGHTING SWITCH W/ DIMMER (HOME AUTOMATION)
  調光二路燈掣 (家居智能控制)
- ONE GANG DOUBLE POLE SWITCH
  雙極開關掣
- SINGLE SOCKET OUTLET
  單位掣插座
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  雙位掣插座
- W — WEATHERPROOF SOCKET OUTLET
  防水插座
- BATTEN LAMP HOLDER
  螺旋頭燈咀
- SINGLE HEAD RECESSED CEILING LED DOWNLIGHT
  單頭 LED 天花燈
- T5 FLUORESCENT TUBE LIGHT TROUGH
  T5 光管燈槽
- T5 FLUORESCENT TUBE LIGHT TROUGH (VERTICAL)
  T5 光管燈槽 (垂直式)
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- SHAVER SOCKET
  鬚刨插座
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  煤氣熱水爐溫度控制
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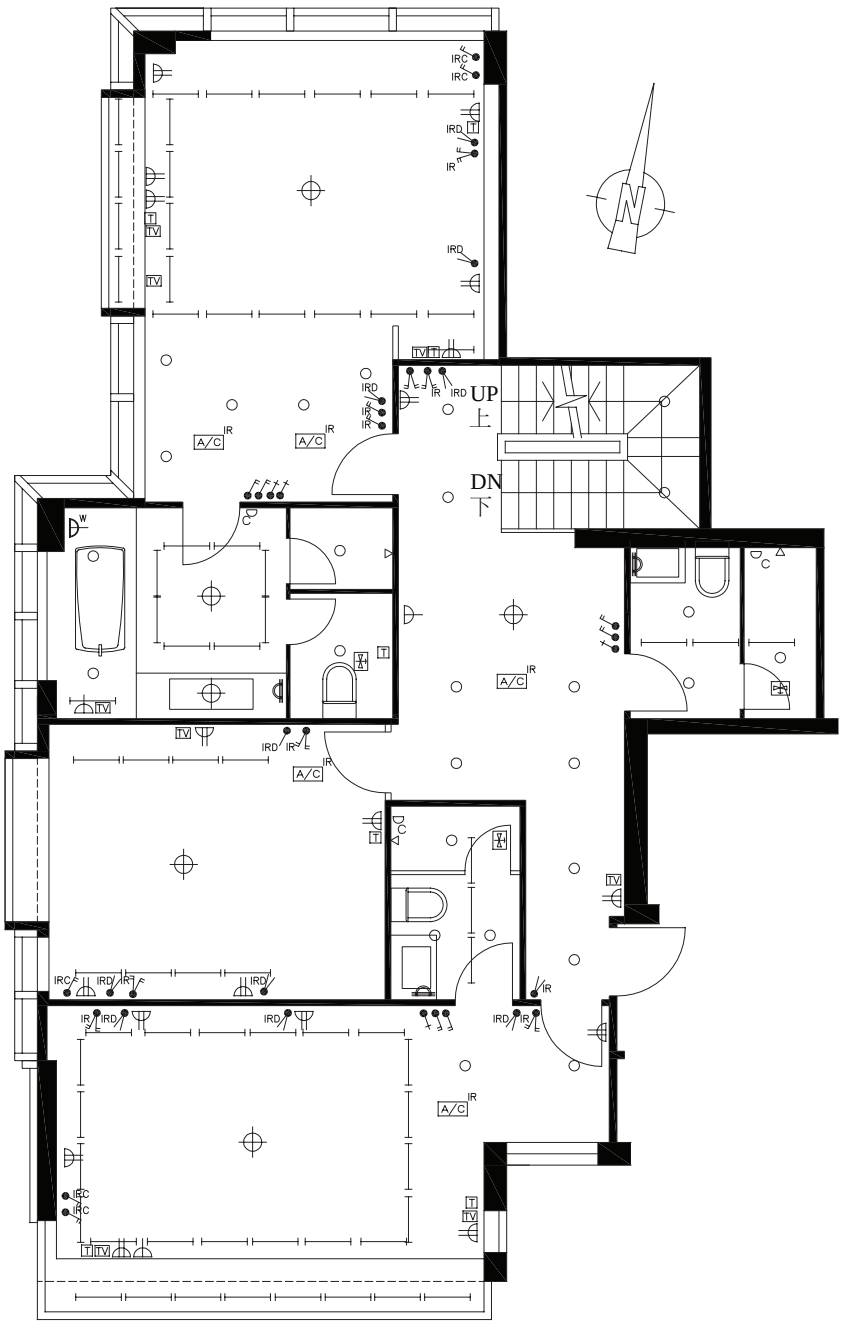
  電視 ／電台天線插座
- A/C IR — A/C SPUR UNIT (HOME AUTOMATION)
  冷氣機接線座 (家居智能控制)



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

Mechanical & Electrical Provision Plan of Duplex Unit B on Roof Floor
天台複式**B**單位機電裝置平面圖

MECHANICAL & ELECTRICAL PROVISION
機電裝置說明表圖例

- ONE GANG LIGHTING SWITCH
  一位燈掣
- TWO WAY LIGHTING SWITCH (HOME AUTOMATION)
  兩位燈掣 (家居智能控制)
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  雙極開關掣
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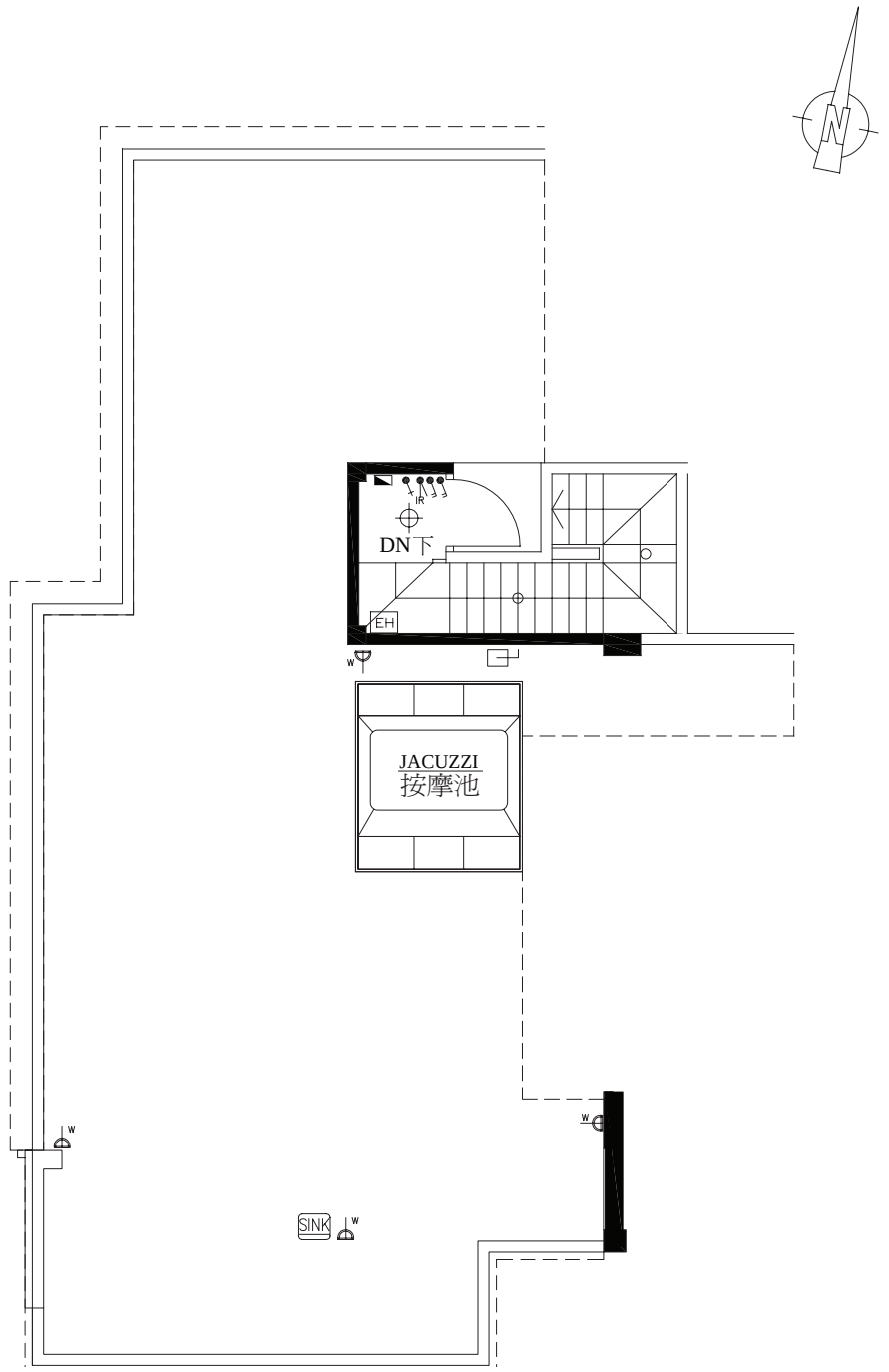
  按摩池供電制



SCALE 比例：

(M) 米　　2.5M/ 米　　5M/ 米

SERVICE AGREEMENTS
服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

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

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

煤氣由香港中華煤氣有限公司供應。

GOVERNMENT RENT
地稅

The Vendor will pay/has paid the Government rent payable for the residential units up to and including the date of their respective assignments.

賣方將會繳付 / 已繳付有關就住宅物業之地租直至有關該住宅物業之成交日期爲止。

MISCELLANEOUS PAYMENTS BY PURCHASER
買方的雜項付款

On delivery of the vacant possession of the residential unit to the purchaser, the purchaser is liable to reimburse the Vendor for the deposits for water, electricity and gas; and on that delivery, to pay to the Vendor a debris removal fee, equivalent to 1 month's management fee which is non-refundable.

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在交付時，向賣方支付等同於1個月管理費清理廢料的費用，該費用不可退還。

DEFECT LIABILITY WARRANTY PERIOD
保證修繕缺漏期限

Defect liability warranty period for the residential properties and the fittings, finishes and appliances as provided in the Agreement for Sale and Purchase is within 6 months after the date of completion of the sale and purchase.

按照買賣合約的規定，住宅物業或其裝置、裝修物料或設備之欠妥之處的保養責任期爲在住宅物業之買賣成交日期後的6個月內。

MAINTENANCE OF SLOPE
斜坡維修

Not applicable

不適用

MODIFICATION
修訂

Not applicable

不適用

RELEVANT INFORMATION
有關資料

Each of the following residential properties which is held by the Vendor is now subject to an existing tenancy agreement:-

Duplex B on 26/F & 27/F, Duplex A on 28/F & 29/F and Duplex B on 28/F & 29/F

賣方持有以下發展項目中的住宅物業均受制於現有租約:-

26樓及27樓複式B單位、28樓及29樓複式A單位及28樓及29樓複式B單位

WEBSITE ADDRESS
互聯網網址

www.kadoorielookout.com.hk

www.kadoorielookout.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.

	Disregarded GFA under Building (Planning) Regulations 23(3)(b)	Area (㎡)
1. (#)	Carpark and loading/unloading area excluding public transport terminus	1,797.451
2	Plant rooms and similar services	–
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc	174.971
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.	466.873
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	47.254
	Green Features under Joint Practice Notes 1 and 2	
3	Balcony	122.704
4	Wider common corridor and lift lobby	111.847
5	Communal sky garden	–
6	Acoustic fin	–
7	Wing wall, wind catcher and funnel	–
8	Non-structural prefabricated external wall	–
9	Utility platform	48.000
10	Noise barrier	–
	Amenity Features	
11	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	4.995
12	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	285.166
13	Covered landscaped and play area	84.826
14	Horizontal screens/covered walkways, trellis	–
15	Larger lift shaft	63.620
16	Chimney shaft	–
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room.	–
18 (#)	Pipe duct, air duct for mandatory feature or essential plant room	126.649
19	Pipe duct, air duct for non-mandatory or non-essential plant room	16.188
20	Plant room, pipe duct, air duct for environmentally friendly system and feature.	–
21	Void in duplex domestic flat and house	–
22	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall.	–
	Other Exempted Items	
23 (#)	Refuge floor including refuge floor cum sky garden	–
24 (#)	Other projections	483.791
25	Public transport terminus	–
26 (#)	Party structure and common staircase	–
27 (#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA.	286.648
28 (#)	Public passage	–
29	Covered set back area	–
	Bonus GFA	
30	Bonus GFA	–

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

Environmental assessment of the building and information on the estimated energy performance or consumption for the common parts of the Development

The approved general building plans of this Development are not subject to the requirements stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-151 issued by the Building Authority. Environmental assessment and information on the estimated energy performance or consumption for the common parts of this Development were not required to be submitted to the Building Authority as a prerequisite for the granting of gross floor area concessions.

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

獲寬免總樓面面積的設施分項

於印製售樓說明書前呈交予並已獲建築事務監督批准的一般建築圖則上有關總樓面面積寬免的分項的最新資料，請見下表。如印製售樓說明書時尚未呈交最終修訂圖則予建築事務監督，則有(#)號的資料可以由認可人士提供的資料作爲基礎。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。

	根據《建築物（規劃）規例》第 23(3)(b)條不計算的總樓面面積	面積 (平方米)
1. (#)	停車場及上落客貨地方（公共交通總站除外）	1,797.451
2	機房及相類設施	–
2.1	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	174.971
2.2 (#)	所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	466.873
2.3	非強制性或非必要機房，例如空調機房、風櫃房等	47.254
	根據聯合作業備考第 1 及第 2 號提供的環保設施	
3	露台	122.704
4	加闊的公用走廊及升降機大堂	111.847
5	公用空中花園	–
6	隔聲鰭	–
7	翼牆、捕風器及風斗	–
8	非結構預製外牆	–
9	工作平台	48.000
10	隔音屏障	–
	適意設施	
11	供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衞室和廁所、業主立案法團辦公室	4.995
12	住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等只爲康樂設施而提供的配套	285.166
13	有上蓋的園景區及遊樂場	84.826
14	橫向屏障／有蓋人行道、花棚	–
15	擴大升降機井道	63.620
16	煙囪管道	–
17	其他非強制性或非必要機房，例如鍋爐房、衞星電視共用天線房	–
18 (#)	強制性設施或必要機房所需的管槽、氣槽	126.649
19	非強制性設施或非必要機房所需的管槽、氣槽	16.188
20	環保系統及設施所需的機房、管槽及氣槽	–
21	複式住宅單位及洋房的中空	–
22	伸出物，如空調機箱及伸出外牆超過 750 毫米的平台	–
	其他項目	
23 (#)	庇護層，包括庇護層兼空中花園	–
24 (#)	其他伸出物	483.791
25	公共交通總站	–
26 (#)	共用構築物及樓梯	–
27 (#)	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	286.648
28 (#)	公眾通道	–
29	因建築物後移導致的覆蓋面積	–
	額外總樓面面積	
30	額外總樓面面積	–

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。

獲寬免總樓面面積的設施分項

本發展項目的經批准一般建築圖則不受由建築事務監督發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》APP-151規定規限。本發展項目的環境評估及公用部分的預計能量表現或消耗的資料無須呈交建築事務監督，以作爲批予總樓面面積寬免的先決條件。

Date of printing

30th August 2014

There may be future changes to the Development and the surrounding areas.

印製日期

2014年8月30日

發展項目及其周邊地區日後可能出現改變。

Examination Record
檢視記錄

Examination Record / Revision Date 檢視記錄	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
28th November 2014 2014年11月28日	8	The status of the deed of mutual covenant and the appointment of the manager of the Development are updated. (The deed of mutual covenant has been executed.) 更新公契的狀況及發展項目的管理人的委任狀況(公契已經簽立)。
	9	Location Plan has been updated with reference to latest survey sheets. 參照最新的測繪圖更新發展項目的所在位置圖。
	11, 12	Aerial Photographs have been updated. 更新鳥瞰照片。
	13	The Outline Zoning Plan has been updated. 更新分區計劃大綱圖。
	51, 53	Amended Typo mistakes. 更改錯字。
	54	Description of (g), (h), (i) and (j) are revised. **修改**(g)、(h)、(i)**及**(j)**的描述。**
27th February 2015 2015年2月27日	9	Updated Location Plan of the Development. 更新發展項目的所在位置圖。
	11	Aerial Photographs have been updated. 更新鳥瞰照片。
27th May 2015 2015年5月27日	9	Updated Location Plan of the Development. 更新發展項目的所在位置圖。
	59-60	Updated Schedule of Mechanical & Electrical Provisions of Residential Unit on 26/F-27/F and 28/F-29/F. 更新26樓至27樓及28樓至29樓住宅單位機電裝置數量說明表。
	70-79	Updated Mechanical & Electrical Provision Plan for 26/F-29/F and Roof Floor. 更新26樓至29樓及天台機電裝置平面圖。
27th August 2015 2015年8月27日	9	Updated Location Plan of the Development. 更新發展項目的所在位置圖。
	10,11,12	Aerial Photographs have been updated. 更新鳥瞰照片。
27th November 2015 2015年11月27日	9	Updated Location Plan of the Development. 更新發展項目的所在位置圖。
	11,12	Aerial Photographs have been updated. 更新鳥瞰照片。
	13	The Outline Zoning Plan has been updated. 更新分區計劃大綱圖。
26th February 2016 2016年2月26日	7	Name of Holding Company of Vendor is updated. 更新賣方控權公司名稱。
	8	The Manger appointed under the executed deed of mutual covenant is updated. 更新根據已簽立的公契所委任的管理人 。
	9	Updated Location Plan of the Development. 更新發展項目的所在位置圖。
	13	Aerial Photographs have been updated. 更新鳥瞰照片。
26th May 2016 2016年5月26日	9	Updated Location Plan of the Development. 更新發展項目的所在位置圖。
	13	Aerial Photographs have been updated. 更新鳥瞰照片。
24th August 2016 2016年8月24日	9	Updated Location Plan of the Development. 更新發展項目的所在位置圖。
24th November 2016 2016年11月24日	9	Updated Location Plan of the Development. 更新發展項目的所在位置圖。

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24th February 2017 2017年2月24日	9	Location Plan has been updated with reference to latest survey sheets. 參照最新的測繪圖更新發展項目的所在位置圖。
24th May 2017 2017年5月24日	9	Location Plan has been updated with reference to latest survey sheets. 參照最新的測繪圖更新發展項目的所在位置圖。
24th August 2017 2017年8月24日	2-6	Notes to Purchaser of First-Hand Residential Properties has been updated. 更新一手住宅物業買家須知。
	11	Location Plan has been updated with reference to latest survey sheets. 參照最新的測繪圖更新發展項目的所在位置圖。
	13-14	Aerial Photographs have been updated. 更新鳥瞰照片。
24th November 2017 2017年11月24日	11	Location Plan has been updated with reference to latest survey sheets. 參照最新的測繪圖更新發展項目的所在位置圖。
21st February 2018 2018年2月21日	11	Location Plan has been updated with reference to latest survey sheets. 參照最新的測繪圖更新發展項目的所在位置圖。
	13-14	Aerial Photographs have been updated. 更新鳥瞰照片。
21st May 2018 2018年5月21日	11	Location Plan has been updated with reference to latest survey sheets. 參照最新的測繪圖更新發展項目的所在位置圖。
10th August 2018 2018年8月10日	11-12	Location Plan has been updated with reference to latest survey sheets. 參照最新的測繪圖更新發展項目的所在位置圖。
	15-16	The Outline Zoning Plan has been updated. 更新分區計劃大綱圖。
	84	Relevant Information is added. 增加有關資料。
6th November 2018 2018年11月6日	11	Location Plan has been updated with reference to latest survey sheets. 參照最新的測繪圖更新發展項目的所在位置圖。
	15	Aerial Photographs have been updated. 更新鳥瞰照片。
31stJanuary 2019 2019年1月31日	11	Location Plan has been updated with reference to latest survey sheets. 參照最新的測繪圖更新發展項目的所在位置圖。
27th March 2019 2019年3月27日	7	English name of Solicitors for Vendor is updated. 更新賣方代表律師英文名稱。
	29	Amended Typo mistakes. 更改錯字。
	58	Fittings, finishes and appliances of Duplex Unit B on Roof is updated. 更新位於天台的複式B單位的裝置、裝修物料及設備。
30th April 2019 2019年4月30日	11	Location Plan has been updated with reference to latest survey sheets. 參照最新的測繪圖更新發展項目的所在位置圖。
	16-17	Aerial Photographs have been updated. 更新鳥瞰照片。
30th July 2019 2019年7月30日	11	Location Plan has been updated with reference to latest survey sheets. 參照最新的測繪圖更新發展項目的所在位置圖。
	16	Aerial Photographs have been updated. 更新鳥瞰照片。
29th October 2019 2019年10月29日	11	Location Plan has been updated with reference to latest survey sheets. 參照最新的測繪圖更新發展項目的所在位置圖。
	17	The Outline Zoning Plan has been updated. 更新分區計劃大綱圖。

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	Page Number 頁次	Revision Made 所作修改
30th January 2020 2020年1月30日	9	Location Plan has been updated with reference to latest survey sheets. 參照最新的測繪圖更新發展項目的所在位置圖。
29th April 2020 2020年4月29日	9	Location Plan has been updated with reference to latest survey sheets. 參照最新的測繪圖更新發展項目的所在位置圖。
27th July 2020 2020年7月27日	9	Location Plan has been updated with reference to latest survey sheets. 參照最新的測繪圖更新發展項目的所在位置圖。
27th October 2020 2020年10月27日	9	Location Plan has been updated with reference to latest survey sheets. 參照最新的測繪圖更新發展項目的所在位置圖。
	16-17	Aerial Photographs have been updated. 更新鳥瞰照片。
27th January 2021 2021年1月27日	9	Location Plan has been updated with reference to latest survey sheets. 參照最新的測繪圖更新發展項目的所在位置圖。
	16	Aerial Photographs have been updated. 更新鳥瞰照片。
11th February 2021 2021年2月11日	50, 52, 57, 59	Fittings, Finishes and Appliances have been updated. 更新裝置、裝修物料及設備。
27th April 2021 2021年4月27日	9	Location Plan has been updated with reference to latest survey sheets. 參照最新的測繪圖更新發展項目的所在位置圖。
	16	Aerial Photographs have been updated. 更新鳥瞰照片。
	17	The Outline Zoning Plan has been updated. 更新分區計劃大綱圖。
27th July 2021 2021年7月27日	9	Location Plan has been updated with reference to latest survey sheets. 參照最新的測繪圖更新發展項目的所在位置圖。
	16	Aerial Photographs have been updated. 更新鳥瞰照片。
27th October 2021 2021年10月27日	1, 2, 3, 5, 6	Notes to Purchasers of First-hand Residential Properties have been updated. 更新一手住宅物業買家須知。
	8	Information on Property Management has been updated. 更新物業管理的資料。
	9	Location Plan has been updated with reference to latest survey sheets. 參照最新的測繪圖更新發展項目的所在位置圖。
27th January 2022 2022年1月27日	8	Location Plan has been updated with reference to latest survey sheets. 參照最新的測繪圖更新發展項目的所在位置圖。
	14	The Outline Zoning Plan has been updated. 更新分區計劃大綱圖。
27th April 2022 2022年4月27日	8	Location Plan has been updated with reference to latest survey sheets. 參照最新的測繪圖更新發展項目的所在位置圖。
	15	The Outline Zoning Plan has been updated. 更新分區計劃大綱圖。
27th July 2022 2022年7月27日	8	Location Plan has been updated with reference to latest survey sheets. 參照最新的測繪圖更新發展項目的所在位置圖。
	14, 16	The Outline Zoning Plan has been updated. 更新分區計劃大綱圖。
27th October 2022 2022年10月27日	8	Location Plan has been updated with reference to latest survey sheets. 參照最新的測繪圖更新發展項目的所在位置圖。
	15	Aerial Photographs have been updated. 更新鳥瞰照片。

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Examination Record / Revision Date 檢視記錄	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
16th January 2023 2023年1月16日	9	Location Plan has been updated with reference to latest survey sheets. 參照最新的測繪圖更新發展項目的所在位置圖。
	14, 16	The Outline Zoning Plan has been updated. 更新分區計劃大綱圖。