

MOUNT PARKER RESIDENCES

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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

For all first-hand residential properties

1. Important information

- Make reference to the materials available on the Sales of First-hand Residential Properties Electronic Platform (SRPE) 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 three 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.

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.
- 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 you have 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 three months.
- 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. Agreement for sale and purchase

- Ensure that the preliminary agreement for sale and purchase (PASP) and agreement for sale and purchase (ASP) include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.
- 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.

8. 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).

9. 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 Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk.

10. 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

11. Pre-sale consent

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

12. 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

13. Estimated material date

- Check the estimated material date¹ for the development in the sales brochure.
- Please note that:
 - For development which is subject to the Lands Department Consent Scheme, vendor shall notify purchaser in writing that it 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.
 - For development which is not subject to the Lands Department Consent Scheme, vendor shall notify purchaser in writing that it is in a position validly to assign the property within six months after the issue of the Occupation Document including Occupation Permit (OP).

For first-hand completed residential properties

14. Vendor’s information form

- Ensure that you obtain the “vendor’s information forms” printed within the previous 3 months in relation to the residential property / properties you intend to purchase.

15. 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 Residential Properties (First-hand Sales) Ordinance applies, please contact the SRPA -

Telephone	2817 3313
Email	enquiry_srpa@hd.gov.hk
Fax	2219 2220

Other useful contacts -

	Telephone	Fax
Consumer Council	2929 2222	2590 6271
Estate Agents Authority	2111 2777	2598 9596
Real Estate Developers Association of Hong Kong	2826 0111	2845 2521

¹ 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.

一手住宅物業買家須知

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」），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，會在緊接該項目的出售日期前最少七日內向公眾發布，而有關價單和銷售安排，亦會在緊接該項目的出售日期前最少三日內公布。
- 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，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。

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、前庭或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。
- 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。
- 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租。
- 留意公契內訂明有關物業內可否飼養動物。

7. 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。
- 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。

8. 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。

9. 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。

10. 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

11. 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」。

12. 示範單位

- 賣方不一定須設置示範單位供準買方或公眾參觀，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

13. 預計的關鍵日期

- 查閱售樓說明書中有關發展項目的預計的關鍵日期¹。
- 請注意：
 - 就地政總署預售樓花同意方案規管的發展項目，賣方須在合格證明書或轉讓同意書發出後的一個月內（以何者較早為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買方。
 - 至於並非地政總署預售樓花同意方案規管的發展項目，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，以書面通知買方。

適用於一手已落成住宅物業

14. 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」。

15. 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。

電 話	2817 3313
電 郵	enquiry_srpa@hd.gov.hk
傳 真	2219 2220

其 他 相 關 聯 絡 資 料：

	電 話	傳 真
消 費 者 委 員 會	2929 2222	2590 6271
地 產 代 理 監 管 局	2111 2777	2598 9596
香 港 地 產 建 設 商 會	2826 0111	2845 2521

¹ 一般而言，「關鍵日期」指該項目符合批地文件的條件的日期，或該項目在遵照經批准的建築圖則的情況下或按照豁免證明書的發出的條件在各方面均屬完成的日期。有關詳情請參閱條例第2條。

INFORMATION ON THE DEVELOPMENT

發展項目的資料

NAME OF THE DEVELOPMENT

MOUNT PARKER RESIDENCES

NAME OF STREET AND STREET NUMBER

1 Sai Wan Terrace

TOTAL NUMBER OF STOREYS

24 storeys (excluding Roof)

FLOOR NUMBERING

B3, B2, B1, G/F, 1/F-3/F, 5/F-13/F, 15/F-22/F, Roof

OMITTED FLOOR NUMBERS

4/F and 14/F are omitted

REFUGE FLOOR

Not applicable

發展項目名稱

MOUNT PARKER RESIDENCES

街道名稱及門牌號數

西灣臺1號

樓層總數

24層（不包括天台）

樓層號數

地庫 3樓、地庫 2樓、地庫 1樓、地下、1樓至3樓、5樓至13樓、15樓至22樓、天台

被略去的樓層號數

不設4及14樓

庇護層

不適用



INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

賣方及有參與發展項目的其他人的資料

VENDOR

Keen Well Holdings Limited

賣方

建益集團有限公司

HOLDING COMPANY OF VENDOR

John Swire & Sons Limited, John Swire & Sons (H.K.) Limited, Swire Pacific Limited, Swire Properties Limited, Super Achieve Limited, South Shine Investments Limited, Peragore Limited, Giant Bright Holdings Limited

賣方的控權公司

John Swire & Sons Limited、香港太古集團有限公司、太古股份有限公司、太古地產有限公司、Super Achieve Limited、南光投資有限公司、Peragore Limited、Giant Bright Holdings Limited

AUTHORIZED PERSON

Mr. Wong Ming-yim of Dennis Lau & Ng Chun Man Architects & Engineers (H.K.) Limited

認可人士

劉榮廣伍振民建築師事務所（香港）有限公司之王明炎先生

BUILDING CONTRACTOR

Hsin Chong Construction (Asia) Limited

承建商

新昌營造廠（亞洲）有限公司

SOLICITORS FOR VENDOR

Mayer Brown JSM

賣方代表律師

孖士打律師行

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

The Hongkong and Shanghai Banking Corporation Limited (The Bank undertaking has been ceased and determined)

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構的名稱

香港上海滙豐銀行有限公司（有關承諾書已解除）

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

Peragore Limited

已為發展項目的建造提供貸款的任何其他人的姓名或名稱

Peragore Limited

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

(a) The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an Authorized Person for the Development;	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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable

(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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(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.	Not Applicable

(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；	不適用
(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；	不適用
(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；	不適用
(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；	不適用

(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；	不適用
(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；	不適用
(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；	不適用
(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；	不適用
(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；	不適用
(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份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；	不適用
(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。	不適用

INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

There are non-structural prefabricated external walls forming part of the enclosing walls.
有非結構的預製外牆構成圍封牆的一部分。

The thickness of the non-structural prefabricated external walls: 150mm
非結構的預製外牆的厚度：150毫米

Total area of the non-structural prefabricated external walls of each residential property
每個住宅物業的非結構的預製外牆的總面積

	Non-structural Prefabricated External Wall (sq m) 非結構的預製外牆的面積（平方米）					Total (sq m) 總數（平方米）
Unit 單位 Floor 樓層	A	B	C	D	E	
2/F	0.667	1.241	0.976	0.716	1.809	5.409
3/F	0.724	1.241	0.976	0.716	1.809	5.466
5/F	0.766	1.241	0.976	0.716	1.809	5.508
6/F	0.802	1.241	0.976	0.716	1.809	5.544
7/F	0.830	1.241	0.976	0.716	1.809	5.572
8/F	0.857	1.241	0.976	0.716	1.809	5.599
9/F	0.876	1.241	0.976	0.716	1.809	5.618
10/F	0.890	1.241	0.976	0.716	1.809	5.632
11/F	0.897	1.241	0.976	0.716	1.809	5.639
12/F	0.900	1.241	0.976	0.716	1.809	5.642
13/F	0.899	1.241	0.976	0.716	1.809	5.641
15/F	0.888	1.241	0.976	0.716	1.809	5.630
16/F	0.875	1.241	0.976	0.716	1.809	5.617
17/F	0.853	1.241	0.976	0.716	1.809	5.595
18/F	0.830	1.241	0.976	0.716	1.809	5.572
19/F	0.799	1.241	0.976	0.716	1.809	5.541
20/F	0.762	1.241	0.976	0.716	1.809	5.504
21/F	0.720	1.241	0.976	0.716	1.809	5.462
22/F	0.000	-	-	-	0.000	0.000
TOTAL 總數						100.191

INFORMATION ON PROPERTY MANAGEMENT

物業管理的資料

The Manager appointed under the executed Deed of Mutual Covenant
根據已簽立的公契獲委任為該項目的管理人

Mount Parker Residences (Management) Limited

There are curtain walls forming part of the enclosing walls.
有幕牆構成圍封牆的一部分。

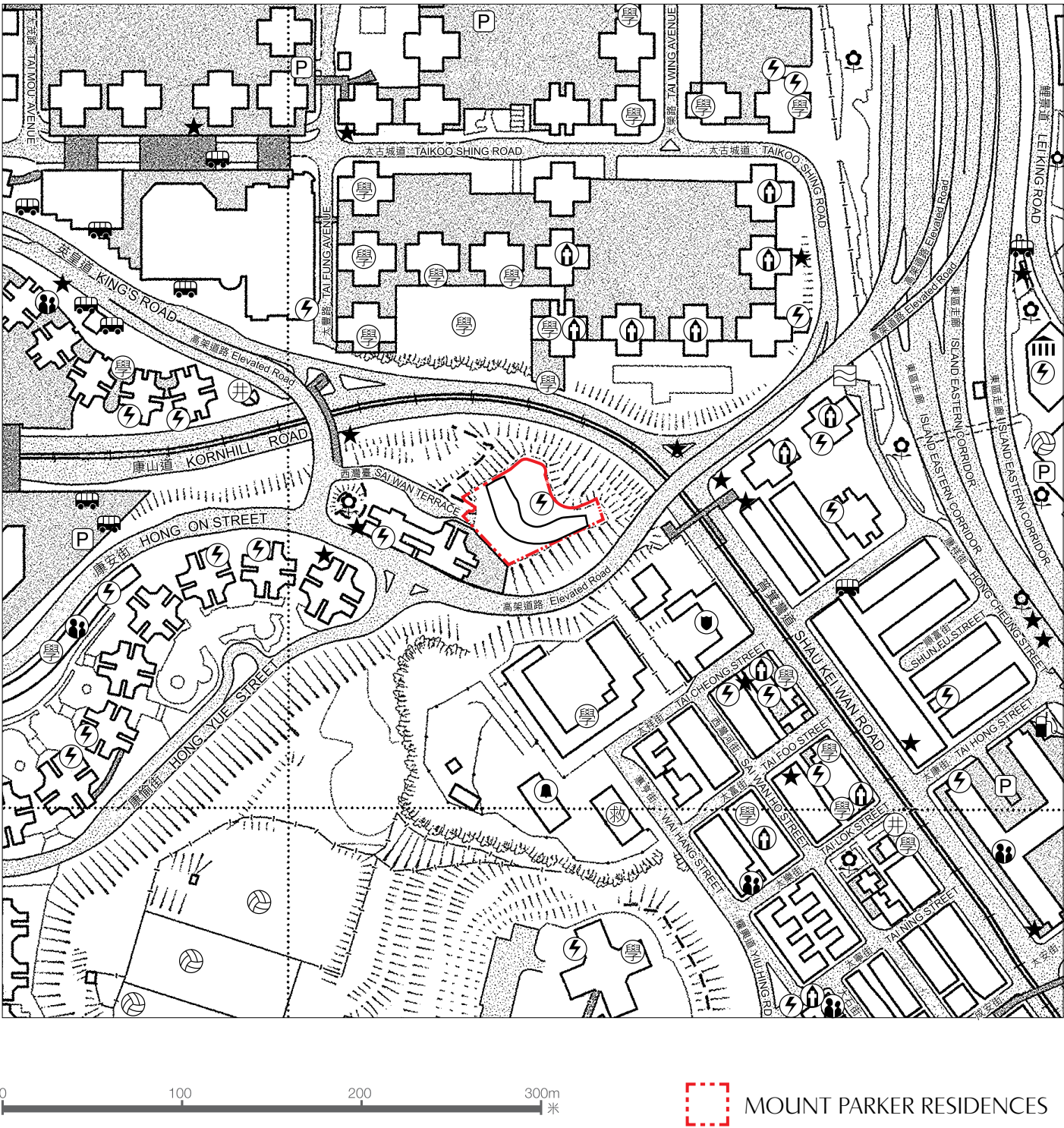
The thickness of the curtain walls: 150mm, 200mm and 300mm
幕牆的厚度：150毫米、200毫米及300毫米

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

	Curtain Wall Area (sq m) 幕牆的面積（平方米）					Total (sq m) 總數（平方米）
Unit 單位 Floor 樓層	A	B	C	D	E	
2/F	1.834	0.756	2.745	3.215	4.978	13.528
3/F	1.925	0.756	2.745	3.215	5.148	13.789
5/F	2.006	0.756	2.745	3.215	5.298	14.020
6/F	2.076	0.756	2.745	3.215	5.428	14.220
7/F	2.136	0.756	2.745	3.215	5.539	14.391
8/F	2.181	0.756	2.745	3.215	5.623	14.520
9/F	2.221	0.756	2.745	3.215	5.698	14.635
10/F	2.263	0.756	2.745	3.215	5.750	14.729
11/F	2.282	0.756	2.745	3.215	5.781	14.779
12/F	2.284	0.756	2.745	3.215	5.791	14.791
13/F	2.278	0.756	2.745	3.215	5.780	14.774
15/F	2.263	0.756	2.745	3.215	5.750	14.729
16/F	2.234	0.756	2.745	3.215	5.692	14.642
17/F	2.195	0.756	2.745	3.215	5.626	14.537
18/F	2.146	0.756	2.745	3.215	5.536	14.398
19/F	2.086	0.756	2.745	3.215	5.424	14.226
20/F	2.015	0.756	2.745	3.215	5.294	14.025
21/F	1.933	0.756	2.745	3.215	5.144	13.793
22/F	15.258	-	-	-	14.203	29.461
TOTAL 總數						287.987

LOCATION PLAN OF THE DEVELOPMENT

發展項目的所在位置圖



The location plan is prepared by the Vendor with reference to Survey Sheet No. 11-SE-A dated 18 February 2016. 位置圖是參考日期為2016年2月18日之測繪圖（編號為11-SE-A）並由賣方擬備。

Notes

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



NOTATION 圖例

- Police Station 警署
- Fire Station 消防局
- Ambulance Depot 救護車站
- Sewage Treatment Works and Facilities 污水處理廠及設施
- Power Plant (including electricity sub-stations) 發電廠（包括電力分站）
- Petrol Filling Station 油站
- Public Carpark (including a lorry park) 公眾停車場（包括貨車停泊處）
- Public Transport Terminal (including a rail station) 公共交通總站（包括鐵路車站）
- Ventilation Shaft for the Mass Transit Railway 香港鐵路的通風井
- Public Utility Installation 公共事業設施裝置
- Museum 博物館
- School (including a kindergarten) 學校（包括幼稚園）
- Social Welfare Facilities (including an elderly centre and a home for the mentally disabled) 社會福利設施（包括老人中心及弱智人士護理院）
- Religious Institution (including a church, a temple and a Tsz Tong) 宗教場所（包括教堂、廟宇及祠堂）
- Sports Facilities (including a sports ground and a swimming pool) 體育設施（包括運動場及游泳池）
- Public Park 公園

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

於發展項目的所在位置圖未能顯示之街道全名：

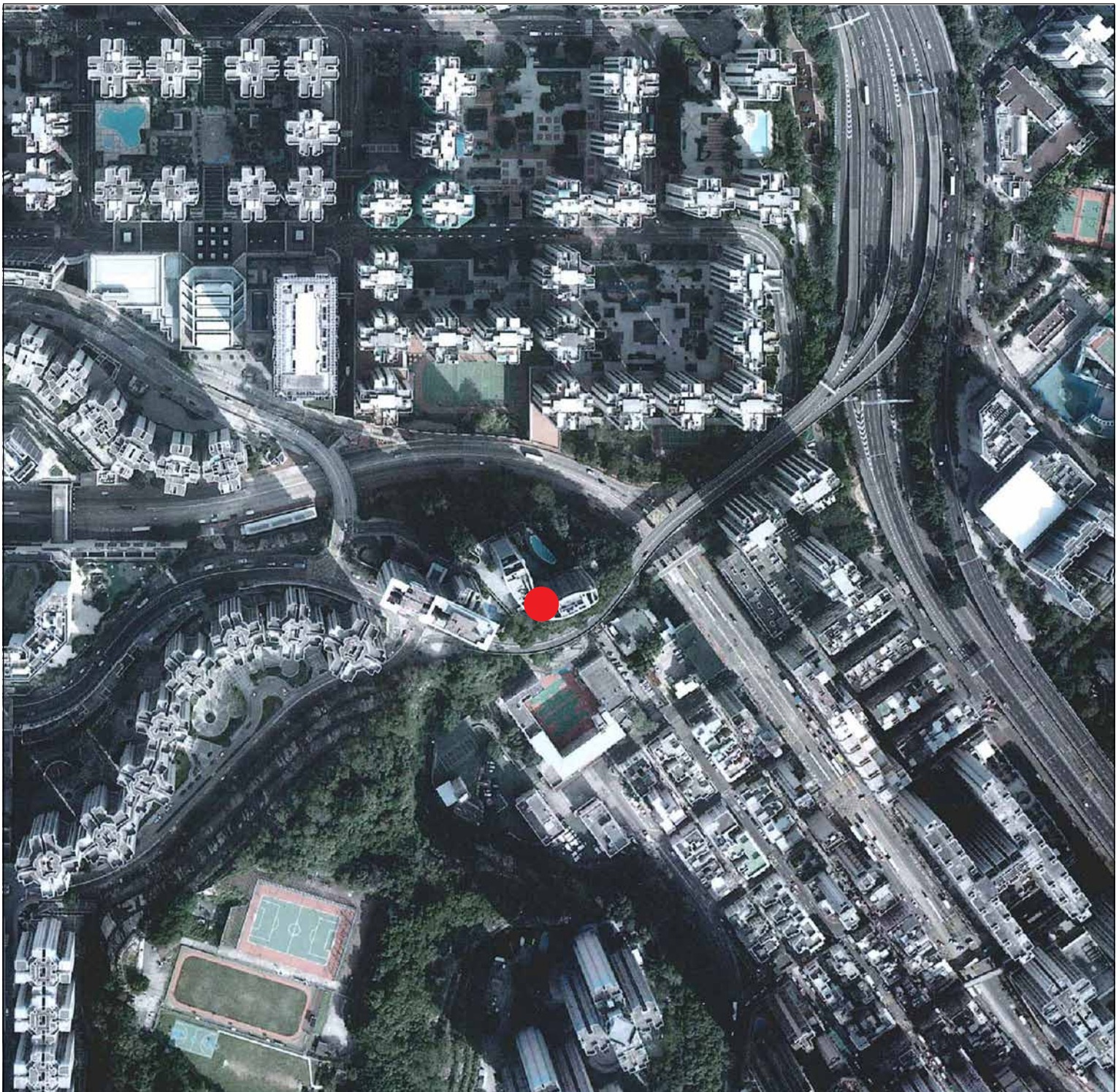
- Shing On Street 成安街
- Tai On Street 太安街
- Tai Shek Street 大石街

附註

1. 賣方建議買方到該發展項目作實地考察，以獲取對該發展項目以及周圍地區的公共設施及環境較佳的了解。
2. 由於發展項目的邊界不規則的技術原因，上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。

AERIAL PHOTOGRAPH OF THE DEVELOPMENT

發展項目的鳥瞰照片



● MOUNT PARKER RESIDENCES

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,000 feet, photo no. CS62192, dated 1 January 2016. Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved - reproduction by permission only.
摘錄自地政總署於2016年1月1日在6,000呎飛行高度拍攝之鳥瞰照片，編號為CS62192。香港特別行政區政府地政總署測繪處©版權所有，未經許可，不得複製。

Notes

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

附註

1. 鳥瞰照片現存於售樓處，於開放時間可供免費查閱。
2. 由於發展項目的邊界不規則的技術原因，上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關於發展項目的分區計劃大綱圖



Part of approved Quarry Bay (Hong Kong Planning Area No. 21) Outline Zoning Plan, Plan No. S/H21/28, gazette date on 17 September 2010.
摘錄自2010年9月17日憲報公佈之鰂魚涌（港島規劃區第21區）分區計劃大綱核准圖。圖則編號為S/H21/28。

- Notes
1. The relevant Outline Zoning Plan is available for free inspection during opening hours at the sales office.
 2. The map is reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR.
 3. The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
 4. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.



NOTATION

ZONES

COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	住宅（甲類）
RESIDENTIAL (GROUP B)	R(B)	住宅（乙類）
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
COUNTRY PARK	CP	郊野公園

COMMUNICATIONS

RAILWAY AND STATION (UNDERGROUND)	鐵路及車站（地下）
MAJOR ROAD AND JUNCTION	主要道路及路口
ELEVATED ROAD	高架道路

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME	規劃範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY	建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN NUMBER ABOVE PRINCIPAL DATUM)	最高建築物高度（在主水平基準上若干米）
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	最高建築物高度（樓層數目）
PETROL FILLING STATION	加油站
NON-BUILDING AREA	非建築用地

圖例

地帶

商業
綜合發展區
住宅（甲類）
住宅（乙類）
政府、機構或社區
休憩用地
其他指定用途
綠化地帶
郊野公園

交通

鐵路及車站（地下）
主要道路及路口
高架道路

其他

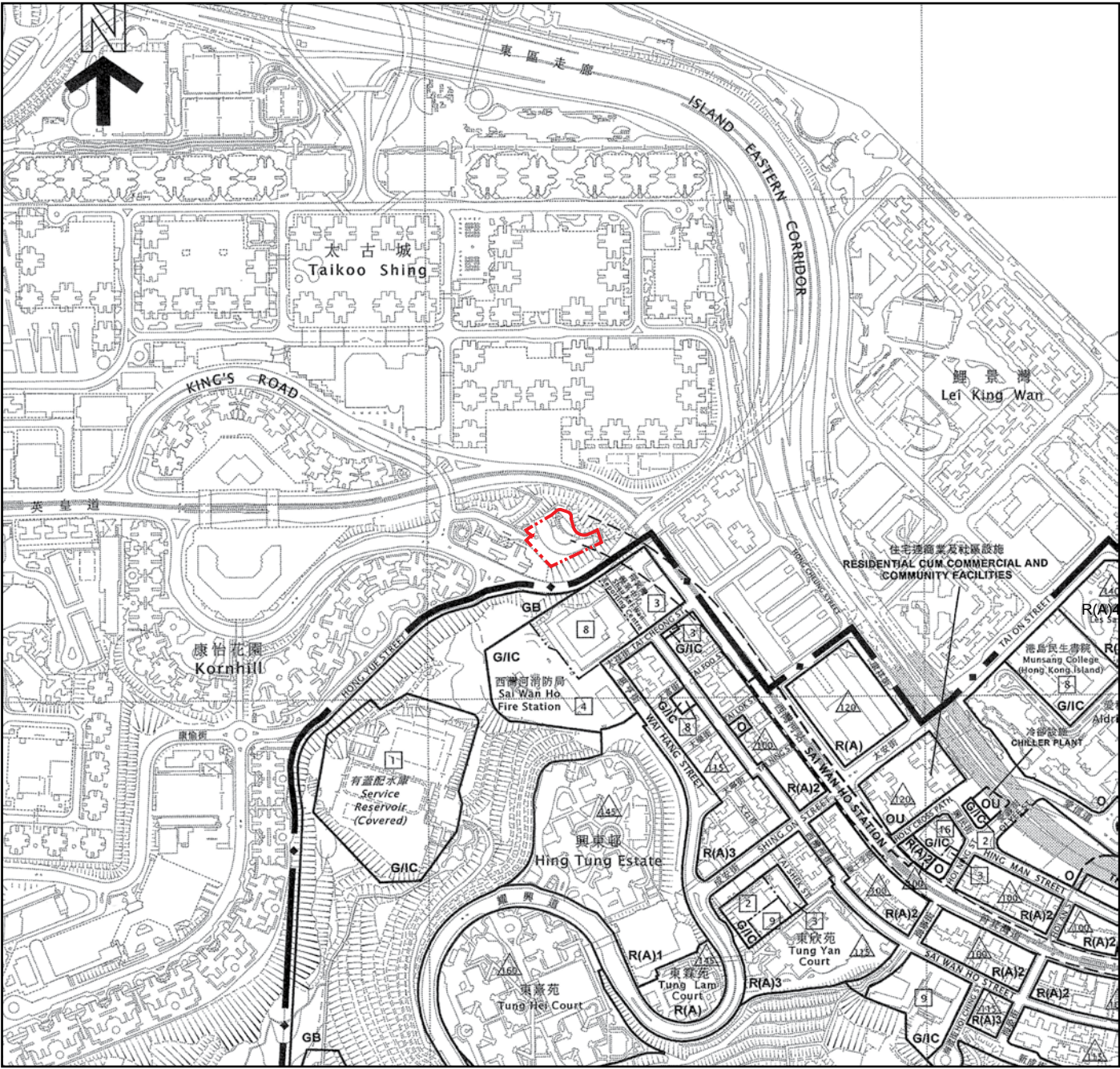
規劃範圍界線
建築物高度管制區界線
最高建築物高度（在主水平基準上若干米）
最高建築物高度（樓層數目）
加油站
非建築用地

附註

1. 有關分區計劃大綱圖現存於售樓處，於開放時間可供免費查閱。
2. 地圖版權屬香港特區政府，經地政總署准許複印。
3. 賣方建議買方到該發展項目作實地考察，以獲取對該發展項目及周圍地區的公共設施及環境較佳的了解。
4. 由於發展項目的邊界不規則的技術原因，上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖



Part of approved Shau Kei Wan (Hong Kong Planning Area No. 9) Outline Zoning Plan, Plan No. S/H9/18, gazette date on 17 April 2015.
摘錄自2015年4月17日憲報公佈之筲箕灣（港島規劃區第9區）分區計劃大綱核准圖。圖則編號為S/H9/18。

- Notes
1. The relevant Outline Zoning Plan is available for free inspection during opening hours at the sales office.
 2. The map is reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR.
 3. The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
 4. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.



NOTATION

ZONES

COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	住宅（甲類）
GOVERNMENT, INSTITUTION OR COMMUNITY	G/I/C	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
COUNTRY PARK	CP	郊野公園

COMMUNICATIONS

RAILWAY AND STATION (UNDERGROUND)		鐵路及車站（地下）
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路

MISCELLANEOUS

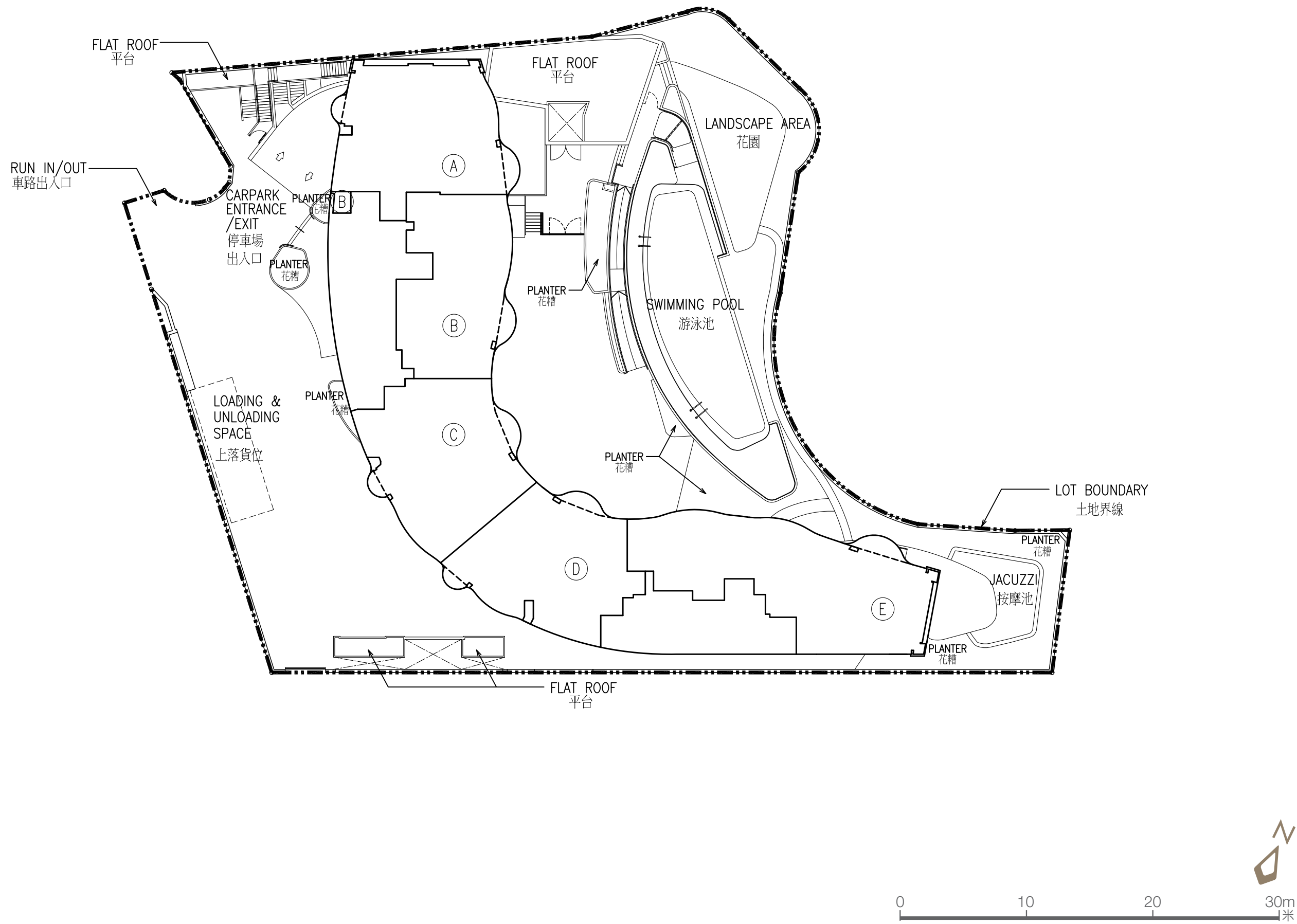
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN NUMBER ABOVE PRINCIPAL DATUM)		最高建築物高度（在主水平基準上若干米）
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)		最高建築物高度（樓層數目）
NON-BUILDING AREA		非建築用地

附註

1. 有關分區計劃大綱圖現存於售樓處，於開放時間可供免費查閱。
2. 地圖版權屬香港特區政府，經地政總署准許複印。
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4. 由於發展項目的邊界不規則的技術原因，上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。

LAYOUT PLAN OF THE DEVELOPMENT

發展項目的布局圖



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

GLOSSARY

詞彙表

A/C PLANT (AHU) RM. = Air-Conditioning Plant (Air Handling Unit) Room 空調機房

AIR DUCT = 風槽

BAL. = Balcony 露台

BATH = Bathroom 浴室

BEDROOM = 睡房

B.W. = Bay Window 窗台

CABLE DUCT = 電纜槽

CANOPY = 簷篷

COMMON ROOF GARDEN = 公共天台花園

CORR. = Corridor 走廊

DINING = Dining Room 飯廳

ELEC. ROOM = Electrical Room 電錶房

ELECTRICAL CABINET = 電錶櫃

ELECTRICAL & ELV. CABINET = Electrical & Extra Low Voltage Cabinet 電訊櫃

ELV. DUCT = Extra Low Voltage Duct 特低電壓槽

EMERGENCY GENERATOR ROOM = 緊急發電機房

FLAT ROOF = 平台

FLUSHING WATER TANK = 沖廁水缸

F.S. TANK = Fire Services Tank 消防水缸

F.S. TANK ROOM = Fire Services Tank Room 消防水缸房

H.R. = Hose Reel 消防喉轆

KITCHEN = 廚房

LAV. = Lavatory 洗手間

LIFT = 電梯

LIFT LOBBY = 電梯大堂

LIFT OVER RUN = 電梯槽頂部

LIVING = Living Room 客廳

M.BATH = Master Bathroom 主人房浴室

MASTER BEDROOM = 主人睡房

P.D. = Pipe Duct 管道槽

PLANTER = 花槽

POTABLE WATER TANK = 食水缸

POTABLE, FLUSHING AND CLEANSING WATER = 食水，沖廁水及清潔用水升壓泵房
BOOSTER PUMP ROOM

POWDER ROOM = 化妝間

REFUSE RM. = Refuse Room 垃圾房

SERV. LIFT = Service Lift 貨運電梯

STORE = Store Room 儲物室

WALK-IN CLOSET = 衣帽間

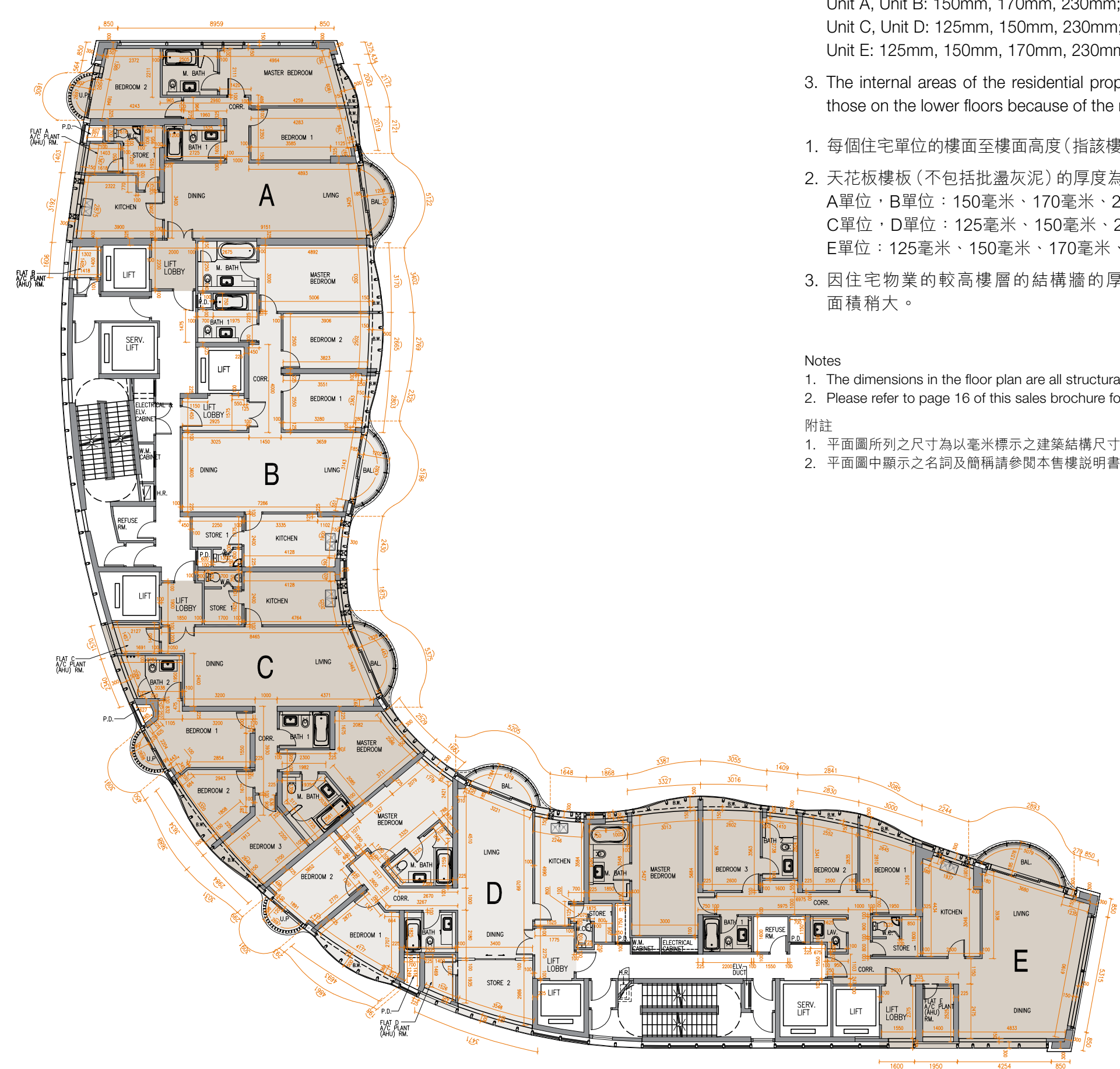
W.C. = Water Closet 廁所

W.M. CABINET = Water Meter Cabinet 水錶櫃

U.P. = Utility Platform 工作平台

UTILITY = Utility Room 工作間

2/F FLOOR PLAN
2樓平面圖



1. Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential unit is 3.15m.
2. The thickness of the floor slabs of the ceiling (excluding cement sand screed):
Unit A, Unit B: 150mm, 170mm, 230mm;
Unit C, Unit D: 125mm, 150mm, 230mm;
Unit E: 125mm, 150mm, 170mm, 230mm.

3. 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.

1. 每個住宅單位的樓面至樓面高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）為3.15米。
2. 天花板樓板（不包括批盪灰泥）的厚度為：
A單位，B單位：150毫米、170毫米、230毫米；
C單位，D單位：125毫米、150毫米、230毫米；
E單位：125毫米、150毫米、170毫米、230毫米。

3. 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。

Notes

1. The dimensions in the floor plan are all structural dimensions in millimeter.
2. Please refer to page 16 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

附註

1. 平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 平面圖中顯示之名詞及簡稱請參閱本售樓說明書第16頁。

發展項目的住宅物業的樓面平面圖

3樓平面圖



3. 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.

2. 天花板樓板（不包括批盪灰泥）的厚度為：
- A單位，B單位：150毫米、170毫米、230毫米；
- C單位，D單位：125毫米、150毫米、230毫米；
- E單位：125毫米、150毫米、170毫米、230毫米。

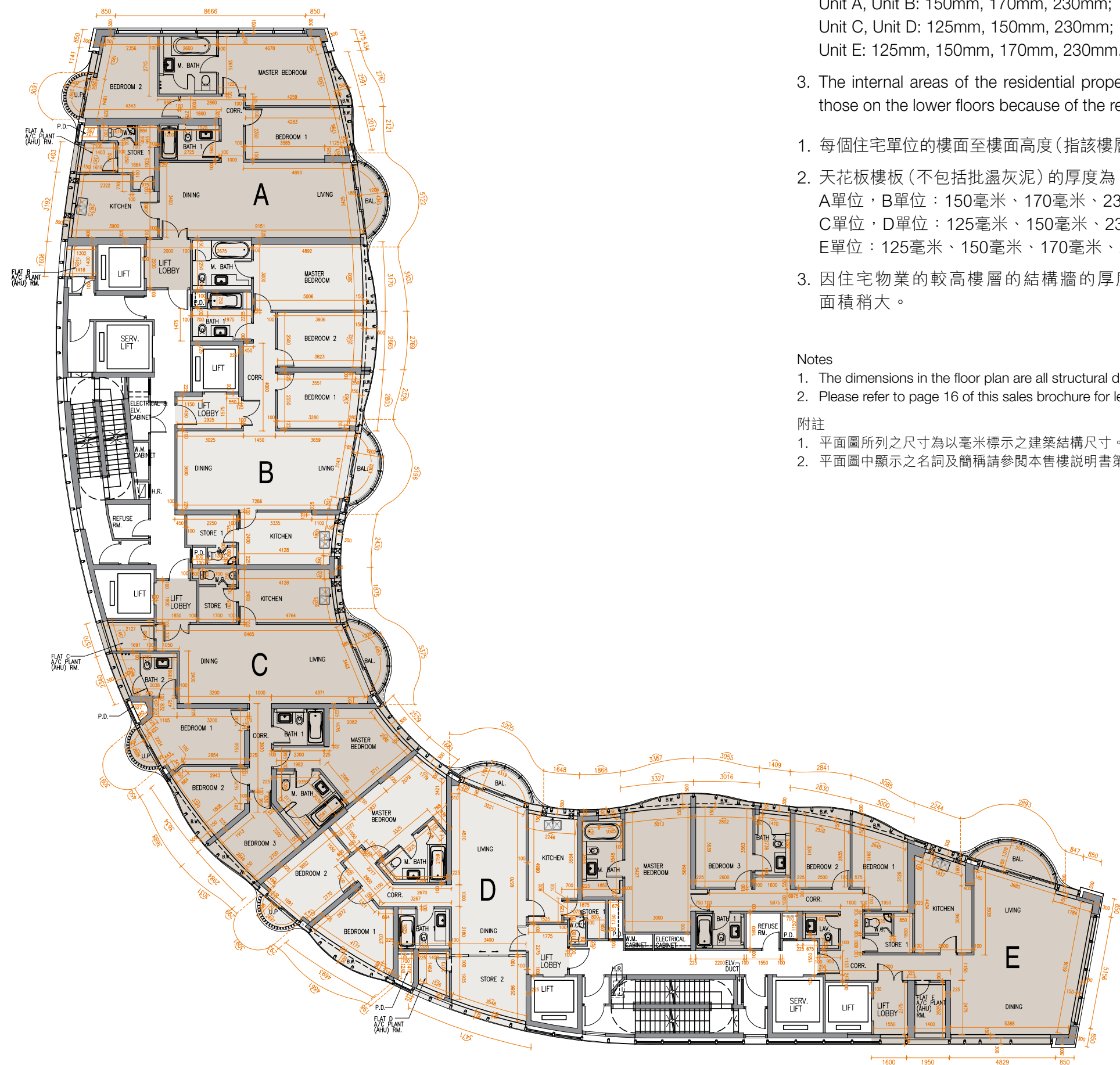
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

1. The dimensions in the floor plan are all structural dimensions in millimeter.
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1. 平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 平面圖中顯示之名詞及簡稱請參閱本售樓說明書第16頁。



5/F FLOOR PLAN
5樓平面圖



1. Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential unit is 3.15m.
2. The thickness of the floor slabs of the ceiling (excluding cement sand screed):
Unit A, Unit B: 150mm, 170mm, 230mm;
Unit C, Unit D: 125mm, 150mm, 230mm;
Unit E: 125mm, 150mm, 170mm, 230mm.

3. 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.

1. 每個住宅單位的樓面至樓面高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）為3.15米。
2. 天花板樓板（不包括批盪灰泥）的厚度為：
A單位，B單位：150毫米、170毫米、230毫米；
C單位，D單位：125毫米、150毫米、230毫米；
E單位：125毫米、150毫米、170毫米、230毫米。
3. 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。

- Notes
1. The dimensions in the floor plan are all structural dimensions in millimeter.
 2. Please refer to page 16 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

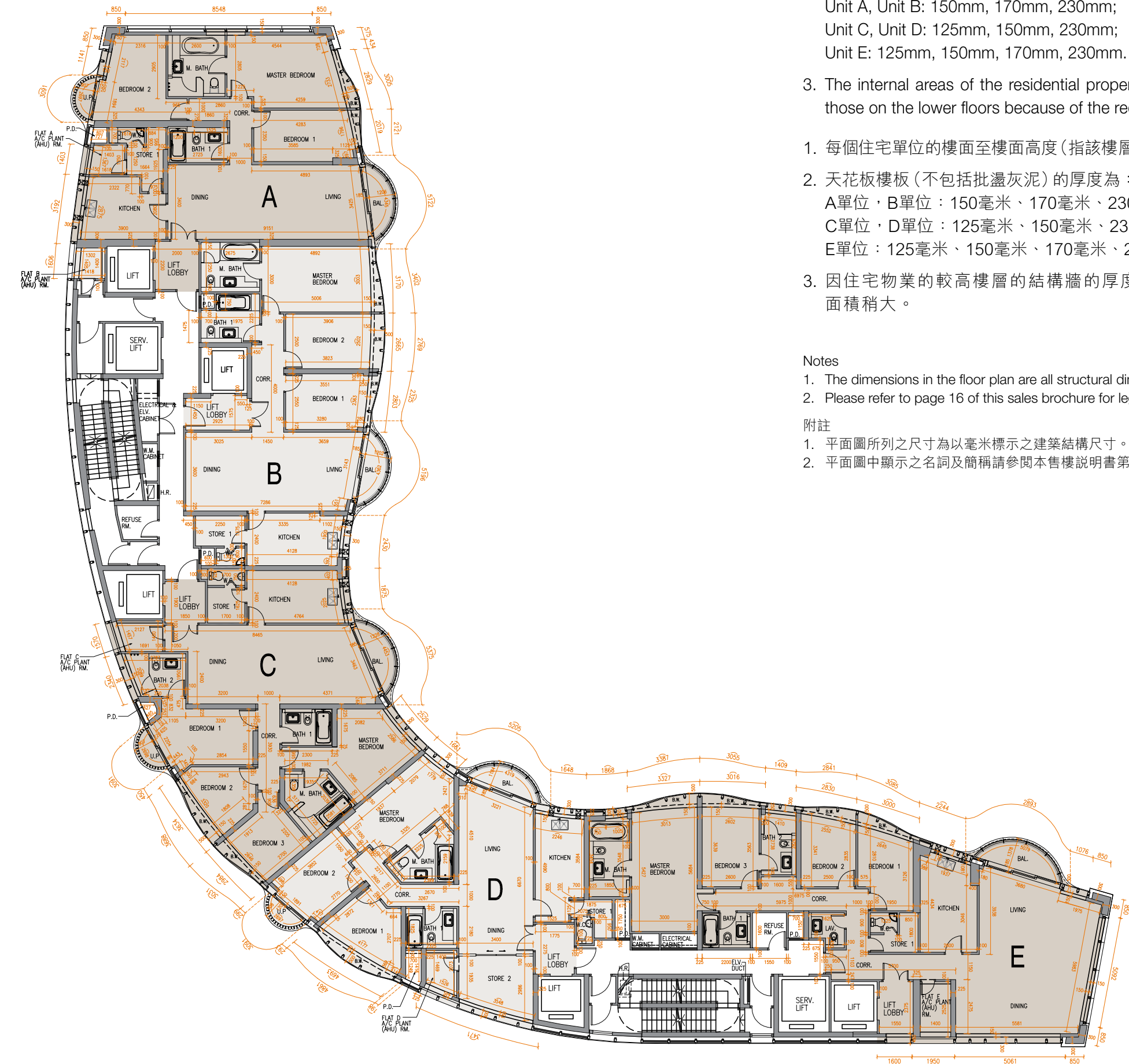
- 附註
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

6/F FLOOR PLAN 6樓平面圖



- 1. Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential unit is 3.15m.
- 2. The thickness of the floor slabs of the ceiling (excluding cement sand screed):
Unit A, Unit B: 150mm, 170mm, 230mm;
Unit C, Unit D: 125mm, 150mm, 230mm;
Unit E: 125mm, 150mm, 170mm, 230mm.

3. 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.

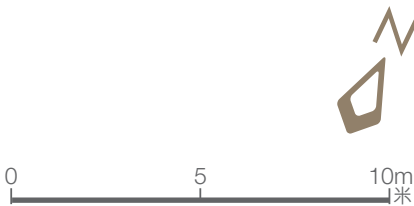
- 1. 每個住宅單位的樓面至樓面高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）為3.15米。
- 2. 天花板樓板（不包括批盪灰泥）的厚度為：
A單位，B單位：150毫米、170毫米、230毫米；
C單位，D單位：125毫米、150毫米、230毫米；
E單位：125毫米、150毫米、170毫米、230毫米。
- 3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Notes

- 1. The dimensions in the floor plan are all structural dimensions in millimeter.
- 2. Please refer to page 16 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

附註

- 1. 平面圖所列之尺寸為以毫米標示之建築結構尺寸。
- 2. 平面圖中顯示之名詞及簡稱請參閱本售樓說明書第16頁。



7/F FLOOR PLAN
7樓平面圖



1. Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor):
Unit A: 2.80m, 3.10m, 3.15m, 3.50m;
Unit B, Unit C, Unit D, Unit E: 3.15m.
2. The thickness of the floor slabs of the ceiling (excluding cement sand screed):
Unit A, Unit B: 150mm, 170mm, 230mm;
Unit C, Unit D: 125mm, 150mm, 230mm;
Unit E: 125mm, 150mm, 170mm, 230mm.
3. 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.

- 樓面至樓面高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）為：
A單位：2.80米、3.10米、3.15米、3.50米；
B單位，C單位，D單位，E單位：3.15米。
- 天花板樓板（不包括批盪灰泥）的厚度為：
A單位，B單位：150毫米、170毫米、230毫米；
C單位，D單位：125毫米、150毫米、230毫米；
E單位：125毫米、150毫米、170毫米、230毫米。
- 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Notes

1. The dimensions in the floor plan are all structural dimensions in millimeter.
2. Please refer to page 16 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

附註

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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

8/F FLOOR PLAN 8樓平面圖



1. Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential unit is 3.15m.
2. The thickness of the floor slabs of the ceiling (excluding cement sand screed):
Unit A, Unit B: 150mm, 170mm, 230mm;
Unit C, Unit D: 125mm, 150mm, 230mm;
Unit E: 125mm, 150mm, 170mm, 230mm.

3. 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.

1. 每個住宅單位的樓面至樓面高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）為3.15米。
2. 天花板樓板（不包括批盪灰泥）的厚度為：
A單位，B單位：150毫米、170毫米、230毫米；
C單位，D單位：125毫米、150毫米、230毫米；
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3. 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。

Notes

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附註

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9/F FLOOR PLAN
9樓平面圖



1. Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential unit is 3.15m.
2. The thickness of the floor slabs of the ceiling (excluding cement sand screed):
Unit A, Unit B: 150mm, 170mm, 230mm;
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3. 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。

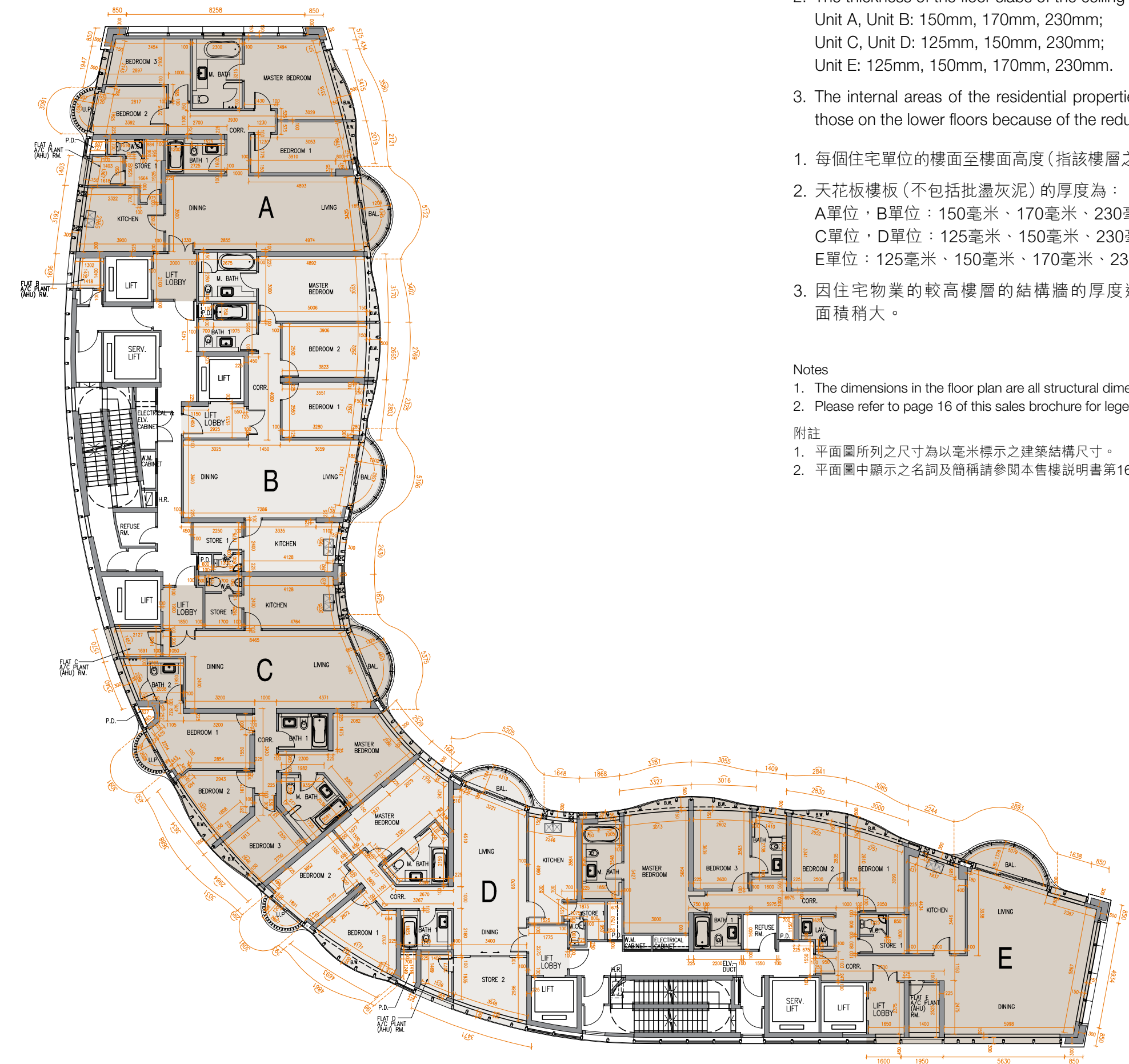
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

10/F FLOOR PLAN 10樓平面圖



1. Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential unit is 3.15m.
2. The thickness of the floor slabs of the ceiling (excluding cement sand screed):
Unit A, Unit B: 150mm, 170mm, 230mm;
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3. 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.

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2. 天花板樓板(不包括批盪灰泥)的厚度為：
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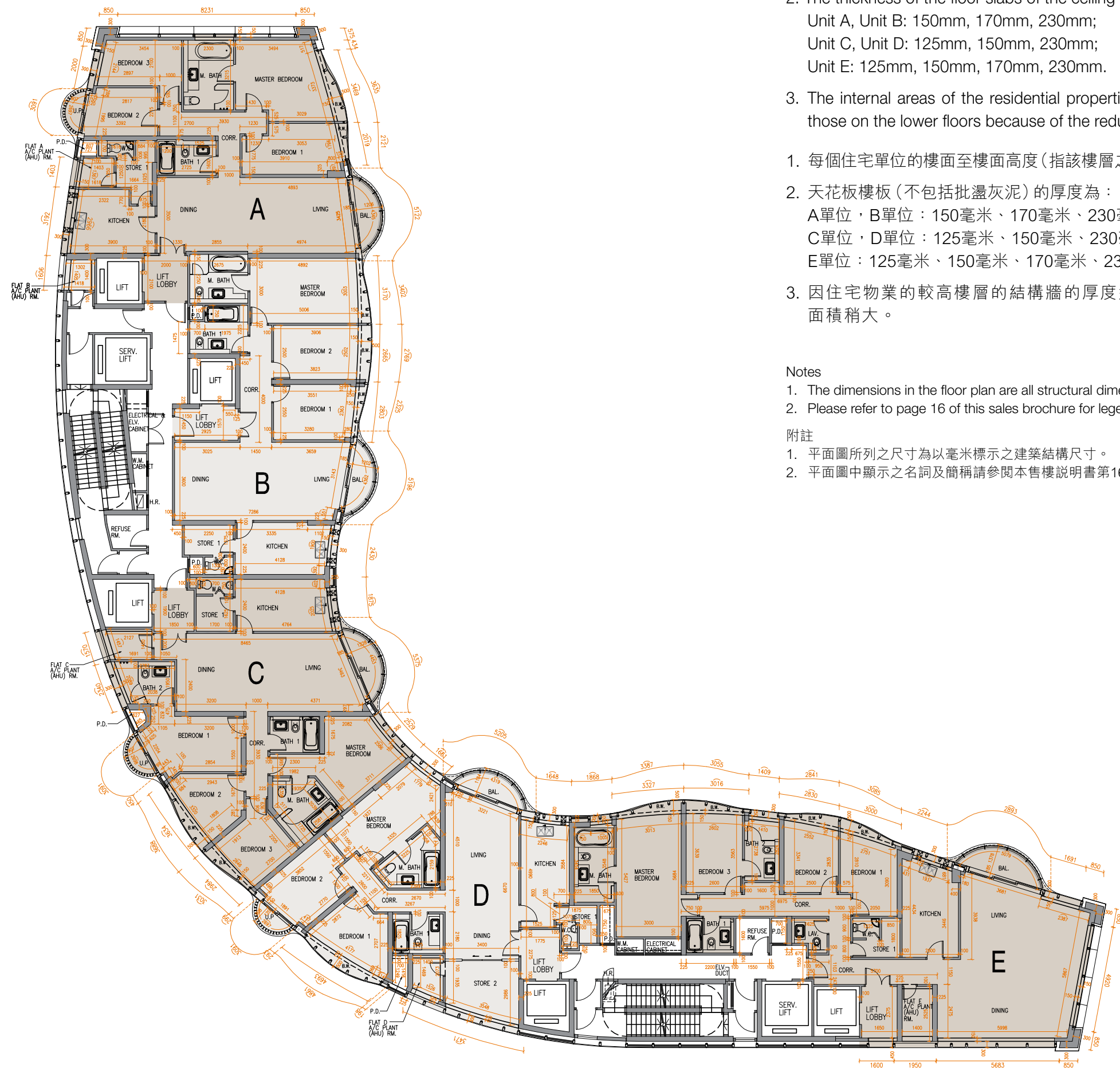
Notes

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附註

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11/F FLOOR PLAN
11樓平面圖



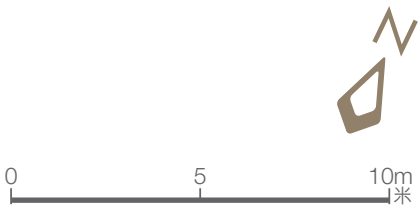
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Unit E: 125mm, 150mm, 170mm, 230mm.

3. 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.

1. 每個住宅單位的樓面至樓面高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）為3.15米。
2. 天花板樓板（不包括批盪灰泥）的厚度為：
A單位，B單位：150毫米、170毫米、230毫米；
C單位，D單位：125毫米、150毫米、230毫米；
E單位：125毫米、150毫米、170毫米、230毫米。
3. 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。

- Notes
1. The dimensions in the floor plan are all structural dimensions in millimeter.
 2. Please refer to page 16 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

- 附註
1. 平面圖所列之尺寸為以毫米標示之建築結構尺寸。
 2. 平面圖中顯示之名詞及簡稱請參閱本售樓說明書第16頁。



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

12/F FLOOR PLAN 12樓平面圖



- 1. Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential unit is 3.15m.
- 2. The thickness of the floor slabs of the ceiling (excluding cement sand screed):
Unit A, Unit B: 150mm, 170mm, 230mm;
Unit C, Unit D: 125mm, 150mm, 230mm;
Unit E: 125mm, 150mm, 170mm, 230mm.

3. 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.

- 1. 每個住宅單位的樓面至樓面高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）為3.15米。
- 2. 天花板樓板（不包括批盪灰泥）的厚度為：
A單位，B單位：150毫米、170毫米、230毫米；
C單位，D單位：125毫米、150毫米、230毫米；
E單位：125毫米、150毫米、170毫米、230毫米。
- 3. 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。

- Notes
- 1. The dimensions in the floor plan are all structural dimensions in millimeter.
 - 2. Please refer to page 16 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

- 附註
- 1. 平面圖所列之尺寸為以毫米標示之建築結構尺寸。
 - 2. 平面圖中顯示之名詞及簡稱請參閱本售樓說明書第16頁。

13/F FLOOR PLAN
13樓平面圖



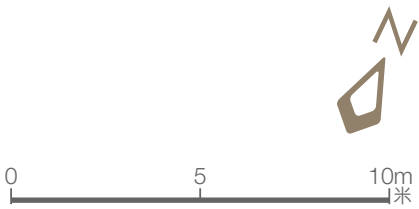
1. Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential unit is 3.15m.
2. The thickness of the floor slabs of the ceiling (excluding cement sand screed):
Unit A, Unit B: 150mm, 170mm, 230mm;
Unit C, Unit D: 125mm, 150mm, 230mm;
Unit E: 125mm, 150mm, 170mm, 230mm.

3. 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.

1. 每個住宅單位的樓面至樓面高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）為3.15米。
2. 天花板樓板（不包括批盪灰泥）的厚度為：
A單位，B單位：150毫米、170毫米、230毫米；
C單位，D單位：125毫米、150毫米、230毫米；
E單位：125毫米、150毫米、170毫米、230毫米。
3. 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。

- Notes
1. The dimensions in the floor plan are all structural dimensions in millimeter.
 2. Please refer to page 16 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

- 附註
1. 平面圖所列之尺寸為以毫米標示之建築結構尺寸。
 2. 平面圖中顯示之名詞及簡稱請參閱本售樓說明書第16頁。



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

15/F FLOOR PLAN 15樓平面圖



1. Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential unit is 3.15m.
2. The thickness of the floor slabs of the ceiling (excluding cement sand screed):
Unit A, Unit B: 150mm, 170mm, 230mm;
Unit C, Unit D: 125mm, 150mm, 230mm;
Unit E: 125mm, 150mm, 170mm, 230mm.

3. 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.

1. 每個住宅單位的樓面至樓面高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）為3.15米。
2. 天花板樓板（不包括批盪灰泥）的厚度為：
A單位，B單位：150毫米、170毫米、230毫米；
C單位，D單位：125毫米、150毫米、230毫米；
E單位：125毫米、150毫米、170毫米、230毫米。
3. 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。

Notes

1. The dimensions in the floor plan are all structural dimensions in millimeter.
2. Please refer to page 16 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

附註

1. 平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 平面圖中顯示之名詞及簡稱請參閱本售樓說明書第16頁。

16/F FLOOR PLAN
16樓平面圖



1. Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor):
Unit A: 2.80m, 3.15m, 3.20m, 3.50m;
Unit B, Unit C, Unit D, Unit E: 3.15m.
2. The thickness of the floor slabs of the ceiling (excluding cement sand screed):
Unit A, Unit B: 150mm, 170mm, 230mm;
Unit C, Unit D: 125mm, 150mm, 230mm;
Unit E: 125mm, 150mm, 170mm, 230mm.
3. 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.

1. 樓面至樓面高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）為：
A單位：2.80米、3.15米、3.20米、3.50米；
B單位，C單位，D單位，E單位：3.15米。
2. 天花板樓板（不包括批盪灰泥）的厚度為：
A單位，B單位：150毫米、170毫米、230毫米；
C單位，D單位：125毫米、150毫米、230毫米；
E單位：125毫米、150毫米、170毫米、230毫米。
3. 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。

- Notes
1. The dimensions in the floor plan are all structural dimensions in millimeter.
 2. Please refer to page 16 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

- 附註
1. 平面圖所列之尺寸為以毫米標示之建築結構尺寸。
 2. 平面圖中顯示之名詞及簡稱請參閱本售樓說明書第16頁。



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

17/F FLOOR PLAN 17樓平面圖



1. Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential unit is 3.15m.
2. The thickness of the floor slabs of the ceiling (excluding cement sand screed):
Unit A, Unit B: 150mm, 170mm, 230mm;
Unit C, Unit D: 125mm, 150mm, 230mm;
Unit E: 125mm, 150mm, 170mm, 230mm.

3. 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.

1. 每個住宅單位的樓面至樓面高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）為3.15米。
2. 天花板樓板（不包括批盪灰泥）的厚度為：
A單位，B單位：150毫米、170毫米、230毫米；
C單位，D單位：125毫米、150毫米、230毫米；
E單位：125毫米、150毫米、170毫米、230毫米。
3. 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。

Notes

1. The dimensions in the floor plan are all structural dimensions in millimeter.
2. Please refer to page 16 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

附註

1. 平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 平面圖中顯示之名詞及簡稱請參閱本售樓說明書第16頁。

18/F FLOOR PLAN
18樓平面圖



1. Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential unit is 3.15m.
2. The thickness of the floor slabs of the ceiling (excluding cement sand screed):
Unit A, Unit B: 150mm, 170mm, 230mm;
Unit C, Unit D: 125mm, 150mm, 230mm;
Unit E: 125mm, 150mm, 170mm, 230mm.

3. 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.

1. 每個住宅單位的樓面至樓面高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）為3.15米。
2. 天花板樓板（不包括批盪灰泥）的厚度為：
A單位，B單位：150毫米、170毫米、230毫米；
C單位，D單位：125毫米、150毫米、230毫米；
E單位：125毫米、150毫米、170毫米、230毫米。

3. 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。

Notes

1. The dimensions in the floor plan are all structural dimensions in millimeter.
2. Please refer to page 16 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

附註

1. 平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 平面圖中顯示之名詞及簡稱請參閱本售樓說明書第16頁。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

19/F FLOOR PLAN 19樓平面圖



1. Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor):
Unit A: 3.15m, 3.45m;
Unit B, Unit C, Unit D, Unit E: 3.15m.
2. The thickness of the floor slabs of the ceiling (excluding cement sand screed):
Unit A, Unit B: 150mm, 170mm, 230mm;
Unit C, Unit D: 125mm, 150mm, 230mm;
Unit E: 125mm, 150mm, 170mm, 230mm.
3. 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.

1. 樓面至樓面高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）為：
A單位：3.15米、3.45米；
B單位，C單位，D單位，E單位：3.15米。
2. 天花板樓板（不包括批盪灰泥）的厚度為：
A單位，B單位：150毫米、170毫米、230毫米；
C單位，D單位：125毫米、150毫米、230毫米；
E單位：125毫米、150毫米、170毫米、230毫米。
3. 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。

- Notes
1. The dimensions in the floor plan are all structural dimensions in millimeter.
 2. Please refer to page 16 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

- 附註
1. 平面圖所列之尺寸為以毫米標示之建築結構尺寸。
 2. 平面圖中顯示之名詞及簡稱請參閱本售樓說明書第16頁。



20/F FLOOR PLAN
20樓平面圖



1. Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor):
Unit A, Unit B, Unit C, Unit E: 3.15m;
Unit D: 3.05m, 3.15m.
2. The thickness of the floor slabs of the ceiling (excluding cement sand screed):
Unit A, Unit B: 150mm, 170mm, 230mm;
Unit C, Unit D: 125mm, 150mm, 230mm;
Unit E: 125mm, 150mm, 170mm, 230mm.
3. 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.

1. 樓面至樓面高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）為：
A單位、B單位、C單位、E單位：3.15米；
D單位：3.05米、3.15米。
2. 天花板樓板（不包括批盪灰泥）的厚度為：
A單位、B單位：150毫米、170毫米、230毫米；
C單位、D單位：125毫米、150毫米、230毫米；
E單位：125毫米、150毫米、170毫米、230毫米。
3. 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。

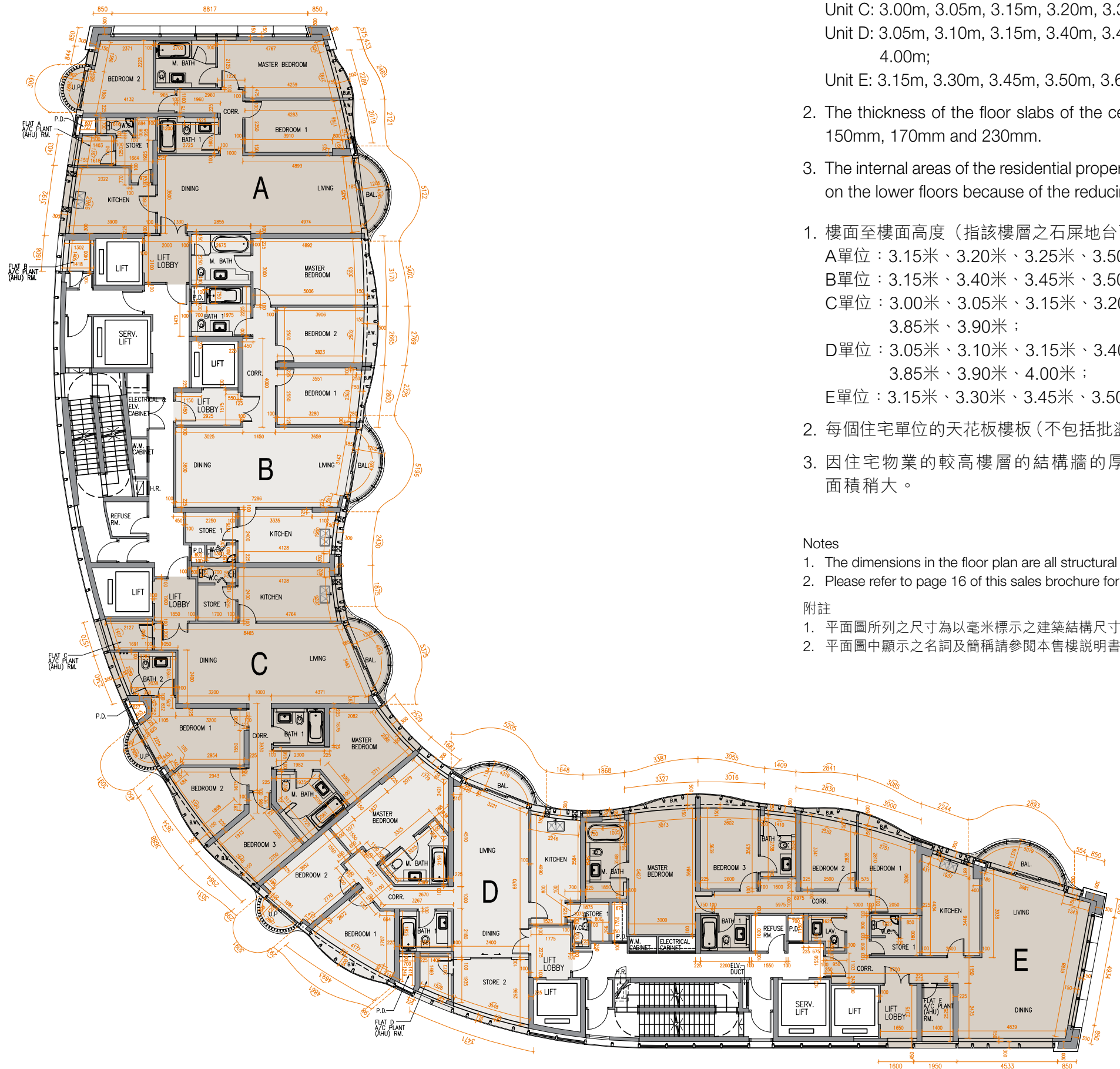
- Notes
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 2. Please refer to page 16 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

- 附註
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 2. 平面圖中顯示之名詞及簡稱請參閱本售樓說明書第16頁。



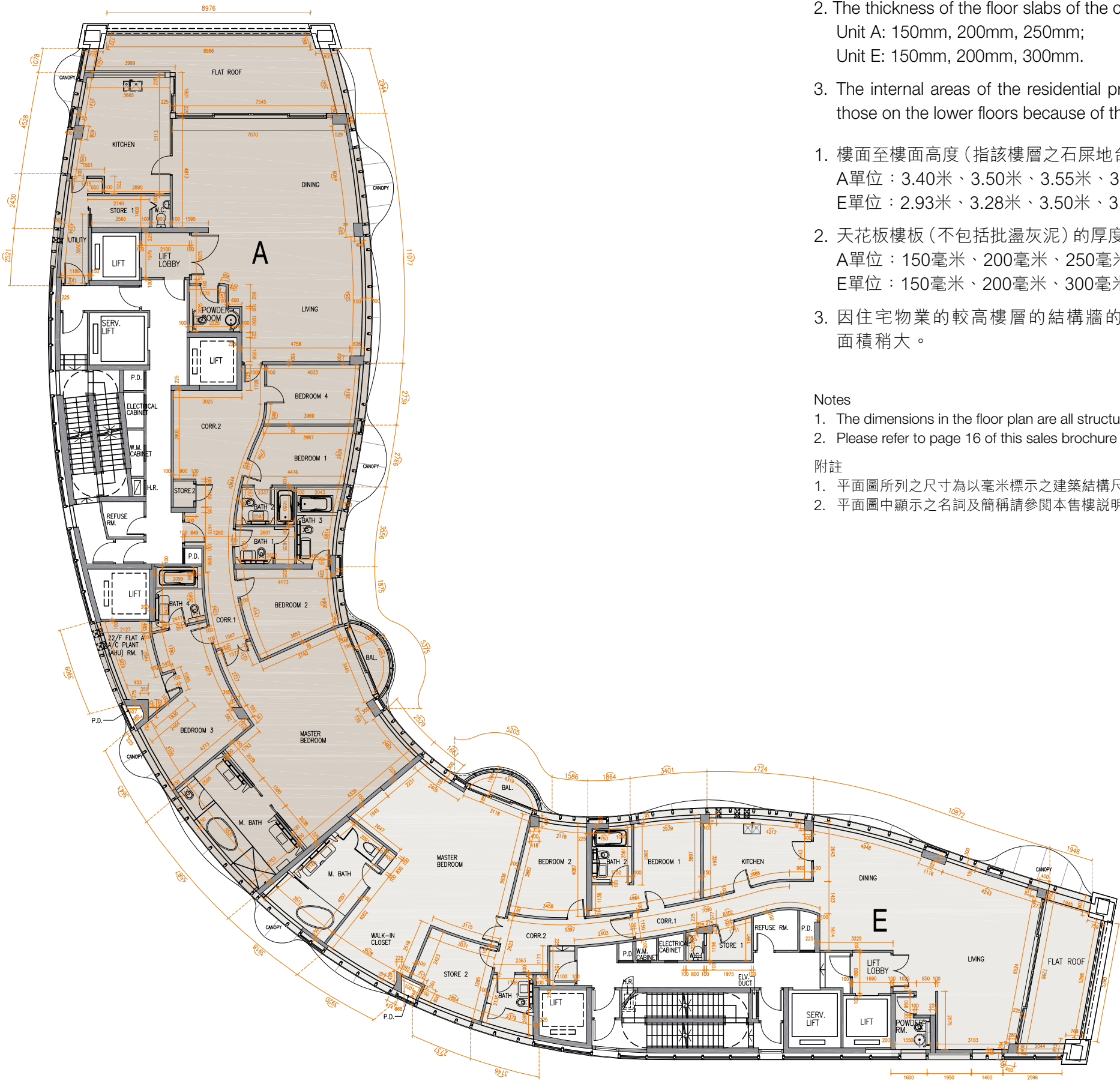
發展項目的住宅物業的樓面平面圖

21樓平面圖



- Notes
1. The dimensions in the floor plan are all structural dimensions in millimeter.
 2. Please refer to page 16 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.
- 附註
1. 平面圖所列之尺寸為以毫米標示之建築結構尺寸。
 2. 平面圖中顯示之名詞及簡稱請參閱本售樓說明書第16頁。

22/F FLOOR PLAN
22樓平面圖



1. Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor):
Unit A: 3.40m, 3.50m, 3.55m, 3.60m, 3.85m, 3.90m, 3.95m, 4.00m;
Unit E: 2.93m, 3.28m, 3.50m, 3.55m, 3.60m, 3.85m, 3.90m, 3.95m.
2. The thickness of the floor slabs of the ceiling (excluding cement sand screed):
Unit A: 150mm, 200mm, 250mm;
Unit E: 150mm, 200mm, 300mm.
3. 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.

1. 樓面至樓面高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）為：
A單位：3.40米、3.50米、3.55米、3.60米、3.85米、3.90米、3.95米、4.00米；
E單位：2.93米、3.28米、3.50米、3.55米、3.60米、3.85米、3.90米、3.95米。
2. 天花板樓板（不包括批盪灰泥）的厚度為：
A單位：150毫米、200毫米、250毫米；
E單位：150毫米、200毫米、300毫米。
3. 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。

- Notes
1. The dimensions in the floor plan are all structural dimensions in millimeter.
 2. Please refer to page 16 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

- 附註
1. 平面圖所列之尺寸為以毫米標示之建築結構尺寸。
 2. 平面圖中顯示之名詞及簡稱請參閱本售樓說明書第16頁。



發展項目的住宅物業的樓面平面圖

天台平面圖



1. 平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 平面圖中顯示之名詞及簡稱請參閱本售樓說明書第16頁。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq metre (sq ft) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq metre (sq ft) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
MOUNT PARKER RESIDENCES	2/F	A	118.474 (1275) Balcony 露台：3.293 (35), Utility Platform 工作平台：1.497 (16)	2.228 (24)	1.350 (15)	-	-	-	-	-	-	-	-
		B	115.653 (1245) Balcony 露台：3.296 (35), Utility Platform 工作平台：0.000 (0)	1.909 (21)	2.849 (31)	-	-	-	-	-	-	-	-
		C	129.701 (1396) Balcony 露台：3.531 (38), Utility Platform 工作平台：1.497 (16)	3.000 (32)	2.269 (24)	-	-	-	-	-	-	-	-
		D	118.888 (1280) Balcony 露台：3.341 (36), Utility Platform 工作平台：1.497 (16)	2.829 (30)	1.672 (18)	-	-	-	-	-	-	-	-
		E	157.488 (1695) Balcony 露台：4.374 (47), Utility Platform 工作平台：0.000 (0)	3.535 (38)	4.212 (45)	-	-	-	-	-	-	-	-
	3/F	A	121.543 (1308) Balcony 露台：3.293 (35), Utility Platform 工作平台：1.497 (16)	2.228 (24)	1.398 (15)	-	-	-	-	-	-	-	-
		B	115.653 (1245) Balcony 露台：3.296 (35), Utility Platform 工作平台：0.000 (0)	1.909 (21)	2.849 (31)	-	-	-	-	-	-	-	-
		C	129.701 (1396) Balcony 露台：3.531 (38), Utility Platform 工作平台：1.497 (16)	3.000 (32)	2.269 (24)	-	-	-	-	-	-	-	-
		D	118.888 (1280) Balcony 露台：3.341 (36), Utility Platform 工作平台：1.497 (16)	2.829 (30)	1.672 (18)	-	-	-	-	-	-	-	-
		E	159.527 (1717) Balcony 露台：4.374 (47), Utility Platform 工作平台：0.000 (0)	3.535 (38)	4.212 (45)	-	-	-	-	-	-	-	-
	5/F	A	124.157 (1336) Balcony 露台：3.293 (35), Utility Platform 工作平台：1.497 (16)	2.228 (24)	1.437 (15)	-	-	-	-	-	-	-	-
		B	115.653 (1245) Balcony 露台：3.296 (35), Utility Platform 工作平台：0.000 (0)	1.909 (21)	2.849 (31)	-	-	-	-	-	-	-	-
		C	129.701 (1396) Balcony 露台：3.531 (38), Utility Platform 工作平台：1.497 (16)	3.000 (32)	2.269 (24)	-	-	-	-	-	-	-	-
		D	118.888 (1280) Balcony 露台：3.341 (36), Utility Platform 工作平台：1.497 (16)	2.829 (30)	1.672 (18)	-	-	-	-	-	-	-	-
		E	161.277 (1736) Balcony 露台：4.374 (47), Utility Platform 工作平台：0.000 (0)	3.535 (38)	4.212 (45)	-	-	-	-	-	-	-	-
	6/F	A	126.163 (1358) Balcony 露台：3.293 (35), Utility Platform 工作平台：1.497 (16)	2.228 (24)	1.485 (16)	-	-	-	-	-	-	-	-
		B	115.653 (1245) Balcony 露台：3.296 (35), Utility Platform 工作平台：0.000 (0)	1.909 (21)	2.849 (31)	-	-	-	-	-	-	-	-
		C	129.701 (1396) Balcony 露台：3.531 (38), Utility Platform 工作平台：1.497 (16)	3.000 (32)	2.269 (24)	-	-	-	-	-	-	-	-
		D	118.888 (1280) Balcony 露台：3.341 (36), Utility Platform 工作平台：1.497 (16)	2.829 (30)	1.672 (18)	-	-	-	-	-	-	-	-
		E	162.640 (1751) Balcony 露台：4.374 (47), Utility Platform 工作平台：0.000 (0)	3.535 (38)	4.212 (45)	-	-	-	-	-	-	-	-
	7/F	A	127.839 (1376) Balcony 露台：3.293 (35), Utility Platform 工作平台：1.497 (16)	2.228 (24)	1.783 (19)	-	-	-	-	-	-	-	-
		B	115.653 (1245) Balcony 露台：3.296 (35), Utility Platform 工作平台：0.000 (0)	1.909 (21)	2.849 (31)	-	-	-	-	-	-	-	-
		C	129.701 (1396) Balcony 露台：3.531 (38), Utility Platform 工作平台：1.497 (16)	3.000 (32)	2.269 (24)	-	-	-	-	-	-	-	-
		D	118.888 (1280) Balcony 露台：3.341 (36), Utility Platform 工作平台：1.497 (16)	2.829 (30)	1.672 (18)	-	-	-	-	-	-	-	-
		E	163.783 (1763) Balcony 露台：4.374 (47), Utility Platform 工作平台：0.000 (0)	3.535 (38)	4.212 (45)	-	-	-	-	-	-	-	-

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq metre (sq ft) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq metre (sq ft) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
MOUNT PARKER RESIDENCES	8/F	A	130.207 (1402) Balcony 露台：3.293 (35), Utility Platform 工作平台：1.497 (16)	2.228 (24)	1.812 (20)	-	-	-	-	-	-	-	-
		B	115.653 (1245) Balcony 露台：3.296 (35), Utility Platform 工作平台：0.000 (0)	1.909 (21)	2.849 (31)	-	-	-	-	-	-	-	-
		C	129.701 (1396) Balcony 露台：3.531 (38), Utility Platform 工作平台：1.497 (16)	3.000 (32)	2.269 (24)	-	-	-	-	-	-	-	-
		D	118.888 (1280) Balcony 露台：3.341 (36), Utility Platform 工作平台：1.497 (16)	2.829 (30)	1.672 (18)	-	-	-	-	-	-	-	-
		E	165.306 (1779) Balcony 露台：4.374 (47), Utility Platform 工作平台：0.000 (0)	3.535 (38)	4.212 (45)	-	-	-	-	-	-	-	-
	9/F	A	130.399 (1404) Balcony 露台：3.293 (35), Utility Platform 工作平台：1.497 (16)	2.228 (24)	1.832 (20)	-	-	-	-	-	-	-	-
		B	115.653 (1245) Balcony 露台：3.296 (35), Utility Platform 工作平台：0.000 (0)	1.909 (21)	2.849 (31)	-	-	-	-	-	-	-	-
		C	129.701 (1396) Balcony 露台：3.531 (38), Utility Platform 工作平台：1.497 (16)	3.000 (32)	2.269 (24)	-	-	-	-	-	-	-	-
		D	118.888 (1280) Balcony 露台：3.341 (36), Utility Platform 工作平台：1.497 (16)	2.829 (30)	1.672 (18)	-	-	-	-	-	-	-	-
		E	165.516 (1782) Balcony 露台：4.374 (47), Utility Platform 工作平台：0.000 (0)	3.535 (38)	4.212 (45)	-	-	-	-	-	-	-	-
	10/F	A	130.876 (1409) Balcony 露台：3.293 (35), Utility Platform 工作平台：1.497 (16)	2.228 (24)	1.846 (20)	-	-	-	-	-	-	-	-
		B	115.395 (1242) Balcony 露台：3.296 (35), Utility Platform 工作平台：0.000 (0)	1.909 (21)	2.849 (31)	-	-	-	-	-	-	-	-
		C	129.701 (1396) Balcony 露台：3.531 (38), Utility Platform 工作平台：1.497 (16)	3.000 (32)	2.269 (24)	-	-	-	-	-	-	-	-
		D	118.888 (1280) Balcony 露台：3.341 (36), Utility Platform 工作平台：1.497 (16)	2.829 (30)	1.672 (18)	-	-	-	-	-	-	-	-
		E	165.661 (1783) Balcony 露台：4.374 (47), Utility Platform 工作平台：0.000 (0)	3.535 (38)	4.212 (45)	-	-	-	-	-	-	-	-
	11/F	A	130.958 (1410) Balcony 露台：3.293 (35), Utility Platform 工作平台：1.497 (16)	2.228 (24)	1.852 (20)	-	-	-	-	-	-	-	-
		B	115.395 (1242) Balcony 露台：3.296 (35), Utility Platform 工作平台：0.000 (0)	1.909 (21)	2.849 (31)	-	-	-	-	-	-	-	-
		C	129.701 (1396) Balcony 露台：3.531 (38), Utility Platform 工作平台：1.497 (16)	3.000 (32)	2.269 (24)	-	-	-	-	-	-	-	-
		D	118.888 (1280) Balcony 露台：3.341 (36), Utility Platform 工作平台：1.497 (16)	2.829 (30)	1.672 (18)	-	-	-	-	-	-	-	-
		E	165.749 (1784) Balcony 露台：4.374 (47), Utility Platform 工作平台：0.000 (0)	3.535 (38)	4.212 (45)	-	-	-	-	-	-	-	-
	12/F	A	130.980 (1410) Balcony 露台：3.293 (35), Utility Platform 工作平台：1.497 (16)	2.228 (24)	1.853 (20)	-	-	-	-	-	-	-	-
		B	115.395 (1242) Balcony 露台：3.296 (35), Utility Platform 工作平台：0.000 (0)	1.909 (21)	2.849 (31)	-	-	-	-	-	-	-	-
		C	129.701 (1396) Balcony 露台：3.531 (38), Utility Platform 工作平台：1.497 (16)	3.000 (32)	2.269 (24)	-	-	-	-	-	-	-	-
		D	118.888 (1280) Balcony 露台：3.341 (36), Utility Platform 工作平台：1.497 (16)	2.829 (30)	1.672 (18)	-	-	-	-	-	-	-	-
		E	165.776 (1784) Balcony 露台：4.374 (47), Utility Platform 工作平台：0.000 (0)	3.535 (38)	4.212 (45)	-	-	-	-	-	-	-	-

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq metre (sq ft) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq metre (sq ft) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
MOUNT PARKER RESIDENCES	13/F	A	130.952 (1410) Balcony 露台 : 3.293 (35), Utility Platform 工作平台 : 1.497 (16)	2.228 (24)	1.852 (20)	-	-	-	-	-	-	-	-
		B	115.395 (1242) Balcony 露台 : 3.296 (35), Utility Platform 工作平台 : 0.000 (0)	1.909 (21)	2.849 (31)	-	-	-	-	-	-	-	-
		C	129.701 (1396) Balcony 露台 : 3.531 (38), Utility Platform 工作平台 : 1.497 (16)	3.000 (32)	2.269 (24)	-	-	-	-	-	-	-	-
		D	118.888 (1280) Balcony 露台 : 3.341 (36), Utility Platform 工作平台 : 1.497 (16)	2.829 (30)	1.672 (18)	-	-	-	-	-	-	-	-
		E	165.745 (1784) Balcony 露台 : 4.374 (47), Utility Platform 工作平台 : 0.000 (0)	3.535 (38)	4.212 (45)	-	-	-	-	-	-	-	-
	15/F	A	130.867 (1409) Balcony 露台 : 3.293 (35), Utility Platform 工作平台 : 1.497 (16)	2.228 (24)	1.846 (20)	-	-	-	-	-	-	-	-
		B	115.395 (1242) Balcony 露台 : 3.296 (35), Utility Platform 工作平台 : 0.000 (0)	1.909 (21)	2.849 (31)	-	-	-	-	-	-	-	-
		C	129.701 (1396) Balcony 露台 : 3.531 (38), Utility Platform 工作平台 : 1.497 (16)	3.000 (32)	2.269 (24)	-	-	-	-	-	-	-	-
		D	118.888 (1280) Balcony 露台 : 3.341 (36), Utility Platform 工作平台 : 1.497 (16)	2.829 (30)	1.672 (18)	-	-	-	-	-	-	-	-
		E	165.654 (1783) Balcony 露台 : 4.374 (47), Utility Platform 工作平台 : 0.000 (0)	3.535 (38)	4.212 (45)	-	-	-	-	-	-	-	-
	16/F	A	130.728 (1407) Balcony 露台 : 3.293 (35), Utility Platform 工作平台 : 1.497 (16)	2.228 (24)	1.830 (20)	-	-	-	-	-	-	-	-
		B	115.395 (1242) Balcony 露台 : 3.296 (35), Utility Platform 工作平台 : 0.000 (0)	1.909 (21)	2.849 (31)	-	-	-	-	-	-	-	-
		C	129.701 (1396) Balcony 露台 : 3.531 (38), Utility Platform 工作平台 : 1.497 (16)	3.000 (32)	2.269 (24)	-	-	-	-	-	-	-	-
		D	118.888 (1280) Balcony 露台 : 3.341 (36), Utility Platform 工作平台 : 1.497 (16)	2.829 (30)	1.672 (18)	-	-	-	-	-	-	-	-
		E	165.498 (1781) Balcony 露台 : 4.374 (47), Utility Platform 工作平台 : 0.000 (0)	3.535 (38)	4.212 (45)	-	-	-	-	-	-	-	-
	17/F	A	128.405 (1382) Balcony 露台 : 3.293 (35), Utility Platform 工作平台 : 1.497 (16)	2.228 (24)	1.810 (19)	-	-	-	-	-	-	-	-
		B	115.395 (1242) Balcony 露台 : 3.296 (35), Utility Platform 工作平台 : 0.000 (0)	1.909 (21)	2.849 (31)	-	-	-	-	-	-	-	-
		C	129.701 (1396) Balcony 露台 : 3.531 (38), Utility Platform 工作平台 : 1.497 (16)	3.000 (32)	2.269 (24)	-	-	-	-	-	-	-	-
		D	118.888 (1280) Balcony 露台 : 3.341 (36), Utility Platform 工作平台 : 1.497 (16)	2.829 (30)	1.672 (18)	-	-	-	-	-	-	-	-
		E	164.028 (1766) Balcony 露台 : 4.374 (47), Utility Platform 工作平台 : 0.000 (0)	3.535 (38)	4.212 (45)	-	-	-	-	-	-	-	-
	18/F	A	126.781 (1365) Balcony 露台 : 3.293 (35), Utility Platform 工作平台 : 1.497 (16)	2.228 (24)	1.503 (16)	-	-	-	-	-	-	-	-
		B	115.395 (1242) Balcony 露台 : 3.296 (35), Utility Platform 工作平台 : 0.000 (0)	1.909 (21)	2.849 (31)	-	-	-	-	-	-	-	-
		C	129.701 (1396) Balcony 露台 : 3.531 (38), Utility Platform 工作平台 : 1.497 (16)	3.000 (32)	2.269 (24)	-	-	-	-	-	-	-	-
		D	118.888 (1280) Balcony 露台 : 3.341 (36), Utility Platform 工作平台 : 1.497 (16)	2.829 (30)	1.672 (18)	-	-	-	-	-	-	-	-
		E	162.941 (1754) Balcony 露台 : 4.374 (47), Utility Platform 工作平台 : 0.000 (0)	3.535 (38)	4.212 (45)	-	-	-	-	-	-	-	-

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq metre (sq ft) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq metre (sq ft) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
MOUNT PARKER RESIDENCES	19/F	A	124.809 (1343) Balcony 露台：3.293 (35), Utility Platform 工作平台：1.497 (16)	2.228 (24)	1.472 (16)	-	-	-	-	-	-	-	-
		B	115.395 (1242) Balcony 露台：3.296 (35), Utility Platform 工作平台：0.000 (0)	1.909 (21)	2.849 (31)	-	-	-	-	-	-	-	-
		C	129.701 (1396) Balcony 露台：3.531 (38), Utility Platform 工作平台：1.497 (16)	3.000 (32)	2.269 (24)	-	-	-	-	-	-	-	-
		D	118.888 (1280) Balcony 露台：3.341 (36), Utility Platform 工作平台：1.497 (16)	2.829 (30)	1.672 (18)	-	-	-	-	-	-	-	-
		E	161.630 (1740) Balcony 露台：4.374 (47), Utility Platform 工作平台：0.000 (0)	3.535 (38)	4.212 (45)	-	-	-	-	-	-	-	-
	20/F	A	122.261 (1316) Balcony 露台：3.293 (35), Utility Platform 工作平台：1.497 (16)	2.228 (24)	1.435 (15)	-	-	-	-	-	-	-	-
		B	115.395 (1242) Balcony 露台：3.296 (35), Utility Platform 工作平台：0.000 (0)	1.909 (21)	2.849 (31)	-	-	-	-	-	-	-	-
		C	129.701 (1396) Balcony 露台：3.531 (38), Utility Platform 工作平台：1.497 (16)	3.000 (32)	2.269 (24)	-	-	-	-	-	-	-	-
		D	118.888 (1280) Balcony 露台：3.341 (36), Utility Platform 工作平台：1.497 (16)	2.829 (30)	1.672 (18)	-	-	-	-	-	-	-	-
		E	159.937 (1722) Balcony 露台：4.374 (47), Utility Platform 工作平台：0.000 (0)	3.535 (38)	4.212 (45)	-	-	-	-	-	-	-	-
	21/F	A	119.249 (1284) Balcony 露台：3.293 (35), Utility Platform 工作平台：1.497 (16)	2.228 (24)	1.394 (15)	-	-	-	-	-	-	-	-
		B	115.395 (1242) Balcony 露台：3.296 (35), Utility Platform 工作平台：0.000 (0)	1.909 (21)	2.849 (31)	-	-	-	-	-	-	-	-
		C	129.701 (1396) Balcony 露台：3.531 (38), Utility Platform 工作平台：1.497 (16)	3.000 (32)	2.269 (24)	-	-	-	-	-	-	-	-
		D	118.888 (1280) Balcony 露台：3.341 (36), Utility Platform 工作平台：1.497 (16)	2.829 (30)	1.672 (18)	-	-	-	-	-	-	-	-
		E	157.952 (1700) Balcony 露台：4.374 (47), Utility Platform 工作平台：0.000 (0)	3.535 (38)	4.212 (45)	-	-	-	-	-	-	-	-
	22/F	A	325.549 (3504) Balcony 露台：3.531 (38), Utility Platform 工作平台：0.000 (0)	10.825 (117)*	0.000 (0)	-	31.662 (341)	-	-	-	-	-	-
		E	255.269 (2748) Balcony 露台：3.341 (36), Utility Platform 工作平台：0.000 (0)	8.334 (90)#	0.000 (0)	-	17.798 (192)	-	-	-	-	-	-

1. The saleable area is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
3. The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.
- * This area includes the air-conditioning plant (AHU) rooms at 22/F and on the Roof for Unit A.
- # This area includes the air-conditioning plant (AHU) room on the Roof for Unit E only.

1. 實用面積是按《一手住宅物業銷售條例》第8條計算。
2. 露台、工作平台及陽台(如有)之樓面面積是按《一手住宅物業銷售條例》第8條計算。
3. 其他指明項目的面積(不包括在實用面積內)是按《一手住宅物業銷售條例》附表2第2部計算。
- * 此面積包括A單位位於22樓及位於天台的空調機房。
- # 此面積僅包括E單位位於天台的空調機房。

Note: The areas in square metre have been converted to square foot based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.

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

FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

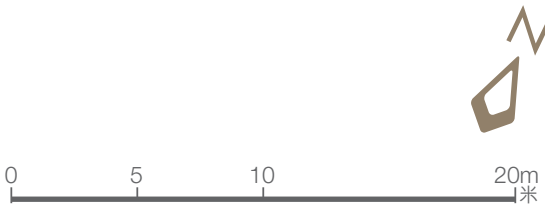
發展項目中的停車位的樓面平面圖

BASEMENT 1 FLOOR PLAN
地庫1樓平面圖



Legend 圖例

	Residential Parking 住客車位
	Visitor Parking 訪客車位
	Motorcycle Parking 電單車車位



FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖

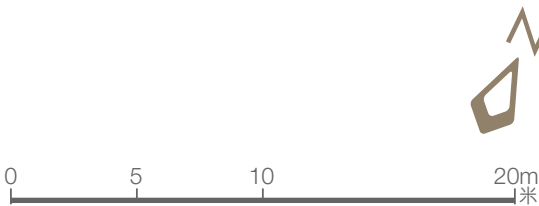
BASEMENT 2 FLOOR PLAN

地庫2樓平面圖



Legend 圖例

 Residential Parking
住客車位



FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖

BASEMENT 3 FLOOR PLAN
地庫3樓平面圖



Number and Area of Carparking Spaces 車位數目及面積							
Category of Parking Space 車位類別	G/F 地下	Basement 1 地庫1樓	Basement 2 地庫2樓	Basement 3 地庫3樓	Total No. 總數	Dimension (WxL)(m) 尺寸 (寬x長)(米)	Area Per Parking Space (sq m) 每個車位面積 (平方米)
Residential Parking 住客車位	-	11	27	29	67	2.5 x 5	12.5
Residential Parking (Accessible (Disabled) Parking) 住客車位 (傷殘人士車位)	-	-	1	-	1	3.5 x 5	17.5
Visitor Parking 訪客車位	-	4	-	-	4	2.5 x 5	12.5
Visitor Parking (Accessible (Disabled) Parking) 訪客車位 (傷殘人士車位)	-	1	-	-	1	3.5 x 5	17.5
Motorcycle Parking 電單車車位	-	7	-	-	7	1 x 2.4	2.4

SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

臨時買賣合約的摘要

1. Preliminary deposit which is equal to 5% of the purchase price shall be paid upon signing of the Preliminary Agreement for Sale and Purchase (“Preliminary Agreement”).

2. The preliminary deposit payable by the Purchaser on the signing of the Preliminary Agreement shall be held by the Vendor’s solicitors as stakeholders.

3. If the Purchaser fails to execute the Agreement for Sale and Purchase within 5 working days after the date on which the Purchaser enters into the Preliminary Agreement –
(a) the Preliminary Agreement is terminated;
(b) the preliminary deposit is forfeited; and
(c) the Vendor does not have any further claim against the Purchaser for the failure.

1. 臨時訂金（即售價的5%），須於簽署臨時買賣合約（“該臨時合約”）時支付。

2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表賣方行事的律師事務所以保證金保存人的身份持有。

3. 如買方沒有於訂立該臨時合約的日期之後的5個工作日內簽立買賣合約 —
(a) 該臨時合約即告終止；
(b) 有關的臨時訂金即予沒收；及
(c) 賣方不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

SUMMARY OF DEED OF MUTUAL COVENANT

A. Common parts of the Development

1. “Common Areas and Facilities” means, collectively, the Development Common Areas and Facilities, the Residential Common Areas and Facilities, the Carpark Common Areas and Facilities, and all those parts and such of the areas and facilities (if any) of the Development designated as common areas and facilities by the Vendor in accordance with the provisions of the DMC or by the relevant Owners (as defined in the Deed of Mutual Covenant and Management Agreement of the Development (the “DMC”)).
2. “Carpark Common Areas and Facilities” means:
 - (a) such areas on the Basement 3, Basement 2, Basement 1 and Ground Floor of the Development other than those specifically designated as Parking Spaces (as defined in the DMC), Motorcycle Parking Spaces (as defined in the DMC) and Visitor Parking Spaces (as defined in the DMC) and shown on the Building Plans (as defined in the DMC) including, electricity meter rooms, driveways, passages, ramps, control gates and panels, columns, walls and beams and all the water pipes, drains, wires, cables, lighting, car park air vent ducts, fire fighting installation and equipment serving the Parking Spaces, the Motorcycle Parking Spaces and the Visitor Parking Spaces as a whole, service ducts, extra low-voltage ducts, air ducts, electrical ducts, fan room (for staircase pressurization), fresh air intake fan room, car park exhaust fan room, lift lobbies (at Basement 3 to Basement 1), service lift lobbies (at Basement 3 to Basement 1), electricity recharging facilities, mechanical ventilation system, staircase pressurization and any other facilities installed for the use and benefit of the Parking Spaces, the Motorcycle Parking Spaces and the Visitor Parking Spaces and which are (if and where capable of being shown on plans) for identification purposes only shown and coloured Yellow on the plans annexed to the DMC;
 - (b) and such other areas, systems, devices, services and facilities of and in the Land and the Development as may at any time be designated as Carpark Common Areas and Facilities by the Vendor in accordance with the DMC,but shall exclude the Development Common Areas and Facilities and the Residential Common Areas and Facilities and such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner.
3. “Development Common Areas and Facilities” means:
 - (a) all foundations, columns and structures, passages, entrances, staircases, landings, landscaped areas, pump rooms, potable and flushing water tank rooms, rain water recycle system, sprinkler pump rooms, sprinkler water tanks, sprinkler tank planters, cleansing water tanks, cleansing water pumps, irrigation water tanks, telecommunications and broadcasting rooms, low voltage switch room, high voltage switch room, fire services water meter cabinet, planters, refuse storage and material recovery chamber, emergency generator rooms, driveways at Ground Floor, ramps, run-in and run-out, circulation area, extra low voltage rooms, extra low voltage ducts, meter rooms, electricity meter rooms, lighting systems, lighting conduits and fittings, drains (including any road drainage system passing through the Land), sprinkler system, electrical cable trenches, gutters, watercourses, channels, sewers (including any sewer, drain or pipe constructed by the Vendor on or beneath Government land serving the Development or any part thereof), meters, transformers and ancillary installations and facilities, lighting fixtures, control panels, pipes, ducts, wires, cables, valves, switches and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity, air-conditioning, mechanical ventilation and other services are supplied to the Development, pumps, electrical installations, refuse disposal equipment, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, security systems and apparatus, water meter room, water recycling tank, rain water recycling pump room, potable and flushing water pump room, fire services pump and fire services transfer tank and pump room, water pump room, transformer room, fire services control room, pre-action sprinkler valve cabinet, lift lobby on the Ground Floor which connects the fire fighting and rescue stairway, owners’ committee office, loading and unloading space, service lifts, lifts (excluding the lift serving the Clubhouse (as defined in the DMC) of the Development which

- is for identification purpose only shown and marked “LIFT L6” on the Ground Floor Plan and the First Floor Plan annexed to the DMC), lift shafts, lift machine room, lift doors, lift buttons and lift indicators (but excluding those which form part of the Residential Common Areas and Facilities) including those installed within a Residential Unit (as defined in the DMC), flat roofs (other than those forming part of a Residential Unit and Residential Common Areas and Facilities), flat roof of dog house, lift overrun, fire services tank, cable duct, low voltage cable duct, low voltage switch board, covered landscape area, water check meter cabinet, miniature logistic service room, security barrier, check meter room, master water meter room, emergency vehicular access area, fence wall, green wall, smoke extraction fan room, smoke extraction make-up air/car park exhaust fan room, smoke extraction make-up air fan room, smoke vents and the facilities, smoke extraction system, smoke vent horizontal ground covers;
- (b) such parts of the external walls from and including Basement 3 level up to and including Basement 1 level of the Development, fence walls on the Ground Floor of the Development;
 - (c) such parts of the external walls of:
 - (i) fire services control room, fire services inlets, water check meter cabinet, transformer room, high voltage switch room and access staircase/corridor to the transformer room on the Ground Floor of the Development;
 - (ii) the service lifts, lifts (excluding the lift serving the Clubhouse of the Development which is for identification purpose only shown and marked “LIFT L6” on the Ground Floor Plan and the First Floor Plan annexed to the DMC), lift shafts and lift overrun of the Development;
 - (iii) the lift machine rooms on the Upper Roof level and the emergency generator room on the Roof level of the Development which are for identification purpose only shown on the Upper Roof Plan and the Roof Plan annexed to the DMC respectively;
 - (iv) the fire services pump room and fire services tanks on the Roof level of the Development;
 - (d) the Turnabout (as defined in the DMC);
 - (e) such other areas, systems, devices, services and facilities of and in the Land and the Development as may at any time be designated as Development Common Areas and Facilities by the Vendor in accordance with the DMC; and
 - (f) to the extent not specifically provided in paragraphs (a) to (e) above, such other parts of the Land and the Development as may fall within the definition of “common parts” as defined in the Building Management Ordinance (Cap.344) and any statutory amendments, modifications or re-enactments thereof from time to time being in force (“BMO”),

and such other areas and any other systems, services, devices and facilities provided for or installed in the Development intended for the common use and benefit of the Development as a whole and not just any particular Unit (as defined in the DMC) and which are (if and where capable of being shown on plans) for identification purposes only shown coloured Red on the plans annexed to the DMC and certified as to their accuracy by the Authorized Person, but shall exclude the Residential Common Areas and Facilities, the Carpark Common Areas and Facilities and such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner PROVIDED THAT, where appropriate, if (i) any parts of the Development covered by paragraph (a) of the definition of “common parts” set out in section 2 of the BMO and/or (ii) any parts specified in the Schedule 1 to the BMO and included under paragraph (b) of the definition of “common parts” set out in section 2 of the BMO, such parts shall, unless forming part of a Unit or the Carpark Common Areas and Facilities or the Residential Common Areas and Facilities, be deemed to have been included as, and shall form part of, the Development Common Areas and Facilities.

4. “Residential Common Areas and Facilities” means:
 - (a) the structures and interiors of the supporting walls, beams and columns of the residential podium of the Residential Units, any louvers on the external walls, architectural features, sunshading devices, external claddings and features, Curtain Wall (as defined in the DMC), roof, upper roof, top roof, open areas, management office, caretaker’s counter, Recreational Facilities (as defined in the DMC),

SUMMARY OF DEED OF MUTUAL COVENANT

landscape areas, water tank and pump room, fire services pump and fire services transfer tank and pump room, common corridors, refuse rooms, fan rooms for domestic refuse rooms, pump room, flush water tanks, electricity rooms, cable ducts, extra low voltage rooms, extra low voltage duct, electricity meter rooms, entrance lobby(ies), lift serving the Clubhouse (as shown and marked “LIFT L6” on the Ground Floor Plan and the First Floor Plan annexed to the DMC, including the relevant lift shaft, lift door, lift buttons and lift indicators), planters, water features, roof gardens, switch rooms, flat roofs (other than those forming part of a Residential Unit and Development Common Areas and Facilities), filtration plants, top of balconies and utility platforms, main entrances, communal antenna systems, communal radio/television aerials, cable television system, building maintenance unit(s) (as defined in Clause 4.8(d) of the DMC), passages, entrances, staircases, landings, transfer structures, lighting systems, lighting conduits and fittings, lighting fixtures, drains (including any road drainage system passing through the Land), electrical ducts, gutters, watercourses, channels, sewers (including any sewer, drain or pipe constructed by the Vendor on or beneath Government land serving exclusively the Residential Units or any part thereof), meters, control panels, pipes, ducts, wires, cables, gas valves, switches and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity, air-conditioning, mechanical ventilation and other services are supplied to the Residential Units, pumps, sanitary fittings, electrical installations, refuse disposal equipment, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, sprinkler system, security systems and apparatus, swimming pool filtration plant rooms, surge tank, towngas control room, pipe ducts, electrical cabinet, water meter cabinet, extra low voltage cabinet, cable room, canopy, plumbing & drainage pipe duct, potable, flushing and cleansing water booster pump room, lift lobbies (other than the lift lobby on the Ground Floor which connects the fire fighting and rescue stairway, lift lobbies at Basement 3, Basement 2 and Basement 1 and the private lift lobby included in a Residential Unit), service lift lobbies (other than service lift lobbies at Basement 3, Basement 2 and Basement 1), swimming pool, changing rooms and toilets, children play area, Jacuzzi;

- (b) such parts of the external walls of the Development from and including the Ground Floor level up to and including the Roof, Upper Roof and Top Roof levels of the Development (including the Curtain Wall (as defined in the DMC)) but excluding those parts of the external walls of the Development forming the Development Common Areas and Facilities;
- (c) Visitor Parking Spaces (as defined in the DMC); and
- (d) such other areas, systems, devices, services and facilities of and in the Land and the Development as may at any time be designated as Residential Common Areas and Facilities by the Vendor in accordance with the DMC,

and such other areas and any other systems, services, devices and facilities provided for or installed in the Residential Units intended for the common use and benefit of the Residential Units as a whole and not just any particular Residential Unit and which are (insofar as the same are capable of being identified on plan) for the purposes of identification only shown coloured Green on the plans annexed to the DMC and certified as to their accuracy by the Authorized Person but shall exclude the Development Common Areas and Facilities, the Carpark Common Areas and Facilities and such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner.

B. Number of undivided shares assigned to each residential property in the Development

Undivided Shares For Each Residential Property					
Unit Floor	A	B	C	D	E
2/F	24 / 3134	24 / 3134	27 / 3134	25 / 3134	33 / 3134
3/F	25 / 3134	24 / 3134	27 / 3134	25 / 3134	33 / 3134
5/F	26 / 3134	24 / 3134	27 / 3134	25 / 3134	34 / 3134
6/F	26 / 3134	24 / 3134	27 / 3134	25 / 3134	34 / 3134
7/F	26 / 3134	24 / 3134	27 / 3134	25 / 3134	34 / 3134
8/F	27 / 3134	24 / 3134	27 / 3134	25 / 3134	35 / 3134
9/F	27 / 3134	24 / 3134	27 / 3134	25 / 3134	35 / 3134
10/F	27 / 3134	24 / 3134	27 / 3134	25 / 3134	35 / 3134
11/F	27 / 3134	24 / 3134	27 / 3134	25 / 3134	35 / 3134
12/F	27 / 3134	24 / 3134	27 / 3134	25 / 3134	35 / 3134
13/F	27 / 3134	24 / 3134	27 / 3134	25 / 3134	35 / 3134
15/F	27 / 3134	24 / 3134	27 / 3134	25 / 3134	35 / 3134
16/F	27 / 3134	24 / 3134	27 / 3134	25 / 3134	35 / 3134
17/F	26 / 3134	24 / 3134	27 / 3134	25 / 3134	34 / 3134
18/F	26 / 3134	24 / 3134	27 / 3134	25 / 3134	34 / 3134
19/F	26 / 3134	24 / 3134	27 / 3134	25 / 3134	34 / 3134
20/F	25 / 3134	24 / 3134	27 / 3134	25 / 3134	34 / 3134
21/F	25 / 3134	24 / 3134	27 / 3134	25 / 3134	33 / 3134
22/F	69 / 3134	-	-	-	54 / 3134

C. Terms of years for which the manager of the Development is appointed

The manager for the Development shall be appointed for an initial term of two years from the date of the DMC and such appointment shall thereafter continue until termination by not less than three months’ notice in writing in accordance with the terms of the DMC.

D. Basis on which the management expenses are shared among the owners of the residential properties in the Development

- Each Owner of a Residential Unit shall contribute his due proportion of the budgeted Residential Management Expenses (as defined in the DMC) which proportion shall be equal to the Undivided Shares of his Residential Unit divided by the total Undivided Shares of all the Residential Units in the Development.
- Each Owner of the Development shall contribute to his due proportion of the budgeted Development Management Expenses which proportion shall be equal to the Undivided Shares of all Unit(s) owned by him divided by the total Undivided Shares of all the Units of the Development.

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

A sum as security equivalent to three months’ contribution towards Management Expenses and such security amount shall be non-refundable but transferable.

F. The area in the Development retained by the vendor for the vendor’s own use
Not Applicable.

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

公契的摘要

甲. 發展項目的公用部分

1. 「公用地方及設施」統指發展項目公用地方及設施、住宅公用地方及設施、停車場公用地方及設施和第一業主按本公契或有關業主（按發展項目的公契及管理協議（“公契”）定義闡釋）按任何公契分契（按公契定義闡釋）指定作為公用地方及設施的所有該等部分和區域及設施（如有）。
2. 「停車場公用地方及設施」指：

- (a) 指建築圖則（按公契定義闡釋）上顯示大廈地庫3層、地庫2層、地庫1層及地面的該等區域（特別指定作為停車位（按公契定義闡釋）、電單車車位（按公契定義闡釋）及訪客停車位（按公契定義闡釋）的地方除外），包括電錶房、車道、通道、坡道、控制閘及控制板、支柱、牆壁及橫樑、一切水管、排水渠、電線、電纜、照明、停車場通風槽、服務所有停車位、電單車車位及訪客車位的消防裝置及設備、維修槽、特低電壓槽、空氣槽、電力槽、電扇房（供密封樓梯）、新鮮空氣進口電扇房、停車場排氣扇房、升降機門廊（地庫3層至地庫1層）、服務升降機門廊（地庫3層至地庫1層）、電力充電設施、機械通風系統、密封樓梯和安裝供停車位、電單車車位及訪客車位使用與享用的任何其他設施，該等地方及設施（如果可以在圖則上顯示）已在本公契附錄經認可人士核實為準確的圖則上用黃色顯示，僅供識別；
- (b) 第一業主不時按本公契指定為停車場公用地方及設施的該土地及大廈的其他區域、系統、裝置、服務設施及一般設施；

但是不包括發展項目公用地方及設施、住宅公用地方及設施和該大廈內任何個別業主有權獨家持有、使用、佔用及享用的區域和僅服務任何個別業主的設施；

3. 「發展項目公用地方及設施」指：

- (a) 一切地基、支柱及構築物、通道、入口、樓梯、梯台、園藝區、泵房、食水及沖廁水水箱房、雨水循環使用系統、灑水器泵房、灑水器水箱、灑水器水箱架、清潔水水箱、清潔水泵、灌溉水箱、電訊及廣播室、低壓電電掣房、高壓電電掣房、消防水儀錶櫃、花架、垃圾存放及物料回收室、緊急發電機房、地面車道、坡道、進口及出口、迴旋處、超低壓電電房、超低壓電電槽、儀錶房、電錶房、照明系統、燈槽及裝置、排水渠（包括通過該土地的任何道路排水系統）、灑水器系統、電纜槽、明渠、水道、渠道、污水渠（包括第一業主在政府土地之上或之下建造服務大廈或其中任何部分的任何污水渠、排水渠或管道）、儀錶、變壓器及輔助裝置及設施、照明裝置、控制板、管道、槽、電線、電纜、閘門、開關及輸送食水、鹹水、污水、煤氣、電力、空調、機械通風及其他服務給大廈的其他設施（不論有否套上套管）、泵、電力裝置、垃圾處理設備、固定物、設備及裝置、消防及滅火設備及裝置、保安系統及裝置、水錶房、水循環再用水箱、雨水循環再用泵房、食水及沖廁水泵房、消防泵和消防輸送水箱及泵房、水泵房、變壓器房、消防控制室、預備灑水器閘櫃、地面連接消防及逃生樓梯的升降機門廊、業主委員會辦事處、裝卸區、服務升降機、升降機（不包括服務大廈會所(按公契定義闡釋)的升降機，該升降機在本公契附錄的地面圖則及一樓圖則上註明「L6升降機」，僅供識別）、升降機槽、升降機機房、升降機門、升降機按鈕及升降機指示燈（但不包括構成住宅公用地方及設施之部分），包括在住宅單位(按公契定義闡釋)內安裝的部分、平台（構成住宅單位和住宅公用地方及設施之部分除外）、小屋平台、升降機越位、消防水箱、電纜槽、低壓電電纜槽、低壓電電掣板、有蓋園藝區、水錶檢查櫃、小型物流室、保安路障、儀錶檢查室、主水錶房、緊急車輛進口處、圍牆、綠化牆、排煙電扇房、排煙及風機/停車場排風扇房、排煙及風扇房、排煙口及設施、排煙系統、地面臥式排煙口上蓋；

- (b) 從（包括）大廈地庫3層至（包括）地庫1層的外牆部分和大廈地面的圍牆；

- (c) 下列各項的外牆部分：

- (i) 大廈地面的消防控制室、消防進水口、水錶檢查櫃、變壓器房、高壓電掣房和變壓器房的入口樓梯/走廊；
- (ii) 大廈的服務升降機、升降機（服務大廈會所的升降機除外，該升降機在本公契附錄的地面圖則及一樓圖則上註明「L6升降機」，僅供識別）、升降機槽及升降機越位；
- (iii) 大廈上層屋頂的升降機機房及天台的緊急發電機房，在本公契附錄的上層屋頂圖則及天台圖則上分別註明，僅供識別；

- (iv) 大廈天台的消防泵房及消防水箱；

- (d) 回車道；

- (e) 第一業主不時按本公契指定為發展項目公用地方及設施的該土地及大廈的其他區域、系統、裝置服務及設施；及

- (f) 倘若以上第（a）至（e）段沒有特別規定，該土地及大廈內屬於（香港法律第344章）建築物管理條例和不時對其作出的任何法定修訂、修改或重新頒佈條文（「建築物管理條例」）「公用地方」界定的該等部分。

和在大廈內提供與安裝供整個大廈共同使用與享用而並非任何個別單位(按公契定義闡釋)使用與享用的其他區域、系統、服務、裝置及設施，（如果可以在圖則上顯示），在本公契附錄經認可人士核實為準確的圖則上用紅色顯示，僅供識別，但不包括住宅公用地方及設施，停車場公用地方及設施及大廈內專供任何個別業主有權獨家持有、使用、佔用及享用的區域和僅服務任何個別業主的設施，但是，如適用，如果（i）大廈任何部分受建築物管理條例第2節列明「公用部分」的定義（a）段所涵蓋及/或（ii）屬建築物管理條例第一附表指定的任何部分和受建築物管理條例第2節列明「公用部分」的定義（b）段所涵蓋，該等部分(構成單位、停車場公用地方及設施或住宅公用地方及設施之部分除外)應被視為包括在並構成發展項目公用地方及設施的一部分；

4. 「住宅公用地方及設施」指：

- (a) 住宅單位的住宅基座平台的承托牆、橫樑及支柱的建築物及內部、外牆的任何氣窗、建築裝飾、陽篷裝置、外覆面及裝飾、幕牆（按公契定義闡釋）、天台、上層屋頂、屋頂、露天地方、管理處、管理員工作平台、康樂設施（按公契定義闡釋）、園藝區、水箱及泵房、消防泵及消防輸送水箱及泵房、公共走廊、垃圾房、家居垃圾房的電扇房、泵房、沖廁水箱、電力房、電纜槽、超低電壓房、特低電壓槽、電錶房、入口大廳、服務會所的升降機（在本公契附錄的地面圖則及一樓圖則上註明「L6升降機」，包括有關的升降機槽、升降機門、升降機按鈕及升降機指示燈）、花架、水裝飾、天台花園、電掣房、平台（構成住宅單位一部分和發展項目公用地方及設施的除外）、過濾機、露台及工作平台頂部、主入口、公共天線系統、公共無線電 / 電視天線、有線電視系統、建築保養裝置（按本公契第4.8（d）條界定）、通道入口、樓梯、梯台、傳力結構、照明系統、燈槽及裝置、照明附著物、排水渠（包括經過該土地的任何道路排水系統）、電力槽、明渠、水道、渠道、污水渠（包括第一業主在政府土地之上或之下建造專門服務住宅單位或其中任何部分的任何污水渠、排水渠或管道）、儀錶、控制板、管道、槽、電線、電纜、煤氣閘、電掣及輸送食水、鹹水、污水、煤氣、電力、空調、機械通風及其他服務給住宅單位的其他設施（不論有否套套管）、泵、衛生裝置、電力裝置、垃圾處理設備、固定物、設備及裝置、消防及滅火設備及裝置、灑水器系統、保安系統及裝置、游泳池過濾機房、調壓箱、煤氣控制室、管槽、電力櫃、水錶櫃、超低電壓櫃、電纜室、簷篷、導管及排水管槽、食水、沖廁水及清潔和增壓泵房、升降機門廊（地面連接消防及逃生樓梯的升降機門廊、地庫3層、地庫2層及地庫1層的升降機門廊及住宅單位內的私家升降機門廊除外）、服務升降機門廊（地庫3層、地庫2層及地庫1層的服務升降機門廊除外）、游泳池、更衣室及洗手間、兒童遊樂場、按摩池；

- (b) 從（包括）大廈地面至（包括）天台、上層屋頂、屋頂的大廈外牆部分（包括幕牆（按公契定義闡釋）），但不包括構成發展項目公用地方及設施的外牆部分；

- (c) 訪客車位（按公契定義闡釋）；及

- (d) 第一業主不時按本公契指定為住宅公用地方及設施的該土地及大廈的其他區域、系統、裝置、服務設施及一般設施；

和在住宅單位內提供與安裝供所有住宅單位共同使用與享用而並非任何個別單位使用與享用的其他區域、系統、服務、裝置及設施，（如果可以在圖則上顯示），在本公契附錄經認可人士核實為準確的圖則上用綠色顯示，僅供識別，但不包括發展項目公用地方及設施，停車場公用地方及設施及大廈內專供任何個別業主有權獨家持有、使用、佔用及享用的區域和僅服務任何個別業主的設施；

公契的摘要

乙. 分配予發展項目中的每個住宅物業的不分割份數的數目

每個住宅物業的不分割份數					
單位 樓層	A	B	C	D	E
2樓	24 / 3134	24 / 3134	27 / 3134	25 / 3134	33 / 3134
3樓	25 / 3134	24 / 3134	27 / 3134	25 / 3134	33 / 3134
5樓	26 / 3134	24 / 3134	27 / 3134	25 / 3134	34 / 3134
6樓	26 / 3134	24 / 3134	27 / 3134	25 / 3134	34 / 3134
7樓	26 / 3134	24 / 3134	27 / 3134	25 / 3134	34 / 3134
8樓	27 / 3134	24 / 3134	27 / 3134	25 / 3134	35 / 3134
9樓	27 / 3134	24 / 3134	27 / 3134	25 / 3134	35 / 3134
10樓	27 / 3134	24 / 3134	27 / 3134	25 / 3134	35 / 3134
11樓	27 / 3134	24 / 3134	27 / 3134	25 / 3134	35 / 3134
12樓	27 / 3134	24 / 3134	27 / 3134	25 / 3134	35 / 3134
13樓	27 / 3134	24 / 3134	27 / 3134	25 / 3134	35 / 3134
15樓	27 / 3134	24 / 3134	27 / 3134	25 / 3134	35 / 3134
16樓	27 / 3134	24 / 3134	27 / 3134	25 / 3134	35 / 3134
17樓	26 / 3134	24 / 3134	27 / 3134	25 / 3134	34 / 3134
18樓	26 / 3134	24 / 3134	27 / 3134	25 / 3134	34 / 3134
19樓	26 / 3134	24 / 3134	27 / 3134	25 / 3134	34 / 3134
20樓	25 / 3134	24 / 3134	27 / 3134	25 / 3134	34 / 3134
21樓	25 / 3134	24 / 3134	27 / 3134	25 / 3134	33 / 3134
22樓	69 / 3134	-	-	-	54 / 3134

丙. 發展項目的管理人的委任年期

發展項目的管理人的初始任期為自公契之日起兩年，並隨後續任，直至按公契條款發出不少於三個月的書面通知終止委任。

丁. 管理開支按甚麼基準在發展項目中的住宅物業擁有人之間分擔

1. 每個住宅單位擁有人須分擔預算住宅管理開支（按公契定義闡釋）中他的適當部分，該部分相等於他的住宅單位的不可分割份數除與發展項目所有住宅單位的總不可分割份數。
2. 大廈每個業主須分擔預算發展項目管理開支（按公契定義闡釋）中他的適當部分，該部分相等於他擁有所有單位的不可分割份數除與發展項目所有單位的總不可分割份數。

戊. 計算管理費按金的基準

相等於三（3）個月的管理開支的分擔款項，該按金不可退還，但可轉讓。

己. 賣方在發展項目中保留作自用的範圍

不適用。

備註： 請查閱公契以了解全部詳情。完整的公契現存於售樓處，於開放時間可供免費查閱，並可在支付所需影印費後取得公契之複印本。

SUMMARY OF LAND GRANT

A. Lot number of the land on which the Development is situated

The Development is constructed on The Remaining Portion of Shau Kei Wan Inland Lot No.761 (the “Land”).

B. Term of years

The lease term of the Land granted under Conditions of Exchange No.10009 (as varied or modified by two Modification Letters dated 23rd July 1988 and 13th February 2012 and registered in the Land Registry by Memorial Nos.UB3789716 and 12021501740015 respectively) (the “Land Grant”) is for a term of 75 years commencing on 7 October 1907 with an option of renewal for a further term of 75 years.

C. User restrictions applicable to the Land

1. Special Condition No. (2) of the Land Grant stipulates that:

“The lot or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than for private residential purposes.”

2. Special Condition No. (9) of the Land Grant stipulates that:

“Except with the prior written consent of the Director, no building or structure or support for any building or structure (other than boundary walls or fences or both) may be erected or constructed or placed on, over, under, above, below or within the area shown coloured pink hatched black on the plan marked “PLAN B” annexed hereto (hereinafter referred to as “the Pink Hatched Black Area”).”

3. Special Condition No. (31) of the Land Grant stipulates that:

“(a) The grantee may erect, construct and provide within the lot such recreational facilities and facilities ancillary thereto (hereinafter referred to as “the Facilities”) as may be approved in writing by the Director. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director.

(b) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (8)(a)(iii) hereof, any part of the Facilities provided within the lot in accordance with sub-clause (a) of this Special Condition which are for the common use and benefit of all the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, are not for such use shall be taken into account for such calculation.

(c) In the event that any part of the Facilities is exempted from the gross floor area calculation pursuant to sub-clause (b) of this Special Condition (hereinafter referred to as “the Exempted Facilities”):

- (i) The Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No. (39)(a)(v) hereof;
- (ii) The grantee shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director; and
- (iii) The Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected within the lot and their bona fide visitors and by no other person or persons.”

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

Turnabout

Special Condition No. (27) of the Land Grant stipulates that:

“(a) (i) The grantee shall:

- (l) on or before the 30th day of September 2017 or within such other extended period or periods as may be approved by the Director at the grantee’s own expense, at such position, in such manner, with such materials and to such standards, alignment and design as the Commissioner for Transport shall require or approve and in all respects to the satisfaction of the Commissioner for Transport, erect, construct and provide a turnabout within the lot (hereinafter referred to as “the Turnabout”) in accordance with the Approved Design

Proposal referred to in sub-clause (a)(ii) of this Special Condition in a good workmanlike manner and to the satisfaction of the Commissioner for Transport so that vehicular traffic may be carried on the Turnabout; and

- (ll) thereafter throughout the term hereby agreed to be granted at the grantee’s own expense uphold, maintain, repair and manage the Turnabout in all respects to the satisfaction of the Commissioner for Transport.

(ii) The grantee shall at his own expense submit or cause to be submitted to the Commissioner for Transport for his written approval a design proposal indicating and specifying the location, alignment, design, layout, disposition and such other details and information of and relating to the Turnabout as the Commissioner for Transport may require. The Turnabout shall be located, erected, constructed and provided in accordance with the design proposal approved by the Commissioner for Transport (hereinafter referred to as “the Approved Design Proposal”) and no amendment, variation, alteration, modification or substitution shall be made to the Approved Design Proposal without the prior written consent of the Commissioner for Transport.

(iii) No building works (other than site formation works) shall be commenced on the lot unless and until the grantee has obtained from the Commissioner for Transport his written approval to the design proposal as referred to under sub-clause (a)(ii) of this Special Condition.

(b) The grantee shall, at all or such other times and for such period or periods as the Commissioner for Transport may at any time in his absolute discretion require, specify or determine, permit vehicular access for all Government vehicular traffic and for public vehicular traffic (with such type or types of vehicles as may be approved or required by the Commissioner for Transport) for all lawful purposes free of charge on, along, to, from, through and over the Turnabout, in such manner as may be approved or required by the Commissioner for Transport and subject to such conditions as may be imposed by the Commissioner for Transport, and in all respects to the satisfaction of the Commissioner for Transport.

(c) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the grantee or any other person whether arising out of or incidental to the fulfillment of the grantee’s obligations under sub-clause (a) of this Special condition or the access permitted under sub-clause (b) of this Special Condition or otherwise, and no claim or objection shall be made against the Government, the Director or the Commissioner for Transport or its or their authorized officers, agents, contractors or workmen by the grantee in respect of any such loss, damage, nuisance or disturbance.

(d) The grantee hereby indemnifies and shall keep indemnified the Government, its officers, agents, contractors, workmen or other duly authorized personnel from and against all liabilities and all actions, proceedings, costs, claims, expenses, loss, damages, charges and demands of whatsoever nature arising out of or in connection with:

- (i) anything done or omitted to be done by the grantee, his servants, workmen and contractors in connection with the erection, construction, maintenance, repair and management of the Turnabout; and
- (ii) the use of the Turnabout for vehicular traffic.

(e) In the event of the non-fulfilment of any of the grantee’s obligations under this Special Condition, the Government may carry out the necessary works at the cost of the grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the grantee. For the purpose of carrying out any of the works as specified in this sub-clause, the Government, its officers, agents, contractors, workmen or other duly authorized personnel with or without tools, equipment, plant, machinery or motor vehicles shall have the free and uninterrupted right at all reasonable times to enter into the lot or any part thereof and any building or buildings erected or to be erected thereon. The Government, its officers, agents, contractors, workmen or other duly authorized personnel shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the

SUMMARY OF LAND GRANT

grantee or any other person arising out of or incidental to the exercise by it or them of the right of entry conferred under this sub-clause, and no claim for compensation shall be made against it or them by the grantee in respect of any such loss, damage, nuisance or disturbance.”

Pink Hatched Blue Area

Special Condition No. (28) of the Land Grant stipulates that:

- “(a) Except with the prior written consent of the Director, no building or structure or support for any building or structure shall be erected or constructed or placed on, over, under, above, below or within the area shown coloured pink hatched blue on the plan marked “PLAN B” annexed hereto (hereinafter referred to as “the Pink Hatched Blue Area”) except the structure or structures constructed or to be constructed in accordance with sub-clause (b) of this Special Condition.
- (b) The grantee shall:
- (i) on or before the 30th day of September 2017 or within such other extended period or periods as may be approved by the Director, at the grantee’s own expense, in such manner, with such materials and to such standards, levels, alignment and design as the Director shall require or approve and in all respects to the satisfaction of the Director:
 - (I) lay and form the Pink Hatched Blue Area; and
 - (II) provide and construct such culverts, sewers, drains, pavements or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as “the said structures”) so that pedestrian traffic may be carried on the Pink Hatched Blue Area;
 - (ii) on or before the 30th day of September 2017 or within such other extended period or periods as may be approved by the Director, at the grantee’s own expense and to the satisfaction of the Director, surface, kerb and channel the Pink Hatched Blue Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and
 - (iii) manage and maintain at the grantee’s own expense the Pink Hatched Blue Area together with the said structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein in all respects to the satisfaction of the Director until such time as the whole of the Pink Hatched Blue Area has been surrendered to the Government in accordance with sub-clause (f)(i) of this Special Condition.
- (c) The grantee shall at all reasonable times prior to the surrender of the whole of the Pink Hatched Blue Area to the Government in accordance with sub-clause (f)(i) of this Special Condition:
- (i) permit the Director, his officers, contractors, his or their workmen and any other persons authorized by him with or without tools, equipment, machinery or motor vehicles, the right of free and unrestricted ingress, egress and regress to, from and through the lot and the Pink Hatched Blue Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with sub-clause (b) of this Special Condition and the carrying out, inspecting, checking and supervising of the works under sub-clause (d) of this Special Condition and any other works which the Director may consider necessary in the Pink Hatched Blue Area; and
 - (ii) permit the Director, his officers, contractors, his or their workmen and any other persons authorized by him with or without tools, equipment, machinery or motor vehicles, the right of free and unrestricted ingress, egress and regress to, from and through the lot and the Pink Hatched Blue Area for the purpose of laying, inspecting, repairing and maintaining drains, sewers, channels, drainage facilities and all other services running across, through or under the Pink Hatched Blue Area which the Director may require or authorize. The grantee shall co-operate fully with the Government on all matters relating to any of the aforesaid works including closing the Pink Hatched Blue Area or any part or parts thereof temporarily for such period or periods as the Government may require. No object or material of whatsoever nature shall be

placed within the Pink Hatched Blue Area. Where there are objects or materials within the Pink Hatched Blue Area, the Director shall be entitled by notice in writing to call upon the grantee, at his own expense and in all respects to the satisfaction of the Director, to demolish or remove such objects or materials and to reinstate the Pink Hatched Blue Area within such time limit as shall be specified by the Director.

- (d) In the event of the non-fulfilment of the grantee’s obligations under sub-clauses (b) and (c)(ii) of this Special Condition within the respective prescribed periods stated therein or as required in an emergency, the Government may carry out the necessary works at the cost of the grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the grantee.
- (e) The Director, his officers, contractors, his or their workmen and any other persons duly authorized by him shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the grantee or any other person whether arising out of or incidental to the fulfilment of the grantee’s obligations under sub-clauses (b) and (c)(ii) of this Special Condition or the exercise of the rights by the Government, the Director, his officers, contractors, his or their workmen and any other persons duly authorized by him under sub-clauses (c) and (d) of this Special Condition or otherwise, and no claim for compensation or otherwise shall be made against the Government or the Director or his officers, contractors, his or their workmen and any other persons duly authorized by him in respect of any such loss, damage, nuisance or disturbance.
- (f)
 - (i) The grantee shall at his own cost and expense upon demand by the Director at any time or times during the term hereby agreed to be granted surrender and deliver up to the Government vacant possession of the Pink Hatched Blue Area or any part or parts thereof as the Director shall at his sole discretion specify in all respects to the satisfaction of the Director free from encumbrances and without any consideration, payment or compensation whatsoever payable by the Government to the grantee provided always that the Government shall be under no obligation to accept surrender of the Pink Hatched Blue Area or any part or parts thereof at the request of the grantee, but may do so as and when it sees fit. To effect the surrender of the Pink Hatched Blue Area or any part or parts thereof as the Director shall at his sole discretion specify under this sub-clause (f)(i), the grantee shall execute at his own cost and expense a Deed or Deeds of Surrender and any other document or documents in such form and containing such provisions as the Director shall approve or require and on such terms and conditions as the Director may require. The grantee shall have no right to claim against the Government for any loss, damage or compensation whatsoever directly or indirectly arising out of or in connection with the surrender.
 - (ii) The grantee shall not assign, mortgage, charge, demise, underlet, part with the possession of or otherwise dispose of or encumber the lot or any part or parts thereof or any interest therein or any building or part of any building thereon or enter into any agreement so to do prior to the surrender of the Pink Hatched Blue Area to the Government pursuant to sub-clause (f)(i) of this Special Condition unless and until the grantee shall have at his own expense carved out from the lot the Pink Hatched Blue Area and, if required by the Director, any part or parts thereof as the Director shall at his sole discretion specify by way of one or more deed poll in such form or forms and containing such provisions as the Director shall approve or require and shall have at the grantee’s own expense registered all such deed poll by memorial in the Land Registry and in all respects to the satisfaction of the Director Provided that this sub-clause (f)(ii) shall not apply to a building mortgage as provided in Special Condition No. (37)(d) hereof. Prior to the carving out, the grantee shall at his own expense submit to the Director for his written approval the deed poll for carving out from the lot the Pink Hatched Blue Area and, if required by the Director, any part or parts thereof as the Director shall at his sole discretion specify.
- (g) The grantee shall not use the Pink Hatched Blue Area or any part or parts thereof for any purpose other than pedestrian passage or such other purposes as the Director in his sole discretion may

approve. No goods or vehicles shall be stored or parked within the Pink Hatched Blue Area or any part or parts thereof.

- (h) (i) The grantee shall at all times while he is in possession of the Pink Hatched Blue Area permit all members of the public at all times for all lawful purposes free of charge and without interruption to pass and repass on foot along, to, from, through and over the Pink Hatched Blue Area and shall at his own expense ensure that such pedestrian passage shall not be interfered with or obstructed by the carrying out of the works whether under sub-clause (b) of this Special Condition or otherwise.
- (ii) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the grantee arising out of or incidental to the fulfilment of the grantee's obligations under sub-clause (h)(i) of this Special Condition, and no claim for compensation or otherwise shall be made against the Government or the Director or his authorized officers by the grantee in respect of any such loss, damage, nuisance or disturbance.
- (i) The grantee hereby indemnifies and shall keep indemnified the Government, its officers, agents, contractors, workmen or other duly authorized personnel from and against all liabilities and all actions, proceedings, costs, claims, expenses, loss, damages, charges and demands of whatsoever nature arising out of or in connection with anything done or omitted to be done by the grantee, his servants, workmen and contractors in respect of or in connection with the carrying out of the works in the Pink Hatched Blue Area and the fulfilment of the grantee's obligations under this Special Condition.
- (j) Without prejudice to the provisions of Special Condition No. (8)(b) hereof, the grantee expressly agrees and accepts that upon development or redevelopment of the lot or any part thereof after the surrender of the Pink Hatched Blue Area or any part or parts thereof pursuant to sub-clause (f)(i) of this Special Condition, due to the reduction in the area of the lot or otherwise, the grantee may not be able to attain the maximum gross floor area permitted under Special Condition No. (8)(a)(iii) hereof. The Government shall have no liability, nor shall the grantee have any claim for compensation or refund of premium or otherwise against the Government, if the maximum gross floor area permitted under Special Condition No. (8)(a)(iii) hereof cannot be attained."

E. Grantee's obligation to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside the Land

Building covenant

General Condition No. (4)(a) of the Land Grant stipulates that:

"The grantee shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in the Hong Kong Special Administrative Region, such building or buildings to be completed and made fit for occupation on or before the 30th day of September 2017."

Recreational facilities

Special Condition No. (31)(a) of the Land Grant stipulates that:

"(a) The grantee may erect, construct and provide within the lot such recreational facilities and facilities ancillary thereto (hereinafter referred to as "the Facilities") as may be approved in writing by the Director. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director."

Preservation of trees

Special Condition No. (32) of the Land Grant stipulates that:

"No tree growing on the lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate."

Landscaping

Special Condition No. (33) of the Land Grant stipulates that:

"The grantee shall at his own expense landscape and plant with trees and shrubs any portion of the lot and podium (if any) not built upon and thereafter maintain and keep the same in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director ."

Brown Area

Special Condition No. (22) of the Land Grant stipulates that:

- " (a) The lot is granted together with a right for the grantee and his servants, visitors, workmen and other persons authorized by him in that behalf from time to time and at all times during the term hereby agreed to be granted for all purposes connected with the proper use and enjoyment of the lot to pass and repass on foot, on, along, over, by and through the area shown coloured brown on the plan marked "PLAN B" annexed hereto (hereinafter referred to as "the Brown Area") at such levels as may be approved by the Director.
- (b) The grantee shall at his own expense uphold, maintain and repair the Brown Area and everything forming a portion of or pertaining to it, all to be done to the satisfaction of the Director and the grantee shall be responsible for the whole as if he were the absolute owner thereof.
- (c) Any alteration to any public road absorbing a portion of the Brown Area over and along which a right of way is given or affecting the gradient thereof, shall not give rise to any claim by the grantee who shall at his own expense carry out all consequent alterations to the Brown Area to the satisfaction of the Director.
- (d) The grant of the right of way referred to in sub-clause (a) of this Special Condition shall not give the grantee the exclusive right over the Brown Area. The Government shall have the right to grant rights of way over the Brown Area to the owners of any other lots in the vicinity now or at any time in the future, or to take over the whole or any portion of the Brown Area for the purposes of a public street without payment of any compensation to the grantee or to other owners to whom rights of way over the whole or any portion of the Brown Area may have been granted.
- (e) In the event of the non-fulfilment of the grantee's obligations under sub-clause (b) of this Special Condition, the Government may carry out the necessary maintenance and repair works at the cost of the grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the grantee.
- (f) Notwithstanding the grant of the right of way referred to in sub-clause (a) of this Special Condition, the Government shall have the full right and power, upon giving to the grantee, not less than fourteen days written notice (save in case of emergency) to lay, install, relay, divert, remove, reprovise, replace, inspect, operate, repair, maintain and renew any Government or other drain, culvert, waterway or watercourse, sewer, nullah, water main, pipe, cable, wire, line, utility service or other works or installations (all together hereinafter referred to as "the services") which are now or may hereafter be upon, over, under or adjacent to the Brown Area as the Director may in his absolute discretion deem fit, making good any and all damages caused thereby, and the Director, his officers, contractors and any other persons authorized by him, his or their workmen with or without tools, equipment, plant, machinery or motor vehicles shall have the right of free ingress, egress and regress at all times to and from the Brown Area for the purposes aforesaid. The grantee shall not disturb or allow anybody to disturb the services without prior written approval from the Director. Save in respect of making good any and all damage caused by any exercise of the aforesaid rights and powers, the Government, the Director, his officers, contractors and any other persons authorized by him, his or their workmen shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the grantee arising out of or incidental to the exercise of the rights conferred under this sub-clause, and no claim nor objection shall be made against him or them by the grantee."

SUMMARY OF LAND GRANT

F. Lease conditions that are onerous to a purchaser

Restriction on alienation of Residential Parking Spaces and the Motor Cycle Parking Spaces

Special Condition No. (47) of the Land Grant stipulates that:-

- “(a) The Residential Parking Spaces and the Motor Cycle Parking Spaces shall not be:
- (i) assigned except
 - (I) together with undivided shares in the lot giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot or
 - (II) to a person who is already the owner of undivided shares in the lot with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or
 - (ii) underlet except to residents of the residential units in the building or buildings erected or to be erected on the lot.
- (b) Notwithstanding sub-clause (a) of this Special Condition, the grantee may, with the prior written consent of the Director, assign all the Residential Parking Spaces and the Motor Cycle Parking Spaces as a whole, but only to a wholly-owned subsidiary company of the grantee.
- (c) Sub-clause (a) of this Special Condition shall not apply to an assignment, underletting, mortgage or charge of the lot as a whole.”

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

批地文件的摘要

甲. 發展項目所位於的土地的地段編號

發展項目興建於筲箕灣內地段第761號餘段（下稱「該地段」）。

乙. 年期

根據第10009號換地條件（經兩份在1988年7月23日及2012年2月13日訂立並於土地註冊處分別以註冊摘要編號UB3789716及12021501740015註冊的批地條款修訂書修改或修訂）（下稱「批地文件」），該地段的批租年期由1907年10月7日起計75年，並有權續期75年。

丙. 適用於該地段的用途限制

1. 批地文件的特別批地條款第（2）條規定：

「該地段或其任何部分或在該地段建造或擬建的任何建築物或其任何部分除作私人住宅用途外，不得作任何其他用途。」

2. 批地文件的特別批地條款第（9）條規定：

「除署長事先書面同意的情況外，不得在本批地文件附錄的「PLAN B」圖則上用粉紅色加黑斜線顯示的區域（下稱「粉紅色加黑斜線區域」）之上、之下或之內建造、興建或放置任何建築物或構築物或任何建築物或構築物的承托物（邊界牆或/及圍欄除外）。」

3. 批地文件的特別批地條款第（31）條規定：

「(a) 承授人可於該地段內建造、興建及提供經署長書面批准的康樂設施及其附屬設施（下稱「該等設施」）。該等設施的種類、尺寸、設計、高度及規劃亦須獲署長事先書面批准。

(b) 按照本特別批地條款（a）分條在該地段內提供予於該地段建造或擬建的住宅大廈的所有住戶及其真正訪客共同使用和享用的該等設施的任何部分均無須列入計算於批地文件的特別批地條款第（8）（a）（iii）條規定的總樓面面積內。若署長認為該等設施的餘下部分並非作此等用途，則須將餘下部分列入計算。

(c) 若該等設施任何部分根據本特別批地條款（b）分條獲豁免列入計算總樓面面積（下稱「獲豁免設施」）：

- (i) 獲豁免設施須指定為並構成批地文件的特別批地條款第（39）（a）（v）條所指的公用地方的一部分；
- (ii) 承授人須自費保養獲豁免設施使其處於完好修葺狀態，並營運獲豁免設施以令署長滿意；及
- (iii) 獲豁免設施除了供於該地段建造或擬建的住宅大廈的住戶及其真正訪客使用外，不得供其他人士使用。」

丁. 按規定須興建並提供予政府或供公眾使用的設施

回車道

批地文件的特別批地條款第（27）條規定：

「(a) (i) 承授人須：

- (I) 於2017年9月30日或之前或於署長批准的其他延長期限內，在運輸署署長滿意之情況下，在運輸署署長規定或批准的位置以其規定或批准的方式、材料、標準、定線及設計，按照本特別批地條款（a）（ii）分條所指的核准設計方案在該地段內以良好的工藝自費建造、興建及提供一個回車道（下稱「回車道」），以令運輸署署長滿意，及以使車輛可在回車道行駛；及
 - (II) 在本批地文件約定的租契年期內，承授人須自費維護、保養、維修及管理回車道，以令運輸署署長滿意。
- (ii) 承授人須自費向運輸署署長呈交或安排呈交一份顯示及列明有關回車道位置、定線、設計、布局、規劃和運輸署署長規定的其他詳情和資料的設計方案，並取得運輸署署長的書面批准。回車道的位置、建造、興建和提供均須符合運輸署署長批准的設計方案（下稱「核准設計方案」），未經運輸署署長事先書面同意，不得修改、變更、改動、修訂或取代核准設計方案。

(iii) 除非及直至運輸署署長就本特別批地條款（a）（ii）分條所指的設計方案發出書面批准，否則承授人不得在該地段內展開任何建築工程（地盤平整工程除外）。

(b) 承授人須於所有時候或於運輸署署長在任何時候運用絕對酌情權下規定、指定或決定的其他時候及期間，按運輸署署長批准或規定的方式及所訂的條件並在各方面令運輸署署長滿意下，准許所有政府車輛及公共車輛（按運輸署署長所批准或規定的車輛類型）為所有合法目的免費經過、前往及通過回車道。

(c) 對於因承授人履行其在本特別批地條款（a）分條的責任，或根據本特別批地條款（b）分條准許的通行或其他原因而對承授人或任何其他人士造成或使其蒙受的任何損失、損害、滋擾或干擾，政府將無須承擔任何責任，且承授人不得就任何該等損失、損害、滋擾或干擾，向政府、署長或運輸署署長或獲其授權的公職人員、代理人、承建商或工人索償或提出異議。

(d) 承授人須就以下事件引起或涉及的一切責任、訴訟、法律程序、費用、索償、開支、損失、損害、收費及任何要求，向政府、其公職人員、代理人、承建商、工人或其他獲正式授權人士作出彌償及令其獲得彌償：

(i) 承授人及其傭工、工人及承建商就建造、興建、保養、維修及管理回車道而辦理或遺漏的事宜；及

(ii) 提供回車道作行車之用。

(e) 若承授人不履行其在本特別批地條款的責任，政府可進行所需的工程，費用由承授人支付，承授人須應政府要求向其支付相等於該等費用的款項，而該款項由署長決定，其決定是最終決定及對承授人有約束力。為進行本分條指明的任何工程，政府、其公職人員、代理人、承建商、工人或其他獲正式授權人士有權在有或沒有工具、設備、機械、機器或汽車之情況下，可在所有合理時間暢通無阻地進入該地段或其任何部分或在該地段興建或擬建的任何建築物。政府、其公職人員、代理人、承建商、工人或其他獲正式授權人士對於因其行使本分條賦予的通行權而對承授人或任何其他人士造成或使其蒙受的任何損失、損害、滋擾或干擾，無須承擔任何責任，且承授人不得就任何該等損失、損害、滋擾或干擾向其索償。」

粉紅色加藍斜線區域

批地文件的特別批地條款第（28）條規定：

「(a) 除署長事先書面同意的情況外，不得在本批地文件附錄的「PLAN B」圖則上用粉紅色加藍斜線顯示的區域（下稱「粉紅色加藍斜線區域」）之上、之下或之內建造、興建或放置任何建築物或構築物或任何建築物或構築物的承托物，但根據本特別批地條款（b）分條興建或擬建的構築物除外。

(b) 承授人須：

(i) 於2017年9月30日或之前或於署長批准的其他延長期限內，在署長滿意之情況下，以署長規定或批准的方式、材料、標準、水平、定線及設計，自費：

(I) 鋪設和構建粉紅色加藍斜線區域；及

(II) 提供及興建溝渠、污水渠、排水渠、行人路或署長運用絕對酌情權下規定的其他構築物（以下統稱「該等構築物」）

以使行人可使用粉紅色加藍斜線區域；

(ii) 於2017年9月30日或之前或於署長批准的其他延長期限內，在署長滿意之情況下，自費在粉紅色加藍斜線區域鋪路面、鋪路緣及開水道，並提供署長規定的集水溝、污水渠、排水渠、消防龍頭連同接駁至總喉的喉管、街燈、交通標誌、街道設施和路面標記；及

(iii) 在署長滿意之情況下，承授人須自費管理及保養粉紅色加藍斜線區域連同所述的構築物及在該區域之上或之內興建、安裝及提供的所有構築物、路面、集水溝、污水渠、排水渠、消防龍頭、服務設施、街燈、交通標誌、街道設施、路面標記和機械，直至根據本特別批地條款（f）（i）分條將整個粉紅色加藍斜線區域交還給政府。

(c) 根據本特別批地條款（f）（i）分條將整個粉紅色加藍斜線區域交還給政府前，承授人須於所有合理時候：

(i) 准許署長、其公職人員、承建商、工人及獲其授權的任何其他人士在有或沒有工具、

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設備、機器或汽車之情況下，暢通無阻地出入、來回及通過該地段及粉紅色加藍斜線區域，以便檢查、檢驗及監督任何遵照本特別批地條款 (b) 分條進行的工程，以及進行、檢查、檢驗及監督根據本特別批地條款 (d) 分條進行的工程，以及進行署長認為必需在粉紅色加藍斜線區域進行的任何其他工程；及

- (ii) 准許署長、其公職人員、承建商、工人及獲其授權的任何其他人士在有或沒有工具、設備、機器或汽車之情況下，暢通無阻地出入、來回及通過該地段及粉紅色加藍斜線區域，以便鋪設、檢查、維修及保養穿越、通過粉紅色加藍斜線區域或在該區域之下及署長規定或准許的排水渠、污水渠、渠道、排水設施及其他服務設施。承授人須就前述任何工程的一切相關事宜與政府充分合作，包括將粉紅色加藍斜線區域或其任何部分臨時關閉一段政府規定的期間。不得在粉紅色加藍斜線區域內放置任何性質的物件或物料。如粉紅色加藍斜線區域內有任何物件或物料，署長有權向承授人發出書面通知，要求承授人於署長指定的限期內自費拆除或移走該等物件或物料，並將粉紅色加藍斜線區域復原，以令署長滿意。
- (d) 若承授人沒有在本特別批地條款 (b) 及 (c) (ii) 分條分別規定的時限內履行其在該等分條的責任或在緊急情況時，政府可進行所需的工程，費用由承授人支付，承授人須應要求向政府支付相等於該等費用的款項，而該款項由署長決定，其決定是最終決定及對承授人有約束力。
- (e) 署長、其公職人員、承建商、工人或獲其正式授權的任何其他人士對於承授人因履行本特別批地條款 (b) 及 (c) (ii) 分條的責任或政府、署長、其公職人員、承建商、工人或獲其正式授權的任何其他人士因行使本特別批地條款 (b) 及 (c) 分條的權利或其他原因而對承授人或任何其他人士造成或使其蒙受的任何損失、損害、滋擾或干擾，無須承擔任何責任，且承授人不得就任何該等損失、損害、滋擾或干擾，向政府、署長、其公職人員、承建商、工人及獲其正式授權的任何其他人士索償。
- (f) (i) 當署長在本批地文件約定的批租期內任何時候提出要求時，承授人須在署長滿意之情況下，自費將不受產權負擔影響的粉紅色加藍斜線區域或署長運用絕對酌情權下指定的任何部分的空置管有權交還及交回給政府，而政府無須向承授人作出任何代價、付款或補償，但政府無責任應承授人的要求而接受交還粉紅色加藍斜線區域或其任何部分，並且只會在其認為適當時才接受。為了根據本特別批地條款 (f) (i) 分條交還粉紅色加藍斜線區域或署長運用絕對酌情權下指定的任何部分，承授人須自費簽署一份或多份土地交還契據及任何其他文件，其格式及所載條文須由署長批准或規定，並包含署長規定的條款及條件。承授人無權就上述之土地交還而直接或間接引起或有關的損失、損害或補償向政府索償。
- (ii) 在根據本特別批地條款 (f) (i) 分條向政府交還粉紅色加藍斜線區域之前，承授人不得將該地段或其任何部分或承授人對其所佔權益或在其上興建的任何建築物或其任何部分轉讓、按揭、押記、批租、分租、放棄對其管有或以其他方式處置或作產權負擔，或訂立任何有關的協議，除非及直至承授人自費以一份或多份分割契據，將粉紅色加藍斜線區域及（如署長規定）署長單獨酌情下指定的其任何部分從該地段分割出來，而該等分割契據的格式及所載條文須由署長批准或規定，並包含署長規定的條款及條件，且承授人須自費在土地註冊處以備忘錄形式將所有該等分割契據註冊以令署長滿意，但本特別批地條款 (f) (ii) 分條不適用於批地文件的特別批地條款第 (37) (d) 條規定的建築按揭。進行分割前，承授人須自費向署長呈交一份將粉紅色加藍斜線區域及（如署長規定）署長單獨酌情下指定的其任何部分從該地段分割出來的分割契據，並取得其書面批准。
- (g) 除用作行人通道或署長運用絕對酌情權下批准的任何其他用途外，承授人不得將粉紅色加藍斜線區域或其任何部分作任何其他用途，亦不得在粉紅色加藍斜線區域或其任何部分存放或停泊貨物或車輛。
- (h) (i) 承授人須在其管有粉紅色加藍斜線區域的所有時候，准許所有公眾人士為了合法目的在任何時候免費及不受任何阻礙徒步經過、再經過及通過粉紅色加藍斜線區域，並自費確保該等行人通道不受按照本特別批地條款 (b) 分條或其他條款進行的工程所干擾或阻礙。
- (ii) 對於承授人因履行其在本特別批地條款 (h) (i) 分條的責任而對承授人造成或使其蒙受的任何損失、損害、滋擾或干擾，政府均無須承擔任何責任，且承授人不得就任何該等損失、損害、滋擾或干擾，向政府、署長或獲其授權的公職人員提出索償等。

(i) 承授人須就承授人、其傭工、工人及承建商因或進行關於粉紅色加藍斜線區域的工程而辦理或遺漏的任何事宜，及承授人履行本特別批地條款的責任所引起或涉及的一切責任、訴訟、法律程序、費用、索償、開支、損失、損害、收費及要求，向政府、其公職人員、代理人、承建商、工人或其他獲正式授權人士作出彌償及使其獲得彌償。

(j) 在不影響批地文件的特別批地條款第 (8) (b) 條的規定下，承授人明確地同意及接受在按照本特別批地條款 (f) (i) 分條將粉紅色加藍斜線區域或其任何部分交還政府後，若該地段或其任何部分進行發展或重建，承授人可能因該地段的面積減少而不能獲得批地文件第 (8) (a) (iii) 條特別批地條款下准許的最大總樓面面積。若未能獲得批地文件第 (8) (a) (iii) 條特別批地條款下准許的最大總樓面面積，政府無須承擔任何責任，而承授人不得向政府提出任何索償或要求退還地價等。」

戊. 有關承授人在該地段內外鋪設、塑造或作環境美化的任何範圍，或興建或維持任何構築物或設施的責任

建築契諾

批地文件的一般批地條款第 (4) (a) 條規定：

「承授人須開發該地段，在該地段上建造建築物，並於2017年9月30日或之前竣工和使該等建築物適宜佔用，及使該等建築物在各方面符合本批地條款、香港特別行政區目前或任何時候生效的所有有關建築、衛生及規劃的法例、附例和規例。」

康樂設施

批地文件的特別批地條款第 (31) (a) 條規定：

「(a) 承授人可於該地段內建造、興建及提供署長書面批准的康樂設施及其輔助設施（下稱「該等設施」）。該等設施的種類、尺寸、設計、高度及規劃亦須獲署長事先書面批准。」

保育樹木

批地文件的特別批地條款第 (32) 條規定：

「未經署長事先書面同意，不得移除或干擾在該地段或毗鄰土地種植的樹木；署長授予同意時可以對移植、補償美化或補種樹木施加其認為適當的條件。」

綠化

批地文件的特別批地條款第 (33) 條規定：

「承授人須自費在該地段及基座平台（如有）沒有建築物的任何地方進行環境美化工程和種植樹木及灌木，並保育該等植物以令其處於安全、清潔、整齊及健康的狀態，以令署長滿意。」

棕色區域

批地文件的特別批地條款第 (22) 條規定：

「(a) 該地段批出時同時授予承授人、其傭工、訪客、工人及獲其授權的其他人士以下權利：在本批地文件約定的批租期內可不時及任何時候，為了適當地使用和享用該地段之所有目的，在署長批准的水平徒步經過、再經過及通過本批地文件附錄的「PLAN B」圖則上用棕色顯示的區域（下稱「棕色區域」）。

(b) 承授人須自費維護、保養和維修棕色區域及構成其部分或與其相關的項目以令署長滿意，承授人並且須對其整體負責，猶如承授人是其絕對擁有人一樣。

(c) 因對任何公眾道路作出任何改動，而佔用附有通行權的棕色區域的其中部份或因而影響其坡度時，承授人不得提出任何索償，且承授人須自費對棕色區域進行一切相應的改動，以令署長滿意。

(d) 即使承授人獲授予本特別批地條款 (a) 分條所述的通行權，承授人並不享有棕色區域的專有權利。政府有權將棕色區域的通行權授予鄰近任何其他地段目前或將來任何時候的擁有人，或接管棕色區域的全部或任何部分作公眾街道之用而無須向承授人或其他獲授予棕色區域的全部或任何部分通行權的擁有人作出任何賠償。



- (e) 若承授人不履行其在本特別批地條款 (b) 分條的責任，政府可進行所需的保養及維修工程，費用由承授人支付，承授人須應要求向政府支付相等於該等費用的款項，而該款項由署長決定，其決定是最終決定及對承授人有約束力。
- (f) 即使政府授予本特別批地條款 (a) 分條所述的通行權，當政府在向承授人發出不少於十四天書面通知（緊急情況除外）後，政府有充分權利和權力在署長運用絕對酌情權下決定為適當時，鋪設、安裝、重鋪、改道、拆除、重新提供、更換、檢查、營運、維修、保養及更新目前或此後任何時候位於棕色區域之內、之上、之下或毗鄰的任何政府或其他排水渠、溝渠、水道或水路、污水渠、明渠、總喉、管道、電纜、電線、線路、公用服務設施或其他工程或裝置（統稱「該等服務設施」），以及修復因以上各項造成的任何所有損壞，且署長、其公職人員、承建商及任何其他獲其正式授權人士及前述人士的工人有權在有或沒有工具、設備、機械、機器或汽車之情況下，為了上述目的免費在所有時候暢通無阻地出入及來回棕色區域。未經署長事先書面批准，承授人不得干擾或容許任何人干擾該等服務設施。除修復因行使上述權利和權力而造成的任何所有損壞外，政府、署長、其公職人員、承建商及任何其他獲正式授權人士或前述人士的工人對於因其行使本款賦予的權利而對承授人造成或使其蒙受的任何損失、損害、滋擾或干擾，無須承擔任何責任，且承授人不得向其索償或提出異議。」

己.對買方造成負擔的租用條件

住宅車位及電單車車位的轉讓限制

批地文件的特別批地條款第 (47) 條規定：

- 「(a) 住宅車位及電單車車位：
 - (i) 不得轉讓，除非：
 - (I) 連同該地段的不分割份數及獨家使用和管有在該地段興建或擬建的住宅大廈單位的權利；或
 - (II) 給已經是擁有該地段的不分割份數及享有獨家使用和管有在該地段興建或擬建的住宅大廈單位的人士；或
 - (ii) 不得分租，除非分租給在該地段興建或擬建的住宅大廈單位的住戶。
- (b) 即使本特別批地條款 (a) 分條有任何規定，承授人在取得署長事先書面同意後，可轉讓所有住宅車位及電單車車位，但只可轉讓給承授人的全資附屬公司。
- (c) 本特別批地條款 (a) 分條不適用於該地段的整體轉讓、分租、按揭或押記。」

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

A. Facilities that are required under the land grant to be constructed and provided for the Government, or for public use

1. Description
 - (a) The Turnabout as referred to in Special Condition No. (27)(a)(i) of the Land Grant.
 - (b) The Pink Hatched Blue Area as referred to in Special Condition No. (28)(a) of the Land Grant.
2. The general public has the right to use the facilities mentioned in paragraphs 1(a) and (b) in accordance with the Land Grant.

B. Facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development

1. Description
 - (a) The Brown Area as referred to in Special Condition No. (22)(a) of the Land Grant.
 - (b) The Turnabout as referred to in Special Condition No. (27)(a)(i) of the Land Grant.
2. The general public has the right to use the facilities mentioned in paragraphs 1(a)* and (b) in accordance with the Land Grant.
3. The facilities are required to be managed, operated or maintained at the expense of the owners of the residential properties in the Development.
4. The owners of the residential properties in the Development are required to meet a proportion of the expense of managing, operating or maintaining the facilities through the management expenses apportioned to the residential properties concerned.

Note (*): The Brown Area is part of the Government land with a right of way granted to the grantee of the Land Grant. It is therefore assumed that, being part of the Government land, the general public has the right to use and access the Brown Area.

C. Open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development

Not applicable.

D. Any part of the land (on which the Development is situated) that is dedicated to the public for the purposes of section 22(1) of the Building (Planning) Regulations (Cap. 123 sub. Leg. F)

Not applicable.

E. Plans that show the location of those facilities and open spaces, and those parts of the land

Please refer to page 66 of the sales brochure.

F. Provisions of the Land Grant that concern those facilities and open spaces, and those parts of the land
Special Condition No.(22)

(a) The lot is granted together with a right for the grantee and his servants, visitors, workmen and other persons authorized by him in that behalf from time to time and at all times during the term hereby agreed to be granted for all purposes connected with the proper use and enjoyment of the lot to pass and repass on foot, on, along, over, by and through the area shown coloured brown on the plan marked “PLAN B” annexed hereto (hereinafter referred to as “the Brown Area”) at such levels as may be approved by the Director.

(b) The grantee shall at his own expense uphold, maintain and repair the Brown Area and everything forming a portion of or pertaining to it, all to be done to the satisfaction of the Director and the grantee shall be responsible for the whole as if he were the absolute owner thereof.

(c) Any alteration to any public road absorbing a portion of the Brown Area over and along which a right of way is given or affecting the gradient thereof, shall not give rise to any claim by the grantee who shall at his own expense carry out all consequent alterations to the Brown Area to the satisfaction of the Director.

(d) The grant of the right of way referred to in sub-clause (a) of this Special Condition shall not give the grantee the exclusive right over the Brown Area. The Government shall have the right to grant rights of way over the Brown Area to the owners of any other lots in the vicinity now or at any time in the future, or to take over the whole or any portion of the Brown Area for the purposes of a public street without payment of any compensation to the grantee or to other owners to whom rights of way over the whole or any portion of the Brown Area may have been granted.

(e) In the event of the non-fulfilment of the grantee’s obligations under sub-clause (b) of this Special Condition, the Government may carry out the necessary maintenance and repair works at the cost of the grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the grantee.

(f) Notwithstanding the grant of the right of way referred to in sub-clause (a) of this Special Condition, the Government shall have the full right and power, upon giving to the grantee, not less than fourteen days written notice (save in case of emergency) to lay, install, relay, divert, remove, reprovise, replace, inspect, operate, repair, maintain and renew any Government or other drain, culvert, waterway or watercourse, sewer, nullah, water main, pipe, cable, wire, line, utility service or other works or installations (all together hereinafter referred to as “the services”) which are now or may hereafter be upon, over, under or adjacent to the Brown Area as the Director may in his absolute discretion deem fit, making good any and all damages caused thereby, and the Director, his officers, contractors and any other persons authorized by him, his or their workmen with or without tools, equipment, plant, machinery or motor vehicles shall have the right of free ingress, egress and regress at all times to and from the Brown Area for the purposes aforesaid. The grantee shall not disturb or allow anybody to disturb the services without prior written approval from the Director. Save in respect of making good any and all damage caused by any exercise of the aforesaid rights and powers, the Government, the Director, his officers, contractors and any other persons authorized by him, his or their workmen shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the grantee arising out of or incidental to the exercise of the rights conferred under this sub-clause, and no claim nor objection shall be made against him or them by the grantee.

Special Condition No.(27)

- (a) (i) The grantee shall:
- (I) on or before the 30th day of September 2017 or within such other extended period or periods as may be approved by the Director at the grantee's own expense, at such position, in such manner, with such materials and to such standards, alignment and design as the Commissioner for Transport shall require or approve and in all respects to the satisfaction of the Commissioner for Transport, erect, construct and provide a turnabout within the lot (hereinafter referred to as "the Turnabout") in accordance with the Approved Design Proposal referred to in sub-clause (a)(ii) of this Special Condition in a good workmanlike manner and to the satisfaction of the Commissioner for Transport so that vehicular traffic maybe carried on the Turnabout; and
 - (II) thereafter throughout the term hereby agreed to be granted at the grantee's own expense uphold, maintain, repair and manage the Turnabout in all respects to the satisfaction of the Commissioner for Transport.
- (ii) The grantee shall at his own expense submit or cause to be submitted to the Commissioner for Transport for his written approval a design proposal indicating and specifying the location, alignment, design, layout, disposition and such other details and information of and relating to the Turnabout as the Commissioner for Transport may require. The Turnabout shall be located, erected, constructed and provided in accordance with the design proposal approved by the Commissioner for Transport (hereinafter referred to as "the Approved Design Proposal") and no amendment, variation, alteration, modification or substitution shall be made to the Approved Design Proposal without the prior written consent of the Commissioner for Transport.
- (iii) No building works (other than site formation works) shall be commenced on the lot unless and until the grantee has obtained from the Commissioner for Transport his written approval to the design proposal as referred to under sub-clause (a)(ii) of this Special Condition.
- (b) The grantee shall, at all or such other times and for such period or periods as the Commissioner for Transport may at any time in his absolute discretion require, specify or determine, permit vehicular access for all Government vehicular traffic and for public vehicular traffic (with such type or types of vehicles as may be approved or required by the Commissioner for Transport) for all lawful purposes free of charge on, along, to, from, through and over the Turnabout, in such manner as may be approved or required by the Commissioner for Transport and subject to such conditions as may be imposed by the Commissioner for Transport, and in all respects to the satisfaction of the Commissioner for Transport.
- (c) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the grantee or any other person whether arising out of or incidental to the fulfillment of the grantee's obligations under sub-clause (a) of this Special condition or the access permitted under sub-clause (b) of this Special Condition or otherwise, and no claim or objection shall be made against the Government, the Director or the Commissioner for Transport or its or their authorized officers, agents, contractors or workmen by the grantee in respect of any such loss, damage, nuisance or disturbance.
- (d) The grantee hereby indemnifies and shall keep indemnified the Government, its officers, agents, contractors, workmen or other duly authorized personnel from and against all liabilities and all actions, proceedings, costs, claims, expenses, loss, damages, charges and demands of whatsoever nature arising out of or in connection with:

- (i) anything done or omitted to be done by the grantee, his servants, workmen and contractors in connection with the erection, construction, maintenance, repair and management of the Turnabout; and

- (ii) the use of the Turnabout for vehicular traffic.

- (e) In the event of the non-fulfilment of any of the grantee's obligations under this Special Condition, the Government may carry out the necessary works at the cost of the grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the grantee. For the purpose of carrying out any of the works as specified in this sub-clause, the Government, its officers, agents, contractors, workmen or other duly authorized personnel with or without tools, equipment, plant, machinery or motor vehicles shall have the free and uninterrupted right at all reasonable times to enter into the lot or any part thereof and any building or buildings erected or to be erected thereon. The Government, its officers, agents, contractors, workmen or other duly authorized personnel shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the grantee or any other person arising out of or incidental to the exercise by it or them of the right of entry conferred under this sub-clause, and no claim for compensation shall be made against it or them by the grantee in respect of any such loss, damage, nuisance or disturbance.

Special Condition No.(28)

- (a) Except with the prior written consent of the Director, no building or structure or support for any building or structure shall be erected or constructed or placed on, over, under, above, below or within the area shown coloured pink hatched blue on the plan marked "PLAN B" annexed hereto (hereinafter referred to as "the Pink Hatched Blue Area") except the structure or structures constructed or to be constructed in accordance with sub-clause (b) of this Special Condition.

- (b) The grantee shall:

- (i) on or before the 30th day of September 2017 or within such other extended period or periods as may be approved by the Director, at the grantee's own expense, in such manner, with such materials and to such standards, levels, alignment and design as the Director shall require or approve and in all respects to the satisfaction of the Director:
 - (I) lay and form the Pink Hatched Blue Area; and
 - (II) provide and construct such culverts, sewers, drains, pavements or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as "the said structures")

so that pedestrian traffic may be carried on the Pink Hatched Blue Area;

- (ii) on or before the 30th day of September 2017 or within such other extended period or periods as may be approved by the Director, at the grantee's own expense and to the satisfaction of the Director, surface, kerb and channel the Pink Hatched Blue Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and
- (iii) manage and maintain at the grantee's own expense the Pink Hatched Blue Area together with the said structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein in all respects to the satisfaction of the Director until such time as the whole of the Pink Hatched Blue Area has been surrendered to the Government in accordance with sub-clause (f)(i) of this Special Condition.

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

- (c) The grantee shall at all reasonable times prior to the surrender of the whole of the Pink Hatched Blue Area to the Government in accordance with sub-clause (f)(i) of this Special Condition:
- (i) permit the Director, his officers, contractors, his or their workmen and any other persons authorized by him with or without tools, equipment, machinery or motor vehicles, the right of free and unrestricted ingress, egress and regress to, from and through the lot and the Pink Hatched Blue Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with sub-clause (b) of this Special Condition and the carrying out, inspecting, checking and supervising of the works under sub-clause (d) of this Special Condition and any other works which the Director may consider necessary in the Pink Hatched Blue Area; and
 - (ii) permit the Director, his officers, contractors, his or their workmen and any other persons authorized by him with or without tools, equipment, machinery or motor vehicles, the right of free and unrestricted ingress, egress and regress to, from and through the lot and the Pink Hatched Blue Area for the purpose of laying, inspecting, repairing and maintaining drains, sewers, channels, drainage facilities and all other services running across, through or under the Pink Hatched Blue Area which the Director may require or authorize. The grantee shall co-operate fully with the Government on all matters relating to any of the aforesaid works including closing the Pink Hatched Blue Area or any part or parts thereof temporarily for such period or periods as the Government may require. No object or material of whatsoever nature shall be placed within the Pink Hatched Blue Area. Where there are objects or materials within the Pink Hatched Blue Area, the Director shall be entitled by notice in writing to call upon the grantee, at his own expense and in all respects to the satisfaction of the Director, to demolish or remove such objects or materials and to reinstate the Pink Hatched Blue Area within such time limit as shall be specified by the Director.
- (d) In the event of the non-fulfilment of the grantee's obligations under sub-clauses (b) and (c)(ii) of this Special Condition within the respective prescribed periods stated therein or as required in an emergency, the Government may carry out the necessary works at the cost of the grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the grantee.
- (e) The Director, his officers, contractors, his or their workmen and any other persons duly authorized by him shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the grantee or any other person whether arising out of or incidental to the fulfilment of the grantee's obligations under sub-clauses (b) and (c)(ii) of this Special Condition or the exercise of the rights by the Government, the Director, his officers, contractors, his or their workmen and any other persons duly authorized by him under sub-clauses (c) and (d) of this Special Condition or otherwise, and no claim for compensation or otherwise shall be made against the Government or the Director or his officers, contractors, his or their workmen and any other persons duly authorized by him in respect of any such loss, damage, nuisance or disturbance.
- (f) (i) The grantee shall at his own cost and expense upon demand by the Director at any time or times during the term hereby agreed to be granted surrender and deliver up to the Government vacant possession of the Pink Hatched Blue Area or any part or parts thereof as the Director shall at his sole discretion specify in all respects to the satisfaction of the Director free from encumbrances and without any consideration, payment or compensation whatsoever payable by the Government to the grantee provided always that the Government shall be under no obligation to accept surrender of the Pink Hatched Blue Area or any part or parts thereof at the request of the grantee, but may do so as and when it sees fit. To effect the surrender of the Pink Hatched Blue Area or any part or parts thereof as the Director shall at his sole discretion specify under this sub-clause (f)(i), the grantee shall execute at his own cost and expense a Deed or Deeds of Surrender and any other document or documents in such form and containing such provisions as the Director shall approve or require and on such terms and conditions as the Director may require. The grantee shall have no right to claim against the Government for any loss, damage or compensation whatsoever directly or indirectly arising out of or in connection with the surrender.
- (ii) The grantee shall not assign, mortgage, charge, demise, underlet, part with the possession of or otherwise dispose of or encumber the lot or any part or parts thereof or any interest therein or any building or part of any building thereon or enter into any agreement so to do prior to the surrender of the Pink Hatched Blue Area to the Government pursuant to sub-clause (f)(i) of this Special Condition unless and until the grantee shall have at his own expense carved out from the lot the Pink Hatched Blue Area and, if required by the Director, any part or parts thereof as the Director shall at his sole discretion specify by way of one or more deed poll in such form or forms and containing such provisions as the Director shall approve or require and shall have at the grantee's own expense registered all such deed poll by memorial in the Land Registry and in all respects to the satisfaction of the Director Provided that this sub-clause (f)(ii) shall not apply to a building mortgage as provided in Special Condition No. (37)(d) hereof. Prior to the carving out, the grantee shall at his own expense submit to the Director for his written approval the deed poll for carving out from the lot the Pink Hatched Blue Area and, if required by the Director, any part or parts thereof as the Director shall at his sole discretion specify.
- (g) The grantee shall not use the Pink Hatched Blue Area or any part or parts thereof for any purpose other than pedestrian passage or such other purposes as the Director in his sole discretion may approve. No goods or vehicles shall be stored or parked within the Pink Hatched Blue Area or any part or parts thereof.
- (h) (i) The grantee shall at all times while he is in possession of the Pink Hatched Blue Area permit all members of the public at all times for all lawful purposes free of charge and without interruption to pass and repass on foot along, to, from, through and over the Pink Hatched Blue Area and shall at his own expense ensure that such pedestrian passage shall not be interfered with or obstructed by the carrying out of the works whether under sub-clause (b) of this Special Condition or otherwise.
- (ii) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the grantee arising out of or incidental to the fulfilment of the grantee's obligations under sub-clause (h)(i) of this Special Condition, and no claim for compensation or otherwise shall be made against the Government or the Director or his authorized officers by the grantee in respect of any such loss, damage, nuisance or disturbance.
- (i) The grantee hereby indemnifies and shall keep indemnified the Government, its officers, agents, contractors, workmen or other duly authorized personnel from and against all liabilities and all actions, proceedings, costs, claims, expenses, loss, damages, charges and demands of whatsoever nature arising out of or in connection with anything done or omitted to be done by the grantee, his servants, workmen and contractors in respect of or in connection with the carrying out of the works in the Pink Hatched Blue Area and the fulfilment of the grantee's obligations under this Special Condition.
- (j) Without prejudice to the provisions of Special Condition No. (8)(b) hereof, the grantee expressly agrees and accepts that upon development or redevelopment of the lot or any part thereof after the surrender of the Pink Hatched Blue Area or any part or parts thereof pursuant to sub-clause (f)(i) of this Special Condition, due to the reduction in the area of the lot or otherwise, the grantee may not be able to attain the maximum gross floor area permitted under Special Condition No. (8)(a)(iii) hereof. The Government shall have no liability, nor shall the grantee have any claim for compensation or refund of premium or otherwise against the Government, if the maximum gross floor area permitted under Special Condition No. (8)(a)(iii) hereof cannot be attained.

G. 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

Clause 1.1

In this Deed the following expressions shall have the following meanings except where the context otherwise permits or requires:-

“Agreed Turnabout Arrangement” means the agreement reached between the First Owner and the Commissioner for Transport and recorded in a letter dated 3 March 2011 from the First Owner to the Commissioner for Transport (a copy of the said letter is or is to be deposited in the management office of the Manager) that, pursuant to Special Condition No. (27) of the Conditions, only vehicles longer than seven (7) meters will be permitted to use the Turnabout to enter into the Land for the sole purpose of making U-turns without any stopping at the Turnabout during the period from 7:00 a.m. to 7:00 p.m. daily but excluding general holidays and includes any subsequent amendment, variation, alteration, modification or substitution to the said agreement as may from time to time agreed, approved, required or consented by the Commissioner for Transport or other relevant Government authorities;

“Brown Area” means the Brown Area as referred to in Special Condition No.(22)(a) of the Conditions and shown coloured brown on the plan marked “PLAN B” annexed to the Conditions;

“Development Common Areas and Facilities” means ... (d) the Turnabout;

“Pink Hatched Blue Area” means the Pink Hatched Blue Area as referred to in Special Condition No.(28)(a) of the Conditions and shown coloured pink hatched blue on the plan marked “PLAN B” annexed to the Conditions;

“Turnabout” means such part or parts of the Land which are erected, constructed and provided or to be erected, constructed and provided in accordance with Special Condition No. (27) of the Conditions and includes any alterations and modifications thereto with the prior consent of the Commissioner for Transport from time to time;

Clause 4.5 (uuu) and (vvv)

4.5 Duties and Powers of Manager

The management of the Land, Building, the Pink Hatched Blue Area (until possession of the same is surrendered to the Government) and the Brown Area shall be undertaken by the Manager and each Owner hereby irrevocably APPOINTS the Manager as agent in respect of any matter concerning the Land and the Building as a whole and the Common Areas and Facilities therein duly authorized under this Deed and to enforce the provisions of this Deed against the other Owner or Owners. For the avoidance of doubt, the power and authority of the Manager shall be subject to the provisions of the BMO. In addition to the other powers expressly provided in this Deed, the Manager shall have full authority to do all such acts and things as may be necessary or expedient for or in connection with the Land and the Building and the management thereof. Without in any way limiting the generality of the foregoing, the Manager shall have the following powers and duties:-

(uuu) To, subject to any request, demand or consent of the Government and authorisation by a resolution passed by the Owners in an Owners’ meeting convened under this Deed, represent all the Owners to negotiate and agree with the Government on any agreement or arrangement as required or contemplated under Special Condition No. (27) of the Conditions or on any amendment, variation, alteration, modification, suspension, cancellation or substitution of the Agreed Turnabout Arrangement and/or to enter into, sign, seal and deliver any notice, letter, agreement or other documents in relation thereto and/or to do such other acts or things as may be required or deem necessary or appropriate in connection thereto (including but not limited to appointing legal counsel and other consultants to advise upon any matter) or under the said Special Condition No.(27);

(vvv) To uphold, maintain, repair and manage the Pink Hatched Blue Area (until possession of the same is surrendered to the Government) and the Brown Area and the structures thereon in accordance with this Deed and the Conditions and (unless otherwise directed by the Owners’ Corporation) to insure and keep insured the Pink Hatched Blue Area (until possession of the same is surrendered to the Government) and the Brown Area to against loss or damage by fire and/or such other perils as the Manager shall deem fit and in respect of third party or public liability and occupiers’ liability and employer’s liability in respect of the employees of the Manager employed within or exclusively in connection with the management of the Pink Hatched Blue Area and the Brown Area with some reputable insurance company or companies in the name of the Manager for itself and for and on behalf of the Owners according to their respective interests and in such sum or sums as the Manager shall deem fit and to pay all premia required to keep such insurance policies in force and updated and to do all such other things and works as are necessary or reasonably incidental to the compliance with other requirements in relation to the Pink Hatched Blue Area (until possession of the same is surrendered to the Government) and the Brown Area under the Conditions. The Manager shall not be personally liable for carrying out any such maintenance, repair, management and any other works which shall remain the responsibility of the Owners if, having used all reasonable endeavours, it has not been able to collect the costs of the required works from all Owners;

Clause 4.7 (h)

4.7 Other Powers of the Manager

Without limiting the generality of the other express powers of the Manager herein contained, the Manager shall have power:-

(h) To charge a prescribed fee for use of any part of the Residential Common Areas and Facilities, Carpark Common Areas and Facilities or Development Common Areas and Facilities set aside for parking of vehicles, in accordance with the Conditions, of such reasonable amount as may be determined by the Manager and approved by the Owners’ Committee (if and when formed) or the Owners’ Corporation (if formed) or by resolution of the Owners at an Owners’ meeting convened under this Deed provided that all such prescribed fees collected shall form part of the management funds to be utilised towards the management, maintenance and repair of the Residential Common Areas and Facilities, Carpark Common Areas and Facilities or Development Common Areas and Facilities, as the case may be;

Clause 4.11 (e)

4.11 Exclusions and Indemnities

The Manager, its servants, agents or contractors shall not be liable to the Owners or any of them or to any person or persons whomsoever whether claiming through, under or in trust for any Owner or otherwise, for or in respect of any act, deed, matter or thing done or omitted in pursuance or purported pursuance of the provisions of this Deed not being an act or omission involving criminal liability or dishonesty or negligence or wilful act. Without in any way limiting the generality of the foregoing, the Manager, its servants, agents or contractors shall not be held liable for any damage, loss or injury caused by or in any way arising out of:-

(e) theft, burglary or robbery within the Land, the Building, the Pink Hatched Blue Area and the Brown Area; or

UNLESS it can be shown that such damage, loss or injury was caused by an act or omission of the Manager, its servants, agents or contractors involving criminal liability or dishonesty or negligence or wilful act and PROVIDED THAT the contribution to the Management Expenses or any other charges payable under this Deed or any part thereof shall not be abated or cease to be payable on account thereof.

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

Clause 5.3 (u)

5.3 Management Expenses

Subject to the provisions of this Deed, the Management Expenses in the annual management budget shall include all expenditure which is to be expended for the benefit of all Owners and for the proper and efficient management and maintenance of the Land and the Building (including but not limited to the Common Areas and Facilities) and the Pink Hatched Blue Area (until possession of the same is surrendered to the Government) and the Brown Area and without prejudice to the generality of the foregoing shall include the following costs, charges and expenses:-

- (u) the cost and expense of upholding, repairing, maintaining and managing the Pink Hatched Blue Area (until possession of the same is surrendered to the Government) and the Brown Area together with all structures and street furniture provided thereon or therein to the satisfaction of the Director of Lands in accordance with the Conditions and all cost and expense for complying with other requirements in relation to the Pink Hatched Blue Area (until possession of the same is surrendered to the Government) and the Brown Area under the Conditions;

Clause 5.4 (a)(iii)

5.4 Calculation of contribution to annual management budget

- (a) Subject to the provisions of this Deed, the annual management budget shall be divided into the following parts and the Manager shall keep separate accounts and budgets of each part to the intent that:-
- (iii) Where any expenditure relates principally to the Development Common Areas and Facilities (and whether or not it so relates shall save for manifest error be conclusively decided by the Manager), the expenditure shall form part of the Management Expenses of the Land and the Building as a whole (the “Development Management Expenses”) and shall be borne by all Owners of the Land and the Building Provided that in relation to this part of the annual management budget the Manager may take into account any payments to be made and any receipts to be obtained pursuant to any Deed of Grant of Easement.

PROVIDED THAT

- (1) the Manager shall have the discretion on a fair and reasonable basis to break down each or any of the sections or parts of the annual management budget into sub-budget(s) or sub-sub-budget(s) for any specific part of the Building (and the breakdown of such section or part of the annual management budget shall save for manifest error be conclusively decided by the Manager), for the purpose of differentiating between the different levels of management services available to and the use of the relevant services and facilities and areas by the Owner or Owners of Units within such specific parts and in each case, in the annual management budget next prepared by the Manager pursuant to this Deed; and
- (2) in the event that a Sub-Deed is entered into in respect of any component part of the Building and in the Sub-Deed any areas and facilities are designated as common areas and facilities, a new section of the annual management budget shall be established by the Manager such section to cover all expenditure which in the opinion of the Manager (whose decision shall be binding and conclusive save for manifest error) is specifically referable to the common areas and facilities of such component part of the Building and such expenditure shall be borne by the Owners of that component part of the Building (as the case may be) in accordance with the provisions of the Sub-Deed.

Clause 10.14

10.14 Use of the Turnabout by General Public

- (a) The Owners shall, in accordance with Special Condition No. (27) of the Conditions and to the satisfaction of the Commissioner for Transport, permit vehicular access for all Government vehicular traffic and for public vehicular traffic of such type or types as may be approved or required by the Commissioner for Transport for all lawful purposes on, along, to, from, through and over the Turnabout at such times and for such period or periods as may be specified by the Commissioner for Transport free of any charges and without limiting the generality of the foregoing, the Owners shall comply with the Agreed Turnabout Arrangement. The Owners shall fully and effectually indemnify the First Owner from and against all actions, proceedings, claims and demands whatsoever arising directly or indirectly out of or in connection with the failure of the Owners from complying with the Agreed Turnabout Arrangement.
- (b) The Manager may represent all the Owners, subject to any request, demand or consent of the Government and authorisation by a resolution passed in an Owners’ meeting convened under this Deed, to negotiate and agree with the Government on any agreement or arrangement as required or contemplated under Special Condition No. (27) of the Conditions or on any amendment, variation, alteration, modification, suspension, cancellation or substitution of the Agreed Turnabout Arrangement and/or to enter into, sign, seal and deliver any notice, letter, agreement or other documents in relation thereto and/or to do such other acts or things as may be required or deemed necessary or appropriate in connection thereto (including but not limited to appointing legal counsel and other consultants to advise upon any matter) or under the said Special Condition No.(27).

Clause 10.15

10.15 Maintenance of the Pink Hatched Blue Area

Notwithstanding anything herein contained and until such time as possession of the Pink Hatched Blue Area shall be surrendered or deemed to have been surrendered to the Government in accordance with Special Condition No.(28) of the Conditions:-

- (a) the Owners shall at their own cost and expense manage and maintain the Pink Hatched Blue Area and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein in all respects to the satisfaction of the Director of Lands and take other actions and works for complying with other requirements in relation to the Pink Hatched Blue Area under the Conditions;
- (b) the Pink Hatched Blue Area shall, for management purposes, be deemed to be included under the definition of “Development Common Areas and Facilities” herein and this Deed shall, for management purposes, be read, construed and interpreted throughout as though the Pink Hatched Blue Area forms part of the Development Common Areas and Facilities and to the effect that the Owners shall be responsible for the costs and expenses for maintenance and repair of the Pink Hatched Blue Area as if they were part of the Development Common Areas and Facilities;
- (c) the Owners shall permit the Government, its officers, its contractors, workmen and any persons authorized by the Government with or without motor vehicles at all times and for the purposes of laying, inspecting, repairing and maintaining drains, sewers, channels, drainage facilities and all other services running across, through or under the Pink Hatched Blue Area the right of free and unrestricted ingress, egress and regress to, from and through the Pink Hatched Blue Area free of any charges;
- (d) the Owners shall permit all members of the public at all times to pass and repass on foot along, to, from, through and over the Pink Hatched Blue Area free of any charges.

Clause 10.16

10.16 Maintenance of the Brown Area

Notwithstanding anything herein contained:-

- (a) the Owners shall at their own cost and expense uphold, maintain and repair the Brown Area and everything forming a portion of or pertaining to it to the satisfaction of the Director of Lands and take other actions and works for complying with other requirements in relation to the Brown Area under Special Condition No.(22) of the Conditions;
- (b) the Brown Area shall, for management purposes, be deemed to be included under the definition of "Development Common Areas and Facilities" herein and this Deed shall, for management purposes, be read, construed and interpreted throughout as though the Brown Area forms part of the Development Common Areas and Facilities and to the effect that the Owners shall be responsible for the costs and expenses for maintenance and repair of the Brown Area as if they were part of the Development Common Areas and Facilities.

公共設施及公眾休憩用地的資料

甲. 根據批地文件規定須興建並提供予政府或供公眾使用的設施

1. 描述
- (a) 批地文件的特別批地條款第 (27)(a)(i) 條所指的回車道。

(b) 批地文件的特別批地條款第 (28)(a) 條所指的粉紅色加藍斜線區域。
2. 公眾人士有權根據批地文件的規定使用第1(a) 及 (b) 段所述的設施。

乙. 根據批地文件規定須由發展項目中的住宅物業的擁有人自費管理、營運或維持以供公眾使用的設施

1. 描述
- (a) 批地文件的特別批地條款第 (22)(a) 條所指的棕色區域。

(b) 批地文件的特別批地條款第 (27)(a)(i) 條所指的回車道。
2. 公眾人士有權根據批地文件的規定使用第1(a)*及 (b) 段所述的設施。
3. 發展項目中的住宅物業的擁有人須自費管理、營運或維持該等設施。
4. 發展項目中的住宅物業的擁有人須以有關住宅物業分攤的管理開支，應付管理、營運或維持該等設施的部分開支。

備注(*)： 棕色區域是政府土地之一部分，批地文件的承授人獲授予通行權。由於棕色區域是政府土地之一部分，所以假定公眾人士有權使用及通行棕色區域。

丙. 根據批地文件規定須由發展項目中的住宅物業的擁有人自費管理、營運或維持以供公眾使用的休憩用地不適用。

丁. 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。

戊. 顯示該等設施與休憩用地及土地中的該等部分的圖則

請參閱本售樓說明書第66頁。

己. 批地文件中有關該等設施與休憩用地及土地中的該等部分的條文

特別批地條款第（22）條

- (a) 該地段批出時同時授予承授人、其傭工、訪客、工人及獲其授權的其他人士以下權利：在本批地文件約定的批租期內可不時及任何時候，為了適當地使用和享用該地段之所有目的，在署長批准的水平徒步經過、再經過及通過本批地文件附錄的「PLAN B」圖則上用棕色顯示的區域（下稱「棕色區域」）。
- (b) 承授人須自費維護、保養和維修棕色區域及構成其部分或與其相關的項目以令署長滿意，承授人並且須對其整體負責，猶如承授人是其絕對擁有人一樣。
- (c) 因對任何公眾道路作出任何改動，而佔用附有通行權的棕色區域的其中部份或因而影響其坡度時，承授人不得提出任何索償，且承授人須自費對棕色區域進行一切相應的改動，以令署長滿意。
- (d) 即使承授人獲授予本特別批地條款（a）分條所述的通行權，承授人並不享有棕色區域的專有權利。政府有權將棕色區域的通行權授予鄰近任何其他地段目前或將來任何時候的擁有人，或接管棕色區域的全部或任何部分作公眾街道之用而無須向承授人或其他獲授予棕色區域的全部或任何部分通行權的擁有人作出任何賠償。
- (e) 若承授人不履行其在本特別批地條款（b）分條的責任，政府可進行所需的保養及維修工程，費用由承授人支付，承授人須應要求向政府支付相等於該等費用的款項，而該款項由署長決定，其決定是最終決定及對承授人有約束力。
- (f) 即使政府授予本特別批地條款（a）分條所述的通行權，當政府在向承授人發出不少於十四天書面通知（緊急情況除外）後，政府有充分權利和權力在署長運用絕對酌情權下決定為適當時，鋪設、安裝、重鋪、改道、拆除、重新提供、更換、檢查、營運、維修、保養及更新目前或此後任何時候位於棕色區域之內、之上、之下或毗鄰的任何政府或其他排水渠、溝渠、水道或水路、污水渠、明渠、總喉、管道、電纜、電線、線路、公用服務設施或其他工程或裝置（統稱「該等服務設施」），以及修復因以上各項造成的任何所有損壞，且署長、其公職人員、承建商及任何其他獲其正式授權人士及前述人士的工人有權在有或沒有工具、設備、機械、機器或汽車之情況下，為了上述目的免費在所有時候暢通無阻地出入及來回棕色區域。未經署長事先書面批准，承授人不得干擾或容許任何人干擾該等服務設施。除修復因行使上述權利和權力而造成的任何所有損壞外，政府、署長、其公職人員、承建商及任何其他獲正式授權人士或前述人士的工人對於因其行使本款賦予的權利而對承授人造成或使其蒙受的任何損失、損害、滋擾或干擾，無須承擔任何責任，且承授人不得向其索償或提出異議。

特別批地條款第(27)條

- (a) (i) 承授人須：
- (I) 於2017年9月30日或之前或於署長批准的其他延長期限內，在運輸署署長滿意之情況下，在運輸署署長規定或批准的位置以其規定或批准的方式、材料、標準、定線及設計，按照本特別批地條款(a)(ii)分條所指的核准設計方案在該地段內以良好的工藝自費建造、興建及提供一個回車道（下稱「回車道」），以令運輸署署長滿意，及以使車輛可在回車道行駛；及
- (II) 在本批地文件約定的租契年期內，承授人須自費維護、保養、維修及管理回車道，以令運輸署署長滿意。
- (ii) 承授人須自費向運輸署署長呈交或安排呈交一份顯示及列明有關回車道位置、定線、設計、布局、規劃和運輸署署長規定的其他詳情和資料的設計方案，並取得運輸署署長的書面批准。回車道的位置、建造、興建和提供均須符合運輸署署長批准的設計方案（下稱「核准設計方案」），未經運輸署署長事先書面同意，不得修改、變更、改動、修訂或取代核准設計方案。
- (iii) 除非及直至運輸署署長就本特別批地條款(a)(ii)分條所指的設計方案發出書面批准，否則承授人不得在該地段內展開任何建築工程（地盤平整工程除外）。
- (b) 承授人須於所有時候或於運輸署署長在任何時候運用絕對酌情權下規定、指定或決定的其他時候及期間，按運輸署署長批准或規定的方式及所訂的條件並在各方面令運輸署署長滿意下，准許所有政府車輛及公共車輛（按運輸署署長所批准或規定的車輛類型）為所有合法目的免費經過、前往及通過回車道。
- (c) 對於因承授人履行其在本特別批地條款(a)分條的責任，或根據本特別批地條款(b)分條准許的通行或其他原因而對承授人或任何其他人士造成或使其蒙受的任何損失、損害、滋擾或干擾，政府將無須承擔任何責任，且承授人不得就任何該等損失、損害、滋擾或干擾，向政府、署長或運輸署署長或獲其授權的公職人員、代理人、承建商或工人索償或提出異議。
- (d) 承授人須就以下事件引起或涉及的一切責任、訴訟、法律程序、費用、索償、開支、損失、損害、收費及任何要求，向政府、其公職人員、代理人、承建商、工人或其他獲正式授權人士作出彌償及令其獲得彌償：
- (i) 承授人及其傭工、工人及承建商就建造、興建、保養、維修及管理回車道而辦理或遺漏的事宜；及
- (ii) 提供回車道作行車之用。
- (e) 若承授人不履行其在本特別批地條款的責任，政府可進行所需的工程，費用由承授人支付，承授人須應政府要求向其支付相等於該等費用的款項，而該款項由署長決定，其決定是最終決定及對承授人有約束力。為進行本分條指明的任何工程，政府、其公職人員、代理人、承建商、工人或其他獲正式授權人士有權在有或沒有工具、設備、機械、機器或汽車之情況下，可在所有合理時間暢通無阻地進入該地段或其任何部分或在該地段興建或擬建的任何建築物。政府、其公職人員、代理人、承建商、工人或其他獲正式授權人士對於因其行使本分條賦予的通行權而對承授人或任何其他人士造成或使其蒙受的任何損失、損害、滋擾或干擾，無須承擔任何責任，且承授人不得就任何該等損失、損害、滋擾或干擾向其索償。

特別批地條款第(28)條

- (a) 除署長事先書面同意的情況外，不得在本批地文件附錄的「PLAN B」圖則上用粉紅色加藍斜線顯示的區域（下稱「粉紅色加藍斜線區域」）之上、之下或之內建造、興建或放置任何建築物或構築物或任何建築物或構築物的承托物，但根據本特別批地條款(b)分條興建或擬建的構築物除外。
- (b) 承授人須：
- (i) 於2017年9月30日或之前或於署長批准的其他延長期限內，在署長滿意之情況下，以署長規定或批准的方式、材料、標準、水平、定線及設計，自費：
- (I) 鋪設和構建粉紅色加藍斜線區域；及
- (II) 提供及興建溝渠、污水渠、排水渠、行人路或署長運用絕對酌情權下規定的其他構築物（以下統稱「該等構築物」）
- 以使行人可使用粉紅色加藍斜線區域；
- (ii) 於2017年9月30日或之前或於署長批准的其他延長期限內，在署長滿意之情況下，自費在粉紅色加藍斜線區域鋪路面、鋪路緣及開水道，並提供署長規定的集水溝、污水渠、排水渠、消防龍頭連同接駁至總喉的喉管、街燈、交通標誌、街道傢俬和路面標記；及
- (iii) 在署長滿意之情況下，承授人須自費管理及保養粉紅色加藍斜線區域連同所述的構築物及在該區域之上或之內興建、安裝及提供的所有構築物、路面、集水溝、污水渠、排水渠、消防龍頭、服務設施、街燈、交通標誌、街道設施、路面標記和機械，直至根據本特別批地條款(f)(i)分條將整個粉紅色加藍斜線區域交還給政府。
- (c) 根據本特別批地條款(f)(i)分條將整個粉紅色加藍斜線區域交還給政府前，承授人須於所有合理時候：
- (i) 准許署長、其公職人員、承建商、工人及獲其授權的任何其他人士在有或沒有工具、設備、機器或汽車之情況下，暢通無阻地出入、來回及通過該地段及粉紅色加藍斜線區域，以便檢查、檢驗及監督任何遵照本特別批地條款(b)分條進行的工程，以及進行、檢查、檢驗及監督根據本特別批地條款(d)分條進行的工程，以及進行署長認為必需在粉紅色加藍斜線區域進行的任何其他工程；及
- (ii) 准許署長、其公職人員、承建商、工人及獲其授權的任何其他人士在有或沒有工具、設備、機器或汽車之情況下，暢通無阻地出入、來回及通過該地段及粉紅色加藍斜線區域，以便鋪設、檢查、維修及保養穿越、通過粉紅色加藍斜線區域或在該區域之下及署長規定或准許的排水渠、污水渠、渠道、排水設施及其他服務設施。承授人須就前述任何工程的一切相關事宜與政府充分合作，包括將粉紅色加藍斜線區域或其任何部分臨時關閉一段政府規定的期間。不得在粉紅色加藍斜線區域內放置任何性質的物件或物料。如粉紅色加藍斜線區域內有任何物件或物料，署長有權向承授人發出書面通知，要求承授人於署長指定的限期內自費拆除或移走該等物件或物料，並將粉紅色加藍斜線區域復原，以令署長滿意。
- (d) 若承授人沒有在本特別批地條款(b)及(c)(ii)分條分別規定的時限內履行其在該等分條的責任或在緊急情況時，政府可進行所需的工程，費用由承授人支付，承授人須應要求向政府支付相等於該等費用的款項，而該款項由署長決定，其決定是最終決定及對承授人有約束力。
- (e) 署長、其公職人員、承建商、工人或獲其正式授權的任何其他人士對於承授人因履行本特別批地條款(b)及(c)(ii)分條的責任或政府、署長、其公職人員、承建商、工人或獲其正式授權的任何其他人士因行使本特別批地條款(b)及(c)分條的權利或其他原因而對承授人或任何其他人士造成或使其蒙受的任何損失、損害、滋擾或干擾，無須承擔任何責任，且承授人不得就任何該等損失、損害、滋擾或干擾，向政府、署長、其公職人員、承建商、工人及獲其正式授權的任何其他人士索償。

公共設施及公眾休憩用地的資料

- (f) (i) 當署長在本批地文件約定的批租期內任何時候提出要求時，承授人須在署長滿意之情況下，自費將不受產權負擔影響的粉紅色加藍斜線區域或署長運用絕對酌情權下指定的任何部分的空置管有權交還及交回給政府，而政府無須向承授人作出任何代價、付款或補償，但政府無責任應承授人的要求而接受交還粉紅色加藍斜線區域或其任何部分，並且只會在¹其認為適當時才接受。為了根據本特別批地條款(f)(i)分條交還粉紅色加藍斜線區域或署長運用絕對酌情權下指定的任何部分，承授人須自費簽署一份或多份土地交還契據及任何其他文件，其格式及所載條文須由署長批准或規定，並包含署長規定的條款及條件。承授人無權就上述之土地交還而直接或間接引起或有關的損失、損害或補償向政府索償。
- (ii) 在根據本特別批地條款(f)(i)分條向政府交還粉紅色加藍斜線區域之前，承授人不得將該地段或其任何部分或承授人對其所佔權益或在其上興建的任何建築物或其任何部分轉讓、按揭、押記、批租、分租、放棄對其管有或以其他方式處置或作產權負擔，或訂立任何有關的協議，除非及直至承授人自費以一份或多份分割契據，將粉紅色加藍斜線區域及(如署長規定)署長單獨酌情下指定的其任何部分從該地段分割出來，而該等分割契據的格式及所載條文須由署長批准或規定，並包含署長規定的條款及條件，且承授人須自費在土地註冊處以備忘錄形式將所有該等分割契據註冊以令署長滿意，但本特別批地條款(f)(ii)分條不適用於批地文件的特別批地條款第(37)(d)條規定的建築按揭。進行分割前，承授人須自費向署長呈交一份將粉紅色加藍斜線區域及(如署長規定)署長單獨酌情下指定的其任何部分從該地段分割出來的分割契據，並取得其書面批准。
- (g) 除用作行人通道或署長運用絕對酌情權下批准的任何其他用途外，承授人不得將粉紅色加藍斜線區域或其任何部分作任何其他用途，亦不得在粉紅色加藍斜線區域或其任何部分存放或停泊貨物或車輛。
- (h) (i) 承授人須在其管有粉紅色加藍斜線區域的所有時候，准許所有公眾人士為了合法目的在任何時候免費及不受任何阻礙徒步經過、再經過及通過粉紅色加藍斜線區域，並自費確保該等行人通道不受按照本特別批地條款(b)分條或其他條款進行的工程所干擾或阻礙。
- (ii) 對於承授人因履行其在本特別批地條款(h)(i)分條的責任而對承授人造成或使其蒙受的任何損失、損害、滋擾或干擾，政府均無須承擔任何責任，且承授人不得就任何該等損失、損害、滋擾或干擾，向政府、署長或獲其授權的公職人員提出索償等。
- (i) 承授人須就承授人、其傭工、工人及承建商因或進行關於粉紅色加藍斜線區域的工程而辦理或遺漏的任何事宜，及承授人履行本特別批地條款的責任所引起或涉及的一切責任、訴訟、法律程序、費用、索償、開支、損失、損害、收費及要求，向政府、其公職人員、代理人、承建商、工人或其他獲正式授權人士作出彌償及使其獲得彌償。
- (j) 在不影響批地文件的特別批地條款第(8)(b)條的規定下，承授人明確地同意及接受在按照本特別批地條款(f)(i)分條將粉紅色加藍斜線區域或其任何部分交還政府後，若該地段或其任何部分進行發展或重建，承授人可能因該地段的面積減少而不能獲得批地文件第(8)(a)(iii)條特別批地條款下准許的最大總樓面面積。若未能獲得批地文件第(8)(a)(iii)條特別批地條款下准許的最大總樓面面積，政府無須承擔任何責任，而承授人不得向政府提出任何索償或要求退還地價等。

庚. 指明住宅物業的每一大廈公契中關於該等設施與休憩用地及土地中的該等部分的條文

條款1.1

在本公契中，除非上下文義另有准許或要求，下列詞語具有以下界定的意義：

「回車道安排協議」指第一業主於2011年3月3日向運輸署署長發出的信函（該信函之副本已經或將會備存在管理人的管理處）所記載第一業主與運輸署署長之間達成的協議，即根據批地文件的特別批地條款第(27)條規定，只有長過7米的車輛才可以在每天（一般假日除外）上午7時至下午7時期間使用回車道進入該土地，以便調頭（不能在回車道停泊），包括今後運輸署署長或其他有關的政府當局不時協議、批准、要求或同意對上述協議作出的任何修訂、改變、更改、修改或代替；

「棕色區域」指批地文件的特別批地條款第(22)(a)條提及的棕色區域，在批地文件附錄的「PLAN B」圖則上用棕色顯示；

「發展項目公用地方及設施」指…（d）回車道；

「粉紅色加藍斜線區域」指批地文件的特別批地條款第(28)(a)條提及的粉紅色加藍斜線區域，在批地文件附錄的「PLAN B」圖則上用粉紅色加藍斜線顯示；

「回車道」指按批地文件的特別批地條款第(27)條搭建、建造及提供或他人搭建、建造及提供的該土地部分，並包括不時經運輸署署長預先同意對其作出的任何更改及修訂；

條款4.5 (uuu)及4.5 (vvv)

4.5 管理人的職責及權力

管理人負責該土地、大廈、粉紅色加藍斜線區域（直至其管有權交還給政府）及棕色區域的管理。每位業主特此不可撤銷地委任管理人作為代理人，授權按本公契處理涉及整個土地及大廈和公用地方及設施的任何事宜並強制其他業主遵守本公契的條文。為免存疑，管理人的權利及授權須受制於建築物管理條例規定。除了本公契明文規定的其他權力外，管理人具有充分授權作出有關該土地及大廈及其管理所必要或需要的一切行動及事宜。在任何方面不限制上述一般適用範圍的前提下，管理人具有下列權力及職責：

(uuu) 經政府要求、決定或同意和業主按本公契召開業主大會通過決議授權，代表全體業主與政府商洽與協議批地文件的特別批地條款第(27)條要求或擬定的任何協議或安排或對回車道安排協議作出修訂、改變、更改、修改、中止、撤銷或代替及/或訂立、簽署、蓋章及提交任何有關的通知、信函、協議或其他文件及/或作出有關或涉及批地文件的特別批地條款第(27)條所必要或適當的其他行為或事情(包括但不限於委任法律專家及其他顧問就任何事項提供意見)；

(vvv) 按本公契及規約維持、保養、維修及管理粉紅色加藍斜線區域（直至其管有權交還給政府）、棕色區域及其構築物及（除非業主立案法團另有指示）以管理人的名義為其及代表業主按他們各自的權益為粉紅色加藍斜線區域（直至其管有權交還給政府）和棕色區域向信譽卓著的保險公司投購火險及/或管理人認為合適的其他風險和第三者責任險、公共責任險、佔用人責任險及管理人為管理粉紅色加藍斜線區域和棕色區域聘請僱員的僱主責任險，投保金額為管理人認為合適的款項，並支付一切保險費以保持保險單生效及續保，和作出一切合理及必要的其他事情及工作，以符合規約對粉紅色加藍斜線區域（直至其管有權交還給政府）和棕色區域的其他要求。如果管理人盡其一切合理努力，但未能向全體業主收集所需工程的費用管理人對進行上述任何保養、要求、管理及任何其他工程毋須承擔個人責任，該等責任應由業主負責；

條款4.7 (h)

4.7 管理人的其他權利

在不限制本公契明文記載管理人的其他權力下，管理人有權：

- (h) 對任何人士使用規約規定住宅公用地方及設施、停車場公用地方及設施或發展項目公用地方及設施中撥作停泊車輛的任何部分徵收管理人自行酌情認為合適並經業主委員會（如成立）或業主立法法團（如成立）或業主在按本公契召開的業主大會上通過決議批准的訂明費用，惟因此收取的一切訂明費用須撥入管理基金，用作管理、保養及維修住宅公用地方及設施、停車場公用地方及設施或發展項目公用地方及設施（視情況而定）；

條款4.11 (e)

4.11 免責與賠償

對於管理人及其傭工、代理人或承建商依據或宣稱依據本公契條文作出或不作出的任何行為、行動、事情或事項，只要上述行為、不作為不涉及刑事責任、不誠實、疏忽或蓄意，管理人毋須對業主或任何人士（不論該等人士是否有權透過、憑藉任何業主或以信託方式代任何業主提出訴求）負責。在上述規定的一般適用範圍在任何方面都不受影響的前提下，管理人及其傭工、代理人或承建商對於下述以任何方式引起的任何損害、損失和損傷一概毋須負責：

- (e) 該土地、大廈、粉紅色加藍斜線區域或棕色區域內發生盜竊、夜盜或搶劫；或

除非能夠顯示上述損害、損失或傷害是由於管理人或其傭工、代理人或承建商涉及刑事責任或不誠實或疏忽或蓄意的作為或不作為造成的，但是按本公契應付的任何管理開支或其他費用或其任何部分不得因此減少或免付。

條款5.3 (u)

5.3 管理開支

除本公契規定外，年度管理預算的管理開支包括為了全體業主的實益和為了妥善及有效地管理該土地及大廈（包括但不限於公用地方及設施）、粉紅色加藍斜線區域（直至其管有權交還給政府）及棕色區域支出的一切開支，在不限制上述一般適用的範圍下，包括下列費用、收費及開支：

- (u) 按規約維護、維修、管理及保養粉紅色加藍斜線區域（直至其管有權交還給政府）和棕色區域連在其上或其內的一切構築物及街道設施至地政總署署長滿意的程度，及為履行規約對粉紅色加藍斜線區域（直至其管有權交還給政府）和棕色區域的一切要求的費用及開支；

條款5.4 (a)(iii)

5.4 計算年度管理預算的分擔款項

- (a) 除本公契規定外，年度管理預算須劃分為下列部分，管理人須對每個部分作獨立記賬及預算，即：
- (iii) 如果任何開支主要涉及發展項目公用地方及設施（除非有明顯錯誤，管理人對是否涉及的決定是終局性的），該等開支須構成整個土地及大廈的管理開支之部分（以下簡稱「發展項目管理開支」）並由該土地及大廈的所有業主承擔，惟管理人可將按授予地役權契約作出的付款和取得的收入列入年度管理預算的這個部分。
- 但是
- (1) 管理人有酌情權以公平及合理之原則分拆年度管理預算的任何欄目或部分為大廈任何特定部分的次預算或次次預算（除非有明顯錯誤，管理人作出分拆年度管理預算的欄目或部分是最終決定），旨在區分該特定部分的單位業主接受不同程度的管理服務和使用有關的服務、設施及區域，在該種情況下，由管理人按本公契編制在下個年度管理預算內；及
- (2) 倘若大廈任何組成部分訂立公契分契，在該公契分契中任何地方及設施被指定為公用地方及設施，管理人須在年度管理預算設立一個新欄目，該欄目涵蓋管理人認為（除非有明顯錯誤，管理人的決定是最終決定）特別涉及大廈該組成部分的公用地方及設施，該等開支須由大廈該組成部分的業主（視情況而定）按該公契分契承擔。

條款10.14

10.14 公眾使用回車道

- (a) 根據批地文件的特別批地條款第（27）條規定，業主須准許一切政府車輛和運輸署署長批准或要求的任何類型的車輛為了一切合法目的在運輸署署長指定的時間及時期內免費自由經過、再經過回車道，在一切方面使署長滿意。在不限制上述一般適用範圍下，業主須遵守回車道安排協議。業主須對業主未能履行回車道安排協議直接或間接造成或有關的一切訴訟、司法程序、索償及各種要求完全及有效地賠償第一業主。
- (b) 經政府要求、決定或同意和業主在按本公契召開的業主大會上通過決議授權，管理人可代表全體業主與政府商洽與協議批地文件的特別批地條款第（27）條要求或擬定的任何協議或安排或對回車道安排協議作出修訂、改變、更改、修改、中止、撤銷或代替及/或訂立、蓋章及提交任何有關的通知、信函、協議或其他有關文件及/或作出上述事宜或特別批地條款第（27）條有關或要求所必要或適當的其他行為或事情（包括但不限於委任法律專家及其他顧問對任何事項提供意見）。

條款10.15

10.15 保養粉紅色加藍斜線區域

即使本公契有任何規定和直至按批地文件的特別批地條款第（28）條將粉紅色加藍斜線區域交還或視為交還給政府：

- (a) 業主須自費管理與保養粉紅色加藍斜線區域及一切在其上及其內建造、安裝及提供的構築物、路面、明渠、污水渠、排水渠、消防喉轆、服務、街燈、交通標誌、街道設施、道路標記及機械，在一切方面使署長滿意，並採取其他行為及進行工程，以符合規約對粉紅色加藍斜線區域的其他要求；
- (b) 為了管理之目的，粉紅色加藍斜線區域應視為被納入本公契的「發展項目公用地方及設施」的定義內，且為了管理之目的，本公契的解讀、解釋及詮釋須視粉紅色加藍斜線區域為發展項目公用地方及設施之部分，且業主須負責管理與維修粉紅色加藍斜線區域的費用及開支，猶如他們就是發展項目公用地方及設施之部份；
- (c) 業主須准許政府、他的官員、承建商、工人及政府授權的任何人士帶同或不帶同車輛有權自由及免費不受限制地進入、經過及再經過粉紅色加藍斜線區域，旨在鋪設、視察、維修及保養粉紅色加藍斜線區域之下或穿過的排水渠、污水渠、渠道、排水設施及一切其他服務；
- (d) 業主須准許一切公眾人士在任何時候免費步行出入經過及再經過粉紅色加藍斜線區域。

條款10.16

10.16 保養棕色區域

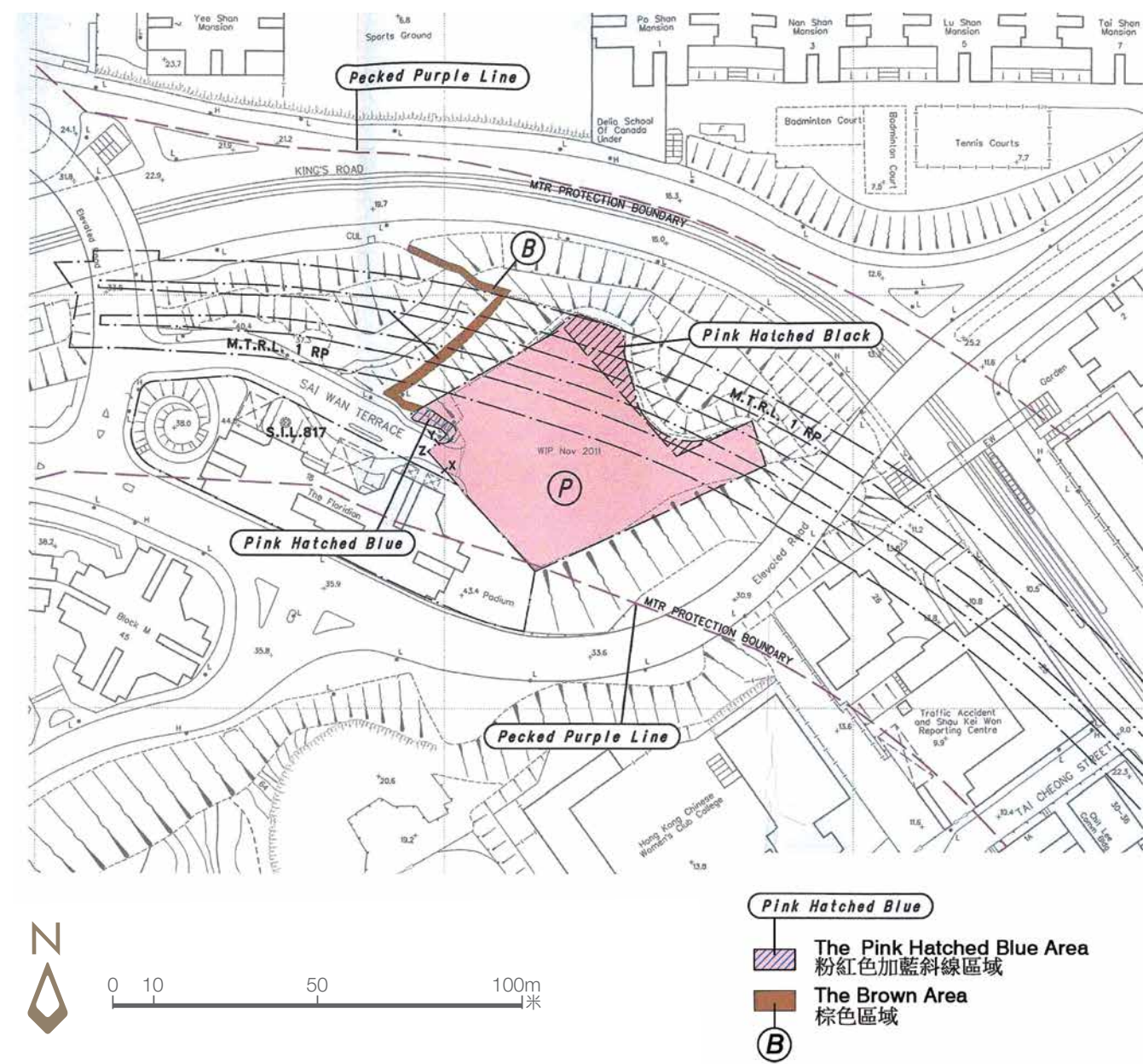
即使本公契有任何規定：

- (a) 業主須自費維護、保養及維修棕色區域和棕色區域的任何構成部分及附屬部分至署長滿意之程度，並採取其他行動及進行工程，以符合批地文件的特別批地條款第（22）條對棕色區域的其他要求；
- (b) 為了管理之目的，棕色區域應視為被納入本公契的「發展項目公用地方及設施」的定義內，且為了管理之目的，本公契的解讀、解釋及詮釋須視棕色區域為發展項目公用地方及設施之部分，且業主須負責管理與維修棕色區域的費用及開支，猶如他們就是發展項目公用地方及設施之部份。

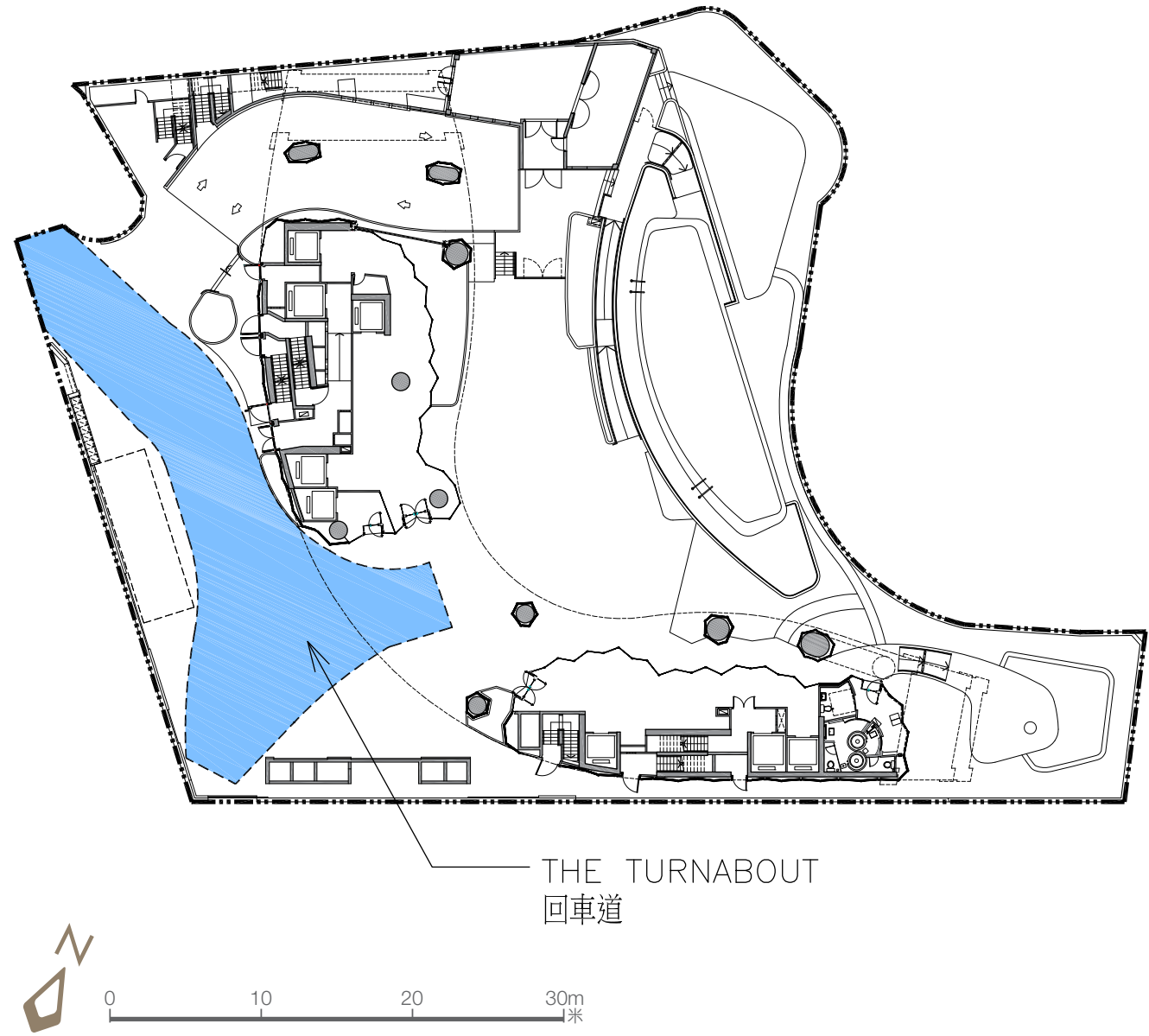
INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

PLANS THAT SHOW THE LOCATION OF THOSE FACILITIES AND OPEN SPACES, AND THOSE PARTS OF THE LAND
顯示該等設施與休憩用地及土地中的該等部分的圖則



- Notes
1. This plan is an extract of Plan No.HKM8838, that is the plan marked "PLAN B" annexed to the Land Grant.
 2. The portions indicated (P), (Pink Hatched Black) and (Pecked Purple Line) are shown on the plan marked "PLAN B" annexed to the Land Grant and do not form part of those facilities and open spaces specified at page 56 of this sales brochure.
- 附註
1. 此圖摘錄自圖則編號HKM8838，亦即為批地文件附錄的「PLAN B」圖則。
 2. 此圖所示的(P)，(Pink Hatched Black)及(Pecked Purple Line)區域為批地文件附錄的「PLAN B」圖則所示的區域，而並不構成本售樓說明書第62頁所指的該等設施與休憩用地。



- Notes
- This plan is an extract of the Ground Floor Plan of the Development.
- 附註
- 此圖為該發展項目地下平面圖之摘錄。

WARNING TO PURCHASERS

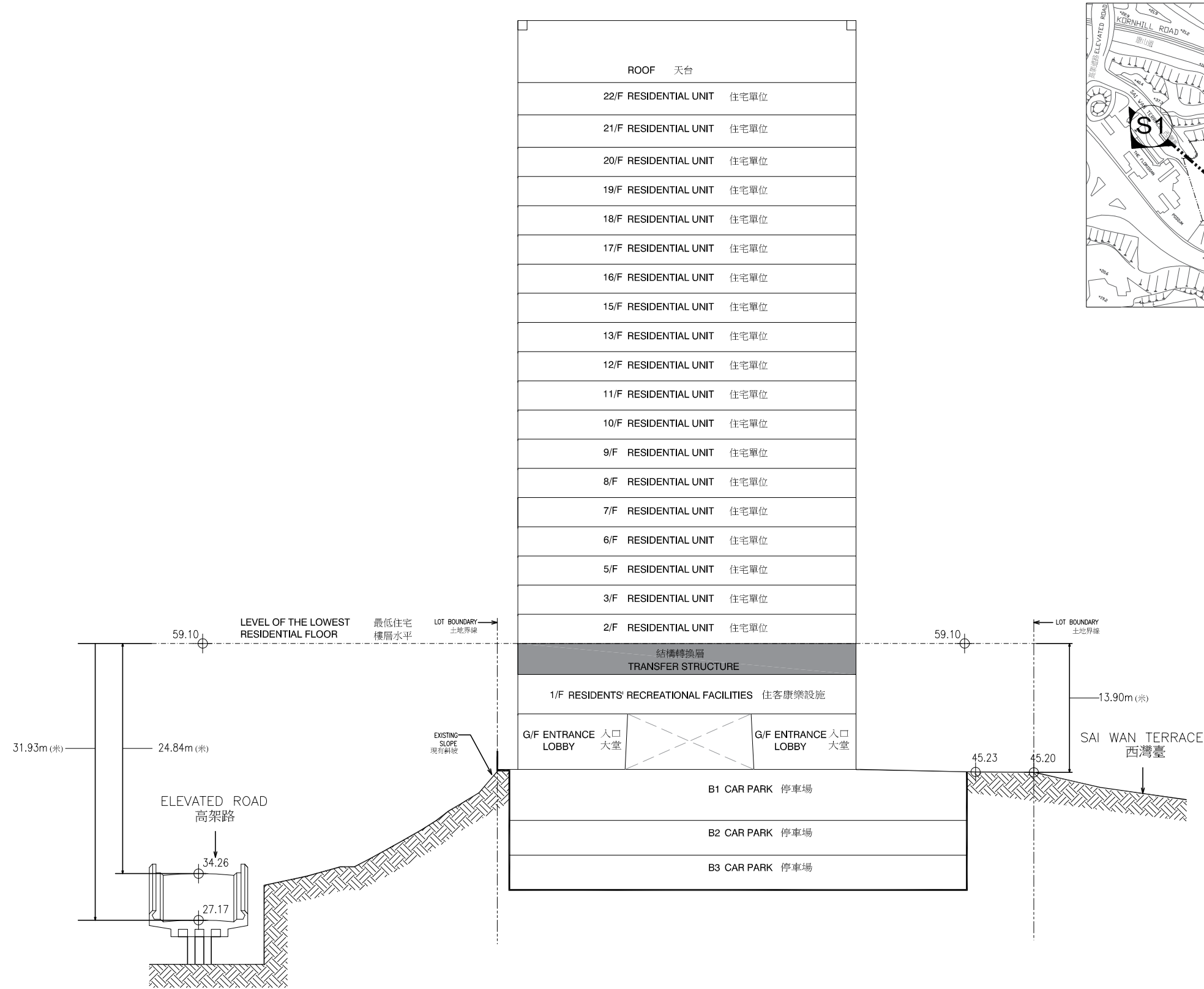
對買方的警告

- (a) The Purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the Vendor) to act for the Purchaser in relation to the transaction.
 - (b) If the Purchaser instructs such separate firm of solicitors to act for the Purchaser in relation to the transaction, that firm will be able to give independent advice to the Purchaser.
 - (c) If the Purchaser instructs the firm of solicitors acting for the Vendor to act for the Purchaser as well, and if a conflict of interest arises between the Vendor and the Purchaser,
 - (i) that firm may not be able to protect the Purchaser's interests; and
 - (ii) the Purchaser may have to instruct a separate firm of solicitors; and
 - (iii) in the case of paragraph (c)(ii), the total solicitors' fees payable by the Purchaser may be higher than the fees that would have been payable if the Purchaser had instructed a separate firm of solicitors in the first place.
- (a) 現建議買方聘用一間獨立的律師事務所（代表賣方行事者除外），以在交易中代表買方行事。
 - (b) 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
 - (c) 如買方聘用代表賣方行事的律師事務所同時代表買方行事，而賣方與買方之間出現利益衝突—
 - (i) 該律師事務所可能不能夠保障買方的利益；及
 - (ii) 買方可能要聘用一間獨立的律師事務所；及
 - (iii) 如屬(c)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所須支付的費用。

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

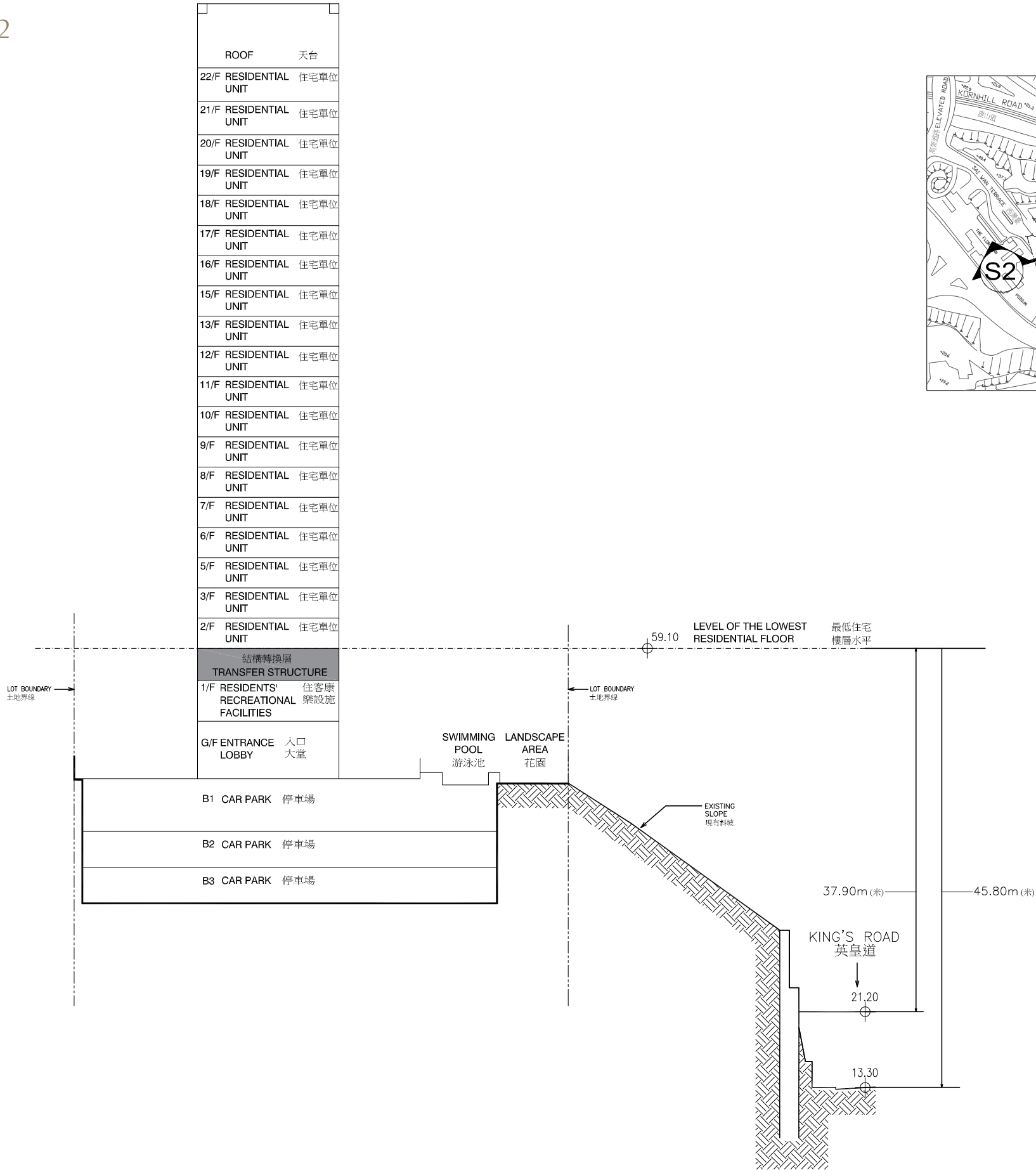
CROSS-SECTION PLAN S1-S1
橫截面圖 S1-S1



- Notes
1. The part of Sai Wan Terrace adjacent to the building is 45.20 metres above Hong Kong Principal Datum.
 2. The part of Elevated Road adjacent to the building is from 27.17 metres to 34.26 metres above Hong Kong Principal Datum.
 3. The level of lowest residential floor of the Development is 59.10 metres above Hong Kong Principal Datum.
 4. The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.

- 附註
1. 毗鄰建築物的一段西灣臺為香港主水平基準以上45.20米。
 2. 毗鄰建築物的一段高架路為香港主水平基準以上27.17米至34.26米。
 3. 發展項目之最低住宅層為香港主水平基準以上59.10米。
 4. 賣方建議買方到該發展項目作實地考察，以獲取對該發展項目及周圍地區的公共設施及環境較佳的了解。

CROSS-SECTION PLAN S2-S2
橫截面圖 S2-S2



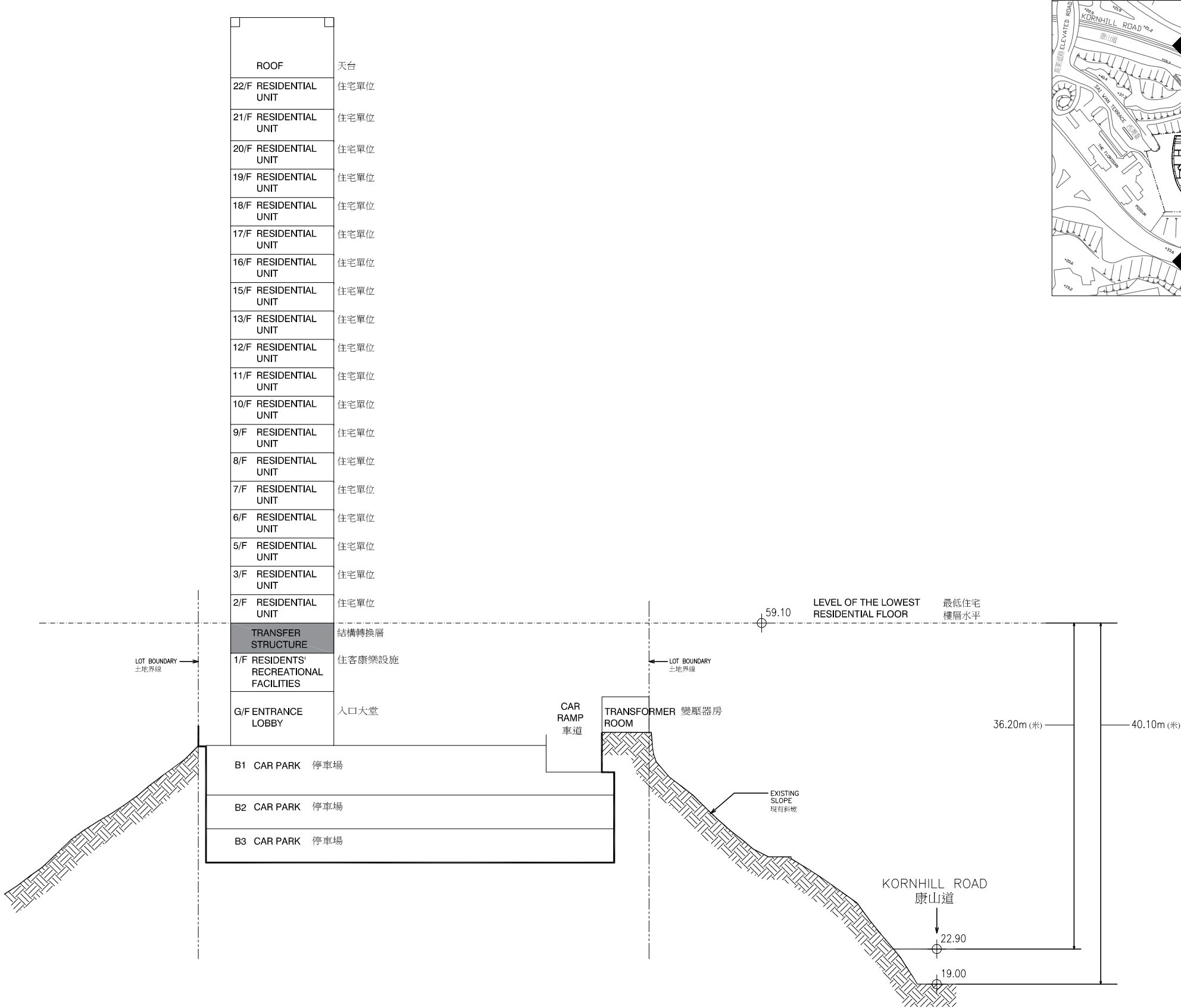
- Notes
1. The part of King's Road adjacent to the building is from 13.30 metres to 21.20 metres above Hong Kong Principal Datum.
 2. The level of lowest residential floor of the Development is 59.10 metres above Hong Kong Principal Datum.
 3. The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.

- 附註
1. 毗鄰建築物的一段英皇道為香港主水平基準以上13.30米至21.20米。
 2. 發展項目之最低住宅層為香港主水平基準以上59.10米。
 3. 賣方建議買方到該發展項目作實地考察，以獲取對該發展項目及周圍地區的公共設施及環境較佳的了解。

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN S3-S3
橫截面圖 S3-S3

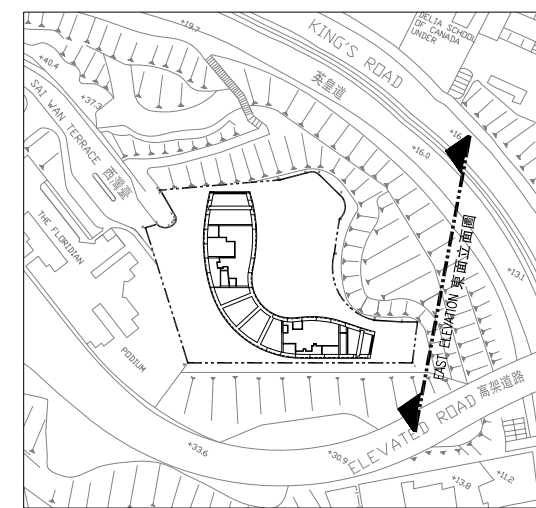
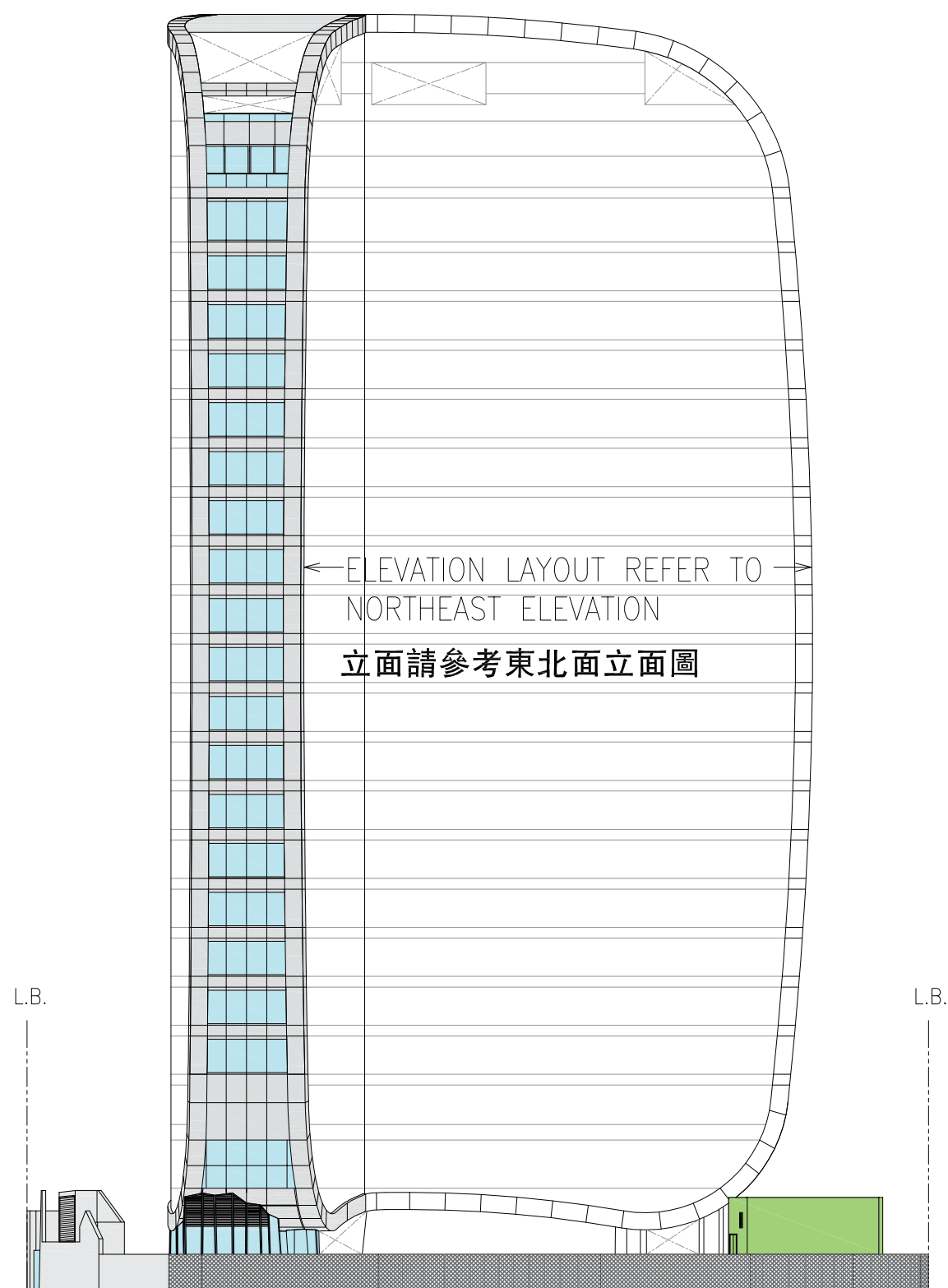


- Notes
1. The part of Kornhill Road adjacent to the building is from 19.00 metres to 22.90 metres above Hong Kong Principal Datum.
 2. The level of lowest residential floor of the Development is 59.10 metres above Hong Kong Principal Datum.
 3. The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.

- 附註
1. 毗鄰建築物的一段康山道為香港主水平基準以上19.00米至22.90米。
 2. 發展項目之最低住宅層為香港主水平基準以上59.10米。
 3. 賣方建議買方到該發展項目作實地考察，以獲取對該發展項目及周圍地區的公共設施及環境較佳的了解。

ELEVATION PLAN
立面圖

EAST ELEVATION
東面立面圖



L.B. = Lot Boundary 土地界線

Authorized Person for the Development certified that the elevations shown on this plan:
(1) are prepared on the basis of the approved Building Plans for the Development as at 12 November 2013;
(2) are in general accordance with the outward appearance of the Development.

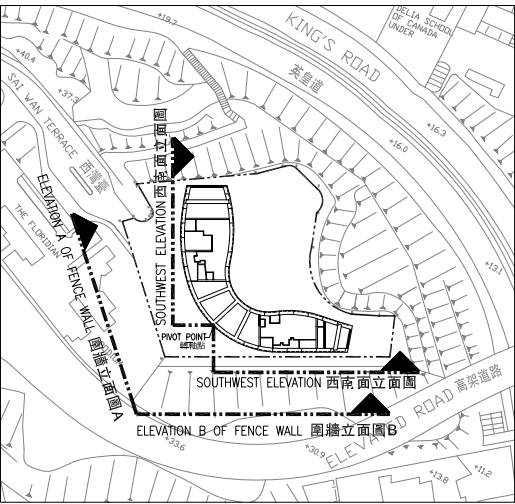
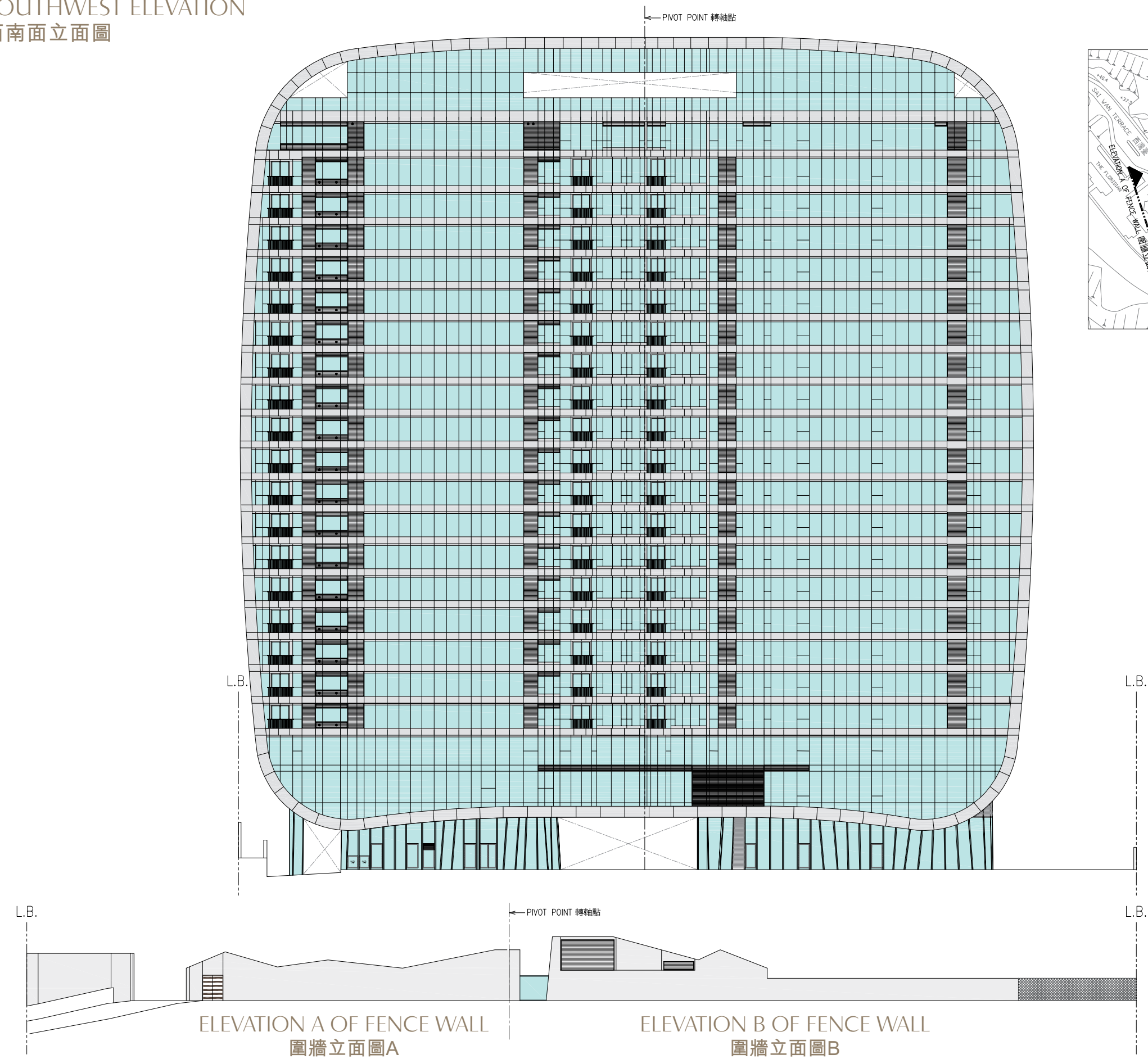
發展項目的認可人士證明本圖所顯示的立面：
(1) 以2013年11月12日此發展項目經批准的建築圖則為基礎擬備；
(2) 大致上與該項目的外觀一致。

ELEVATION PLAN

立面圖

SOUTHWEST ELEVATION

西南面立面圖

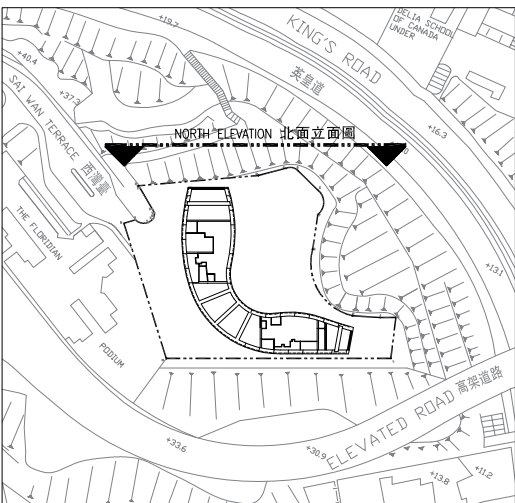
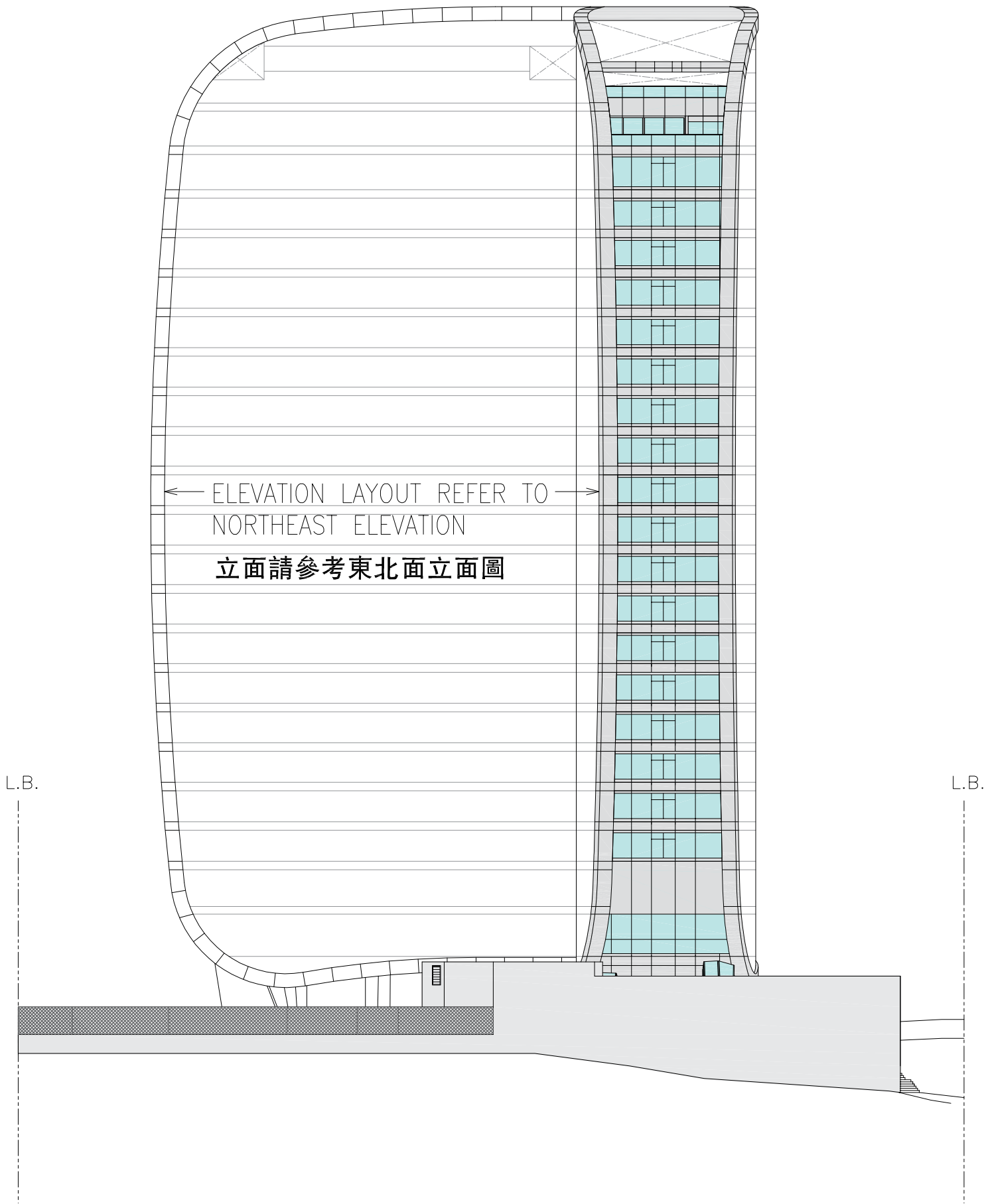


L.B. = Lot Boundary 土地界線

Authorized Person for the Development certified that the elevations shown on this plan:
(1) are prepared on the basis of the approved Building Plans for the Development as at 12 November 2013;
(2) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：
(1) 以2013年11月12日此發展項目經批准的建築圖則為基礎擬備；
(2) 大致上與該項目的外觀一致。

NORTH ELEVATION
北面立面圖



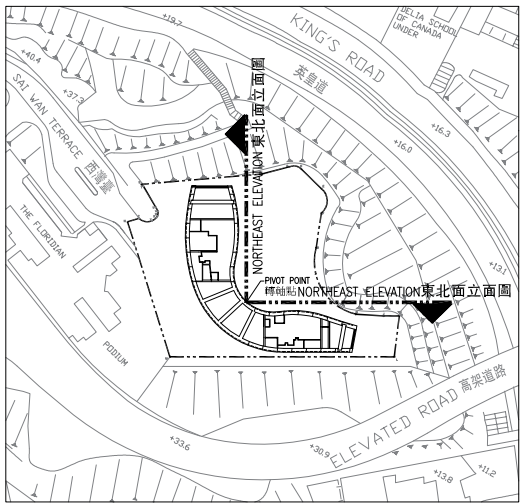
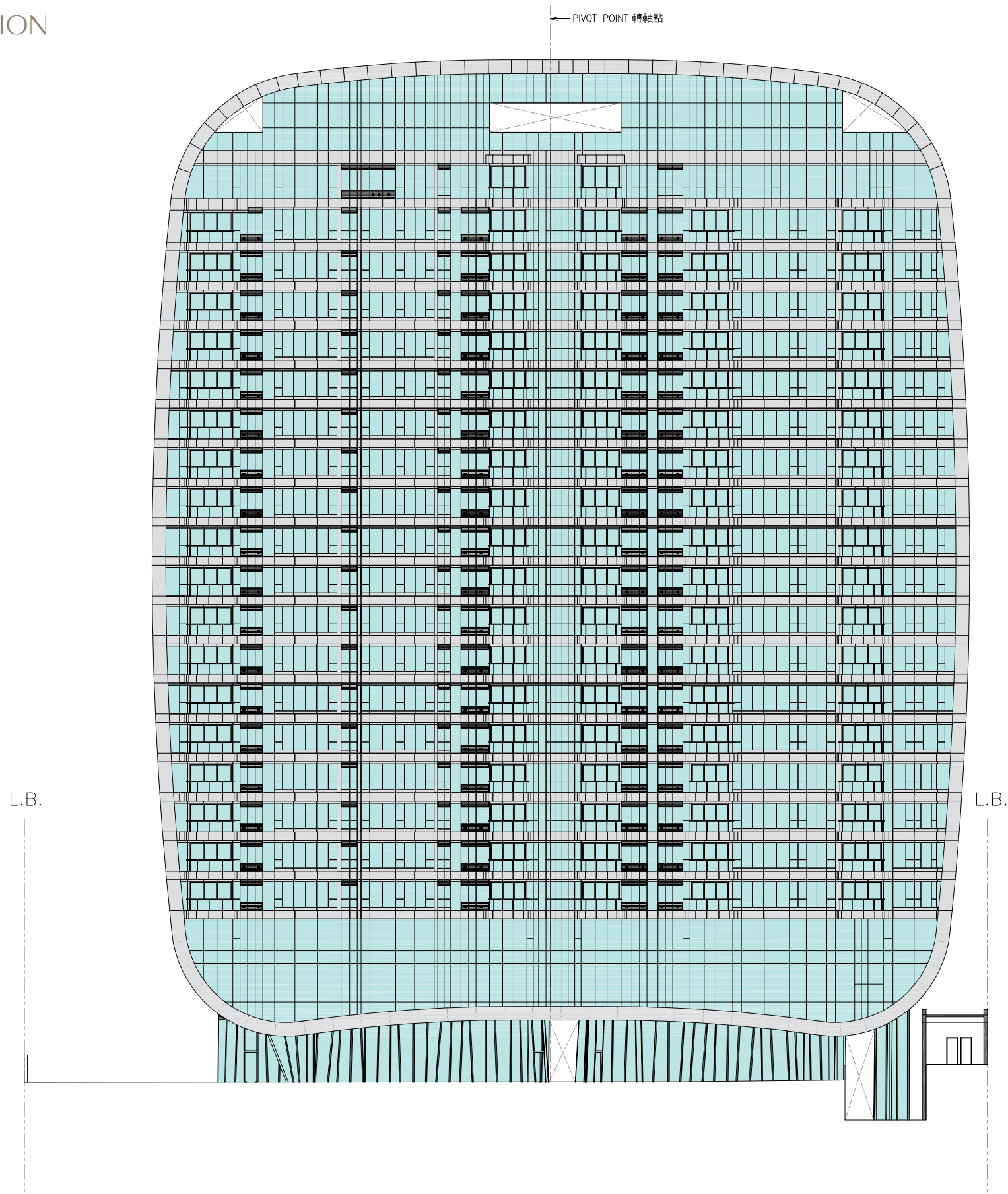
L.B. = Lot Boundary 土地界線

Authorized Person for the Development certified that the elevations shown on this plan:
(1) are prepared on the basis of the approved Building Plans for the Development as at 12 November 2013;
(2) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：
(1) 以2013年11月12日此發展項目經批准的建築圖則為基礎擬備；
(2) 大致上與該項目的外觀一致。

ELEVATION PLAN
立面圖

NORTHEAST ELEVATION
東北面立面圖



L.B. = Lot Boundary 土地界線

Authorized Person for the Development certified that the elevations shown on this plan:
(1) are prepared on the basis of the approved Building Plans for the Development as at 12 November 2013;
(2) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：
(1) 以2013年11月12日此發展項目經批准的建築圖則為基礎擬備；
(2) 大致上與該項目的外觀一致。

INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

發展項目中的公用設施的資料

	Covered 有上蓋遮蓋		Uncovered 沒有上蓋遮蓋	
Category of Common Facilities 公用設施類別	Area 面積 (sq m 平方米)	Area 面積 (sq ft 平方呎)	Area 面積 (sq m 平方米)	Area 面積 (sq ft 平方呎)
A residents' clubhouse (including any recreational facilities for residents' use) 住客會所（包括供住客使用的任何康樂設施）	731.276	7,871	Not Applicable 不適用	Not Applicable 不適用
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 (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方（不論是稱為公用空中花園或有其他名稱）	25.843	278	267.002	2,874
A communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方（不論是稱為有蓋及園景的遊樂場或有其他名稱）	219.343	2,361	855.195	9,205

Note : Areas in square metres as specified in the above are based on the latest approved building plans. Areas in square foot are converted at a rate of 1 square metre to 10.764 square feet and rounded off to nearest integer.
附註: 上述所列以平方米顯示之面積乃依據最新的批准建築圖則。以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並以四捨五入至整數。

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

閱覽圖則及公契

1. A copy of Outline Zoning Plan relating to the Development is available at www.ozp.tpb.gov.hk

2. A copy of the deed of mutual covenant in respect of the residential property that has been executed is available for inspection at the place at which the residential property is offered to be sold.

3. The inspection is free of charge.
1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 www.ozp.tpb.gov.hk

2. 關於住宅物業已簽立的公契的文本已存放在住宅物業的售樓處，以供閱覽。

3. 無須為閱覽付款。

FITTINGS, FINISHES AND APPLIANCES

1. EXTERIOR FINISHES

(a) EXTERNAL WALL	Ground floor of residential tower is finished with glazed walls, aluminium grilles and louvers. Other floors are finished with aluminium cladding, glass cladding, curtain wall system with insulated glass unit, aluminium grilles and louvers.
(b) WINDOW	Aluminium window frame of living room/dining room, bedroom, bathroom and kitchen is fitted with double-glazed clear glass (insulated glass unit).
(c) BAY WINDOW	The material of bay window is reinforced concrete. Aluminium window frame of bay window is fitted with double-glazed clear glass (insulated glass unit). Bay window sill is finished with natural stone.
(d) PLANTER	Planters on G/F are finished with granite stone on the external surface. Planters at R/F are finished with stone face spray paint on the external surface.
(e) VERANDAH OR BALCONY	Ceiling is finished with plastering and emulsion paint and fitted with aluminium edge. Floor is finished with ceramic tiles and composite timber deck. All balconies are covered and fitted with glass balustrade. No Verandah is provided.
(f) DRYING FACILITIES FOR CLOTHING	Not applicable.

裝置、裝修物料及設備

1. 外部裝修物料

(a) 外牆	住宅大樓地面層外牆為玻璃牆，鋁金屬格柵及百葉。其他樓層外牆為鋁金屬飾面、玻璃飾面、附有隔熱玻璃片的玻璃幕牆、鋁金屬格柵及百葉。
(b) 窗	客廳/飯廳、睡房、浴室及廚房採用鋁質窗框配以雙層透明中空玻璃。
(c) 窗台	窗台用料為鋼筋混凝土。窗台採用鋁質窗框配以雙層透明中空玻璃。窗台板以天然石鋪砌。
(d) 花槽	地面層花槽外部表面鋪砌花崗石。天台花槽外部表面鋪砌仿石面噴塗飾面。
(e) 陽台或露台	天花為批盪及髹上乳膠漆並配以鋁金屬邊。地面鋪砌瓷磚及裝有複合木平台。所有露台均有蓋並裝有玻璃圍欄。不設陽台。
(f) 乾衣設施	不適用。

FITTINGS, FINISHES AND APPLIANCES

2. INTERIOR FINISHES

<p>(a) LOBBY</p>	<p><u>Ground Floor Entrance Lobby & Clubhouse Entrance Lobby</u></p> <p>Floor: natural stone</p> <p>Wall: natural stone and wood veneer</p> <p>Ceiling: gypsum board with emulsion paint</p> <p><u>2/F – 21/F Private Lift Lobby</u></p> <p>Floor: engineered timber</p> <p>Wall: wood veneer and stainless steel</p> <p>Ceiling: gypsum board with emulsion paint</p> <p><u>22/F Private Lift Lobby</u></p> <p>Floor: engineered timber</p> <p>Wall: natural stone and stainless steel</p> <p>Ceiling: gypsum board with emulsion paint</p> <p><u>Service Lift Lobby</u></p> <p>Floor: homogeneous tiles</p> <p>Wall: wooden panel with plastic laminate and emulsion paint</p> <p>Ceiling: plastic laminate and gypsum board with emulsion paint</p>
<p>(b) INTERNAL WALL AND CEILING</p>	<p><u>All Units (except Unit B and Unit E of 20/F)</u></p> <p>Wall: Living Room/Dining Room and Bedrooms - plastering with emulsion paint where exposed</p> <p>Ceiling: Living Room/Dining Room and Bedrooms - plastering with emulsion paint where exposed. False ceiling and ceiling bulkheads are finished with gypsum board and emulsion paint</p> <p><u>Unit B of 20/F</u></p> <p>Wall: Living Room/Dining Room - wallpaper, fabric, stainless steel, Venetian plaster and emulsion paint where exposed</p> <p>Master Bedroom - wallpaper, wood veneer and emulsion paint where exposed</p> <p>Bedroom 1 - wallpaper, Venetian plaster and emulsion paint where exposed</p> <p>Bedroom 2 - solid wood, wallpaper, fabric and emulsion paint where exposed</p> <p>Ceiling: Living Room/Dining Room and Bedrooms - plastering with emulsion paint where exposed. False ceiling and ceiling bulkheads are finished with gypsum board and emulsion paint</p> <p><u>Unit E of 20/F</u></p> <p>Wall: Living Room/Dining Room - wallpaper, Venetian plaster and emulsion paint where exposed</p> <p>Master Bedroom - solid wood, wood veneer, stainless steel, wallpaper, fabric and emulsion paint where exposed</p> <p>Bedroom 1 - stainless steel, fabric, Venetian plaster and emulsion paint where exposed</p> <p>Bedroom 2 & Bedroom 3 - solid wood, wallpaper, fabric and emulsion paint where exposed</p> <p>Ceiling: Living Room/Dining Room – gypsum board with Venetian plaster and emulsion paint</p> <p>Bedrooms - plastering with emulsion paint where exposed. False ceiling and ceiling bulkheads are finished with gypsum board and emulsion paint</p>



2. 室內裝修物料

<p>(a) 大堂</p>	<p><u>地面層入口大堂及會所入口大堂</u></p> <p>地板：天然石</p> <p>牆壁：天然石及木皮飾面</p> <p>天花板：髹上乳膠漆的石膏板</p> <p><u>2樓至21樓私人電梯大堂</u></p> <p>地板：複合木</p> <p>牆壁：木皮飾面及不銹鋼</p> <p>天花板：髹上乳膠漆的石膏板</p> <p><u>22樓私人電梯大堂</u></p> <p>地板：複合木</p> <p>牆壁：天然石及不銹鋼</p> <p>天花板：髹上乳膠漆的石膏板</p> <p><u>貨運電梯大堂</u></p> <p>地板：均質磚</p> <p>牆壁：膠面飾面木板及乳膠漆</p> <p>天花板：膠板飾面及髹上乳膠漆的石膏板</p>
<p>(b) 內牆及天花板</p>	<p><u>所有單位（20樓B單位及E單位除外）</u></p> <p>牆壁：客廳/飯廳及睡房內牆的外露部分為批盪及髹上乳膠漆</p> <p>天花板：客廳/飯廳及睡房外露部分為批盪及髹上乳膠漆。假天花及假樑裝設髹上乳膠漆的石膏板</p> <p><u>20樓B單位</u></p> <p>牆壁：客廳/飯廳內牆的外露部分為牆紙、布、不銹鋼、仿石漆及乳膠漆</p> <p>主人睡房內牆的外露部分為牆紙、木皮飾面及乳膠漆</p> <p>睡房1內牆的外露部分為牆紙、仿石漆及乳膠漆</p> <p>睡房2內牆的外露部分為實木、牆紙、布及乳膠漆</p> <p>天花板：客廳/飯廳及睡房外露部分為批盪及髹上乳膠漆。假天花及假樑裝設髹上乳膠漆的石膏板</p> <p><u>20樓E單位</u></p> <p>牆壁：客廳/飯廳內牆的外露部分為牆紙、仿石漆及乳膠漆</p> <p>主人睡房內牆的外露部分為實木、木皮飾面、不銹鋼、牆紙、布及乳膠漆</p> <p>睡房1內牆的外露部分為不銹鋼、布、仿石漆及乳膠漆</p> <p>睡房2及睡房3內牆的外露部分為實木、牆紙、布及乳膠漆</p> <p>天花板：客廳/飯廳天花為髹上仿石漆及乳膠漆的石膏板</p> <p>睡房外露部分為批盪及髹上乳膠漆。假天花及假樑裝設髹上乳膠漆的石膏板</p>

FITTINGS, FINISHES AND APPLIANCES

2. INTERIOR FINISHES

(c) INTERNAL FLOOR	<p><u>All Units (except Unit B and Unit E of 20/F)</u> Living Room/Dining Room and Bedrooms - engineered timber flooring with timber skirting</p> <p><u>Unit B of 20/F</u> Living Room/Dining Room & Bedroom 2 - engineered timber flooring with stainless steel and timber skirting Master Bedroom & Bedroom 1 - engineered timber flooring with timber skirting</p> <p><u>Unit E of 20/F</u> Living Room/Dining Room - engineered timber flooring with timber skirting Bedrooms - engineered timber flooring with stainless steel and timber skirting</p>
(d) BATHROOM	<p>Floor: natural stone where exposed</p> <p>Wall: natural stone for the exposed areas up to false ceiling level; no finishes for the areas behind vanity cabinet and mirror cabinet</p> <p>Ceiling: gypsum board with emulsion paint</p>
(e) KITCHEN	<p>Floor: natural stone where exposed</p> <p>Cooking Bench: 2/F to 21/F - natural stone; 22/F - stainless steel</p> <p>Wall: 2/F to 21/F - high-gloss lacquer and stainless steel for the exposed areas up to false ceiling level; ceramic tiles for some areas behind kitchen cabinet 22/F - wood veneer and stainless steel for the exposed areas up to false ceiling level; ceramic tiles for some areas behind kitchen cabinet</p> <p>Ceiling: gypsum board with emulsion paint</p>



2. 室內裝修物料

(c) 內部地板	<p><u>所有單位（20樓B單位及E單位除外）</u></p> <p>客廳/飯廳及睡房鋪砌複合木地板，配以木製地腳線</p> <p><u>20樓B單位</u></p> <p>客廳/飯廳及睡房2鋪砌複合木地板，配以不銹鋼及木製地腳線</p> <p>主人睡房及睡房1鋪砌複合木地板，配以木製地腳線</p> <p><u>20樓E單位</u></p> <p>客廳/飯廳鋪砌複合木地板，配以木製地腳線</p> <p>睡房鋪砌複合木地板，配以不銹鋼及木製地腳線</p>
(d) 浴室	<p>地板： 外露部分鋪砌天然石</p> <p>牆壁： 外露部分鋪砌天然石至假天花底；面盆櫃及鏡櫃背牆身無裝飾面</p> <p>天花板： 髹上乳膠漆的石膏板</p>
(e) 廚房	<p>地板： 外露部分鋪砌天然石</p> <p>灶台： 2樓至21樓為天然石；</p> <p> 22樓為不銹鋼</p> <p>牆壁： 2樓至21樓牆身外露部分為亮面漆及不銹鋼飾面至假天花底；廚櫃背牆身部分位置以瓷磚鋪砌</p> <p> 22樓牆身外露部分為木皮及不銹鋼飾面至假天花底；廚櫃背牆身部分位置以瓷磚鋪砌</p> <p>天花板： 髹上乳膠漆的石膏板</p>

FITTINGS, FINISHES AND APPLIANCES

3. INTERIOR FITTINGS

(a) DOORS

	Units of 2/F – 21/F
Private Lift Lobby	Door between private lift lobby and relevant unit is made of solid core timber with wood veneer finish, fitted with eye viewer, door closer, door stopper, metal handle and lockset.
Service Lift Lobby	Door between private lift lobby and service lift lobby (for Unit A, Unit B, Unit C & Unit D only) and door between corridor and service lift lobby (for Unit E only) are made of solid core timber with wood veneer and plastic laminate finish, fitted with eye viewer, door closer, door stopper, metal handle and lockset.
Master Bedroom and Bedrooms	Hollow core timber with wood veneer finish, fitted with door stopper, metal handle and lockset.
Bathrooms and Lavatory	Hollow core timber with wood veneer finish, fitted with door stopper, metal handle, lockset and timber louver (timber louver applicable to Master Bathroom of Unit C, Bathroom 1 of Unit D and Master Bathroom of Unit E only).
Kitchen	Solid core timber with wood veneer and acrylic finish, fitted with fire-rated glass panel, door closer, door stopper and metal handle.
Balcony and Utility Platform	Double-glazed clear glass (insulated glass unit), fitted with aluminium frame.
A/C Plant (AHU) Room (for Unit A, Unit C and Unit D only)	Solid core timber with hand-brushed paint and plastic laminate finish, fitted with door closer, metal handle and lockset.
A/C Plant (AHU) Room (for Unit B only)	Solid core timber with plastic laminate finish, fitted with door closer, metal handle and lockset.
A/C Plant (AHU) Room (for Unit E only)	Solid core timber with wood veneer and plastic laminate finish, fitted with door closer, metal handle and lockset (for 2/F – 19/F & 21/F only). Solid core timber with Venetian plaster and plastic laminate finish, fitted with door closer, metal handle and lockset (for 20/F only).
W.C.	Hollow core timber with plastic laminate finish, fitted with timber louver, metal handle and lockset.
Store 1	Hollow core timber with acrylic and plastic laminate finish, fitted with door stopper, metal handle and lockset (for Unit A, Unit B, Unit C and Unit D only). Hollow core timber with wood veneer and plastic laminate finish, fitted with door closer, metal handle and lockset (for Unit E only).
Store 2 (for Unit D only)	Tinted glass with metal frame, fitted with metal handle.



3. 室內裝置

(a) 門

	2樓至21樓單位
私人電梯大堂	私人電梯大堂接連有關單位的門採用木皮飾面實心木門，配以防盜眼、氣鼓、門擋、金屬手柄及門鎖。
貨運電梯大堂	私人電梯大堂接連貨運電梯大堂的門（僅適用於A單位、B單位、C單位及D單位）以及走廊接連貨運電梯大堂的門（僅適用於E單位）採用木皮及膠板飾面實心木門，配以防盜眼、氣鼓、門擋、金屬手柄及門鎖。
主人睡房及睡房	木皮飾面中空木門，配以門擋、金屬手柄及門鎖。
浴室及洗手間	木皮飾面中空木門，配以門擋、金屬手柄、門鎖及木製百葉（木製百葉僅適用於C單位主人房浴室、D單位浴室1及E單位主人房浴室）。
廚房	木皮及丙烯酸漆飾面實心木門，配以防火玻璃片、氣鼓、門擋及金屬手柄。
露台及工作平台	雙層透明中空玻璃，配以鋁質框。
空調機房（僅適用於A 單位、C 單位及D單位）	手掃漆及膠板飾面實心木門，配以氣鼓、金屬手柄及門鎖。
空調機房（僅適用於B單位）	膠板飾面實心木門，配以氣鼓、金屬手柄及門鎖。
空調機房（僅適用於E單位）	木皮及膠板飾面實心木門，配以氣鼓、金屬手柄及門鎖（僅適用於2樓至19樓及21樓）； 仿石漆及膠板飾面實心木門，配以氣鼓、金屬手柄及門鎖（僅適用於20樓）
廁所	膠板飾面中空木門，配以木製百葉、金屬手柄及門鎖。
儲物房1	丙烯酸漆及膠板飾面中空木門，配以門擋、金屬手柄及門鎖（僅適用於A單位、B單位、C單位及D單位）； 木皮及膠板飾面中空木門，配以門擋、金屬手柄及門鎖（僅適用於E單位）。
儲物房2（僅適用於D單位）	金屬框玻璃門，配以金屬手柄。

FITTINGS, FINISHES AND APPLIANCES

3. INTERIOR FITTINGS

(a) DOORS

	Unit A of 22/F	Unit E of 22/F
Private Lift Lobby	Door between private lift lobby and relevant unit is made of solid core timber with wood veneer finish, fitted with eye viewer, door closer, door stopper, metal handle and lockset.	Door between private lift lobby and relevant unit is made of solid core timber with wood veneer finish, fitted with eye viewer, door closer, door stopper, metal handle and lockset.
Service Lift Lobby	Door between private lift lobby and service lift lobby is made of solid core timber with wood veneer and plastic laminate finish, fitted with eye viewer, door closer, door stopper, metal handle and lockset; Door between corridor and service lift lobby is made of solid core timber with wood veneer and stainless steel finish, fitted with eye viewer, door closer, metal handle and lockset; Door between utility room and smoke lobby of staircase is made of solid core timber with plastic laminate finish, fitted with door closer, door stopper, metal handle and lockset.	Door between private lift lobby and service lift lobby is made of solid core timber with wood veneer and plastic laminate finish, fitted with eye viewer, door closer, door stopper, metal handle and lockset; Door between corridor and service lift lobby is made of solid core timber with wood veneer and stainless steel finish, fitted with eye viewer, door closer, metal handle and lockset.
Master Bedroom and Bedrooms	Hollow core timber with wood veneer finish, fitted with door closer, door stopper, metal handle and lockset.	Hollow core timber with wood veneer finish, fitted with door closer, door stopper, metal handle and lockset.
Master Bathroom	Tinted glass with metal frame, fitted with metal handle.	Hollow core timber with wood veneer finish, fitted with door stopper, metal handle and lockset.
Bathrooms	Hollow core timber with wood veneer finish, fitted with door stopper, metal handle and lockset.	Hollow core timber with wood veneer finish, fitted with door stopper, metal handle and lockset.
Kitchen	Solid core timber with wood veneer finish, fitted with fire-rated glass panel, door closer, door stopper and metal handle.	Solid core timber with wood veneer finish, fitted with fire-rated glass panel, door closer, door stopper and metal handle.
Corridor	Door inside relevant unit is made of hollow core timber with tinted glass with metal frame and wood veneer finish, fitted with door closer, door stopper and metal handle.	Door inside relevant unit is made of hollow core timber with tinted glass with metal frame and wood veneer finish, fitted with door closer, door stopper and metal handle.
Balcony and Flat Roof	Double-glazed clear glass (insulated glass unit), fitted with aluminium frame.	Double-glazed clear glass (insulated glass unit), fitted with aluminium frame.
A/C Plant (AHU) Room (at 22/F)	Solid core timber with hand-brushed paint and plastic laminate finish, fitted with door closer, metal handle and lockset.	Not applicable.
A/C Plant (AHU) Room (at Roof)	Stainless steel with timber trellis finish, fitted with door closer, metal handle and lockset.	Stainless steel with timber trellis finish, fitted with door closer, metal handle and lockset.
Store 1	Hollow core timber with plastic laminate finish, fitted with timber louver, metal handle and lockset.	Hollow core timber with wood veneer finish, fitted with door closer, door stopper, metal handle and lockset.
Store 2	Hollow core timber with wood veneer finish, fitted with door closer, metal handle and lockset.	Hollow core timber with wood veneer finish, fitted with door closer, door stopper, metal handle and lockset.
W.C.	Hollow core timber with plastic laminate finish, fitted with timber louver, metal handle and lockset.	Frosted glass, fitted with metal handle.
Utility Room	Door between utility room and kitchen is made of solid core timber with wood veneer and plastic laminate finish, fitted with door closer, door stopper, and metal handle.	Not applicable.
Powder Room	Hollow core timber with wood veneer finish, fitted with door closer, door stopper, metal handle and lockset.	Hollow core timber with wood veneer finish, fitted with door closer, door stopper, metal handle and lockset.



3. 室內裝置

(a) 門

	22樓A單位	22樓E單位
私人電梯大堂	私人電梯大堂接連有關單位的門採用木皮飾面實心木門，配以防盜眼、氣鼓、門擋、金屬手柄及門鎖。	私人電梯大堂接連有關單位的門採用木皮飾面實心木門，配以防盜眼、氣鼓、門擋、金屬手柄及門鎖。
貨運電梯大堂	私人電梯大堂接連貨運電梯大堂的門採用木皮及膠板飾面實心木門，配以防盜眼、氣鼓、門擋、金屬手柄及門鎖； 走廊接連貨運電梯大堂的門採用木皮及不銹鋼飾面實心木門，配以防盜眼、氣鼓、金屬手柄及門鎖； 工作間接連樓梯防煙門廊的門採用膠板飾面實心木門，配以氣鼓、門擋、金屬手柄及門鎖。	私人電梯大堂接連貨運電梯大堂的門採用木皮及膠板飾面實心木門，配以防盜眼、氣鼓、門擋、金屬手柄及門鎖； 走廊接連貨運電梯大堂的門採用木皮及不銹鋼飾面實心木門，配以防盜眼、氣鼓、金屬手柄及門鎖。
主人睡房及睡房	木皮飾面中空木門，配以氣鼓、門擋、金屬手柄及門鎖。	木皮飾面中空木門，配以氣鼓、門擋、金屬手柄及門鎖。
主人房浴室	金屬框玻璃門，配以金屬手柄。	木皮飾面中空木門，配以門擋、金屬手柄及門鎖。
浴室	木皮飾面中空木門，配以門擋、金屬手柄及門鎖。	木皮飾面中空木門，配以門擋、金屬手柄及門鎖。
廚房	木皮飾面實心木門，配以防火玻璃片、氣鼓、門擋及金屬手柄。	木皮飾面實心木門，配以防火玻璃片、氣鼓、門擋及金屬手柄。
走廊	金屬框玻璃及木皮飾面中空木門，配以氣鼓、門擋及金屬手柄。	金屬框玻璃及木皮飾面中空木門，配以氣鼓、門擋及金屬手柄。
露台及平台	雙層透明中空玻璃，配以鋁質框。	雙層透明中空玻璃，配以鋁質框。
空調機房（於22樓）	手掃漆及膠板飾面實心木門，配以氣鼓、金屬手柄及門鎖。	不適用。
空調機房（於天台）	木條飾面不銹鋼門，配以氣鼓、金屬手柄及門鎖。	木條飾面不銹鋼門，配以氣鼓、金屬手柄及門鎖。
儲物房1	膠板飾面中空木門，配以木製百葉、金屬手柄及門鎖。	木皮飾面中空木門，配以氣鼓、門擋、金屬手柄及門鎖。
儲物房2	木皮飾面中空木門，配以氣鼓、金屬手柄及門鎖。	木皮飾面中空木門，配以氣鼓、門擋、金屬手柄及門鎖。
廁所	膠板飾面中空木門，配以木製百葉、金屬手柄及門鎖。	磨砂玻璃，配以金屬手柄。
工作間	工作間接連廚房的門採用木皮及膠板飾面實心木門，配以氣鼓、門擋及金屬手柄。	不適用。
化妝間	木皮飾面中空木門，配以氣鼓、門擋、金屬手柄及門鎖。	木皮飾面中空木門，配以氣鼓、門擋、金屬手柄及門鎖。

FITTINGS, FINISHES AND APPLIANCES

3. INTERIOR FITTINGS

(b) BATHROOM

Units of 2/F – 21/F

Fitted with natural stone counter-top (for all Bathrooms except Master Bathroom) and artificial stone counter-top (for Master Bathroom only). Concealed copper pipes are adopted for cold and hot fresh water supply system. Fittings and equipment of relevant bathroom are as below:

	A	B	C	D	E
Master Bathroom	<ul style="list-style-type: none">ceramic wash basinchrome-plated brass hand wash basin mixerchrome-plated brass shower mixer with hand showerchrome-plated brass bathtub and shower mixer with hand showerceramic water closetchrome-plated alloy toilet paper holderchrome-plated brass towel railchrome-plated alloy robe hookchrome-plated alloy rackgas water heater remote controlfloor heatercast-iron bathtub 1600mm x 750mm x 460mm (for 2/F only); enamelled steel bathtub 1700mm x 750mm x 420mm (for 3/F, 5/F and 19/F - 21/F only); enamelled steel bathtub 1800mm x 800mm x 420mm (for 6/F - 18/F only)	<ul style="list-style-type: none">ceramic wash basinchrome-plated brass hand wash basin mixerchrome-plated brass shower mixer with hand showerchrome-plated brass bathtub and shower mixer with hand showerceramic water closetchrome-plated alloy toilet paper holderchrome-plated brass towel railchrome-plated alloy robe hookchrome-plated alloy rackgas water heater remote controlfloor heaterenamelled steel bathtub 1700mm x 750mm x 420mm	<ul style="list-style-type: none">ceramic wash basinchrome-plated brass hand wash basin mixerchrome-plated brass shower mixer with hand showerchrome-plated brass bathtub and shower mixer with hand showerceramic water closetchrome-plated alloy toilet paper holderchrome-plated brass towel railchrome-plated alloy robe hookchrome-plated alloy rackgas water heater remote controlfloor heaterenamelled steel bathtub 1700mm x 750mm x 420mm	<ul style="list-style-type: none">ceramic wash basinchrome-plated brass hand wash basin mixerchrome-plated brass shower mixer with hand showerchrome-plated brass bathtub and shower mixer with hand showerceramic water closetchrome-plated alloy toilet paper holderchrome-plated brass towel railchrome-plated alloy robe hookchrome-plated alloy rackgas water heater remote controlfloor heaterenamelled steel bathtub 1700mm x 750mm x 420mm	<ul style="list-style-type: none">ceramic wash basinchrome-plated brass hand wash basin mixerchrome-plated brass shower mixer with hand showerchrome-plated brass bathtub and shower mixer with hand showerceramic water closetstainless steel toilet paper holderchrome-plated brass towel railchrome-plated alloy robe hookchrome-plated alloy rackgas water heater remote controlfloor heaterenamelled steel bathtub 1800mm x 800mm x 420mm
Bathroom 1	<ul style="list-style-type: none">ceramic wash basinchrome-plated brass hand wash basin mixerchrome-plated brass bathtub and shower mixer with hand showerceramic water closetstainless steel toilet paper holderchrome-plated alloy towel railchrome-plated alloy robe hookchrome-plated brass rackgas water heater remote controlcast-iron bathtub 1600mm x 750mm x 460mm	<ul style="list-style-type: none">ceramic wash basinchrome-plated brass hand wash basin mixerchrome-plated brass bathtub and shower mixer with hand showerceramic water closetstainless steel toilet paper holderchrome-plated alloy towel railchrome-plated alloy robe hookchrome-plated brass rackgas water heater remote controlcast-iron bathtub 1600mm x 750mm x 460mm	<ul style="list-style-type: none">ceramic wash basinchrome-plated brass hand wash basin mixerchrome-plated brass bathtub and shower mixer with hand showerceramic water closetstainless steel toilet paper holderchrome-plated alloy towel railchrome-plated alloy robe hookchrome-plated brass rackgas water heater remote controlcast-iron bathtub 1600mm x 750mm x 460mm	<ul style="list-style-type: none">ceramic wash basinchrome-plated brass hand wash basin mixerchrome-plated brass bathtub and shower mixer with hand showerceramic water closetchrome-plated alloy toilet paper holderchrome-plated alloy towel railchrome-plated alloy robe hookchrome-plated brass rackgas water heater remote controlcast-iron bathtub 1600mm x 750mm x 460mm	<ul style="list-style-type: none">ceramic wash basinchrome-plated brass hand wash basin mixerchrome-plated brass bathtub and shower mixer with hand showerceramic water closetchrome-plated alloy toilet paper holderchrome-plated alloy towel railchrome-plated alloy robe hookchrome-plated brass rackgas water heater remote controlcast-iron bathtub 1500mm x 750mm x 460mm

裝置、裝修物料及設備

3. 室內裝置

(b) 浴室

2樓至21樓單位

枱面以天然石（適用於除主人房浴室外的所有浴室）及人造石（僅適用於主人房浴室）鋪砌。冷熱淡水供水系統喉管均為隱藏式銅喉。裝置及設備資料如下：

	A	B	C	D	E
主人房浴室	<ul style="list-style-type: none">• 陶瓷洗手盆• 黃銅鍍鉻洗手盆冷熱水龍頭• 黃銅鍍鉻花灑冷熱水龍頭連手握式花灑• 黃銅鍍鉻浴缸及花灑冷熱水龍頭連手握式花灑• 陶瓷坐廁• 合金鍍鉻廁紙架• 黃銅鍍鉻毛巾架• 合金鍍鉻掛鉤• 合金鍍鉻架• 煤氣熱水爐遙控器• 地熱系統• 生鐵浴缸 1600毫米 x 750毫米 x 460毫米（僅適用於2樓）； 鋼瓷釉浴缸 1700毫米 x 750毫米 x 420毫米（僅適用於3樓、5樓及19樓至21樓）； 鋼瓷釉浴缸 1800毫米 x 800毫米 x 420毫米（僅適用於6樓至18樓）	<ul style="list-style-type: none">• 陶瓷洗手盆• 黃銅鍍鉻洗手盆冷熱水龍頭• 黃銅鍍鉻花灑冷熱水龍頭連手握式花灑• 黃銅鍍鉻浴缸及花灑冷熱水龍頭連手握式花灑• 陶瓷坐廁• 合金鍍鉻廁紙架• 黃銅鍍鉻毛巾架• 合金鍍鉻掛鉤• 合金鍍鉻架• 煤氣熱水爐遙控器• 地熱系統• 鋼瓷釉浴缸 1700毫米 x 750毫米 x 420毫米	<ul style="list-style-type: none">• 陶瓷洗手盆• 黃銅鍍鉻洗手盆冷熱水龍頭• 黃銅鍍鉻花灑冷熱水龍頭連手握式花灑• 黃銅鍍鉻浴缸及花灑冷熱水龍頭連手握式花灑• 陶瓷坐廁• 合金鍍鉻廁紙架• 黃銅鍍鉻毛巾架• 合金鍍鉻掛鉤• 合金鍍鉻架• 煤氣熱水爐遙控器• 地熱系統• 鋼瓷釉浴缸 1700毫米 x 750毫米 x 420毫米	<ul style="list-style-type: none">• 陶瓷洗手盆• 黃銅鍍鉻洗手盆冷熱水龍頭• 黃銅鍍鉻花灑冷熱水龍頭連手握式花灑• 黃銅鍍鉻浴缸及花灑冷熱水龍頭連手握式花灑• 陶瓷坐廁• 合金鍍鉻廁紙架• 黃銅鍍鉻毛巾架• 合金鍍鉻掛鉤• 合金鍍鉻架• 煤氣熱水爐遙控器• 地熱系統• 鋼瓷釉浴缸 1700毫米 x 750毫米 x 420毫米	<ul style="list-style-type: none">• 陶瓷洗手盆• 黃銅鍍鉻洗手盆冷熱水龍頭• 黃銅鍍鉻花灑冷熱水龍頭連手握式花灑• 黃銅鍍鉻浴缸及花灑冷熱水龍頭連手握式花灑• 陶瓷坐廁• 不銹鋼廁紙架• 黃銅鍍鉻毛巾架• 合金鍍鉻掛鉤• 合金鍍鉻架• 煤氣熱水爐遙控器• 地熱系統• 鋼瓷釉浴缸 1800毫米 x 800毫米 x 420毫米
浴室1	<ul style="list-style-type: none">• 陶瓷洗手盆• 黃銅鍍鉻洗手盆冷熱水龍頭• 黃銅鍍鉻浴缸及花灑冷熱水龍頭連手握式花灑• 陶瓷坐廁• 不銹鋼廁紙架• 合金鍍鉻毛巾架• 合金鍍鉻掛鉤• 黃銅鍍鉻架• 煤氣熱水爐遙控器• 生鐵浴缸 1600毫米 x 750毫米 x 460毫米	<ul style="list-style-type: none">• 陶瓷洗手盆• 黃銅鍍鉻洗手盆冷熱水龍頭• 黃銅鍍鉻浴缸及花灑冷熱水龍頭連手握式花灑• 陶瓷坐廁• 不銹鋼廁紙架• 合金鍍鉻毛巾架• 合金鍍鉻掛鉤• 黃銅鍍鉻架• 煤氣熱水爐遙控器• 生鐵浴缸 1600毫米 x 750毫米 x 460毫米	<ul style="list-style-type: none">• 陶瓷洗手盆• 黃銅鍍鉻洗手盆冷熱水龍頭• 黃銅鍍鉻浴缸及花灑冷熱水龍頭連手握式花灑• 陶瓷坐廁• 不銹鋼廁紙架• 合金鍍鉻毛巾架• 合金鍍鉻掛鉤• 黃銅鍍鉻架• 煤氣熱水爐遙控器• 生鐵浴缸 1600毫米 x 750毫米 x 460毫米	<ul style="list-style-type: none">• 陶瓷洗手盆• 黃銅鍍鉻洗手盆冷熱水龍頭• 黃銅鍍鉻浴缸及花灑冷熱水龍頭連手握式花灑• 陶瓷坐廁• 合金鍍鉻廁紙架• 合金鍍鉻毛巾架• 合金鍍鉻掛鉤• 黃銅鍍鉻架• 煤氣熱水爐遙控器• 生鐵浴缸 1600毫米 x 750毫米 x 460毫米	<ul style="list-style-type: none">• 陶瓷洗手盆• 黃銅鍍鉻洗手盆冷熱水龍頭• 黃銅鍍鉻浴缸及花灑冷熱水龍頭連手握式花灑• 陶瓷坐廁• 合金鍍鉻廁紙架• 合金鍍鉻毛巾架• 合金鍍鉻掛鉤• 黃銅鍍鉻架• 煤氣熱水爐遙控器• 生鐵浴缸 1500毫米 x 750毫米 x 460毫米

FITTINGS, FINISHES AND APPLIANCES

3. INTERIOR FITTINGS

(b) BATHROOM

Units of 2/F – 21/F

	A	B	C	D	E
Bathroom 2	Not Applicable	Not Applicable	<ul style="list-style-type: none">ceramic wash basinchrome-plated brass hand wash basin mixerchrome-plated brass shower mixer with hand showerceramic water closetstainless steel toilet paper holderchrome-plated alloy robe hookchrome-plated brass rackgas water heater remote control	Not Applicable	<ul style="list-style-type: none">ceramic wash basinchrome-plated brass hand wash basin mixerchrome-plated brass shower mixer with hand showerceramic water closetstainless steel toilet paper holderchrome-plated alloy robe hookchrome-plated brass rackgas water heater remote control

For details of fittings and equipment, please refer to “Appliances Schedule”.

Units of 22/F

Fitted with natural stone counter-top. Concealed copper pipes are adopted for cold and hot fresh water supply system. Fittings and equipment of relevant bathroom are as below:

	A	E
Master Bathroom	<ul style="list-style-type: none">natural stone wash basinchrome-plated brass hand wash basin mixerchrome-plated brass shower mixer with hand showerchrome-plated brass bathtub and shower mixer with hand showerceramic water closetchrome-plated alloy toilet paper holderresin towel holderchrome-plated alloy robe hookchrome-plated alloy soap holderchrome-plated alloy and ceramic brush holdergas water heater remote controlfloor heaternatural mineral and acrylic bathtub 1800mm x 850mm x 520mm	<ul style="list-style-type: none">natural stone wash basinchrome-plated brass hand wash basin mixerchrome-plated brass shower mixer with hand showerchrome-plated brass bathtub and shower mixer with hand showerceramic water closetchrome-plated alloy toilet paper holderresin towel holderchrome-plated alloy robe hookchrome-plated alloy soap holderchrome-plated alloy and ceramic brush holdergas water heater remote controlfloor heaterlimestone bathtub 1800mm x 850mm x 660mm
Bathroom 1	<ul style="list-style-type: none">ceramic wash basinchrome-plated brass hand wash basin mixerchrome-plated brass shower mixer with hand showerceramic water closetstainless steel toilet paper holderchrome-plated alloy robe hookchrome-plated brass and ceramic soap holdergas water heater remote control	<ul style="list-style-type: none">ceramic wash basinchrome-plated brass hand wash basin mixerchrome-plated brass shower mixer with hand showerceramic water closetstainless steel toilet paper holderchrome-plated alloy robe hookchrome-plated brass and ceramic soap holdergas water heater remote control

3. 室內裝置

(b) 浴室
2樓至21樓單位

	A	B	C	D	E
浴室2	不適用	不適用	<ul style="list-style-type: none">• 陶瓷洗手盆• 黃銅鍍鉻洗手盆冷熱水龍頭• 黃銅鍍鉻花灑冷熱水龍頭連手握式花灑• 陶瓷坐廁• 不銹鋼廁紙架• 合金鍍鉻掛鉤• 黃銅鍍鉻架• 煤氣熱水爐遙控器	不適用	<ul style="list-style-type: none">• 陶瓷洗手盆• 黃銅鍍鉻洗手盆冷熱水龍頭• 黃銅鍍鉻花灑冷熱水龍頭連手握式花灑• 陶瓷坐廁• 不銹鋼廁紙架• 合金鍍鉻掛鉤• 黃銅鍍鉻架• 煤氣熱水爐遙控器

裝置及設備詳情請參考「設備說明表」。

22樓單位

枱面以天然石鋪砌。冷熱淡水供水系統喉管均為隱藏式銅喉。裝置及設備資料如下：

	A	E
主人房浴室	<ul style="list-style-type: none">• 天然石洗手盆• 黃銅鍍鉻洗手盆冷熱水龍頭• 黃銅鍍鉻花灑冷熱水龍頭連手握式花灑• 黃銅鍍鉻浴缸及花灑冷熱水龍頭連手握式花灑• 陶瓷坐廁• 合金鍍鉻廁紙架• 樹脂毛巾架• 合金鍍鉻掛鉤• 合金鍍鉻肥皂架• 合金鍍鉻及陶瓷刷架• 煤氣熱水爐遙控器• 地熱系統• 天然礦物質及亞克力浴缸 1800毫米 x 850毫米 x 520毫米	<ul style="list-style-type: none">• 天然石洗手盆• 黃銅鍍鉻洗手盆冷熱水龍頭• 黃銅鍍鉻花灑冷熱水龍頭連手握式花灑• 黃銅鍍鉻浴缸及花灑冷熱水龍頭連手握式花灑• 陶瓷坐廁• 合金鍍鉻廁紙架• 樹脂毛巾架• 合金鍍鉻掛鉤• 合金鍍鉻肥皂架• 合金鍍鉻及陶瓷刷架• 煤氣熱水爐遙控器• 地熱系統• 石灰石浴缸 1800毫米 x 850毫米 x 660毫米
浴室1	<ul style="list-style-type: none">• 陶瓷洗手盆• 黃銅鍍鉻洗手盆冷熱水龍頭• 黃銅鍍鉻花灑冷熱水龍頭連手握式花灑• 陶瓷坐廁• 不銹鋼廁紙架• 合金鍍鉻掛鉤• 黃銅鍍鉻及陶瓷肥皂架• 煤氣熱水爐遙控器	<ul style="list-style-type: none">• 陶瓷洗手盆• 黃銅鍍鉻洗手盆冷熱水龍頭• 黃銅鍍鉻花灑冷熱水龍頭連手握式花灑• 陶瓷坐廁• 不銹鋼廁紙架• 合金鍍鉻掛鉤• 黃銅鍍鉻及陶瓷肥皂架• 煤氣熱水爐遙控器

FITTINGS, FINISHES AND APPLIANCES

3. INTERIOR FITTINGS

(b) BATHROOM

Units of 22/F

	A	E
Bathroom 2	<ul style="list-style-type: none">• ceramic wash basin• chrome-plated brass hand wash basin mixer• chrome-plated brass bathtub and shower mixer with hand shower• ceramic water closet• chrome-plated alloy toilet paper holder• chrome-plated alloy towel rail• chrome-plated alloy robe hook• chrome-plated brass and ceramic soap holder• gas water heater remote control• cast-iron bathtub 1600mm x 700mm x 420mm	<ul style="list-style-type: none">• ceramic wash basin• chrome-plated brass hand wash basin mixer• chrome-plated brass bathtub and shower mixer with hand shower• ceramic water closet• stainless steel toilet paper holder• chrome-plated alloy towel rail• chrome-plated alloy robe hook• chrome-plated brass and ceramic soap holder• gas water heater remote control• enamelled steel bathtub 1700mm x 750mm x 445mm
Bathroom3	<ul style="list-style-type: none">• ceramic wash basin• chrome-plated brass hand wash basin mixer• chrome-plated brass bathtub and shower mixer with hand shower• ceramic water closet• stainless steel toilet paper holder• chrome-plated alloy towel rail• chrome-plated alloy robe hook• chrome-plated brass and ceramic soap holder• gas water heater remote control• enamelled steel bathtub 1700mm x 750mm x 445mm	Not Applicable
Bathroom 4	<ul style="list-style-type: none">• ceramic wash basin• chrome-plated brass hand wash basin mixer• chrome-plated brass shower mixer with hand shower• ceramic water closet• chrome-plated alloy toilet paper holder• chrome-plated alloy towel rail• chrome-plated alloy robe hook• chrome-plated brass and ceramic soap holder• gas water heater remote control• enamelled steel bathtub 1800mm x 800mm x 445mm	Not Applicable

For details of fittings and equipment, please refer to “Appliances Schedule”.

FITTINGS, FINISHES AND APPLIANCES

3. INTERIOR FITTINGS

	Units of 2/F – 21/F	Units of 22/F
(c) KITCHEN	<p>Kitchen cabinets are made of medium-density fibreboard with high-gloss lacquer finish. Cooking bench is made of natural stone. Other fittings and equipment include stainless steel sink with stainless steel kitchen faucet, gas hob (single zone), gas hob (double zone), induction hob, cooking hood, built-in refrigerator, built-in dish washer, built-in oven, built-in steamer, built-in washer dryer, VRF air-conditioning unit, gas water heater, and concealed copper pipes.</p> <p>For details of fittings and equipment, please refer to “Appliances Schedule”.</p>	<p>Kitchen cabinets are made of medium-density fibreboard with glass and wood veneer finishes. Cooking bench is made of stainless steel. Other fittings and equipment include stainless steel sink, chrome-plated brass faucet, gas hob (single zone), gas hob (double zone), induction hob, cooking hood, built-in refrigerator, built-in dish washer, built-in oven, built-in steamer, built-in freezer, built-in coffee maker, built-in wine cellar, built-in washer dryer (for Unit E only), VRF air-conditioning unit, gas water heater (for Unit E only) and concealed copper pipes.</p> <p>For details of fittings and equipment, please refer to “Appliances Schedule”.</p>
(d) BEDROOM	<p><u>All Units (except Unit B and Unit E of 20/F)</u> No fittings.</p> <p><u>Unit B of 20/F</u> Master Bedroom and Bedroom 2 are fitted with built-in wooden wardrobe and built-in wooden bedside cabinets. All bedrooms are fitted with fabric curtains with sheer.</p> <p><u>Unit E of 20/F</u> Master Bedroom, Bedroom 2 and Bedroom 3 are fitted with built-in wooden wardrobes and built-in wooden bedside cabinets. All bedrooms are fitted with fabric curtains with sheer.</p>	
(e) TELEPHONE	<p>Telephone outlets are provided for Living Room/Dining Room and Bedrooms.</p> <p>For location and number of outlets, please refer to “Mechanical & Electrical Provision Plans” and “Schedule of Mechanical and Electrical Provisions of Residential Units”.</p>	
(f) AERIALS	<p>TV/FM outlets for local TV/FM radio programmes are provided in Living Room/Dining Room and Bedrooms.</p> <p>For location and number of outlets, please refer to “Mechanical & Electrical Provision Plans” and “Schedule of Mechanical and Electrical Provisions of Residential Units”.</p>	
(g) ELECTRICAL INSTALLATIONS	<p>Concealed conduits are provided. Surface conduits enclosed in false ceilings, bulkheads, cabinets and/or covered by finishes e.g. plastering, tiles and stone panels etc. Three-phase electricity supply with miniature circuit breaker distribution board is provided.</p> <p>For location and number of power points and air-conditioner points, please refer to “Mechanical & Electrical Provision Plans” and “Schedule of Mechanical and Electrical Provisions of Residential Units”.</p>	
(h) GAS SUPPLY	<p>Town gas with gas supply pipes are provided and connected to gas hob in Kitchen and gas water heater in Kitchen, Utility Room and 22/F A/C Plant (AHU) Room.</p>	
(i) WASHING MACHINE CONNECTION POINT	<p>Drain point and water point are provided for washer.</p> <p>For location and number of connection points, please refer to “Mechanical & Electrical Provision Plans”.</p>	
(j) WATER SUPPLY	<p>Hot water is available. Exposed copper pipes for hot and cold fresh water supply. Parts of the pipes are placed inside false ceilings, bulkheads, cabinets and/or covered by finishes e.g. plastering, tiles and stone panels etc.</p> <p>Exposed uPVC pipes for flushing water supply. Parts of the pipes are placed inside false ceilings, bulkheads, cabinets and/or covered by finishes e.g. plastering, tiles and stone panels etc.</p>	

3. 室內裝置

	2樓至21樓單位	22樓單位
(c) 廚房	<p>廚櫃選用高亮漆中密度纖維板。灶台以天然石鋪砌。其他設備及裝置包括不銹鋼洗滌盆、不銹鋼水龍頭、單頭煤氣爐、雙頭煤氣爐、電磁爐、抽油煙機、內置雪櫃、內置洗碗碟機、內置焗爐、內置蒸爐、內置洗衣乾衣機、可變冷媒流量空調室內機、煤氣熱水爐及隱藏式銅喉。</p> <p>裝置及設備詳情請參考「設備說明表」。</p>	<p>廚櫃選用玻璃及木皮飾面中密度纖維板。灶台以不銹鋼鋪砌。其他設備及裝置包括不銹鋼洗滌盆、黃銅鍍鉻水龍頭、單頭煤氣爐、雙頭煤氣爐、電磁爐、抽油煙機、內置雪櫃、內置洗碗碟機、內置焗爐、內置蒸爐、內置冷藏櫃、內置咖啡機、內置酒櫃、內置洗衣乾衣機（僅適用於E單位）、可變冷媒流量空調室內機、煤氣熱水爐（僅適用於E單位）及隱藏式銅喉。</p> <p>裝置及設備詳情請參考「設備說明表」。</p>
(d) 睡房	<p><u>所有單位（20樓B單位及E單位除外）</u></p> <p>沒有裝置。</p> <p><u>20樓B單位</u></p> <p>主人睡房及睡房2設嵌入式木製衣櫃及嵌入式木製床頭櫃。所有睡房裝設布窗簾及窗紗。</p> <p><u>20樓E單位</u></p> <p>主人睡房、睡房2及睡房3設嵌入式木製衣櫃及嵌入式木製床頭櫃。所有睡房裝設布窗簾及窗紗。</p>	
(e) 電話	<p>客廳/飯廳及睡房均裝有電話插座。</p> <p>有關插座的位置及數目，請參考「機電裝置圖」及「住宅單位機電裝置數量說明表」。</p>	
(f) 天線	<p>客廳/飯廳及睡房均裝有本地電視/電台天線插座。</p> <p>有關插座的位置及數目，請參考「機電裝置圖」及「住宅單位機電裝置數量說明表」。</p>	
(g) 電力裝置	<p>裝有隱藏式導管。明裝式導管裝於假天花、假樑、櫃內及/或被裝修物料覆蓋，例如：批盪、磚瓦、石材等。配有微型斷路器配電箱的三相電源供應。</p> <p>有關電插座及空調機接駁點的位置及數目，請參考「機電裝置圖」及「住宅單位機電裝置數量說明表」。</p>	
(h) 氣體供應	<p>裝有煤氣喉接駁廚房的煤氣爐及廚房、工作間及22樓空調機房的煤氣熱水爐。</p>	
(i) 洗衣機接駁點	<p>洗衣機均配備來去水接駁點。</p> <p>有關接駁點的位置及數目，請參考「機電裝置圖」。</p>	
(j) 供水	<p>設有熱水供應。冷、熱水供應均採用明裝式銅管。部份喉管裝於假天花、假樑、櫃內及/或被裝修物料覆蓋，例如：批盪、磚瓦、石材等。</p> <p>廁所採用外露式聚氯乙稀樹脂喉。部份喉管裝於假天花、假樑、櫃內及/或被裝修物料覆蓋，例如：批盪、磚瓦、石材等。</p>	

FITTINGS, FINISHES AND APPLIANCES

4. MISCELLANEOUS

(a) LIFTS	<p>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.</p> <p>Three “Toshiba CV320” passenger lifts serving 22 floors from B3/F to G/F, 2/F to 21/F are provided. Two “Toshiba CV320” passenger lifts serving 23 floors from B3/F to G/F, 2/F to 22/F are provided. Two “Toshiba CV300” service lifts serving 25 floors from B3/F to R/F are provided. One “Toshiba CV300” passenger lift serving 2 floors at G/F and 1/F is provided.</p>
(b) LETTER BOX	<p>Stainless steel letter box equipped with “Octopus” door lock system.</p>
(c) REFUSE COLLECTION	<p>Refuse room is provided in the common area of each residential floor and refuse storage and material recovery chamber is provided at B1/F for collection of refuse by cleaners on a regular basis.</p>
(d) WATER METER, ELECTRICITY METER AND GAS METER	<p>Separate water meter for individual unit is provided in common Water Meter Cabinet on 2/F, 5/F, 7/F, 9/F, 11/F, 13/F, 16/F, 18/F, 20/F and 21/F. Separate electrical meter for individual unit is provided in common Electricity Cabinet of each residential floor. Gas meter for individual unit of 2/F – 21/F is provided in A/C Plant (AHU) Room of each unit. Gas meter for Unit A of 22/F is provided in A/C Plant (AHU) Room at 22/F and for Unit E of 22/F is provided in Powder Room.</p>

5. SECURITY FACILITIES

Coloured video door phone intercom system is provided in each residential unit. “Octopus” readers for access control are provided at main entrance lobbies, clubhouse lift lobby, swimming pool, jacuzzi, G/F changing room, each carpark lift lobby, passenger lift (except clubhouse passenger lift). CCTV system is provided at entrance lobbies, carpark, each car park lift lobby, service lift lobby, passenger lift, service lift, clubhouse, swimming pool, jacuzzi, G/F common areas and the Roof. Vehicular access control system is installed at the Development entrance and ramp to basement carpark.

4. 雜項

(a) 升降機	<p>賣方承諾如該項目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。</p> <p>設有三部「東芝CV320」客用升降機直達地庫3樓至地面、2樓至21樓共22層。兩部「東芝CV320」客用升降機直達地庫3樓至地面、2樓至22樓共23層。兩部「東芝CV300」貨運升降機直達地庫3樓至天台共25層。一部「東芝CV300」客用升降機直達地面至1樓共2層。</p>
(b) 信箱	<p>不銹鋼信箱裝設「八達通」門鎖系統。</p>
(c) 垃圾收集	<p>垃圾房設於每層住宅公共地方，垃圾及物料回收站設於地庫1樓，由清潔工人定時移走。</p>
(d) 水錶，電錶及氣體錶	<p>每個單位的水錶設於2樓、5樓、7樓、9樓、11樓、13樓、16樓、18樓、20樓及21樓的公用水錶櫃。每個單位的電錶設於各層的公用電錶櫃。2樓至21樓每個單位的氣體錶設於各單位的空調機房。22樓A單位氣體錶設於22樓空調機房，22樓E單位氣體錶則設於化妝間。</p>

5. 保安設施

<p>每個單位均裝有彩色視像對講電話系統。入口大堂、會所升降機大堂、游泳池、按摩池、地下更衣室、各層停車場升降機大堂、客用升降機（會所客用升降機除外）均裝有八達通讀卡器。閉路電視系統則設於入口大堂、停車場、各層停車場升降機大堂、貨運升降機大堂、客用升降機、貨運升降機、會所、游泳池、按摩池、地下公共區域及天台。車輛出入控制系統設於發展項目入口及往地庫停車場的斜道。</p>
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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

APPLIANCES SCHEDULE FOR UNITS OF 2/F - 21/F

2樓至21樓單位設備說明表

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如該項目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

Appliances 設備	Brand Name 品牌	Model No 型號
Living Room 客廳		
VRF (Variable Refrigerant Flow) Air-conditioning Wall-mounted Type Indoor Unit (for Unit A, Unit B and Unit D only) 可變冷媒流量空調掛牆式室內機（僅適用於A單位、B單位及D單位）	Mitsubishi Heavy Industries 三菱重工	FDK56KXE6F
VRF (Variable Refrigerant Flow) Air-conditioning Wall-mounted Type Indoor Unit (for Unit C only) 可變冷媒流量空調掛牆式室內機（僅適用於C單位）	Mitsubishi Heavy Industries 三菱重工	FDK36KXE6F
VRF (Variable Refrigerant Flow) Air-conditioning Wall-mounted Type Indoor Unit (for Unit E only) 可變冷媒流量空調掛牆式室內機（僅適用於E單位）	Mitsubishi Heavy Industries 三菱重工	FDK71KXE6F
Dining Room 飯廳		
VRF (Variable Refrigerant Flow) Air-conditioning Wall-mounted Type Indoor Unit (for Unit A, Unit B and Unit D only) 可變冷媒流量空調掛牆式室內機（僅適用於A單位、B單位及D單位）	Mitsubishi Heavy Industries 三菱重工	FDK56KXE6F
VRF (Variable Refrigerant Flow) Air-conditioning Wall-mounted Type Indoor Unit (for Unit C only) 可變冷媒流量空調掛牆式室內機（僅適用於C單位）	Mitsubishi Heavy Industries 三菱重工	FDK36KXE6F
VRF (Variable Refrigerant Flow) Air-conditioning Wall-mounted Type Indoor Unit (for Unit E only) 可變冷媒流量空調掛牆式室內機（僅適用於E單位）	Mitsubishi Heavy Industries 三菱重工	FDK71KXE6F
Master Bedroom 主人睡房		
VRF (Variable Refrigerant Flow) Air-conditioning Wall-mounted Type Indoor Unit (except Unit A of 2/F, 3/F, 5/F-7/F and 17/F-21/F) 可變冷媒流量空調掛牆式室內機（2樓、3樓、5-7樓及17-21樓A單位除外）	Mitsubishi Heavy Industries 三菱重工	FDK36KXE6F
VRF (Variable Refrigerant Flow) Air-conditioning Wall-mounted Type Indoor Unit (for Unit A of 2/F, 3/F, 5/F-7/F and 17/F-21/F only) 可變冷媒流量空調掛牆式室內機（僅適用於2樓、3樓、5-7樓及17-21樓A單位）	Mitsubishi Heavy Industries 三菱重工	FDK56KXE6F
Bedroom 1 睡房 1		
VRF (Variable Refrigerant Flow) Air-conditioning Wall-mounted Type Indoor Unit (for Unit A, Unit B and Unit E only) 可變冷媒流量空調掛牆式室內機（僅適用於A單位、B單位及E單位）	Mitsubishi Heavy Industries 三菱重工	FDK28KXE6F
VRF (Variable Refrigerant Flow) Air-conditioning Wall-mounted Type Indoor Unit (for Unit C and Unit D only) 可變冷媒流量空調掛牆式室內機（僅適用於C單位及D單位）	Mitsubishi Heavy Industries 三菱重工	FDK36KXE6F
Bedroom 2 睡房 2		
VRF (Variable Refrigerant Flow) Air-conditioning Wall-mounted Type Indoor Unit (except Unit A of 2/F, 3/F, 5/F-7/F and 17/F-21/F) 可變冷媒流量空調掛牆式室內機（2樓、3樓、5-7樓及17-21樓A單位除外）	Mitsubishi Heavy Industries 三菱重工	FDK28KXE6F
VRF (Variable Refrigerant Flow) Air-conditioning Wall-mounted Type Indoor Unit (for Unit A of 2/F, 3/F, 5/F-7/F and 17/F-21/F only) 可變冷媒流量空調掛牆式室內機（僅適用於2樓、3樓、5-7樓及17-21樓A單位）	Mitsubishi Heavy Industries 三菱重工	FDK36KXE6F
Bedroom 3 睡房 3		
VRF (Variable Refrigerant Flow) Air-conditioning Wall-mounted Type Indoor Unit (for Unit A of 8/F-13/F, 15/F-16/F and Unit C only) 可變冷媒流量空調掛牆式室內機（僅適用於8-13樓、15-16樓A單位及C單位）	Mitsubishi Heavy Industries 三菱重工	FDK28KXE6F
VRF (Variable Refrigerant Flow) Air-conditioning Wall-mounted Type Indoor Unit (for Unit E only) 可變冷媒流量空調掛牆式室內機（僅適用於E單位）	Mitsubishi Heavy Industries 三菱重工	FDK36KXE6F

Appliances 設備	Brand Name 品牌	Model No 型號
Kitchen 廚房		
Gas Hob (Single Zone) 單頭煤氣爐	De Dietrich	DTG1089XC
Gas Hob (Double Zone) 雙頭煤氣爐	De Dietrich	DTG728X
Induction Hob 電磁爐	De Dietrich	DTI1101X
Cooking Hood 抽油煙機	De Dietrich	DHD1109X
Built-in Oven 內置焗爐	De Dietrich	DOE3910X
Built-in Steamer 內置蒸爐	De Dietrich	DOV1145X
Built-in Dish Washer 內置洗碗碟機	De Dietrich	DVH1150JU
Built-in Refrigerator內置雪櫃	De Dietrich	DRP831JE
Built-in Washer Dryer 內置洗衣乾衣機	De Dietrich	DLZ692JU2
Gas Water Heater 煤氣熱水爐	TGC	NJW220TFQL
	TGC	NJW160TFQL
VRF (Variable Refrigerant Flow) Air-conditioning Concealed Duct Type Indoor Unit 可變冷媒流量空調天花風喉暗裝式室內機	Mitsubishi Heavy Industries 三菱重工	FDUM28KXE6D
Master Bathroom 主人房浴室		
Exhaust Fan (Concealed Type) 抽氣扇（暗裝式）	Fantech	GRE160
Fresh Air Fan (Concealed Type) (for Unit A, Unit B and Unit D only) 鮮風扇（暗裝式）（僅適用於A單位、B單位及D單位）	Fantech	GRE160
Gas Water Heater Remote Control 煤氣熱水爐遙控器	TGC	RC-80BQ
Floor Heater 地熱系統	Raychem 瑞侃	T2Blue-20
Bathroom 1 浴室1		
Exhaust Fan (Concealed Type) 抽氣扇（暗裝式）	Fantech	GRE160
Fresh Air Fan (Concealed Type) (for Unit A, Unit B, Unit C and Unit E only) 鮮風扇（暗裝式）（僅適用於A單位、B單位、C單位及E單位）	Fantech	GRE160
Gas Water Heater Remote Control (for Unit C and Unit E only) 煤氣熱水爐遙控器（僅適用於C單位及E單位）	TGC	RC-80B
Gas Water Heater Remote Control (for Unit A, Unit B and Unit D only) 煤氣熱水爐遙控器（僅適用於A單位、B單位及D單位）	TGC	RC-80BQ
Bathroom 2 (for Unit C & Unit E only) 浴室2（僅適用於C單位及E單位）		
Exhaust Fan (Concealed Type) 抽氣扇（暗裝式）	Fantech	GRE160
Gas Water Heater Remote Control 煤氣熱水爐遙控器	TGC	RC-80BQ
Lavatory (for Unit E only) 洗手間（僅適用於E單位）		
Exhaust Fan (Concealed Type) 抽氣扇（暗裝式）	Fantech	GRE160
Fresh Air Fan (Concealed Type) 鮮風扇（暗裝式）	Fantech	GRE160
Store 1 儲物室1		
Dehumidifier (for Unit B, Unit C, Unit D and Unit E only) 抽濕機（僅適用於B單位、C單位、D單位及E單位）	Cold Magic 高美	CDH-22R2
W.C. 廁所		
Exhaust Fan (Concealed Type) 抽氣扇（暗裝式）	Fantech	GRE160
Dehumidifier (for Unit A only) 抽濕機（僅適用於A單位）	Cold Magic 高美	CDH-22R2
A/C Plant (AHU) Room 空調機房		
VRF (Variable Refrigerant Flow) Air-conditioning Outdoor Unit (for Unit A, Unit B, Unit C and Unit D only) 可變冷媒流量空調室外機（僅適用於A單位、B單位、C單位及D單位）	Mitsubishi Heavy Industries 三菱重工	FDC224KXE6G
VRF (Variable Refrigerant Flow) Air-conditioning Outdoor Unit (for Unit E only) 可變冷媒流量空調室外機（僅適用於E單位）	Mitsubishi Heavy Industries 三菱重工	FDC280KXE6G

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

APPLIANCES SCHEDULE FOR UNITS OF 22/F
22樓單位設備說明表

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如該項目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

Appliances 設備	Brand Name 品牌	Model No 型號
Living Room 客廳		
VRF (Variable Refrigerant Flow) Air-conditioning Concealed Duct Type Indoor Unit 可變冷媒流量空調天花風喉暗裝式室內機	Mitsubishi Heavy Industries 三菱重工	FDUM56KXE6D
VRF (Variable Refrigerant Flow) Air-conditioning Concealed Duct Type Indoor Unit (for Unit E only) 可變冷媒流量空調天花風喉暗裝式室內機（僅適用於E單位）	Mitsubishi Heavy Industries 三菱重工	FDUM45KXE6D
Dining Room 飯廳		
VRF (Variable Refrigerant Flow) Air-conditioning Concealed Duct Type Indoor Unit (for Unit A only) 可變冷媒流量空調天花風喉暗裝式室內機（僅適用於A單位）	Mitsubishi Heavy Industries 三菱重工	FDUM90KXE6D, FDUM56KXE6D
VRF (Variable Refrigerant Flow) Air-conditioning Concealed Duct Type Indoor Unit (for Unit E only) 可變冷媒流量空調天花風喉暗裝式室內機（僅適用於E單位）	Mitsubishi Heavy Industries 三菱重工	FDUM56KXE6D, FDUM45KXE6D
Master Bedroom 主人睡房		
VRF (Variable Refrigerant Flow) Air-conditioning Concealed Duct Type Indoor Unit (for Unit A only) 可變冷媒流量空調天花風喉暗裝式室內機（僅適用於A單位）	Mitsubishi Heavy Industries 三菱重工	FDUM71KXE6D, FDUM36KXE6D, FDUM22KXE6D
VRF (Variable Refrigerant Flow) Air-conditioning Concealed Duct Type Indoor Unit (for Unit E only) 可變冷媒流量空調天花風喉暗裝式室內機（僅適用於E單位）	Mitsubishi Heavy Industries 三菱重工	FDUM71KXE6D, FDUM45KXE6D, FDUM22KXE6D
Bedroom 1 睡房 1		
VRF (Variable Refrigerant Flow) Air-conditioning Concealed Duct Type Indoor Unit (for Unit A only) 可變冷媒流量空調天花風喉暗裝式室內機（僅適用於A單位）	Mitsubishi Heavy Industries 三菱重工	FDUM45KXE6D
VRF (Variable Refrigerant Flow) Air-conditioning Concealed Duct Type Indoor Unit (for Unit E only) 可變冷媒流量空調天花風喉暗裝式室內機（僅適用於E單位）	Mitsubishi Heavy Industries 三菱重工	FDUM56KXE6D
Bedroom 2 睡房 2		
VRF (Variable Refrigerant Flow) Air-conditioning Concealed Duct Type Indoor Unit 可變冷媒流量空調天花風喉暗裝式室內機	Mitsubishi Heavy Industries 三菱重工	FDUM56KXE6D
Bedroom 3 (for Unit A only) 睡房 3（僅適用於A單位）		
VRF (Variable Refrigerant Flow) Air-conditioning Concealed Duct Type Indoor Unit 可變冷媒流量空調天花風喉暗裝式室內機	Mitsubishi Heavy Industries 三菱重工	FDUM90KXE6D
Bedroom 4 (for Unit A only) 睡房 4（僅適用於A單位）		
VRF (Variable Refrigerant Flow) Air-conditioning Concealed Duct Type Indoor Unit 可變冷媒流量空調天花風喉暗裝式室內機	Mitsubishi Heavy Industries 三菱重工	FDUM45KXE6D

Appliances 設備	Brand Name 品牌	Model No 型號
Kitchen 廚房		
Gas Hob (Single Zone) 單頭煤氣爐	Gaggenau	VG 231 334SG
Gas Hob (Double Zone) 雙頭煤氣爐	Gaggenau	VG 232 334SG
Induction Hob 電磁爐	Gaggenau	VI 230 134
Cooking Hood (for Unit A only) 抽油煙機（僅適用於A單位）	BOFFI	GHOST
Cooking Hood (for Unit E only) 抽油煙機（僅適用於E單位）	Gaggenau	AW 400 120
Built-in Oven 內置焗爐	Gaggenau	EB 385 110
Built-in Steamer (for Unit A only) 內置蒸爐（僅適用於A單位）	Gaggenau	BS 451 110
Built-in Steamer (for Unit E only) 內置蒸爐（僅適用於E單位）	Gaggenau	BS 450 110
Built-in Dish Washer 內置洗碗碟機	Gaggenau	DF 460 162
Built-in Refrigerator 內置雪櫃	Gaggenau	RC 462 220
Built-in Freezer 內置冷藏櫃	Gaggenau	RF 461 200
Built-in Coffee Maker 內置咖啡機	Gaggenau	CM 450 110
Built-in Wine Cellar (for Unit A only) 內置酒櫃（僅適用於A單位）	Gaggenau	RW 464 261
Built-in Wine Cellar (for Unit E only) 內置酒櫃（僅適用於E單位）	Gaggenau	RW 404 260
Built-in Washer Dryer (for Unit E only) 內置洗衣乾衣機（僅適用於E單位）	Bosch	WKD 283 50GB
Gas Water Heater (for Unit E only) 煤氣熱水爐（僅適用於E單位）	TGC	NJW220TFQL
VRF (Variable Refrigerant Flow) Air-conditioning Concealed Duct Type Indoor Unit (for Unit A only) 可變冷媒流量空調天花風喉暗裝式室內機（僅適用於A單位）	Mitsubishi Heavy Industries 三菱重工	FDUM71KXE6D
VRF (Variable Refrigerant Flow) Air-conditioning Concealed Duct Type Indoor Unit (for Unit E only) 可變冷媒流量空調天花風喉暗裝式室內機（僅適用於E單位）	Mitsubishi Heavy Industries 三菱重工	FDUM56KXE6D
Corridor 2 走廊2		
VRF (Variable Refrigerant Flow) Air-conditioning Concealed Duct Type Indoor Unit (for Unit A only) 可變冷媒流量空調天花風喉暗裝式室內機（僅適用於A單位）	Mitsubishi Heavy Industries 三菱重工	FDUM36KXE6D
Master Bathroom 主人房浴室		
Exhaust Fan (Concealed Type) 抽氣扇（暗裝式）	Fantech	CBB216-203-0180
Gas Water Heater Remote Control 煤氣熱水爐遙控器	TGC	RC-80BQ
Floor Heater 地熱系統	Raychem 瑞侃	T2Blue-20
Bathroom 1 浴室1		
Exhaust Fan (Concealed Type) 抽氣扇（暗裝式）	Fantech	GRE160
Gas Water Heater Remote Control (for Unit A only) 煤氣熱水爐遙控器（僅適用於A單位）	TGC	RC-80BQ
Gas Water Heater Remote Control (for Unit E only) 煤氣熱水爐遙控器（僅適用於E單位）	TGC	RC-80B
Bathroom 2 浴室2		
Exhaust Fan (Concealed Type) 抽氣扇（暗裝式）	Fantech	GRE160
Gas Water Heater Remote Control (for Unit A only) 煤氣熱水爐遙控器（僅適用於A單位）	TGC	RC-80B
Gas Water Heater Remote Control (for Unit E only) 煤氣熱水爐遙控器（僅適用於E單位）	TGC	RC-80BQ

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

APPLIANCES SCHEDULE FOR UNITS OF 22/F
22樓單位設備說明表

Appliances 設備	Brand Name 品牌	Model No 型號
Bathroom 3 (for Unit A only) 浴室3（僅適用於A單位）		
Exhaust Fan (Concealed Type) 抽氣扇（暗裝式）	Fantech	GRE160
Gas Water Heater Remote Control 煤氣熱水爐遙控器	TGC	RC-80B
Bathroom 4 (for Unit A only) 浴室4（僅適用於A單位）		
Exhaust Fan (Concealed Type) 抽氣扇（暗裝式）	Fantech	GRE160
Gas Water Heater Remote Control 煤氣熱水爐遙控器	TGC	RC-80BQ
Utility Room (for Unit A only) 工作間（僅適用於A單位）		
Washer 洗衣機	Gaggenau	WM 260 161
Dryer 乾衣機	Gaggenau	WD 260 101
Gas Water Heater 煤氣熱水爐	TGC	NJW220TFQL
Powder Room 化妝間		
Exhaust Fan (Concealed Type) 抽氣扇（暗裝式）	Fantech	GRE160
Gas Water Heater Remote Control 煤氣熱水爐遙控器	TGC	RC-80BQ
Store 1 儲物室1		
Dehumidifier (for Unit A only) 抽濕機（僅適用於A單位）	Cold Magic 高美	CDH-22R2
Store 2 儲物室2		
VRF (Variable Refrigerant Flow) Air-conditioning Concealed Duct Type Indoor Unit (for Unit E only) 可變冷媒流量空調天花風喉暗裝式室內機（僅適用於E單位）	Mitsubishi Heavy Industries 三菱重工	FDUM45KXE6D
W.C. 廁所		
Exhaust Fan (Concealed Type) 抽氣扇（暗裝式）	Fantech	GRE160
Dehumidifier (for Unit E only) 抽濕機（僅適用於E單位）	Cold Magic 高美	CDH-22R2
A/C Plant (AHU) Room 空調機房		
VRF (Variable Refrigerant Flow) Air-conditioning Outdoor Unit (for Unit A only) 可變冷媒流量空調室外機（僅適用於A單位）	Mitsubishi Heavy Industries 三菱重工	FDC280KXE6G
VRF (Variable Refrigerant Flow) Air-conditioning Outdoor Unit (for R/F of Unit A and Unit E only) 可變冷媒流量空調室外機（僅適用於A單位天台和E單位）	Mitsubishi Heavy Industries 三菱重工	FDC335KXE6G
VRF (Variable Refrigerant Flow) Air-conditioning Outdoor Unit (for R/F of Unit E only) 可變冷媒流量空調室外機（僅適用於E單位天台）	Mitsubishi Heavy Industries 三菱重工	FDC400KXE6G
Gas Water Heater (for Unit A only) 煤氣熱水爐（僅適用於A單位）	TGC	NJW220TFQL

LEGEND OF MECHANICAL & ELECTRICAL PROVISION PLANS
機電裝置圖圖例

	1 WAY 1 GANG LIGHTING SWITCH 單位單控開關燈掣		FRESH AIR FAN 鮮風扇
	1 WAY 2 GANG LIGHTING SWITCH 雙位單控開關燈掣		FUSED SPUR UNIT 接線座
	1 WAY 3 GANG LIGHTING SWITCH 三位單控開關燈掣		GAS METER 煤氣錶
	1 WAY 4 GANG LIGHTING SWITCH 四位單控開關燈掣		GAS WATER HEATER 煤氣熱水爐
	13A SINGLE SOCKET OUTLET 13A單位電插座		GAS WATER HEATER REMOTE CONTROL 煤氣熱水爐遙控器
	13A SINGLE SOCKET OUTLET (OCCUPIED BY EQUIPMENT) 13A單位電插座（已連接有關設備）		HALL LANTERN IN LIFT LOBBY 電梯大堂燈飾
	13A TWIN SOCKET OUTLET 13A雙位電插座		INTERCOM UNIT 對講機
	13A TWIN SOCKET OUTLET (OCCUPIED BY EQUIPMENT) 13A雙位電插座（已連接有關設備）		LAMP HOLDER 燈位
	13A WEATHERPROOF SINGLE SOCKET OUTLET 13A單位防水電插座		LED STRIP LED燈帶
	2 GANG 20A SWITCH 雙位20A開關掣		LIGHT TUBE 光管
	2 WAY 1 GANG LIGHTING SWITCH 單位雙控開關燈掣		LINEAR LED AT CLOSET ROD LED燈帶於衣櫃
	2 WAY 2 GANG LIGHTING SWITCH 雙位雙控開關燈掣		MCB BOARD 配電箱
	2 WAY 3 GANG LIGHTING SWITCH 三位雙控開關燈掣		MIRROR CABINET LIGHT TUBE 鏡櫃光管
	20A CONNECTION UNIT (OCCUPIED BY EQUIPMENT) 20A接線座（已連接有關設備）		PENDANT LIGHT 吊燈
	20A SWITCH 20A開關掣		POWER METER 電錶
	32A CONNECTION UNIT (OCCUPIED BY EQUIPMENT) 32A接線座（已連接有關設備）		SPOT LIGHT 射燈
	32A ISOLATOR 32A隔離開關		SWITCH FOR A/C UNIT 空調用接線座
	32A SWITCH 32A開關掣		SWITCH FOR FLOOR HEATER 地熱系統開關掣
	AUDIO AND VIDEO POINT 影音插座		TELEPHONE OUTLET 電話插座
	BOLLARD 栓燈		TV/FM OUTLET 電視/收音機天線插座
	BROADBAND JUNCTION BOX 寬頻過路箱		VRF (VARIABLE REFRIGERANT FLOW) AIR-CONDITIONING CONCEALED DUCT TYPE INDOOR UNIT 可變冷媒流量空調天花風喉暗裝式室內機
	CENTRAL CONTROLLER FOR VRV UNIT 可變冷媒流量空調機中央控制器		VRF (VARIABLE REFRIGERANT FLOW) AIR-CONDITIONING OUTDOOR UNIT 可變冷媒流量空調室外機
	DATA OUTLET 數據插座		VRF (VARIABLE REFRIGERANT FLOW) AIR-CONDITIONING WALL-MOUNTED TYPE INDOOR UNIT 可變冷媒流量空調掛牆式室內機
	DEHUMIDIFIER 抽濕機		VERTICAL LED STRIP 垂直LED燈帶
	DOOR BELL 門鐘		VIDEO DOOR PHONE 視像對講機
	DOOR BELL PUSH BUTTON 門鐘按鈕		WATER POINT FOR WASHER 洗衣機來水位
	DOWN LIGHT 筒燈		WEATHERPROOF LIGHT TUBE 防水光管
	DRAIN POINT FOR WASHER 洗衣機去水位		WEATHERPROOF LIGHTING SWITCH 防水開關燈掣
	EXHAUST FAN 抽風扇		
	FLOOR HEATING AREA 地熱系統		

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2/F MECHANICAL & ELECTRICAL PROVISION PLAN 2樓機電裝置圖



- Notes
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 2. Please refer to page 101 of this sales brochure for legend shown in the mechanical & electrical provision plan.
- 附註
1. 機電裝置圖中顯示之名詞及簡稱請參閱本售樓說明書第16頁。
 2. 機電裝置圖中顯示之圖例請參閱本售樓說明書第101頁。

3/F MECHANICAL & ELECTRICAL PROVISION PLAN
3樓機電裝置圖



- Notes
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 2. Please refer to page 101 of this sales brochure for legend shown in the mechanical & electrical provision plan.

- 附註
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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

5/F MECHANICAL & ELECTRICAL PROVISION PLAN 5樓機電裝置圖



- Notes
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 - 2. Please refer to page 101 of this sales brochure for legend shown in the mechanical & electrical provision plan.
- 附註
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 - 2. 機電裝置圖中顯示之圖例請參閱本售樓說明書第101頁。



6/F MECHANICAL & ELECTRICAL PROVISION PLAN
6樓機電裝置圖



Notes

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- 2. Please refer to page 101 of this sales brochure for legend shown in the mechanical & electrical provision plan.

附註

- 1. 機電裝置圖中顯示之名詞及簡稱請參閱本售樓說明書第16頁。
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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

7/F MECHANICAL & ELECTRICAL PROVISION PLAN 7樓機電裝置圖



The as-built layout of Flat A on 7/F as shown at this page and Flat A on 17/F as shown in the plan at page 32 of this Sales Brochure are the same. But for an inadvertent typographical error, they should have been shown the same in the last approved building plans as in preceding approved building plans. Building (Alteration and Addition) Plan in relation to 7/F will be submitted to Buildings Department to rectify the typographical error.

此頁所示之7樓A單位實際建造平面圖與本售樓說明書第32頁所示之17樓A單位平面圖應為相同，但最後批准圖則卻因編印過程失誤而未能如之前批准圖則般反映此事實。關於7樓的「改動及加建」工程圖則將提交予屋宇署以作更正。

- Notes
1. Please refer to page 16 of this sales brochure for legend of the terms and abbreviations shown in the mechanical & electrical provision plan.
 2. Please refer to page 101 of this sales brochure for legend shown in the mechanical & electrical provision plan.

- 附註
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8/F MECHANICAL & ELECTRICAL PROVISION PLAN
8樓機電裝置圖



- Notes
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- 附註
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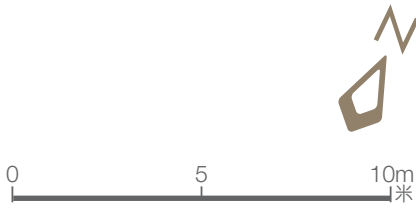
FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

9/F MECHANICAL & ELECTRICAL PROVISION PLAN 9樓機電裝置圖



- Notes
- 1. Please refer to page 16 of this sales brochure for legend of the terms and abbreviations shown in the mechanical & electrical provision plan.
 - 2. Please refer to page 101 of this sales brochure for legend shown in the mechanical & electrical provision plan.
- 附註
- 1. 機電裝置圖中顯示之名詞及簡稱請參閱本售樓說明書第16頁。
 - 2. 機電裝置圖中顯示之圖例請參閱本售樓說明書第101頁。



10/F MECHANICAL & ELECTRICAL PROVISION PLAN
10樓機電裝置圖



Notes

- 1. Please refer to page 16 of this sales brochure for legend of the terms and abbreviations shown in the mechanical & electrical provision plan.
- 2. Please refer to page 101 of this sales brochure for legend shown in the mechanical & electrical provision plan.

附註

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- 2. 機電裝置圖中顯示之圖例請參閱本售樓說明書第101頁。



FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

11/F MECHANICAL & ELECTRICAL PROVISION PLAN 11樓機電裝置圖



- Notes
1. Please refer to page 16 of this sales brochure for legend of the terms and abbreviations shown in the mechanical & electrical provision plan.
 2. Please refer to page 101 of this sales brochure for legend shown in the mechanical & electrical provision plan.
- 附註
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12/F MECHANICAL & ELECTRICAL PROVISION PLAN
12樓機電裝置圖



Notes

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2. Please refer to page 101 of this sales brochure for legend shown in the mechanical & electrical provision plan.

附註

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2. 機電裝置圖中顯示之圖例請參閱本售樓說明書第101頁。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

13/F MECHANICAL & ELECTRICAL PROVISION PLAN 13樓機電裝置圖



- Notes
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 2. Please refer to page 101 of this sales brochure for legend shown in the mechanical & electrical provision plan.
- 附註
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15樓機電裝置圖



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2. 機電裝置圖中顯示之圖例請參閱本售樓說明書第101頁。



FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

16/F MECHANICAL & ELECTRICAL PROVISION PLAN 16樓機電裝置圖



Notes

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2. Please refer to page 101 of this sales brochure for legend shown in the mechanical & electrical provision plan.

附註

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17/F MECHANICAL & ELECTRICAL PROVISION PLAN
17樓機電裝置圖



- Notes
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- 附註
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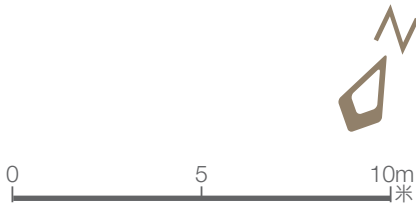
FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

18/F MECHANICAL & ELECTRICAL PROVISION PLAN 18樓機電裝置圖



- Notes
- 1. Please refer to page 16 of this sales brochure for legend of the terms and abbreviations shown in the mechanical & electrical provision plan.
 - 2. Please refer to page 101 of this sales brochure for legend shown in the mechanical & electrical provision plan.
- 附註
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 - 2. 機電裝置圖中顯示之圖例請參閱本售樓說明書第101頁。

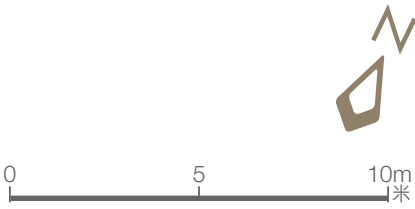


19/F MECHANICAL & ELECTRICAL PROVISION PLAN
19樓機電裝置圖



- Notes
1. Please refer to page 16 of this sales brochure for legend of the terms and abbreviations shown in the mechanical & electrical provision plan.
 2. Please refer to page 101 of this sales brochure for legend shown in the mechanical & electrical provision plan.

- 附註
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 2. 機電裝置圖中顯示之圖例請參閱本售樓說明書第101頁。



FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

20/F MECHANICAL & ELECTRICAL PROVISION PLAN

20樓機電裝置圖



Notes

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2. Please refer to page 101 of this sales brochure for legend shown in the mechanical & electrical provision plan.

附註

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21/F MECHANICAL & ELECTRICAL PROVISION PLAN
21樓機電裝置圖



Notes

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2. Please refer to page 101 of this sales brochure for legend shown in the mechanical & electrical provision plan.

附註

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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

22/F MECHANICAL & ELECTRICAL PROVISION PLAN

22樓機電裝置圖

- Notes
- 1. Please refer to page 16 of this sales brochure for legend of the terms and abbreviations shown in the mechanical & electrical provision plan.
 - 2. Please refer to page 101 of this sales brochure for legend shown in the mechanical & electrical provision plan.
- 附註
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ROOF PLAN MECHANICAL & ELECTRICAL PROVISION PLAN
天台機電裝置圖

- Notes
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- 附註
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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

住宅單位機電裝置數量說明表

Units of 2/F-21/F 2樓至21單位		Unit 單位					
		A	B	C	D	E (except 20/F) (20樓除外)	E (for 20/F only) (僅適用於20樓)
Private Lift Lobby 電梯大堂	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1
	Fused Spur Unit 接線座	1	1	1	1	1	1
	Intercom 對講機	-	-	-	-	1	1
Living Room / Dining Room 客廳/飯廳	TV/FM Outlet 電視/電台天線插座	2	2	2	2	2	2
	Telephone Outlet 電話插座	2	2	2	2	2	2
	13A Twin Socket Outlet 13A雙位電插座	4	4	4	4	4	4
	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1
	Switch for A/C Unit 空調機供電位	2	2	2	2	2	2
	Video Door Phone Panel 視像對講機	1	1	1	1	-	-
	Fused Spur Unit 接線座	-	-	2	-	-	-
Master Bedroom 主人房	TV/FM Outlet 電視/電台天線插座	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1	1
	13A Single Socket Outlet 13A單位電插座	2	2	2	2	2	3
	Switch for A/C Unit 空調機供電位	1	1	1	1	1	1
Bedroom 1 睡房1	TV/FM Outlet 電視/電台天線插座	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1	2
	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	-
	Switch for A/C Unit 空調機供電位	1	1	1	1	1	1
Bedroom 2 睡房2	TV/FM Outlet 電視/電台天線插座	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1	1
	13A Single Socket Outlet 13A單位電插座	1	1	2	2	1	1
	Switch for A/C Unit 空調機供電位	1	1	1	1	1	1
Bedroom 3 睡房3	TV/FM Outlet 電視/電台天線插座	1*	N/A	1	N/A	1	1
	Telephone Outlet 電話插座	1*	N/A	1	N/A	1	1
	13A Twin Socket Outlet 13A雙位電插座	1*	N/A	1	N/A	1	1
	13A Single Socket Outlet 13A單位電插座	1*	N/A	2	N/A	2	2
	Switch for A/C Unit 空調機供電位	1*	N/A	1	N/A	1	1

* For Unit A of 8/F - 16/F only. There is no Bedroom 3 for Unit A of 2/F - 7/F and 17/F - 21/F.
僅適用於8樓至16樓A單位，2樓至7樓及17樓至21樓A單位不設睡房3。

Units of 2/F-21/F 2樓至21單位		Unit 單位					
		A	B	C	D	E (except 20/F) (20樓除外)	E (for 20/F only) (僅適用於20樓)
Corridor 走廊	13A Single Socket Outlet 13A單位電插座	1	2	1	1	1	1
	Video Door Phone Panel 視像對講機	-	-	-	-	1	1
	Fused Spur Unit 接線座	2	-	1	2	5	5
Master Bathroom 主人房浴室	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1
	Fused Spur Unit 接線座	-	-	-	-	1	1
Bathroom 1 浴室 1	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1
	Fused Spur Unit 接線座	-	-	-	1	-	-
Bathroom 2 浴室 2	13A Single Socket Outlet 單位電插座	-	-	1	-	1	1
	Fused Spur Unit 接線座	-	-	1	-	-	-
Lavatory 洗手間	13A Single Socket Outlet 13A單位電插座	-	-	-	-	1	1
Kitchen 廚房	13A Single Socket Outlet 13A單位電插座	7	7	7	7	7	7
	13A Twin Socket Outlet 13A雙位電插座	3	3	3	3	4	4
	20A Connection Unit 20A 接線位	2	2	2	2	2	2
	Switch for A/C Unit 空調機供電位	1	1	1	1	1	1
	Fused Spur Unit 接線座	5	5	5	5	5	5
Store 1 儲物房1	Fused Spur Unit 接線座	1	1	1	1	2	2
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1	1
Store 2 儲物房 2	13A Twin Socket Outlet 13A雙位電插座	N/A	N/A	N/A	1	N/A	N/A
W.C. 廁所	Fused Spur Unit 接線座	1	1	1	1	-	-
A/C Plant (AHU) Room 空調機房	13A W.P. Single Socket Outlet 13A 防水單位電插座	1	1	1	1	1	1
	Fused Spur Unit 接線座	2	-	-	-	-	-

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量說明表

Units of 22/F 22樓單位		Unit 單位	
		A	E
Private Lift Lobby 電梯大堂	13A Single Socket Outlet 13A單位電插座	1	1
	Fused Spur Unit 接線座	1	1
Living Room / Dining Room 客廳/飯廳	TV/FM Outlet 電視/電台天線插座	2	2
	Telephone Outlet 電話插座	2	2
	13A Twin Socket Outlet 13A雙位電插座	4	4
	13A Single Socket Outlet 13A單位電插座	1	1
	Switch for A/C Unit 空調機供電位	5	5
	Video Door Phone Panel 視像對講機	1	1
Master Bedroom 主人房	TV/FM Outlet 電視/電台天線插座	2	2
	Telephone Outlet 電話插座	2	2
	13A Twin Socket Outlet 13A雙位電插座	2	2
	13A Single Socket Outlet 13A單位電插座	6	5
	Switch for A/C Unit 空調機供電位	4	4
Bedroom 1 睡房1	TV/FM Outlet 電視/電台天線插座	1	1
	Telephone Outlet 電話插座	1	1
	13A Twin Socket Outlet 13A雙位電插座	1	1
	13A Single Socket Outlet 13A單位電插座	2	2
	Switch for A/C Unit 空調機供電位	1	1
Bedroom 2 睡房2	TV/FM Outlet 電視/電台天線插座	1	1
	Telephone Outlet 電話插座	1	1
	13A Twin Socket Outlet 13A雙位電插座	1	1
	13A Single Socket Outlet 13A單位電插座	2	2
	Switch for A/C Unit 空調機供電位	1	1
Bedroom 3 睡房3	TV/FM Outlet 電視/電台天線插座	1	N/A
	Telephone Outlet 電話插座	1	N/A
	13A Twin Socket Outlet 13A雙位電插座	1	N/A
	13A Single Socket Outlet 13A單位電插座	3	N/A
	Switch for A/C Unit 空調機供電位	1	N/A
Bedroom 4 睡房4	TV/FM Outlet 電視/電台天線插座	1	N/A
	Telephone Outlet 電話插座	1	N/A
	13A Twin Socket Outlet 13A雙位電插座	1	N/A
	13A Single Socket Outlet 13A單位電插座	1	N/A
	Switch for A/C Unit 空調機供電位	1	N/A

Units of 22/F 22樓單位		Unit 單位	
		A	E
Corridor 1 走廊 1	13A Single Socket Outlet 13A單位電插座	1	1
Corridor 2 走廊 2	13A Single Socket Outlet 13A單位電插座	2	-
	Switch for A/C Unit 空調機供電位	2	1
Master Bathroom 主人房浴室	13A Single Socket Outlet 13A單位電插座	2	2
	Fused Spur Unit 接線座	2	2
Bathroom 1 浴室 1	13A Single Socket Outlet 13A單位電插座	1	1
	Fused Spur Unit 接線座	1	1
Bathroom 2 浴室 2	13A Single Socket Outlet 13A單位電插座	1	1
	Fused Spur Unit 接線座	1	1
Bathroom 3 浴室 3	13A Single Socket Outlet 13A單位電插座	1	N/A
	Fused Spur Unit 接線座	1	N/A
Bathroom 4 浴室 4	13A Single Socket Outlet 13A單位電插座	1	N/A
Powder Room 化妝間	13A Single Socket Outlet 13A單位電插座	1	1
	Fused Spur Unit 接線座	1	1
Kitchen 廚房	13A Single Socket Outlet 13A單位電插座	8	10
	13A Twin Socket Outlet 13A雙位電插座	2	3
	20A Connection Unit 20A 接線位	1	1
	32A Connection Unit 32A 接線位	1	1
	Switch for A/C Unit 空調機供電位	1	1
	Fused Spur Unit 接線座	4	7
Utility Room 工作間	13A Twin Socket Outlet 13A雙位電插座	1	N/A
Store 1 儲物房1	Fused Spur Unit 接線座	1	-
	13A Twin Socket Outlet 13A雙位電插座	1	1
	Switch for A/C Unit 空調機供電位	1	1
Store 2 儲物房2	TV/FM Outlet 電視/電台天線插座	-	1
	Telephone Outlet 電話插座	-	1
	13A Twin Socket Outlet 13A雙位電插座	-	1
	13A Single Socket Outlet 13A單位電插座	-	2
	Switch for A/C Unit 空調機供電位	-	1
W.C. 廁所	Fused Spur Unit 接線座	1	1
A/C Plant (AHU) Room at 22/F 二十二樓空調機房	13A W.P. Single Socket Outlet 13A防水單位電插座	1	N/A
	13A Fused Spur Unit 13A接線座	4	N/A
A/C Plant (AHU) Room at R/F 天台空調機房	13A W.P. Single Socket Outlet 13A 防水單位電插座	1	1

SERVICE AGREEMENTS

服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by The Hongkong Electric Company Limited.

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

食水及沖廁水由水務署供應。

電力由香港電燈有限公司供應。

煤氣由香港中華煤氣有限公司供應。

GOVERNMENT RENT

地稅

The Vendor will pay/has paid all outstanding Government rent in respect of the Lot from the date of the Land Grant of the Lot up to and including the date of the Assignments of residential property.

賣方將會/已繳付有關該地段由批地文件之日期起計直至住宅單位之買賣成交日期期間之地稅。

MISCELLANEOUS PAYMENTS BY PURCHASER

買方的雜項付款

1. On the delivery of the vacant possession of the Residential Unit to the purchaser, the purchaser is liable to reimburse the Vendor for the deposits for water, electricity and gas.
2. On the delivery, the purchaser of a Residential Unit is required to pay the debris removal fee.

1. 在向買方交付住宅單位在空置情況下的管有權時，買方須負責向賣方補還水、電力及氣體的按金。
2. 在交付時，買方須支付清理廢料的費用。

DEFECT LIABILITY WARRANTY PERIOD

欠妥之處的保養責任期

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

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

MAINTENANCE OF SLOPES

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

1. The terms of the requirement:

(a) Special Condition No. (4)(b)(i) of the Land Grant stipulates that:

“Where there is or has been any cutting away, removal or setting back of any land, or any building up or filling in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the grantee under these Conditions, or for any other purpose, the grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The grantee shall at all times during the term hereby agreed to be granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.”

(b) Special Condition No.(22)(b) of the Land Grant stipulates that:

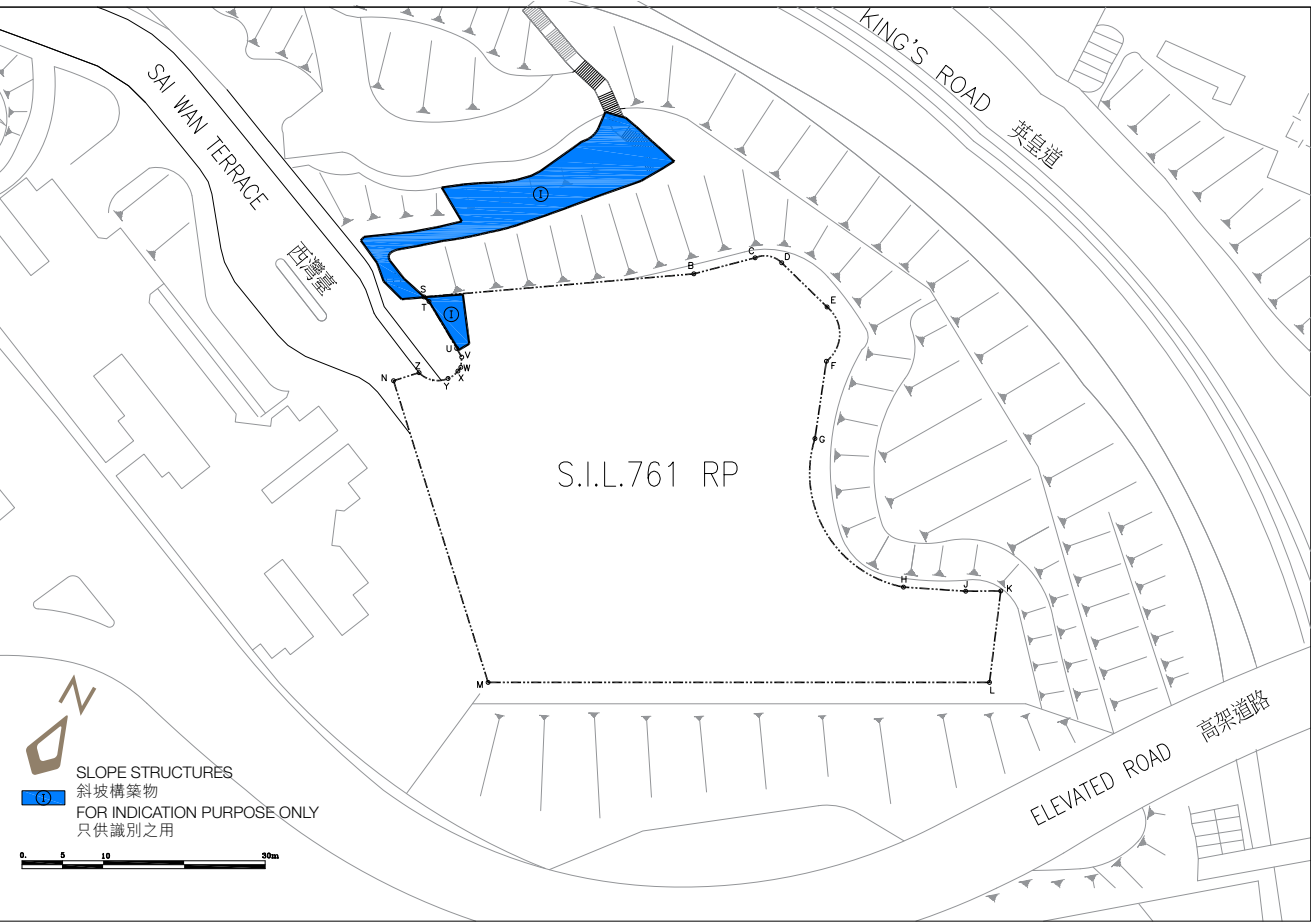
“The grantee shall at his own expense uphold, maintain and repair the Brown Area and everything forming a portion of or pertaining to it, all to be done to the satisfaction of the Director and the grantee shall be responsible for the whole as if he were the absolute owner thereof.”

(c) Special Condition No.(28)(b)(iii) of the Land Grant stipulates that:

The grantee shall “manage and maintain at the grantee’s own expense the Pink Hatched Blue Area together with the said structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein in all respects to the satisfaction of the Director until such time as the whole of the Pink Hatched Blue Area has been surrendered to the Government in accordance with sub-clause (f)(i) of this Special Condition.”

2. Each of the owners is obliged to contribute towards the costs of the maintenance work of the items mentioned in paragraph 1.

B. A plan that shows the slope



Notes:

1. Please refer to page 66 of the sales brochure for the location of the Brown Area mentioned in paragraph 1(b) and the Pink Hatched Blue Area mentioned in paragraph 1(c).
2. Pursuant to a Deed of Surrender dated 4 July 2014 executed by the Vendor in favour of the Government, the whole of the Pink Hatched Blue Area has been surrendered to the Government.
3. There is a slope feature No.11/SE-A/FR20 (“Slope Feature”) registered with the Geotechnical Engineering Office of the Civil Engineering and Development Department. Part of the Slope Feature is located at The Remaining Portion of Shau Kei Wan Inland Lot No.761, the Brown Area and the adjoining Government land and such part is shown and coloured indigo in the above plan (the “Indigo Area”).
4. As of the date of printing this sales brochure, each of the owners is obliged under the DMC to contribute towards the costs of maintenance works of the Indigo Area.

C. Owner’s undertaking to maintain any slope in relation to the Development at the owner’s own costs

Not applicable.

D. The Manager of the Development has the owners’ authority to carry out the maintenance work

Under the relevant provisions of the DMC, the manager of the Development has the owners’ authority to engage suitable qualified personnel to inspect, keep and maintain in good substantial repair and condition and carry out any necessary works in respect of the Slope Structures (as defined in the DMC) in compliance with the Land Grant and in accordance with the Slope Maintenance Manual (as defined in the DMC) and all guidelines issued from time to time by the appropriate Government departments regarding the maintenance of slopes and related structures and to collect from the Owners such additional sums (in case of insufficient management funds) from time to time to cover all costs lawfully incurred or to be incurred in carrying out such maintenance and repair works.

斜坡維修

甲. 根據批地文件的規定，發展項目中的住宅物業的擁有人須自費維修斜坡

1. 有關規定的條款：

(a) 批地文件的特別批地條款第 (4) (b) (i) 條規定：

「在構建、平整或開發該地段或其任何部分或承授人按本批地條款進行的任何其他工程或作任何其他用途，而將土地分割、移走或將土地界線向後退，或是進行堆積、堆填或任何類型的斜坡整理工程，不論有否取得署長事先書面同意，亦不論是在該地段內或任何政府土地內，承授人須自費進行該等斜坡整理工程及自費建造護土牆或其他承托物、保護物、排水或輔助工程或今後或任何時候其他必要的工程，以保護及承托該地段及任何毗鄰或毗連政府土地或出租土地內的泥土，避免及防止發生任何塌方、山泥傾瀉或地陷。承授人須在本批地文件約定的租契年期內自費保養該土地、斜坡整理工程、護土牆或其他承托物、保護物、排水或輔助工程或其他工程處於修葺妥當的狀態，以令署長滿意。」

(b) 批地文件的特別批地條款第 (22) (b) 條規定：

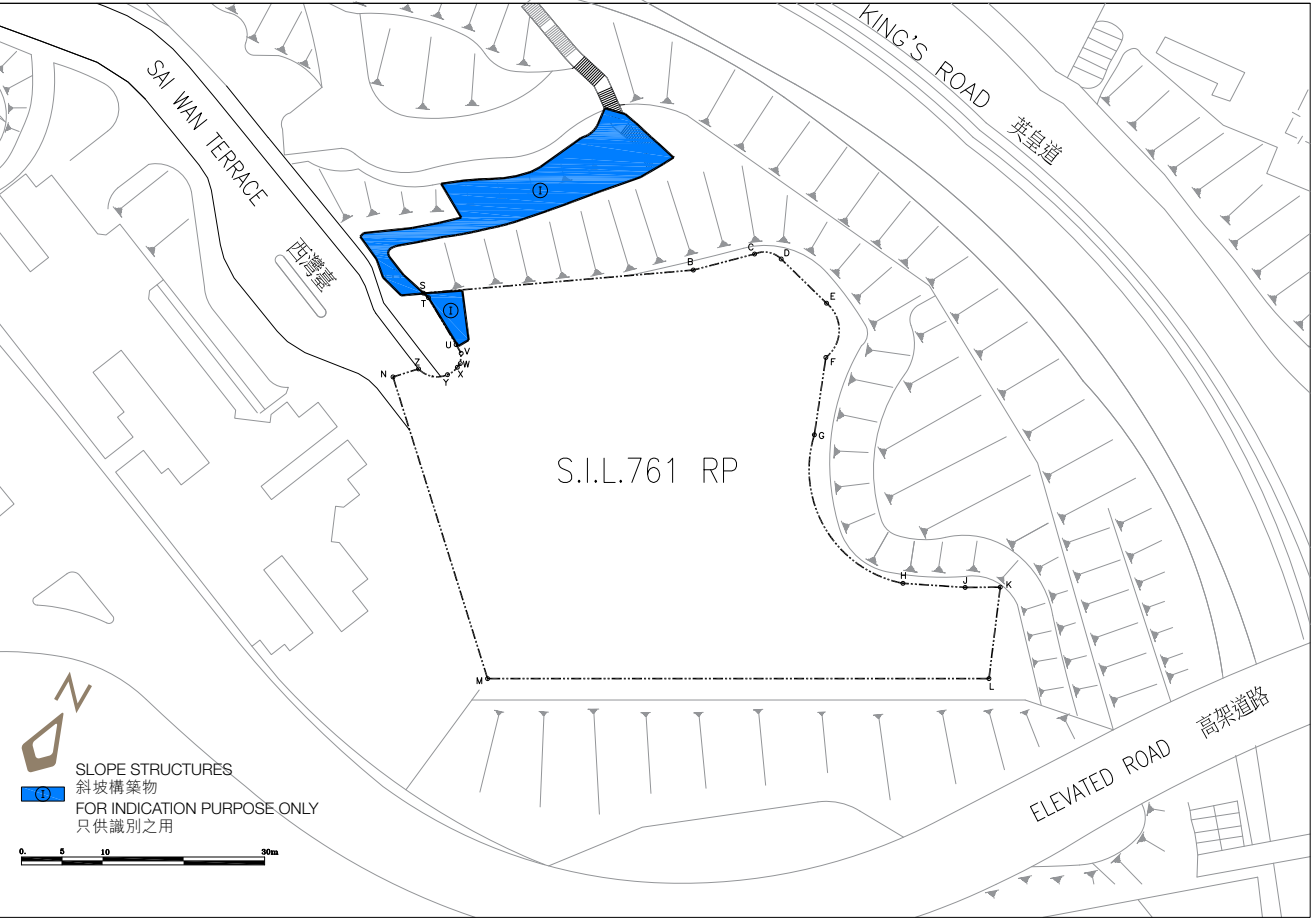
「承授人須自費維護、保養和維修棕色區域及構成其部分或與其相關的項目以令署長滿意，承授人並且須對其整體負責，猶如承授人是其絕對擁有人一樣。」

(c) 批地文件的特別批地條款第 (28) (b) (iii) 條規定：

「在署長滿意之情況下，承授人須自費管理及保養粉紅色加藍斜線區域連同所述的構築物及在該區域之上或之內興建、安裝及提供的所有構築物、路面、集水溝、污水渠、排水渠、消防龍頭、服務設施、街燈、交通標誌、街道設施、路面標記和機械，直至根據 本特別批地條款 (f) (i) 分條將整個粉紅色加藍斜線區域交還給政府。」

2. 每名擁有人均須分擔第1段所述的維修工程項目的費用。

乙. 顯示斜坡的圖則



附註

- 1. 第1 (b) 段所述的棕色區域的位置及第1 (c) 段所述的粉紅色加藍斜線區域的位置可參閱售樓說明書第66頁。
- 2. 根據賣方於2014年7月4日與政府簽訂的土地交還契據，賣方經已交還整個粉紅色加藍斜線區域予政府。
- 3. 在土木工程拓展署之土力工程處註冊了一個編號為11/SE-A/FR20的斜坡（「該斜坡」）。該斜坡有部分處於筲箕灣內地段第761號餘段、棕色區域及毗鄰政府土地內，該有關部分於上圖顯示為藍色區域（「藍色區域」）。
- 4. 截至印製本售樓說明書之日，每名擁有人根據公契均須分擔藍色區域的維修工程項目的費用。

丙. 擁有人自費就發展項目維修任何斜坡的承諾

不適用。

丁. 發展項目的管理人獲擁有人授權進行維修工程

根據公契相關條文的規定，發展項目的管理人獲擁有人授權聘請適當、合資格人士對斜坡構築物（在公契中之定義）進行檢查、保持及保養處於完好修葺狀態並進行任何必要的工程，以遵從批地文件及符合斜坡保養手冊（在公契中之定義）及有關政府部門不時就斜坡及相關構築物的保養發出的指引，並且不時向擁有人收取額外款項（若管理基金不足時），以應付進行該等保養及維修工程已經或將會產生的一切合法費用。

MODIFICATION

修訂

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

本發展項目現時並沒有向政府提出申請修訂批地文件。

RELEVANT INFORMATION

有關資料

Cityplaza One (“CP1”), an office building developed by Swire Properties Limited (which is one of the holding companies of the Vendor of this Development), is located at the North Western side of the Development. General Building Plans have been approved by the Building Authority for an extension of additional 19 storeys above the existing CP1 (the “Scheme”). However, implementation of the Scheme requires approvals under the relevant outline zoning plan and modification to or approval under the land grant in respect of CP1 from the relevant Government authorities or statutory bodies. As of the date of printing this sales brochure, the developer of CP1 has no definite plan to apply for such requisite approvals for the purpose of implementing the Scheme. However, in the event that the Scheme is implemented in future, there is a possibility that the views of some of the units of the Development may be affected.

太古城中心一座（“CP1”）是由太古地產有限公司（本發展項目的其中一家賣方控權公司）發展及座落於本發展項目西北面的辦公樓。建築事務監督已批准有關在CP1之上加建19層樓的建築圖則（“該計劃”）。然而，實施該計劃須向相關政府部門或法定機構申請對相關分區計劃大綱圖取得批准及對CP1的批地文件作出修改或取得批准。截至印製本售樓說明書之日，CP1的發展商並無具體計劃是否為實施該計劃而申請相關批准。但如果日後實施該計劃，本發展項目的部分單位的景觀有可能受到影響。

WEBSITE ADDRESS

互聯網網址

The website address designated by the Vendor for the Development:
www.mountparkerresidences.com.hk

賣方就本發展項目指定的互聯網網址：
www.mountparkerresidences.com.hk

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

Provision of Information in Application for Concession on Gross Floor Area (GFA) of Building in Sales Brochures

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.

		Area (m²)
Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1.	Carpark and loading/unloading area excluding public transport terminus	5000.031
2.	Plant rooms and similar services	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	277.557
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.	1141.296
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	242.091
Green Features under Joint Practice Notes 1 and 2		
3.	Balcony	327.902
4.	Wider common corridor and lift lobby	N/A
5.	Communal sky garden	N/A
6.	Acoustic fin	N/A
7.	Wing wall, wind catcher and funnel	N/A
8.	Non-structural prefabricated external wall	100.191
9.	Utility platform	80.838
10.	Noise barrier	N/A

在售樓說明書內提供申請建築物總樓面面積寬免的資料

獲寬免總樓面面積的設施分項

於印製售樓說明書前呈交予並已獲建築事務監督批准的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。

		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）	5000.031
2.	機房及相類設施	
2.1	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	277.557
2.2	所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	1141.296
2.3	非強制性或非必要機房， 例如空調機房、風櫃房等	242.091
根據聯合作業備考第1及第2號提供的環保設施		
3.	露台	327.902
4.	加闊的公用走廊及升降機大堂	N/A
5.	公用空中花園	N/A
6.	隔聲鰭	N/A
7.	翼牆、捕風器及風斗	N/A
8.	非結構預製外牆	100.191
9.	工作平台	80.838
10.	隔音屏障	N/A

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

Amenity Features		
11.	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	29.096
12.	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	846.903
13.	Covered landscaped and play area	329.408
14.	Horizontal screens/covered walkways, trellis	N/A
15.	Larger lift shaft	346.223
16.	Chimney shaft	N/A
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room.	N/A
18.	Pipe duct, air duct for mandatory feature or essential plant room	137.501
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	N/A
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature	N/A
21.	Void in duplex domestic flat and house	N/A
22.	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall.	N/A
Other Exempted Items		
23.	Refuge floor including refuge floor cum sky garden	N/A
24.	Other projections	N/A
25.	Public transport terminus	N/A
26.	Party structure and common staircase	N/A
27.	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA.	126.987
28.	Public passage	N/A
29.	Covered set back area	N/A
Bonus GFA		
30.	Bonus GFA	N/A

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.

Environment Assessment of the Building and Information on the estimated energy performance or consumption for the common parts of the Development

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

適意設施		
11.	供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	29.096
12.	住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	846.903
13.	有上蓋的園景區及遊樂場	329.408
14.	橫向屏障/ 有蓋人行道、花棚	N/A
15.	擴大升降機井道	346.223
16.	煙囪管道	N/A
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	N/A
18.	強制性設施或必要機房所需的管槽、氣槽	137.501
19.	非強制性設施或非必要機房所需的管槽、氣槽	N/A
20.	環保系統及設施所需的機房、管槽及氣槽	N/A
21.	複式住宅單位及洋房的中空	N/A
22.	伸出物，如空調機箱及伸出外牆超過750 毫米的平台	N/A
其他項目		
23.	庇護層，包括庇護層兼空中花園	N/A
24.	其他伸出物	N/A
25.	公共交通總站	N/A
26.	共用構築物及樓梯	N/A
27.	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	126.987
28.	公眾通道	N/A
29.	因建築物後移導致的覆蓋面積	N/A
額外總樓面面積		
30.	額外總樓面面積	N/A

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。

有關建築物的環境評估及發展項目的公用部分的預計能量表現或消耗的資料

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

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

Printed on 11 February 2014

發展項目及其周邊地區日後可能出現改變。

印製日期：2014年2月11日

EXAMINATION RECORD

檢視紀錄

Examination / Revision Date 檢視 / 修改日期	Revision made 所作修改		
	Page Number in version with print date on 11 Feb, 2014 2014年2月11日印製版本之頁次	Page Number in revised version with examination date on 9 May, 2014 2014年5月9日檢視之版本之頁次	Revision Made 所作修改
9 May, 2014 2014年5月9日	6	6	Information on the Development is updated 更新發展項目的資料
	7	7	Information on Vendor and Others Involved in the Development is updated 更新賣方及有參與發展項目的其他人的資料
	11	11	Location Plan of the Development is updated 更新發展項目的所在位置圖
	12	12	Aerial Photograph of the Development is updated 更新發展項目的鳥瞰照片
	78-79	78-79	Details of Internal Wall and Ceiling are updated 更新內牆及天花板的細節
	102, 104-105, 107-119	102, 104-105, 107-119	Mechanical & Electrical Provision Plans are updated 更新機電裝置圖
	133-135	-	Information required by the Director of Lands to be set out in the Sales Brochure as a condition for giving the Presale Consent is removed 刪除地政總署署長作為給予預售樓花同意書的條件而規定列於售樓說明書的資料

Examination / Revision Date 檢視 / 修改日期	Revision made 所作修改		
	Page Number in version with print date on 9 May, 2014 2014年5月9日印製版本之頁次	Page Number in revised version with examination date on 8 Aug, 2014 2014年8月8日檢視之版本之頁次	Revision Made 所作修改
8 Aug, 2014 2014年8月8日	2-5	2-5	Notes To Purchasers of First-Hand Residential Properties are updated 更新一手住宅物業買家須知
	7	7	Information on Vendor and Others Involved in the Development is updated 更新賣方及有參與發展項目的其他人的資料
	10	10	Information on Property Management is updated 更新物業管理的資料
	11	11	Location Plan of the Development is updated 更新發展項目的所在位置圖
	15	15	Layout Plan of the Development is updated 更新發展項目的布局圖
	21	21	Notes are updated 更新附註
	56,62,66	56,62,66	Information on Public Facilities and Public Open Spaces is updated 更新公共設施及公眾休憩用地的資料
	128-129	128-129	Maintenance of Slopes is updated 更新斜坡維修

EXAMINATION RECORD

檢視紀錄

Examination / Revision Date 檢視 / 修改日期	Revision made 所作修改		
	Page Number in version with print date on 8 Aug, 2014 2014年8月8日印製版本之頁次	Page Number in revised version with examination date on 7 Nov, 2014 2014年11月7日檢視之版本之頁次	Revision Made 所作修改
7 Nov, 2014 2014年11月7日	12	12	Aerial Photography on the Development is updated 更新發展項目的鳥瞰照片
	92-93	92-93	Fittings, Finishes and Appliances are updated 更新裝置、裝修物料及設備
	128-129	128-129	Maintenance of Slopes is updated 更新斜坡維修

Examination / Revision Date 檢視 / 修改日期	Revision made 所作修改		
	Page Number in version with print date on 7 Nov, 2014 2014年11月7日印製版本之頁次	Page Number in revised version with examination date on 6 Feb, 2015 2015年2月6日檢視之版本之頁次	Revision Made 所作修改
6 Feb, 2015 2015年2月6日	14	14	Outline Zoning Plan relating to the Development is updated 更新關乎發展項目的分區計劃大綱圖
	128-129	128-129	Maintenance of Slopes is updated 更新斜坡維修

Examination / Revision Date 檢視 / 修改日期	Revision made 所作修改		
	Page Number in version with print date on 6 Feb, 2015 2015年2月6日印製版本之頁次	Page Number in revised version with examination date on 5 May, 2015 2015年5月5日檢視之版本之頁次	Revision Made 所作修改
5 May, 2015 2015年5月5日	12	12	Aerial Photography on the Development is updated 更新發展項目的鳥瞰照片
	14	14	Outline Zoning Plan relating to the Development is updated 更新關乎發展項目的分區計劃大綱圖

Examination / Revision Date 檢視 / 修改日期	Revision made 所作修改		
	Page Number in version with print date on 5 May, 2015 2015年5月5日印製版本之頁次	Page Number in revised version with examination date on 4 Aug, 2015 2015年8月4日檢視之版本之頁次	Revision Made 所作修改
4 August, 2015 2015年8月4日	11	11	Location Plan of the Development is updated 更新發展項目的所在位置圖

EXAMINATION RECORD

檢視紀錄

Examination / Revision Date 檢視 / 修改日期	Revision made 所作修改		
	Page Number in version with print date on 4 Aug, 2015 2015年8月4日印製版本之頁次	Page Number in revised version with examination date on 3 Nov, 2015 2015年11月3日檢視之版本之頁次	Revision Made 所作修改
3 November, 2015 2015年11月3日	11	12	Location Plan of the Development is updated 更新發展項目的所在位置圖
	12	13-14	Aerial Photography of the Development is updated 更新發展項目的鳥瞰照片
	128-129	130-131	Maintenance of Slopes is updated 更新斜坡維修

Examination / Revision Date 檢視 / 修改日期	Revision made 所作修改		
	Page Number in version with print date on 3 Nov, 2015 2015年11月3日印製版本之頁次	Page Number in revised version with examination date on 2 Feb, 2016 2016年2月2日檢視之版本之頁次	Revision Made 所作修改
2 February, 2016 2016年2月2日	12	12	Location Plan of the Development is updated 更新發展項目的所在位置圖

Examination / Revision Date 檢視 / 修改日期	Revision made 所作修改		
	Page Number in version with print date on 2 Feb, 2016 2016年2月2日印製版本之頁次	Page Number in revised version with examination date on 29 Apr, 2016 2016年4月29日檢視之版本之頁次	Revision Made 所作修改
29 April, 2016 2016年4月29日	12	11	Location Plan of the Development is updated 更新發展項目的所在位置圖
	13	12	Aerial Photography of the Development is updated 更新發展項目的鳥瞰照片
	77	75	Inspection pf Plans and Deed of Mutual Covenant is updated 更新閱覽圖則及公契

Examination / Revision Date 檢視 / 修改日期	No revision made 並無作出修改		
28 July, 2016 2016年7月28日			

Examination / Revision Date 檢視 / 修改日期	No revision made 並無作出修改
27 October, 2016 2016年10月27日	