

# PORTO

SALES BROCHURE

售樓說明書



PORTO

# NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

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

### For all first-hand residential properties

#### 1. Important information

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

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

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

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

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

#### 4. Property area and its surroundings

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

#### 5. Sales brochure

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

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

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

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

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

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

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

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

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

### 8. Register of Transactions

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

### 9. Agreement for sale and purchase

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

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

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

### 11. Appointment of estate agent

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

### 12. Appointment of solicitor

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

### For first-hand uncompleted residential properties

#### 13. Pre-sale Consent

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

#### 14. Show flats

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

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

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

#### **15. Estimated material date and handing over date**

- Check the estimated material date<sup>3</sup> for the development in the sales brochure.
  - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.
- Handing over date
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document / a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
    - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
    - For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
    - strike or lock-out of workmen;
    - riots or civil commotion;
    - force majeure or Act of God;
    - fire or other accident beyond the vendor's control;
    - war; or
    - inclement weather.
  - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.

- The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

### **For first-hand completed residential properties**

#### **16. Vendor's information form**

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

#### **17. Viewing of property**

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

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

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

#### **Other useful contacts :**

##### **Consumer Council**

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

##### **Estate Agents Authority**

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

##### **Real Estate Developers Association of Hong Kong**

Telephone	: 2826 0111
Fax	: 2845 2521

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

# NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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

#### 2. 費用、按揭貸款和樓價

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

#### 3. 價單、支付條款，以及其他財務優惠

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

#### 4. 物業的面積及四周環境

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

#### 5. 售樓說明書

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

<sup>1</sup> 按揭貸款計劃的資料包括有關按揭貸款計劃對借款人的最低收入的要求、就第一按揭連同第二按揭可獲得的按揭貸款金額上限、最長還款年期、整個還款期內的按揭利率變化，以及申請人須繳付的手續費。

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

根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。

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## 一手住宅物業買家須知

### 6. 政府批地文件和公契

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

### 7. 售樓處內有關可供揀選住宅物業的資料

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

### 8. 成交紀錄冊

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

### 9. 買賣合約

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

### 10. 表達購樓意向

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

### 11. 委託地產代理

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

### 12. 委聘律師

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

### 適用於一手未落成住宅物業

### 13. 預售樓花同意書

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

### 14. 示範單位

- 賣方不一定須設置示範單位供準買家或公眾參觀，但賣方如為某指明住宅物業設置示範單位，必須首先設置該住宅物業的無改動示範單位，才可設置該住宅物業的經改動示範單位，並可以就該住宅物業設置多於一個經改動示範單位。
- 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單位作出比較。然而，條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。

# NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

- 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓說明書。因此，緊記先行索取售樓說明書，以便在參觀示範單位時參閱相關資料。
- 您可以在無改動示範單位及經改動示範單位中進行量度，並在無改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

### 適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

#### 15. 預計關鍵日期及收樓日期

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

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

- 如對收樓日期有任何疑問，可向賣方查詢。

### 適用於一手已落成住宅物業

#### 16. 賣方資料表格

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

#### 17. 參觀物業

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

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

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

#### 其他相關聯絡資料：

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

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

<b>香港地產建設商會</b>	
電話	: 2826 0111
傳真	: 2845 2521

一手住宅物業銷售監管局  
2023年3月

<sup>3</sup> 一般而言，「關鍵日期」指該項目符合批地文件的條件的日期，或該項目在遵照經批准的建築圖則的情況下或按照豁免證明書的發出的條件在各方面均屬完成的日期。有關詳情請參閱條例第2條。

## INFORMATION ON THE DEVELOPMENT

### 發展項目的資料

#### Name of the Development

PORTO

#### Name of the street at which the Development is situated

Ping Lan Street

#### Street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development

9

Note : The above is a provisional street number and is subject to confirmation from the Rating and Valuation Department when the Development is completed.

#### The Development consists of one multi-unit building

##### Total number of storeys

24 storeys

The above number of storeys does not include G/F, 1/F, Transfer Plate, Roof, 1st Upper Roof, 2nd Upper Roof and Top Roof

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

G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-29/F, Private Roof, 1st Upper Roof, 2nd Upper Roof and Top Roof

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

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

#### Refuge floors (if any) of each multi-unit building

There is no refuge floor

#### The Development is an uncompleted Development

1. Estimated material date for the Development as provided by the Authorized Person for the Development: 28 February 2027.
2. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.
3. For the purpose of the agreement for sale and purchase, the Development is deemed to be completed on the date on which an occupation permit for every building in the Development is issued.

Note : "Material date" means the date on which the development is completed in all respects in compliance with the approved building plans.

#### 發展項目名稱

PORTO

#### 發展項目所位於的街道的名稱

平瀾街

#### 由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數

9

備註：上述為臨時門牌號數並有待差餉物業估價署在發展項目建成時確認。

#### 發展項目包含一幢多單位建築物

##### 樓層的總數

24層

上述樓層數目不包括地下、1樓、轉換層、天台、上層天台第一層、上層天台第二層及頂層天台

#### 發展項目的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數

地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至29樓、私人天台、上層天台第一層、上層天台第二層及頂層天台

#### 每幢有不連續次序的樓層號數的多單位建築物內被略去的樓層號數

不設4樓、13樓、14樓及24樓

#### 每幢多單位建築物內的庇護層 (如有的話)

不設庇護層

#### 發展項目的認可人士提供的該發展項目的預計關鍵日期

1. 由發展項目的認可人士提供的發展項目的預計關鍵日期：2027年2月28日。
2. 預計關鍵日期是受到買賣合約所允許的任何延期所規限的。
3. 為買賣合約的目的，該發展項目當作在佔用許可證就該發展項目中的每幢建築物發出的日期落成。

備註：「關鍵日期」指該項目在遵照經批准的建築圖則的情況下各方面均屬完成的日期。



## 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

New Merit Limited

#### Holding companies of the Vendor

Famous Chief Limited  
PLS Development Holdings Limited  
Zenith Splendid Limited  
Sparkle Hope Limited  
Miracle Cheer Limited  
Wang On Properties Limited  
Earnest Spot Limited  
Wang On Enterprises (BVI) Limited  
Wang On Group Limited

#### Authorized person for the Development, and the firm or corporation of which the authorized person for the Development is a proprietor, director or employee in his professional capacity

Mr. Poon Pong Fai of MLA Architects (H.K.) Limited

#### Building contractor for the Development

Crownity Engineering Limited

#### The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development

Grandall Zimmern Law Firm

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

Not Applicable

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

Famous Chief Limited

#### 賣方

隆滿有限公司

#### 賣方的控權公司

Famous Chief Limited  
PLS Development Holdings Limited  
Zenith Splendid Limited  
Sparkle Hope Limited  
Miracle Cheer Limited  
宏安地產有限公司  
Earnest Spot Limited  
Wang On Enterprises (BVI) Limited  
Wang On Group Limited

#### 發展項目的認可人士的姓名或名稱，如該項目的認可人士以其專業身份擔任某商號或法團的經營人、董事或僱員，該商號或法團的名稱

馬梁建築師事務所(香港)有限公司的潘邦輝先生

#### 發展項目的承建商

均業工程有限公司

#### 就發展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

國浩律師(香港)事務所

#### 已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構

不適用

#### 已為發展項目的建造提供貸款的任何其他人

Famous Chief 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.	No
(d)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an associate of such an Authorized Person.	Not Applicable
(e)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an Authorized Person.	Not Applicable
(f)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an Authorized Person.	No
(g)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development.	Not Applicable
(h)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development.	Not Applicable
(i)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors.	No
(j)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and an Authorized Person for the Development, or an associate of such an Authorized Person, holds at least 10% of the issued shares in that Vendor, holding company or contractor.	No
(k)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and such an Authorized Person, or such an associate, holds at least 1% of the issued shares in that Vendor, holding company or contractor.	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.	No
(m)	The Vendor or a building contractor for the Development is a partnership, and such an Authorized Person, or such an associate, is an employee of that Vendor or contractor.	Not Applicable
(n)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that Vendor, holding company or contractor.	No
(o)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor, holding company or contractor.	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.	No
(q)	The Vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor.	Not Applicable
(r)	The Vendor or a building contractor for the Development is a corporation, and the corporation of which an Authorized Person for the Development is a director or employee in his or her professional capacity is an associate corporation of that Vendor or contractor or of a holding company of that Vendor.	No
(s)	The Vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that Vendor.	No

## RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

### 有參與發展項目的各方的關係

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

## INFORMATION ON DESIGN OF THE DEVELOPMENT

### 發展項目的設計的資料

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

發展項目將會有構成圍封牆的一部分的非結構的預製外牆。

The range of thickness of the non-structural prefabricated external walls of the building is 150 mm.

建築物的非結構的預製外牆的厚度範圍為 150 毫米。

There will be curtain walls forming part of the enclosing walls of the Development.

發展項目將會有構成圍封牆的一部分的幕牆。

The range of thickness of the curtain walls of the building is 200 mm.

建築物的幕牆的厚度範圍為200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

Floor 樓層	Unit 單位	Total Area (sq.m) 總面積(平方米)
2/F 2樓	A	0
	B	0
	C	0.274
	D	0
	E	0
	F	0
	G	0
	H	0
	J	0

Floor 樓層	Unit 單位	Total Area (sq.m) 總面積(平方米)
3/F and 5/F-10/F 3樓及5樓至10樓	A	0
	B	0
	C	0.274
	D	0
	E	0
	F	0
	G	0
	H	0
	J	0
	11/F 11樓	A
B		0
C		0.274
D		0
E		0
F		0
G		0

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

備註 : 不設4樓、13樓、14樓及24樓。

# INFORMATION ON DESIGN OF THE DEVELOPMENT

## 發展項目的設計的資料

Floor 樓層	Unit 單位	Total Area (sq.m) 總面積(平方米)
12/F, 15/F-23/F and 25/F-27/F 12樓、15樓至23樓及 25樓至27樓	A	0
	B	0
	C	0.274
	D	0
	E	0
	F	0
	G	0
28/F 28樓	C	0
28/F and 29/F 28樓及29樓	A	0
	B	0
	D	0

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

Floor 樓層	Unit 單位	Total Area (sq.m) 總面積(平方米)
2/F 2樓	A	1.375
	B	0.615
	C	1.090
	D	0.765
	E	0.615
	F	0.665
	G	0.665
	H	0.485
	J	0.485

Note : 4/F, 13/F, 14/F and 24/F are omitted.  
備註 : 不設4樓、13樓、14樓及24樓。

# INFORMATION ON DESIGN OF THE DEVELOPMENT

## 發展項目的設計的資料

Floor 樓層	Unit 單位	Total Area (sq.m) 總面積(平方米)
3/F and 5/F-10/F 3樓及5樓至10樓	A	1.375
	B	0.615
	C	1.090
	D	0.765
	E	0.615
	F	0.665
	G	0.665
	H	0.485
	J	0.485
	11/F 11樓	A
B		0.615
C		1.090
D		0.765
E		0.615
F		1.790
G		0.485

Floor 樓層	Unit 單位	Total Area (sq.m) 總面積(平方米)
12/F, 15/F-23/F and 25/F-27/F 12樓、15樓至23樓及 25樓至27樓	A	1.375
	B	0.615
	C	1.090
	D	0.765
	E	0.760
	F	1.790
	G	0.485
28/F 28樓	C	0.760
28/F and 29/F 28樓及29樓	A	3.034
	B	3.552
	D	4.317

Note : 4/F, 13/F, 14/F and 24/F are omitted.  
備註 : 不設4樓、13樓、14樓及24樓。

## INFORMATION ON PROPERTY MANAGEMENT

### 物業管理的資料

The manager to be appointed under the latest draft deed of mutual covenant

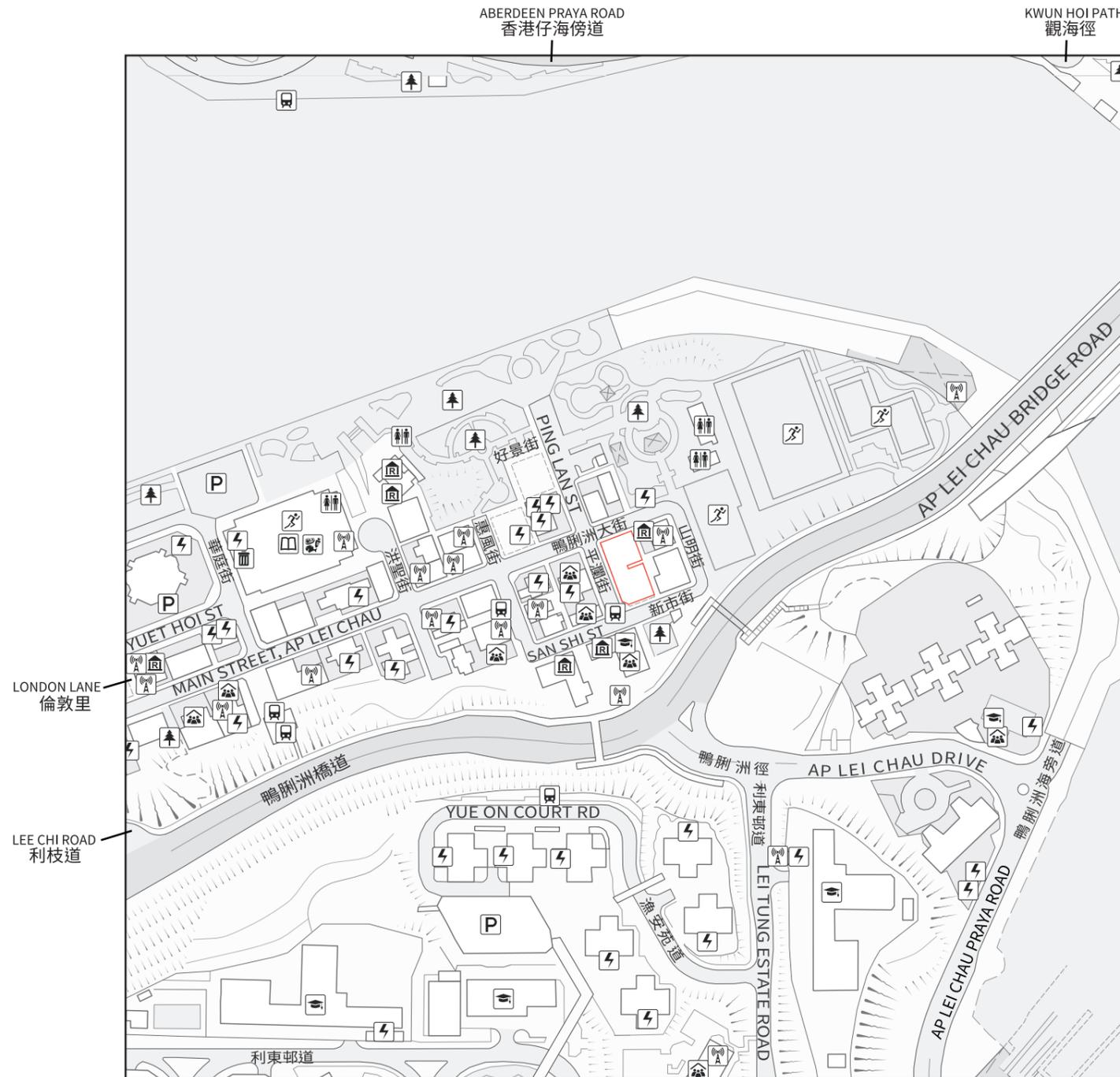
Goodtech Management Limited

根據公契的最新擬稿獲委任的管理人

高達管理有限公司

# LOCATION PLAN OF THE DEVELOPMENT

## 發展項目的所在位置圖



 Location of the Development  
發展項目的位置



This location plan is prepared by the Vendor with reference to the Digital Topographic Map Nos. T11-SW-D dated 15 January 2026 and T15-NW-B dated 15 January 2026 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.  
此位置圖是由賣方擬備並參考地政總署測繪處於2026年1月15日及2026年1月15日出版之數碼地形圖，圖幅編號T11-SW-D及T15-NW-B，有需要處經修正處理。

### NOTATION 圖例

 Library 圖書館	 Public Utility Installation 公用事業設施裝置
 Power Plant (including Electricity Sub-stations) 發電廠 (包括電力分站)	 Religious Institution (including Church, Temple and Tsz Tong) 宗教場所 (包括教堂、廟宇及祠堂)
 Refuse Collection Point 垃圾收集站	 School (including Kindergarten) 學校 (包括幼稚園)
 Market (including Wet Market and Wholesale Market) 市場 (包括濕貨市場及批發市場)	 Social Welfare Facilities (including Elderly Centre and 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)
 Public Carpark (including Lorry Park) 公眾停車場 (包括貨車停泊處)	 Sports Facilities (including Sports Ground and Swimming Pool) 體育設施 (包括運動場及游泳池)
 Public Convenience 公廁	 Public Park 公園
 Public Transport Terminal (including Rail Station) 公共交通總站 (包括鐵路車站)	

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

HO KING STREET	好景街	SHAN MING STREET	山明街	WAI FUNG STREET	惠風街
HUNG SHING STREET	洪聖街	WAH TING STREET	華庭街	YUET HOI STREET	悅海街

### Notes:

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

### 備註:

- 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 由於發展項目的邊界不規則的技術原因，此位置圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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

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



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



Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E256131C, date of flight: 22 March 2025.  
摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E256131C，飛行日期：2025年3月22日。

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● Location of the Development  
發展項目的位置

## Notes:

1. Copy of the aerial photograph of the Development is available for free inspection at the sales office(s) during opening hours.
2. The Vendor also advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. 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.

## 備註：

1. 發展項目的鳥瞰照片的副本可於開放時間內向售樓處免費查閱。
2. 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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



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

● Location of the Development  
發展項目的位置



Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E256132C, date of flight: 22 March 2025.  
摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E256132C，飛行日期：2025年3月22日。

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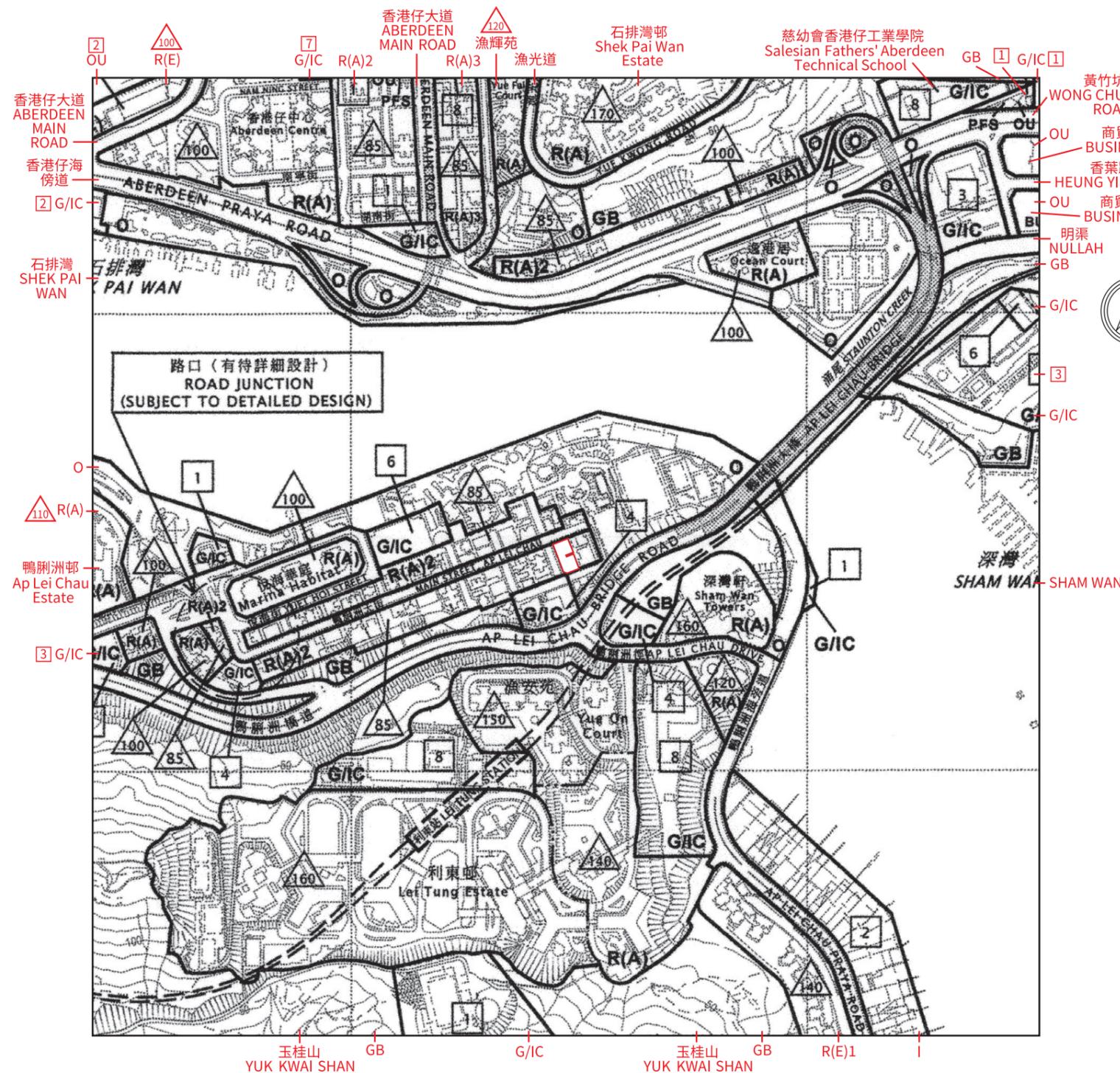
## Notes:

1. Copy of the aerial photograph of the Development is available for free inspection at the sales office(s) during opening hours.
2. The Vendor also advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. 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.

## 備註：

1. 發展項目的鳥瞰照片的副本可於開放時間內向售樓處免費查閱。
2. 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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



Boundary of the Development  
發展項目的邊界



## Notes:

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

## 備註:

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

Extract from the approved Aberdeen & Ap Lei Chau Outline Zoning Plan (Plan No. S/H15/33), gazetted on 31 August 2018.

摘錄自2018年8月31日刊憲之香港仔及鴨脷洲分區計劃大綱核准圖(圖則編號S/H15/33)。

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

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

## NOTATION 圖例

### Zones 地帶

R(A)	Residential (Group A) 住宅(甲類)	O	Open Space 休憩用地
R(E)	Residential (Group E) 住宅(戊類)	OU	Other Specified Uses 其他指定用途
I	Industrial 工業	GB	Green Belt 綠化地帶
G/IC	Government, Institution or Community 政府、機構或社區		

### Communications 交通

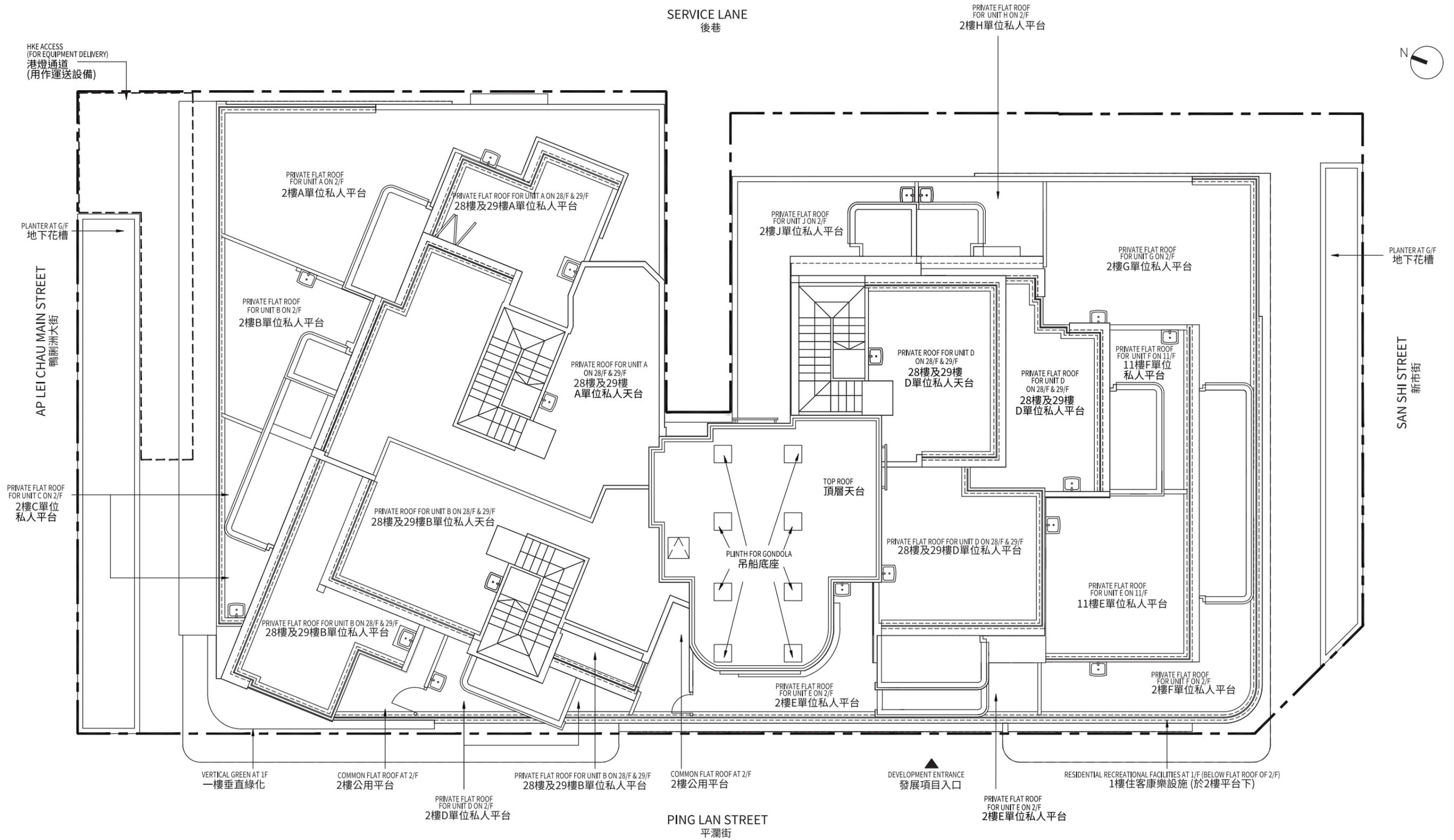
	Railway and Station (Underground) 鐵路及車站(地下)		Elevated Road 高架道路
	Major Road and Junction 主要道路及路口		

### Miscellaneous 其他

	Building Height Control Zone Boundary 建築物高度管制區界線		Maximum Building Height (in number of storeys) 最高建築物高度(樓層數目)
	Maximum Building Height (in metres above Principal Datum) 最高建築物高度(在主水平基準上若干米)		P F S Petrol Filling Station 加油站

# LAYOUT PLAN OF THE DEVELOPMENT

## 發展項目的布局圖



LEGEND 圖例  
SCALE / 比例: 0 1 2 5m

The estimated date of completion of the uncompleted building and facilities as provided by the Authorized Person for the Development is 28 February 2027.  
由發展項目的認可人士提供的未落成建築物及設施的預計落成日期為2027年2月28日。

Boundary of the development  
發展項目的邊界

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### Legend of terms and abbreviations used on floor plans

#### 樓面平面圖中所使用名詞及簡稱之圖例

10/F BUILDING LINE BELOW	=	10/F Building Line Below 10 樓樓宇外牆線於下方
AC	=	Air-Conditioner 空調機
AD / A.D.	=	Air Duct 空氣管道
AF	=	Architectural Feature 建築裝飾
ALUM. ARCH. FEATURE	=	Aluminum Architectural Feature 鋁質建築裝飾
ALUM. FIN	=	Aluminum Fin 鋁質裝飾
ALUM. FIN AT 28/F BELOW	=	Aluminum Fin at 28/F Below 鋁質裝飾於28樓於下方
BAL	=	Balcony 露台
BAL & A/C PLATFORM ABOVE	=	Balcony and Air-Conditioner Platform Above 露台及空調機平台設於上方
BAL/UP	=	Balcony and Utility Platform 露台及工作平台
BAL/UP & A/C PLATFORM ABOVE	=	Balcony and Utility Platform and Air-Conditioner Platform Above 露台及工作平台及空調機平台設於上方
B.	=	Bathroom 浴室
B.1	=	Bathroom 1 浴室1
B.2	=	Bathroom 2 浴室2
B.R.1	=	Bedroom 1 睡房1
B.R.2	=	Bedroom 2 睡房2
COMMON AREA FOR MAINTENANCE	=	Common Area for Maintenance 維修用的公用位置
COMMON FLAT ROOF	=	Common Flat Roof 公用平台
COVER FOR BAL	=	Cover for Balcony 露台上蓋
COVER FOR BAL/UP & A/C PLATFORM	=	Cover for Balcony and Utility Platform and Air-Conditioner Platform 露台及工作平台及空調機平台上蓋
D	=	Down 落
ELV	=	Extra Low Voltage Duct 特低壓電線管道槽
EL / E.L.	=	Electrical Duct 電線管道槽
EMR/E.M.R.	=	Electrical Meter Room 電錶房
FLUSHING WATER TANK	=	Flushing Water Tank 沖廁水缸
FULL HEIGHT R.C. WALL	=	Full Height Reinforced Concrete wall 鋼筋混凝土高牆
GLASS BALUSTRADE	=	Glass Balustrade 玻璃欄河
H.R.	=	Hose Reel 消防喉轆
H.R. H/L	=	Hose Reel at High Level 消防喉轆設於高處
INACCESSIBLE FLAT ROOF	=	Inaccessible Flat Roof 不可進入的平台
INVERTED BEAM	=	Inverted Beam 突出橫樑
KIT.	=	Kitchen 廚房
LAV.	=	Lavatory 洗手間
LIFT	=	Lift 升降機
LIFT LOBBY	=	Lift Lobby 升降機大堂
LIFT SHAFT	=	Lift Shaft 升降機槽
LIV / DIN	=	Living and Dining Room 客廳及飯廳
M.B.R.	=	Master Bedroom 主人睡房
M.L. FOR TOP VENT AT H/L	=	Metal Louver for Top Vent at High Level 金屬百葉通風處設於高處
OPEN KIT.	=	Open Kitchen 開放式廚房
OPEN STAIRCASE	=	Open Staircase 露天樓梯
P.D.	=	Pipe Duct 管道槽
PLINTH FOR A/C	=	Plinth for Air-Conditioner 空調機機台
PLINTH FOR A/C UNIT C	=	Plinth for Air-Conditioner of Unit C C單位的空調機機台

PLINTH FOR A/C UNIT D	=	Plinth for Air-Conditioner of Unit D D單位的空調機機台
POTABLE WATER TANK	=	Potable Water Tank 食水缸
POTABLE & FLUSHING PUMP ROOM	=	Potable and Flushing Pump Room 食水及沖廁水泵房
PRIVATE FLAT ROOF	=	Private Flat Roof 私人平台
PRIVATE ROOF	=	Private Roof 私人天台
RC PARAPET WALL	=	Reinforced Concrete Parapet Wall 鋼筋混凝土分隔牆
R.C. PARTITION WALL	=	Reinforced Concrete Partition Wall 鋼筋混凝土間隔牆
RSMRR	=	Refuse Storage and Material Recovery Room 垃圾及物料回收室
SINK	=	Sink 洗滌盆
STORE	=	Store Room 儲物室
TOP VENT ABOVE	=	Top Vent Above 通風處設於上方
VENT COWL AT H/L	=	Vent Cowl at High Level 通風蓋設於高處
U	=	Up 上
W.M.C.	=	Water Meter Cabinet 水錶櫃
	=	Built-in fittings provided in the units 隨樓附送之嵌入式裝置

#### Notes:

- Common pipes exposed or enclosed in cladding may be located at/adjacent to the balcony, utility platform, air conditioner platform, flat roof, roof or external wall of some residential properties.
- There may be sunken slabs at some parts of the ceiling inside some residential properties for the installation of mechanical and electrical services of the floor above or due to the structural, architectural and/or decoration design requirements of the floor above.
- There may be ceiling bulkheads or false ceiling inside some residential properties for the installation of air-conditioner conduits and/or other mechanical and electrical services.
- The outdoor unit of air-conditioner for some residential properties are placed on the designated air-conditioner platforms, flat roof or roof. Such outdoor unit of air-conditioner may create heat and/or noise.
- Those icons of fittings and appliances shown on the floor plans of residential properties like wash basins, water closets, shower cubicles, sink units, cabinets (if any) etc. are prepared in accordance with the latest approved building plans. Their shapes, dimensions, scales may be different from the fittings and appliances actually provided and they are for indication and reference only.
- Balconies and utility platforms are non-enclosed areas.
- The internal ceiling height within some residential properties may vary due to structural, architectural and/or decoration design variations.
- There are curtain walls and/or non-structural prefabricated external walls in some/all the residential properties. The saleable area of a residential property has included the area of curtain walls and/or non-structural prefabricated external walls and is measured from the exterior of such curtain walls and/or non-structural prefabricated external walls.
- Curtain walls form part of the common parts of the Development. The area and demarcation of residential properties are subject to the deed of mutual covenant and transaction documents.

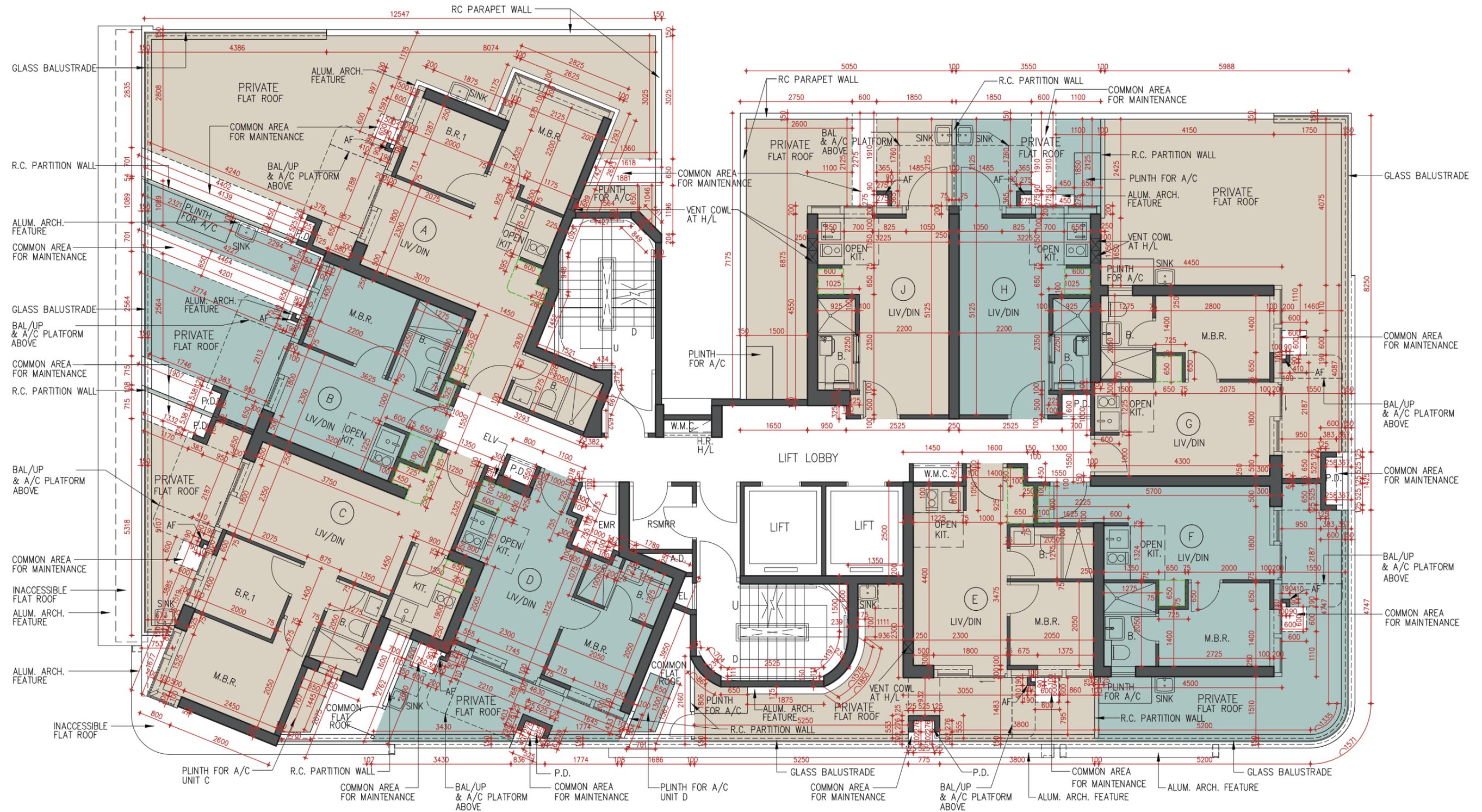
#### 備註：

- 部分住宅物業的露台、工作平台、空調機平台、平台、天台或外牆上/附近或設有外露之公用喉管/或外牆裝飾板內藏之公用喉管。
- 部分住宅物業內之部分天花或有跌級樓板，用以安裝上層之機電設備或配合上層之結構、建築及/或裝修設計上的需要。
- 部分住宅物業內或設有假陣或假天花用以安裝空調喉管及/或其他機電設備。
- 部分住宅物業的空調機之室外機放置於指定的空調機平台、平台或天台。該等空調機之室外機可能發出熱力及/或聲音。
- 各住宅物業的樓面平面圖內所展示之裝置及設備的圖標如洗面盆、座廁、淋浴間、洗滌盆、櫃(如有)等乃根據最新經批准的建築圖則擬備，其形狀、尺寸、比例或與實際提供的裝置及設備存在差異，僅供示意及參考之用。
- 露台及工作平台為不可封閉的地方。
- 部分住宅物業之天花高度將會因應結構、建築設計及/或裝修設計上的需要有所差異。
- 部份/全部住宅物業有幕牆及/或非結構的預製外牆。住宅物業之實用面積之計算包括幕牆及/或非結構的預製外牆之面積，並由幕牆及/或非結構的預製外牆之外圍起計。
- 幕牆為發展項目公用部分。住宅物業的範圍及邊界以公契和交易文件為準。

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### 2/F Floor Plan 2樓樓面平面圖



Scale 比例: 0 1 2 5m

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

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

Each of the Residential Property 每個住宅物業	Floor 樓層	Unit 單位								
		A	B	C	D	E	F	G	H	J
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	2/F 2樓	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125	125
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)(mm) 層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)		3475, 3450, 3400, 3200, 3100	3475, 3450, 3400, 3200, 3100	3475, 3450, 3400, 3100	3475, 3450, 3400, 3200, 3100	3475, 3450, 3400, 3200, 3100	3475, 3450, 3400, 3100	3475, 3450, 3400, 3100	3475, 3450, 3400, 3200, 3100	3475, 3450, 3400, 3200, 3100

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.  
 (Note: This statement does not apply to the residential properties in the Development because the design of the Development is such that the reducing thickness of the structural walls of residential properties on the upper floors does not increase the internal area of those residential properties.)

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。

(備註：不適用於發展項目內的住宅物業，因為發展項目的設計是較高樓層的住宅物業的結構牆的厚度遞減不會增加該等住宅物業的內部面積。)

Notes :

1. Please refer to page 20 of this Sales Brochure for legend of the terms and abbreviations used on the floor plan and the explanatory notes that are applicable thereto.
2. 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書20頁。
2. 不設4樓、13樓、14樓及24樓。

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### 3/F and 5/F - 10/F Floor Plan

### 3樓及5樓至10樓 樓面平面圖



Scale 比例: 0 1 2 5m

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

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

Each of the Residential Property 每個住宅物業	Floor 樓層	Unit 單位								
		A	B	C	D	E	F	G	H	J
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	3/F and 5/F-9/F 3樓及5樓至9樓	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125	125
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)(mm) 層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)		3450, 3400, 3200, 3100	3450, 3400, 3200, 3100	3450, 3400, 3100	3450, 3400, 3200, 3100	3450, 3400, 3200, 3100	3450, 3400, 3200, 3100	3450, 3400, 3100	3450, 3400, 3200, 3100	3450, 3400, 3200, 3100
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	10/F 10樓	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125	125
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)(mm) 層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)		3450, 3400, 3200, 3100	3450, 3400, 3200, 3100	3450, 3400, 3100	3450, 3400, 3200, 3100	3450, 3400, 3200, 3100	3450, 3400, 3200, 3100	3450	3450, 3400, 3100	3450, 3400, 3200, 3100

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.  
(Note: This statement does not apply to the residential properties in the Development because the design of the Development is such that the reducing thickness of the structural walls of residential properties on the upper floors does not increase the internal area of those residential properties.)

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。

(備註：不適用於發展項目內的住宅物業，因為發展項目的設計是較高樓層的住宅物業的結構牆的厚度遞減不會增加該等住宅物業的內部面積。)

### Notes :

1. Please refer to page 20 of this Sales Brochure for legend of the terms and abbreviations used on the floor plan and the explanatory notes that are applicable thereto.
2. 4/F, 13/F, 14/F and 24/F are omitted.

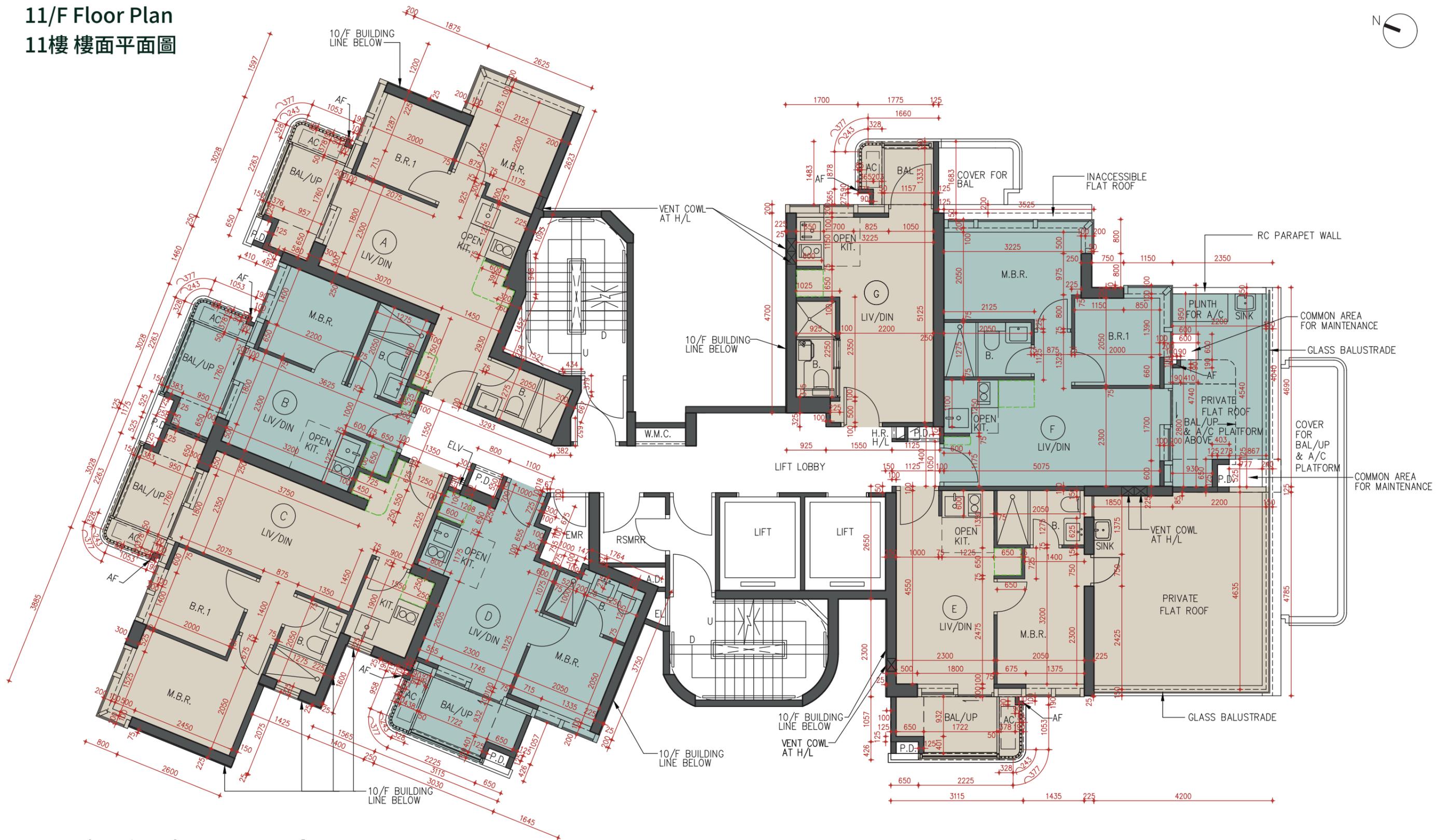
### 備註：

1. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書20頁。
2. 不設4樓、13樓、14樓及24樓。

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### 11/F Floor Plan 11樓 樓面平面圖



Scale 比例: 0 1 2 5m

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

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

Each of the Residential Property 每個住宅物業	Floor 樓層	Unit 單位						
		A	B	C	D	E	F	G
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	11/F 11樓	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125
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)(mm) 層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)		3450, 3400, 3200, 3100	3450, 3400, 3200, 3100	3450, 3400, 3100	3450, 3400, 3200, 3100	3450, 3400, 3200, 3100	3450, 3400, 3100	3450, 3400, 3200, 3100

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.  
 (Note: This statement does not apply to the residential properties in the Development because the design of the Development is such that the reducing thickness of the structural walls of residential properties on the upper floors does not increase the internal area of those residential properties.)

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。

(備註：不適用於發展項目內的住宅物業，因為發展項目的設計是較高樓層的住宅物業的結構牆的厚度遞減不會增加該等住宅物業的內部面積。)

Notes :

1. Please refer to page 20 of this Sales Brochure for legend of the terms and abbreviations used on the floor plan and the explanatory notes that are applicable thereto.
2. 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書20頁。
2. 不設4樓、13樓、14樓及24樓。

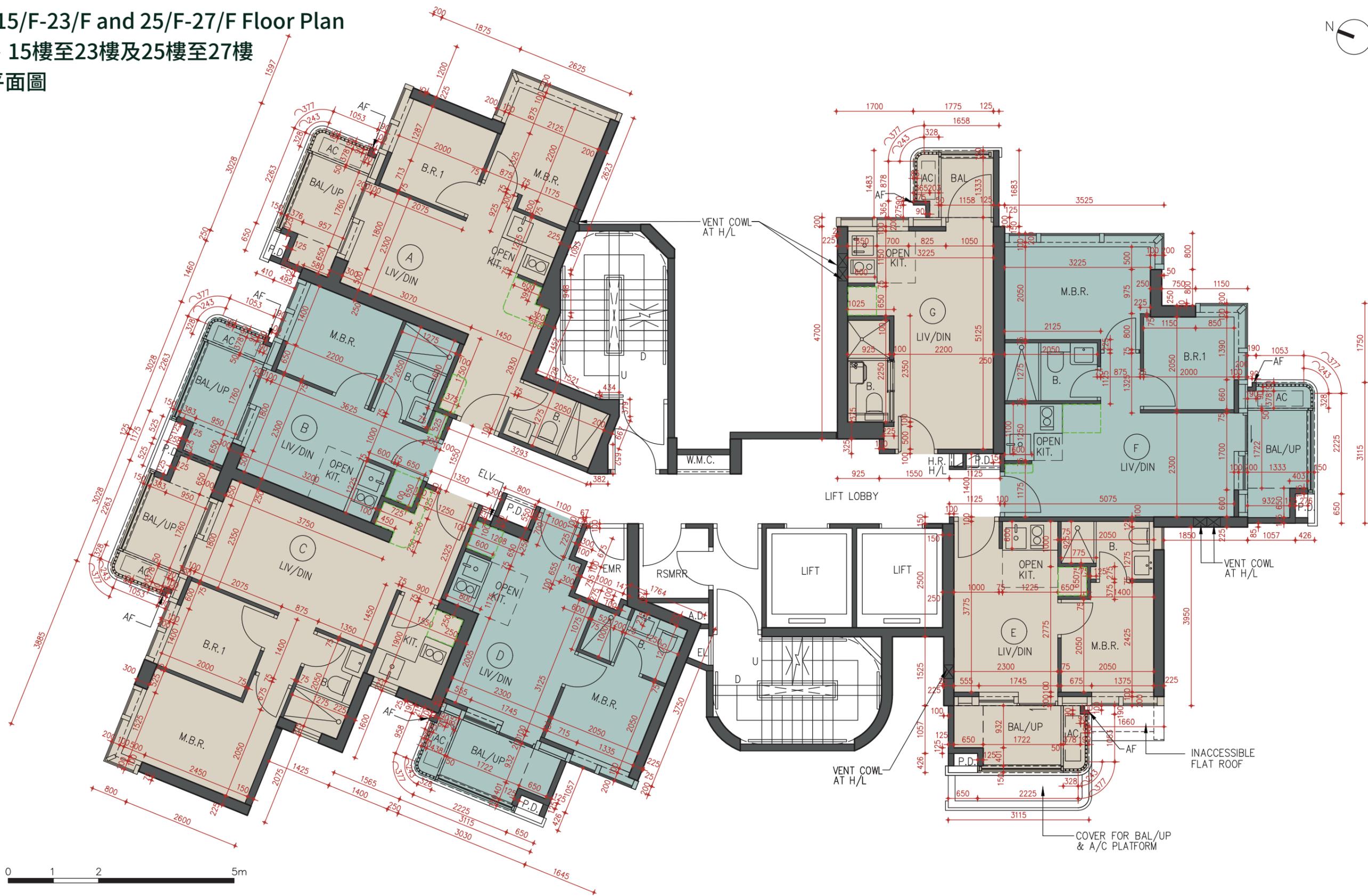
# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### 12/F, 15/F-23/F and 25/F-27/F Floor Plan

### 12樓、15樓至23樓及25樓至27樓

### 樓面平面圖



Scale 比例: 0 1 2 5m

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

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

Each of the Residential Property 每個住宅物業	Floor 樓層	Unit 單位						
		A	B	C	D	E	F	G
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	12/F, 15/F-23/F and 25/F-26/F 12樓、15樓至23樓及 25樓至26樓	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125
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)(mm) 層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)		3450, 3400, 3200, 3100	3450, 3400, 3200, 3100	3450, 3400, 3100	3450, 3400, 3200, 3100	3450, 3400, 3200, 3100	3450, 3400, 3100	3450, 3400, 3200, 3100
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	27/F 27樓	125, 450, 750	125, 750	125, 450, 750	125, 450, 750	125, 750	125, 450, 750	125, 750
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)(mm) 層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)		4000, 3700, 3450	4000, 3450	4000, 3700, 3450	4000, 3700, 3450	4000	4000, 3700, 3450	4000, 3450

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.  
(Note: This statement does not apply to the residential properties in the Development because the design of the Development is such that the reducing thickness of the structural walls of residential properties on the upper floors does not increase the internal area of those residential properties.)

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。

(備註：不適用於發展項目內的住宅物業，因為發展項目的設計是較高樓層的住宅物業的結構牆的厚度遞減不會增加該等住宅物業的內部面積。)

### Notes :

1. Please refer to page 20 of this Sales Brochure for legend of the terms and abbreviations used on the floor plan and the explanatory notes that are applicable thereto.
2. 4/F, 13/F, 14/F and 24/F are omitted.

### 備註：

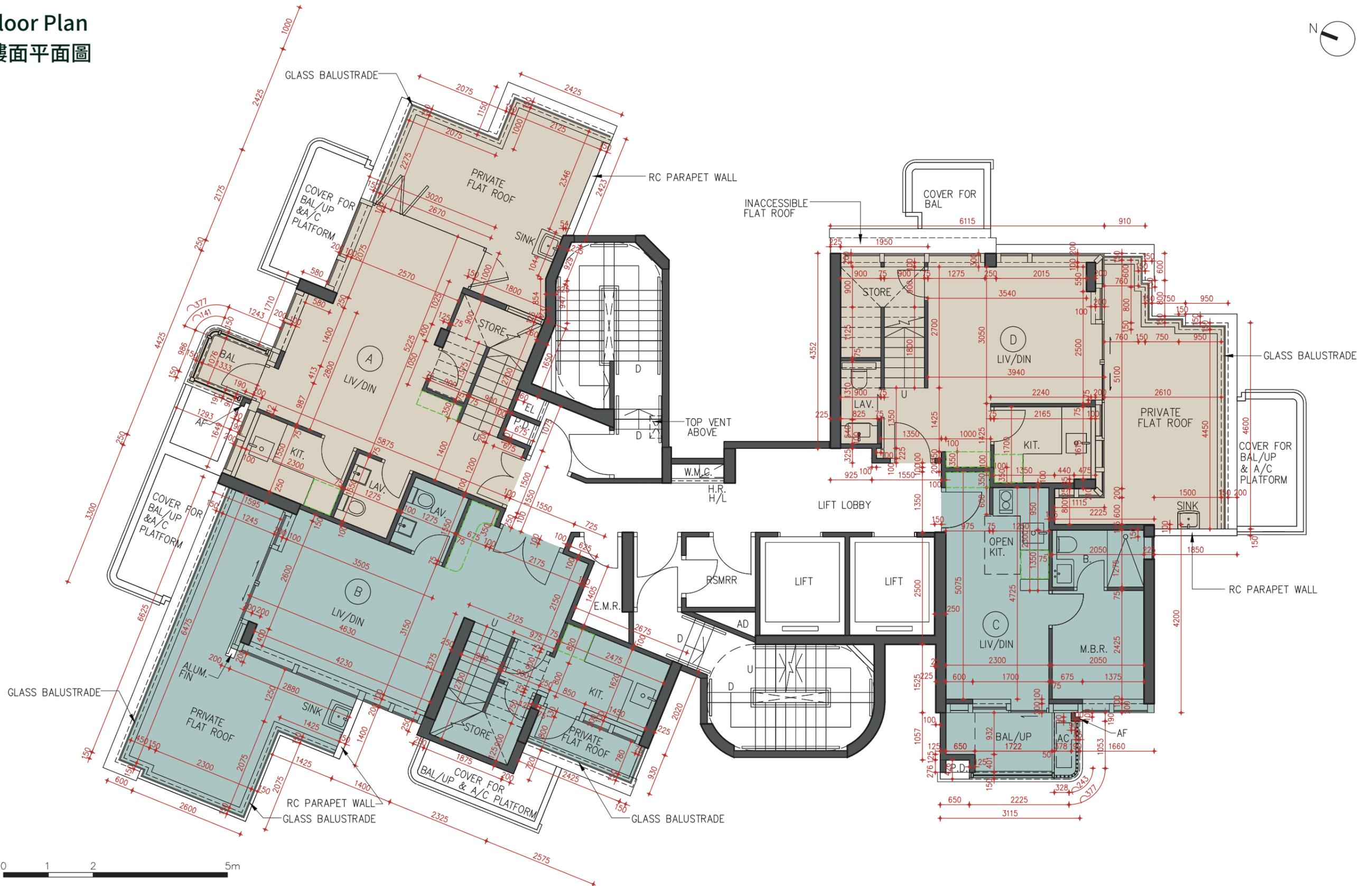
1. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書20頁。
2. 不設4樓、13樓、14樓及24樓。

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### 28/F Floor Plan

### 28樓 樓面平面圖



Scale 比例: 0 1 2 5m

Note : The dimensions of the floor plan are all structural dimensions in millimeter.

備註 : 平面圖所列之數字為以毫米標示之建築結構尺寸。

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

### 發展項目的住宅物業的樓面平面圖

Each of the Residential Property 每個住宅物業	Floor 樓層	Unit 單位			
		A	B	C	D
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	28/F 28樓	125, 150, 200	150	125, 150	150
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)(mm) 層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)		3450	3450	3450	3450

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.

(Note: This statement does not apply to the residential properties in the Development because the design of the Development is such that the reducing thickness of the structural walls of residential properties on the upper floors does not increase the internal area of those residential properties.)

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。

(備註：不適用於發展項目內的住宅物業，因為發展項目的設計是較高樓層的住宅物業的結構牆的厚度遞減不會增加該等住宅物業的內部面積。)

#### Notes :

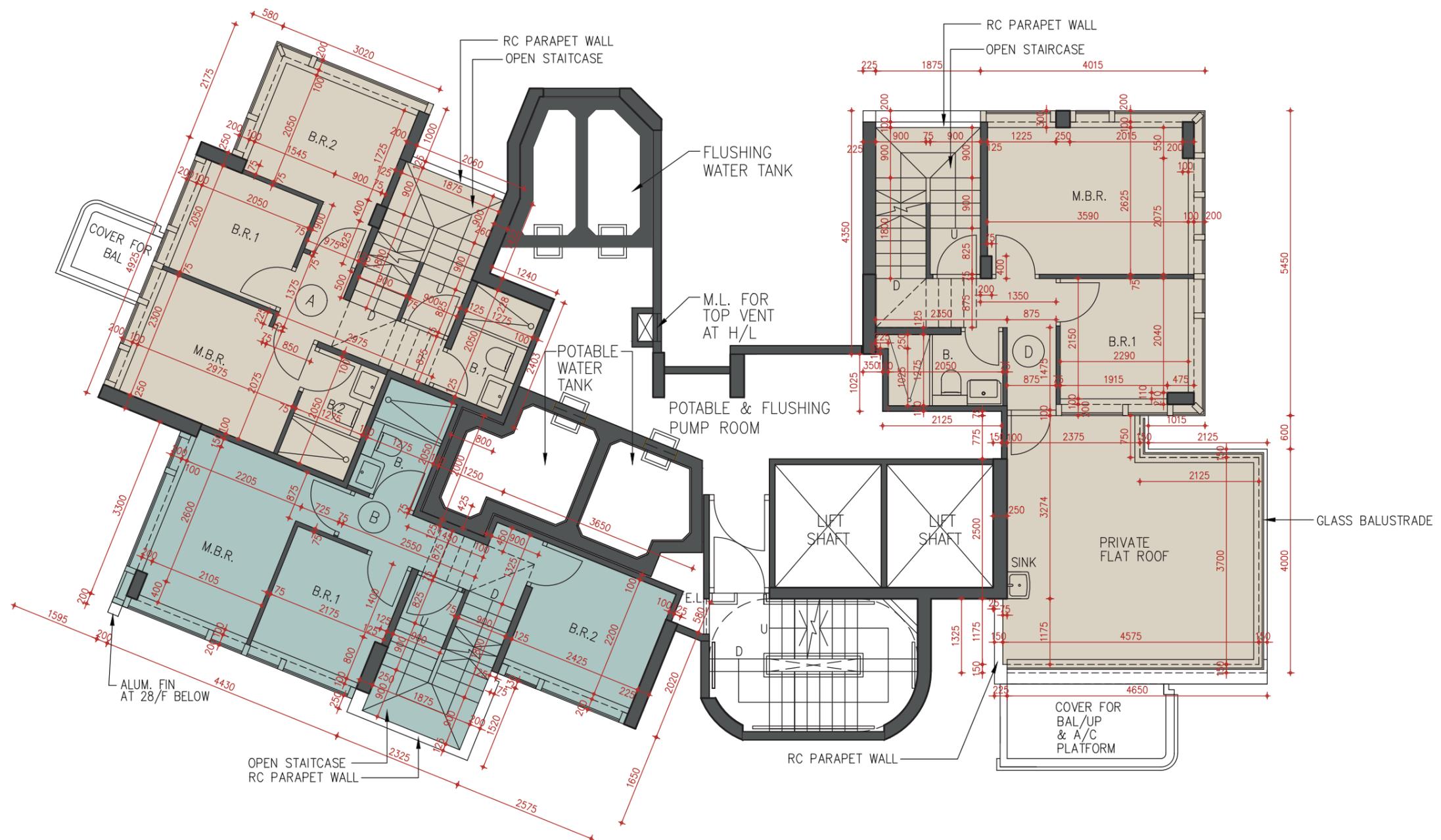
1. Please refer to page 20 of this Sales Brochure for legend of the terms and abbreviations used on the floor plan and the explanatory notes that are applicable thereto.
2. 4/F, 13/F, 14/F and 24/F are omitted.

#### 備註：

1. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書20頁。
2. 不設4樓、13樓、14樓及24樓。

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

29/F Floor Plan  
29樓 樓面平面圖



Scale 比例: 0 1 2 5m

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

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

### 發展項目的住宅物業的樓面平面圖

Each of the Residential Property 每個住宅物業	Floor 樓層	Unit 單位		
		A	B	D
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	29/F 29樓	150, 200, 300	150, 300	150, 250, 300
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)(mm) 層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)		3450, 3600	3450, 3600	3450, 3600, 3750

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. (Note: This statement does not apply to the residential properties in the Development because the design of the Development is such that the reducing thickness of the structural walls of residential properties on the upper floors does not increase the internal area of those residential properties.)

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。

(備註：不適用於發展項目內的住宅物業，因為發展項目的設計是較高樓層的住宅物業的結構牆的厚度遞減不會增加該等住宅物業的內部面積。)

#### Notes :

1. Please refer to page 20 of this Sales Brochure for legend of the terms and abbreviations used on the floor plan and the explanatory notes that are applicable thereto.
2. 4/F, 13/F, 14/F and 24/F are omitted.

#### 備註：

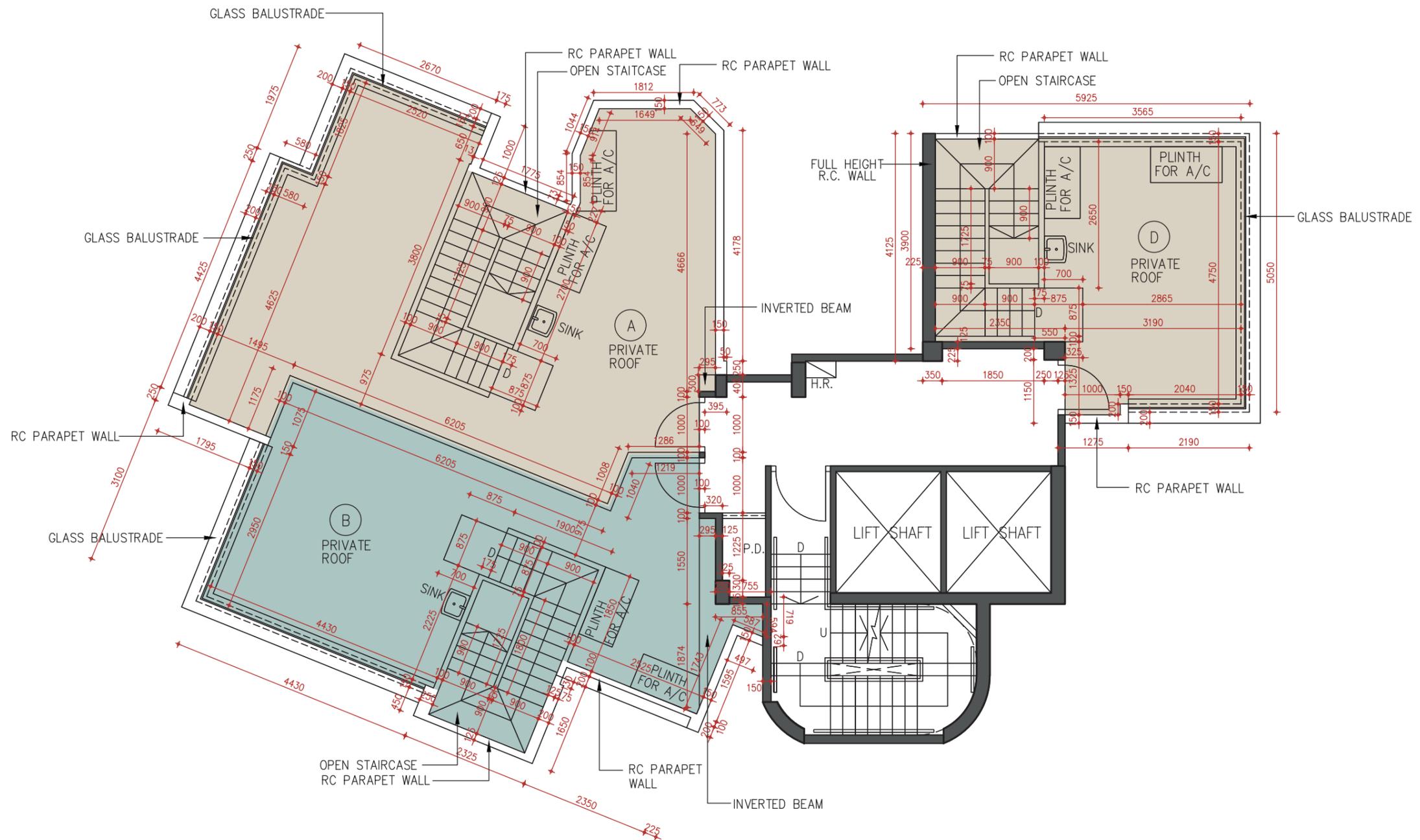
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2. 不設4樓、13樓、14樓及24樓。

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### Roof Floor Plan

### 天台 樓面平面圖



Scale 比例: 0 1 2 5m

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

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

### 發展項目的住宅物業的樓面平面圖

Each of the Residential Property 每個住宅物業	Floor 樓層	Unit 單位
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	Roof 天台	Not Applicable 不適用
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)(mm) 層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)		Not Applicable 不適用

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.  
(Note: This statement does not apply to the residential properties in the Development because the design of the Development is such that the reducing thickness of the structural walls of residential properties on the upper floors does not increase the internal area of those residential properties.)

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。

(備註：不適用於發展項目內的住宅物業，因為發展項目的設計是較高樓層的住宅物業的結構牆的厚度遞減不會增加該等住宅物業的內部面積。)

#### Notes :

1. Please refer to page 20 of this Sales Brochure for legend of the terms and abbreviations used on the floor plan and the explanatory notes that are applicable thereto.
2. 4/F, 13/F, 14/F and 24/F are omitted.

#### 備註：

1. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書20頁。
2. 不設4樓、13樓、14樓及24樓。

## 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)									
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
2/F 2樓	A	32.559 (350) Balcony 露台:- (-) Utility Platform 工作平台:- (-)	-	-	-	34.894 (376)	-	-	-	-	-	-
	B	18.984 (204) Balcony 露台:- (-) Utility Platform 工作平台:- (-)	-	-	-	12.697 (137)	-	-	-	-	-	-
	C	37.214 (401) Balcony 露台:- (-) Utility Platform 工作平台:- (-)	-	-	-	6.964 (75)	-	-	-	-	-	-
	D	21.708 (234) Balcony 露台:- (-) Utility Platform 工作平台:- (-)	-	-	-	7.420 (80)	-	-	-	-	-	-
	E	22.129 (238) Balcony 露台:- (-) Utility Platform 工作平台:- (-)	-	-	-	14.275 (154)	-	-	-	-	-	-

The saleable area of the residential property and the floor area of every one of the balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of every one of the 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.

住宅物業的實用面積，以及構成該物業的一部分範圍內的每一個露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。構成該物業的一部分範圍內的每一個其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes : 1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

2. There is no verandah in the residential properties of the Development.

3. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。

2. 發展項目住宅物業不設陽台。

3. 不設4樓、13樓、14樓及24樓。

## 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)									
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
2/F 2樓	F	23.233 (250) Balcony 露台:- (-) Utility Platform 工作平台:- (-)	-	-	-	14.528 (156)	-	-	-	-	-	-
	G	22.254 (240) Balcony 露台:- (-) Utility Platform 工作平台:- (-)	-	-	-	29.881 (322)	-	-	-	-	-	-
	H	17.877 (192) Balcony 露台:- (-) Utility Platform 工作平台:- (-)	-	-	-	6.136 (66)	-	-	-	-	-	-
	J	18.501 (199) Balcony 露台:- (-) Utility Platform 工作平台:- (-)	-	-	-	16.448 (177)	-	-	-	-	-	-

The saleable area of the residential property and the floor area of every one of the balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of every one of the 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.

住宅物業的實用面積，以及構成該物業的一部分範圍內的每一個露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。構成該物業的一部分範圍內的每一個其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes : 1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

2. There is no verandah in the residential properties of the Development.

3. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。

2. 發展項目住宅物業不設陽台。

3. 不設4樓、13樓、14樓及24樓。

## 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)									
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
3/F and 5/F-10/F 3樓及 5樓至10樓	A	36.132 (389) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B	22.412 (241) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	C	40.714 (438) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D	25.208 (271) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	E	25.629 (276) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor area of every one of the balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of every one of the 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.

住宅物業的實用面積，以及構成該物業的一部分範圍內的每一個露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。構成該物業的一部分範圍內的每一個其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes : 1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

2. There is no verandah in the residential properties of the Development.

3. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。

2. 發展項目住宅物業不設陽台。

3. 不設4樓、13樓、14樓及24樓。

## 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)									
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
3/F and 5/F-10/F 3樓及 5樓至10樓	F	26.733 (288) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	G	25.754 (277) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	H	19.852 (214) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	-	-	-	-	-	-	-	-	-	-
	J	20.476 (220) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	-	-	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor area of every one of the balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of every one of the 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.

住宅物業的實用面積，以及構成該物業的一部分範圍內的每一個露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。構成該物業的一部分範圍內的每一個其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes : 1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

2. There is no verandah in the residential properties of the Development.

3. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。

2. 發展項目住宅物業不設陽台。

3. 不設4樓、13樓、14樓及24樓。

## 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)									
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
11/F 11樓	A	36.085 (388) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B	22.412 (241) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	C	40.535 (436) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D	25.111 (270) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	E	27.488 (296) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	17.841 (192)	-	-	-	-	-	-
	F	32.132 (346) Balcony 露台: - (-) Utility Platform 工作平台: - (-)	-	-	-	8.418 (91)	-	-	-	-	-	-
	G	20.377 (219) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	-	-	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor area of every one of the balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of every one of the 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.

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Notes : 1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

2. There is no verandah in the residential properties of the Development.

3. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。

2. 發展項目住宅物業不設陽台。

3. 不設4樓、13樓、14樓及24樓。

## 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)									
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
12/F, 15/F-23/F and 25/F-27/F 12樓、 15樓至23樓及 25樓至27樓	A	36.085 (388) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B	22.412 (241) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	C	40.535 (436) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D	25.111 (270) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	E	23.716 (255) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	F	35.632 (384) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	G	20.377 (219) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	-	-	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor area of every one of the balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of every one of the 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.

住宅物業的實用面積，以及構成該物業的一部分範圍內的每一個露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。構成該物業的一部分範圍內的每一個其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes : 1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

2. There is no verandah in the residential properties of the Development.

3. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。

2. 發展項目住宅物業不設陽台。

3. 不設4樓、13樓、14樓及24樓。

## 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)									
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
28/F 28樓	C	26.602 (286) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
28/F and 29/F 28樓及29樓	A	70.326 (757) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	-	-	-	12.599 (136)	-	-	45.586 (491)	-	-	-
	B	69.268 (746) Balcony 露台: - (-) Utility Platform 工作平台: - (-)	-	-	-	15.859 (171)	-	-	35.622 (383)	-	-	-
	D	59.872 (644) Balcony 露台: - (-) Utility Platform 工作平台: - (-)	-	-	-	30.369 (327)	-	-	22.605 (243)	-	-	-

The saleable area of the residential property and the floor area of every one of the balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of every one of the 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.

住宅物業的實用面積，以及構成該物業的一部分範圍內的每一個露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。構成該物業的一部分範圍內的每一個其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes : 1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

2. There is no verandah in the residential properties of the Development.

3. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。

2. 發展項目住宅物業不設陽台。

3. 不設4樓、13樓、14樓及24樓。

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

Not Applicable

不適用

## SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

### 臨時買賣合約的摘要

- a. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase (the "preliminary agreement");
  - b. The preliminary deposit paid by the purchaser on the signing of the preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders;
  - c. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the preliminary agreement –
    - (i) the preliminary agreement is terminated;
    - (ii) the preliminary deposit is forfeited; and
    - (iii) the owner does not have any further claim against the purchaser for the failure.
- a. 在簽署臨時買賣合約(「該臨時合約」)時須支付款額為5%的臨時訂金；
  - b. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有；
  - c. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約 —
    - (i) 該臨時合約即告終止；
    - (ii) 有關的臨時訂金即予沒收；及
    - (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

# SUMMARY OF DEED OF MUTUAL COVENANT

## 公契的摘要

### 1. Common Parts of the Development

- (a) Common Areas and Facilities means those parts, areas, structures, services, facilities and conduits of the Development and the Land which are intended for common use and benefit of different owners and not for the sole benefit of any owner including (subject to the provisions of the Deed of Mutual Covenant of the Development (the "DMC")) the items specified in Schedule 1 to the Building Management Ordinance (Cap. 344) and such additional Common Areas and Facilities designated under the provisions of the DMC.

Common Areas and Facilities include, e.g. lifts, recreational facilities, entrance lobby, external walls, structural or loading bearing elements, etc.

Common Areas and Facilities are categorized under the DMC into Development Common Areas and Facilities, Residential Common Areas and Facilities and Commercial Common Areas and Facilities.

- (b) The owners and lawful occupants etc. have the full right and liberty to go pass or repass and to use the Common Areas and Facilities for all purposes connected with the proper use and enjoyment of his Unit.
- (c) The owners may not convert any of the Common Areas and Facilities to his own use or for his own benefit unless the approval of the Owners' Committee has been obtained.
- (d) No part of the Common Areas and Facilities shall be obstructed nor shall any refuse or other matter or things be placed or left thereon and no owner shall do or suffer or permit to be done anything in the Common Areas and Facilities as may be or become a nuisance to any other owners or occupiers of any other part of the Development.
- (e) The owners shall not alter the Common Areas and Facilities or do anything which may, in the opinion of the Manager, interfere with or damage the Common Areas and Facilities or adversely affect the normal functioning of the Common Areas and Facilities.
- (f) The Common Areas and Facilities shall be under the exclusive management and control of the Manager. The Manager shall hold the Common Areas and Facilities as trustee for the benefit of all owners.

### 2. Number of Undivided Shares assigned to each residential property in the Development

Undivided Shares are allocated to each residential property. They are set out in the table below.

### 3. Term of years for which the Manager of the Development is Appointed

The Manager will be appointed for an initial term of two years from the date of the DMC. The appointment of the Manager may be terminated according to the provisions of the DMC.

### 4. Basis on which the Management Expenses are shared among the owners of residential properties in the Development

Each owner shall contribute towards the management expenses (which shall be the expenses, costs and charges necessarily and reasonably incurred in the management of the Development and the Land under the DMC, and shall be based on the budget prepared by the Manager) (including the Manager's remuneration) of the Development in such manner, amount and proportion as provided in the DMC by reference to the Management Shares allocated to his Unit. In general:

- (a) the owners shall contribute towards the management expenses relating to the Development Common Areas and Facilities in proportion to the Management Shares allocated to their Units; and
- (b) the owners of residential properties shall contribute towards the management expenses relating to the Residential Common Areas and Facilities in proportion to the Management Shares allocated to their residential properties.

The number of Management Shares of a residential property is the same as the number of Undivided Shares allocated to that residential property. However, the total number of Undivided Shares in the Development (5782) is different from the total number of Management Shares in the Development (5282). The total number of Management Shares of the residential properties in the Development is 4940.

### 5. Basis on which the Management Fee Deposit is fixed

The amount of Management Fees Deposit is 2 months' monthly management fee.

### 6. Area (if any) in the Development retained by the owner (i.e. the Vendor) for its own use

There is no area in the Development which is retained by the owner for that owner's own use as referred to in section 14(2)(f), Part 1, Schedule 1 of Residential Properties (First-hand Sales) Ordinance (Cap. 621).

**SUMMARY OF DEED OF MUTUAL COVENANT**  
**公契的摘要**

Number Of Undivided Shares Allocated to Each Residential Property in the Development

Floor	Residential Unit	Number of Undivided Shares allocated to each Residential Unit
2/F	A	35
	B	19
	C	37
	D	21
	E	23
	F	24
	G	24
	H	17
	J	19
	3/F, 5/F-10/F	A
B		22
C		40
D		25
E		25
F		26
G		25
H		19
J		20

Floor	Residential Unit	Number of Undivided Shares allocated to each Residential Unit
11/F	A	36
	B	22
	C	40
	D	25
	E	28
	F	32
	G	20
	12/F, 15/F-23/F, 25/F-27/F	A
B		22
C		40
D		25
E		23
F		35
G		20
28/F	C	26
28/F & 29/F	A	75
	B	74
	D	64

Note: There is no designation of 4/F, 13/F, 14/F and 24/F.

# SUMMARY OF DEED OF MUTUAL COVENANT

## 公契的摘要

### 1. 發展項目的公用部分

(a) 公用地方及設施指所有在發展項目及土地上擬供發展項目不同業主共同使用與享用，並非供個別業主獨享的部分、地方、構築物、設施及導管，包括（受制於發展項目的公契(「公契」))《建築物管理條例》(第344章)附表一所列項目，以及按公契而指定的額外公用地方及設施。

公用地方與設施包括例如：升降機、康樂設施、入口大堂、外牆、結構或承重部分等。

公用地方及設施按公契分為發展項目公用地方及設施、住宅公用地方及設施及商業公用地方及設施。

(b) 業主及合法佔用人等為了所有有關正當使用與享用其單位的目的可自由進出以及使用公用地方及設施。

(c) 除非已經取得業主委員會的批准，業主不得將任何公用地方及設施改作自用或供其受益。

(d) 公用地方及設施的任何部分不得被阻塞，也不得在其上放置或遺留任何垃圾或其他物品與物件。業主亦不得在公用地方及設施作出或容忍作出或容許作出任何可能或成為對該發展項目其他部分的業主或佔用人造成滋擾的事情。

(e) 業主不得更改公用地方及設施或作出任何事情，以致管理人認為會干涉或損壞公用部分或對公用地方及設施的正常運作有不利影響。

(f) 公用地方及設施將專由管理人管理和控制。管理人須作為全體業主的受託人以所有業主為受益人持有公用地方及設施。

### 2. 分配予發展項目中各住宅物業的不分割份數的數目

各住宅物業獲分配有不分割份數。詳細的分配狀況，請參閱下文附表。

### 3. 發展項目的管理人的委任年期

管理人的首屆任期為由公契簽署日期起計兩年。管理人的委任可按公契的條文終止。

### 4. 在發展項目中的住宅物業的擁有人之間分擔管理開支的基準

每名業主須根據其單位分配到的管理份數按公契指明的方式、金額及比例分擔發展項目及土地的管理開支(指按公契管理發展項目時必須地和合理地招致的支出、費用及收費，且須基於管理人擬定之預算)(包括管理人之酬金)。一般而言：

(a) 業主須按分配到其單位之管理份數之比例分擔有關發展項目公用地方及設施之管理開支；及

(b) 住宅物業業主須按分配到其住宅物業之管理份數之比例分擔有關住宅公用地方及設施之管理開支。

每個住宅物業之管理份數相等於其獲分配之不分割份數，唯發展項目不分割份數總數(5782)與發展項目管理份數總數(5282)不同。發展項目住宅物業之管理份數總數為4940。

### 5. 計算管理費按金的基準

管理費按金相等於兩個月之管理費。

### 6. 擁有人(即賣方)在發展項目中保留作自用的範圍(如有的話)

本發展項目並無《一手住宅物業銷售條例》(第621章)附表1第1部第14(2)(f)條所提及之擁有人在發展項目中保留作自用的範圍。

#### 分配予發展項目中的每個住宅物業的不分割份數的數目

樓層	單位	分配予每個住宅單位的不分割份數的數目
2樓	A	35
	B	19
	C	37
	D	21
	E	23
	F	24
	G	24
	H	17
	J	19
	3樓、5樓至10樓	A
B		22
C		40
D		25
E		25
F		26
G		25
H		19
J		20

SUMMARY OF DEED OF MUTUAL COVENANT  
公契的摘要

樓層	單位	分配予每個住宅單位的不分割份數的數目
11樓	A	36
	B	22
	C	40
	D	25
	E	28
	F	32
	G	20
12樓、15樓至23樓、 25樓至27樓	A	36
	B	22
	C	40
	D	25
	E	23
	F	35
	G	20
28樓	C	26
28樓及29樓	A	75
	B	74
	D	64

備註：不設4樓、13樓、14樓及24樓。

# SUMMARY OF LAND GRANT

## 批地文件的摘要

### 1. The lot numbers of the land on which the Development is situated

The Remaining Portion of Sub-section 1 of Section C of Aplichau Inland Lot No.32, The Remaining Portion of Section C of Aplichau Inland Lot No.32, Section A of Aplichau Inland Lot No.32, Section B of Aplichau Inland Lot No.32, The Remaining Portion of Section D of Aplichau Inland Lot No.32, The Remaining Portion of Aplichau Inland Lot No.32 ("Land 1") and Ap Lei Chau Inland Lot No.80 ("Land 2").

### 2. The term of years under the lease

Land 1

75 years from 1 January 1910 with a right of renewal for one further term of 75 years. The right of renewal is deemed to have been exercised and a new Government lease is deemed to have been granted under and by virtue of the Government Leases Ordinance (Cap. 40).

Land 2

75 years from 17 August 1964 with a right of renewal for one further term of 75 years.

### 3. The user restrictions applicable to that land

Land 1 shall not be used for any trade or business of a brazier, slaughterman, soap-maker, sugar-baker, fellmonger, melter of tallow, oilman, butcher, distiller, victualler or tavern-keeper, blacksmith, nightman, scavenger or any other noisy, noisome or offensive trade or business whatever without the previous licence of the Government.

Land 2 shall not be used for industrial purposes and no factory building shall be erected thereon.

### 4. The facilities that are required to be constructed and provided for the Government, or for public use

On Land 2, area coloured green on the plan annexed to the Land Grant shall be formed and retained by the Government on completion. The grantee shall at his own expense form with approved materials so that building traffic may be carried thereon on the portions of public roads and lanes shown coloured green on the plan annexed to the Land Grant.

(Note: such area should have been formed and retained by the Government and the maintenance obligation should have ceased.)

### 5. The grantee's obligations to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside that land

A. In respect of Land 1 ("Lot" below in this item A means Aplichau Inland Lot No.32):

- (a) The grantee shall before the expiration of twenty four calendar months of the term granted by the Land Grant, at his own costs; in a good, substantial and workman-like manner erect, build and completely finish it for use, one or more good, substantial and safe brick or stone messuage(s) or tenement(s) upon some part of the Lot, with proper fences, walls, sewers, drains and all other usual or necessary appurtenances, and shall lay out and expend thereon the specified sum in the Land Grant, which said messuage(s) or tenement(s) shall be

of the same rate of building, elevation, character and description, and shall front and range in an uniform manner with the messuages or tenements in the same street, and the whole to be done to the satisfaction of the Government. (Remark: This building covenant has expired and is not applicable to the Development.)

- (b) The grantee shall from time to time, and at all times, from and after the said messuage or tenement, erections and buildings on the Lot shall be respectively completed and finished, during the remainder of the term granted by the Land Grant, when, where and as often as need or occasion shall be and require, at his own costs, well and sufficiently repair, uphold, support, maintain, pave, purge, scour, cleanse, empty, amend and keep the said messuage(s) and tenement(s), erections and buildings, and all the walls, rails, lights etc., thereunto belonging, and which shall in any wise belong or appertain unto the same, in, by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever, the whole to be done to the satisfaction of the Government.

B. In respect of Land 2 ("Lot" below in this item B refers to Land 2):

- (a) The grantee shall develop the Lot by the erection thereon of building(s) complying with the Land Grant and all ordinances, byelaws and regulations relating to building and sanitation. Such building(s) to be completed before 30 September 1967 and the grantee shall expend thereon a certain sum. (Remark: This building covenant has expired and is not applicable to the Development.)
- (b) The grantee shall throughout the term maintain all buildings erected in good and substantial repair and condition. In the event of demolition at any time during the term of any building then standing on the Lot or any part thereof the grantee shall replace the same either by sound and substantial buildings of the same type and of no less volume or by buildings of such type and value as shall be approved by the Government.
- (c) Any private streets, roads and lanes which are required to be formed shall be sited to the satisfaction of the Government and included in or excluded from the area to be leased as may be determined by the Government and in either case shall be handed over to Government free of cost if so required. Where taken over by Government the surfacing, kerbing, drainage (both foul and storm-water sewers) and channelling shall be carried out by Government at the cost of the grantee and thereafter maintained at public expense but where remaining part of the area leased or to be leased, such streets, roads or lanes shall be surfaced, kerbed, drained, channelled and maintained by and at the expense of the grantee to the satisfaction in all respects of the Government.
- (d) The grantee shall within 6 months from the date of the Land Grant form at his own expense and to the satisfaction of the Government the whole of the areas coloured red and green on the Plan annexed to the Land Grant. (Remark: This building covenant has expired and is not applicable to the Development.)
- (e) The area coloured green on the plan annexed to the Land Grant shall be formed before any building operations commence on the Lot and shall be retained by the Government on completion. In the event of non- fulfilment of the formation aforesaid within the prescribed period, the Government may carry out the work at the cost of the grantee, who shall pay to the Government on demand a sum equal to the cost thereof.

## SUMMARY OF LAND GRANT

### 批地文件的摘要

- (f) The grantee shall at his own expense and to the satisfaction of the Government form with approved materials so that building traffic may be carried thereon the portions of public roads and lane shown coloured green on the plan annexed to the Land Grant and shall thereafter maintain such portions in good condition until the Lot has been developed in accordance with the Land Grant. (Note: such area should have been formed and retained by the Government and the maintenance obligation should have ceased.)
- (g) Where any cutting away, removal or setting back of adjacent or nearby hillside or banks or any building up or filling in is required for the purpose of or in connection with the formation, levelling or development of the Lot or any part thereof, the grantee shall construct or bear the cost of the construction of such retaining walls or other support as shall or may then or at any time thereafter be necessary to protect and support such hillside and banks and the Lot itself and to obviate and prevent any falling away, landslips or subsidence occurring thereafter, and shall at all times maintain the said retaining walls or other support in good and substantial repair and condition. In the event of any landslip, subsidence or falling away occurring at any time whether in or from the adjacent hill-side or banks or in or from the Lot itself as a result of any default by the grantee under this paragraph, the grantee shall at his own expense reinstate and make good the same and shall indemnify the Government from and against all costs, charges, damages, demands, and claims whatsoever which shall or may be made, suffered or incurred through or by reason thereof. If in the opinion of the Government the grantee shall at any time be in default under this paragraph, then in addition to any other rights or remedies provided in the Land Grant for breach of any of the conditions the Government shall be entitled by a notice in writing to call upon the grantee to carry out such construction and/or maintenance or to reinstate and make good any falling away, landslip or subsidence, and if the grantee shall neglect or fail to comply with such notice within the period specified therein the Government may forthwith execute and carry out the work and the grantee shall on demand repay to the Government the cost thereof.
- (h) The grantee shall at his own expense construct and maintain to the satisfaction of the Government such drains or channels as the Government may consider necessary to intercept and carry off storm-water or rain water falling on or flowing from the hillside on to the Lot, and the grantee shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain water and shall at all times during the continuance of the term remain responsible for the maintenance and repair of such drains and channels whether within the boundaries of the Lot or on Government Land.

#### 6. The lease conditions that are onerous to a purchaser

##### A. In respect of Land 1 ("Lot" below in this item A means Aplichau Inland Lot No.32):

- (a) The Government has reserved rights to mines, minerals and quarries of stone, etc. in, under and upon the Lot and such clay, chalk, brick-earth etc., under or upon the Lot as the Government may require for the roads, public buildings or other public purposes of Hong Kong, with full liberty at reasonable times in during the continuance of the term of the Land Grant, to enter the Lot to view, dig for, convert and carry away such things thereby doing as little damage as possible to the grantee.

- (b) The Government has also reserved the power to make and conduct in, through and under the Lot all and any public or common sewers, drains or watercourses.
- (c) The grantee will as often as need shall require, bear pay and allow a reasonable share and proportion for and towards the costs and charges of making, building, repairing and amending all or any roads, pavements, channels, fences and party-walls, draughts, private or public sewers and drains requisite for or in or belonging to the Lot or any part thereof, in common with other premises near or adjoining thereto.
- (d) The Government may, twice or oftener in every year, at all reasonable times in the day, enter into and upon the Lot to view, search and see the condition of the items mentioned in paragraph (c) above and of all decays, defects and wants of reparation and amendment and may issue notice in writing requiring the grantee to repair and amend the same within three calendar months.
- (e) In case of the breach or non-performance of any covenant and condition on the part of the grantee to be performed in the land grant or a failure to pay the Government Rent by the grantee, it shall be lawful for the Government to re-enter, repossess and enjoy the Lot or any part thereof and expel the grantee and occupiers of the Lot.
- (f) The Government has the power to resume and take possession of the Lot or any part thereof if required for the improvement of Hong Kong or any other public purpose whatsoever. Three calendar months' notice being given to the occupant of its being so required and a full and fair compensation for the Lot and the buildings thereon being paid to the said grantee to be valued by the Government.

##### B. In respect of Land 2 ("Lot" below in this item B refers to Land 2):

- (a) Should the grantee fail or neglect to observe or comply with any of the conditions of the Land Grant the Government shall be entitled to re-enter and take back possession of the Lot and all buildings, erections and works thereon, and thereupon the Land Grant and the rights of the grantee hereunder shall absolutely cease and determine but without prejudice to the rights, remedies and claims of the Government in respect of any breach, non-observance or non-performance of the terms and conditions of the Land Grant.
- (b) The grantee shall not permit sewage or refuse water to flow from the Lot on to any adjoining land or allow any decaying, noisome, noxious, excrementitious, or other refuse matter to be deposited on any portion of the Lot and shall see that all such matter is removed daily from the Lot in a proper manner.
- (c) In the event of spoil or debris from the Lot or from other areas affected by the development of the Lot being eroded and washed down on to public lanes or roads or into road-culverts, sewers, storm-water drains or nullahs or other government properties the grantee shall be held responsible and shall pay to the Government on demand the cost of removal of the spoil and debris from or for damage to the public lanes or roads or road-culverts, sewers, storm-water drains or mullahs or other government properties. The grantee shall indemnify Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion and washing down.

## SUMMARY OF LAND GRANT

### 批地文件的摘要

- (d) The grantee shall pay to the Government on demand the cost of removing, diverting and reinstating elsewhere as may be required any drains, sewers, nullahs, water courses, pipes, cables, wires, utility services or any other works or installations on the Lot or on areas adjacent thereto which the Government may consider it necessary to remove, divert or reinstate.
- (e) The grantee shall pay to the Government on demand any sum which the Government shall certify to be the cost of making good any damage done to adjoining public roads by the grantee his contractors or sub-contractors or his or their workmen or vehicles or by any spoil from the Lot.
- (f) All storm or rain water from the Lot shall be conveyed into the nearest stream course, catchpit, channel or storm water drain as required and in a manner to be approved by the Government.
- (g) Any damage or obstruction caused by the grantee, his servants or agents or any nullah, sewer, storm-water drain, watermain or other government properties within or adjoining the Lot shall be made good by the Government at the cost of the grantee, and the amount due in respect thereof shall be paid on demand to the Government by the grantee.
- (h) The grantee shall pay to the Government on demand the cost of connecting any drains and sewers from the Lot to the Government storm-water drains and sewers when laid, such works shall be carried out by the Government, who shall incur no liability to the grantee in respect thereof.
- (i) The grantee shall permit Boundary Stones properly cut and marked with the number of the Lot to be fixed at each angle thereof and either in or on the land itself or in or on any building erected thereon as may be required by the Government and shall pay the fees prescribed by him therefor as well as the prescribed fee for the refixing of such boundary stones which, through being lost, damaged or removed, need replacing.
- (j) No water from Government mains shall be used for flushing purposes on any part of the Lot without the written consent of the Government. Consent to use fresh water for such purposes will not be given unless an alternative supply is impracticable and evidence to that effect is offered to and accepted by the Government before a plumbing installation is designed. It may be possible for a mains supply of salt water to be provided, and the grantee shall not therefore proceed to implement his proposals for plumbing until such proposals have been approved in writing by the Government. In the event of a well or nullah supply of water proving inadequate, the fact that sea water is unsuitable for the plumbing installed will not be accepted as a justification for the use of mains fresh water for flushing purposes.

C. See paragraph 5.

Note : The expression "grantee" as mentioned in this section means the lessee or purchaser under the Land Grant concerned and where the context admits or requires includes his executors, administrators and assigns.

# SUMMARY OF LAND GRANT

## 批地文件的摘要

### 1. 發展項目所位於的土地的地段編號

鴨脷洲內地段第32號C段1分段餘段，鴨脷洲內地段第32號C段餘段，鴨脷洲內地段第32號A段，鴨脷洲內地段第32號B段，鴨脷洲內地段第32號D段餘段，鴨脷洲內地段第32號餘段(「土地1」)及鴨脷洲內地段第80號(「土地2」)。

### 2. 有關租契規定的年期

土地1

由1910年1月1日起計75年，其後有權續期75年。根據《政府租契條例》(第40章)，續期權已視作被行使及新政府租契亦被視作已批出。

土地2

由1964年8月17日起計75年，其後有權續期75年。

### 3. 適用於該土地用途限制

未經政府事先許可，土地1不得用作任何銅匠、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理的行業或業務或任何其他產生噪音、發出惡臭或令人厭惡的行業或業務。

土地2不得用作工業用途，及不得於其上興建工廠建築物。

### 4. 按規定須興建並提供予政府或供公眾使用的設施

就土地2，該批地文件附圖中塗以綠色的範圍須被塑造及於完成時由政府管有。承授人須自費以批准的物料塑造在該批地文件附圖中以綠色顯示若干公共道路及巷徑的部分，以便交通通行。

(備註：該範圍應已完成塑造並交還予政府，維持該範圍的責任亦應已終止。)

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

A. 就土地1而言(本A項下文中「該地段」指鴨脷洲內地段第32號)：

- (a) 承授人須在批地文件批出租契年期二十四個公曆月屆滿前，以良好、妥善及熟練之方法自費在部分該地段以磚塊或石材搭建、建築及完成一棟或多棟院宅或物業，配備適當的圍欄、牆壁、污水渠、排水渠及其他普遍使用或必要的附屬設施，使其完全適合使用，並須按批地條件動用與支出批地文件所述金額搭建一個或多個院宅或物業。上述院宅或物業須採用相同的建築比率、高度、特徵及描述，其座向及分佈須與所在街道的其他院宅或物業一致，並在所有方面使政府滿意。(備註：此興建契諾已期限屆滿，並不適用於發展項目。)
- (b) 在完成興建上述院宅或物業、搭建物及建築物後，承授人須不時於批地文件批出的餘下租契年期內，透過和連同各種所需的維修、清潔和修正，於有需要時自費妥善進行維修、保護、

承托、保養、鋪設、清除、擦淨、清潔、清理、改善，以及保持上述院宅及物業、搭建物及建築物及其所屬或毗連的所有牆壁、欄杆、照明裝置等，以在所有方面使政府滿意。

B. 就土地2而言(本B項下文中「該地段」指土地2)：

- (a) 承授人須在該地段上建造符合該批地文件及一切與建築物和衛生相關之條例、附例及規例的建築物以發展該地段。該等建築物須於1967年9月30日前完成且承授人須支出一定款項。(備註：此興建契諾已期限屆滿，並不適用於發展項目。)
- (b) 承授人須在整個租契年期內將所興建的建築物維持修葺良好堅固。於租契年期任何時間內，倘當其時該地段或其任何部分上之任何建築物被拆卸，承授人須以穩固及堅固之同類及體積並無縮減之建築物或政府批准之類型和價值之建築物取而代之。
- (c) 任何要求鋪設的私家街道、道路及路徑須處於使政府滿意之位置，並按政府決定包括入或排除出租契範圍，及在任何一種情形下須應要求免費交回政府。如政府已取回上述街道、道路及路徑後，其路面鋪築、路邊石、排水渠(包括污水渠及雨水渠)及鋪設管道的工程由政府進行，費用由承授人承擔，其後由公帑支付其維修，唯其他租出或將出租範圍中的該等街道、道路及路徑，則須由承授人自費鋪設該等路面、路邊石、排水渠、管道及作保養，以在各方面使政府滿意。
- (d) 承授人須在該批地文件日期起六個月內自費塑造整個批地文件附圖中塗以紅色和綠色的範圍，以使政府滿意。(備註：此興建契諾已期限屆滿，並不適用於發展項目。)
- (e) 該批地文件附圖中塗以綠色的範圍須在該地段上任何建築工程開始前被塑造及於完成時由政府管有。如在指定期限內未履行上述塑造之責任，政府可執行工程，費用則由承授人承擔，承授人須應要求向政府支付相等於有關費用的款項。
- (f) 承授人須自費且使政府滿意以批准的物料塑造在該批地文件附圖中以綠色顯示若干公共道路及巷徑的部分，以便交通通行，並須將該等部分維持至良好狀態，直至該地段根據批地文件完成發展。(備註：該範圍應已完成塑造並交還予政府，維持該範圍的責任亦應已終止。)
- (g) 如因塑造、平整或發展該地段或其任何部分目的或在與之有關連的情況下需要對毗連或附近山坡或堤作任何削去、移除或移後或作何建造或填土，承授人須興建當時或其後任何時間為保護與承托該等山坡和堤和該地段本身及避免和防止於其後發生任何泥土傾瀉、土地崩塌或地陷所必要的護土牆或其他承托物或負擔該興建支出，並於其後所有時間將上述護土牆或其他承托物維持修葺良好堅固。倘若承授人因違反本段規定導致於任可時間發生任何泥土傾瀉、土地崩塌、地陷，不論是在或自毗連山坡和堤或在或自該地段本身發生，承授人須自費修葺使之恢復原狀，及須就因或透過此而承受或招致的任何形式的將或可能作出之所有支出、費用、損害賠償、索求和申索彌償政府。如按政府意見承授人於任何時間違反本段規定，則除批地文件對違反任何條件的其他權利或濟助外，政府有權透過書面通知要求承授人進行興建及／或保養工程或修葺和修復任何泥土傾瀉、土地崩塌或地陷，而若承授人忽略或未能在通知指定的期間內符合該通知，政府可立即執行和進行該工程，承授人須應要求歸還其費用給政府。

## SUMMARY OF LAND GRANT

### 批地文件的摘要

- (h) 承授人須自費興建與保養政府認為攔截及引導落於該地段或由山坡流下該地段的暴雨或雨水所必需的排水渠或渠道以使政府滿意，而承授人須對上述暴雨或雨水造成的任何損壞或滋擾所導致的所有訴訟、申索及索求彌償政府及其官員，且在租契年期存續時所有時間內負責保養和維修不論處於該地段邊界內或政府土地上的該等排水渠及渠道。

#### 6. 對買方造成負擔的租用條件

##### A. 就土地1而言（本A項下文中「該地段」指鴨脷洲內地段第32號）：

- (a) 政府已就該地段之內、之下及之上的礦產、礦物及石頭等及就該地段之下或之上的可能為道路、公共建築或其他香港之公共目的所需的土地、泥土、泥灰等保留權利，並有權在租契年期存續時所有合理時間內進入該地段以視察、挖掘、轉用及移走該等事物，唯須對承授人造成盡可能少的損害。
- (b) 政府亦保留權力，於該地段內、該地段下及穿過該地段加置或接駁所有或任何公共或公用排污渠、排水渠或水道。
- (c) 若有需要，承授人須負擔、支付及備款支付加置、興建、維修及改善處於、屬於該地段或其任何部分或為其所需而與附近或毗連範圍共用的所有或任何道路、行人路、渠道、圍欄及共用牆、通風道、私人或公共排污渠及排水渠的支出和收費的合理分攤。
- (d) 政府可每年兩次或以上於日間內的任何合理時間進入該地段以視察、搜索及檢查上述第(c)段的事物的狀況及所有變化、缺陷、失修及缺乏改善之處，並可發出書面通知，要求承授人於三個公曆月內修理及改善之。
- (e) 承授人若違反或不履行批地文件內其須履行之契諾或條件，或未能繳付地租，政府可合法重收、重新管有及享用該地段或其任何部分及逐出承授人或該地段的佔用人。
- (f) 如為改善香港或其他公共目的所需，經發出三個公曆月的通知予佔用人及就該地段及其上之建築物支付予承授人由政府評定的充分和公平賠償，政府有權收回及管有該地段或其任何部分。

##### B. 就土地2而言(本B項下文中「該地段」指土地2)：

- (a) 倘承授人若未能或忽略履行或符合批地文件內任何條件，政府有權重收及取回該地段和其上之所有建築物、搭建物和工程，而批地文件和其下承授人的權利隨即絕對終止和完結，但不影響政府就批地文件的條款和條件之任何不符合或不履行之權利、濟助和申索。
- (b) 承授人不得准許污水或廢水由該地段流進任何毗鄰土地或容許任何腐爛的、令人厭惡的、有害的、屬排洩物或其他垃圾物質放置在該地段任何部分，並須每日從該地段妥善清走上列一切物質。

- (c) 倘自該地段或受發展該地段影響的其他範圍任何棄土或瓦礫侵蝕或沖流到公眾路徑或道路上或道路暗渠、污水渠、雨水排水渠或溝渠或其他政府物業中，承授人須負責及應要求支付政府清除該等棄土或瓦礫或修復其對該等公眾路徑或道路或道路暗渠、污水渠、雨水排水渠或溝渠或其他政府物業造成的損毀之支出。承授人須就該等侵蝕或沖流造成私人財產的任何損毀或滋擾導致的所有訴訟、申索及索求彌償政府。

- (d) 承授人須應要求向政府支付政府認為必要之將該地段上或其毗連範圍的任何排水渠、污水渠、溝渠、水道、管道、電纜、電線、公用事業或任何其他工程或裝置作所需之清除、改道和另址復原的費用。

- (e) 承授人須應要求向政府支付政府所核證之修復由承授人、其承判商或分判商或他或他們的工人或車輛 或出自該地段之任何棄土對毗連公眾道路所造成之任何損毀的支出之任何金額。

- (f) 所有流自該地段之暴雨水或雨水須引導至政府要求的最近之溪流、集水井、渠道或雨水排水渠及須按政府批准的方式作出引導。

- (g) 承授人、其傭工或代理人對該地段之內或毗鄰的任何溝渠、污水渠、雨水排水渠、總水喉或其他政府財產造成的任何損壞或阻塞，將由政府修復而費用由承授人承擔，承授人須應要求支付有關應付之費用予政府。

- (h) 在被要求時，承授人須向政府支付將任何排水渠和污水渠從該地段連接至政府的雨水渠和污水渠(當已鋪設)的費用，上述工程由政府進行，政府毋須就此向承授人承擔任何責任。

- (i) 承授人須准許將妥為切割並標刻該地段編號之界石，按政府要求設置於該地段各角位處，不論是設於土地之內或之上或是建於其上之建築物之內或之上，並須支付政府就此訂明之費用及因界石遺失、損毀或移離而需重置時所訂明之費用。

- (j) 未經政府書面同意，政府總水喉來水不得用於該地段內任何部分的沖廁用途。除非替代水源不切實可行且能作證明之證據已在設計管道裝置前提交予政府並獲其接受，以淡水作沖廁用途之同意將不會發出。因可能會提供鹹水總水喉，承授人不得於其水管裝置提案獲政府書面批准前實行該提案。倘井水或渠道的供水證實不足，海水不適合已安裝的水管不得作為使用總水喉淡水作沖廁用途之理據。

##### C. 見第5段。

備註：本節中提述「承授人」一詞指根據相關批地文件中的承租人或買方和如文意允許時包括其遺囑執行人、遺產管理人及承讓人。

# INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

## 公共設施及公眾休憩用地的資料

### 1. Description of any facilities that are required under the land grant to be constructed and provided for the Government, or for public use

In respect of Ap Lei Chau Inland Lot No.80, area coloured green on the plan annexed to the Land Grant shall be formed and retained by the Government on completion. The grantee shall at his own expense form with approved materials so that building traffic may be carried thereon on the portions of public roads and lanes shown coloured green on the plan annexed to the Land Grant.

(Note: such area should have been formed and retained by the Government and the maintenance obligation should have ceased.)

### 2. Description of any facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development

Not Applicable.

### 3. Size of any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development

Not Applicable.

### 4. Description of any part of the land (on which the Development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap. 123 sub. leg. F)

Not Applicable.

### 5. Plan(s) showing locations of the facilities mentioned in 1 and 2, open spaces mentioned in 3 (if any) and those parts of the land mentioned in 4 (if any)

See the plan below in this section.

### 6. General public's right to use

In relation to any of those facilities and open spaces, and those parts of the land, mentioned in paragraphs 1, 2, 3 and 4 above that are for public use, the general public has the right to use the facilities or open spaces, or the parts of the land, in accordance with the Land Grant or the deed of dedication (as the case may be).

### 7. Management, operation and maintenance

The facilities mentioned in 2 and open spaces mentioned in 3 (if any) are required to be managed, operated or maintained at the expense of the owners of the residential properties in the Development, and those owners are required to meet a proportion of the expense of managing, operating or maintaining those facilities or open spaces (if any) through the management expenses apportioned to the residential properties concerned.

### 8. Provisions of the land grant and the deed of dedication (if applicable), and of the deed of mutual covenant in respect of the Development that concern the facilities mentioned in 1 or 2 and open spaces mentioned in 3 (if any), and those parts of the land mentioned in 4 (if any)

### Land Grant

Special Condition No. (3)

"(3) The purchaser shall within 6 months from the date of this Agreement form at his own expense and to the satisfaction of the Director of Public Works the areas delineated and coloured red and green on the plan annexed hereto."

Special Condition No. (4)

"(4) The area coloured green on the plan annexed hereto shall be formed before any building operations commence on the lot and shall be retained by the Government on completion. In the event of non fulfilment of the formation aforesaid within the prescribed period, the Government may carry out the work at the cost of the purchaser, who shall pay to the Government on demand a sum equal to the cost thereof."

Special Condition No. (5)

"(5) The purchaser shall not without the prior written consent of the Director of Public Works use the area coloured green on the plan annexed hereto for the purpose of storage or for the erection of any temporary structure."

Special Condition No. (12)

"(12) The purchaser shall at his own expense and to the satisfaction of the Director of Public Works form with approved materials so that building traffic may be carried thereon the portions of public roads and lane shown coloured green on the plan annexed hereto and shall thereafter maintain such portions in good condition until the lot has been developed in accordance with these conditions."

### Deed of Mutual Covenant

Not Applicable

### Deed of Dedication

Not Applicable

# INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

## 公共設施及公眾休憩用地的資料

### 1. 對根據批地文件規定須興建並提供予政府或供公眾使用的任何設施的描述

就鴨脷洲內地段第80號，該批地文件附圖中塗以綠色的範圍須被塑造及於完成時由政府管有。承授人須自費以批准的物料塑造在該批地文件附圖中以綠色顯示若干公共道路及巷徑的部分，以便交通通行。

(備註：該範圍應已完成塑造並交還予政府，維持該範圍的責任亦應已終止。)

### 2. 對根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施的描述

不適用。

### 3. 根據批地文件規定須由該項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地的尺寸

不適用。

### 4. 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的描述

不適用。

### 5. 顯示第1及2段所提及之設施、第3段所提及之休憩用地(如有)及第4段所提及之土地中的該等部分(如有)之圖則

見本節內之圖則。

### 6. 公眾之使用權

就上文第 1、2、3 及 4 段所提及供公眾使用的任何該等設施及休憩用地，及該土地中的該等部分，公眾有權按照批地文件或撥出私人地方供公眾使用的契據(視屬何情況而定)使用該等設施或休憩用地，或該土地中的該等部分。

### 7. 管理、營運及維持

第2段所提及之設施、第3段所提及之休憩用地(如有)按規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持。該等擁有人按規定須以由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或休憩用地(如有)的部分開支。

### 8. 批地文件、撥出私人地方供公眾使用的契據 (如有)及發展項目公契中關於第1及2段所提及之設施、第3段所提及之休憩用地(如有)及第4段所提及之土地中的該等部分(如有)的條文批地文件

特別條款第(3)條

"(3) 買方須在本協議日期起六個月內自費塑造整個在此夾附的附圖中塗以紅色和綠色的範圍，以使工務司滿意。"

特別條款第(4)條

"(4) 在此夾附的附圖中塗以綠色的範圍須在該地段上任何建築工程開始前被塑造及於完成時由政府管有。如在指定期限內未履行上述塑造之責任，政府可執行工程，費用則由買方承擔，買方須應要求向政府支付相等於有關費用的款項。"

特別條款第(5)條

"(5) 未經工務司書面同意，在此夾附的附圖中塗以綠色的範圍不得用作儲物用途或搭建任何臨時構築物。"

特別條款第(12)條

"(12)買方須自費且使工務司滿意以批准的物料塑造在此夾附的附圖中以綠色顯示若干公共道路及巷徑的部分，以便交通通行，並須將該等部分維持至良好狀態，直至該地段根據此等條款完成發展。"

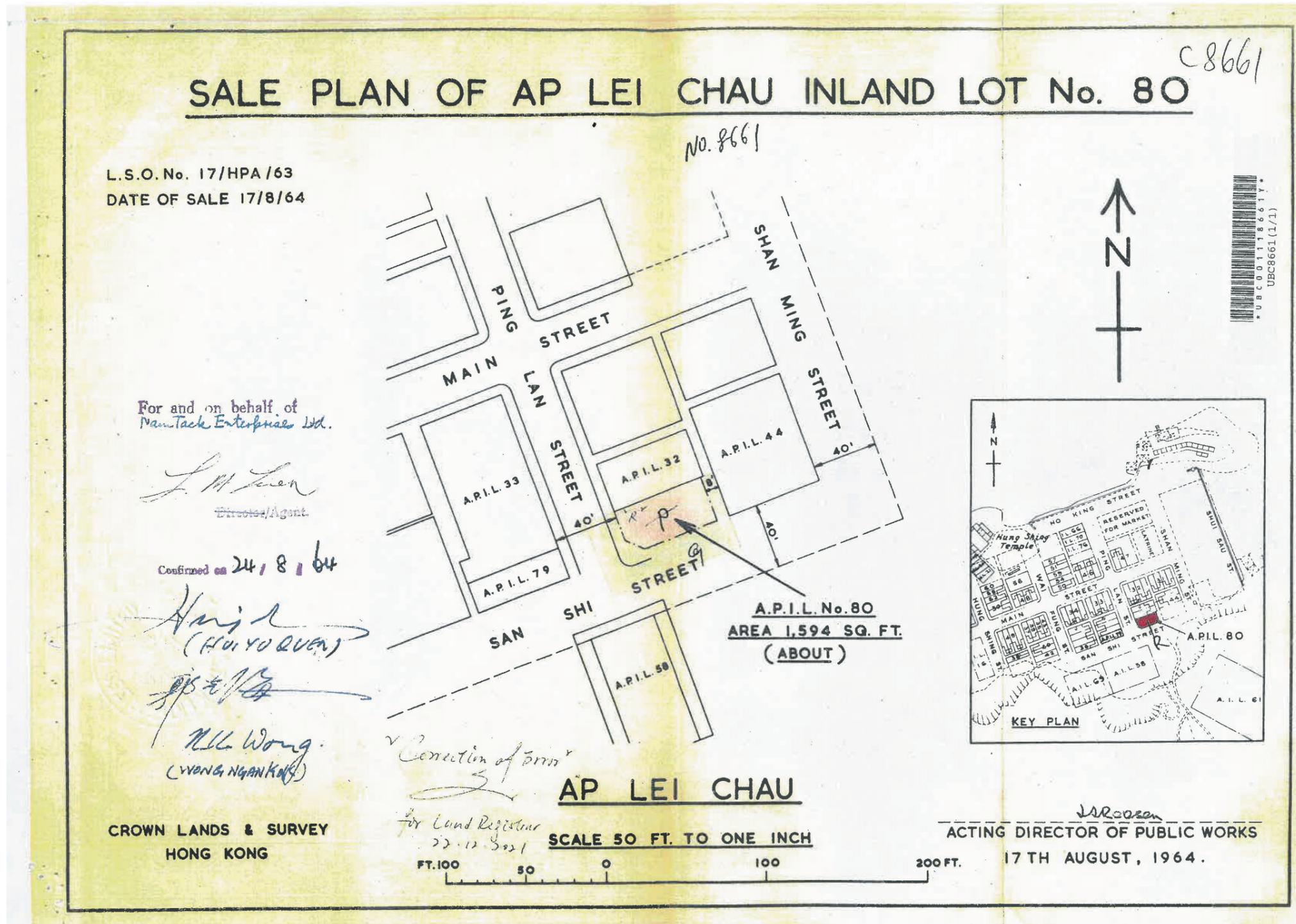
### 公契

不適用

### 撥出私人地方供公眾使用的契據

不適用

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



Remark : The plan above is for showing the location of facilities mentioned in 1 of this section of the sales brochure only. Other matters shown in this plan may not reflect their latest conditions.  
 備註 : 上圖僅作顯示售樓說明書本節第 1 段所提及之設施的位置，圖中所示之其他事項未必能反映其最新狀況。

## WARNING TO PURCHASERS

### 對買方的警告

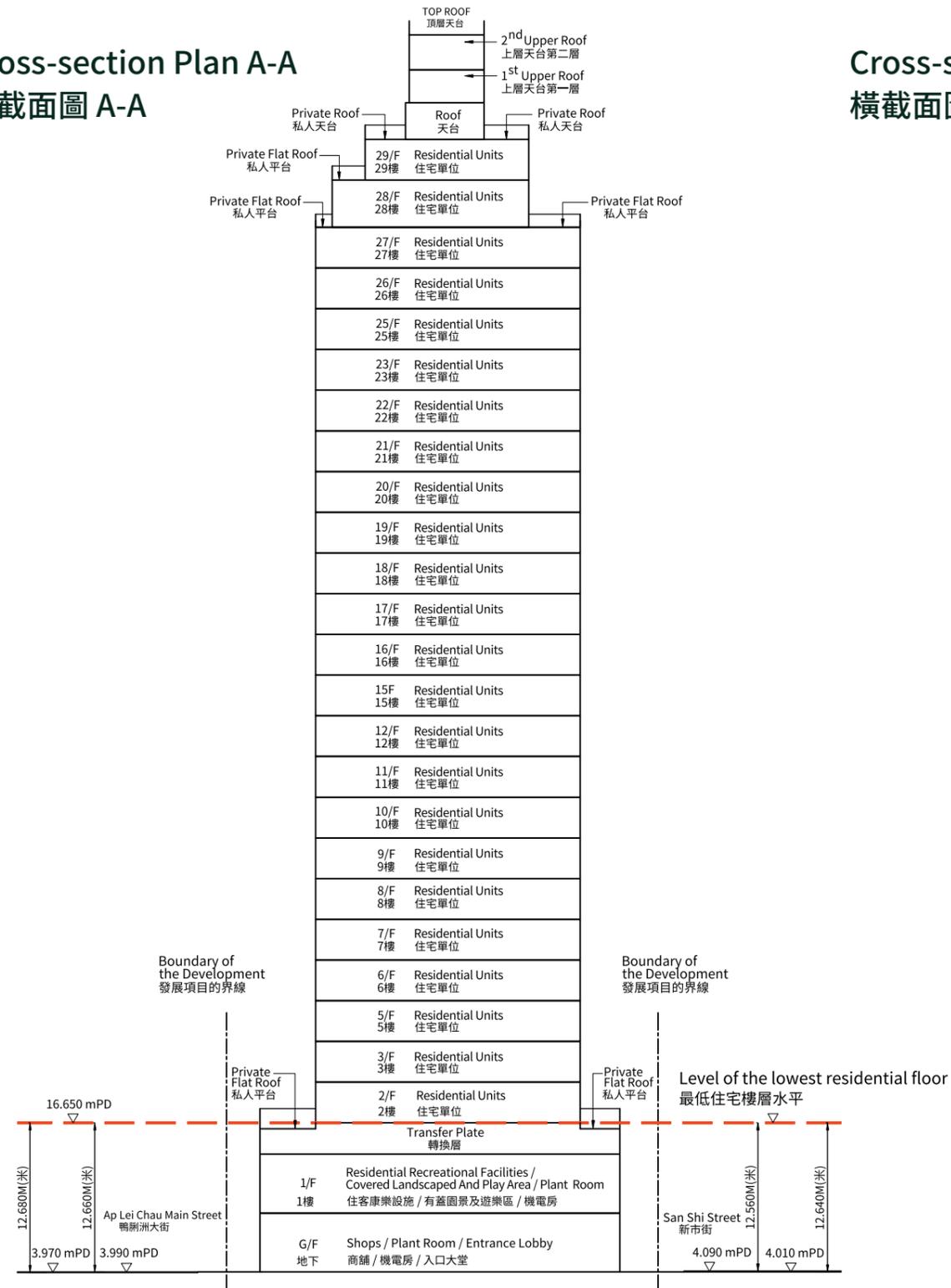
- (a) The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
  - (b) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
  - (c) If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser,
    - (i) that firm may not be able to protect the purchaser's interests; and
    - (ii) the purchaser may have to instruct a separate firm of solicitors; 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(代表擁有人行事者除外)，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) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突—
    - (i) 該律師事務所可能不能夠保障買方的利益；及
    - (ii) 買方可能要聘用一間獨立的律師事務所；及
    - (iii) 如屬(c)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

# CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

## 發展項目中的建築物的橫截面圖

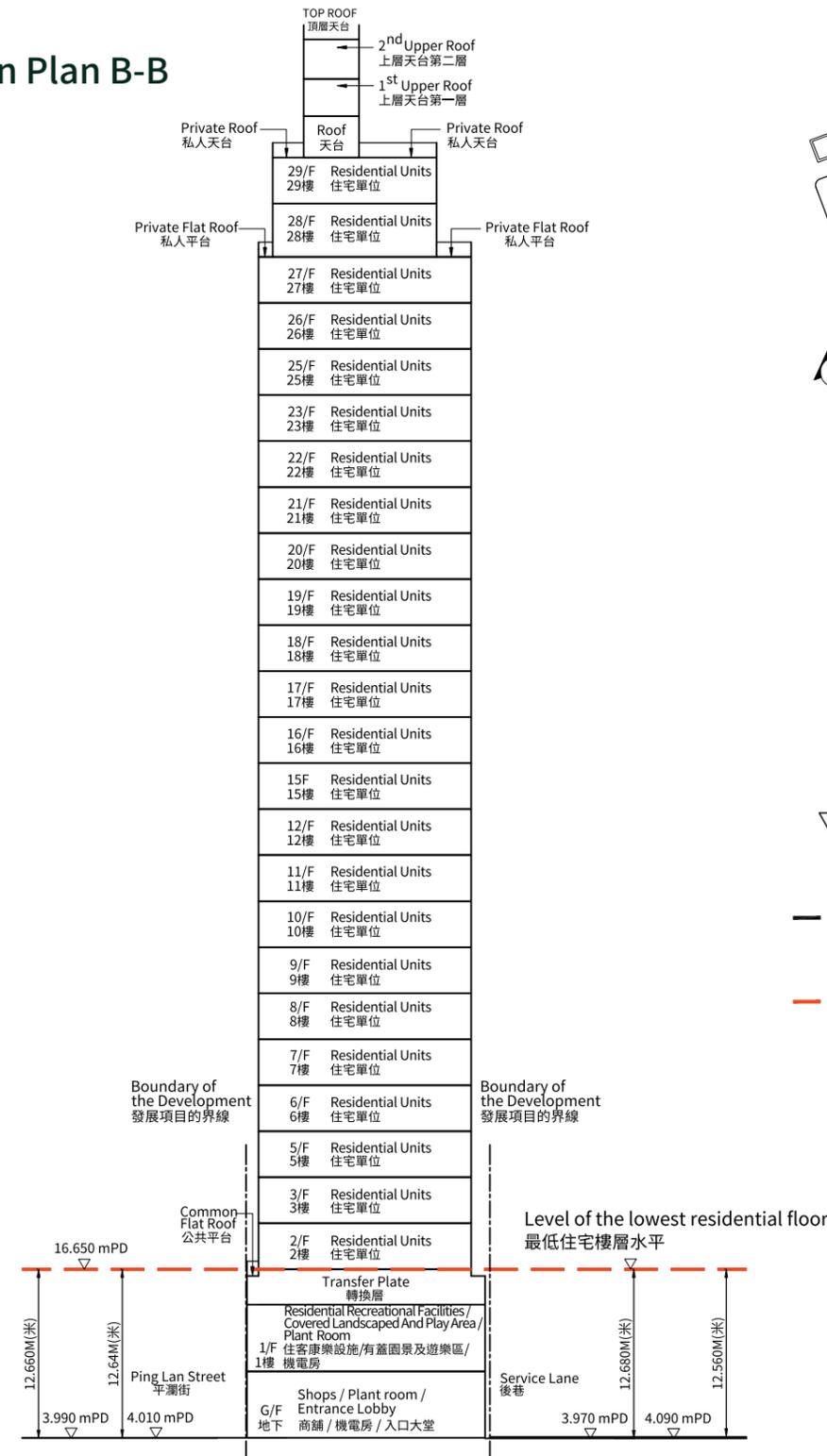
### Cross-section Plan A-A

### 橫截面圖 A-A

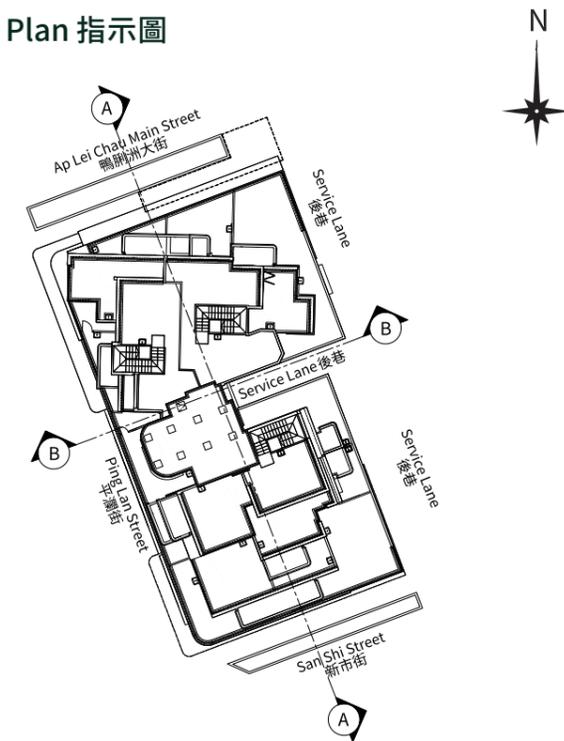


### Cross-section Plan B-B

### 橫截面圖 B-B



### Key Plan 指示圖



- ▽ Height (in metre) above the Hong Kong Principal Datum (PD)  
香港主水平基準面以上高度(米)
- Boundary of the development  
發展項目的界線
- The level of the lowest residential floor  
最低住宅樓層水平

1. The part of Ap Lei Chau, Main Street adjacent to the building is 3.970 metres to 3.990 metres above the Hong Kong Principal Datum.
2. The part of San Shi Street adjacent to the building is 4.010 metres to 4.090 metres above the Hong Kong Principal Datum.
3. The part of Ping Lan Street adjacent to the building is 3.990 metres to 4.010 metres above the Hong Kong Principal Datum.
4. The part of Service Lane adjacent to the building is 3.970 metres to 4.090 metres above the Hong Kong Principal Datum.

1. 毗鄰建築物的一段鴨洲大街為香港主水平基準以上3.970米至3.990米。
2. 毗鄰建築物的一段新市街為香港主水平基準以上4.010米至4.090米。
3. 毗鄰建築物的一段平瀾街為香港主水平基準以上3.990米至4.010米。
4. 毗鄰建築物的一段後巷為香港主水平基準以上3.970米至4.090米。

ELEVATION PLAN  
立面圖

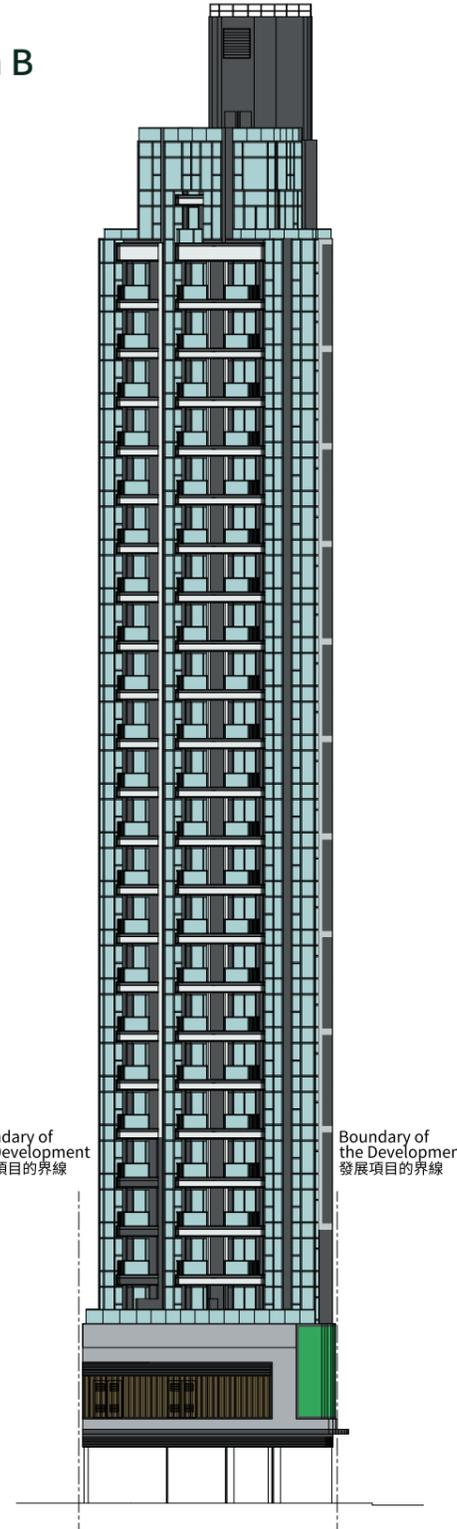
Elevation Plan A  
立面圖 A



Boundary of  
the Development  
發展項目的界線

Boundary of  
the Development  
發展項目的界線

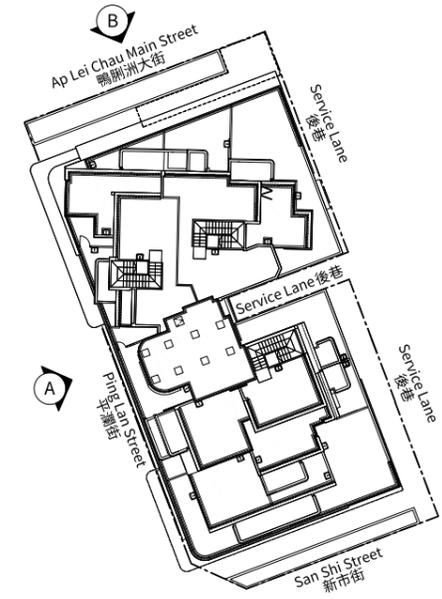
Elevation Plan B  
立面圖 B



Boundary of  
the Development  
發展項目的界線

Boundary of  
the Development  
發展項目的界線

Key Plan 指示圖

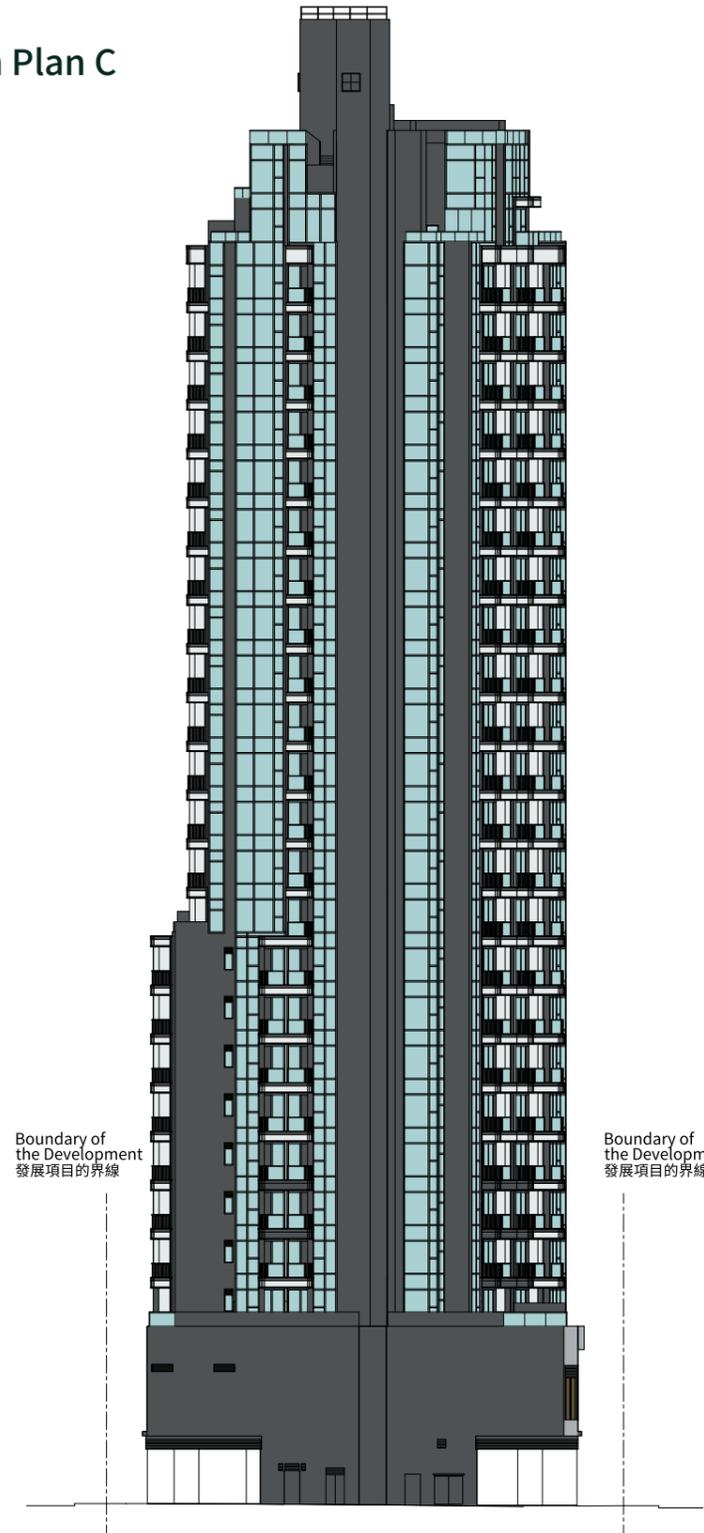


The Authorized Person for the Development certified that the elevations shown on these plan:  
1. are prepared on the basis of the approved building plans for the Development as of 23 September 2025 and  
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：  
1. 以2025年9月23日的情況為準的發展項目經批准的建築圖則為基礎擬備；  
2. 大致上與發展項目的外觀一致。

ELEVATION PLAN  
立面圖

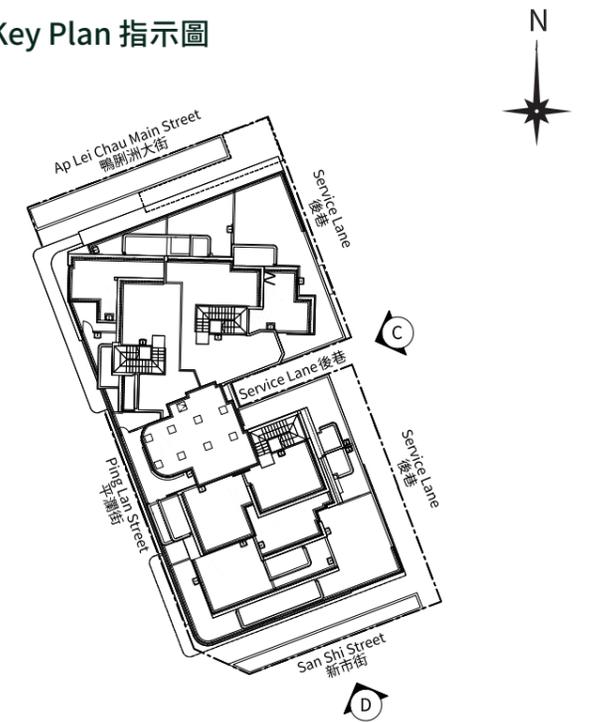
Elevation Plan C  
立面圖 C



Elevation Plan D  
立面圖 D



Key Plan 指示圖

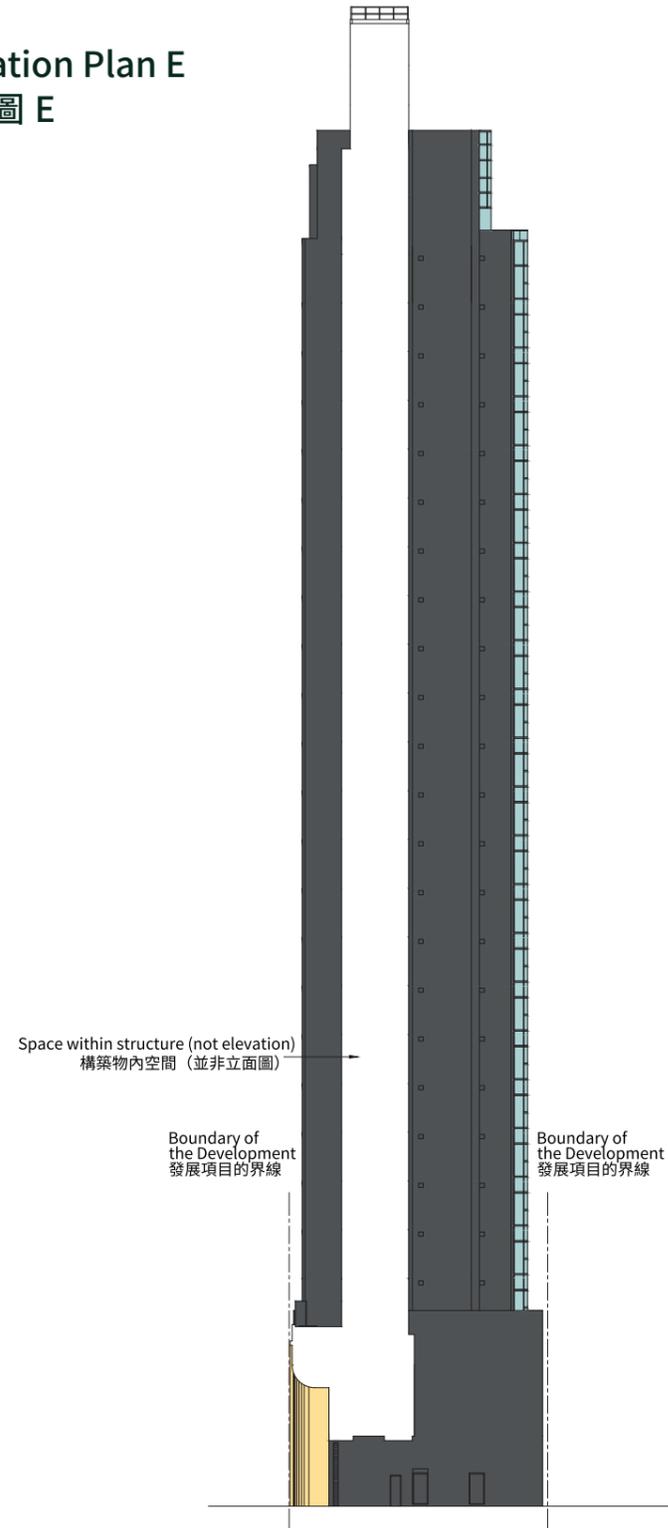


The Authorized Person for the Development certified that the elevations shown on these plan:  
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2. are in general accordance with the outward appearance of the Development.

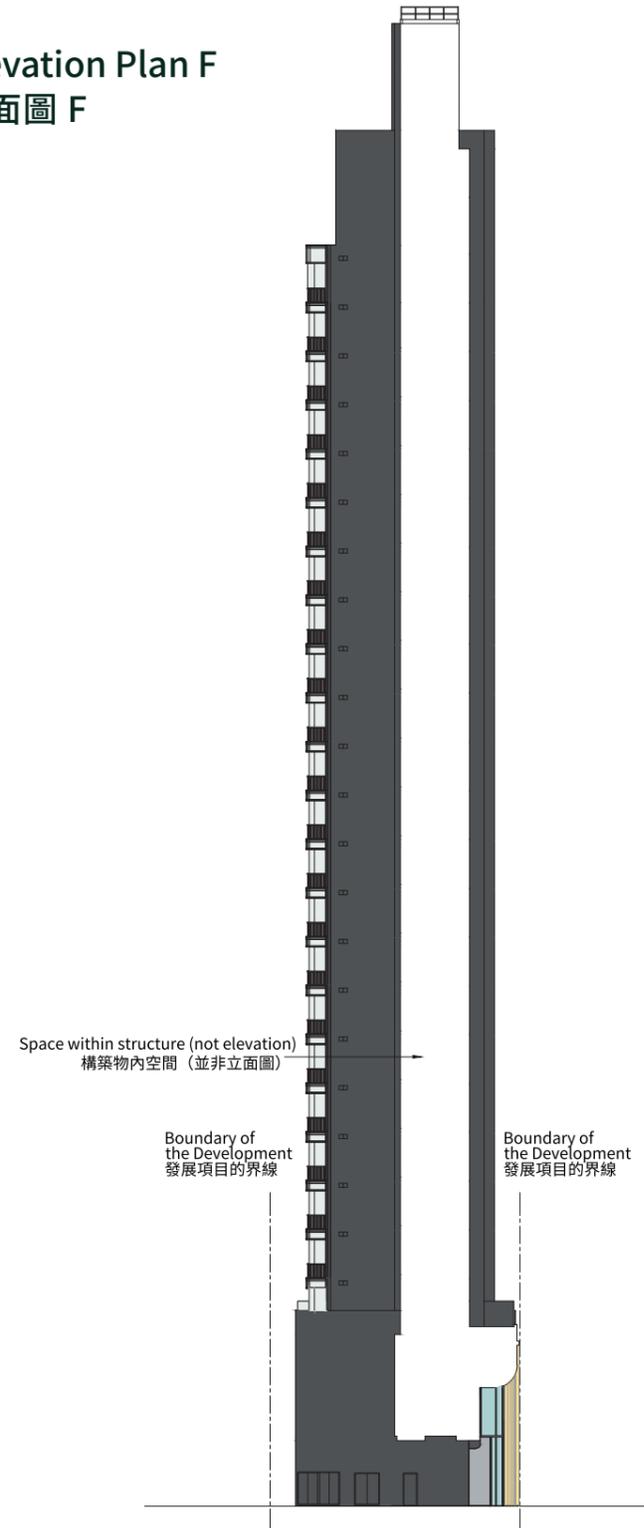
發展項目的認可人士證明本圖所顯示的立面：  
1. 以2025年9月23日的情況為準的發展項目經批准的建築圖則為基礎擬備；  
2. 大致上與發展項目的外觀一致。

ELEVATION PLAN  
立面圖

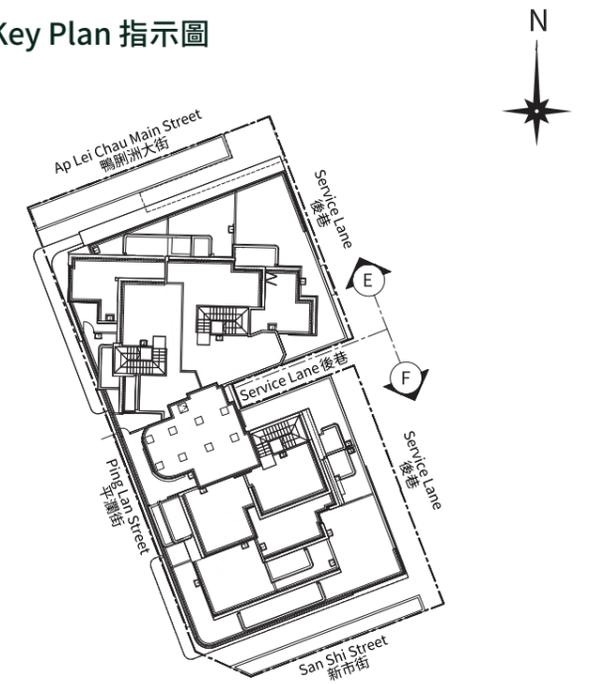
Elevation Plan E  
立面圖 E



Elevation Plan F  
立面圖 F



Key Plan 指示圖



The Authorized Person for the Development certified that the elevations shown on these plan:  
1. are prepared on the basis of the approved building plans for the Development as of 23 September 2025 and  
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2025年9月23日的情況為準的發展項目經批准的建築圖則為基礎擬備；  
2. 大致上與發展項目的外觀一致。

## INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

### 發展項目中的公用設施的資料

Category of Common Facilities 公用設施的類別	Covered Area 有上蓋遮蓋面積		Uncovered Area 沒有上蓋遮蓋面積		Total Area 總面積	
	sq. m. 平方米	sq. ft. 平方呎	sq. m. 平方米	sq. ft. 平方呎	sq. m. 平方米	sq. ft. 平方呎
Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所 (包括供住客使用的任何康樂設施)	93.002	1001	Not Applicable 不適用		93.002	1001
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、 供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱)	Not Applicable 不適用		Not Applicable 不適用		Not Applicable 不適用	
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、 供住客使用的公用花園或遊樂地方 (不論是稱為有蓋及園景的遊樂場或有其他名稱)	30.659	330	Not Applicable 不適用		30.659	330

Note :

Areas in square feet are converted from areas in square metres at a rate of 1 square meter to 10.764 square feet and rounded off to the nearest integer, which may be slightly different from the area presented in square metres.

備註：

以平方呎標示之面積由平方米顯示之面積以1平方米=10.764 平方呎換算，並四捨五入到整數，與以平方米表述之面積可能有些微差異。

## INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

### 閱覽圖則及公契

1. The address of the website on which copies of the outline zoning plans relating to the Development are available is [www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk).
2. A copy of the latest draft of every deed of mutual covenant in respect of the specified residential properties in the Development as at the date on which the specified residential property is offered to be sold is available for inspection at the place at which the specified residential property are offered to be sold.
3. The inspection is free of charge.

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

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### 1. EXTERIOR FINISHES

Item		Description		
(a)	External wall	Type of finishes	Podium : Stone cladding, curtain wall, glass wall, glass balustrade, metal grille, metal cladding, metal feature, metal louvre, tiles, natural and artificial green wall	
			Residential Tower : Curtain wall, aluminium window, glass balustrade, metal grille, metal cladding, metal feature, metal louvre, stone cladding, tiles and paint	
(b)	Window	Material of frame	Fluorocarbon coating aluminium window frames	
		Material of glass	Insulated-Glass-Unit (IGU) with low-emissivity coating for living and dining room and bedrooms. Insulated-Glass-Unit (IGU) with low-emissivity coating for open kitchen (if window is provided). Tempered glass for kitchen of Unit C on 2/F-27/F. Tempered obscure glass for bathroom (if window is provided). Tempered glass for store room of Unit A on 28/F & 29/F. Insulated-Glass-Unit (IGU) with low-emissivity for store room of Unit D on 28/F & 29/F.	
(c)	Bay window	Material	Not Applicable	
		Finishes of window sill	Not Applicable	
(d)	Planter	Type of finishes	Not Applicable	
(e)	Verandah or balcony	Type of finishes of balcony	Balustrade	Laminated glass balustrade with metal handrail and metal frame, curb finished with metal cladding
			Floor	Tiles
			Wall	Aluminium cladding, emulsion paint and tiles (except the units listed below) Unit J and H on 2/F-10/F, Unit G on 11/F-27/F and Unit A on 28/F & 29/F: Aluminium cladding and tiles
			Ceiling	Emulsion Paint and metal cladding
		Whether balcony is covered	Yes	
		Verandah	Not Applicable	
	Drying facilities for clothing	Type	Not Applicable	
		Material	Not Applicable	

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

### 1. 外部裝修物料

細項		描述		
(a)	外牆	裝修物料的類型	基座 : 石飾板、玻璃幕牆、玻璃牆、玻璃圍欄、金屬格柵、金屬飾板、金屬裝飾、金屬百葉、磚、天然及人造綠化牆	
			住宅大樓 : 玻璃幕牆、鋁窗、玻璃圍欄、金屬格柵、金屬飾板、金屬裝飾、金屬百葉、石飾板、磚及油漆	
(b)	窗	框的用料	氟化碳塗層鋁質窗框	
		玻璃的用料	雙層中空玻璃配低輻射鍍膜設於客廳及飯廳及睡房。 雙層中空玻璃配低輻射鍍膜設於開放式廚房 (如有窗)。 強化玻璃設於2樓至27樓C單位之廚房。 磨砂強化玻璃設於浴室 (如有窗)。 強化玻璃設於28樓及29樓A單位儲物室。 雙層中空玻璃配低輻射鍍膜設於28樓及29樓D單位儲物室。	
(c)	窗台	用料	不適用	
		窗台板的裝修物料	不適用	
(d)	花槽	裝修物料的類型	不適用	
(e)	陽台或露台	露台裝修物料的類型	圍欄	夾層玻璃欄河配金屬扶手及金屬框、圍邊以金屬飾板作飾面
			地板	磚
			牆壁	鋁飾板、乳膠漆及磚 (以下所列單位除外) 2樓至10樓J及H單位、11樓至27樓G單位及28樓及29樓A單位：鋁飾板及磚
			天花板	乳膠漆及金屬飾板
		露台是否有蓋	是	
		陽台	不適用	
(f)	乾衣設施	類型	不適用	
		用料	不適用	

備註：不設4樓、13樓、14樓及24樓。

## FITTINGS, FINISHES AND APPLIANCES

### 裝置、裝修物料及設備

#### 2. INTERIOR FINISHES

Item		Description				
		Wall	Floor	Ceiling		
(a)	Lobby	Type of finishes	Residential Entrance Lobby on Ground Floor	Timber veneer, plastic laminate, metal and natural stone	Tiles	Gypsum board false ceiling finished with emulsion paint and plastic laminate
			Lift Lobby on First Floor	Timber veneer, plastic laminate, metal and natural stone	Tiles	Gypsum board false ceiling finished with emulsion paint and plastic laminate
			Lift lobby on 2/F-28/F	Plastic laminate and metal	Tiles	Gypsum board false ceiling finished with emulsion paint and plastic laminate
		Wall	Ceiling			
(b)	Internal wall and ceiling	Types of finishes (on exposed surface)	Living and Dining Room (Applicable to all units, except the units listed below)	Emulsion paint and plastic laminate	Emulsion paint and partly equipped with gypsum board bulkhead finished with emulsion paint	
			Living and Dining Room for unit G on 8/F	Emulsion paint, glass, metal, mirror and plastic laminate		
			Living and Dining Room for unit G on 2/F-7/F & 9/F-10/F	Emulsion paint, metal and plastic laminate		
			Bedroom	Emulsion paint		

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

#### 2. 室內裝修物料

細項		描述				
			牆壁	地板	天花板	
(a)	大堂	裝修物料 的類型	地下住宅入口大堂	木皮、膠板、金屬及天然石	磚	石膏板假天花髹上乳膠漆及膠板
			一樓升降機大堂	木皮、膠板、金屬及天然石	磚	石膏板假天花髹上乳膠漆及膠板
			二樓至二十八樓升降機大堂	膠板及金屬	磚	石膏板假天花髹上乳膠漆及膠板
			牆壁	天花板		
(b)	內牆及天花板	裝修物料 的類型 (於外露位置)	客廳及飯廳 (適用於所有單位，以下所列單位除外)	乳膠漆及膠板		乳膠漆及部分位置裝設石膏板假陣並髹上乳膠漆
			8樓G單位的客廳及飯廳	乳膠漆、玻璃、金屬、鏡及膠板		
			2樓至7樓及9至10樓G單位的客廳及飯廳	乳膠漆、金屬及膠板		
			睡房	乳膠漆		

備註：不設4樓、13樓、14樓及24樓。

## FITTINGS, FINISHES AND APPLIANCES

### 裝置、裝修物料及設備

#### 2. INTERIOR FINISHES

Item		Description				
				Floor	Skirting	
(c)	Internal floor	Material (on exposed surface)	Living room and Dining room	Tiles	Timber skirting	
			Bedroom			
			Wall	Floor	Ceiling	
(d)	Bathroom	Type of finishes (on exposed surfaces)	Tiles	Tiles and reconstituted stone	Gypsum board false ceiling with emulsion paint	
		Whether the wall finishes run up to the ceiling	Wall finishes on exposed surface run up to false ceiling level			
			Wall	Floor	Ceiling	Cooking Bench
(e)	Kitchen	Type of finishes (on exposed surfaces)	Reconstituted stone, plastic laminate, Metal and tiles (except the units listed below: Unit C on 2/F-27/F and Unit A, B & D on 28/F & 29/F: reconstituted stone and tiles)	Tiles (except the units listed below: Unit C on 2/F-27/F and Unit A, B & D on 28/F & 29/F: reconstituted stone and tiles)	Emulsion paint and partly equipped with gypsum board bulkhead finished with emulsion paint (except the units listed below: Unit C on 2/F-27/F and Unit A, B & D on 28/F & 29/F: Gypsum board false ceiling finished with emulsion paint)	Reconstituted stone
		Whether the wall finishes run up to the ceiling	Wall finishes on exposed surface run up to false ceiling level			

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

#### 2. 室內裝修物料

細項		描述				
				地板	牆腳線	
(c)	內部地板	用料 (於外露位置)	客廳及飯廳	磚	木腳線	
			睡房			
			牆壁	地板	天花板	
(d)	浴室	裝修物料的類型 (於外露位置)	磚	磚及人造石材	石膏板假天花 髹上乳膠漆	
		牆壁的裝修物料是否鋪至天花板	牆身外露位置的裝修物料鋪砌至假天花板			
			牆壁	地板	天花板	灶台
(e)	廚房	裝修物料的類型 (於外露位置)	人造石材、膠板、金屬及磚 (以下所列單位除外: 2樓至27樓C單位及28樓及29樓A、B及D單位: 人造石材及磚)	磚 (以下所列單位除外: 2樓至27樓C單位及28樓及29樓A、B及D單位: 人造石材及磚)	乳膠漆及部份位置裝設石膏板假陣並髹上乳膠漆 (以下所列單位除外: 2樓至27樓C單位及28樓及29樓A、B及D單位: 石膏板假天花髹上乳膠漆)	人造石材
		牆壁的裝修物料是否鋪至天花板	牆身外露位置的裝修物料鋪砌至假天花板			

備註：不設4樓、13樓、14樓及24樓。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### 3. INTERIOR FITTINGS

Item		Description			
		Material	Finishes	Accessories	
(a)	Doors	Main entrance door	Fire rated solid core timber door	Plastic laminate and metal	Digital lockset with handle, door closer, door viewer, door stopper and door hinges
		Kitchen door	Fired rated solid core door with fire rated glass vision panel	Plastic laminate and fire rated glass	Door handle, door closer, door stopper and door hinges
		Balcony and Utility Platform door	Aluminium framed glass sliding door	Glass and fluorocarbon coating aluminium door frames	Sliding door track set and lockset with handle
		Balcony door	Aluminium framed glass door		Door hinge and lockset with handle
		Private flat roof door	Aluminium framed glass sliding door (Except the units listed below: Aluminium framed glass swing door for unit H & J on 2/F; Aluminium framed glass swing door and aluminium framed glass folding door for unit A on 28/F & 29/F; Aluminium framed glass sliding door and aluminium framed glass swing door for unit B & D on 28/F & 29/F)	Glass and fluorocarbon coating aluminium door frames	Sliding door track set and lockset with handle for sliding door Folding door track set, door hinge and lockset with handle for folding door Door closer, door hinge and lockset with handle for swing door
		Private roof door	Aluminium framed glass door		Door hinge and lockset with handle
		Bedroom door	Hollow core timber door	Plastic laminate	Lockset with handle, door stopper and door hinges

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

### 3. 室內裝置

細項		描述			
		用料	裝修物料	配件	
(a)	門	單位大門	防火實心木門	膠板及金屬	電子門鎖連把手、氣鼓、防盜眼、門擋及門鉸
		廚房門	防火實心木門連防火玻璃視窗	膠板及防火玻璃	門把手、氣鼓、門擋及門鉸
		露台及工作平台門	鋁框玻璃趟門	玻璃及氟化碳塗層鋁質門框	趟門軌道及門鎖連把手
		露台門	鋁框玻璃門		門鉸及門鎖連把手
		私人平台門	鋁框玻璃趟門 (以下單位除外： 鋁框玻璃掩門供2樓H及J單位; 鋁框玻璃掩門及鋁框玻璃摺門供28樓及29樓A單位; 鋁框玻璃趟門及鋁框玻璃掩門供28樓及29樓B及D單位)	玻璃及氟化碳塗層鋁質門框	趟門軌道及門鎖連把手供趟門 摺門軌道、門鉸及門鎖連把手供摺門 氣鼓、門鉸及門鎖連把手供掩門
		私人天台門	鋁框玻璃門	玻璃及氟化碳塗層鋁質門框	門鉸及門鎖連把手
		睡房門	空心木門	膠板	門鎖連把手、門擋及門鉸

備註：不設4樓、13樓、14樓及24樓。

## FITTINGS, FINISHES AND APPLIANCES

### 裝置、裝修物料及設備

#### 3. INTERIOR FITTINGS

Item		Description			
		Material	Finishes	Accessories	
(a)	Doors	Bathroom door	Hollow core timber door with louver (Except the units listed below: Hollow core timber sliding door with louver for Unit H & J on 2/F-10/F and Unit G on 11/F-27/F Hollow core timber door for Unit C on 2/F-28/F, Unit E on 11/F-27/F and Unit F & G on 2/F-10/F)	Plastic laminate	Lockset with handle, door stopper and door hinges (Except the units listed below: Lockset with handle and sliding door track set for Unit H & J on 2/F-10/F and Unit G on 11/F-27/F)
		Store room door	Hollow core timber door	Plastic laminate	Lockset with handle, door stopper and door hinges
		Lavatory door	Hollow core timber door	Plastic laminate	Lockset with handle, door stopper and door hinges

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

#### 3. 室內裝置

細項		描述			
		用料	裝修物料	配件	
(a)	門	浴室門	空心木門連百葉 (以下單位除外： 空心木趟門連百葉 供2樓至10樓H及J單位 及11樓至27樓G單位 空心木門供2樓至28樓 C單位、11樓至27樓 E單位及2樓至10樓 F及G單位)	膠板	門鎖連把手、門擋及門鉸 (以下單位除外： 門鎖連把手及趟門路軌 供2樓至10樓H及J單位及 11樓至27樓G單位)
		儲物室門	空心木門	膠板	門鎖連把手、門擋及門鉸
		洗手間門	空心木門	膠板	門鎖連把手、門擋及門鉸

備註：不設4樓、13樓、14樓及24樓。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### 3. INTERIOR FITTINGS

Item		Description		
		Type	Material	
(b)	Bathroom	(i) Type and material of fittings and equipment	Basin countertop	Solid surface
			Basin cabinet	Wooden cabinet with solid surface, metal and plastic laminate
			Hook	Chrome plated
			Mirror cabinet	Wooden cabinet with metal, plastic laminate and mirror
			Wash basin mixer	Chrome plated
			Water closet	Vitreous china
			Wash basin	Solid surface
			Paper holder	Chrome plated
			Shelf	Chrome plated
			Bathroom appliances	For the brand name and model number appliances, please refer to the "Appliances Schedule"
			(ii) Type and material of water supply system	Please refer to "3.(j) Water Supply" below
		(iii) Type and material of bathing facilities (including shower or bath tub (if applicable))	Shower set	Chrome plated
			Shower compartment	Tempered glass and metal
		(iv) Size of bath tub (if applicable)	Not Applicable	

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

### 3. 室內裝置

細項		描述			
		類型	用料		
(b)	浴室	(i) 裝置及設備的類型及用料	洗手盆檯面	實心面板	
			洗手盆櫃	木製櫃配實心面板、金屬及膠板	
			掛鉤	鍍鉻	
			鏡櫃	木製櫃配金屬、膠板及鏡	
			洗手盆水龍頭	鍍鉻	
			坐廁	搪瓷	
			洗手盆	實心面板	
			廁紙架	鍍鉻	
			層架	鍍鉻	
			浴室設備	有關設備之品牌及型號，請參閱「設備說明表」	
			(ii) 供水系統的類型及用料	請參閱下文「3.(j) 供水」一欄	
		(iii) 沐浴設施 (包括花灑或浴缸 (如適用的話))	花灑套裝	鍍鉻	
			淋浴間	強化玻璃及金屬	
		(iv) 浴缸大小 (如適用的話)	不適用		

備註：不設4樓、13樓、14樓及24樓。

## FITTINGS, FINISHES AND APPLIANCES

### 裝置、裝修物料及設備

#### 3. INTERIOR FITTINGS

Item		Description					
		Material					
(c)	Kitchen	(i) Sink unit	Stainless steel				
		(ii) Water supply system	Copper water pipes with thermal insulation for both hot and cold water supply				
			<table border="1"> <thead> <tr> <th>Material</th> <th>Finishes</th> </tr> </thead> <tbody> <tr> <td>Wooden cabinet</td> <td>Plastic laminate and metal (except the units list below) Unit C on 2/F-28/F, Unit E on 2F-10F, Unit F on 11F-27F and Unit A, B and D on 28/F &amp; 29/F: Plastic laminate, glass and metal</td> </tr> </tbody> </table>	Material	Finishes	Wooden cabinet	Plastic laminate and metal (except the units list below) Unit C on 2/F-28/F, Unit E on 2F-10F, Unit F on 11F-27F and Unit A, B and D on 28/F & 29/F: Plastic laminate, glass and metal
		Material	Finishes				
Wooden cabinet	Plastic laminate and metal (except the units list below) Unit C on 2/F-28/F, Unit E on 2F-10F, Unit F on 11F-27F and Unit A, B and D on 28/F & 29/F: Plastic laminate, glass and metal						
(iv) Type of all other fittings and equipment	<p>All units with open kitchen are fitted with the following fire services installations and equipment: Sprinkler heads in the open kitchen and smoke detectors near open kitchen</p> <p>Chrome plate sink mixer</p> <p>For the appliances brand name and model number, please refer to the "Appliances Schedule"</p>						

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

#### 3. 室內裝置

細項		描述					
		用料					
(c)	廚房	(i) 洗滌盆	不銹鋼				
		(ii) 供水系統	冷熱水供應均為配有隔熱層之銅喉				
			<table border="1"> <thead> <tr> <th>用料</th> <th>裝修物料</th> </tr> </thead> <tbody> <tr> <td>木製櫃</td> <td>膠板及金屬 (以下所列單位除外) 2樓至28樓C單位、2樓至10樓E單位、11樓至27樓F單位及28樓及29樓A、B及D單位： 膠板、玻璃及金屬</td> </tr> </tbody> </table>	用料	裝修物料	木製櫃	膠板及金屬 (以下所列單位除外) 2樓至28樓C單位、2樓至10樓E單位、11樓至27樓F單位及28樓及29樓A、B及D單位： 膠板、玻璃及金屬
		用料	裝修物料				
木製櫃	膠板及金屬 (以下所列單位除外) 2樓至28樓C單位、2樓至10樓E單位、11樓至27樓F單位及28樓及29樓A、B及D單位： 膠板、玻璃及金屬						
(iv) 所有其他裝置及設備的類型	<p>所有開放式廚房的單位配置以下消防裝置及設備： 開放式廚房內的消防花灑頭及開放式廚房附近的煙霧感應器</p> <p>鍍鉻水龍頭</p> <p>有關設備之品牌名稱及型號，請參閱「設備說明表」</p>						

備註：不設4樓、13樓、14樓及24樓。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### 3. INTERIOR FITTINGS

Item		Description				
		Fittings	Type	Material		
(d)	Bedroom	Type and material of Fittings (including built-in wardrobe)	Built-in wardrobe	Not Applicable	Not Applicable	
			Other fittings	Not Applicable	Not Applicable	
(e)	Telephone	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"			
(f)	Aerials	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"			
(g)	Electrical Installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets are provided		
			Safety devices	Three phase electricity supply with miniature circuit breaker distribution board		
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed Other than those parts of the conduits concealed within concrete, the rest of them are exposed The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials			
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"			

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

### 3. 室內裝置

細項		描述			
		裝置	類型	用料	
(d)	睡房	裝置的類型及用料 (包括嵌入式衣櫃)	嵌入式衣櫃	不適用	不適用
			其他裝置	不適用	不適用
(e)	電話	接駁點的位置及數目	請參閱「住宅物業的機電裝置數目表」		
(f)	天線	接駁點的位置及數目	請參閱「住宅物業的機電裝置數目表」		
(g)	電力裝置	(i) 供電附件 (包括安全裝置)	供電附件	提供電掣及電插座之面板	
			安全裝置	三相電力配電箱並裝妥微型斷路器	
		(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露 外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏		
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「住宅物業的機電裝置數目表」		

備註：不設4樓、13樓、14樓及24樓。

## FITTINGS, FINISHES AND APPLIANCES

### 裝置、裝修物料及設備

#### 3. INTERIOR FITTINGS

Item		Description		
(h)	Gas supply	Type	Not Applicable	
		System	Not Applicable	
		Location	Not Applicable	
(i)	Washing Machine Connection Point	Location	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"	
		Design	Drain point and water point are provided for washer dryer	
(j)	Water Supply	(i) Material of water pipes	Cold water supply	Copper water pipe with thermal insulation
			Hot water supply	Copper water pipe with thermal insulation
			Flushing water supply	Unplasticised Polyvinyl Chloride
		(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed Other than those parts of the water pipes concealed within wall finishes, the rest of them are exposed The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, concrete trench, non-concrete partition walls, designated pipe ducts or other materials	
		(iii) Whether hot water is available	Hot water is available for Kitchen, Open Kitchen, Bathroom and Lavatory	

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

#### 3. 室內裝置

細項		描述		
(h)	氣體供應	類型	不適用	
		系統	不適用	
		位置	不適用	
(i)	洗衣機接駁點	位置	請參閱「住宅物業的機電裝置數目表」	
		設計	設有洗衣乾衣機來、去水接駁喉位	
(j)	供水	(i) 水管的用料	冷水供水系統	配有隔熱層之銅喉
			熱水供水系統	配有隔熱層之銅喉
			沖廁供水系統	低塑性聚氯乙烯
		(ii) 水管是隱藏或外露	水管是部分隱藏及部分外露 除部分隱藏於牆身裝修物料內之水管外，其他部分的水管均為外露 外露的水管可能被假天花、假陣、貯存櫃、覆面、混凝土坑道、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏	
(iii) 有否熱水供應	廚房、開放式廚房、浴室及洗手間有熱水供應			

備註：不設4樓、13樓、14樓及24樓。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### 4. MISCELLANEOUS

Item		Description			
		Residential lift			
(a)	Lifts	(i) Brand name and model number	Brand Name	Otis	
			Model Number	GEN3-MR	
		(ii) Number and floors served by them	Number of lifts	2	
			Floors served by the lifts	G/F-3/F, 5/F-12/F, 15/F-23/F and 25/F-28/F	
(b)	Letter box	Material	Stainless steel		
(c)	Refuse collection	(i) Means of refuse collection	Collected by cleaners		
		(ii) Location of refuse room	Refuse Storage and Material Recovery Room is provided in common area of residential floor at 2/F-3/F, 5/F-12/F, 15/F-23/F and 25/F-28/F Refuse Storage and Material Recovery Chamber is located on G/F		
		Water meter	Electricity meter	Gas meter	
(d)	Water meter, electricity meter and gas meter	(i) Location	Water meter for each residential unit on 2/F-3/F, 5/F-12/F, 15/F-23/F and 25/F-28/F is located in the common water meter cabinet on each respective floor	Electricity meter for each residential unit on 2/F-3/F, 5/F-12/F, 15/F-23/F and 25/F-28/F is located in the common electricity meter room on each respective floor	Not Applicable
		(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Not Applicable

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

### 4. 雜項

細項		描述			
		住宅升降機			
(a)	升降機	(i) 品牌名稱及產品型號	品牌名稱	Otis	
			產品型號	GEN3-MR	
		(ii) 升降機的數目及到達的樓層	升降機的數目	2	
			到達的樓層	地下至3樓、5樓至12樓、15樓至23樓及25樓至28樓	
(b)	信箱	用料	不銹鋼		
(c)	垃圾收集	(i) 垃圾收集的方法	由清潔工人收集		
		(ii) 垃圾房的位置	2樓至3樓、5樓至12樓、15樓至23樓及25樓至28樓住宅樓層之公用地方設有垃圾及物料回收室 中央垃圾及物料回收房設於地下		
		水錶	電錶	氣體錶	
(d)	水錶、電錶及氣體錶	(i) 位置	2樓至3樓、5樓至12樓、15樓至23樓及25樓至28樓各住宅單位水錶設於相應樓層之公用水錶櫃內	2樓至3樓、5樓至12樓、15樓至23樓及25樓至28樓各住宅單位電錶設於相應樓層之公用電錶房內	不適用
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立錶	獨立錶	不適用

備註：不設4樓、13樓、14樓及24樓。

## FITTINGS, FINISHES AND APPLIANCES

### 裝置、裝修物料及設備

#### 5. SECURITY FACILITIES

Item	Description	
Security system and equipment (including details of built-in provisions and their locations)	Access control and security system	Visitor intercom panel with card reader for access control are provided at residential entrance lobby on G/F. Card reader for access control is provided at lift lobby on 1/F and lifts.
	CCTV	CCTV system is provided at residential entrance lobby on G/F, lift lobby on 1/F, lifts, clubhouse, covered landscaped and play area on 1/F, covered passage on G/F and connected to caretaker's counter

#### 6. APPLIANCES

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

In relation to items 4(a) and 6 in the Development specified in the table above, the Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

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

#### 5. 保安設施

細項	描述	
保安系統及設備 (包括嵌入式的裝備的細節及其位置)	入口通道控制及保安系統	用於入口通道控制的訪客對講機及讀咭器設於地下住宅入口大堂 用於入口通道控制的讀咭器設於1樓升降機大堂及升降機
	閉路電視	地下住宅入口大堂、1樓升降機大堂、升降機、會所、1樓有蓋園景及遊玩區、地下有蓋通道均設有閉路電視系統並連接至管理員櫃檯

#### 6. 設備

細項	描述
品牌名稱及產品型號	有關設備之品牌名稱及產品型號，請參閱「設備說明表」

就上表所指明的發展項目中的第4(a)及6細項，賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

備註：不設4樓、13樓、14樓及24樓。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### APPLIANCES SCHEDULE 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌	Model No. 型號	Floor and Unit 樓層及單位									
				2/F 2樓									
				A	B	C	D	E	F	G	H	J	
Living and Dining Room 客廳及飯廳	Router 路由器	TP-Link	ER7212PC	✓	✓	-	✓	✓	✓	✓	✓	✓	✓
	Refrigerator 雪櫃	De Dietrich	DRC1754DA	✓	✓	-	✓	✓	✓	✓	✓	-	-
			DRS604MU1	-	-	-	-	-	-	-	-	✓	✓
Steam Oven 蒸焗爐			DKR7580A	-	-	-	-	-	-	-	-	✓	✓
Living and Dining Room 客廳及飯廳	Air-Conditioning (Indoor Unit) 空調機 (室內機)	Daikin 大金	FTXS50KAVMN	-	✓	-	✓	✓	✓	✓	✓	-	-
			FXAQ63BVMN	✓	-	✓	-	-	-	-	-	-	-
			FTXP50MV1H	-	-	-	-	-	-	-	-	-	✓
FXAQ25BVMN			✓	-	-	-	-	-	-	-	-	-	-
FXAQ32BVMN			-	-	✓	-	-	-	-	-	-	-	-
FTXS25KVMN			-	✓	-	✓	✓	✓	✓	✓	✓	-	-
Master Bedroom 主人睡房													
Bedroom 1 睡房 1													
Private Flat Roof 私人平台	Air-Conditioning (Outdoor Unit) 空調機 (室外機)	Daikin 大金	RJZQ5BAV	✓	-	-	-	-	-	-	-	-	-
			3MXS80AA	-	✓	-	-	✓	✓	✓	✓	-	-
			RXP50MV1H	-	-	-	-	-	-	-	-	-	✓
	Washer Dryer 洗衣乾衣機	De Dietrich	DLZ2485U	✓	✓	✓	✓	✓	✓	✓	✓	-	-
Common Flat Roof 公用平台	Air-Conditioning (Outdoor Unit) 空調機 (室外機)	Daikin 大金	RJZQ5BAV	-	-	✓	-	-	-	-	-	-	-
			3MXS80AA	-	-	-	✓	-	-	-	-	-	-

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.  
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes : 1. Symbol "✓" denotes such appliance(s) is/are provided and/or installed in the residential unit. Symbol "-" denotes "not provided" or "not applicable".

2. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 符號 "✓" 表示此設備於該住宅單位內提供及/或安裝。符號 "-" 表示 "不提供" 或 "不適用"。

2. 不設4樓、13樓、14樓及24樓。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### APPLIANCES SCHEDULE 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌	Model No. 型號	Floor and Unit 樓層及單位									
				2/F 2樓									
				A	B	C	D	E	F	G	H	J	
Open Kitchen / Kitchen 開放式廚房 / 廚房	Router 路由器	TP-Link	ER7212PC	-	-	✓	-	-	-	-	-	-	-
	Induction Hob 電磁爐	De Dietrich	DPI7361XH	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Cooker Hood 抽油煙機		DHT6605X	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Steam Oven 蒸焗爐		DKR7580A	✓	✓	✓	✓	✓	✓	✓	-	-	-
	Washer Dryer 洗衣乾衣機		DLZ2485U	-	-	-	-	-	-	-	✓	✓	-
	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM6	✓	-	✓	-	-	-	-	-	-	-
	Refrigerator 雪櫃	De Dietrich	DRC1754DA	-	-	✓	-	-	-	-	-	-	-
Bathroom 浴室	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	HDB-E 18/21/24 Trend	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BEN4H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.  
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes : 1. Symbol "✓" denotes such appliance(s) is/are provided and/or installed in the residential unit. Symbol "-" denotes "not provided" or "not applicable".

2. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 符號 "✓" 表示此設備於該住宅單位內提供及/或安裝。符號 "-" 表示 "不提供" 或 "不適用"。

2. 不設4樓、13樓、14樓及24樓。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### APPLIANCES SCHEDULE 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌	Model No. 型號	Floor and Unit 樓層及單位									
				3/F、5/F-10/F 3樓及5樓至10樓									
				A	B	C	D	E	F	G	H	J	
Living and Dining Room 客廳及飯廳	Router 路由器	TP-Link	ER7212PC	✓	✓	-	✓	✓	✓	✓	✓	✓	✓
	Refrigerator 雪櫃	De Dietrich	DRC1754DA	✓	✓	-	✓	✓	✓	✓	✓	-	-
			DRS604MU1	-	-	-	-	-	-	-	-	✓	✓
Steam Oven 蒸焗爐			DKR7580A	-	-	-	-	-	-	-	-	✓	✓
Living and Dining Room 客廳及飯廳	Air-Conditioning (Indoor Unit) 空調機 (室內機)	Daikin 大金	FTXS50KAVMN	-	✓	-	✓	✓	✓	✓	✓	-	-
			FXAQ63BVMN	✓	-	✓	-	-	-	-	-	-	-
FTXP50MV1H			-	-	-	-	-	-	-	-	-	✓	✓
FXAQ25BVMN			✓	-	-	-	-	-	-	-	-	-	-
FXAQ32BVMN			-	-	✓	-	-	-	-	-	-	-	-
FTXS25KVMN			-	✓	-	✓	✓	✓	✓	✓	✓	-	-
Master Bedroom 主人睡房													
Bedroom 1 睡房 1													
Air-conditioning Platform 空調機平台	Air-Conditioning (Outdoor Unit) 空調機 (室外機)	Daikin 大金	RJZQ5BAV	✓	-	✓	-	-	-	-	-	-	-
			3MXS80AA	-	✓	-	✓	✓	✓	✓	✓	-	-
			RXP50MV1H	-	-	-	-	-	-	-	-	-	✓
Balcony and Utility Platform 露台及工作平台	Washer Dryer 洗衣乾衣機	De Dietrich	DLZ2485U	✓	✓	✓	✓	✓	✓	✓	✓	-	-

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.  
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes : 1. Symbol "✓" denotes such appliance(s) is/are provided and/or installed in the residential unit. Symbol "-" denotes "not provided" or "not applicable".

2. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 符號 "✓" 表示此設備於該住宅單位內提供及/或安裝。符號 "-" 表示 "不提供" 或 "不適用"。

2. 不設4樓、13樓、14樓及24樓。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

APPLIANCES SCHEDULE 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌	Model No. 型號	Floor and Unit 樓層及單位									
				3/F、5/F-10/F 3樓及5樓至10樓									
				A	B	C	D	E	F	G	H	J	
Open Kitchen / Kitchen 開放式廚房 / 廚房	Router 路由器	TP-Link	ER7212PC	-	-	✓	-	-	-	-	-	-	-
	Induction Hob 電磁爐	De Dietrich	DPI7361XH	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Cooker Hood 抽油煙機		DHT6605X	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Steam Oven 蒸焗爐		DKR7580A	✓	✓	✓	✓	✓	✓	✓	-	-	-
	Washer Dryer 洗衣乾衣機		DLZ2485U	-	-	-	-	-	-	-	✓	✓	-
	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM6	✓	-	✓	-	-	-	-	-	-	-
	Refrigerator 雪櫃	De Dietrich	DRC1754DA	-	-	✓	-	-	-	-	-	-	-
Bathroom 浴室	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	HDB-E 18/21/24 Trend	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BEN4H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.  
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes : 1. Symbol "✓" denotes such appliance(s) is/are provided and/or installed in the residential unit. Symbol "-" denotes "not provided" or "not applicable".

2. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 符號 "✓" 表示此設備於該住宅單位內提供及/或安裝。符號 "-" 表示 "不提供" 或 "不適用"。

2. 不設4樓、13樓、14樓及24樓。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### APPLIANCES SCHEDULE 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌	Model No. 型號	Floor and Unit 樓層及單位						
				11/F 11樓						
				A	B	C	D	E	F	G
Living and Dining Room 客廳及飯廳	Router 路由器	TP-Link	ER7212PC	✓	✓	-	✓	✓	✓	✓
	Refrigerator 雪櫃	De Dietrich	DRC1754DA	✓	✓	-	✓	✓	✓	-
			DRS604MU1	-	-	-	-	-	-	✓
Steam Oven 蒸焗爐		DKR7580A	-	-	-	-	-	-	✓	
Living and Dining Room 客廳及飯廳	Air-Conditioning (Indoor Unit) 空調機 (室內機)	Daikin 大金	FTXS50KAVMN	-	✓	-	✓	✓	-	-
			FXAQ63BVMN	✓	-	✓	-	-	✓	-
			FTXP50MV1H	-	-	-	-	-	-	✓
FXAQ25BVMN			✓	-	-	-	-	-	-	
FXAQ32BVMN			-	-	✓	-	-	✓	-	
FTXS25KVMN			-	✓	-	✓	✓	-	-	
Master Bedroom 主人睡房			FXAQ25BVMN	✓	-	✓	-	-	✓	-
Bedroom 1 睡房 1										
Private Flat Roof 私人平台	Air-Conditioning (Outdoor Unit) 空調機 (室外機)	Daikin 大金	RJZQ5BAV	-	-	-	-	-	✓	-
	Washer Dryer 洗衣乾衣機	De Dietrich	DLZ2485U	-	-	-	-	-	✓	-
Air-conditioning Platfrom 空調機平台	Air-Conditioning (Outdoor Unit) 空調機 (室外機)	Daikin 大金	RJZQ5BAV	✓	-	✓	-	-	-	-
			3MXS80AA	-	✓	-	✓	✓	-	-
			RXP50MV1H	-	-	-	-	-	-	✓
Balcony and Utility Platform 露台及工作平台	Washer Dryer 洗衣乾衣機	De Dietrich	DLZ2485U	✓	✓	✓	✓	✓	-	-

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.  
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes : 1. Symbol "✓" denotes such appliance(s) is/are provided and/or installed in the residential unit. Symbol "-" denotes "not provided" or "not applicable".

2. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 符號 "✓" 表示此設備於該住宅單位內提供及/或安裝。符號 "-" 表示 "不提供" 或 "不適用"。

2. 不設4樓、13樓、14樓及24樓。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

APPLIANCES SCHEDULE 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌	Model No. 型號	Floor and Unit 樓層及單位						
				11/F 11樓						
				A	B	C	D	E	F	G
Open Kitchen / Kitchen 開放式廚房 / 廚房	Router 路由器	TP-Link	ER7212PC	-	-	✓	-	-	-	-
	Induction Hob 電磁爐	De Dietrich	DPI7361XH	✓	✓	✓	✓	✓	✓	✓
	Cooker Hood 抽油煙機		DHT6605X	✓	✓	✓	✓	✓	✓	✓
	Steam Oven 蒸焗爐		DKR7580A	✓	✓	✓	✓	✓	✓	-
	Washer Dryer 洗衣乾衣機		DLZ2485U	-	-	-	-	-	-	✓
	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM6	✓	-	✓	-	-	✓	-
	Refrigerator 雪櫃	De Dietrich	DRC1754DA	-	-	✓	-	-	-	-
Bathroom 浴室	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	HDB-E 18/21/24 Trend	✓	✓	✓	✓	✓	✓	✓
	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BEN4H	✓	✓	✓	✓	✓	✓	✓

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.  
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes : 1. Symbol "✓" denotes such appliance(s) is/are provided and/or installed in the residential unit. Symbol "-" denotes "not provided" or "not applicable".

2. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 符號 "✓" 表示此設備於該住宅單位內提供及/或安裝。符號 "-" 表示 "不提供" 或 "不適用"。

2. 不設4樓、13樓、14樓及24樓。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### APPLIANCES SCHEDULE 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌	Model No. 型號	Floor and Unit 樓層及單位						
				12/F, 15/F-23/F and 25/F-27/F 12樓、15樓至23樓及25樓至27樓						
				A	B	C	D	E	F	G
Living and Dining Room 客廳及飯廳	Router 路由器	TP-Link	ER7212PC	✓	✓	-	✓	✓	✓	✓
	Refrigerator 雪櫃	De Dietrich	DRC1754DA	✓	✓	-	✓	✓	✓	-
			DRS604MU1	-	-	-	-	-	-	✓
Steam Oven 蒸焗爐		DKR7580A	-	-	-	-	-	-	✓	
Living and Dining Room 客廳及飯廳	Air-Conditioning (Indoor Unit) 空調機 (室內機)	Daikin 大金	FTXS50KAVMN	-	✓	-	✓	✓	-	-
			FXAQ63BVMN	✓	-	✓	-	-	✓	-
			FTXP50MV1H	-	-	-	-	-	-	✓
FXAQ25BVMN			✓	-	-	-	-	-	-	
FXAQ32BVMN			-	-	✓	-	-	✓	-	
FTXS25KVMN			-	✓	-	✓	✓	-	-	
Master Bedroom 主人睡房			FXAQ25BVMN	✓	-	✓	-	-	✓	-
Bedroom 1 睡房 1			FXAQ25BVMN	✓	-	✓	-	-	✓	-
Air-conditioning Platform 空調機平台	Air-Conditioning (Outdoor Unit) 空調機 (室外機)	Daikin 大金	RJZQ5BAV	✓	-	✓	-	-	✓	-
			3MXS80AA	-	✓	-	✓	✓	-	-
			RXP50MV1H	-	-	-	-	-	-	✓
Balcony and Utility Platform 露台及工作平台	Washer Dryer 洗衣乾衣機	De Dietrich	DLZ2485U	✓	✓	✓	✓	✓	✓	-

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.  
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes : 1. Symbol "✓" denotes such appliance(s) is/are provided and/or installed in the residential unit. Symbol "-" denotes "not provided" or "not applicable".

2. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 符號 "✓" 表示此設備於該住宅單位內提供及/或安裝。符號 "-" 表示 "不提供" 或 "不適用"。

2. 不設4樓、13樓、14樓及24樓。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### APPLIANCES SCHEDULE 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌	Model No. 型號	Floor and Unit 樓層及單位						
				12/F, 15/F-23/F and 25/F-27/F 12樓、15樓至23樓及25樓至27樓						
				A	B	C	D	E	F	G
Open Kitchen / Kitchen 開放式廚房 / 廚房	Induction Hob 電磁爐	De Dietrich	DPI7361XH	✓	✓	✓	✓	✓	✓	✓
	Cooker Hood 抽油煙機		DHT6605X	✓	✓	✓	✓	✓	✓	✓
	Steam Oven 蒸焗爐		DKR7580A	✓	✓	✓	✓	✓	✓	-
	Washer Dryer 洗衣乾衣機		DLZ2485U	-	-	-	-	-	-	✓
	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM6	✓	-	✓	-	-	✓	-
	Refrigerator 雪櫃	De Dietrich	DRC1754DA	-	-	✓	-	-	-	-
	Router 路由器	TP-Link	ER7212PC	-	-	✓	-	-	-	-
Bathroom 浴室	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	HDB-E 18/21/24 Trend	✓	✓	✓	✓	✓	✓	✓
	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BEN4H	✓	✓	✓	✓	✓	✓	✓

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.  
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes : 1. Symbol "✓" denotes such appliance(s) is/are provided and/or installed in the residential unit. Symbol "-" denotes "not provided" or "not applicable".

2. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 符號 "✓" 表示此設備於該住宅單位內提供及/或安裝。符號 "-" 表示 "不提供" 或 "不適用"。

2. 不設4樓、13樓、14樓及24樓。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### APPLIANCES SCHEDULE 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌	Model No. 型號	Floor and Unit 樓層及單位			
				28/F 28樓	28/F and 29/F 28樓及29樓		
				C	A	B	D
Living and Dining Room 客廳及飯廳	Router 路由器	TP-Link	ER7212PC	✓	✓	✓	✓
	Refrigerator 雪櫃	De Dietrich	DRC1754DA	✓	-	-	-
Living and Dining Room 客廳及飯廳	Air-Conditioning (Indoor Unit) 空調機 (室內機)	Daikin 大金	FTXS50KAVMN	✓	-	-	-
			FXAQ50BVMN	-	✓	✓	-
			FXAQ63BVMN	-	-	-	✓
FXAQ32BVMN			-	✓	✓	-	
FXAQ50BVMN			-	-	-	✓	
FTXS25KVMN			✓	-	-	-	
FXAQ25BVMN			-	✓	✓	✓	
FXAQ25BVMN			-	✓	-	-	
FXAQ32BVMN			-	-	✓	-	
Master Bedroom 主人睡房	Air-Conditioning (Outdoor Unit) 空調機 (室外機)	Daikin 大金	3MXS80AA	✓	-	-	-
Air-Conditioning (Indoor Unit) 空調機 (室內機)			FXAQ25BVMN	-	✓	✓	-
Bedroom 1 睡房 1	Washer Dryer 洗衣乾衣機	De Dietrich	DLZ2485U	✓	-	-	-
Bedroom 2 睡房 2							

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.  
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes : 1. Symbol "✓" denotes such appliance(s) is/are provided and/or installed in the residential unit. Symbol "-" denotes "not provided" or "not applicable".

2. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 符號 "✓" 表示此設備於該住宅單位內提供及/或安裝。符號 "-" 表示 "不提供" 或 "不適用"。

2. 不設4樓、13樓、14樓及24樓。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### APPLIANCES SCHEDULE 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌	Model No. 型號	Floor and Unit 樓層及單位			
				28/F 28樓	28/F and 29/F 28樓及29樓		
				C	A	B	D
Open Kitchen / Kitchen 開放式廚房 / 廚房	Induction Hob 電磁爐	De Dietrich	DPI7469XS	✓	-	-	-
			DPI7572X	-	✓	✓	✓
	Cooker Hood 抽油煙機		DHT6605X	✓	✓	✓	✓
	Steam Oven 蒸焗爐		DKR7580A	✓	✓	✓	✓
	Refrigerator 雪櫃		DRC1754DA	-	✓	✓	✓
	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM6	-	✓	✓	✓
Bathroom 浴室	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	HDB-E 18/21/24 Trend	✓	-	✓	✓
	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BEN4H	✓	-	✓	✓
Bathroom 1 浴室 1	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	HDB-E 18/21/24 Trend	-	✓	-	-
	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BEN4H	-	✓	-	-
Bathroom 2 浴室 2	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	HDB-E 18/21/24 Trend	-	✓	-	-
	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BEN4H	-	✓	-	-
Lavatory 洗手間	Exhaust Fan 排氣扇	Östberg 奧斯博格	LPK125A1	-	✓	✓	✓
	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM6	-	✓	✓	✓
Private Roof 私人天台	Air-Conditioning (Outdoor Unit) 空調機 (室外機)	Daikin 大金	RJZQ5BAV	-	✓	✓	-
			RJZQ4BAV	-	✓	✓	✓
	Washer Dryer 洗衣乾衣機	De Dietrich	DLZ2485U	-	✓	✓	✓

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.  
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes : 1. Symbol "✓" denotes such appliance(s) is/are provided and/or installed in the residential unit. Symbol "-" denotes "not provided" or "not applicable".

2. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 符號 "✓" 表示此設備於該住宅單位內提供及/或安裝。符號 "-" 表示 "不提供" 或 "不適用"。

2. 不設4樓、13樓、14樓及24樓。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

#### 住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位								
		2/F 2樓								
		A	B	C	D	E	F	G	H	J
Living and Dining Room 客廳及飯廳	Lighting Switch 燈掣	4	4	5	3	4	3	3	4	4
	Lighting Point 燈位	5	2	4	3	3	3	3	2	2
	TV&FM Outlet 電視及電台天線插座	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1
	Data Point 網絡插座	1	1	1	1	1	1	1	1	1
	Switch for Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	-	1	1	1	1	1	1	1	1
	Switch for Electrical Water Heater and Thermo Ventilator 電熱水爐及浴室寶開關掣	1	1	1	-	1	-	-	1	1
	Single Socket Outlet 單位電插座	1	1	-	1	1	1	1	1	1
	Twin Socket Outlet 雙位電插座	2	2	2	2	2	2	2	3	3
	Single Socket Outlet for Refrigerator 雪櫃單位電插座	1	1	-	1	1	1	1	1	1
	Fused Spur Unit for Cabinet Light 櫃燈接線座	1	-	1	-	1	1	-	-	-
	Fused Spur Unit for Light Fitting 燈具接線座	-	-	-	-	-	-	-	1	1
	Miniature Circuit Breaker Board 配電箱	1	-	1	-	1	1	-	-	-
	Smoke Detector 煙霧感應器	1	1	-	1	1	1	1	1	1
	Telephone and Data Outlet 電話及數據插座	1	1	-	1	1	1	1	1	1
Connection Unit for Steam Oven 蒸焗爐接線蘇	-	-	-	-	-	-	-	1	1	
Master Bedroom 主人睡房	Lighting Switch 燈掣	1	1	1	2	1	2	2	-	-
	Lighting Point 燈位	1	1	1	1	1	1	1	-	-
	Data Point 網絡插座	1	-	1	-	-	-	-	-	-
	TV&FM Outlet 電視及電台天線插座	1	1	1	1	1	1	1	-	-
	Switch for Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1	1	1	1	1	1	1	-	-
	Switch for Electrical Water Heater and Thermo Ventilator 電熱水爐及浴室寶開關掣	-	-	-	1	-	1	1	-	-
	Fused Spur Unit for Light Fitting 燈具接線座	1	1	1	1	1	1	1	-	-
	Twin Socket Outlet 雙位電插座	2	2	2	2	2	2	2	-	-
Single Socket Outlet 單位電插座	1	1	1	1	1	1	1	-	-	

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

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

Notes : 1. The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. Symbol "-" denotes "not provided".

2. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號 "-" 表示 "不提供"。

2. 不設4樓、13樓、14樓及24樓。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

#### 住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位								
		2/F 2樓								
		A	B	C	D	E	F	G	H	J
Bedroom 1 睡房 1	Lighting Switch 燈掣	1	-	1	-	-	-	-	-	-
	Lighting Point 燈位	1	-	1	-	-	-	-	-	-
	Switch for Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1	-	1	-	-	-	-	-	-
	Twin Socket Outlet 雙位電插座	1	-	1	-	-	-	-	-	-
Open Kitchen / Kitchen 開放式廚房 / 廚房	Lighting Point 燈位	1	1	2	1	1	1	1	1	1
	Miniature Circuit Breaker Board 配電箱	-	1	-	1	-	-	1	1	1
	Single Socket Outlet for Cooker Hood 抽油煙機單位電插座	1	1	1	1	1	1	1	1	1
	Connection Unit for Steam Oven 蒸焗爐接線蘇	1	1	1	1	1	1	1	-	-
	Connection Unit for Induction Hob 電磁爐接線蘇	1	1	1	1	1	1	1	1	1
	Single Socket Outlet 單位電插座	-	-	1	-	-	-	-	-	-
	Twin Socket Outlet 雙位電插座	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Cabinet Light 櫃燈接線座	1	1	1	1	1	1	1	1	1
	Single Socket Outlet for Refrigerator 雪櫃單位電插座	-	-	1	-	-	-	-	-	-
	Double Pole Isolating Switch for Electrical Water Heater 電熱水爐雙極隔離開關掣	1	-	1	-	-	-	-	-	-
	Single Socket Outlet for Washer Dryer 洗衣乾衣機單位電插座	-	-	-	-	-	-	-	1	1
	Sprinkler Head 消防花灑頭	4	3	-	4	3	3	3	3	3
	Water Outlet Connection Point for Washer Dryer 洗衣乾衣機去水位	-	-	-	-	-	-	-	1	1
	Water Inlet Connection Point for Washer Dryer 洗衣乾衣機來水位	-	-	-	-	-	-	-	1	1
	Telephone and Data Outlet 電話及數據插座	-	-	1	-	-	-	-	-	-
	Double Pole Switch for Steam Oven and Induction Hob 蒸焗爐及電磁爐雙極開關掣	1	1	1	1	1	1	1	1	1
Switch for Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1	-	-	-	-	-	-	-	-	

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

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

Notes : 1. The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. Symbol "-" denotes "not provided".

2. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號 "-" 表示 "不提供"。

2. 不設4樓、13樓、14樓及24樓。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

#### 住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位								
		2/F 2樓								
		A	B	C	D	E	F	G	H	J
Bathroom 浴室	Lighting Point 燈位	3	3	3	3	3	3	3	3	3
	Single Socket Outlet 單位電插座	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Cabinet Light 櫃燈接線座	1	1	1	1	1	1	1	1	1
	Connection Unit for Thermo Ventilator 浴室竇接線蘇	1	1	1	1	1	1	1	1	1
	Triple Pole & Neutral Isolating Switch for Electrical Water Heater 電熱水爐三極隔離開關掣	1	1	1	1	1	1	1	1	1
Private Flat Roof 私人平台	Lighting Point 燈位	5	4	2	2	6	4	5	3	5
	Water Outlet Connection Point for Washer Dryer 洗衣乾衣機去水位	1	1	1	1	1	1	1	-	-
	Water Inlet Connection Point for Washer Dryer 洗衣乾衣機來水位	1	1	1	1	1	1	1	-	-
	Single Weatherproof Socket Outlet 單位防水電插座	2	2	1	2	2	2	2	1	1
	Single Weatherproof Socket Outlet for Washer Dryer 洗衣乾衣機單位防水電插座	1	1	1	1	1	1	1	-	-
	Double Pole Weatherproof Switch for Air-Conditioning (Outdoor Unit) 空調機(室外機)雙極防水開關掣	1	1	-	-	1	1	1	1	1
Common Flat Roof 公用平台	Double Pole Weatherproof Switch for Air-Conditioning (Outdoor Unit) 空調機(室外機)雙極防水開關掣	-	-	1	1	-	-	-	-	-

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

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

Notes : 1. The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. Symbol "-" denotes "not provided".

2. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號 "-" 表示 "不提供"。

2. 不設4樓、13樓、14樓及24樓。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

#### 住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位								
		3/F and 5/F-10/F 3樓及5樓至10樓								
		A	B	C	D	E	F	G	H	J
Living and Dining Room 客廳及飯廳	Lighting Switch 燈掣	4	4	5	3	4	3	3	4	4
	Lighting Point 燈位	5	2	4	3	3	3	3	2	2
	TV&FM Outlet 電視及電台天線插座	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1
	Data Point 網絡插座	1	1	1	1	1	1	1	1	1
	Switch for Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	-	1	1	1	1	1	1	1	1
	Switch for Electrical Water Heater and Thermo Ventilator 電熱水爐及浴室寶開關掣	1	1	1	-	1	-	-	1	1
	Single Socket Outlet 單位電插座	1	1	-	1	1	1	1	1	1
	Twin Socket Outlet 雙位電插座	2	2	2	2	2	2	2	3	3
	Single Socket Outlet for Refrigerator 雪櫃單位電插座	1	1	-	1	1	1	1	1	1
	Fused Spur Unit for Cabinet Light 櫃燈接線座	1	-	1	-	1	1	-	-	-
	Fused Spur Unit for Light Fitting 燈具接線座	-	-	-	-	-	-	-*	1	1
								1^		
	Miniature Circuit Breaker Board 配電箱	1	-	1	-	1	1	-	-	-
	Smoke Detector 煙霧感應器	1	1	-	1	1	1	1	1	1
Telephone and Data Outlet 電話及數據插座	1	1	-	1	1	1	1	1	1	
Connection Unit for Steam Oven 蒸焗爐接線蘇	-	-	-	-	-	-	-	1	1	
Master Bedroom 主人睡房	Lighting Switch 燈掣	1	1	1	2	1	2	2	-	-
	Lighting Point 燈位	1	1	1	1	1	1	1	-	-
	Data Point 網絡插座	1	-	1	-	-	-	-	-	-
	TV&FM Outlet 電視及電台天線插座	1	1	1	1	1	1	1	-	-
	Switch for Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1	1	1	1	1	1	1	-	-
	Switch for Electrical Water Heater and Thermo Ventilator 電熱水爐及浴室寶開關掣	-	-	-	1	-	1	1	-	-
	Fused Spur Unit for Light Fitting 燈具接線座	1	1	1	1	1	1	1	-	-
	Twin Socket Outlet 雙位電插座	2	2	2	2	2	2	2	-	-
Single Socket Outlet 單位電插座	1	1	1	1	1	1	1	-	-	

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.  
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes : 1. The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. Symbol "-" denotes "not provided".

2. 4/F, 13/F, 14/F and 24/F are omitted.

3. The Symbol "\*" as shown in the above table denotes "Not Applicable to residential properties on 8/F".

4. The Symbol "^" as shown in the above table denotes "Only applicable to residential properties on 8/F".

備註 : 1. 上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號 "-" 表示 "不提供"。

2. 不設4樓、13樓、14樓及24樓。

3. 上表符號 "\*" 表示 "不適用於8樓的住宅物業"。

4. 上表符號 "^" 表示 "只適用於8樓的住宅物業"。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

#### 住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位								
		3/F and 5/F-10/F 3樓及5樓至10樓								
		A	B	C	D	E	F	G	H	J
Bedroom 1 睡房 1	Lighting Switch 燈掣	1	-	1	-	-	-	-	-	-
	Lighting Point 燈位	1	-	1	-	-	-	-	-	-
	Switch for Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1	-	1	-	-	-	-	-	-
	Twin Socket Outlet 雙位電插座	1	-	1	-	-	-	-	-	-
Open Kitchen / Kitchen 開放式廚房 / 廚房	Lighting Point 燈位	1	1	2	1	1	1	1	1	1
	Miniature Circuit Breaker Board 配電箱	-	1	-	1	-	-	1	1	1
	Single Socket Outlet for Cooker Hood 抽油煙機單位電插座	1	1	1	1	1	1	1	1	1
	Connection Unit for Steam Oven 蒸焗爐接線蘇	1	1	1	1	1	1	1	-	-
	Connection Unit for Induction Hob 電磁爐接線蘇	1	1	1	1	1	1	1	1	1
	Single Socket Outlet 單位電插座	-	-	1	-	-	-	-	-	-
	Twin Socket Outlet 雙位電插座	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Cabinet Light 櫃燈接線座	1	1	1	1	1	1	1	1	1
	Single Socket Outlet for Refrigerator 雪櫃單位電插座	-	-	1	-	-	-	-	-	-
	Double Pole Isolating Switch for Electrical Water Heater 電熱水爐雙極隔離開關掣	1	-	1	-	-	-	-	-	-
	Single Socket Outlet for Washer Dryer 洗衣乾衣機單位電插座	-	-	-	-	-	-	-	1	1
	Sprinkler Head 消防花灑頭	4	3	-	4	3	3	3	3	3
	Water Outlet Connection Point for Washer Dryer 洗衣乾衣機去水位	-	-	-	-	-	-	-	1	1
	Water Inlet Connection Point for Washer Dryer 洗衣乾衣機來水位	-	-	-	-	-	-	-	1	1
	Telephone and Data Outlet 電話及數據插座	-	-	1	-	-	-	-	-	-
Double Pole Switch for Steam Oven and Induction Hob 蒸焗爐及電磁爐雙極開關掣	1	1	1	1	1	1	1	1	1	
Switch for Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1	-	-	-	-	-	-	-	-	

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

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

Notes : 1. The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. Symbol "-" denotes "not provided".

2. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號 "-" 表示 "不提供"。

2. 不設4樓、13樓、14樓及24樓。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

#### 住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位								
		3/F and 5/F-10/F 3樓及5樓至10樓								
		A	B	C	D	E	F	G	H	J
Bathroom 浴室	Lighting Point 燈位	3	3	3	3	3	3	3	3	3
	Single Socket Outlet 單位電插座	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Cabinet Light 櫃燈接線座	1	1	1	1	1	1	1	1	1
	Connection Unit for Thermo Ventilator 浴室實接線蘇	1	1	1	1	1	1	1	1	1
	Triple Pole & Neutral Isolating Switch for Electrical Water Heater 電熱水爐三極隔離開關掣	1	1	1	1	1	1	1	1	1
Air-Conditioning Platform 空調機平台	Double Pole Weatherproof Switch for Air-Conditioning (Outdoor Unit) 空調機(室外機)雙極防水開關掣	1	1	1	1	1	1	1	1	1
Balcony and Utility Platform 露台及工作平台	Lighting Point 燈位	1	1	1	1	1	1	1	-	-
	Water Outlet Connection Point for Washer Dryer 洗衣乾衣機去水位	1	1	1	1	1	1	1	-	-
	Water Inlet Connection Point for Washer Dryer 洗衣乾衣機來水位	1	1	1	1	1	1	1	-	-
	Single Weatherproof Socket Outlet for Washer Dryer 洗衣乾衣機單位防水電插座	1	1	1	1	1	1	1	-	-
Balcony 露台	Lighting Point 燈位	-	-	-	-	-	-	-	1	1

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.  
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes : 1. The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. Symbol "-" denotes "not provided".  
2. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號 "-" 表示 "不提供"。  
2. 不設4樓、13樓、14樓及24樓。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

#### 住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位						
		11/F 11樓						
		A	B	C	D	E	F	G
Living and Dining Room 客廳及飯廳	Lighting Switch 燈掣	4	4	5	3	3	4	4
	Lighting Point 燈位	5	2	4	3	3	4	2
	TV&FM Outlet 電視及電台天線插座	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1
	Data Point 網絡插座	1	1	1	1	1	1	1
	Switch for Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	–	1	1	1	1	1	1
	Switch for Electrical Water Heater and Thermo Ventilator 電熱水爐及浴室寶開關掣	1	1	1	–	–	1	1
	Single Socket Outlet 單位電插座	1	1	–	1	1	1	1
	Twin Socket Outlet 雙位電插座	2	2	2	2	2	2	3
	Single Socket Outlet for Refrigerator 雪櫃單位電插座	1	1	–	1	1	1	1
	Fused Spur Unit for Cabinet Light 櫃燈接線座	1	–	1	–	–	1	–
	Fused Spur Unit for Light Fitting 燈具接線座	–	–	–	–	–	–	1
	Miniature Circuit Breaker Board 配電箱	1	–	1	–	–	1	–
	Smoke Detector 煙霧感應器	1	1	–	1	1	1	1
	Telephone and Data Outlet 電話及數據插座	1	1	–	1	1	1	1
Connection Unit for Steam Oven 蒸焗爐接線蘇	–	–	–	–	–	–	1	
Master Bedroom 主人睡房	Lighting Switch 燈掣	1	1	1	2	3	1	–
	Lighting Point 燈位	1	1	1	1	1	1	–
	Data Point 網絡插座	1	–	1	–	–	1	–
	TV&FM Outlet 電視及電台天線插座	1	1	1	1	1	1	–
	Switch for Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1	1	1	1	1	1	–
	Switch for Electrical Water Heater and Thermo Ventilator 電熱水爐及浴室寶開關掣	–	–	–	1	1	–	–
	Fused Spur Unit for Light Fitting 燈具接線座	1	1	1	1	1	1	–
	Twin Socket Outlet 雙位電插座	2	2	2	2	2	2	–
Single Socket Outlet 單位電插座	1	1	1	1	1	1	–	

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

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

Notes : 1. The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. Symbol "–" denotes "not provided".

2. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號"–"表示"不提供"。

2. 不設4樓、13樓、14樓及24樓。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

#### 住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位						
		11/F 11樓						
		A	B	C	D	E	F	G
Bedroom 1 睡房 1	Lighting Switch 燈掣	1	-	1	-	-	1	-
	Lighting Point 燈位	1	-	1	-	-	1	-
	Switch for Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1	-	1	-	-	1	-
	Twin Socket Outlet 雙位電插座	1	-	1	-	-	1	-
Open Kitchen / Kitchen 開放式廚房 / 廚房	Lighting Point 燈位	1	1	2	1	1	1	1
	Miniature Circuit Breaker Board 配電箱	-	1	-	1	1	-	1
	Single Socket Outlet for Cooker Hood 抽油煙機單位電插座	1	1	1	1	1	1	1
	Connection Unit for Steam Oven 蒸焗爐接線蘇	1	1	1	1	1	1	-
	Connection Unit for Induction Hob 電磁爐接線蘇	1	1	1	1	1	1	1
	Single Socket Outlet 單位電插座	-	-	1	-	-	-	-
	Twin Socket Outlet 雙位電插座	1	1	1	1	1	1	1
	Fused Spur Unit for Cabinet Light 櫃燈接線座	1	1	1	1	1	1	1
	Single Socket Outlet for Refrigerator 雪櫃單位電插座	-	-	1	-	-	-	-
	Double Pole Isolating Switch for Electrical Water Heater 電熱水爐雙極隔離開關掣	1	-	1	-	-	1	-
	Single Socket Outlet for Washer Dryer 洗衣乾衣機單位電插座	-	-	-	-	-	-	1
	Sprinkler Head 消防花灑頭	4	3	-	4	3	3	3
	Water Outlet Connection Point for Washer Dryer 洗衣乾衣機去水位	-	-	-	-	-	-	1
	Water Inlet Connection Point for Washer Dryer 洗衣乾衣機來水位	-	-	-	-	-	-	1
	Telephone and Data Outlet 電話及數據插座	-	-	1	-	-	-	-
Double Pole Switch for Steam Oven and Induction Hob 蒸焗爐及電磁爐雙極開關掣	1	1	1	1	1	1	1	
Switch for Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1	-	-	-	-	-	-	

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

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

Notes : 1. The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. Symbol "-" denotes "not provided".

2. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號 "-" 表示 "不提供"。

2. 不設4樓、13樓、14樓及24樓。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

#### 住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位						
		11/F 11樓						
		A	B	C	D	E	F	G
Bathroom 浴室	Lighting Point 燈位	3	3	3	3	3	3	3
	Single Socket Outlet 單位電插座	1	1	1	1	1	1	1
	Fused Spur Unit for Cabinet Light 櫃燈接線座	1	1	1	1	1	1	1
	Connection Unit for Thermo Ventilator 浴室竇接線蘇	1	1	1	1	1	1	1
	Triple Pole & Neutral Isolating Switch for Electrical Water Heater 電熱水爐三極隔離開關掣	1	1	1	1	1	1	1
Air-Conditioning Platform 空調機平台	Double Pole Weatherproof Switch for Air-Conditioning (Outdoor Unit) 空調機(室外機)雙極防水開關掣	1	1	1	1	1	-	1
Balcony and Utility Platform 露台及工作平台	Single Weatherproof Socket Outlet for Washer Dryer 洗衣乾衣機單位防水電插座	1	1	1	1	1	-	-
	Lighting Point 燈位	1	1	1	1	1	-	-
	Water Outlet Connection Point for Washer Dryer 洗衣乾衣機去水位	1	1	1	1	1	-	-
	Water Inlet Connection Point for Washer Dryer 洗衣乾衣機來水位	1	1	1	1	1	-	-
Private Flat Roof 私人平台	Single Weatherproof Socket Outlet for Washer Dryer 洗衣乾衣機單位防水電插座	-	-	-	-	-	1	-
	Lighting Point 燈位	-	-	-	-	2	2	-
	Water Outlet Connection Point for Washer Dryer 洗衣乾衣機去水位	-	-	-	-	-	1	-
	Water Inlet Connection Point for Washer Dryer 洗衣乾衣機來水位	-	-	-	-	-	1	-
	Single Weatherproof Socket Outlet 單位防水電插座	-	-	-	-	2	1	-
	Double Pole Weatherproof Switch For Air-Conditioning (Outdoor Unit) 空調機(室外機)雙極防水開關掣	-	-	-	-	-	1	-
Balcony 露台	Lighting Point 燈位	-	-	-	-	-	-	1

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

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

Notes : 1. The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. Symbol "-" denotes "not provided".

2. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號 "-" 表示 "不提供"。

2. 不設4樓、13樓、14樓及24樓。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

#### 住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位						
		12/F, 15/F-23/F and 25/F-27/F 12樓、15樓至23樓及25樓至27樓						
		A	B	C	D	E	F	G
Living and Dining Room 客廳及飯廳	Lighting Switch 燈掣	4	4	5	3	3	4	4
	Lighting Point 燈位	5	2	4	3	3	4	2
	TV&FM Outlet 電視及電台天線插座	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1
	Data Point 網絡插座	1	1	1	1	1	1	1
	Switch for Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	–	1	1	1	1	1	1
	Switch for Electrical Water Heater and Thermo Ventilator 電熱水爐及浴室寶開關掣	1	1	1	–	–	1	1
	Single Socket Outlet 單位電插座	1	1	–	1	1	1	1
	Twin Socket Outlet 雙位電插座	2	2	2	2	2	2	3
	Single Socket Outlet for Refrigerator 雪櫃單位電插座	1	1	–	1	1	1	1
	Fused Spur Unit for Cabinet Light 櫃燈接線座	1	–	1	–	–	1	–
	Fused Spur Unit for Light Fitting 燈具接線座	–	–	–	–	–	–	1
	Miniature Circuit Breaker Board 配電箱	1	–	1	–	–	1	–
	Smoke Detector 煙霧感應器	1	1	–	1	1	1	1
	Telephone and Data Outlet 電話及數據插座	1	1	–	1	1	1	1
Connection Unit for Steam Oven 蒸焗爐接線蘇	–	–	–	–	–	–	1	
Master Bedroom 主人睡房	Lighting Switch 燈掣	1	1	1	2	2	1	–
	Lighting Point 燈位	1	1	1	1	1	1	–
	Data Point 網絡插座	1	–	1	–	–	1	–
	TV&FM Outlet 電視及電台天線插座	1	1	1	1	1	1	–
	Switch for Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1	1	1	1	1	1	–
	Switch for Electrical Water Heater and Thermo Ventilator 電熱水爐及浴室寶開關掣	–	–	–	1	1	–	–
	Fused Spur Unit for Light Fitting 燈具接線座	1	1	1	1	1	1	–
	Twin Socket Outlet 雙位電插座	2	2	2	2	2	2	–
Single Socket Outlet 單位電插座	1	1	1	1	1	1	–	

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

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

Notes : 1. The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. Symbol "–" denotes "not provided".

2. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號"–"表示"不提供"。

2. 不設4樓、13樓、14樓及24樓。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

#### 住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位						
		12/F, 15/F-23/F and 25/F-27/F 12樓、15樓至23樓及25樓至27樓						
		A	B	C	D	E	F	G
Bedroom 1 睡房 1	Lighting Switch 燈掣	1	-	1	-	-	1	-
	Lighting Point 燈位	1	-	1	-	-	1	-
	Switch for Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1	-	1	-	-	1	-
	Twin Socket Outlet 雙位電插座	1	-	1	-	-	1	-
Open Kitchen / Kitchen 開放式廚房 / 廚房	Lighting Point 燈位	1	1	2	1	1	1	1
	Miniature Circuit Breaker Board 配電箱	-	1	-	1	1	-	1
	Single Socket Outlet for Cooker Hood 抽油煙機單位電插座	1	1	1	1	1	1	1
	Connection Unit for Steam Oven 蒸焗爐接線蘇	1	1	1	1	1	1	-
	Connection Unit for Induction Hob 電磁爐接線蘇	1	1	1	1	1	1	1
	Single Socket Outlet 單位電插座	-	-	1	-	-	-	-
	Twin Socket Outlet 雙位電插座	1	1	1	1	1	1	1
	Fused Spur Unit for Cabinet Light 櫃燈接線座	1	1	1	1	1	1	1
	Single Socket Outlet for Refrigerator 雪櫃單位電插座	-	-	1	-	-	-	-
	Double Pole Isolating Switch for Electrical Water Heater 電熱水爐雙極隔離開關掣	1	-	1	-	-	1	-
	Single Socket Outlet for Washer Dryer 洗衣乾衣機單位電插座	-	-	-	-	-	-	1
	Sprinkler Head 消防花灑頭	4	3	-	4	3	3	3
	Water Outlet Connection Point for Washer Dryer 洗衣乾衣機去水位	-	-	-	-	-	-	1
	Water Inlet Connection Point for Washer Dryer 洗衣乾衣機來水位	-	-	-	-	-	-	1
	Telephone and Data Outlet 電話及數據插座	-	-	1	-	-	-	-
	Double Pole Switch for Steam Oven and Induction Hob 蒸焗爐及電磁爐雙極隔離開關掣	1	1	1	1	1	1	1
Switch for Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1	-	-	-	-	-	-	

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

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

Notes : 1. The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. Symbol "-" denotes "not provided".

2. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號 "-" 表示 "不提供"。

2. 不設4樓、13樓、14樓及24樓。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

#### 住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位						
		12/F, 15/F-23/F and 25/F-27/F 12樓、15樓至23樓及25樓至27樓						
		A	B	C	D	E	F	G
Bathroom 浴室	Lighting Point 燈位	3	3	3	3	3	3	3
	Single Socket Outlet 單位電插座	1	1	1	1	1	1	1
	Fused Spur Unit for Cabinet Light 櫃燈接線座	1	1	1	1	1	1	1
	Connection Unit for Thermo Ventilator 浴室實接線蘇	1	1	1	1	1	1	1
	Triple Pole & Neutral Isolating Switch for Electrical Water Heater 電熱水爐三極隔離開關掣	1	1	1	1	1	1	1
Air-Conditioning Platform 空調機平台	Double Pole Weatherproof Switch for Air-Conditioning (Outdoor Unit) 空調機(室外機)雙極防水開關掣	1	1	1	1	1	1	1
Balcony and Utility Platform 露台及工作平台	Single Weatherproof Socket Outlet for Washer Dryer 洗衣乾衣機單位防水電插座	1	1	1	1	1	1	-
	Lighting Point 燈位	1	1	1	1	1	1	-
	Water Outlet Connection Point for Washer Dryer 洗衣乾衣機去水位	1	1	1	1	1	1	-
	Water Inlet Connection Point for Washer Dryer 洗衣乾衣機來水位	1	1	1	1	1	1	-
Balcony 露台	Lighting Point 燈位	-	-	-	-	-	-	1

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.  
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes : 1. The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. Symbol "-" denotes "not provided".  
2. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號 "-" 表示 "不提供"。  
2. 不設4樓、13樓、14樓及24樓。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

#### 住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位			
		28/F 28樓	28/F & 29/F 28樓及29樓		
		C	A	B	D
Living and Dining Room 客廳及飯廳	Lighting Switch 燈掣	3	10	9	10
	Lighting Point 燈位	3	11	13	12
	TV&FM Outlet 電視及電台天線插座	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1
	Data Point 網絡插座	1	1	1	1
	Switch for Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1	2	2	1
	Switch for Electrical Water Heater and Thermo Ventilator 電熱水爐及浴室寶開關掣	–	1	1	1
	Single Socket Outlet 單位電插座	1	2	2	2
	Twin Socket Outlet 雙位電插座	2	3	3	3
	Single Socket Outlet for Refrigerator 雪櫃單位電插座	1	–	–	–
	Fused Spur Unit for Cabinet Light 櫃燈接線座	1	1	1	1
	Miniature Circuit Breaker Board 配電箱	1	1	1	1
	Smoke Detector 煙霧感應器	1	–	–	–
	Telephone and Data Outlet 電話及數據插座	1	1	1	1
Switch for Exhaust Air Fan 抽氣扇開關	–	1	1	1	
Master Bedroom 主人睡房	Lighting Switch 燈掣	2	2	1	1
	Lighting Point 燈位	1	1	1	1
	Data Point 網絡插座	–	1	1	1
	TV&FM Outlet 電視及電台天線插座	1	1	1	1
	Switch for Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1	1	1	1
	Switch for Electrical Water Heater and Thermo Ventilator 電熱水爐及浴室寶開關掣	1	1	–	–
	Fused Spur Unit for Light Fitting 燈具接線座	1	–	–	–
	Twin Socket Outlet 雙位電插座	2	1	1	1
Single Socket Outlet 單位電插座	1	1	1	1	

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

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

Notes : 1. The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. Symbol "–" denotes "not provided".

2. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號"–"表示"不提供"。

2. 不設4樓、13樓、14樓及24樓。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

#### 住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位			
		28/F 28樓	28/F & 29/F 28樓及29樓		
		C	A	B	D
Bedroom 1 睡房 1	Lighting Switch 燈掣	-	1	1	1
	Lighting Point 燈位	-	1	1	1
	Switch for Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	-	1	1	1
	Twin Socket Outlet 雙位電插座	-	1	1	1
Bedroom 2 睡房 2	Lighting Switch 燈掣	-	1	1	-
	Lighting Point 燈位	-	1	1	-
	Switch for Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	-	1	1	-
	Data Point 網絡插座	-	1	1	-
	Twin Socket Outlet 雙位電插座	-	1	1	-
Open Kitchen / Kitchen 開放式廚房 / 廚房	Lighting Switch 燈掣	-	-	1	-
	Lighting Point 燈位	1	3	3	3
	Single Socket Outlet for Cooker Hood 抽油煙機單位電插座	1	1	1	1
	Connection Unit for Steam Oven 蒸焗爐接線蘇	1	1	1	1
	Connection Unit for Induction Hob 電磁爐接線蘇	1	-	-	-
	Twin Socket Outlet 雙位電插座	1	1	1	1
	Fused Spur Unit for Cabinet Light 櫃燈接線座	1	1	1	1
	Single Socket Outlet for Refrigerator 雪櫃單位電插座	-	1	1	1
	Double Pole Isolating Switch for Electrical Water Heater 電熱水爐雙極隔離開關掣	-	1	1	1
	Sprinkler Head 消防花灑頭	3	-	-	-
	Double Pole Switch for Steam Oven and Induction Hob 蒸焗爐及電磁爐雙極開關掣	1	1	1	1
Double Pole Isolating Switch for Induction Hob 電磁爐雙極隔離開關掣	-	1	1	1	

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

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

Notes : 1. The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. Symbol "-" denotes "not provided".

2. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號 "-" 表示 "不提供"。

2. 不設4樓、13樓、14樓及24樓。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

#### 住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位			
		28/F 28樓	28/F & 29/F 28樓及29樓		
		C	A	B	D
Bathroom 浴室	Lighting Point 燈位	3	-	3	3
	Single Socket Outlet 單位電插座	1	-	1	1
	Fused Spur Unit for Cabinet Light 櫃燈接線座	1	-	1	1
	Connection Unit for Thermo Ventilator 浴室竇接線蘇	1	-	1	1
	Triple Pole & Neutral Isolating Switch for Electrical Water Heater 電熱水爐三極隔離開關掣	1	-	1	1
Bathroom 1 浴室 1	Lighting Point 燈位	-	3	-	-
	Single Socket Outlet 單位電插座	-	1	-	-
	Fused Spur Unit for Cabinet Light 櫃燈接線座	-	1	-	-
	Connection Unit for Thermo Ventilator 浴室竇接線蘇	-	1	-	-
	Triple Pole & Neutral Isolating Switch for Electrical Water Heater 電熱水爐三極隔離開關掣	-	1	-	-
Bathroom 2 浴室 2	Lighting Point 燈位	-	3	-	-
	Single Socket Outlet 單位電插座	-	1	-	-
	Fused Spur Unit for Cabinet Light 櫃燈接線座	-	1	-	-
	Connection Unit for Thermo Ventilator 浴室竇接線蘇	-	1	-	-
	Triple Pole & Neutral Isolating Switch for Electrical Water Heater 電熱水爐三極隔離開關掣	-	1	-	-
Lavatory 廁所	Lighting Point 燈位	-	2	2	2
	Single Socket Outlet 單位電插座	-	1	1	1
	Fused Spur Unit for Cabinet Light 櫃燈接線座	-	1	1	1
	Fused Spur Unit for Exhaust Fan 抽氣扇接線座	-	1	1	1
	Double Pole Isolating Switch for Electrical Water Heater 電熱水爐雙極隔離開關掣	-	1	1	1

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

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

Notes : 1. The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. Symbol "-" denotes "not provided".

2. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號 "-" 表示 "不提供"。

2. 不設4樓、13樓、14樓及24樓。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

#### 住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位			
		28/F 28樓	28/F & 29/F 28樓及29樓		
		C	A	B	D
Air-Conditioning Platform 空調機平台	Double Pole Weatherproof Switch for Air-Conditioning (Outdoor Unit) 空調機(室外機)雙極防水開關掣	1	-	-	-
Balcony and Utility Platform 露台及工作平台	Single Weatherproof Socket Outlet for Washer Dryer 洗衣乾衣機單位防水電插座	1	-	-	-
	Lighting Point 燈位	1	-	-	-
	Water Outlet Connection Point for Washer Dryer 洗衣乾衣機去水位	1	-	-	-
	Water Inlet Connection Point for Washer Dryer 洗衣乾衣機來水位	1	-	-	-
Balcony 露台	Lighting Point 燈位	-	1	-	-
Private Flat Roof 私人平台	Lighting Point 燈位	-	2	3	4
	Single Weatherproof Socket Outlet 單位防水電插座	-	2	2	2
Store Room 儲物室	Lighting Switch 燈掣	-	1	1	1
	Lighting Point 燈位	-	1	1	1
	Switch for Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	-	1	1	-
	Single Socket Outlet 單位電插座	-	1	1	1
Private Roof 私人天台	Lighting Switch 燈掣	-	1	1	1
	Lighting Point 燈位	-	11	11	7
	Water Outlet Connection Point for Washer Dryer 洗衣乾衣機去水位	-	1	1	1
	Water Inlet Connection Point for Washer Dryer 洗衣乾衣機來水位	-	1	1	1
	Single Weatherproof Socket Outlet 單位防水電插座	-	2	2	1
	Single Weatherproof Socket Outlet for Washer Dryer 洗衣乾衣機單位防水電插座	-	1	1	1
	Double Pole Weatherproof Switch for Air-Conditioning (Outdoor Unit) 空調機(室外機)雙極防水開關掣	-	2	2	2

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

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

Notes : 1. The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. Symbol "-" denotes "not provided".

2. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號 "-" 表示 "不提供"。

2. 不設4樓、13樓、14樓及24樓。

## 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.

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。

## GOVERNMENT RENT

### 地稅

The owner (i.e. the Vendor) is liable for the Government rent payable for the specified residential property up to and including the date of the assignment of the specified residential property.

擁有人(即賣方)有法律責任就指明住宅物業繳付直至該指明住宅物業的轉讓契日期(包括該日)為止的地稅。

## MISCELLANEOUS PAYMENTS BY PURCHASER

### 買方的雜項付款

- (a) On the delivery of the vacant possession of the specified residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water and electricity. As there is no gas supply for the residential property, the purchaser is not liable to reimburse the owner the deposits for the gas.
  - (b) On the delivery, the purchaser is also liable to pay a debris removal fee to the manager of the Development, but not to the owner.
- (a) 在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水及電力的按金；由於住宅物業並無氣體供應，買方無須向擁有人補還氣體按金。
  - (b) 在交付時，買方須將清理廢料的費用支付給發展項目的管理人而非擁有人。

## DEFECT LIABILITY WARRANTY PERIOD

### 欠妥之處的保養責任期

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

按買賣合約的規定，指明住宅物業及其裝置、裝修物料及設備之欠妥之處的保養責任期為指明住宅物業之成交日期起計為期6個月內。

**MAINTENANCE OF SLOPES**  
**斜坡維修**

Not Applicable

不適用

## MODIFICATION

### 修訂

The Vendor has made application to the Government for relaxation of the restriction on development contained in General Condition No.10(a) of the Conditions of Sale No. 8661 in respect of Ap Lei Chau Inland Lot No. 80 ("the Lot") so that the Lot may be developed or redeveloped for the erection thereon of a building or buildings or part of a building or buildings straddling the Lot and the adjoining The Remaining Portion of Sub-section 1 of Section C of Aplichau Inland Lot No.32, The Remaining Portion of Section C of Aplichau Inland Lot No.32, Section A of Aplichau Inland Lot No.32, Section B of Aplichau Inland Lot No.32, The Remaining Portion of Section D of Aplichau Inland Lot No.32 and The Remaining Portion of Aplichau Inland Lot No.32. The application is not yet granted.

賣方已就鴨脷洲內地段第80號(「該地段」)向政府申請放寬第 8661 號賣地條款第10(a)條一般條款所載的發展限制，因此可發展或重建該地段，以在其上興建一幢或多幢建築物或部分建築物，橫跨該地段及毗鄰的鴨脷洲內地段第32號C段1分段餘段、鴨脷洲內地段第32號C段餘段、鴨脷洲內地段第32號A段、鴨脷洲內地段第32號B段、鴨脷洲內地段第32號D段餘段及鴨脷洲內地段第32號餘段。該申請尚未獲得批准。

## RELEVANT INFORMATION

### 有關資料

#### I. Pipes

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

#### II. Operation of building maintenance system

1. During the regular and specially arranged inspection, cleaning, maintenance or repairing of the external walls (including the curtain wall structures) and the common areas and facilities of the Development as arranged by the Manager, the building maintenance system including but not limited to gondola(s) or likewise equipment (whether its installation is permanent or temporary) may be installed and/or parked on the private flat roofs and/or private roofs and operated in air space directly above the private flat roofs and the private roofs as well as outside the windows and the balconies / utility platforms of the residential units.
2. Under the Deed of Mutual Covenant, the Manager shall have the right upon reasonable notice (except in an emergency), to access into those residential units in the Development consisting of private flat roofs and/ or private roofs (with or without workmen) for operating the building maintenance system, including but not limited to the anchoring of the gondola or likewise equipment at the brackets located at the building perimeter along such part of the common areas and facilities of the Development adjacent to the private roof and/or private flat roof forming part of a residential unit and/ or the resting of the gondola or likewise equipment on the private roofs and/ or the private flat roofs forming part of a residential unit for cleaning, maintaining and/or repairing the external wall and the common areas and facilities of the Development.

#### III. Sunken Slabs

There may be sunken slabs at some parts of the ceiling inside some residential properties for the installation of mechanical and electrical services of the floor above or due to the structural, architectural and/or decoration design requirements of the floor above.

#### IV. There are signage areas on the external walls of the Development

Projecting signboards may be erected on the external walls of the Development. Furthermore, air-conditioner, signboard or any other structures or facilities may be erected, installed or affixed on the "Designated Area for Shop Air Conditioner Installation or Signboard" ("**Designated Area**") on the external walls of the Development. For the location of the Designated Area, please refer to the set of plans annexed to the latest draft Deed of Mutual Covenant incorporating Management Agreement of the Development.

Prospective purchasers should note the possible impact (if any) of the said signage areas, projecting signboards, air-conditioner and/or signboard or any other structures or facilities on individual residential properties.

#### V. Lighting

There will be lightings on the external walls of the Development. Prospective purchasers please note the possible impact (if any) of the illumination of such lightings on individual residential properties.

#### I. 喉管

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

#### II. 大廈保養系統操作

1. 在管理人安排為發展項目的外牆(包括玻璃幕牆結構)及公用地方與設施進行定期及特別安排的檢查、清潔、保養或維修的期間，大廈保養系統包括但不限於吊船或其他類似裝置(不論是永久或臨時裝置)可能會安裝及/或停泊在住宅單位的私人平台及/或私人天台上，並在住宅單位的私人平台及私人天台上空，以及在住宅單位的窗外及露台/工作平台外操作。
2. 根據公契，管理人有權在給予合理通知(緊急情況除外)後進入在發展項目建有私人平台及/或私人天台的住宅單位(不論是否連同工人)以操作大廈保養系統包括但不限於在毗鄰構成住宅單位一部分的私人天台及/或私人平台的發展項目公用地方與設施周邊外牆的托架鐵圈吊船或其他類似裝置及/或於構成住宅單位一部分的私人天台及/或私人平台停泊吊船或其他類似裝置，以便清潔、保養及/或維修發展項目的外牆及公用地方與設施。

#### III. 跌級樓板

部分住宅物業內之部分天花或有跌級樓板，用以安裝上層之機電設備或配合上層之結構、建築及/或裝修設計上的需要。

#### IV. 發展項目的外牆有標牌區域

發展項目的外牆上可能會安裝伸出式招牌。此外，發展項目的外牆上的「商舖冷氣裝置或招牌的指定區域」(「指定區域」)上可能豎立、安裝或固定任何冷氣機、招牌或任何其他結構或設施。有關指定區域的位置，請參閱發展項目的公契及管理協議的最新擬稿附錄圖則。

請準買家注意上述標牌區域、伸出式招牌、冷氣機及/或招牌或任何其他結構或設施對個別住宅物業造成之影響(如有)。

#### V. 光源

發展項目外牆設有燈光。準買家請注意上述燈光對個別住宅物業可能造成之影響(如有)。

## ADDRESS OF THE WEBSITE DESIGNATED BY THE VENDOR FOR THE DEVELOPMENT

### 賣方就發展項目指定的互聯網網站的網址

The address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: <http://www.themet.com.hk/porto>

賣方為施行《一手住宅物業銷售條例》第2部就發展項目指定的互聯網網站的網址：  
<http://www.themet.com.hk/porto>

# INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

## 申請建築物總樓面面積寬免的資料

### Breakdown of GFA Concessions Obtained for All Features

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

		Area (m <sup>2</sup> )
<b>Disregarded GFA under Building (Planning) Regulations 23(3)(b)</b>		
1.(#)	Carpark and loading/unloading area excluding public transport terminus	–
2.	Plant rooms and similar services	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc.	121.040
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.	398.733
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	-
<b>Green Features under Joint Practice Notes 1 and 2</b>		
3.	Balcony	180.000
4.	Wider common corridor and lift lobby	–
5.	Communal sky garden	–
6.	Acoustic fin	–
7.	Wing wall, wind catcher and funnel	–
8.	Non-structural prefabricated external wall	46.444
9.	Utility platform	110.250
10.	Noise barrier	–
<b>Amenity Features</b>		
11.	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	4.482
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	93.002
13.	Covered landscaped and play area	30.659
14.	Horizontal screen/ covered walkway and trellis	–
15.	Larger lift shaft	54.577

		Area (m <sup>2</sup> )
<b>Amenity Features</b>		
16.	Chimney shaft	–
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	–
18.(#)	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room	–
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	–
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature	38.032
21.	Void in duplex domestic flat and house	–
22.	Sunshade and reflector	–
23.(#)	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window	–
24.	Other projection, and maintenance walkway such as A/C box and A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway	–
<b>Other Exempted Items</b>		
25.(#)	Refuge floor including refuge floor cum sky garden	–
26.	Covered area under large projecting/ overhanging feature	–
27.	Public transport terminus	–
28.(#)	Party structure and common staircase	–
29.(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	152.339
30.	Public passage	–
31.	Covered set back area	–
<b>Bonus GFA</b>		
32.	Bonus GFA	–
<b>Additional Green Features under Joint Practice Note (No. 8)</b>		
33.	Buildings adopting Modular Intergrated Construction	–

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

# 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

### The Environmental Assessment of the Building

**Green Building Certification**

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

**Provisional  
BRONZE**

Application no.: PAB0054/25



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

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

Part I	
Provision of Central Air Conditioning	Yes
Provision of Energy Efficient Features	Yes
Energy Efficient Features proposed:	1. LED / Fluorescent Lamp ; 2. High Efficiency Air Conditioner

Part II : The predicted annual energy use of the proposed building / part of building <sup>(Note 1)</sup>					
Location	Internal Floor Area Served(m <sup>2</sup> )	Annual Energy Use of Baseline Building <sup>(Note 2)</sup>		Annual Energy Use of Proposed Building	
		Electricity kWh/ m <sup>2</sup> /annum	Town Gas / LPG unit/ m <sup>2</sup> /annum	Electricity kWh/ m <sup>2</sup> /annum	Town Gas / LPG unit/ m <sup>2</sup> /annum
Domestic Development (excluding Hotel): Area served by central building services installation <sup>(Note 3)</sup>	1284.007	102.151	—	88.871	—
Non-domestic Development (including Hotel) <sup>(Note 4)</sup> : Podium(s) Area served by central building services installation	501.614	14.320	—	12.458	—

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

#### Notes:

- In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency. The predicted annual energy use, in terms of electricity consumption (kWh/m<sup>2</sup>/annum) and town gas/LPG consumption (unit/m<sup>2</sup>/annum), of the development by the internal floor area served, where:
  - "total annual energy use" has the same meaning of "annual energy use" in the BEAM Plus New Buildings (current version); and
  - "internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
- "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" in the BEAM Plus New Buildings (current version).
- "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.
- Podium(s) normally means the lowest part of the development (usually the lowest 15m of the development and its basement, if any) carrying different use(s) from that of the tower(s) above. For development without clear demarcation between podium(s) and tower(s), the development, as a whole, should be considered as tower(s).

# INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

## 申請建築物總樓面面積寬免的資料

### 獲寬免總樓面面積的設施分項

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

		面積 (平方米)
<b>根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積</b>		
1.(#)	停車場及上落客貨地方(公共交通總站除外)	–
2.	<b>機房及相類設施</b>	
2.1	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》)或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室(訊播室)、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等	121.040
2.2(#)	所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	398.733
2.3	非強制性或非必要機房，例如空調機房、送風櫃房等	–
<b>根據聯合作業備考第 1 及第 2 號提供的環保設施</b>		
3.	露台	180.000
4.	加闊的公用走廊及升降機大堂	–
5.	公用空中花園	–
6.	隔聲簷	–
7.	翼牆、捕風器及風斗	–
8.	非結構預製外牆	46.444
9.	工作平台	110.250
10.	隔音屏障	–
<b>適意設施</b>		
11.	管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處	4.482
12.	住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	93.002
13.	有蓋園景區及遊樂場地	30.659
14.	橫向屏障/有蓋人行道及花棚	–
15.	擴大升降機槽	54.577

		面積 (平方米)
<b>適意設施</b>		
16.	煙囪管道	–
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	–
18.(#)	強制性設施或必要機房所需的管槽、氣槽及垂直立管	–
19.	非強制性設施或非必要機房所需的管槽及氣槽	–
20.	環保系統及設施所需的機房、管槽及氣槽	38.032
21.	複式住宅單位及洋房的中空空間	–
22.	遮陽篷及反光罩	–
23.(#)	伸出式花槽及小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	–
24.	《作業備考》APP-19第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台，及維修通道	–
<b>其他項目</b>		
25.(#)	庇護層，包括庇護層兼空中花園	–
26.	大型伸出/外懸設施下的有蓋地方	–
27.	公共交通總站	–
28.(#)	共用構築物及公用樓梯	–
29.(#)	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	152.339
30.	公眾通道	–
31.	有蓋的後移部分	–
<b>額外總樓面面積</b>		
32.	額外總樓面面積	–
<b>根據聯合作業備考(第 8 號)提供的額外環保設施</b>		
33.	採用「組裝合成」建築法的樓宇	–

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

# INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

## 申請建築物總樓面面積寬免的資料

有關建築物的環境評估

**綠色建築認證**

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

**暫定評級**

**銅級**

申請編號: PAB0054/25



發展項目的公用部分的預計能量表現或消耗

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

第 I 部分					
提供中央空調	是				
提供具能源效益的設施	是				
擬安裝的具能源效益的設施：—	1. LED 燈 / 熒光管； 2. 高效率冷氣機				
第 II 部分: 擬興建樓宇/部分樓宇預計每年能源消耗量 (註腳1)：—					
位置	使用有關裝置的內部樓面面積 (平方米)	基線樓宇 (註腳2) 每年能源消耗量		擬興建樓宇每年能源消耗量	
		電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年	電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年
住用發展項目(不包括旅館)：有使用中央屋宇裝備裝置的部分(註腳3)	1284.007	102.151	—	88.871	—
非住用發展項目(包括旅館)(註腳4)：平台有使用中央屋宇裝備裝置的部分	501.614	14.320	—	12.458	—
第 III 部分: 以下裝置乃按機電工程署公布的相關實務守則設計：—					
裝置類型	是	否	不適用		
照明裝置	✓	—	—		
空調裝置	✓	—	—		
電力裝置	✓	—	—		
升降機及自動梯的裝置	✓	—	—		
以總能源為本的方法	—	—	✓		

註腳:

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

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

- (a) "每年能源消耗量"與新建樓宇BEAM Plus標準(現行版本)中的「年能源消耗」具有相同涵義；及  
 (b) 樓宇、空間或單位的"內部樓面面積"，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。

2. "基準樓宇"與新建樓宇BEAM Plus標準(現行版本)中的"基準建築物模式(零分標準)"具有相同涵義。

3. "中央屋宇裝備裝置"與機電工程署發出的《屋宇裝備裝置能源效益實務守則》中的涵義相同。

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

The date on which this Sales Brochure is printed is 2 March 2026.  
There may be future changes to the Development and the surrounding areas.

本售樓說明書印製日期為2026年3月2日。  
發展項目及其周邊地區日後可能出現改變。



