



利奧坊 曦岸
SqUARE MILE

售樓說明書 SALES BROCHURE



利奧坊 曦岸
SqUARE MILE

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您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》(第621章)(下稱「條例」)，賣方只可以實用面積表達住宅物業的面積和每平方呎及

平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i)露台；(ii)工作平台；以及(iii)陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。

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

5. 售樓說明書

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

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

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

10. 表達購樓意向

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

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期³。
 - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。
- 收樓日期
 - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。
 - 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
 - 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件(包括佔用許可證)發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
 - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。
- 認可人士可批予在預計關鍵日期之後完成發展項目
 - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
 - 工人罷工或封閉工地；
 - 暴動或內亂；
 - 不可抗力或天災；
 - 火警或其他賣方所不能控制的意外；
 - 戰爭；或
 - 惡劣天氣。
 - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
 - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

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

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

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

一手住宅物業銷售監管局
2023年3月

- 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。
- 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項—
 - 每個住宅物業的外部尺寸；
 - 每個住宅物業的內部尺寸；
 - 每個住宅物業的內部間隔的厚度；
 - 每個住宅物業內個別分隔室的外部尺寸。根據條例附表1第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。
- 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。

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

4. Property area and its surroundings

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

- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property². The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.

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

5. Sales brochure

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

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

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

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

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

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

- Note that if the vendor has appointed one or more than one estate agents to act in the sale of any specified residential property in the development, the price list for the development must set out the name of all the estate agents so appointed as at the date of printing of the price list.

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

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

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

15. Estimated material date and handing over date

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

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts :

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

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

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

Sales of First-hand Residential Properties Authority
March 2023

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

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

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

1 發展項目，利奧坊·曦岸的資料

INFORMATION ON THE DEVELOPMENT, AQUILA • SQUARE MILE

街道名稱及門牌號數

福澤街38號

Name of the street and the street number

38 Fuk Chak Street

樓層的總數

24層 (不包括天台)

Total number of storeys

24 storeys (excluding roof)

樓層號數

地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至26樓、28樓及天台

Floor numbering

G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-26/F, 28/F and Roof

被略去的樓層號數

不設4樓、13樓、14樓、24樓及27樓

Omitted floor numbers

4/F, 13/F, 14/F, 24/F and 27/F are omitted

庇護層

不適用

Refuge floor

Not applicable

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

賣方

榮港發展有限公司
(亦為擁有人及其控權公司為恒基兆業有限公司、恒基兆業地產有限公司、謙耀置業有限公司、Good Time Limited 及 Kinsford International Limited)

發展項目的認可人士

劉榮廣伍振民建築師有限公司的歐建棟先生
(歐建棟先生為劉榮廣伍振民建築師有限公司的董事)

發展項目的承建商

恒達建築有限公司

賣方的代表律師

中倫律師事務所有限法律責任合夥

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構
不適用

已為發展項目的建造提供貸款的任何其他人
恒基兆業地產代理有限公司

Vendor

Wellcity Development Limited
(also as the owner and whose holding companies are Henderson Development Limited, Henderson Land Development Company Limited, Mightymark Investment Limited, Good Time Limited and Kinsford International Limited)

Authorized person for the development

Mr. Au Kin Tung of DLN Architects Limited
(Mr. Au Kin Tung is a director of DLN Architects Limited)

Building contractor for the development

Heng Tat Construction Company Limited

Vendor's solicitors

Zhong Lun Law Firm LLP

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

Not Applicable

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

Henderson Real Estate Agency Limited

3 有參與發展項目的各方的關係

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

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

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

3 有參與發展項目的各方的關係

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

(a) The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the development.	Not applicable
(b) The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person.	Not applicable
(c) The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person.	No
(d) The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person.	Not applicable
(e) The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person.	Not applicable
(f) The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person.	No
(g) The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development.	Not applicable
(h) The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development.	Not applicable
(i) The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors.	No
(j) The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and an authorized person for the development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor.	No
(k) The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor.	No
(l) The vendor or a building contractor for the development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	No
(m) The vendor or a building contractor for the development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor.	Not applicable

(n) The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development holds at least 10% of the issued shares in that vendor, holding company or contractor.	No
(o) The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor.	No
(p) The vendor or a building contractor for the development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	No
(q) The vendor or a building contractor for the development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor.	Not applicable
(r) The vendor or a building contractor for the development is a corporation, and the corporation of which an authorized person for the development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor.	No
(s) The vendor or a building contractor for the development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor.	Yes The building contractor, Heng Tat Construction Company Limited, is an associate corporation of the vendor and all its holding companies

4 發展項目的設計的資料

INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目會有構成圍封牆的一部分的非結構的預製外牆。

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

每幢建築物的非結構的預製外牆之厚度為150毫米。

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

發展項目會有構成圍封牆的一部分的幕牆。

There are curtain walls forming part of the enclosing walls in the Development.

每幢建築物的幕牆厚度範圍為200毫米。

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

每個住宅物業的非結構的預製外牆及幕牆總面積表

Schedule of total area of the non-structural prefabricated external walls and curtain walls of each residential property

座數 Tower	樓層 Floor	單位 Unit	每個住宅物業的非結構的 預製外牆的總面積 (平方米) Total area of the non-structural prefabricated external walls of each residential property (sq.m.)	每個住宅物業的幕牆的 總面積 (平方米) Total area of curtain walls of each residential property (sq.m.)
第1座 Tower 1	5樓 5/F	A	–	0.473
		B	–	0.468
		C	–	0.473
		D	–	0.473
		E	–	0.473
		F	–	0.443
		G	0.458	1.462
		H	–	0.473
		J	–	0.870
		K	–	0.453
		L	–	0.453
		M	–	0.309
		N	–	0.199
		P	–	0.339
	6樓至12樓及 15樓至19樓 6/F-12/F and 15/F-19/F	A	–	0.473
		B	–	0.468
		C	–	0.473
		D	–	0.473
		E	–	0.473
		F	–	0.443
		G	0.458	1.288
		H	–	0.473
		J	0.165	0.870
		K	–	0.453
		L	–	0.453
		M	0.090	0.309
N	–	0.199		
P	–	0.339		

座數 Tower	樓層 Floor	單位 Unit	每個住宅物業的非結構的 預製外牆的總面積 (平方米) Total area of the non-structural prefabricated external walls of each residential property (sq.m.)	每個住宅物業的幕牆的 總面積 (平方米) Total area of curtain walls of each residential property (sq.m.)
第1座 Tower 1	20樓至23樓及 25樓至26樓 20/F-23/F and 25/F-26/F	A	–	0.473
		B	–	0.468
		C	–	0.473
		D	–	0.473
		E	–	0.473
		F	–	0.443
		G	0.458	1.288
		H	–	0.473
		J	0.165	0.941
		K	–	0.453
		L	–	0.453
		M	0.090	0.309
		N	–	0.199
		P	–	0.339
	28樓 28/ F	A	–	0.910
		B	–	0.463
		C	–	0.973
		D	–	1.792
		E	0.098	1.434
		F	0.120	0.718
		G	0.090	1.650

備註：在本售樓說明書中，“Unit”及“Flat”（當提及住宅物業時）這兩個詞彙可能是互換使用。

Note: In this sales brochure, the terms “Unit” and “Flat” (when referring to a residential property) may be used interchangeably.

4 發展項目的設計的資料

INFORMATION ON DESIGN OF THE DEVELOPMENT

座數 Tower	樓層 Floor	單位 Unit	每個住宅物業的非結構的 預製外牆的總面積 (平方米) Total area of the non-structural prefabricated external walls of each residential property (sq.m.)	每個住宅物業的幕牆的 總面積 (平方米) Total area of curtain walls of each residential property (sq.m.)
第2座 Tower 2	5樓 5/F	A	0.023	0.473
		B	0.328	1.036
		C	-	0.473
		D	-	0.473
		E	-	0.473
		F	-	0.473
		G	0.597	1.100
		H	0.908	1.060
		J	-	0.170
		K	-	0.288
	L	-	0.309	
	6樓至12樓及 15樓至19樓 6/F-12/F and 15/F-19/F	A	0.023	0.473
		B	0.328	1.036
		C	-	0.473
		D	-	0.473
		E	-	0.473
		F	-	0.473
		G	0.597	1.100
		H	1.058	1.060
		J	-	0.170
K		-	0.288	
L	0.090	0.309		

座數 Tower	樓層 Floor	單位 Unit	每個住宅物業的非結構的 預製外牆的總面積 (平方米) Total area of the non-structural prefabricated external walls of each residential property (sq.m.)	每個住宅物業的幕牆的 總面積 (平方米) Total area of curtain walls of each residential property (sq.m.)
第2座 Tower 2	20樓至23樓及 25樓至26樓 20/F-23/F and 25/F-26/F	A	0.023	0.473
		B	0.328	1.036
		C	-	0.473
		D	-	0.473
		E	-	0.473
		F	-	0.473
		G	0.597	1.100
		H	1.058	1.060
		J	-	0.170
		K	-	0.288
	L	0.090	0.309	
	28樓 28/F	A	-	2.568
		B	-	0.973
		C	-	0.473
		D	0.842	1.739
		E	-	0.964
F		0.090	0.580	

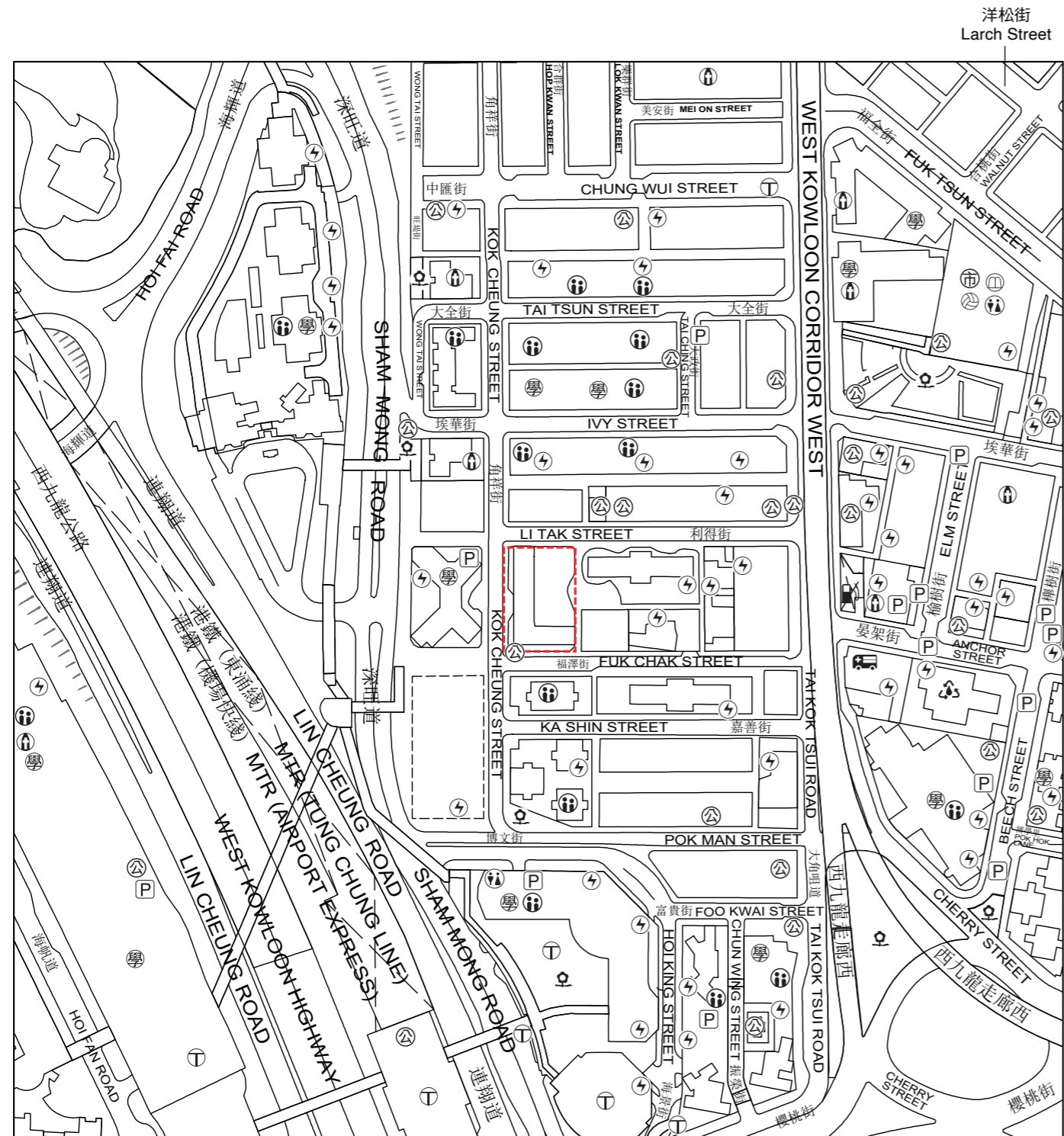
管理人

根據發展項目已簽立的公契，尊家管業有限公司獲委任為發展項目的管理人。

Manager

H-Privilege Limited is appointed as the Manager of the development under the Deed of Mutual Covenant that has been executed.

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



圖例 NOTATION

- 圖書館
Library
- 油站
Petrol Filling Station
- 污水處理廠及設施
Sewage Treatment Works and Facilities
- 發電廠(包括電力分站)
Power Plant (including Electricity Sub-Stations)
- 救護車站
Ambulance Depot
- 市場(包括濕貨市場及批發市場)
Market (including Wet Market and Wholesale Market)
- 公眾停車場(包括貨車停泊處)
Public Carpark (including Lorry Park)
- 公廁
Public Convenience
- 公共交通總站(包括鐵路車站)
Public Transport Terminal (including Rail Station)
- 公用事業設施裝置
Public Utility Installation
- 宗教場所(包括教堂、廟宇及祠堂)
Religious Institution (including Church, Temple and Tsz Tong)
- 學校(包括幼稚園)
School (including Kindergarten)
- 社會福利設施(包括老人中心及弱智人士護理院)
Social Welfare Facilities (including Elderly Centre and Home for the Mentally Disabled)
- 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

發展項目的位置
The location of the development

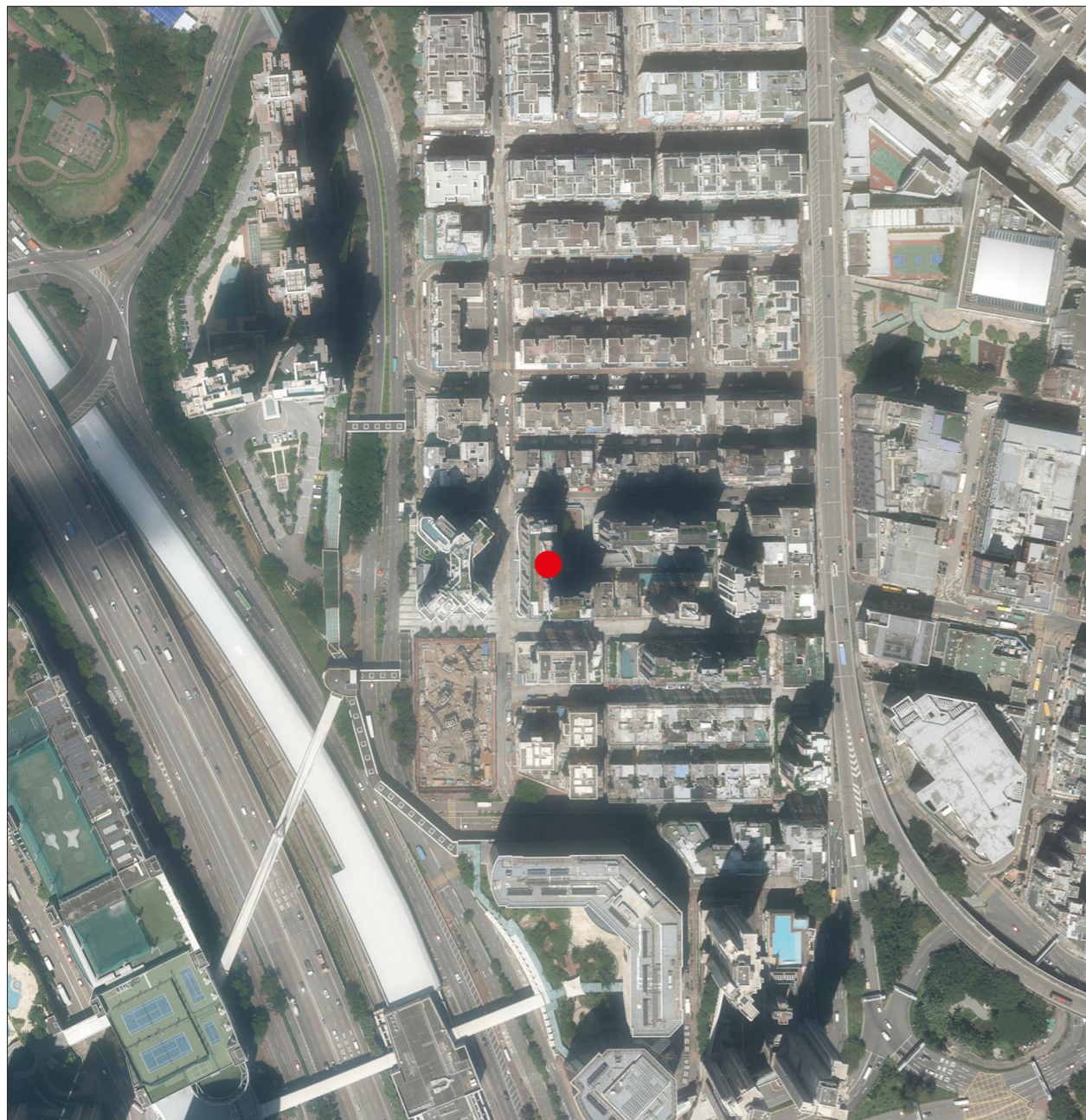
比例： 0米/M
Scale: 250米/M

資料 / 地圖 / 鳥瞰照片由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。
The Data/Map/Aerial Photograph is/are provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.

此所在位置圖是參考測繪圖編號T11-NW-D，經修正處理。
This location plan is made with reference to Survey Sheet No. T11-NW-D with adjustments where necessary.

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

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



● 發展項目的位置
Location of the Development

摘錄自地政總署測繪處於2025年9月12日在6,900呎的飛行高度拍攝之鳥瞰照片，編號為E259285C。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E259285C, dated 12th September 2025.

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

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備註：因技術性問題，此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》的規定。

Note: Due to technical reasons, the aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

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



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

● 發展項目的位置
Location of the Development

摘錄自地政總署測繪處於2025年9月13日在6,900呎的飛行高度拍攝之鳥瞰照片，編號為E261630C。
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E261630C, dated 13th September 2025.

資料/地圖/鳥瞰照片由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。
The Data/Map/Aerial Photograph is/are provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.

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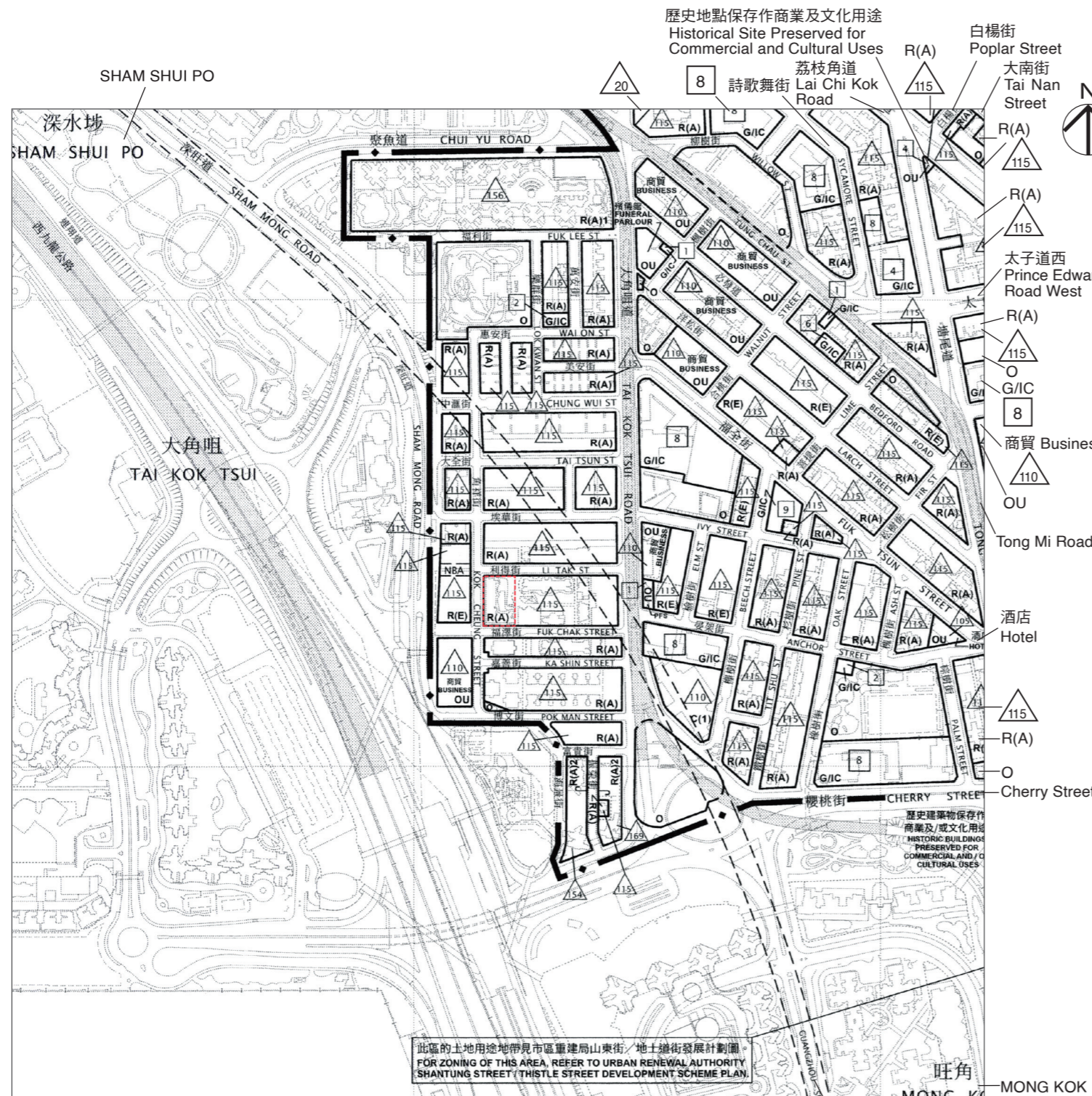
鳥瞰照片並不覆蓋本空白範圍
This blank area falls outside the coverage of the relevant aerial photograph.

● 發展項目的位置
Location of the Development

摘錄自地政總署測繪處於2025年9月13日在6,900呎的飛行高度拍攝之鳥瞰照片，編號為E261631C。
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E261631C, dated 13th September 2025.

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

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

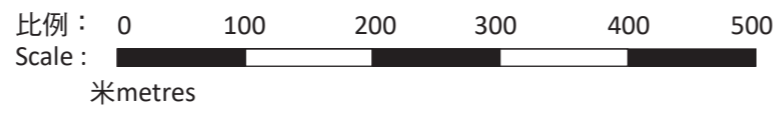


摘錄自2024年11月8日刊憲之旺角(九龍規劃區第3區)分區計劃大綱核准圖，圖則編號為S/K3/38。
Excerpt from the Kowloon Planning Area No. 3 - Approved Mong Kok Outline Zoning Plan with Plan No. S/K3/38, gazetted on 8 November 2024.

圖例 NOTATION

- | | |
|---|---|
| 地帶 ZONES | 其他 MISCELLANEOUS |
| C 商業
Commercial | 規劃範圍界線
Boundary of planning scheme |
| R(A) 住宅(甲類)
Residential (Group A) | 建築物高度管制區界線
Building Height Control Zone Boundary |
| R(E) 住宅(戊類)
Residential (Group E) | 最高建築物高度(在主水平基準上若干米)
Maximum Building Height (In metres above Principal Datum) |
| G/IC 政府、機構或社區
Government, Institution or Community | 最高建築物高度(樓層數目)
Maximum Building Height (In number of storeys) |
| O 休憩用地
Open Space | P F S 加油站
Petrol Filling Station |
| OU 其他指定用途
Other Specified Uses | 非建築用地
Non-Building Area |
| 交通 COMMUNICATIONS | |
| 鐵路及車站(地下)
Railway and Station (Underground) | |
| 主要道路及路口
Major road and junction | |
| 高架道路
Elevated road | |

 發展項目的位置
Location of the Development



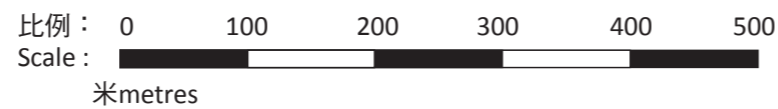
備註：因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
Note: Due to technical reasons, outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

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



發展項目的位置
Location of the Development



摘錄自2014年10月3日刊憲之西南九龍(九龍規劃第20區)分區計劃大綱核准圖，圖則編號為S/K20/30。
Excerpt from the Kowloon Planning Area No. 20 - Approved South West Kowloon Outline Zoning Plan with Plan No. S/K20/30, gazetted on 3 October 2014.

圖例 NOTATION

地帶 ZONES

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

其他 MISCELLANEOUS

- 規劃範圍界線
Boundary of planning scheme
- 建築物高度管制區界線
Building Height Control Zone Boundary

交通 COMMUNICATIONS

- 鐵路及車站
Railway and Station
- 鐵路及車站(地下)
Railway and Station (underground)
- 主要道路及路口
Major road and junction
- 高架道路
Elevated road

行政長官會同行政會議於2009年10月20日根據鐵路條例(第519章)批准廣深港高速鐵路香港段方案，有關方案的鐵路顯示在這份圖則上，只供參考之用。


THE RAILWAY AS DESCRIBED IN THE RAILWAY SCHEME FOR HONG KONG SECTION OF THE GUANGZHOU - SHENZHEN - HONG KONG EXPRESS RAIL LINK AUTHORIZED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER THE RAILWAYS ORDINANCE (CHAPTER 519) ON 20.10.2009 IS SHOWN ON THIS PLAN FOR INFORMATION ONLY.

備註：因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。

Note: Due to technical reasons, outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

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



 發展項目的位置
Location of the Development


比例： 0 100 200 300 400 500
Scale: 
米metres



摘錄自2025年6月13日刊憲之長沙灣（九龍規劃區第5區）分區計劃大綱草圖，圖則編號為S/K5/40。
Excerpt from the Kowloon Planning Area No. 5 - Draft Cheung Sha Wan Outline Zoning Plan with Plan No. S/K5/40, gazetted on 13 June 2025.

圖例 NOTATION


地帶 ZONES

 住宅(甲類)
Residential (Group A)


 休憩用地
Open Space

其他 MISCELLANEOUS

 規劃範圍界線
Boundary of Planning Scheme

 最高建築物高度(在主水平基準上若干米)
Maximum Building Height (In metres above Principal Datum)

交通 COMMUNICATIONS

 鐵路及車站(地下) Railway and Station (Underground)

 主要道路及路口 Major Road and Junction

 高架道路 Elevated Road

備註：因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。

Note: Due to technical reasons, outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

10 發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

在本頁上之備註和圖例適用於全部的「發展項目的住宅物業的樓面平面圖」頁數。

The notes and legends on this page apply to all pages of “Floor plans of residential properties in the development”.

樓面平面圖圖例

Legends of the Floor Plans

A/C PLATFORM	=	Air-conditioning Platform 冷氣機平台
A/C UNIT	=	Air-conditioning Unit 冷氣機
BAL.	=	Balcony 露台
BATH	=	Bathroom 浴室
BED RM.	=	Bedroom 睡房
DN.	=	Down 落
ELEC. ROOM	=	Electricity Room 電房
ELV DUCT	=	Extra Low Voltage Duct 弱電電線管道
EMERGENCY GENERATOR RM.	=	Emergency Generator Room 緊急發電機房
E.M.R.	=	Electric Meter Room 電錶房
F.H.	=	Fire Hydrant 消防栓
F.S.PD	=	Fire Services Pipe Duct 消防管道
H.R.	=	Hose Reel 消防喉轆
H/L	=	High Level 高位
LIV./DIN.	=	Living Room and Dining Room 客廳及飯廳
M. BATH	=	Master Bathroom 主人浴室
M. BED RM.	=	Master Bedroom 主人睡房
OPEN KIT.	=	Open Kitchen 開放式廚房
PD	=	Pipe Duct 管道
R.S.&M.R.R.	=	Refuse Storage and Material Recovery Room 垃圾及物料回收室
STORE	=	Store Room 儲物室
U.P.	=	Utility Platform 工作平台
WMC	=	Water Meter Cabinet 水錶櫃
WMR	=	Water Meter Room 水錶房

備註：

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

Notes:

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

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

5樓平面圖 5/F FLOOR PLAN

備註：1. 平面圖所列之數字為以毫米標示之建築結構尺寸。
2. 平台空白位置為供維修大廈設備使用的公用地方。

Notes: 1. The dimensions of floor plans are all structural dimensions in millimeter.
2. Blank areas on the flat roof are common areas for building facility maintenance.

比例：0米/M 5米/M
Scale: 5米/M



10 發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

每個住宅物業 Each Residential Property	樓層 Floor	第1座 Tower 1													
		單位 Flat													
		A	B	C	D	E	F	G	H	J	K	L	M	N	P
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	5樓 5/F	160	160	160	160	160	160	160	160	160	160	160	160	160	160
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)		3400, 3500	3400, 3500	3400, 3500	3400, 3500	3400, 3500	3400, 3500	3500	3150, 3400, 3500	3400, 3500	3400, 3500	3400, 3500	3500	3500	3500

每個住宅物業 Each Residential Property	樓層 Floor	第2座 Tower 2										
		單位 Flat										
		A	B	C	D	E	F	G	H	J	K	L
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	5樓 5/F	160	200	160	160	160	160	160	160	160	160	160
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)		3400, 3500	3500	3250, 3400, 3500	3400, 3500	3400, 3500	3150, 3400, 3500	3250, 3500	3500	3500	3500	3500

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

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

請參閱本售樓說明書第21頁為住宅物業樓面平面圖而設之備註和圖例。

Please refer to page 21 of this sales brochure for the notes and legends of the terms and abbreviations for the floor plans of residential properties.

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

6樓至12樓及15樓至19樓平面圖 6/F-12/F & 15/F-19/F FLOOR PLAN

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

比例：0米/M 5米/M
Scale: 



第1座
TOWER 1

第2座
TOWER 2



10 發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

每個住宅物業 Each Residential Property	樓層 Floor	第1座 Tower 1													
		單位 Flat													
		A	B	C	D	E	F	G	H	J	K	L	M	N	P
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	6樓至12樓及 15樓至18樓 6/F-12/F and 15/F-18/F	160	160	160	160	160	160	160	160	160	160	160	160	160	160
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)		3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	19樓 19/F	160	160	160	160	160	160	160	160	160	160	160	160	160	160
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)		3500	3500	3500	3500	3500	3150, 3400, 3500	3500	3500	3500	3500	3500	3500	3500	3500

每個住宅物業 Each Residential Property	樓層 Floor	第2座 Tower 2										
		單位 Flat										
		A	B	C	D	E	F	G	H	J	K	L
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	6樓至12樓及 15樓至18樓 6/F-12/F and 15/F-18/F	160	200	160	160	160	160	160	160	160	160	160
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)		3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	19樓 19/F	160	200	160	160	160	160	160	160	160	160	160
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)		3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500

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

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

請參閱本售樓說明書第21頁為住宅物業樓面平面圖而設之備註和圖例。

Please refer to page 21 of this sales brochure for the notes and legends of the terms and abbreviations for the floor plans of residential properties.

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

20樓至23樓及25樓至26樓平面圖 20/F-23/F & 25/F-26/F FLOOR PLAN

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

比例：0米/M 5米/M
Scale: 5米/M



第1座 TOWER 1

第2座 TOWER 2



10 發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

每個住宅物業 Each Residential Property	樓層 Floor	第1座 Tower 1													
		單位 Flat													
		A	B	C	D	E	F	G	H	J	K	L	M	N	P
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	20樓至23樓 及25樓 20/F-23/F and 25/F	160	160	160	160	160	160	160	160	160	160	160	160	160	160
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)		3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	26樓 26/F	150	150	150	150	150	150	150, 175	150	150	150	150	150	150	150
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)		3150, 3250, 3400, 3500	3150, 3250, 3400, 3500	3150, 3250, 3400, 3500	3150, 3250, 3500	3150, 3250, 3400, 3500	3150, 3500	3150, 3200, 3250, 3400, 3500	3200, 3500	3150, 3200, 3400, 3500	3250, 3350, 3500	3150, 3250, 3400, 3500	3150, 3250, 3400, 3500	3400, 3500	3150, 3200, 3400, 3500

每個住宅物業 Each Residential Property	樓層 Floor	第2座 Tower 2										
		單位 Flat										
		A	B	C	D	E	F	G	H	J	K	L
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	20樓至23樓 及25樓 20/F-23/F and 25/F	160	200	160	160	160	160	160	160	160	160	160
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)		3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	26樓 26/F	150	200	150	150	150	150	150	150	150	150	150
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)		3150, 3250, 3400, 3500	3200, 3500	3150, 3400, 3500	3150, 3250, 3500	3150, 3250, 3400, 3500	3150, 3500	3150, 3200, 3400, 3500	3150, 3200, 3500	3150, 3400, 3500	3150, 3400, 3500	3150, 3500

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

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

請參閱本售樓說明書第21頁為住宅物業樓面平面圖而設之備註和圖例。

Please refer to page 21 of this sales brochure for the notes and legends of the terms and abbreviations for the floor plans of residential properties.

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

28樓平面圖 28/F FLOOR PLAN

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

比例：0米/M 5米/M
Scale: 0米/M 5米/M

第1座 TOWER 1

第2座 TOWER 2



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

28樓平面圖 28/F FLOOR PLAN

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

比例：0米/M 5米/M
Scale: 5米/M

第2座28樓D單位在發展項目落成後進行小型工程而有所改動。該等改動的大概位置已於本樓面平面圖中作標示。現狀請參考28樓平面圖（現狀平面圖）。
第2座28樓D單位的改動工程包括：
(A) 新增防護欄障。
Flat D on 28/F of Tower 2 has been altered by way of minor works after completion of the Development. The approximate locations of alterations are indicated on this floor plan. Please refer to the 28/F Floor Plan (As-Is Floor Plan) for the as-is condition. The alteration works for Flat D on 28/F of Tower 2 include:
(A) The erection of additional protective barrier.



第1座 TOWER 1

第2座 TOWER 2



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

28樓平面圖 (現狀平面圖) 28/F FLOOR PLAN (As-Is Floor Plan)

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

比例：0米/M 5米/M
Scale: 0米/M 5米/M



第1座 TOWER 1



第2座 TOWER 2

10 發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

每個住宅物業 Each Residential Property	樓層 Floor	第1座 Tower 1						
		單位 Flat						
		A	B	C	D	E	F	G
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	28樓 28/F	200	200	175	150, 175, 200, 300	150, 175	175	175
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)		4000	4000	4000	4000	4000	4000	4000

每個住宅物業 Each Residential Property	樓層 Floor	第2座 Tower 2					
		單位 Flat					
		A	B	C	D	E	F
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	28樓 28/F	200	150, 175	175	150, 175, 200	150, 175	200
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)		4000	4000	4000	4000	4000	4000

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

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

請參閱本售樓說明書第21頁為住宅物業樓面平面圖而設之備註和圖例。

Please refer to page 21 of this sales brochure for the notes and legends of the terms and abbreviations for the floor plans of residential properties.

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

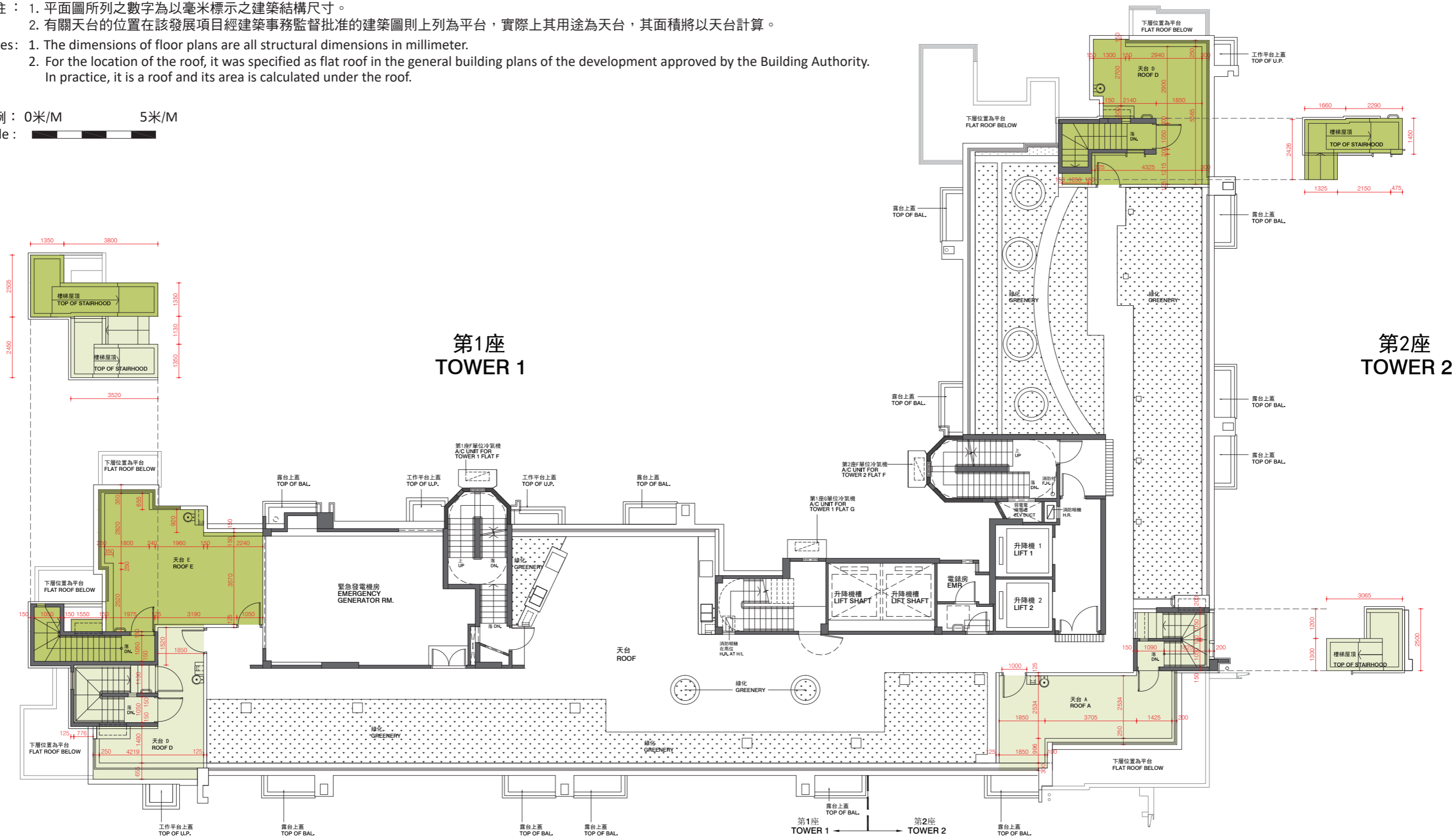
天台平面圖 ROOF PLAN



備註：1. 平面圖所列之數字為以毫米標示之建築結構尺寸。
2. 有關天台的位置在該發展項目經建築事務監督批准的建築圖則上列為平台，實際上其用途為天台，其面積將以天台計算。

Notes: 1. The dimensions of floor plans are all structural dimensions in millimeter.
2. For the location of the roof, it was specified as flat roof in the general building plans of the development approved by the Building Authority. In practice, it is a roof and its area is calculated under the roof.

比例：0米/M 5米/M
Scale:



10 發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

每個住宅物業 Each Residential Property	樓層 Floor	第1座 Tower 1		第2座 Tower 2	
		單位 Flat		單位 Flat	
		D	E	A	D
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	天台 Roof	不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)		不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable

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

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

請參閱本售樓說明書第21頁為住宅物業樓面平面圖而設之備註和圖例。

Please refer to page 21 of this sales brochure for the notes and legends of the terms and abbreviations for the floor plans of residential properties.

11 發展項目中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
座數 Tower	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第1座 Tower 1	5樓 5/F	A	21.822 (235) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	4.507 (49)	-	-	-	-	-	-
		B	21.822 (235) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	6.033 (65)	-	-	-	-	-	-
		C	21.822 (235) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	4.601 (50)	-	-	-	-	-	-
		D	21.822 (235) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	6.864 (74)	-	-	-	-	-	-
		E	21.822 (235) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	8.352 (90)	-	-	-	-	-	-
		F	22.093 (238) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	9.582 (103)	-	-	-	-	-	-
		G	34.613 (373) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	12.208 (131)	-	-	-	-	-	-
		H	16.376 (176) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	4.096 (44)	-	-	-	-	-	-
		J	22.699 (244) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	14.872 (160)	-	-	-	-	-	-
		K	21.621 (233) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	6.240 (67)	-	-	-	-	-	-
		L	21.717 (234) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	7.990 (86)	-	-	-	-	-	-
		M	16.229 (175) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	6.136 (66)	-	-	-	-	-	-
		N	15.899 (171) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	3.919 (42)	-	-	-	-	-	-
P	16.545 (178) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	10.647 (115)	-	-	-	-	-	-		

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表2第2部分別計算得出的。
備註：上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。

The saleable area and area of other specified items of the residential property are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.
Notes: Areas in metres specified above are calculated in accordance with the latest approved building plans.
Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

11 發展項目中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)										
座數 Tower	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard	
第1座 Tower 1	6樓至12樓及 15樓至19樓 6/F-12/F and 15/F-19/F	A	23.822 (256) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	
		B	23.822 (256) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		C	23.822 (256) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		D	23.822 (256) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		E	23.822 (256) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		F	24.030 (259) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		G	38.175 (411) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		H	18.376 (198) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		J	24.789 (267) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		K	23.531 (253) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		L	23.717 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		M	18.319 (197) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		N	17.899 (193) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
P	18.545 (200) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-		

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表2第2部分別計算得出的。
備註：上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。

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11 發展項目中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)											
座數 Tower	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard		
第1座 Tower 1	20樓至23樓及 25樓至26樓 20/F-23/F and 25/F-26/F	A	23.822 (256) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-		
		B	23.822 (256) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	
		C	23.822 (256) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	-
		D	23.822 (256) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	-
		E	23.822 (256) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	-
		F	23.932 (258) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	-
		G	38.274 (412) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-	-
		H	18.405 (198) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	-
		J	24.831 (267) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	-
		K	23.531 (253) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	-
		L	23.717 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	-
		M	18.319 (197) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	-
N	17.899 (193) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	-		
P	18.545 (200) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	-		

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

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)										
座數 Tower	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard	
第1座 Tower 1	28樓 28/F	A	35.448 (382) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	
		B	23.663 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		C	35.458 (382) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		D	59.087 (636) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	6.821 (73)	-	-	13.758 (148)	6.363 (68)	-	-	-
		E	51.555 (555) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	5.799 (62)	-	-	27.683 (298)	6.326 (68)	-	-	-
		F	36.945 (398) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		G	48.711 (524) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	3.261 (35)	-	-	-	-	-	-	-

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AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
座數 Tower	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第2座 Tower 2	5樓 5/F	A	22.057 (237) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	7.658 (82)	-	-	-	-	-	-
		B	34.867 (375) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	11.544 (124)	-	-	-	-	-	-
		C	20.939 (225) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	4.554 (49)	-	-	-	-	-	-
		D	21.870 (235) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	5.690 (61)	-	-	-	-	-	-
		E	21.870 (235) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	7.024 (76)	-	-	-	-	-	-
		F	21.870 (235) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	5.271 (57)	-	-	-	-	-	-
		G	33.639 (362) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	7.250 (78)	-	-	-	-	-	-
		H	24.630 (265) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	15.091 (162)	-	-	-	-	-	-
		J	15.921 (171) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	5.842 (63)	-	-	-	-	-	-
		K	15.966 (172) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	5.041 (54)	-	-	-	-	-	-
L	16.229 (175) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	4.894 (53)	-	-	-	-	-	-		

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AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)											
座數 Tower	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard		
第2座 Tower 2	6樓至12樓、 15樓至23樓及 25樓至26樓 6/F-12/F, 15/F-23/F and 25/F-26/F	A	24.057 (259) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-		
		B	38.367 (413) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-	
		C	22.939 (247) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	
		D	23.870 (257) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	
		E	23.870 (257) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	
		F	23.870 (257) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	-
		G	37.139 (400) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-	-
		H	26.630 (287) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	-
		J	17.921 (193) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	-
		K	17.966 (193) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	-
L	18.319 (197) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	-		

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座數 Tower	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第2座 Tower 2	28樓 28/F	A	64.767 (697) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	9.813 (106)	-	-	19.821 (213)	5.941 (64)	-	-
		B	35.578 (383) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		C	24.166 (260) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		D	60.957 (656) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	2.761 (30)	-	-	20.173 (217)	4.583 (49)	-	-
		E	29.781 (321) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	14.881 (160)	-	-	-	-	-	-
		F	24.792 (267) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-

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

不適用

Not Applicable

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

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

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

14 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

A. 發展項目的公用部分

1. 「**公用地方與設施**」統指「公用地方」及「公用設施」。
2. 「**公用地方**」統指「屋苑公用地方」及「住宅公用地方」，每類公用地方在適用的情況下包括在《建築物管理條例》第2條所列出「公用部分」的定義所包含的適當及有關部分，及如商業發展項目的單位個別出售，將包括商業發展項目有關的副公契或契約內所定義的該等商業發展項目公用地方(如有的話)。
3. 「**公用設施**」統指「屋苑公用設施」及「住宅公用設施」，及如商業發展項目的單位個別出售，將包括商業發展項目有關的副公契或契約內所定義的該等商業發展項目公用設施(如有的話)。
4. 「**屋苑公用地方**」指擬供屋苑整體而並非只供任何個別單位或其任何部分公用及共享的屋苑部分，受公契的條款所約束及所有現存的權利及通行權所規限，每位業主及佔用人可與屋苑其他業主及佔用人共用該等部分，當中包括但不限於：
 - (a) 不屬於或構成商業發展項目或住宅發展項目一部分的該等地基、柱、樑、樓板及其他結構性支承物及元素；
 - (b) 斜坡及護土牆(如有的話)；
 - (c) 提供安裝或使用天線廣播分導或電訊網絡設施的地方；
 - (d) (i) 在附於公契的圖則上顯示為「屋苑公用地方」而非構成商業發展項目及住宅發展項目一部分的屋苑外牆(包括在外牆上的玻璃幕牆及簷篷、建築鱗片及在其上的特色)，(ii) 在附於公契的圖則上顯示為「屋苑公用地方」的「綠化面積」部分及(iii) 屋苑天台水平以上的屋苑外牆，該天台水平顯示在附於公契的天台圖則上；
 - (e) 所有在附於公契的圖則上顯示為「屋苑公用地方」的屋苑部分，及在附於公契的圖則上顯示為「屋苑公用地方」的「綠化面積」部分；
 - (f) 位於屋苑地下的排水渠或表面溝道、沙井或進出口蓋下供屋苑整體而並非只供其任何個別單位或其任何部分所用的溝槽、管道溝槽、污水管、排水渠、喉管及沙井；及
 - (g) 由第一業主按照公契的條款在任何時候指定用作「屋苑公用地方」的額外地方。惟倘若情況適當，如(i)任何《建築物管理條例》第2條所列出「公用部分」的定義之(a)段所包含的屋苑部分或(ii)任何《建築物管理條例》附表1所指明並包含於《建築物管理條例》第2條所列出「公用部分」的定義之(b)段的屋苑部分也被上文所提供之條款所涵蓋，該等部分將被視作已被包括為及構成「屋苑公用地方」一部分。
5. 「**屋苑公用設施**」指擬供屋苑整體而並非只供其任何個別單位或其任何部分公用及共享的屋苑設施，受公契的條款所約束，每位業主及佔用人可與所有屋苑其他業主及佔用人共用該等設施，當中包括但不限於公共天線、所有訊號接收器、污水管、排水渠、雨水渠、水道(特別是位於屋苑地下的排水渠或表面溝道，沙井或進出口蓋下供屋苑整體而並非只供其任何個別單位或其任何部分所用的溝槽、管道溝槽、污水管、排水渠、喉管及沙井)、電纜、喉管、電線、導管、總沖廁水管、總食水管，基於保安理由而安裝在屋苑公共地方的閉路電視及其他設施及設備、屋苑機械設備和其他類似的裝置、設施或服務、電力變壓房、電纜設施及為屋苑提供電力的所有關連設施及輔助電力裝置、設備和設施、及由第一業主按照公契的條款在任何時候指定用作「屋苑公用設施」的額外裝置及設施。

6. 「**住宅公用地方**」指擬供住宅發展項目整體而並非只供個別住宅單位公用及共享的住宅發展項目部分，受公契的條款所約束，每位住宅單位的業主及佔用人可與所有其他住宅單位業主及佔用人共用該等部分，當中包括但不限於：
 - (a) 在附於公契的圖則上顯示為「住宅公用地方」而非構成商業發展項目或屋苑公用地方位於五樓及以下的屋苑外牆；
 - (b) 不構成商業發展項目、屋苑公用地方或住宅單位位於五樓及以上的屋苑外牆，當中包括但不限於：
 - (1) 在其上的建築鱗片及特色；
 - (2) 毗連住宅單位的冷氣機平台(包括其百葉窗及/或金屬支架(如有的話))，或指定用作該用途的其他地方(如有的話)；及
 - (3) 屋苑的玻璃幕牆結構，包括但不限於豎框及面版(但不包括(i)玻璃幕牆結構可開啟的部分；及(ii)完全包圍或面向一個住宅單位的玻璃嵌板，而上述可開啟部分及玻璃嵌板則構成有關住宅單位的部分)。為免生疑問，任何構成屋苑玻璃幕牆結構一部分而非完全包圍一個住宅單位，反而伸延跨越兩個或以上住宅單位的玻璃嵌板則構成住宅公用地方一部分，但不包括構成相關住宅單位的露台、工作平台、天台或平台的玻璃欄杆、金屬欄杆或欄杆；
 - (c) 康樂設施；
 - (d) 管理員、看守員及管理公司職員的辦公室及/或櫃台(如有的話)，包括但不限於位於屋苑三樓的住宅大堂櫃檯；
 - (e) 所有在附於公契的圖則上顯示為「住宅公用地方」的屋苑部分及在附於公契的圖則上顯示為「住宅公用地方」的「綠化面積」部分；及
 - (f) 由第一業主按照公契的條款在任何時候指定用作「住宅公用地方」的額外地方。惟倘若情況適當，如(i)任何《建築物管理條例》第2條所列出「公用部分」的定義之(a)段所包含的屋苑部分或(ii)任何《建築物管理條例》附表1所指明並包含於《建築物管理條例》第2條所列出「公用部分」的定義之(b)段的屋苑部分也被上文所提供之條款所涵蓋，該等部分將被視作已被包括為及構成「住宅公用地方」一部分。
7. 「**住宅公用設施**」指擬供住宅發展項目整體而並非只供個別住宅單位公用及共享的屋苑設施，受公契的條款所約束，每位住宅單位的業主及佔用人可與所有其他住宅單位業主及佔用人共用該等設施，當中包括但不限於所有設於住宅公用地方指定的升降機、電線、電纜、導管、喉管、排水渠、基於保安理由而安裝在住宅公用地方的閉路電視及其他設施及設備、位於康樂設施的運動及康樂設施，專屬住宅發展項目的所有機電裝置及設備，以及由第一業主按照公契的條款在任何時候指定用作「住宅公用設施」的額外裝置及設施。

14 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

B. 分配予發展項目中的每個住宅物業的不分割份數的數目

第1座							
室 樓層*	A	B	C	D	E	F	G
5樓	222/155,000	224/155,000	222/155,000	224/155,000	226/155,000	229/155,000	358/155,000
6樓至19樓	238/155,000	238/155,000	238/155,000	238/155,000	238/155,000	240/155,000	381/155,000
20樓至26樓	238/155,000	238/155,000	238/155,000	238/155,000	238/155,000	239/155,000	382/155,000
28樓	354/155,000	236/155,000	354/155,000	673/155,000	610/155,000	369/155,000	490/155,000
室 樓層*	H	J	K	L	M	N	P
5樓	167/155,000	240/155,000	222/155,000	224/155,000	168/155,000	161/155,000	175/155,000
6樓至19樓	183/155,000	247/155,000	235/155,000	237/155,000	183/155,000	178/155,000	185/155,000
20樓至26樓	184/155,000	248/155,000	235/155,000	237/155,000	183/155,000	178/155,000	185/155,000

*備註：不設4樓、13樓、14樓、24樓及27樓。

第2座						
室 樓層*	A	B	C	D	E	F
5樓	227/155,000	359/155,000	213/155,000	223/155,000	225/155,000	223/155,000
6樓至19樓	240/155,000	383/155,000	229/155,000	238/155,000	238/155,000	238/155,000
20樓至26樓	240/155,000	383/155,000	229/155,000	238/155,000	238/155,000	238/155,000
28樓	735/155,000	355/155,000	241/155,000	677/155,000	311/155,000	247/155,000
室 樓層*	G	H	J	K	L	
5樓	343/155,000	261/155,000	164/155,000	164/155,000	166/155,000	
6樓至19樓	371/155,000	266/155,000	179/155,000	179/155,000	183/155,000	
20樓至26樓	371/155,000	266/155,000	179/155,000	179/155,000	183/155,000	

*備註：不設4樓、13樓、14樓、24樓及27樓。

C. 發展項目的管理人的委任年期

管理人首屆任期由簽訂公契日期起計兩年，其後續任至按公契的條文終止其管理人的委任為止。

D. 發展項目中的住宅物業的業主之間分擔管理開支的計算基準

每個住宅單位的業主應在每個曆月首日預繳按住宅管理預算案其應繳的年度開支份額的十二份之一的管理費，以分擔發展項目的管理費(包括管理人費用)。該應繳的份額比例，應與分配給該業主的住宅單位的管理份數佔分配給發展項目內所有住宅單位的總管理份數的比例相同。

E. 計算管理費按金的基準

管理費按金相等於每個業主就其單位按首個住宅管理預算案釐定而須繳交的三個月管理費。

F. 業主在發展項目中保留作自用的範圍(如有的話)

不適用。

註：除非本售樓說明書另有規定，本公契的摘要內所採用的詞彙與該詞彙在公契內的意思相同。

A. The common parts of the development

1. **“Common Areas and Facilities”** means collectively the Common Areas and the Common Facilities.
2. **“Common Areas”** means collectively the Estate Common Areas and the Residential Common Areas, each of which Common Areas shall, where applicable, include those appropriate and relevant common parts covered by the definition of “common parts” set out in section 2 of the BMO, and in the event Units in the Commercial Development are disposed of individually, such Commercial Development common areas (if any) as shall be defined in the relevant Sub-Deed or Deeds in respect of the Commercial Development.
3. **“Common Facilities”** means collectively the Estate Common Facilities and the Residential Common Facilities, and in the event Units in the Commercial Development are disposed of individually, such Commercial Development common facilities (if any) as shall be defined in the relevant Sub-Deed or Deeds in respect of the Commercial Development.
4. **“Estate Common Areas”** means those parts of the Estate intended for the common use and benefit of the Estate as a whole and not just any particular Unit or any particular part thereof and which are, subject to the provisions of the Deed of Mutual Covenant and all subsisting rights and rights of way, to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Estate which said parts include but not limited to: -
 - (a) such foundations, columns, beams, slabs and other structural supports and elements that do not belong to or form part of the Commercial Development or the Residential Development;
 - (b) the Slopes and Retaining Walls (if any);
 - (c) the areas for the installation or use of aerial broadcast distribution or telecommunications network facilities;
 - (d) (i) those parts of the external walls of the Estate (including the curtain walls and canopies thereof, architecture fins and features thereon) not forming part of the Commercial Development and the Residential Development and shown as the Estate Common Areas on the plans annexed to the Deed of Mutual Covenant, (ii) such parts of the Greenery Areas shown as the Estate Common Areas on the plans annexed to the Deed of Mutual Covenant and (iii) those parts of the external walls of the Estate above the level of the roof of the Estate which level of the roof is shown on the roof plan annexed to the Deed of Mutual Covenant;
 - (e) all those areas of the Estate shown as the Estate Common Areas on the plans annexed to the Deed of Mutual Covenant, and such parts of the Greenery Areas shown as the Estate Common Areas on the plans annexed to the Deed of Mutual Covenant;
 - (f) the trenches, services trenches, sewers, drains, pipes and manholes underneath the drain or surface channel, manhole or access covers on the ground floor of the Estate and serving the Estate as a whole and not just any particular Unit or any particular part thereof; and
 - (g) such additional areas of the Estate as may at any time be designated as the Estate Common Areas by the First Owner in accordance with the provisions of the Deed of Mutual Covenant

PROVIDED THAT, where appropriate, if (i) any parts of the Estate covered by paragraph (a) of the definition of “common parts” set out in section 2 of the BMO or (ii) any parts specified in Schedule 1 to the BMO and included under paragraph (b) of the definition of “common parts” set out in section 2 of the BMO shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Estate Common Areas.

5. **“Estate Common Facilities”** means all those facilities of the Estate intended for the common use and benefit of the Estate as a whole and not just any particular Unit or any particular part thereof which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Estate and includes but not limited to the communal aerial, all signal receivers, sewers, drains, storm water drains, water courses (in particular the trenches, services trenches, sewers, drains, pipes and manholes underneath the drain or surface channel, manhole or access covers on the ground floor of the Estate serving the Estate as a whole and not just any particular Unit or any particular part thereof), cables, pipes, wires, ducts, flushing mains, fresh water mains, CCTV and other facilities and equipment installed in the Estate Common Areas for security purposes, plant and machinery and other like installations, facilities or services

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

6. **“Residential Common Areas”** means those parts of the Residential Development intended for the common use and benefit of the Residential Development as a whole and not just any particular Residential Unit and which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier of the Residential Units in common with all other Owners and Occupiers of the Residential Units which said parts include but not limited to: -
 - (a) those parts of the external walls of the Estate at and below the 5th floor not forming part of the Commercial Development or the Estate Common Areas and shown as the Residential Common Areas on the plans annexed to the Deed of Mutual Covenant;
 - (b) those parts of the external walls of the Estate at and above the 5th floor not forming part of the Commercial Development, the Estate Common Areas or the Residential Units including but not limited to: -
 - (1) the architecture fins and features thereon;
 - (2) the air-conditioning platforms (including the louvers and/or metal supporting frames thereof (if any)) adjacent to the Residential Units, or such other area(s), if any, as may be designated for that purpose; and
 - (3) the curtain wall structures of the Estate including but not limited to the mullions and cladding (except: (i) the openable parts of the curtain wall structures; and (ii) such pieces of glass panels wholly enclosing or fronting a Residential Unit, which said openable parts and glass panels shall form parts of the relevant Residential Units). For the avoidance of doubt, any glass panel forming part of the curtain wall structures of the Estate that does not wholly enclose a Residential Unit but extends across two or more Residential Units shall form part of the Residential Common Areas,

BUT excluding the glass balustrades, metal balustrades or railings of the balconies, utility platforms, roofs or flat roofs which form parts of the relevant Residential Units;
 - (c) the Recreational Facilities;
 - (d) office and/or counter for caretakers, watchmen and management staff (if any) including but not limited to the residential lobby counter on the 3rd floor;
 - (e) all those areas of the Estate shown as the Residential Common Areas on the plans annexed to the Deed of Mutual Covenant and such parts of the Greenery Areas shown as the Residential Common Areas on the plans annexed to the Deed of Mutual Covenant; and
 - (f) such additional areas of the Estate as may at any time be designated as the Residential Common Areas by the First Owner in accordance with the provisions of the Deed of Mutual Covenant

PROVIDED THAT, where appropriate, if (i) any parts of the Estate covered by paragraph (a) of the definition of “common parts” set out in section 2 of the BMO or (ii) any parts specified in Schedule 1 to the BMO and included under paragraph (b) of the definition of “common parts” set out in section 2 of the BMO 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.

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

14 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

B. The number of undivided shares assigned to each residential property in the development

Tower 1							
Flat Floor*	A	B	C	D	E	F	G
5/F	222/155,000	224/155,000	222/155,000	224/155,000	226/155,000	229/155,000	358/155,000
6/F-19/F	238/155,000	238/155,000	238/155,000	238/155,000	238/155,000	240/155,000	381/155,000
20/F-26/F	238/155,000	238/155,000	238/155,000	238/155,000	238/155,000	239/155,000	382/155,000
28/F	354/155,000	236/155,000	354/155,000	673/155,000	610/155,000	369/155,000	490/155,000
Flat Floor*	H	J	K	L	M	N	P
5/F	167/155,000	240/155,000	222/155,000	224/155,000	168/155,000	161/155,000	175/155,000
6/F-19/F	183/155,000	247/155,000	235/155,000	237/155,000	183/155,000	178/155,000	185/155,000
20/F-26/F	184/155,000	248/155,000	235/155,000	237/155,000	183/155,000	178/155,000	185/155,000

* 4/F, 13/F, 14/F, 24/F and 27/F are omitted.

Tower 2						
Flat Floor*	A	B	C	D	E	F
5/F	227/155,000	359/155,000	213/155,000	223/155,000	225/155,000	223/155,000
6/F-19/F	240/155,000	383/155,000	229/155,000	238/155,000	238/155,000	238/155,000
20/F-26/F	240/155,000	383/155,000	229/155,000	238/155,000	238/155,000	238/155,000
28/F	735/155,000	355/155,000	241/155,000	677/155,000	311/155,000	247/155,000
Flat Floor*	G	H	J	K	L	
5/F	343/155,000	261/155,000	164/155,000	164/155,000	166/155,000	
6/F-19/F	371/155,000	266/155,000	179/155,000	179/155,000	183/155,000	
20/F-26/F	371/155,000	266/155,000	179/155,000	179/155,000	183/155,000	

* 4/F, 13/F, 14/F, 24/F and 27/F are omitted.

C. The term of years for which the manager of the development is appointed

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

D. The basis on which the management expenses are shared among the owners of the residential properties in the development

The Owner of each Residential Unit shall contribute towards the Management Charges (including the Manager's Fee) of the development by paying in advance on the first day of each calendar month 1/12th of the due proportion of the annual expenditure in accordance with the Residential Management Budget which due proportion shall be the same proportion as the number of Management Units allocated to his Residential Unit bears to the total number of Management Units allocated to all the Residential Units in the development.

E. The basis on which the management fee deposit is fixed

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

F. The area (if any) in the development retained by the owner for that owner's own use

Not applicable.

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

15 批地文件的摘要

SUMMARY OF LAND GRANT

1. 發展項目位處於九龍海旁地段第28號M段第3分段餘段（下稱「該地段」）。
2. 該地段是根據一份九龍海旁地段第28號的政府租契（下稱「租契」）持有。租契的批租年期為999年，由1871年8月5日開始生效。
3. 租契規定如非事先獲得香港殖民地港督或就此獲正式授權的其他人以書面表示皇上陛下、其世襲繼承人、繼任人或受讓人已給予許可，所述承租人或任何其他一或多人在批租的存續期內不得及不會利用該處所或任何部分經營或從事銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理的行業或業務，或經營或從事任何其他發出噪音、惡臭或令人厭惡的行業或業務。

4. 租契規定承租人：-

- (a) 「須及會在1927年3月2日前，自費在特此予以批租的部分土地之上，以良好、妥善及有效的方式，用同類中最好的材料搭建、建築以及完成至可供使用程度一棟或多棟良好、堅固及以安全的磚塊或石材建構的院宅或物業，配備適當的圍欄、牆壁、污水渠、排水渠以及所有其他一般或必要的附屬設施，並須在上述1927年3月2日前，對此花費及支出最少50,000元的進一步款項，而所有院宅或物業的建築、高度、特性及描述應保持一致的標準，也應當依同一街道上毗鄰的其他院宅或物業（如有的話）朝向和排列，至使皇上陛下、其世襲繼承人、繼任人或受讓人（現工務司）的測量師對整體滿意為止」*；

*註: 此為一個載於租契已無效的建築規約，並不應用於發展項目。

- (b) 「須及會在此後，不時，無論何時及在每當有需要或情況要求時，自費妥善地及足夠地修葺、維持、支持、保養、鋪飾清洗、洗滌、潔淨、卸空、修改及保存現時或此後任何時間位於特此表明予以批租的該片或該幅土地上之宅院或物業及所有其他豎設物及建築物，以及所有屬於並以任何形式從屬於或關連該處的牆、堤岸、路塹、籬笆、溝渠、路軌、電燈、行人道、水廁、洗滌槽、排水渠及水道，並且全面執行需要的修葺、清洗及修改工程，以達致令皇上陛下、其世襲繼承人、繼任人或受讓人的測量師滿意為止」；及

- (c) 「須及會在特此予以批租的年期內，每當有需要時或情況要求時，承擔、支付及准許以合理份數和比例計算的費用及收費，以支付建造、建築、修葺及修改在特此表明予以批租的土地或其任何部分所需的、或於其內的、或屬於其的並與毗鄰土地共用的所有或任何道路、行人路、渠道、圍欄及共用牆、排氣管、私家或公共污水渠及排水渠。有關的付款比例由皇上陛下、其世襲繼承人、繼任人或受讓人的測量師釐定及確定，並可當作欠繳地租的性質追討」。

5. 租契訂明如下：-

- (a) 「皇上陛下、其世襲繼承人、繼任人或受讓人有合法權利透過其測量師或獲其指派代表行事的其他人在該批租年期內，每年兩次或多次在日間所有合理時間進入特此表明予以批租的土地，從而視察、搜查及查看其狀況。每當視察時發現有任何頹敗、損壞及需要維修及修正之處，將會發出或在該土地或其某部分留下書面通知或警告，要求所述承租人在其後三個曆月內進行維修及修正。而所述承租人須在每一次通知或警告發出後或留在上述土地或其某部分後三個曆月內，就所有該等頹敗、損壞及需要維修及修正的地方進行維修及修正」；及

- (b) 「皇上陛下、其世襲繼承人、繼任人及受讓人擁有全權就為改善該香港殖民地，或不論任何其他公眾目的所需，在向該承租人發出三個曆月的通知後收回、進入及再佔管特此表明予以批租的土地的全部或其任何部分，並根據皇上陛下、其世襲繼承人、繼任人或受讓人的測量師所作出的公平和客觀估值，就該土地及建於該處的各建築物向該承租人作出全面和合理的賠償。本項權利一旦行使，本文所訂的年期及設定的產業權將分別終止，終結及無效」。

6. 儘管上文第3段有所限制，但根據一份日期為2019年12月27日，並登記於土地註冊處摘要編號為20012101050032 的厭惡性行業牌照，該地段的註冊擁有人獲准經營或從事製糖、油料(加油站除外)、售肉、食物供應及旅館的行業或業務，但須受該牌照施加的條件所規限。

註：1. 詳情請參考租契。租契全份文本已備於售樓處，在開放時間可供免費查閱，並可在支付必要的影印費用後獲取副本。

2. 除非本售樓說明書另有定義，否則本批地文件摘要內所採用的詞彙與該詞彙在租契內的涵義相同。

15 批地文件的摘要

SUMMARY OF LAND GRANT

1. The development is situated on The Remaining Portion of Sub-section 3 of Section M of Kowloon Marine Lot No. 28 (“the Lot”).
2. The Lot is held under the Government lease of Kowloon Marine Lot No. 28 (“the Lease”) for a term of 999 years commencing from 5th August 1871.
3. The Lease stipulates that “the said Lessees or any other person or persons shall not nor will, during the continuance of this demise, use, exercise or follow, in or upon the said premises or any part thereof, the trade or business of a Brazier, Slaughterman, Soap-maker, Sugar-baker, Fellmonger, Melter of tallow, Oilman, Butcher, Distiller, Victualler or Tavern-keeper, Blacksmith, Nightman, Scavenger, or any other noisy, noisome or offensive trade or business whatever, without the previous licence of His said Majesty, His Heirs, Successors or Assigns, signified in writing by the Governor of the said Colony of Hongkong, or other person duly authorized in that behalf”.
4. The Lease requires that the Lessees: -
 - (a) “shall and will, before the 2nd day of March 1927, at their own proper costs and charges, erect, build and completely finish fit for use, in a good, substantial and workmanlike manner and with the best materials of their respective kinds, one or more good substantial and safe brick or stone messuage or tenement, messuages or tenements, upon some part of the ground hereby demised, with proper fences, walls, sewers, drains and all other usual or necessary appurtenances, and shall and will before the said 2nd March 1927 lay out and expend thereon the further sum of fifty thousand dollars at the least, which said messuage or tenement, messuages or tenements shall be of the same rate of building, elevation, character and description, and shall front and range in a uniform manner with the buildings (if any) immediately adjoining in the same street, and the whole to be done to the satisfaction of the Surveyor of His said Majesty, His Heirs, Successors or Assigns (now the Director of Public Works)”*;
*Note: This is an expired building covenant contained in the Lease and is not applicable to the development.
 - (b) “shall and will, from time to time, and at all times hereafter when, where, and as often as need or occasion shall be and require, at his and their own proper costs and charges, well and sufficiently Repair, Uphold, Support, Maintain, Pave, Purge, Scour, Cleanse, Empty, Amend and keep the messuage or tenement, messuages or tenements, and all other erections and buildings, now or at any time hereafter standing upon the said piece or parcel of ground hereby expressed to be demised, and all the Walls, Banks, Cuttings, Hedges, Ditches, Rails, Lights, Pavements, Privies, Sinks, Drains and Watercourses thereunto belonging, and which shall in any-wise belong or appertain unto the same, in, by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever, the whole to be done to the satisfaction of the Surveyor of His said Majesty, His Heirs, Successors or Assigns”; and
 - (c) “shall and will, during the term hereby granted, as often as need shall require, bear, pay and allow a reasonable share and proportion for and towards the costs, and charges of making, building, repairing, and amending, all or any roads, pavements, channels, fences and party-walls, draughts, private or public sewers and drains, requisite for, or in, or belonging to the said premises hereby expressed to be demised or any part thereof, in common with other premises near or adjoining thereto, and that such proportion shall be fixed and ascertained by the Surveyor of His said Majesty, His Heirs, Successors or Assigns, and shall be recoverable in the nature of rent in arrear”.
5. The Lease provides as follows :-
 - (a) “it shall and may be lawful to and for His said Majesty, His Heirs, Successors or Assigns, by His or their Surveyor, or other persons deputed to act for Him or them, twice or oftener in every year during the said term, at all reasonable times in the day, to enter and come into and upon the said premises hereby expressed to be demised, to view, search and see the condition of the same, and of all decays, defects and wants of reparation and amendment, which upon every such view or views shall be found, to give or leave notice or warning in writing, at or upon said premises, or some part thereof unto or for the said Lessees, to repair and amend the same within Three Calendar Months then next following, within which said time or space of Three Calendar Months, after every such notice or warning shall be so given, or left as aforesaid, the said Lessees will repair and amend the same accordingly”; and

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

6. Notwithstanding the above restrictions at paragraph 3 above, an Offensive Trade Licence dated 27th December 2019 and registered in the Land Registry by Memorial No. 20012101050032 was granted, allowing the registered owner of the Lot to carry out the trade or business of sugar-baker, oilman (excluding petrol filling station), butcher, victualler and tavern-keeper, in or upon the Lot subject to the conditions imposed therein.

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

16 公共設施及公眾休憩用地的資料

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

- | | |
|--|---|
| <p>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。</p> <p>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。</p> <p>C. 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休憩用地的大小
不適用。</p> <p>D. 發展項目所位於的土地中為施行《建築物(規劃)規例》(第123章, 附屬法例F)第22(1)條而撥供公眾用途的任何部分
不適用。</p> <p>E. 在切實可行範圍內, 盡量顯示該等設施的位置的圖則
不適用。</p> <p>F. 以與批地文件中相同的顏色、格式或圖案(如適用的話)著色或以陰影顯示的該等設施的圖則
不適用。</p> <p>G. 批地文件中關於該等設施的條文
不適用。</p> <p>H. 指明住宅物業的每一公契中關於該等設施的條文
不適用。</p> | <p>A. Facilities that are required under the land grant to be constructed and provided for the Government, or for public use
Not applicable.</p> <p>B. Facilities or 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.</p> <p>C. The size of any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development
Not applicable.</p> <p>D. Any part of the land (on which the development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap. 123 sub. leg. F)
Not applicable.</p> <p>E. A plan that shows the location of those facilities and open spaces, and those parts of the land
Not applicable.</p> <p>F. A plan that has those facilities and open spaces, and those parts of the land, coloured or shaded in the same colour, format or pattern (as applicable) as in the land grant or the deed of dedication
Not applicable.</p> <p>G. Provisions of the land grant in respect of the specified residential property, that concern those facilities and open spaces, and those parts of the land
Not applicable.</p> <p>H. Provisions of every deed of mutual covenant in respect of the specified residential property, that concern those facilities and open spaces, and those parts of the land
Not applicable.</p> |
|--|---|

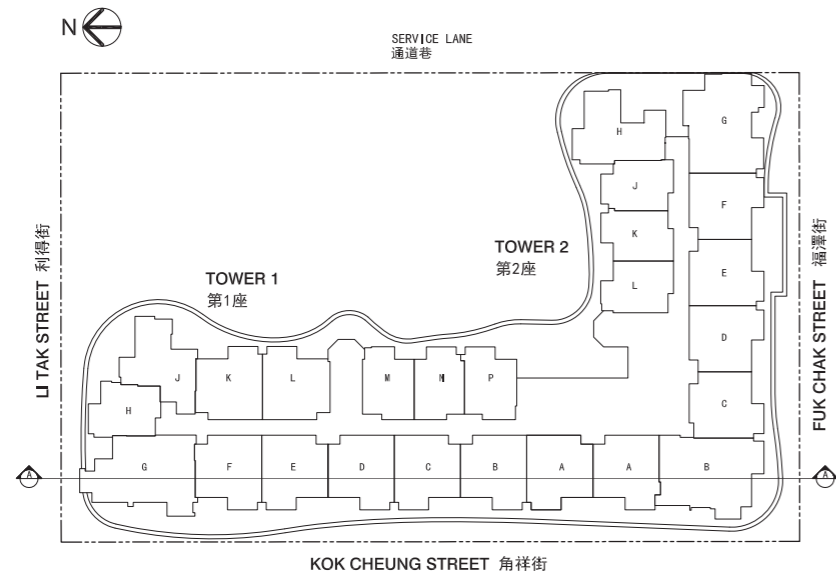
17 對買方的警告

WARNING TO PURCHASERS

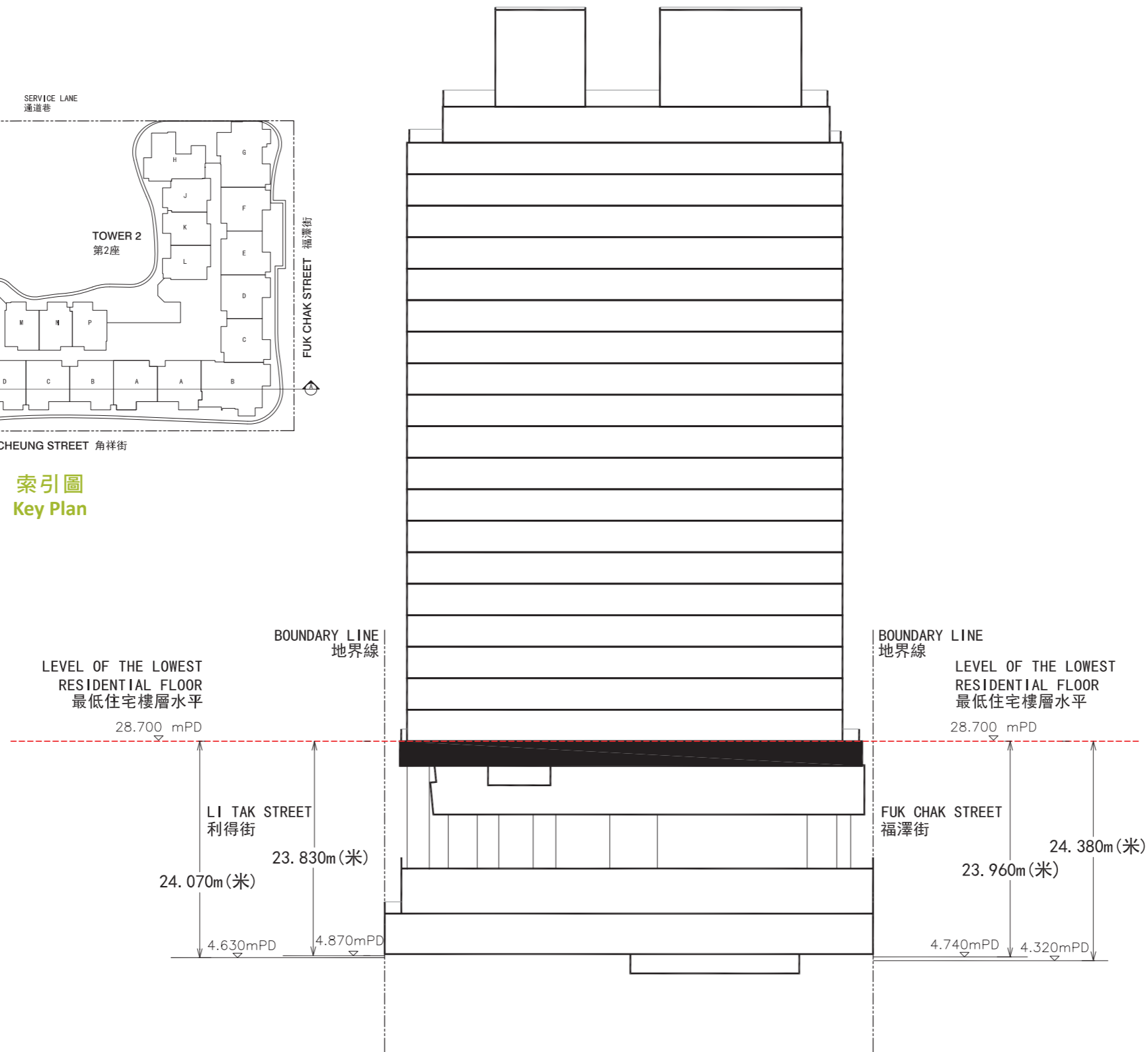
1. 此提示建議你聘用一間獨立的律師事務所（代表擁有人行事者除外），以在交易中代表你行事。
 2. 如你聘用上述的獨立的律師事務所，以在交易中代表你行事，該律師事務所將會能夠向你提供獨立意見。
 3. 如你聘用代表擁有人行事的律師事務所同時代表你行事，而擁有人與你之間出現利益衝突：
 - (i) 該律師事務所可能不能夠保障你的利益；及
 - (ii) 你可能要聘用一間獨立的律師事務所。
 4. 如屬3.(ii)段的情況，你須支付的律師費用總數，可能高於如你自一開始即聘用一間獨立的律師事務所須支付的費用。
1. You are recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for you in relation to the transaction.
 2. If you instruct such separate firm of solicitors to act for you in relation to the transaction, that firm will be able to give independent advice to you.
 3. If you instruct the firm of solicitors acting for the owner to act for you as well, and a conflict of interest arises between the owner and you:
 - (i) that firm may not be able to protect your interests; and
 - (ii) you may have to instruct a separate firm of solicitors.
 4. In the case of paragraph 3.(ii), the total solicitors' fees payable by you may be higher than the fees that would have been payable if you had instructed a separate firm of solicitors in the first place.

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

橫截面圖 A-A
Section A-A



索引圖
Key Plan



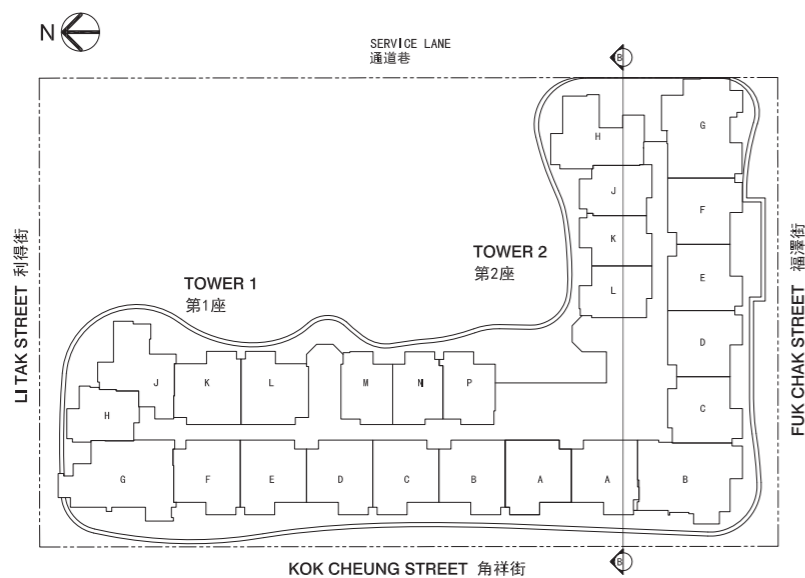
TOP ROOF	頂層天台
LOWER ROOF (POTABLE TANK & PUMP ROOM)	低層天台 (食水水箱及泵房)
ROOF (LANDSCAPED ROOF)	天台 (天台花園)
28/F RESIDENTIAL UNIT	28樓 住宅單位
26/F RESIDENTIAL UNIT	26樓 住宅單位
25/F RESIDENTIAL UNIT	25樓 住宅單位
23/F RESIDENTIAL UNIT	23樓 住宅單位
22/F RESIDENTIAL UNIT	22樓 住宅單位
21/F RESIDENTIAL UNIT	21樓 住宅單位
20/F RESIDENTIAL UNIT	20樓 住宅單位
19/F RESIDENTIAL UNIT	19樓 住宅單位
18/F RESIDENTIAL UNIT	18樓 住宅單位
17/F RESIDENTIAL UNIT	17樓 住宅單位
16/F RESIDENTIAL UNIT	16樓 住宅單位
15/F RESIDENTIAL UNIT	15樓 住宅單位
12/F RESIDENTIAL UNIT	12樓 住宅單位
11/F RESIDENTIAL UNIT	11樓 住宅單位
10/F RESIDENTIAL UNIT	10樓 住宅單位
9/F RESIDENTIAL UNIT	9樓 住宅單位
8/F RESIDENTIAL UNIT	8樓 住宅單位
7/F RESIDENTIAL UNIT	7樓 住宅單位
6/F RESIDENTIAL UNIT	6樓 住宅單位
5/F RESIDENTIAL UNIT	5樓 住宅單位
TRANSFER PLATE	結構轉換層
3/F RESIDENTIAL RECREATIONAL FACILITIES	3樓 住宅康樂設施
2/F PODIUM GARDEN / E&M FLOOR	平台花園 / 機電樓層
1/F SHOPS / E&M FLOOR	商舖 / 機電樓層
G/F SHOPS / RESIDENTIAL ENTRANCE LOBBY	商舖 / 住宅入口大堂
UG SERVICE TRENCH	地底機電槽

1. 毗鄰建築物北面的一段利得街為香港主水平基準以上4.63米至4.87米。
2. 毗鄰建築物南面的一段福澤街為香港主水平基準以上4.32米至4.74米。
3. 紅色虛線為最低住宅樓層水平。

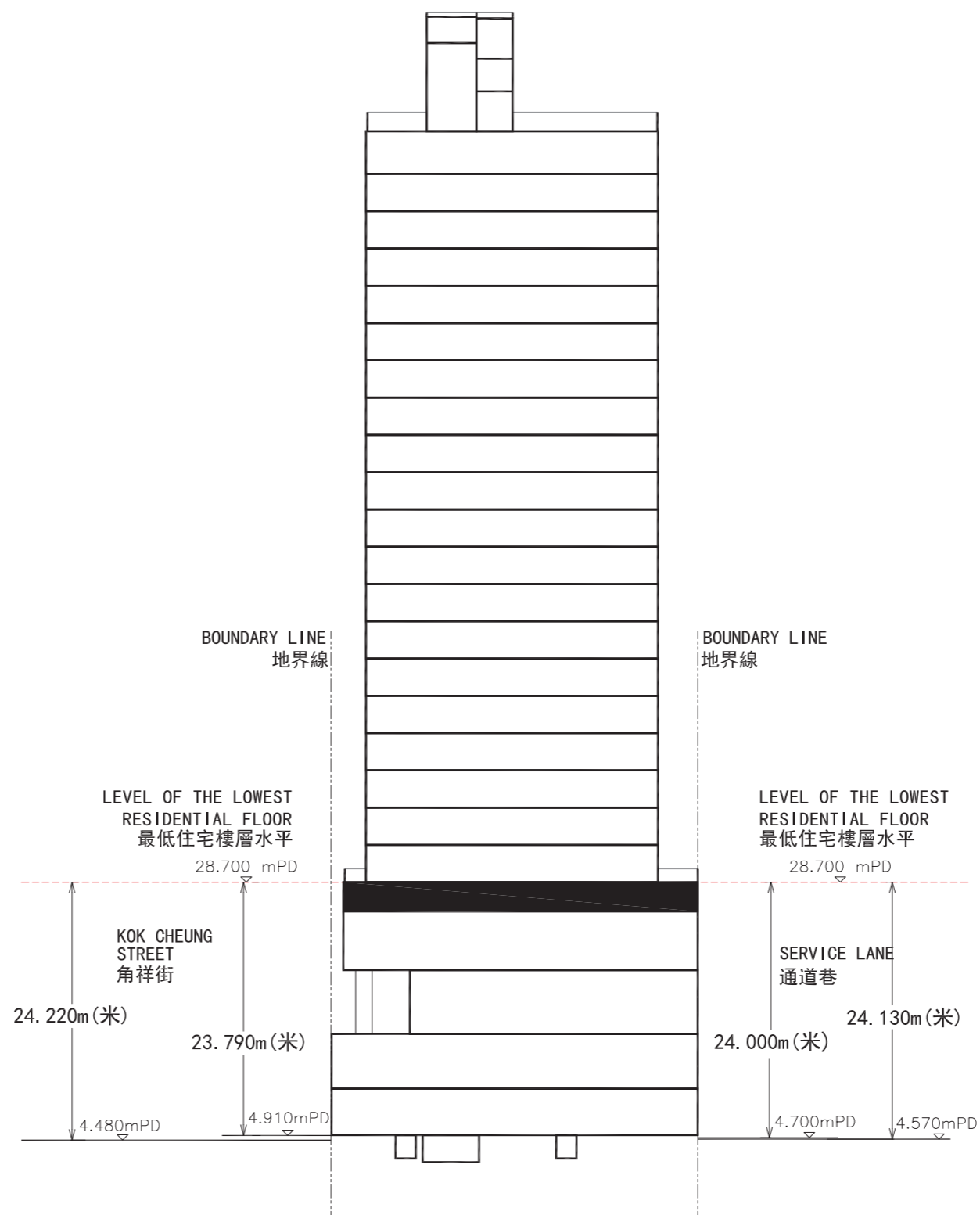
1. The part of Li Tak Street adjacent to the building on the north side is 4.63 metres to 4.87 metres above the Hong Kong Principal Datum (mPD).
2. The part of Fuk Chak Street adjacent to the building on the south side is 4.32 metres to 4.74 metres above the Hong Kong Principal Datum (mPD).
3. Red dotted line denotes the level of the lowest residential floor.

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

橫截面圖 B-B
Section B-B



索引圖
Key Plan



TOP ROOF	頂層天台
LOWER ROOF (LIFT MACHINE ROOM)	低層天台 (電梯機房)
ROOF (LANDSCAPED ROOF)	天台 (天台花園)
28/F RESIDENTIAL UNIT	28樓 住宅單位
26/F RESIDENTIAL UNIT	26樓 住宅單位
25/F RESIDENTIAL UNIT	25樓 住宅單位
23/F RESIDENTIAL UNIT	23樓 住宅單位
22/F RESIDENTIAL UNIT	22樓 住宅單位
21/F RESIDENTIAL UNIT	21樓 住宅單位
20/F RESIDENTIAL UNIT	20樓 住宅單位
19/F RESIDENTIAL UNIT	19樓 住宅單位
18/F RESIDENTIAL UNIT	18樓 住宅單位
17/F RESIDENTIAL UNIT	17樓 住宅單位
16/F RESIDENTIAL UNIT	16樓 住宅單位
15/F RESIDENTIAL UNIT	15樓 住宅單位
12/F RESIDENTIAL UNIT	12樓 住宅單位
11/F RESIDENTIAL UNIT	11樓 住宅單位
10/F RESIDENTIAL UNIT	10樓 住宅單位
9/F RESIDENTIAL UNIT	9樓 住宅單位
8/F RESIDENTIAL UNIT	8樓 住宅單位
7/F RESIDENTIAL UNIT	7樓 住宅單位
6/F RESIDENTIAL UNIT	6樓 住宅單位
5/F RESIDENTIAL UNIT	5樓 住宅單位
TRANSFER PLATE	結構轉換層
3/F RESIDENTIAL RECREATIONAL FACILITIES	3樓 住宅康樂設施
2/F PODIUM GARDEN / E&M FLOOR	2樓 平台花園 / 機電樓層
1/F SHOPS / E&M FLOOR	1樓 商舖 / 機電樓層
G/F SHOPS / RESIDENTIAL ENTRANCE LOBBY	地下 商舖 / 住宅入口大堂
UG SERVICE TRENCH	地底機電槽

1. 毗鄰建築物西面的一段角祥街為香港主水平基準以上4.48米至4.91米。
2. 毗鄰建築物東面的一段通道巷為香港主水平基準以上4.57米至4.70米。
3. 紅色虛線為最低住宅樓層水平。

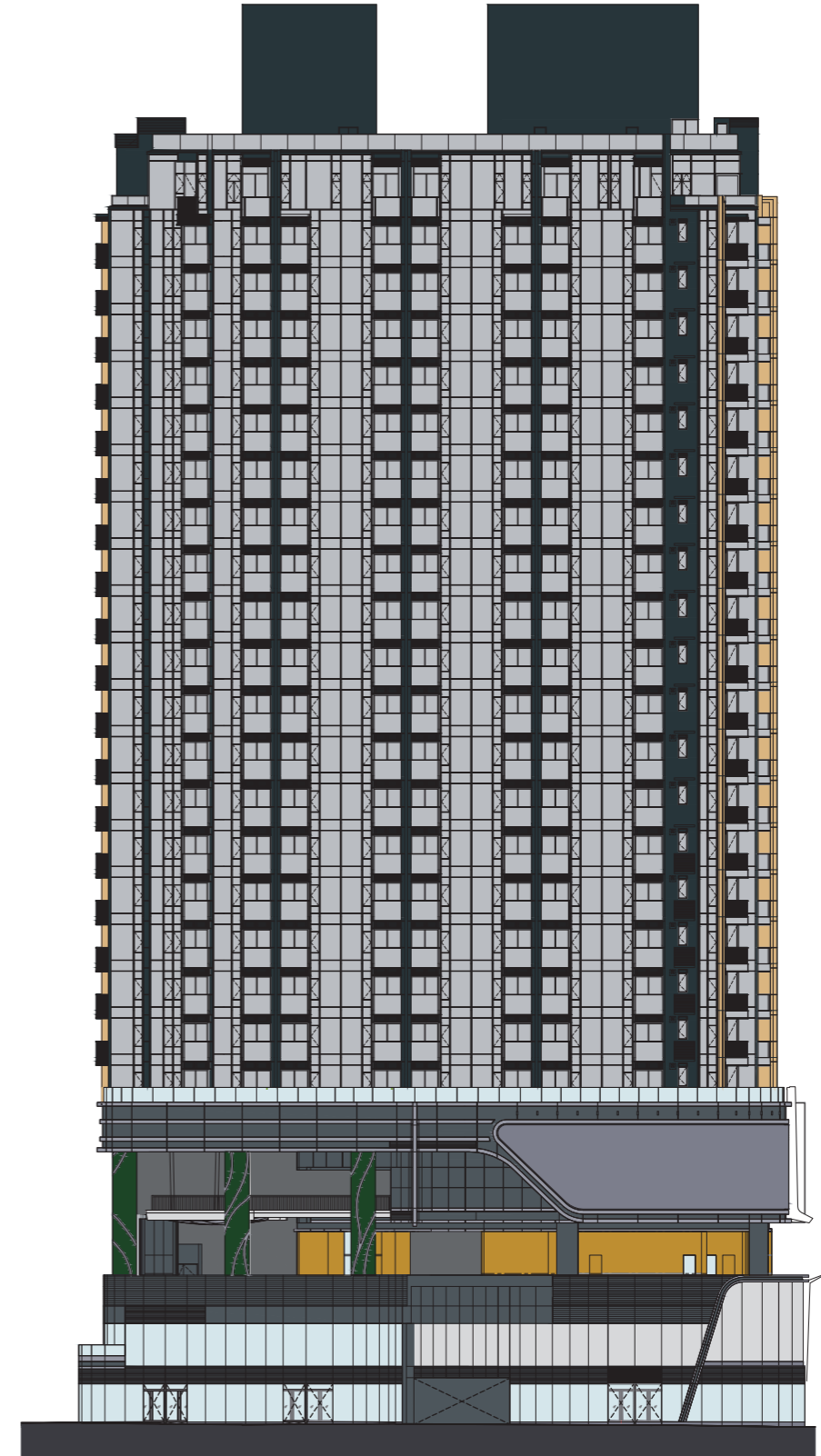
1. The part of Kok Cheung Street adjacent to the building on the west side is 4.48 metres to 4.91 metres above the Hong Kong Principal Datum (mPD).
2. The part of Service Lane adjacent to the building on the east side is 4.57 metres to 4.70 metres above the Hong Kong Principal Datum (mPD).
3. Red dotted line denotes the level of the lowest residential floor.



東面立面圖
East Elevation Plan

發展項目的認可人士證明本立面圖所顯示的立面：

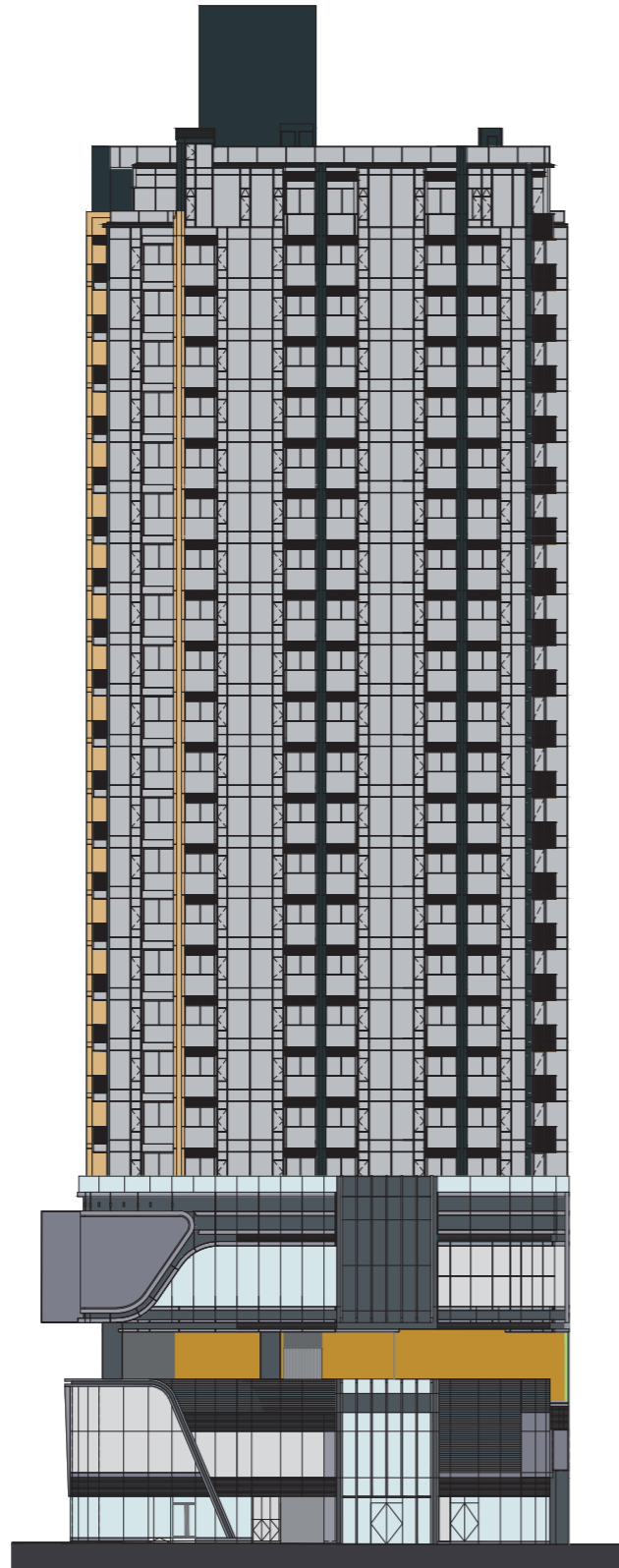
1. 以2021年11月24日的情況為準的本項目的經批准的建築圖則為基礎擬備；及
2. 大致上與本項目的外觀一致。



西面立面圖
West Elevation Plan

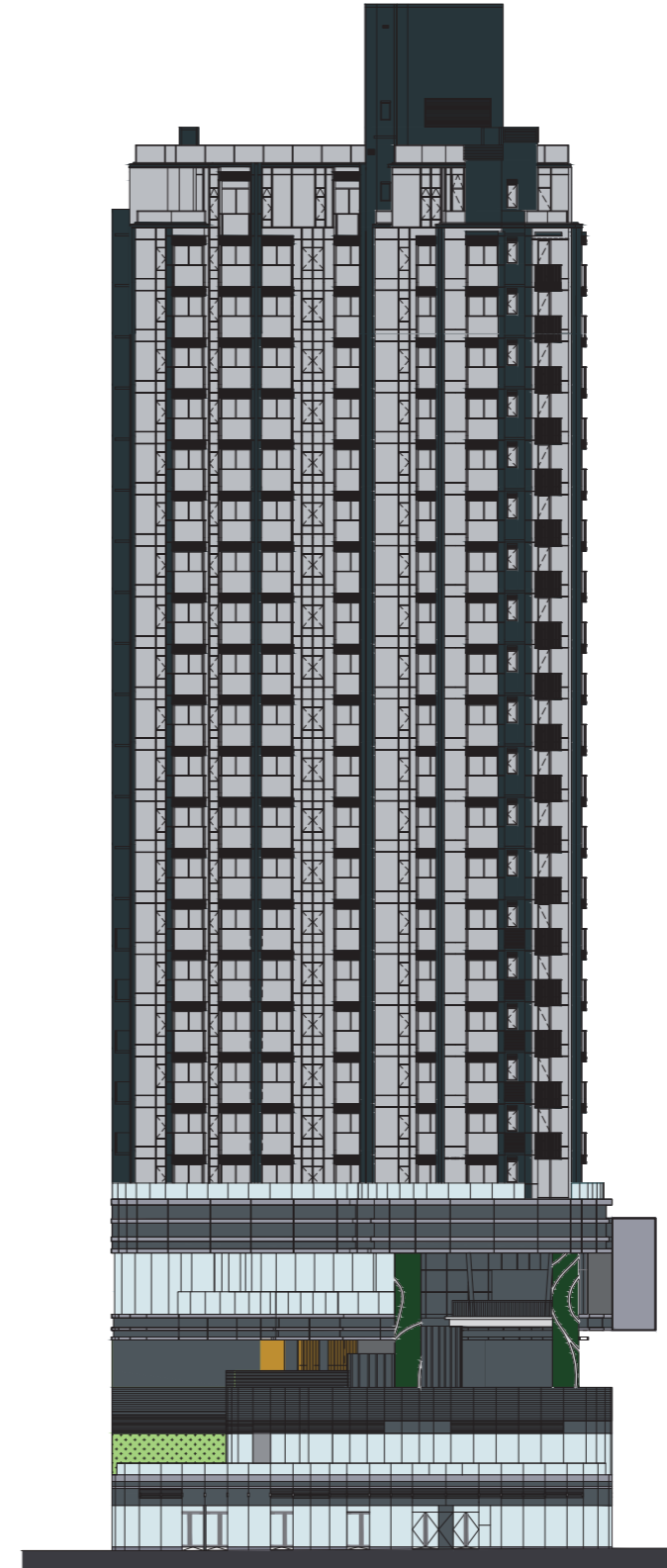
Authorized person for the development certified that the elevations shown on these elevation plans:

1. are prepared on the basis of the approved building plans for the development as of 24 November 2021; and
2. are in general accordance with the outward appearance of the development.



南面立面圖
South Elevation Plan

發展項目的認可人士證明本立面圖所顯示的立面：
1. 以2021年11月24日的情況為準的本項目的經批准的建築圖則為基礎擬備；及
2. 大致上與本項目的外觀一致。



北面立面圖
North Elevation Plan

Authorized person for the development certified that the elevations shown on these elevation plans:
1. are prepared on the basis of the approved building plans for the development as of 24 November 2021; and
2. are in general accordance with the outward appearance of the development.

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

公用設施 Common Facilities	位置 Location	有上蓋遮蓋面積 Covered area	沒有上蓋遮蓋面積 Uncovered area
(a) 住客會所 Residents' clubhouse	3樓 3/F	558.571 sq. m. 平方米 6,012 sq. ft. 平方呎	172.662 sq. m. 平方米 1,859 sq. ft. 平方呎
	2樓 2/F	34.133 sq. m. 平方米 367 sq. ft. 平方呎	不適用 Not applicable
b) 位於發展項目中的建築物的天台和最低一層住宅樓層之間任何一層的、供住客使用的公用花園或遊樂地方。 A communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the development.	天台 Roof Floor	不適用 Not applicable	330.539 sq. m. 平方米* 3,558 sq. ft. 平方呎*
c) 於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方。 A communal garden or play area for residents' use below the lowest residential floor of a building in the development.	2樓 2/F	684.185 sq. m. 平方米 7,365 sq. ft. 平方呎	138.463 sq. m. 平方米* 1,490 sq. ft. 平方呎*

* 此等面積包括84.872平方米(914平方呎)(2樓)及164.328平方米(1,769平方呎)(天台)的「住宅公用地方」，亦即按照由屋宇署的認可人士、註冊結構工程師及註冊岩土工程師作業備考(APP-152)所規定並受發展項目公契所約束的綠化面積。

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

* These areas include 84.872 sq.m. (914 sq.ft.)(2/F) and 164.328 sq.m. (1,769 sq.ft.)(R/F) of the Residential Common Areas which are the greenery areas to be designated as common part of the building in accordance with the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (APP-152) issued by the Buildings Department and subject to the Deed of Mutual Covenant of the development .

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

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

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

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

1. 外部裝修物料

(a)	外牆	裝修物料的類型	基座：外牆鋪砌玻璃外牆、瓷磚、鋁質飾板、鋁質百葉及垂直綠牆 住宅樓：外牆鋪砌玻璃幕牆、瓷磚、油漆、鋁質飾板及鋁質百葉
(b)	窗	框的用料	氟碳塗層鋁質框
		玻璃的用料	客廳、飯廳及睡房窗戶為中空玻璃 浴室及開放式廚房之窗戶(如有)均為不透明玻璃
(c)	窗台	窗台的用料	不適用
		窗台板的裝修物料	不適用
(d)	花槽	裝修物料的類型	不適用
(e)	陽台或露台	(i) 裝修物料的類型	露台：裝有夾層玻璃欄河 地台：鋪砌瓷磚及人造木平台 牆身：瓷磚(鋁質飾板適用於第2座6樓至26樓B單位) 天花：鋁質飾板
		(ii) 是否有蓋	露台有蓋
		陽台	不適用
(f)	乾衣設施	類型	不適用
		用料	不適用

2. 室內裝修物料

			牆壁	地板	天花板	
(a)	大堂	地下住宅入口大堂的裝修物料的類型	灰鏡和木皮飾面	天然石及瓷磚	木皮飾面	
		1樓住宅入口大堂的裝修物料的類型	瓷磚	瓷磚	乳膠漆	
		2樓住宅入口大堂的裝修物料的類型	瓷磚	瓷磚	乳膠漆	
		3樓住宅入口大堂的裝修物料的類型	特色油漆	天然石	乳膠漆	
		住宅樓層升降機大堂的裝修物料的類型	外露牆身鋪砌玻璃及不銹鋼	外露地台鋪砌瓷磚	石膏板假天花髹乳膠漆及不銹鋼	
			牆壁		天花板	
(b)	內牆及天花板	客廳的裝修物料的類型	乳膠漆		乳膠漆	
		飯廳的裝修物料的類型	乳膠漆		乳膠漆	
		睡房的裝修物料的類型	乳膠漆		乳膠漆	
			地板	牆腳線		
(c)	內部地板	客廳的用料	瓷磚	木腳線		
		飯廳的用料	瓷磚	木腳線		
		睡房的用料	瓷磚	木腳線		
			牆壁	地板	天花板	
(d)	浴室	(i) 裝修物料的類型	外露牆身鋪砌牆磚及玻璃面板	外露地台鋪砌瓷磚	石膏板假天花髹乳膠漆	
		(ii) 牆壁的裝修物料是否鋪至天花板	牆壁的裝修物料鋪至假天花板			
			牆壁	地板	天花板	灶台
(e)	廚房	(i) 裝修物料的類型	夾層玻璃及瓷磚	瓷磚	木皮飾面假天花	人造石
		(ii) 牆壁的裝修物料是否鋪至天花板	牆壁的裝修物料鋪至假天花板			

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

3. 室內裝置

			用料	裝修物料	配件
(a)	門	單位大門	實心防火木掩門	木皮飾面	電子鎖、門鼓、門檔及防盜眼
		露台門 (第1座6樓至12樓、15樓至23樓、25樓至26樓所有單位及28樓A、B、C、D、F及G單位 第2座6樓至12樓、15樓至23樓及25樓至26樓所有單位、28樓B、C、D、E及F單位)	鋁框趟門	強化玻璃	門鎖
		露台門 (第2座28樓A單位)	鋁框掩門	強化玻璃	門鎖
		工作平台門 (第1座6樓至12樓、15樓至23樓及25樓至26樓G單位、28樓D及F單位 第2座6樓至12樓、15樓至23樓及25樓至26樓B及G單位、28樓D單位)	鋁框掩門	強化玻璃	門鎖
		工作平台門 (第1座28樓G單位)	鋁框趟門	強化玻璃	門鎖
		平台門 (第1座5樓所有單位、28樓G單位 第2座5樓所有單位、28樓A及D單位)	鋁框趟門	強化玻璃	門鎖
		平台門 (第1座5樓J單位、28樓D及E單位 第2座5樓B、G及H單位、28樓E單位)	鋁框掩門	強化玻璃	門鎖
		睡房門 (第1座5樓至12樓、15樓至23樓及25樓至26樓A、B、C、D、E、F、J、K及L單位、28樓B單位 第2座5樓至12樓、15樓至23樓及25樓至26樓A、C、D、E、F及H單位、28樓C、E及F單位)	金屬框趟門	夾層玻璃	門鎖

3. 室內裝置

			用料	裝修物料	配件
(a)	門	睡房1門 (第1座5樓至12樓、15樓至23樓及25樓至26樓G單位、28樓A、F及G單位 第2座5樓至12樓、15樓至23樓及25樓至26樓B及G單位、28樓A單位)	中空木掩門	木皮飾面	門鎖
		睡房1門 (第1座28樓C、D及E單位 第2座28樓B及D單位)	金屬框趟門	夾層玻璃	門鎖
		睡房2門 (第1座28樓C、E及G單位、第2座5樓至12樓、15樓至23樓及25樓至26樓B單位及28樓A及B單位)	中空木掩門	木皮飾面	門鎖
		睡房2門 (第1座5樓至12樓、15樓至23樓及25樓至26樓G單位、28樓A、D及F單位 第2座5樓至12樓、15樓至23樓及25樓至26樓G單位、28樓D單位)	金屬框趟門	夾層玻璃	門鎖
		主人睡房門 (第1座28樓D及G單位 第2座28樓A及D單位)	中空木掩門	木皮飾面	門鎖
		浴室門 (第1座5樓至12樓、15樓至23樓及25樓至26樓C、D、E、F、K及L單位、28樓B、D及E單位 第2座5樓至12樓、15樓至23樓及25樓至26樓D、F、G及H單位、28樓D、E及F單位)	中空木掩門	木皮飾面	門鎖
		浴室門 (第2座5樓至12樓、15樓至23樓及25樓至26樓B單位)	玻璃掩門	夾層玻璃	門鎖

3. 室內裝置

		用料	裝修物料	配件	
(a)	門	浴室門 (第1座5樓至12樓、15樓至23樓及25樓至26樓所有單位、28樓A、B、C、D、E、F及G單位 第2座5樓至12樓、15樓至23樓及25樓至26樓A、B、C、D、E、F、J、K及L單位、28樓A、B、C、D、E及F單位)	金屬框趟門	夾層玻璃	門鎖
		主人浴室門 (第1座28樓D單位 第2座28樓D單位)	中空木掩門	木皮飾面	門鎖
		主人浴室門 (第1座28樓G單位 第2座28樓A單位)	金屬框趟門	夾層玻璃	門鎖
		走廊門 (第1座5樓至12樓、15樓至23樓及25樓至26樓G單位 第2座5樓至12樓、15樓至23樓及25樓至26樓G單位)	中空木掩門	木皮飾面	門鎖
		儲物室門 (第1座28樓E單位 第2座28樓A及D單位)	中空木掩門	木皮飾面	門鎖
		室內樓梯通往天台門	鋁框掩門	強化玻璃	門鎖
		天台門	鍍鋅鐵掩門	木紋飾面鋁板	門鎖

3. 室內裝置

		裝置及設備	類型	用料	
(b)	浴室	櫃	洗手盆櫃枱面	人造石	
			櫃	木製洗手盆櫃及木製鏡櫃	
		潔具	洗手盆水龍頭	鍍鉻	
			洗手盆	搪瓷 (第1座5樓至12樓、15樓至23樓及25樓至26樓A、B、C、D、E、F、G、K及L單位、28樓B、D及E單位、第2座5樓至12樓、15樓至23樓及25樓至26樓A、B、C、D、E、F、G及H單位、28樓C、D、E及F單位之浴室；第1座28樓D及G單位、第2座28樓D單位之主人浴室) 人造石 (第1座5樓至12樓、15樓至23樓及25樓至26樓H、J、M、N及P單位、28樓A、C、F及G單位、第2座5樓至12樓、15樓至23樓及25樓至26樓J、K及L單位、28樓A及B單位之浴室；第2座28樓A單位之主人浴室)	
			坐廁	搪瓷	
			毛巾架	金屬	
			廁紙架	金屬	
			浴袍掛鉤 (第1座5樓至12樓、15樓至23樓及25樓至26樓H、J、M、N及P單位、第2座5樓至12樓、15樓至23樓及25樓至26樓J、K及L單位除外)	金屬	
			淋浴間	強化玻璃	
		設備	隨樓附送的設備及品牌，請參閱「設備說明表」		
		(ii) 供水系統的類型及用料	冷水喉	銅喉	
			熱水喉	配有隔熱絕緣保護之銅喉	
		(iii) 沐浴設施 (包括花灑或浴缸，如適用的話)	花灑	花灑套裝	鍍鉻
		(iv) 浴缸大小(如適用的話)	不適用		
(c)	廚房	用料			
		(i) 洗滌盆	不銹鋼		
		(ii) 供水系統	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉		

3. 室內裝置

		用料	裝修物料		
(c)	廚房	(iii) 廚櫃	木製廚櫃配木製門板	膠板飾面	
		(iv) 所有其他裝置及設備的類型	消防裝置及設備	開放式廚房內或附近的天花裝置煙霧探測器及消防花灑頭	
			其他裝置的類型	鍍鉻冷熱水龍頭	
			設備的類型	隨樓附送的設備及品牌，請參閱「設備說明表」	
		裝置	類型	用料	
(d)	睡房	裝置 (包括嵌入式衣櫃) 的類型及用料	嵌入式衣櫃	不適用	不適用
			其他裝置	不適用	不適用
(e)	電話	接駁點的位置及數目	請參閱「機電裝置位置及數量說明表」		
(f)	天線	接駁點的位置及數目	請參閱「機電裝置位置及數量說明表」		
(g)	電力裝置	(i) 供電附件 (包括安全裝置)	供電附件	提供電掣及插座之面板	
			安全裝置	單相電力並安裝微型斷路器	
		(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露 ¹		
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「機電裝置位置及數量說明表」		
(h)	氣體供應	類型	煤氣		
		系統	煤氣喉接駁煤氣煮食爐及煤氣熱水爐		
		位置	請參閱「機電裝置位置及數量說明表」		
(i)	洗衣機接駁點	位置	請參閱「機電裝置位置及數量說明表」		
		設計	設有洗衣機來、去水接駁喉位		
(j)	供水	(i) 水管的用料	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉		
		(ii) 水管是隱藏或外露	水管是部分隱藏及部分外露 ²		
		(iii) 有否熱水供應	開放式廚房和浴室供應熱水		

備註：

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

4. 雜項

		住宅升降機			
(a)	升降機	(i) 品牌名稱及產品型號	品牌名稱	日立	
			產品型號	MCA-900-CO180	
		(ii) 升降機的數目及到達的樓層	升降機的數目	4	
			到達的樓層	升降機1號及2號：地下至天台 (不設4樓、13樓、14樓、24樓及27樓) 升降機3號及4號：3樓至28樓 (不設4樓、13樓、14樓、24樓及27樓)	
(b)	信箱	用料	不銹鋼		
(c)	垃圾收集	(i) 垃圾收集的方法	由清潔工人於垃圾及物料回收室收集垃圾		
		(ii) 垃圾房的位置	各住宅層之公用地方均設有垃圾及物料回收室。另中央垃圾收集房設於地下。		
			水錶	電錶	氣體錶
(d)	水錶、電錶及氣體錶	(i) 位置	每層之公共水錶櫃/水錶房	每層之公共電錶房	平台假天花上 (第1座5樓所有單位、第2座5樓A、C、D、E、F、G、H、J、K及L單位) 露台假天花上 (第1座6樓至12樓、15樓至23樓及25樓至26樓所有單位、28樓A、B、C、D、F及G單位、第2座6樓至12樓、15樓至23樓及25樓至26樓A、C、D、E、F、G、H、J、K及L單位、28樓所有單位) 客廳及飯廳高位 (第1座28樓E單位、第2座5樓至12樓、15樓至23樓及25樓至26樓B單位)
			(ii) 就住宅單位而言是獨立抑或公用的錶	獨立	獨立

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

5. 保安設施

保安系統及設備	入口通道控制及保安系統	地下住宅入口大堂及升降機裝有智能讀咭機(八達通)。
	閉路電視	地下及3樓住宅入口大堂、樓梯出口及所有升降機內均裝有閉路電視直接連接管理處。
嵌入式的裝備的細節	不適用	
嵌入式的裝備的位置	不適用	

6. 設備說明表5樓至12樓、15樓至23樓及25樓至26樓(第1座)

位置	設備	適用單位	品牌	型號 (如有)	
				室內機	室外機
客廳及飯廳	分體式冷氣機	A 單位	三菱電機	MS-GJ12VA	MU-GJ12VA
		B 單位		MS-GJ12VA	MU-GJ12VA
		C 單位		MS-GJ12VA	MU-GJ12VA
		D 單位		MS-GJ12VA	MU-GJ12VA
		E 單位		MS-GJ12VA	MU-GJ12VA
		F 單位		MS-GJ12VA	MU-GJ12VA
		G 單位		MSZ-GE50VA	MXZ-4E83VA (與睡房1共用)
		H 單位		MS-GJ12VA	MU-GJ12VA
		J 單位		MSZ-GE50VA	MXZ-4E83VA (與睡房共用)
		K 單位		MS-GJ12VA	MU-GJ12VA
		L 單位		MSZ-GE35VA	MXZ-3E68VA (與睡房共用)
		M 單位		MS-GJ12VA	MU-GJ12VA
		N 單位		MS-GJ12VA	MU-GJ12VA
		P 單位		MS-GJ12VA	MU-GJ12VA
睡房	分體式冷氣機	A 單位	三菱電機	MS-GJ09VA	MU-GJ09VA
		B 單位		MS-GJ09VA	MU-GJ09VA
		C 單位		MS-GJ09VA	MU-GJ09VA
		D 單位		MS-GJ09VA	MU-GJ09VA
		E 單位		MS-GJ09VA	MU-GJ09VA
		F 單位		MS-GJ09VA	MU-GJ09VA
		J 單位		MSZ-GE35VA	MXZ-4E83VA (與客廳及飯廳共用)
		K 單位		MS-GJ09VA	MU-GJ09VA
		L 單位		MSZ-GE25VA	MXZ-3E68VA (與客廳及飯廳共用)
睡房 1	分體式冷氣機	G 單位	三菱電機	MSZ-GE35VA	MXZ-4E83VA (與客廳及飯廳共用)
睡房 2	分體式冷氣機	G 單位	三菱電機	MS-GJ09VA	MU-GJ09VA

6. 設備說明表28樓(第1座)

位置	設備	適用單位	品牌	型號 (如有)	
				室內機	室外機
客廳及飯廳	分體式冷氣機	A 單位	三菱電機	MS-GJ12VA	MU-GJ12VA
		B 單位		MS-GJ12VA	MU-GJ12VA
		C 單位		MS-GJ12VA	MU-GJ12VA
		D 單位		MSZ-GE35VA & MSZ-GE35VA	MXZ-3E68VA
		E 單位		MSZ-GE35VA & MSZ-GE35VA	MXZ-5E102VA (與睡房1及2共用) & MXZ-3E68VA (與樓梯共用)
		F 單位		MSZ-GE50VA	MXZ-4E83VA (與睡房1共用)
		G 單位		MSZ-GE60VA	MXZ-4E83VA (與睡房1共用)
睡房	分體式冷氣機	B 單位	三菱電機	MS-GJ12VA	MU-GJ12VA
睡房 1	分體式冷氣機	A 單位	三菱電機	MS-GJ12VA	MU-GJ12VA
		C 單位		MS-GJ09VA	MU-GJ09VA
		D 單位		MS-GJ09VA	MU-GJ09VA
		E 單位		MSZ-GE35VA	MXZ-5E102VA (與客廳、飯廳及睡房2共用)
		F 單位		MSZ-GE35VA	MXZ-4E83VA (與客廳及飯廳共用)
		G 單位		MSZ-GE35VA	MXZ-4E83VA (與客廳及飯廳共用)
		A 單位		MS-GJ09VA	MU-GJ09VA
睡房 2	分體式冷氣機	C 單位	三菱電機	MS-GJ12VA	MU-GJ12VA
		D 單位		MS-GJ12VA	MU-GJ12VA
		E 單位		MSZ-GE35VA	MXZ-5E102VA (與客廳、飯廳及睡房1共用)
		F 單位		MS-GJ09VA	MU-GJ09VA
		G 單位		MS-GJ09VA	MU-GJ09VA
		D 單位		MSZ-GE50VA	MXZ-4E83VA (與樓梯共用)
		G 單位		MS-GJ12VA	MU-GJ12VA
主人睡房	分體式冷氣機	D 單位	三菱電機	MSZ-GE50VA	MXZ-4E83VA (與樓梯共用)
		G 單位		MS-GJ12VA	MU-GJ12VA
樓梯	分體式冷氣機	D 單位	三菱電機	MSZ-GE25VA	MXZ-4E83VA (與主人睡房共用)
		E 單位		MSZ-GE25VA	MXZ-3E68VA (與客廳及飯廳共用)
儲物室	分體式冷氣機	E 單位	三菱電機	MS-GJ09VA	MU-GJ09VA

6. 設備說明表5樓至12樓、15樓至23樓及25樓至26樓(第2座)

位置	設備	適用單位	品牌	型號 (如有)	
				室內機	室外機
客廳及飯廳	分體式冷氣機	A 單位	三菱電機	MS-GJ12VA	MU-GJ12VA
		B 單位		MSZ-GE50VA	MXZ-5E102VA (與睡房1及睡房2共用)
		C 單位		MS-GJ12VA	MU-GJ12VA
		D 單位		MS-GJ12VA	MU-GJ12VA
		E 單位		MS-GJ12VA	MU-GJ12VA
		F 單位		MS-GJ12VA	MU-GJ12VA
		G 單位		MSZ-GE50VA	MXZ-4E83VA (與睡房1共用)
		H 單位		MSZ-GE50VA	MXZ-4E83VA (與睡房共用)
		J 單位		MS-GJ12VA	MU-GJ12VA
		K 單位		MS-GJ12VA	MU-GJ12VA
		L 單位		MS-GJ12VA	MU-GJ12VA
睡房	分體式冷氣機	A 單位	三菱電機	MS-GJ09VA	MU-GJ09VA
		C 單位		MS-GJ09VA	MU-GJ09VA
		D 單位		MS-GJ09VA	MU-GJ09VA
		E 單位		MS-GJ09VA	MU-GJ09VA
		F 單位		MS-GJ09VA	MU-GJ09VA
		H 單位		MSZ-GE35VA	MXZ-4E83VA (與客廳及飯廳共用)
睡房 1	分體式冷氣機	B 單位	三菱電機	MSZ-GE35VA	MXZ-5E102VA (與客廳及飯廳及睡房2共用)
		G 單位		MSZ-GE35VA	MXZ-4E83VA (與客廳及飯廳共用)
睡房 2	分體式冷氣機	B 單位	三菱電機	MSZ-GE25VA	MXZ-5E102VA (與客廳及飯廳及睡房1共用)
		G 單位		MS-GJ09VA	MU-GJ09VA

6. 設備說明表28樓(第2座)

位置	設備	適用單位	品牌	型號 (如有)	
				室內機	室外機
客廳及飯廳	分體式冷氣機	A 單位	三菱電機	MSZ-GE50VA & MSZ-GE50VA	MXZ-5E102VA (與主人睡房共用) & MXZ-4E83VA (與樓梯共用)
		B 單位		MS-GJ12VA	MU-GJ12VA
		C 單位		MS-GJ12VA	MU-GJ12VA
		D 單位		MSZ-GE60VA	MXZ-5E102VA (與主人睡房共用)
		E 單位		MSY-GK18VA	MUY-GK18VA
		F 單位		MSZ-GE35VA	MXZ-3E68VA (與睡房共用)
主人睡房	分體式冷氣機	A 單位	三菱電機	MSZ-GE35VA	MXZ-5E102VA (與客廳及飯廳共用)
		D 單位		MSZ-GE35VA	MXZ-5E102VA (與客廳及飯廳共用)
睡房	分體式冷氣機	C 單位	三菱電機	MS-GJ09VA	MU-GJ09VA
		E 單位		MS-GJ09VA	MU-GJ09VA
		F 單位		MSZ-GE25VA	MXZ-3E68VA (與客廳及飯廳共用)
睡房 1	分體式冷氣機	A 單位	三菱電機	MSY-GJ10VA	MS-GJ09VA
		B 單位		MS-GJ09VA	MU-GJ09VA
		D 單位		MS-GJ09VA	MU-GJ09VA
睡房 2	分體式冷氣機	A 單位	三菱電機	MSY-GJ10VA	MS-GJ09VA
		B 單位		MS-GJ12VA	MU-GJ12VA
		D 單位		MS-GJ09VA	MU-GJ09VA
樓梯	分體式冷氣機	A 單位	三菱電機	MSZ-GE25VA	MXZ-4E83VA (與客廳及飯廳共用)
		D 單位		MS-GJ09VA	MU-GJ09VA
儲物室	分體式冷氣機	A 單位	三菱電機	MS-GJ09VA	MU-GJ09VA
		D 單位		MS-GJ09VA	MU-GJ09VA

6. 設備說明表(第1座及第2座)

位置	設備	適用單位	品牌	型號 (如有)
客廳及飯廳	煤氣熱水爐	第2座5樓至12樓、15樓至23樓及25樓至26樓G及H單位	TGC	RBOX16QR
		第2座5樓至12樓、15樓至23樓及25樓至26樓B單位	TGC	RBOX16QL
	嵌入式雪櫃	第2座5樓至12樓、15樓至23樓及25樓至26樓B及G單位	西門子	KI86NAF31K
開放式廚房	微波爐	所有單位	Miele	M 2234 SC
	洗衣乾衣機	5樓至12樓、15樓至23樓及25樓至26樓所有單位	西門子	WK14D321HK
		28樓所有單位	Miele	WT 2798 i WPM
	嵌入式雪櫃	5樓至12樓、15樓至23樓及25樓至26樓所有單位 (第1座G單位及第2座B及G單位除外) 第1座28樓B單位 第2座28樓C及F單位	西門子	KU15LA65HK
		第1座5樓至12樓、15樓至23樓及25樓至26樓G單位	西門子	KI86NAF31K
		28樓所有單位 (第1座B單位及第2座C及F單位除外)	Miele	KFNS 37232 iD
	酒櫃	28樓所有單位 (第1座B單位及第2座C及F單位除外)	Miele	KWT 6321 UG
	嵌入式煤氣煮食爐	5樓至12樓、15樓至23樓及25樓至26樓所有單位	Mia Cucina	MY32C
		第1座28樓B單位 第2座28樓C、E及F單位	Miele	CS 1013-1
		第1座28樓A、C、D、E、F及G單位 第2座28樓A、B及D單位		KM 3014
	抽油煙機	5樓至12樓、15樓至23樓及25樓至26樓所有單位(第1座J單位除外)	西門子	LI67SA530B
第1座5樓至12樓、15樓至23樓及25樓至26樓J單位		西門子	LF91BUV50B	
28樓所有單位		Miele	DA 3466 HP	

位置	設備	適用單位	品牌	型號 (如有)
主人浴室	藍芽喇叭	第1座28樓D及G單位 第2座28樓A及D單位	Herdio	H-5104BBT
	抽氣扇	第1座28樓D及G單位 第2座28樓A及D單位	Gelec	DPT10-24H
浴室	煤氣熱水爐	第1座28樓D及E單位 第2座28樓D單位	TGC	RBOX16QL
	藍芽喇叭	所有單位	Herdio	H-5104BBT
	抽氣扇	所有單位	Gelec	DPT10-24H
露台	煤氣熱水爐	第1座6樓至12樓、15樓至23樓及25樓至26樓A、C、E、J、K及N單位、28樓A、B、F及G單位 第2座6樓至12樓、15樓至23樓及25樓至26樓C、E及K單位、28樓C單位	TGC	RBOX16QR
		第1座6樓至12樓、15樓至23樓及25樓至26樓B、D、F、G、H、L、M及P單位、28樓C單位 第2座6樓至12樓、15樓至23樓及25樓至26樓A、D、F、J及L單位、28樓A、B、E及F單位	TGC	RBOX16QL
平台	煤氣熱水爐	第1座5樓A、C、E、J、K及N單位 第2座5樓C、E及K單位	TGC	RBOX16QR
		第1座5樓B、D、F、G、H、L、M及P單位 第2座5樓A、D、F、J及L單位	TGC	RBOX16QL

賣方承諾如該項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。
備註: 所有分體式冷氣機只提供製冷功能。

1. EXTERIOR FINISHES

(a)	External wall	Type of finishes	Podium : Glass wall, glazed ceramic tiles, aluminium cladding, aluminium louver and vertical green wall Residential towers : Curtain wall, glazed ceramic tiles, painting, aluminium cladding and aluminium louver
(b)	Window	Material of frame	Fluorocarbon coating aluminium frame
		Material of glass	Insulated unit for windows in living rooms, dining rooms and bedrooms Obscure glass for windows in bathrooms and open kitchens (if any)
(c)	Bay window	Material of bay window	Not applicable
		Window sill finishes	Not applicable
(d)	Planter	Type of finishes	Not applicable
(e)	Verandah or balcony	(i) Type of finishes	Balcony : Installed with laminated glass balustrade Floor : Ceramic tiles and artificial wooden deck Wall : Ceramic tiles (Aluminium cladding for Flat B on 6/F-26/F of Tower 2) Ceiling : Aluminium cladding
		(ii) Whether it is covered	Balconies are covered
		Verandah	Not applicable
(f)	Drying facilities for clothing	Type	Not applicable
		Material	Not applicable

2. INTERIOR FINISHES

			Wall	Floor	Ceiling	
(a)	Lobby	G/F residential entrance lobby finishes	Grey tinted mirror and wood veneer	Natural stone and tiles	Wood veneer	
		1/F residential entrance lobby finishes	Tiles	Tiles	Emulsion paint	
		2/F residential entrance lobby finishes	Tiles	Tiles	Emulsion paint	
		3/F residential entrance lobby finishes	Special paint	Natural stone	Emulsion paint	
		Lift lobby finishes for residential floors	Glass and stainless steel to the exposed surface	Tile to the exposed surface	Gypsum board false ceiling with emulsion paint and stainless steel	
			Wall		Ceiling	
(b)	Internal wall and ceiling	Living room finishes	Emulsion paint		Emulsion paint	
		Dining room finishes	Emulsion paint		Emulsion paint	
		Bedroom finishes	Emulsion paint		Emulsion paint	
			Floor	Skirting		
(c)	Internal floor	Material of living room	Tiles	Wooden skirting		
		Material of dining room	Tiles	Wooden skirting		
		Material of bedroom	Tiles	Wooden skirting		
			Wall	Floor	Ceiling	
(d)	Bathroom	(i) Type of finishes	Wall tiles and glass panel to the exposed surface	Tiles to the exposed surface	Gypsum board false ceiling with emulsion paint	
		(ii) Whether the wall finishes run up to the ceiling	Wall finishes run up to false ceiling			
			Wall	Floor	Ceiling	Cooking Bench
(e)	Kitchen	(i) Type of finishes	Laminated glass and tiles	Tiles	Wood veneer false ceiling	Artificial stone
		(ii) Whether the wall finishes run up to the ceiling	Wall finishes run up to false ceiling			

3. INTERIOR FITTINGS

		Material	Finishes	Accessories	
(a)	Doors	Main entrance door	Fire rated solid core timber swing door	Wood veneer	Digital lockset, door closer, door stopper and door viewer
		Balcony door (All flats on 6/F-12/F, 15/F-23/F, 25/F-26/F and Flats A, B, C, D, F and G on 28/F of Tower 1 All flats on 6/F-12/F, 15/F-23/F and 25/F-26/F and Flats B, C, D, E and F on 28/F of Tower 2)	Aluminium frame sliding door	Tempered glass	Lockset
		Balcony door (Flat A on 28/F of Tower 2)	Aluminium frame swing door	Tempered glass	Lockset
		Utility platform door (Flat G on 6/F-12/F, 15/F-23/F and 25/F-26/F, Flats D and F on 28/F of Tower 1 Flats B and G on 6/F-12/F, 15/F-23/F and 25/F-26/F, Flat D on 28/F of Tower 2)	Aluminium frame swing door	Tempered glass	Lockset
		Utility platform door (Flat G on 28/F of Tower 1)	Aluminium frame sliding door	Tempered glass	Lockset
		Flat roof door (All flats on 5/F and Flat G on 28/F of Tower 1 All flats on 5/F and Flats A and D on 28/F of Tower 2)	Aluminium frame sliding door	Tempered glass	Lockset
		Flat roof door (Flat J on 5/F and Flats D and E on 28/F of Tower 1 Flats B, G and H on 5/F and Flat E on 28/F of Tower 2)	Aluminium frame swing door	Tempered glass	Lockset
		Bedroom door (Flats A, B, C, D, E, F, J, K and L on 5/F-12/F, 15/F-23/F and 25/F-26/F, Flat B on 28/F of Tower 1 Flats A, C, D, E, F and H on 5/F-12/F, 15/F-23/F and 25/F-26/F, Flats C, E and F on 28/F of Tower 2)	Metal frame sliding door	Laminated glass	Lockset
		Bedroom 1 door (Flat G on 5/F-12/F, 15/F-23/F and 25/F-26/F, Flats A, F and G on 28/F of Tower 1 Flats B and G on 5/F-12/F, 15/F-23/F and 25/F-26/F, Flat A on 28/F of Tower 2)	Hollow core timber swing door	Wood veneer	Lockset
		Bedroom 1 door (Flats C, D and E on 28/F of Tower 1 Flats B and D on 28/F of Tower 2)	Metal frame sliding door	Laminated glass	Lockset

3. INTERIOR FITTINGS

		Material	Finishes	Accessories	
(a)	Doors	Bedroom 2 door (Flats C, E and G on 28/F of Tower 1 Flat B on 5/F-12/F, 15/F-23/F and 25/F-26/F, Flats A and B on 28/F of Tower 2)	Hollow core timber swing door	Wood veneer	Lockset
		Bedroom 2 door (Flat G on 5/F-12/F, 15/F-23/F and 25/F-26/F, Flats A, D and F on 28/F of Tower 1 Flat G on 5/F-12/F, 15/F-23/F and 25/F-26/F, Flat D on 28/F of Tower 2)	Metal frame sliding door	Laminated glass	Lockset
		Master Bedroom door (Flats D and G on 28/F of Tower 1 Flats A and D on 28/F of Tower 2)	Hollow core timber swing door	Wood veneer	Lockset
		Bathroom door (Flats C, D, E, F, K and L on 5/F-12/F, 15/F-23/F and 25/F-26/F, Flats B, D and E on 28/F of Tower 1 Flats D, F, G and H on 5/F-12/F, 15/F-23/F and 25/F-26/F, Flats D, E and F on 28/F of Tower 2)	Hollow core timber swing door	Wood veneer	Lockset
		Bathroom door (Flat B on 5/F-12/F, 15/F-23/F and 25/F-26/F of Tower 2)	Glass swing door	Laminated glass	Lockset
		Bathroom door (All flats on 5/F-12/F, 15/F-23/F and 25/F-26/F, Flats A, B, C, D, E, F and G on 28/F of Tower 1 Flats A, B, C, D, E, F, J, K and L on 5/F-12/F, 15/F-23/F and 25/F-26/F, Flats A, B, C, D, E and F on 28/F of Tower 2)	Metal frame sliding door	Laminated glass	Lockset
		Master bathroom door (Flat D on 28/F of Tower 1 Flat D on 28/F of Tower 2)	Hollow core timber swing door	Wood veneer	Lockset
		Master bathroom door (Flat G on 28/F of Tower 1 Flat A on 28/F of Tower 2)	Metal frame sliding door	Laminated glass	Lockset
		Corridor door (Flat G on 5/F-12/F, 15/F-23/F and 25/F-26/F of Tower 1 Flat G on 5/F-12/F, 15/F-23/F and 25/F-26/F of Tower 2)	Hollow core timber swing door	Wood veneer	Lockset

3. INTERIOR FITTINGS

			Material	Finishes	Accessories
(a)	Doors	Store room door (Flat E on 28/F of Tower 1, Flats A and D on 28/F of Tower 2)	Hollow core timber swing door	Wood veneer	Lockset
		Internal staircase door to roof	Aluminium frame swing door	Tempered glass	Lockset
		Roof door	Galvanized mild steel swing door	Aluminium panel with timber pattern	Lockset
			Fittings & equipments	Type	Material
(b)	Bathroom	(i) Type and material of fittings and equipment	Bathroom fittings	Countertop	Artificial stone
				Cabinet	Timber basin cabinet and timber mirror cabinet
				Wash basin mixer	Chrome plated
				Wash basin	Vitreous china (Bathroom of Flats A, B, C, D, E, F, G, K and L on 5/F-12/F, 15/F-23/F and 25/F-26/F, Flats B, D and E on 28/F of Tower 1, Flats A, B, C, D, E, F, G and H on 5/F-12/F, 15/F-23/F and 25/F-26/F, Flats C, D, E and F on 28/F of Tower 2; Master Bathroom of Flats D and G on 28/F of Tower 1, Flat D on 28/F of Tower 2) Artificial stone (Bathroom of Flats H, J, M, N and P on 5/F-12/F, 15/F-23/F and 25/F-26/F, Flats A, C, F and G on 28/F of Tower 1, Flats J, K and L on 5/F-12/F, 15/F-23/F and 25/F-26/F, Flats A and B on 28/F of Tower 2; Master Bathroom of Flat A on 28/F of Tower 2)
				Water closet	Vitreous china
				Towel bar	Metal
				Paper holder	Metal
				Robe hook (Except Flats H, J, M, N and P on 5/F-12/F, 15/F-23/F and 25/F-26/F of Tower 1, Flats J, K and L on 5/F-12/F, 15/F-23/F and 25/F-26/F of Tower 2)	Metal
				Shower compartment	Tempered glass

3. INTERIOR FITTINGS

			Fittings & equipments	Type	Material
(b)	Bathroom	(i) Type and material of fittings and equipment	Bathroom appliances	For the appliances provision and brand name, please refer to "Appliances Schedule"	
		(ii) Type and material of water supply system		Cold water supply	Copper water pipes
				Hot water supply	Copper water pipes with thermal insulation
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower	Shower set	Chrome plated
			(iv) Size of bath tub, if applicable	Not applicable	
			Material		
(c)	Kitchen	(i) Sink unit	Stainless steel		
		(ii) Water supply system	Copper pipes for cold water and copper pipes with thermal insulation for hot water supply		
		(iii) Kitchen cabinet	Material	Finishes	
			Timber cabinet with door panel	Plastic laminate	
		(iv) Type of all other fittings and equipment	Fire service installations and equipment	Ceiling-mounted smoke detector and sprinkler head are fitted in or near open kitchen	
Other fittings	Chrome plated sink mixer				
Other equipment	For the appliances provision and brand name, please refer to "Appliances Schedule"				
			Fittings	Type	Material
(d)	Bedroom	Type and material of fittings (including built-in wardrobe)	Built-in Wardrobe	Not applicable	Not applicable
			Other fittings	Not applicable	Not applicable
(e)	Telephone	Location and number of connection points	Please refer to the "Schedule for Location and Number of Mechanical and Electrical Provisions"		
(f)	Aerials	Location and number of connection points	Please refer to the "Schedule for Location and Number of Mechanical and Electrical Provisions"		
(g)	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets	
		(ii) Whether conduits are concealed or exposed	Safety devices	Single phase electricity supply with miniature circuit breaker distribution board	
			Conduits are partly concealed and partly exposed ¹		
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule for Location and Number of Mechanical and Electrical Provisions"		

3. INTERIOR FITTINGS

		Fittings	Type	Material
(h)	Gas supply	Type	Towngas	
		System	Gas supply pipe is provided and connected to gas hob and gas water heater	
		Location	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions"	
(i)	Washing machine connection point	Location	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions"	
		Design	Drain point and water point are provided for washing machine	
(j)	Water supply	(i) Material of water pipes	Copper pipes for cold water and copper pipes with thermal insulation for hot water supply	
		(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed ²	
		(iii) Whether hot water is available	Hot water supply to open kitchen and bathroom	

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

4. MISCELLANEOUS

		Residential lift		
(a)	Lifts	(i) Brand name and model number	Brand Name	Hitachi
			Model Number	MCA-900-CO180
		(ii) Number and floors served by them	Number of lifts	4
			Floor served by the lifts	Lift No.1 and No.2: G/F-Roof (4/F, 13/F, 14/F, 24/F and 27/F are omitted) Lift No.3 and No.4: 3/F-28/F (4/F, 13/F, 14/F, 24/F and 27/F are omitted)

4. MISCELLANEOUS

		Residential lift			
(b)	Letter box	Material	Stainless steel		
(c)	Refuse collection	(i) Means of refuse collection	Collected by cleaners from Refuse Storage and Material Recovery Room		
		(ii) Location of refuse room	Refuse Storage and Material Recovery Room is provided in the common area of each residential floor. Refuse Collection Chamber is provided on G/F.		
		Water meter	Electricity meter	Gas meter	
(d)	Water meter, electricity meter and gas meter	(i) Location	Inside common water meter cabinet / water meter room on each floor	Inside common electric meter room on each floor	False ceiling of flat roof (All flats on 5/F of Tower 1, Flats A, C, D, E, F, G, H, J, K and L on 5/F of Tower 2) False ceiling of balcony (All flats on 6/F-12/F, 15/F-23/F and 25/F-26/F and Flats A, B, C, D, F and G on 28/F of Tower 1, Flats A, C, D, E, F, G, H, J, K and L on 6/F-12/F, 15/F-23/F and 25/F-26/F and all flats on 28/F of Tower 2) High level at Living Room and Dining Room (Flat E on 28/F of Tower 1 and Flat B on 5/F-12/F, 15/F-23/F and 25/F-26/F of Tower 2)
			(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter

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

5. SECURITY FACILITIES

		Access control and security system
Security system and equipment	Access control and security system	Access card readers (octopus card) are installed at the residential entrance lobby on G/F and lifts for resident access.
	CCTV	CCTV system is provided at residential entrance lobbies on G/F and 3/F, staircase exit and all lifts connecting directly to the management office.
Details of built-in provisions	Not applicable	
Location of built-in provisions	Not applicable	

6. APPLIANCES SCHEDULE 5/F-12/F, 15/F-23/F and 25/F-26/F (Tower 1)

Location	Appliance	Flat apply	Brand	Model No. (if any)	
				Indoor Unit	Outdoor Unit
Living Room and Dining Room	Split Type Air Conditioner	Flat A	Mitsubishi Electric	MS-GJ12VA	MU-GJ12VA
		Flat B		MS-GJ12VA	MU-GJ12VA
		Flat C		MS-GJ12VA	MU-GJ12VA
		Flat D		MS-GJ12VA	MU-GJ12VA
		Flat E		MS-GJ12VA	MU-GJ12VA
		Flat F		MS-GJ12VA	MU-GJ12VA
		Flat G		MSZ-GE50VA	MXZ-4E83VA (share with Bedroom 1)
		Flat H		MS-GJ12VA	MU-GJ12VA
		Flat J		MSZ-GE50VA	MXZ-4E83VA (share with Bedroom)
		Flat K		MS-GJ12VA	MU-GJ12VA
		Flat L		MSZ-GE35VA	MXZ-3E68VA (share with Bedroom)
		Flat M		MS-GJ12VA	MU-GJ12VA
		Flat N		MS-GJ12VA	MU-GJ12VA
		Flat P		MS-GJ12VA	MU-GJ12VA
Bedroom	Split Type Air Conditioner	Flat A	Mitsubishi Electric	MS-GJ09VA	MU-GJ09VA
		Flat B		MS-GJ09VA	MU-GJ09VA
		Flat C		MS-GJ09VA	MU-GJ09VA
		Flat D		MS-GJ09VA	MU-GJ09VA
		Flat E		MS-GJ09VA	MU-GJ09VA
		Flat F		MS-GJ09VA	MU-GJ09VA
		Flat J		MSZ-GE35VA	MXZ-4E83VA (share with Living Room and Dining Room)
		Flat K		MS-GJ09VA	MU-GJ09VA
		Flat L		MSZ-GE25VA	MXZ-3E68VA (share with Living Room and Dining Room)
Bedroom 1	Split Type Air Conditioner	Flat G	Mitsubishi Electric	MSZ-GE35VA	MXZ-4E83VA (share with Living Room and Dining Room)
Bedroom 2	Split Type Air Conditioner	Flat G	Mitsubishi Electric	MS-GJ09VA	MU-GJ09VA

6. APPLIANCES SCHEDULE 28/F (Tower 1)

Location	Appliance	Flat apply	Brand	Model No. (if any)	
				Indoor Unit	Outdoor Unit
Living Room and Dining Room	Split Type Air Conditioner	Flat A	Mitsubishi Electric	MS-GJ12VA	MU-GJ12VA
		Flat B		MS-GJ12VA	MU-GJ12VA
		Flat C		MS-GJ12VA	MU-GJ12VA
		Flat D		MSZ-GE35VA & MSZ-GE35VA	MXZ-3E68VA
		Flat E		MSZ-GE35VA & MSZ-GE35VA	MXZ-5E102VA (share with Bedroom 1 & 2) & MXZ-3E68VA (share with Staircase)
		Flat F		MSZ-GE50VA	MXZ-4E83VA (share with Bedroom 1)
		Flat G		MSZ-GE60VA	MXZ-4E83VA (share with Bedroom 1)
		Bedroom		Split Type Air Conditioner	Flat B
Bedroom 1	Split Type Air Conditioner	Flat A	Mitsubishi Electric	MS-GJ12VA	MU-GJ12VA
		Flat C		MS-GJ09VA	MU-GJ09VA
		Flat D		MS-GJ09VA	MU-GJ09VA
		Flat E		MSZ-GE35VA	MXZ-5E102VA (share with Living Room and Dining Room and Bedroom 2)
		Flat F		MSZ-GE35VA	MXZ-4E83VA (share with Living Room and Dining Room)
		Flat G		MSZ-GE35VA	MXZ-4E83VA (share with Living Room and Dining Room)
Bedroom 2	Split Type Air Conditioner	Flat A	Mitsubishi Electric	MS-GJ09VA	MU-GJ09VA
		Flat C		MS-GJ12VA	MU-GJ12VA
		Flat D		MS-GJ12VA	MU-GJ12VA
		Flat E		MSZ-GE35VA	MXZ-5E102VA (share with Living Room and Dining Room and Bedroom 1)
		Flat F		MS-GJ09VA	MU-GJ09VA
		Flat G		MS-GJ09VA	MU-GJ09VA
		Master Bedroom		Split Type Air Conditioner	Flat D
Staircase	Split Type Air Conditioner	Flat D	Mitsubishi Electric	MSZ-GE25VA	MXZ-4E83VA (share with Master Bedroom)
		Flat E		MSZ-GE25VA	MXZ-3E68VA (share with Living Room and Dining Room)
Store Room	Split Type Air Conditioner	Flat E	Mitsubishi Electric	MS-GJ09VA	MU-GJ09VA

6. APPLIANCES SCHEDULE 5/F-12/F, 15/F-23/F and 25/F-26/F (Tower 2)

Location	Appliance	Flat apply	Brand	Model No. (if any)	
				Indoor Unit	Outdoor Unit
Living Room and Dining Room	Split Type Air Conditioner	Flat A	Mitsubishi Electric	MS-GJ12VA	MU-GJ12VA
		Flat B		MSZ-GE50VA	MXZ-5E102VA (share with Bedroom 1 and Bedroom 2)
		Flat C		MS-GJ12VA	MU-GJ12VA
		Flat D		MS-GJ12VA	MU-GJ12VA
		Flat E		MS-GJ12VA	MU-GJ12VA
		Flat F		MS-GJ12VA	MU-GJ12VA
		Flat G		MSZ-GE50VA	MXZ-4E83VA (share with Bedroom 1)
		Flat H		MSZ-GE50VA	MXZ-4E83VA (share with Bedroom)
		Flat J		MS-GJ12VA	MU-GJ12VA
		Flat K		MS-GJ12VA	MU-GJ12VA
		Flat L		MS-GJ12VA	MU-GJ12VA
		Bedroom		Split Type Air Conditioner	Flat A
Flat C	MS-GJ09VA		MU-GJ09VA		
Flat D	MS-GJ09VA		MU-GJ09VA		
Flat E	MS-GJ09VA		MU-GJ09VA		
Flat F	MS-GJ09VA		MU-GJ09VA		
Flat H	MSZ-GE35VA		MXZ-4E83VA (share with Living Room and Dining Room)		
Bedroom 1	Split Type Air Conditioner	Flat B	Mitsubishi Electric	MSZ-GE35VA	MXZ-5E102VA (share with Living Room and Dining Room and Bedroom 2)
		Flat G		MSZ-GE35VA	MXZ-4E83VA (share with Living Room and Dining Room)
Bedroom 2	Split Type Air Conditioner	Flat B	Mitsubishi Electric	MSZ-GE25VA	MXZ-5E102VA (share with Living Room and Dining Room and Bedroom 1)
		Flat G		MS-GJ09VA	MU-GJ09VA

6. APPLIANCES SCHEDULE 28/F (Tower 2)

Location	Appliance	Flat apply	Brand	Model No. (if any)	
				Indoor Unit	Outdoor Unit
Living Room and Dining Room	Split Type Air Conditioner	Flat A	Mitsubishi Electric	MSZ-GE50VA & MSZ-GE50VA	MXZ-5E102VA (share with Master Bedroom) & MXZ-4E83VA (share with Staircase)
		Flat B		MS-GJ12VA	MU-GJ12VA
		Flat C		MS-GJ12VA	MU-GJ12VA
		Flat D		MSZ-GE60VA	MXZ-5E102VA (share with Master Bedroom)
		Flat E		MSY-GK18VA	MUY-GK18VA
		Flat F		MSZ-GE35VA	MXZ-3E68VA (share with Bedroom)
		Master Bedroom		Split Type Air Conditioner	Flat A
Flat D	MSZ-GE35VA		MXZ-5E102VA (share with Living Room and Dining Room)		
Bedroom	Split Type Air Conditioner	Flat C	Mitsubishi Electric	MS-GJ09VA	MU-GJ09VA
		Flat E		MS-GJ09VA	MU-GJ09VA
		Flat F		MSZ-GE25VA	MXZ-3E68VA (share with Living Room and Dining Room)
Bedroom 1	Split Type Air Conditioner	Flat A	Mitsubishi Electric	MSY-GJ10VA	MS-GJ09VA
		Flat B		MS-GJ09VA	MU-GJ09VA
		Flat D		MS-GJ09VA	MU-GJ09VA
Bedroom 2	Split Type Air Conditioner	Flat A	Mitsubishi Electric	MSY-GJ10VA	MS-GJ09VA
		Flat B		MS-GJ12VA	MU-GJ12VA
		Flat D		MS-GJ09VA	MU-GJ09VA
Staircase	Split Type Air Conditioner	Flat A	Mitsubishi Electric	MSZ-GE25VA	MXZ-4E83VA (share with Living Room and Dining Room)
		Flat D		MS-GJ09VA	MU-GJ09VA
Store Room	Split Type Air Conditioner	Flat A	Mitsubishi Electric	MS-GJ09VA	MU-GJ09VA
		Flat D		MS-GJ09VA	MU-GJ09VA

6. APPLIANCES SCHEDULE (Tower 1 & Tower 2)

Location	Appliance	Flat apply	Brand	Model No. (if any)
Living Room and Dining Room	Gas Water Heater	Flats G and H on 5/F-12/F, 15/F-23/F and 25/F-26/F of Tower 2	TGC	RBOX16QR
		Flat B on 5/F-12/F, 15/F-23/F and 25/F-26/F of Tower 2	TGC	RBOX16QL
	Built-in Refrigerator	Flats B and G on 5/F-12/F, 15/F-23/F and 25/F-26/F of Tower 2	Siemens	KI86NAF31K
Open Kitchen	Microwave Oven	All flats	Miele	M 2234 SC
	Washer Dryer	All flats on 5/F-12/F, 15/F-23/F and 25/F-26/F	Siemens	WK14D321HK
		All flats on 28/F	Miele	WT 2798 i WPM
	Built-in Refrigerator	All flats on 5/F-12/F, 15/F-23/F and 25/F-26/F (except Flat G of Tower 1, Flats B and G of Tower 2) Flat B on 28/F of Tower 1 Flats C and F on 28/F of Tower 2	Siemens	KU15LA65HK
		Flat G on 5/F-12/F, 15/F-23/F and 25/F-26/F of Tower 1	Siemens	KI86NAF31K
		All flats on 28/F (except Flat B of Tower 1, Flats C and F of Tower 2)	Miele	KFNS 37232 iD
	Wine Cellar	All flats on 28/F (except Flat B of Tower 1, Flats C and F of Tower 2)	Miele	KWT 6321 UG
	Built-in Gas Hob	All flats on 5/F-12/F, 15/F-23/F and 25/F-26/F	Mia Cucina	MY32C
		Flat B on 28/F of Tower 1 and Flats C, E and F on 28/F of Tower 2	Miele	CS 1013-1
		Flats A, C, D, E, F and G on 28/F of Tower 1 and Flats A, B and D on 28/F of Tower 2	Miele	KM 3014
	Cooker Hood	All flats on 5/F-12/F, 15/F-23/F and 25/F-26/F (except Flat J of Tower 1)	Siemens	LI67SA530B
		Flat J on 5/F-12/F, 15/F-23/F and 25/F-26/F of Tower 1	Siemens	LF91BUV50B
All flats on 28/F		Miele	DA 3466 HP	

Location	Appliance	Flat apply	Brand	Model No. (if any)
Master Bathroom	Bluetooth Speaker	Flats D and G on 28/F of Tower 1 Flats A and D on 28/F of Tower 2	Herdio	H-5104BBT
	Exhaust Fan	Flats D and G on 28/F of Tower 1 Flats A and D on 28/F of Tower 2	Gelec	DPT10-24H
Bathroom	Gas Water Heater	Flats D and E on 28/F of Tower 1 Flat D on 28/F of Tower 2	TGC	RBOX16QL
	Bluetooth Speaker	All flats	Herdio	H-5104BBT
	Exhaust Fan	All flats	Gelec	DPT10-24H
Balcony	Gas Water Heater	Flats A, C, E, J, K and N on 6/F-12/F, 15/F-23/F, 25/F-26/F and Flats A, B, F and G on 28/F of Tower 1 Flats C, E and K on 6/F-12/F, 15/F-23/F and 25/F-26/F, Flat C on 28/F of Tower 2	TGC	RBOX16QR
		Flats B, D, F, G, H, L, M and P on 6/F-12/F, 15/F-23/F, 25/F-26/F and Flat C on 28/F of Tower 1 Flats A, D, F, J and L on 6/F-12/F, 15/F-23/F and 25/F-26/F, Flats A, B, E and F on 28/F of Tower 2	TGC	RBOX16QL
Flat Roof	Gas Water Heater	Flats A, C, E, J, K and N on 5/F of Tower 1 Flats C, E and K on 5/F of Tower 2	TGC	RBOX16QR
		Flats B, D, F, G, H, L, M and P on 5/F of Tower 1 Flats A, D, F, J and L on 5/F of Tower 2	TGC	RBOX16QL

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

Note: All split type air conditioners provide cooling function only.

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

5樓住宅單位機電裝置位置及數量說明表(第1座)

Schedule for Location and Number of Mechanical and Electrical Provisions of 5/F Residential Units (Tower 1)

位置 Location	描述 Description	A	B	C	D	E	F	G	H	J	K	L	M	N	P
客廳及飯廳 Living Room and Dining Room	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	數據插座 Data Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	單位電插座 Single Socket Outlet	2	1	2	2	2	2	2	2	2	2	2	2	2	2
	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	室內冷氣機接駁點 Connection Point For A/C Indoor Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	嵌入式充電器 Built-in Charger	1	1	1	1	1	1	1	1	1	1	1	1	1	1
開放式廚房 Open Kitchen	煤氣煮食爐接線位 Fused Spur Unit For Gas Hob	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	洗衣乾衣機接駁點 Washer Dryer Machine Connection Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	微型斷路器配電箱 Miniature Circuit Breakers Distribution Board	1	1	1	1	1	1	1	1	1	1	1	1	1	1
睡房 1 / 睡房 Bedroom 1 / Bedroom	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	1	1	-	1	1	1	-	-	-
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	-	1	1	1	-	-	-
	單位電插座 Single Socket Outlet	2	2	2	2	2	2	2	-	2	2	2	-	-	-
	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	-	1	1	1	-	-	-
	室內冷氣機接駁點 Connection Point For A/C Indoor Unit	1	1	1	1	1	1	1	-	1	1	1	-	-	-
睡房 2 Bedroom 2	電視及電台天線插座 TV and FM Outlet	-	-	-	-	-	-	1	-	-	-	-	-	-	-
	電話插座 Telephone Outlet	-	-	-	-	-	-	1	-	-	-	-	-	-	-
	單位電插座 Single Socket Outlet	-	-	-	-	-	-	2	-	-	-	-	-	-	-
	雙位電插座 Twin Socket Outlet	-	-	-	-	-	-	1	-	-	-	-	-	-	-
	室內冷氣機接駁點 Connection Point For A/C Indoor Unit	-	-	-	-	-	-	1	-	-	-	-	-	-	-
浴室 Bathroom	單位電插座 Single Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1
平台 Flat Roof	室外冷氣機接駁點 Connection Point For A/C Outdoor Unit	2	2	2	2	2	2	2	1	1	2	1	1	1	1
	煤氣熱水爐接線位 Fused Spur Unit For Gas Water Heater	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	防水單位電插座 Weatherproof Single Socket Outlet	1	1	1	1	1	1	2	1	2	1	1	1	1	1

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

6樓至12樓、15樓至23樓、25樓至26樓住宅單位機電裝置位置及數量說明表(第1座)

Schedule for Location and Number of Mechanical and Electrical Provisions of 6/F-12/F, 15/F-23/F, 25/F-26/F Residential Units (Tower 1)

位置 Location	描述 Description	A	B	C	D	E	F	G	H	J	K	L	M	N	P
客廳及飯廳 Living Room and Dining Room	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	數據插座 Data Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	單位電插座 Single Socket Outlet	2	1	2	2	2	2	2	2	2	2	2	2	2	2
	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	室內冷氣機接駁點 Connection Point For A/C Indoor Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	嵌入式充電器 Built-in Charger	1	1	1	1	1	1	1	1	1	1	1	1	1	1
開放式廚房 Open Kitchen	煤氣煮食爐接線位 Fused Spur Unit For Gas Hob	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	洗衣乾衣機接駁點 Washer Dryer Machine Connection Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	微型斷路器配電箱 Miniature Circuit Breakers Distribution Board	1	1	1	1	1	1	1	1	1	1	1	1	1	1
睡房 1 / 睡房 Bedroom 1 / Bedroom	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	1	1	-	1	1	1	-	-	-
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	-	1	1	1	-	-	-
	單位電插座 Single Socket Outlet	2	2	2	2	2	2	2	-	2	2	2	-	-	-
	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	-	1	1	1	-	-	-
	室內冷氣機接駁點 Connection Point For A/C Indoor Unit	1	1	1	1	1	1	1	-	1	1	1	-	-	-
睡房 2 Bedroom 2	電視及電台天線插座 TV and FM Outlet	-	-	-	-	-	-	1	-	-	-	-	-	-	-
	電話插座 Telephone Outlet	-	-	-	-	-	-	1	-	-	-	-	-	-	-
	單位電插座 Single Socket Outlet	-	-	-	-	-	-	2	-	-	-	-	-	-	-
	雙位電插座 Twin Socket Outlet	-	-	-	-	-	-	1	-	-	-	-	-	-	-
	室內冷氣機接駁點 Connection Point For A/C Indoor Unit	-	-	-	-	-	-	1	-	-	-	-	-	-	-
浴室 Bathroom	單位電插座 Single Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1
露台 Balcony	室外冷氣機接駁點 Connection Point For A/C Outdoor Unit	2	2	2	2	2	2	1	1	-	2	-	1	1	-
	煤氣熱水爐接線位 Fused Spur Unit For Gas Water Heater	1	1	1	1	1	1	1	1	1	1	1	1	1	1
冷氣機平台 A/C Platform	室外冷氣機接駁點 Connection Point For A/C Outdoor Unit	-	-	-	-	-	-	1	-	1	-	1	-	-	1

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

28樓住宅單位機電裝置位置及數量說明表(第1座)

Schedule for Location and Number of Mechanical and Electrical Provisions of 28/F Residential Units (Tower 1)

位置 Location	描述 Description	A	B	C	D	E	F	G
客廳及飯廳 Living Room and Dining Room	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1
	數據插座 Data Outlet	1	1	1	1	1	1	1
	單位電插座 Single Socket Outlet	3	2	3	2	2	3	2
	雙位電插座 Twin Socket Outlet	2	2	2	1	1	1	1
	室內冷氣機接駁點 Connection Point For A/C Indoor Unit	1	1	1	2	2	1	1
	嵌入式充電器 Built-in Charger	1	1	1	1	1	1	1
開放式廚房 Open Kitchen	煤氣煮食爐接線位 Fused Spur Unit For Gas Hob	2	1	2	2	2	1	2
	洗衣乾衣機接駁點 Washer Dryer Machine Connection Point	1	1	1	1	1	1	1
	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1
	微型斷路器配電箱 Miniature Circuit Breakers Distribution Board	1	1	1	1	1	1	1
主人睡房 Master Bedroom	電視及電台天線插座 TV and FM Outlet	-	-	-	1	-	-	1
	電話插座 Telephone Outlet	-	-	-	1	-	-	1
	單位電插座 Single Socket Outlet	-	-	-	4	-	-	2
	雙位電插座 Twin Socket Outlet	-	-	-	1	-	-	1
	室內冷氣機接駁點 Connection Point For A/C Indoor Unit	-	-	-	1	-	-	1
睡房 2 Bedroom 2	電視及電台天線插座 TV and FM Outlet	1	-	1	1	1	1	1
	電話插座 Telephone Outlet	1	-	1	1	1	1	1
	單位電插座 Single Socket Outlet	2	-	2	2	2	2	2
	雙位電插座 Twin Socket Outlet	1	-	1	1	1	1	1
	室內冷氣機接駁點 Connection Point For A/C Indoor Unit	1	-	1	1	1	1	1
睡房 1 / 睡房 Bedroom 1 / Bedroom	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1
	單位電插座 Single Socket Outlet	2	2	2	2	2	2	2
	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1
	室內冷氣機接駁點 Connection Point For A/C Indoor Unit	1	1	1	1	1	1	1

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

28樓住宅單位機電裝置位置及數量說明表(第1座)

Schedule for Location and Number of Mechanical and Electrical Provisions of 28/F Residential Units (Tower 1)

位置 Location	描述 Description	A	B	C	D	E	F	G
主人浴室 Master Bathroom	單位電插座 Single Socket Outlet	-	-	-	1	-	-	1
浴室 Bathroom	單位電插座 Single Socket Outlet	1	1	1	1	1	1	1
	煤氣熱水爐接線位 Fused Spur Unit For Gas Water Heater	-	-	-	-	-	-	-
露台 Balcony	室外冷氣機接駁點 Connection Point For A/C Outdoor Unit	3	2	2	2	-	1	1
	煤氣熱水爐接線位 Fused Spur Unit For Gas Water Heater	1	1	1	1	1	1	1
冷氣機平台 A/C Platform	室外冷氣機接駁點 Connection Point For A/C Outdoor Unit	1	-	1	1	1	1	1
平台 Flat Roof	防水單位電插座 Weatherproof Single Socket Outlet	-	-	-	1	1	-	-
工作平台 Utility Platform	室外冷氣機接駁點 Connection Point For A/C Outdoor Unit	-	-	-	-	-	-	1
樓梯 Staircase	室內冷氣機接駁點 Connection Point For A/C Indoor Unit	-	-	-	1	1	-	-
天台 Roof	室外冷氣機接駁點 Connection Point For A/C Outdoor Unit	-	-	-	-	1	-	-

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

5樓住宅單位機電裝置位置及數量說明表(第2座)

Schedule for Location and Number of Mechanical and Electrical Provisions of 5/F Residential Units (Tower 2)

位置 Location	描述 Description	A	B	C	D	E	F	G	H	J	K	L
客廳及飯廳 Living Room and Dining Room	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	1	1
	數據插座 Data Outlet	1	1	1	1	1	1	1	1	1	1	1
	單位電插座 Single Socket Outlet	2	2	2	2	1	2	2	2	2	2	2
	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1	1
	室內冷氣機接駁點 Connection Point For A/C Indoor Unit	1	1	1	1	1	1	1	1	1	1	1
	煤氣熱水爐接線位 Fused Spur Unit For Gas Water Heater	-	1	-	-	-	-	1	1	-	-	-
嵌入式充電器 Built-in Charger	1	1	1	1	1	1	1	1	1	1	1	
開放式廚房 Open Kitchen	煤氣煮食爐接線位 Fused Spur Unit For Gas Hob	1	1	1	1	1	1	1	1	1	1	1
	洗衣乾衣機接駁點 Washer Dryer Machine Connection Point	1	1	1	1	1	1	1	1	1	1	1
	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1	1
	微型斷路器配電箱 Miniature Circuit Breakers Distribution Board	1	1	1	1	1	1	1	1	1	1	1
睡房 1 / 睡房 Bedroom 1 / Bedroom	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	1	1	1	-	-	-
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	-	-	-
	單位電插座 Single Socket Outlet	2	2	2	2	2	2	4	2	-	-	-
	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	-	1	-	-	-
	室內冷氣機接駁點 Connection Point For A/C Indoor Unit	1	1	1	1	1	1	1	1	-	-	-
睡房 2 Bedroom 2	電視及電台天線插座 TV and FM Outlet	-	1	-	-	-	-	1	-	-	-	-
	電話插座 Telephone Outlet	-	1	-	-	-	-	1	-	-	-	-
	單位電插座 Single Socket Outlet	-	2	-	-	-	-	2	-	-	-	-
	雙位電插座 Twin Socket Outlet	-	1	-	-	-	-	1	-	-	-	-
	室內冷氣機接駁點 Connection Point For A/C Indoor Unit	-	1	-	-	-	-	1	-	-	-	-
浴室 Bathroom	單位電插座 Single Socket Outlet	1	1	1	1	1	1	1	1	1	1	1
平台 Flat Roof	室外冷氣機接駁點 Connection Point For A/C Outdoor Unit	2	1	2	2	2	2	2	1	1	1	1
	煤氣熱水爐接線位 Fused Spur Unit For Gas Water Heater	1	-	1	1	1	1	-	-	1	1	1
	防水單位電插座 Weatherproof Single Socket Outlet	1	2	1	1	1	1	1	2	1	1	1

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

6樓至12樓、15樓至23樓、25樓至26樓住宅單位機電裝置位置及數量說明表(第2座)

Schedule for Location and Number of Mechanical and Electrical Provisions of 6/F-12/F, 15/F-23/F, 25/F-26/F Residential Units (Tower 2)

位置 Location	描述 Description	A	B	C	D	E	F	G	H	J	K	L
客廳及飯廳 Living Room and Dining Room	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	1	1
	數據插座 Data Outlet	1	1	1	1	1	1	1	1	1	1	1
	單位電插座 Single Socket Outlet	2	2	2	2	1	2	2	2	2	2	2
	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1	1
	室內冷氣機接駁點 Connection Point For A/C Indoor Unit	1	1	1	1	1	1	1	1	1	1	1
	煤氣熱水爐接線位 Fused Spur Unit For Gas Water Heater	-	1	-	-	-	-	1	1	-	-	-
嵌入式充電器 Built-in Charger	1	1	1	1	1	1	1	1	1	1	1	
開放式廚房 Open Kitchen	煤氣煮食爐接線位 Fused Spur Unit For Gas Hob	1	1	1	1	1	1	1	1	1	1	1
	洗衣乾衣機接駁點 Washer Dryer Machine Connection Point	1	1	1	1	1	1	1	1	1	1	1
	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1	1
	微型斷路器配電箱 Miniature Circuit Breakers Distribution Board	1	1	1	1	1	1	1	1	1	1	1
睡房 1 / 睡房 Bedroom 1 / Bedroom	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	1	1	1	-	-	-
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	-	-	-
	單位電插座 Single Socket Outlet	2	2	2	2	2	2	4	2	-	-	-
	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	-	1	-	-	-
	室內冷氣機接駁點 Connection Point For A/C Indoor Unit	1	1	1	1	1	1	1	1	-	-	-
睡房 2 Bedroom 2	電視及電台天線插座 TV and FM Outlet	-	1	-	-	-	-	1	-	-	-	-
	電話插座 Telephone Outlet	-	1	-	-	-	-	1	-	-	-	-
	單位電插座 Single Socket Outlet	-	2	-	-	-	-	2	-	-	-	-
	雙位電插座 Twin Socket Outlet	-	1	-	-	-	-	1	-	-	-	-
	室內冷氣機接駁點 Connection Point For A/C Indoor Unit	-	1	-	-	-	-	1	-	-	-	-
浴室 Bathroom	單位電插座 Single Socket Outlet	1	1	1	1	1	1	1	1	1	1	1
露台 Balcony	室外冷氣機接駁點 Connection Point For A/C Outdoor Unit	2	-	2	2	2	2	1	-	1	1	-
	煤氣熱水爐接線位 Fused Spur Unit For Gas Water Heater	1	-	1	1	1	1	-	-	1	1	1
冷氣機平台 A/C Platform	室外冷氣機接駁點 Connection Point For A/C Outdoor Unit	-	1	-	-	-	-	1	1	-	-	1

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

28樓住宅單位機電裝置位置及數量說明表(第2座)

Schedule for Location and Number of Mechanical and Electrical Provisions of 28/F Residential Units (Tower 2)

位置 Location	描述 Description	A	B	C	D	E	F
客廳及飯廳 Living Room and Dining Room	電視及電台天線插座 TV and FM Outlet	2	1	1	2	2	1
	電話插座 Telephone Outlet	2	1	1	1	1	1
	數據插座 Data Outlet	1	1	1	1	1	1
	單位電插座 Single Socket Outlet	4	3	1	2	2	2
	雙位電插座 Twin Socket Outlet	2	2	1	2	1	2
	室內冷氣機接駁點 Connection Point For A/C Indoor Unit	2	1	1	1	1	1
	嵌入式充電器 Built-in Charger	1	1	1	1	1	1
開放式廚房 Open Kitchen	煤氣煮食爐接線位 Fused Spur Unit For Gas Hob	2	2	1	2	1	1
	洗衣乾衣機接駁點 Washer Dryer Machine Connection Point	1	1	1	1	1	1
	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1
	微型斷路器配電箱 Miniature Circuit Breakers Distribution Board	1	1	1	1	1	1
主人睡房 Master Bedroom	電視及電台天線插座 TV and FM Outlet	1	-	-	1	-	-
	電話插座 Telephone Outlet	1	-	-	1	-	-
	單位電插座 Single Socket Outlet	2	-	-	2	-	-
	雙位電插座 Twin Socket Outlet	1	-	-	1	-	-
	室內冷氣機接駁點 Connection Point For A/C Indoor Unit	1	-	-	1	-	-
睡房 2 Bedroom 2	電視及電台天線插座 TV and FM Outlet	1	1	-	1	-	-
	電話插座 Telephone Outlet	1	1	-	1	-	-
	單位電插座 Single Socket Outlet	2	2	-	2	-	-
	雙位電插座 Twin Socket Outlet	1	1	-	1	-	-
	室內冷氣機接駁點 Connection Point For A/C Indoor Unit	1	1	-	1	-	-
睡房 / 睡房 1 Bedroom / Bedroom 1	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1
	單位電插座 Single Socket Outlet	2	2	2	2	2	2
	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1
	室內冷氣機接駁點 Connection Point For A/C Indoor Unit	1	1	1	1	1	1

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

28樓住宅單位機電裝置位置及數量說明表(第2座)

Schedule for Location and Number of Mechanical and Electrical Provisions of 28/F Residential Units (Tower 2)

位置 Location	描述 Description	A	B	C	D	E	F
主人浴室 Master Bathroom	單位電插座 Single Socket Outlet	1	-	-	1	-	-
浴室 Bathroom	單位電插座 Single Socket Outlet	1	1	1	1	1	1
露台 Balcony	室外冷氣機接駁點 Connection Point For A/C Outdoor Unit	2	2	2	2	1	-
	煤氣熱水爐接線位 Fused Spur Unit For Gas Water Heater	1	1	1	1	1	1
冷氣機平台 A/C Platform	室外冷氣機接駁點 Connection Point For A/C Outdoor Unit	1	1	-	2	1	1
平台 Flat Roof	防水單位電插座 Weatherproof Single Socket Outlet	1	-	-	-	1	-
工作平台 Utility Platform	室外冷氣機接駁點 Connection Point For A/C Outdoor Unit	-	-	-	-	-	-
樓梯 Staircase	室內冷氣機接駁點 Connection Point For A/C Indoor Unit	1	-	-	1	-	-
天台 Roof	室外冷氣機接駁點 Connection Point For A/C Outdoor Unit	1	-	-	1	-	-

23 服務協議 SERVICE AGREEMENTS

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

煤氣由香港中華煤氣有限公司供應。

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

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

24 地稅 GOVERNMENT RENT

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

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

25 買方的雜項付款

MISCELLANEOUS PAYMENTS BY PURCHASER

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

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

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

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

26 欠妥之處的保養責任期

DEFECT LIABILITY WARRANTY PERIOD

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

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

27 斜坡維修 MAINTENANCE OF SLOPES

不適用

Not Applicable

28 修訂 MODIFICATION

沒有向政府申請中而未獲批准的批地文件修訂。

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

29 申請建築物總樓面面積寬免的資料

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

獲寬免總樓面面積的設施分項

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

		面積(平方米)
根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		
1	停車場及上落客貨地方(公共交通總站除外)	不適用
2	機房及相類設施	
2.1 (#)	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》)或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室(訊播室)、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等	184.745
2.2 (#)	所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	856.412
2.3 (#)	非強制性或非必要機房，例如空調機房、送風櫃房等	不適用
根據聯合作業備考第1及第2號提供的環保設施		
3	露台	512.000
4	加闊的公用走廊及升降機大堂	不適用
5	公用空中花園	不適用
6	隔聲簷	不適用
7	翼牆、捕風器及風斗	不適用
8	非結構預製外牆	85.463
9	工作平台	48.000
10	隔音屏障	不適用
適意設施		
11 (#)	管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處	22.379
12 (#)	住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	592.704
13 (#)	有蓋園景區及遊樂場地	684.185
14	橫向屏障/有蓋人行道及花棚	不適用
15 (#)	擴大升降機槽	103.527
16	煙囪管道	不適用
17	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	不適用

18 (#)	強制性設施或必要機房所需的管槽、氣槽及垂直立管	233.186
19 (#)	非強制性設施或非必要機房所需的管槽及氣槽	20.131
20	環保系統及設施所需的機房、管槽及氣槽	不適用
21	複式住宅單位及洋房的中空空間	不適用
22	遮陽篷及反光罩	不適用
23	伸出式花槽及小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	不適用
24	《作業備考》APP-19第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台，及維修通道	不適用
其他項目		
25	庇護層，包括庇護層兼空中花園	不適用
26	大型伸出/外懸設施下的有蓋地方	不適用
27	公共交通總站	不適用
28	共用構築物及公用樓梯	不適用
29	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	不適用
30	公眾通道	不適用
31	有蓋的後移部分	不適用
額外總樓面面積		
32 (#)	額外總樓面面積	不適用
根據聯合作業備考(第8號)提供的額外環保設施		
33	採用「組裝合成」建築法的樓宇	不適用

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

29 申請建築物總樓面面積寬免的資料

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

有關建築物的環境評估



發展項目的公用部分的預計能量表現或消耗

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

第 I 部分	
提供中央空調	否
提供具能源效益的設施	否
擬安裝的具能源效益的設施:-	不適用

第 II 部分: 擬興建樓宇/部分樓宇預計每年能源消耗量 (註腳1) :-						
發展項目類型	位置	使用有關裝置的內部樓面面積 (平方米)	基線樓宇 (註腳2) 每年能源消耗量		擬興建樓宇每年能源消耗量	
			電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年	電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年
住用發展項目 (不包括酒店)	中央屋宇裝備裝置 (註腳3)	4784.4	164.5	不適用	130.7	不適用
非住用發展項目 (註腳4) (包括酒店)	平台 (中央屋宇裝備裝置)	不適用	不適用	不適用	不適用	不適用
	平台 (非中央屋宇裝備裝置)	不適用	不適用	不適用	不適用	不適用
	塔樓 (中央屋宇裝備裝置)	不適用	不適用	不適用	不適用	不適用
	塔樓 (非中央屋宇裝備裝置)	不適用	不適用	不適用	不適用	不適用

註腳: 1. 一般而言，一棟樓宇的預計"每年能源消耗量"愈低，其節約能源的效益愈高。如一棟樓宇預計的"每年能源消耗量"低於該樓宇的"基線樓宇每年能源消耗量"，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。

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

- "每年能源消耗量"與新建樓宇BEAM Plus標準(現行版本)中的「年能源消耗」具有相同涵義；及
 - 樓宇、空間或單位的"內部樓面面積"，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。
- "基準樓宇"與新建樓宇BEAM Plus標準(現行版本)中的"基準建築物模式(零分標準)"具有相同涵義。
 - "中央屋宇裝備裝置"與機電工程署發出的《屋宇裝備裝置能源效益實務守則》中的涵義相同。
 - 平台一般指發展項目的最低部分(通常為發展項目最低於15米部分及其地庫(如適用))，並與其上的塔樓具有不同用途。對於並無明確劃分平台與塔樓的發展項目，應視整個發展項目為塔樓。

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

請在適當方格內填上 (✓) 號

29 申請建築物總樓面面積寬免的資料

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

Breakdown of GFA Concessions Obtained for All Features

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

		Area (m ²)
Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1	Carpark and loading/unloading area excluding public transport terminus	Not Applicable
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, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc.	184.745
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.	856.412
2.3 (#)	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	Not Applicable
Green Features under Joint Practice Notes 1 and 2		
3	Balcony	512.000
4	Wider common corridor and lift lobby	Not Applicable
5	Communal sky garden	Not Applicable
6	Acoustic fin	Not Applicable
7	Wing wall, wind catcher and funnel	Not Applicable
8	Non-structural prefabricated external wall	85.463
9	Utility platform	48.000
10	Noise barrier	Not Applicable
Amenity Features		
11 (#)	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	22.379
12 (#)	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	592.704
13 (#)	Covered landscaped and play area	684.185
14	Horizontal screen/covered walkway and trellis	Not Applicable
15 (#)	Larger lift shaft	103.527
16	Chimney shaft	Not Applicable
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	Not Applicable

18 (#)	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room	233.186
19 (#)	Pipe duct, air duct for non-mandatory or non-essential plant room	20.131
20	Plant room, pipe duct, air duct for environmentally friendly system and feature	Not Applicable
21	Void in duplex domestic flat and house	Not Applicable
22	Sunshade and reflector	Not Applicable
23	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window	Not Applicable
24	Other projection such as A/C box and A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway	Not Applicable
Other Exempted Items		
25	Refuge floor including refuge floor cum sky garden	Not Applicable
26	Covered area under large projecting/overhanging feature	Not Applicable
27	Public transport terminus	Not Applicable
28	Party structure and common staircase	Not Applicable
29	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	Not Applicable
30	Public passage	Not Applicable
31	Covered set back area	Not Applicable
Bonus GFA		
32 (#)	Bonus GFA	Not Applicable
Additional Green Features under Joint Practice Note (No. 8)		
33	Buildings adopting Modular Integrated Construction	Not Applicable

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

The Environmental Assessment of the Building

Green Building Certification

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

Final
SILVER



Application no.: FAS0032/25

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

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

Part I	
Provision of Central Air Conditioning	No
Provision of Energy Efficient Features	No
Energy Efficient Features proposed:	N/A

Part II : The predicted annual energy use of the proposed building / part of building ^(Note 1)						
Type of Development	Location	Internal Floor Area Served (m ²)	Annual Energy Use of Baseline Building ^(Note 2)		Annual Energy Use of Proposed Building	
			Electricity kWh/ m ² /annum	Town Gas / LPG unit/ m ² /annum	Electricity kWh/ m ² /annum	Town Gas / LPG unit/ m ² /annum
Domestic Development (excluding Hotel)	Central building services installation ^(Note 3)	4784.4	164.5	N/A	130.7	N/A
Non-domestic Development ^(Note 4) (including Hotel)	Podium(s) (central building services installation)	N/A	N/A	N/A	N/A	N/A
	Podium(s) (non - central building services installation)	N/A	N/A	N/A	N/A	N/A
	Tower(s) (central building services installation)	N/A	N/A	N/A	N/A	N/A
	Tower(s) (non - central building services installation)	N/A	N/A	N/A	N/A	N/A

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

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

(a) “total annual energy use” has the same meaning of “annual energy use” in the BEAM Plus New Buildings (current version); and

(b) “internal floor area”, in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.

2. “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” in the BEAM Plus New Buildings (current version).

3. “Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.

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

Part III: The following installations are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)			
Type of Installations	Yes	No	N/A
Lighting Installations	✓		
Air Conditioning Installations	✓		
Electrical Installations	✓		
Lift & Escalator Installations	✓		
Performance-based Approach	✓		

Please (✓) where appropriate

I. 冷氣機平台上放置室外冷氣機

部分室外冷氣機(不論是為該住宅單位而設或是為其他住宅單位而設)放置在第1座6樓至12樓、15樓至23樓及25樓至26樓G單位、J單位、L單位及P單位、28樓D單位、E單位、F單位及G單位、第2座6樓至12樓、15樓至23樓及25樓至26樓B單位、G單位、H單位及L單位、28樓A單位、D單位、E單位及F單位室外的冷氣機平台上。室外冷氣機的放置可能對該等住宅單位的享用，諸如熱氣及噪音或其他方面造成影響。有關室外冷氣機的位置，請參閱「發展項目的住宅物業的樓面平面圖」。

II. 建築裝飾及招牌

發展項目部分住宅單位外的外牆裝有建築裝飾，而發展項目5樓及以下外牆亦設有招牌。建築裝飾及招牌的燈光可能對住宅單位的享用造成影響。

III. 喉管

發展項目部分住宅單位的平台及/或露台的外牆或毗鄰平台及/或露台的外牆裝有公用喉管及/或外露喉管，部分住宅單位的景觀可能因此受到影響。有關公用喉管及外露喉管的位置，請參閱發展項目最新批准建築圖則。

IV. 大廈保養系統操作

1. 在管理人安排為發展項目的外牆(包括構成住宅單位一部分的玻璃幕牆結構、玻璃幕牆玻璃、窗戶、露台及工作平台)及公用地方與設施進行定期及特別安排的檢查、清潔、保養、維修、改動、翻新、重建、油漆或裝飾的期間，大廈保養系統包括但不限於吊船或其他類似裝置(不論是永久或臨時裝置)可能會安裝及/或停泊在住宅單位的平台及/或天台上，並在住宅單位的平台及天台上空操作，以及在住宅單位的窗外、露台及工作平台外操作。
2. 根據公契，管理人有權進入在發展項目建有平台及/或天台的住宅單位(不論是否連同管理人的代理、工人及職員，及是否攜帶用具、工具及物料)操作大廈保養系統包括但不限於為毗鄰構成住宅單位一部分的天台及/或平台的發展項目公用地方與設施周邊外牆的托架錨固吊船或其他類似裝置及/或於構成住宅單位一部分的天台及/或平台停泊吊船或其他類似裝置，以便清潔、保養及/或維修發展項目的外牆及公用地方與設施。

V. 綠化面積

根據發展項目的公契，位於發展項目1樓、2樓、天台層、頂層天台及外牆的綠化面積被指定為並構成屋苑公用地方或住宅公用地方一部分。因此，發展項目的所有業主均須分擔管理及維修構成屋苑公用地方一部分的部分綠化面積的費用，而所有住宅單位業主均須分擔管理及維修構成住宅公用地方一部分的部分綠化面積的費用。

VI. 附近的其他地段

1. 第一毗鄰地段

一間賣方的有聯繫公司(「第一毗鄰地段的擁有人」)擁有發展項目附近的其他地段，即九龍內地段第10039, 10034, 10046, 10072, 10090, 10067, 10089, 10045, 10062, 8797, 9581, 9582, 9523 及 9524號(統稱為「第一毗鄰地段」)，亦即九龍大角咀道173-199號。第一毗鄰地段並不構成發展項目的一部分。

直至本售樓說明書的印製日期為止，第一毗鄰地段的擁有人正考慮第一毗鄰地段的發展。賣方及第一毗鄰地段的擁有人不會就第一毗鄰地段現在或將來的使用、保養、出售、處置、發展或其他方面作出任何形式的保證或陳述。第一毗鄰地段的擁有人明確保留所有與第一毗鄰地段有關的權利，包括但不限於第一毗鄰地段的使用、保養、出售、處置、發展、任何建築圖則的遞交及修改或其他任何方面。

在獲得政府批准後，將來在第一毗鄰地段上不時進行的工程、使用、處置或發展可能對發展項目住宅單位的享用，諸如通行、景觀、噪音或對周邊環境的其他方面造成影響。

2. 第二毗鄰地段

另一間賣方的有聯繫公司(「第二毗鄰地段的擁有人」)擁有發展項目附近的其他地段，即九龍內地段第9482, 9543, 9661, 9284, 10043, 9512, 9534及9555號(統稱為「第二毗鄰地段」)，亦即九龍萬安街16-30號。第二毗鄰地段並不構成發展項目的一部分。

直至本售樓說明書的印製日期為止，第二毗鄰地段的擁有人正考慮第二毗鄰地段的發展。賣方及第二毗鄰地段的擁有人不會就第二毗鄰地段現在或將來的使用、保養、出售、處置、發展或其他方面作出任何形式的保證或陳述。第二毗鄰地段的擁有人明確保留所有與第二毗鄰地段有關的權利，包括但不限於第二毗鄰地段的使用、保養、出售、處置、發展、任何建築圖則的遞交及修改或其他任何方面。

在獲得政府批准後，將來在第二毗鄰地段上不時進行的工程、使用、處置或發展可能對發展項目住宅單位的享用，諸如通行、景觀、噪音或對周邊環境的其他方面造成影響。

I. Placement of outdoor air-conditioning units on air-conditioner platforms

Some outdoor air-conditioning units (either serving its own residential unit or other residential units) are placed on the air-conditioner platforms outside Flats G, J, L and P on 6/F to 12/F, 15/F to 23/F and 25/F to 26/F, Flats D, E, F and G on 28/F of Tower 1, Flats B, G, H and L on 6/F to 12/F, 15/F to 23/F and 25/F to 26/F and Flats A, D, E and F on 28/F of Tower 2. The placement of the outdoor air-conditioning units may affect the enjoyment of these residential units of the development in terms of heat and noise or other aspects. For the locations of the air-conditioning units, please refer to “Floor Plans of Residential Properties in the development”.

II. Architectural features and signboards

Some architectural features will be installed outside the external walls of some residential units of the development and there will also be signboards on the external walls of the development on and below 5/F. The illumination of the architectural features and signboards may affect the enjoyment of residential units.

III. Pipes

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

IV. Operation of building maintenance system

1. During the regular and specially arranged inspection, cleaning, maintenance, repairing, altering, renewing, rebuilding, painting or decorating of the external walls (including the curtain wall structures, glass of curtain walls, windows, balconies and utility platforms forming part of a residential unit) and the Common Areas and Facilities of the development as arranged by the Manager, the building maintenance system including but not limited to gondola(s) or likewise equipment (whether its installation is permanent or temporary) may be installed and/or parked on the flat roofs and/or roofs and operated in air space directly above the flat roofs and the roofs as well as outside the windows, the balconies and the utility platforms of the residential units.
2. Under the Deed of Mutual Covenant, the Manager shall have the right to access into those residential units consisting of flat roof(s) and/or roof(s) in the development (with or without the Manager’s agents, workmen and staff and with or without other appliances, equipment and materials) for operating the building maintenance system, including but not limited to the anchoring of the gondola or likewise equipment at the brackets located at the building perimeter along such part of the Common Areas and Facilities of the development adjacent to the roof and/or flat roof forming part of a residential unit and/or the resting of the gondola or likewise equipment on the roofs and/or the flat roofs forming part of any residential unit for cleaning, maintaining and/or repairing the external wall and the Common Areas and Facilities of the development.

V. Greenery areas

Under the Deed of Mutual Covenant of the development, greenery areas on 1/F, 2/F, the roof, the top roof and the external walls of the development are designated as and form part of either the Estate Common Areas or the Residential Common Areas. Thus, all owners of the development are obliged to contribute towards the cost of management and maintenance of the portion of such greenery areas which form parts of the Estate Common Areas and all owners of the Residential Units are obliged to contribute towards the costs of management and maintenance of the portion of such greenery areas which form part of the Residential Common Areas.

VI. Other lots nearby

1. 1st Adjacent Lots

An associate corporation of the Vendor (the “Owner of the 1st Adjacent Lots”) owns other lots near the development, namely, Kowloon Inland Lots Nos.10039, 10034, 10046, 10072, 10090, 10067, 10089, 10045, 10062, 8797, 9581, 9582, 9523 and 9524 (collectively the “1st Adjacent Lots”) at 173-199 Tai Kok Tsui Road, Kowloon, which do not form part of the development.

As at the date of printing of this sales brochure, the Owner of the 1st Adjacent Lots is considering development of the 1st Adjacent Lots. The Vendor and the Owner of the 1st Adjacent Lots give no warranties or representations whatsoever, whether in relation to any present or future use, maintenance, sale, disposal, development or otherwise, in respect of the 1st Adjacent Lots. The Owner of the 1st Adjacent Lots expressly reserves all rights in respect of the 1st Adjacent Lots, including but not limited to the use, maintenance, sale, disposal, development, submissions of and any amendments to any building plans or otherwise.

Subject to approval by the Government, any works, use, disposal or development from time to time of the 1st Adjacent Lots in the future may affect the enjoyment of the residential units in the development in terms of the access, views, noise and other aspects of the surrounding environment.

2. 2nd Adjacent Lots

Another associate corporation of the Vendor (the “Owner of the 2nd Adjacent Lots”) owns other lots near the development, namely, Kowloon Inland Lots Nos.9482, 9543, 9661, 9284, 10043, 9512, 9534 and 9555 (collectively the “2nd Adjacent Lots”) at 16-30 Man On Street, Kowloon, which do not form part of the development.

As at the date of printing of this sales brochure, the Owner of the 2nd Adjacent Lots is considering development of the 2nd Adjacent Lots. The Vendor and the Owner of the 2nd Adjacent Lots give no warranties or representations whatsoever, whether in relation to any present or future use, maintenance, sale, disposal, development or otherwise, in respect of the 2nd Adjacent Lots. The Owner of the 2nd Adjacent Lots expressly reserves all rights in respect of the 2nd Adjacent Lots, including but not limited to the use, maintenance, sale, disposal, development, submissions of and any amendments to any building plans or otherwise.

Subject to approval by the Government, any works, use, disposal or development from time to time of the 2nd Adjacent Lots in the future may affect the enjoyment of the residential units in the development in terms of the access, views, noise and other aspects of the surrounding environment.

賣方就該項目指定的互聯網網站的網址：

The Address Of The Website Designated By The Vendor For The Development:

www.aquila-squaremile.com.hk

1. 發展項目及其周邊地區日後可能出現改變。
2. 本售樓說明書印製日期：2020年5月8日。

1. There may be future changes to the development and the surrounding areas.
2. Date of printing of this Sales Brochure: 8 May 2020.

EXAMINATION RECORD

檢視記錄

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2020年8月7日 7 August 2020	14	更新發展項目的所在位置圖 Update location plan of the development
	79, 81	更新申請建築物總樓面面積寬免的資料 Update information in application for concession on gross floor area of building
2020年11月6日 6 November 2020	11-12	更新發展項目的設計的資料 Update information on design of the development
	14	更新發展項目的所在位置圖 Update location plan of the development
	15	更新發展項目的鳥瞰照片 Update aerial photograph of the development
	20	更新發展項目的布局圖 Update layout plan of the development
	22, 24, 26-30	更新發展項目的住宅物業的樓面平面圖 Update floor plans of residential properties in the development
	32, 35-36, 38	更新發展項目中的住宅物業的面積 Update area of residential properties in the development
	41, 43	更新公契的摘要 Update summary of deed of mutual covenant
	50-51	更新立面圖 Update elevation plan
	52	更新發展項目中的公用設施的資料 Update information on common facilities in the development
	54-55, 57-59, 61-62, 64-66, 69-70, 73-74	更新裝置、裝修物料及設備 Update fittings, finishes and appliances
78, 80	更新申請建築物總樓面面積寬免的資料 Update information in application for concession on gross floor area of building	
2021年2月5日 5 February 2021	14	更新發展項目的所在位置圖 Update location plan of the development
	15	更新發展項目的鳥瞰照片 Update aerial photograph of the development
	58, 65	更新裝置、裝修物料及設備 Update fittings, finishes and appliances
2021年5月5日 5 May 2021	8	更新賣方及有參與發展項目的其他人的資料 Update information on vendor and others involved in the development
	16-17	更新關乎發展項目的分區計劃大綱圖等 Update outline zoning plan etc. relating to the development
	59, 66	更新裝置、裝修物料及設備 Update fittings, finishes and appliances
2021年6月7日 7 June 2021	20	更新發展項目的布局圖 Update layout plan of the development
	22, 24, 26, 28, 30	更新發展項目的住宅物業的樓面平面圖 Update floor plans of residential properties in the development
	50-51	更新立面圖 Update elevation plan

2021年8月23日 23 August 2021	1-6	更新一手住宅物業買家須知 Update notes to purchasers of first-hand residential properties
	15	更新發展項目的鳥瞰照片 Update aerial photograph of the development
	20	更新發展項目的布局圖 Update layout plan of the development
	22, 24, 26, 28, 30	更新發展項目的住宅物業的樓面平面圖 Update floor plans of residential properties in the development
	50-51	更新立面圖 Update elevation plan
	52	更新發展項目中的公用設施的資料 Update information on common facilities in the development
	78, 80	更新申請建築物總樓面面積寬免的資料 Update information in application for concession on gross floor area of building
2021年9月3日 3 September 2021	7	更新發展項目，利奧坊·曦岸的資料 Update information on the development, Aquila · Square Mile
	20	更新發展項目的布局圖 Update layout plan of the development
2021年11月26日 26 November 2021	14	更新發展項目的所在位置圖 Update location plan of the development
	50-51	更新立面圖 Update elevation plan
2021年12月24日 24 December 2021	7	更新發展項目，利奧坊·曦岸的資料 Update information on the development, Aquila · Square Mile
	11	更新發展項目的設計的資料 Update information on design of the development
	20	更新發展項目的布局圖 Update layout plan of the development
	21, 22, 24, 26, 28, 30	更新發展項目的住宅物業的樓面平面圖 Update floor plans of residential properties in the development
	50-51	更新立面圖 Update elevation plan
	52	更新發展項目中的公用設施的資料 Update information on common facilities in the development
	54-55, 61	更新裝置、裝修物料及設備 Update fittings, finishes and appliances
	78, 80	更新申請建築物總樓面面積寬免的資料 Update information in application for concession on gross floor area of building
2022年3月3日 3 March 2022	8	更新賣方及有參與發展項目的其他人的資料 Update information on vendor and others involved in the development
	14	更新發展項目的所在位置圖 Update location plan of the development
	16, 19	更新關乎發展項目的分區計劃大綱圖等 Update outline zoning plan etc. relating to the development
	59, 66	更新裝置、裝修物料及設備 Update fittings, finishes and appliances
	76	更新買方的雜項付款 Update miscellaneous payments by purchaser
	82, 83	更新有關資料 Update relevant information

2022年5月24日 24 May 2022	8	更新賣方及有參與發展項目的其他人的資料 Update information on vendor and others involved in the development
	13	更新物業管理的資料 Update information on property management
	14	更新發展項目的所在位置圖 Update location plan of the development
	52	更新閱覽圖則及公契 Update inspection of plans and deed of mutual covenant
	67-69, 71-73	更新裝置、裝修物料及設備 Update fittings, finishes and appliances
2022年6月17日 17 June 2022	55, 62	更新裝置、裝修物料及設備 Update fittings, finishes and appliances
2022年7月8日 8 July 2022	28-1, 28-2 (加頁) (Additional pages)	因應第2座28樓D單位的改動工程，更新相應的樓面平面圖 Update the corresponding floor plans due to the alteration works for Flat D on 28/F of Tower 2
2022年10月7日 7 October 2022	14	更新發展項目的所在位置圖 Update location plan of the development
	15-1 (加頁) (Additional page)	新增發展項目的鳥瞰照片 Add aerial photograph of the development
	16	更新關乎發展項目的分區計劃大綱圖等 Update outline zoning plan etc. relating to the development
2023年1月6日 6 January 2023	14	更新發展項目的所在位置圖 Update location plan of the development
2023年4月6日 6 April 2023	14	更新發展項目的所在位置圖 Update location plan of the development
	15	更新發展項目的鳥瞰照片 Update aerial photograph of the development
	15-1	刪除發展項目的鳥瞰照片 Delete aerial photograph of the development
	19	更新關乎發展項目的分區計劃大綱圖等 Update outline zoning plan etc. relating to the development
2023年5月3日 3 May 2023	59, 66	更新裝置、裝修物料及設備 Update fittings, finishes and appliances
2023年7月6日 6 July 2023	3, 6	更新一手住宅物業買家須知 Update notes to purchasers of first-hand residential properties
	14	更新發展項目的所在位置圖 Update location plan of the development
	15	更新發展項目的鳥瞰照片 Update aerial photograph of the development
	16	更新關乎發展項目的分區計劃大綱圖等 Update outline zoning plan etc. relating to the development
2023年9月28日 28 September 2023	14	更新發展項目的所在位置圖 Update location plan of the development
	78-81	更新申請建築物總樓面面積寬免的資料 Update information in application for concession on gross floor area of building
2023年12月28日 28 December 2023	14	更新發展項目的所在位置圖 Update location plan of the development
	82-83	更新有關資料 Update relevant information
2024年3月28日 28 March 2024	14	更新發展項目的所在位置圖 Update location plan of the development
	16	更新關乎發展項目的分區計劃大綱圖等 Update outline zoning plan etc. relating to the development

2024年6月26日 26 June 2024	14	更新發展項目的所在位置圖 Update location plan of the development
	15	更新發展項目的鳥瞰照片 Update aerial photograph of the development
2024年9月26日 26 September 2024	14	更新發展項目的所在位置圖 Update location plan of the development
	82, 83	更新有關資料 Update relevant information
2024年12月24日 24 December 2024	14	更新發展項目的所在位置圖 Update location plan of the development
	15	更新發展項目的鳥瞰照片 Update aerial photograph of the development
	15-1 (加頁)(Additional page)	新增發展項目的鳥瞰照片 Add aerial photograph of the development
	16	更新關乎發展項目的分區計劃大綱圖等 Update outline zoning plan etc. relating to the development
78, 80	更新申請建築物總樓面面積寬免的資料 Update information in application for concession on gross floor area of building	
2025年3月24日 24 March 2025	-	並無作出修改 No revision made
2025年6月24日 24 June 2025	19	更新關乎發展項目的分區計劃大綱圖等 Update outline zoning plan etc. relating to the development
	58, 65	更新裝置、裝修物料及設備 Update fittings, finishes and appliances
	82, 83	更新有關資料 Update relevant information
2025年9月18日 18 September 2025	14	更新發展項目的所在位置圖 Update location plan of the development
	15	更新發展項目的鳥瞰照片 Update aerial photograph of the development
	15-1	刪除發展項目的鳥瞰照片 Delete aerial photograph of the development
2025年12月18日 18 December 2025	11	更新發展項目的設計的資料 Update information on design of the development
	79, 81	更新申請建築物總樓面面積寬免的資料 Update information in application for concession on gross floor area of building
2026年3月18日 18 March 2026	14	更新發展項目的所在位置圖 Update location plan of the development
	15	更新發展項目的鳥瞰照片 Update aerial photograph of the development

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