

13 | FLOOR PLAN OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖

B/F Carpark

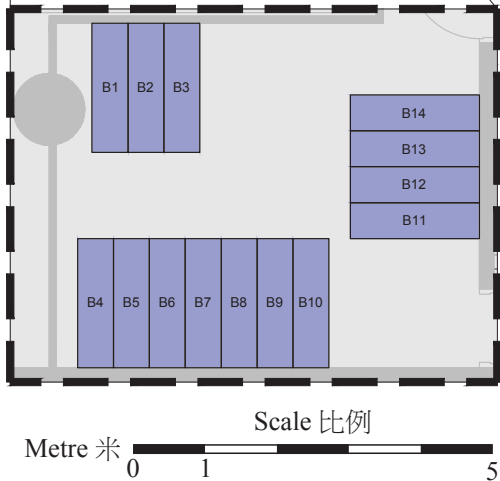
地庫停車場



Number, Dimension and Area of Parking Spaces on Basement Floor 地庫停車位的數目、尺寸及面積

Floor 樓層	Category of Parking Space 停車位類別	Number 數目	Dimension of Each Parking Space (W x L)(m) 每個停車位的尺寸 (闊x長) (米)	Area Per Parking Space (sq.m.) 每個停車位的面積 (平方米)
Basement Floor 地庫	 Residential Car Parking Space 住客停車位	92	2.5 x 5.0	12.5
	 Disabled Residential Car Parking Space 傷殘人士住客停車位	1	3.5 x 5.0	17.5
	 Residential Visitor's Car Parking Space 住客訪客停車位	9	2.5 x 5.0	12.5
	 Disabled Residential Visitor's Car Parking Space 傷殘人士住客訪客停車位	1	3.5 x 5.0	17.5
	 Residential Motor Cycle Parking Space 住客電單車停車位	10	1.0 x 2.4	2.4
	 Residential Bicycle Parking Space 住客單車停車位	14	0.5 x 1.8	0.9
	 Residential Loading and Unloading Bay 住客上落貨位	8	3.5 x 11.0	38.5
	 Refuse Collection Vehicle Parking Space 垃圾收集車停車位	1	5.0 x 12.0	60.0
	 Commercial Car Parking Space 商用停車位	24	2.5 x 5.0	12.5
	 Disabled Commercial Car Parking Space 傷殘人士商用停車位	1	3.5 x 5.0	17.5
	 Commercial Motor Cycle Parking Space 商用電單車停車位	3	1.0 x 2.4	2.4
	 Commercial Loading and Unloading Bay 商用上落貨位	2	3.5 x 11.0	38.5

地庫單車停車位
B/F Bicycle Parking Space



14 | SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

臨時買賣合約的摘要

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase.
 2. The preliminary deposit paid by the purchaser on the signing of that preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders.
 3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement -
 - (i) that preliminary agreement is terminated;
 - (ii) the preliminary deposit is forfeited; and
 - (iii) the owner does not have any further claim against the purchaser for the failure.
1. 在簽署臨時買賣合約時須支付款額為5%的臨時訂金。
 2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有。
 3. 如買方沒有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。

15 | SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

1. Common Parts of the Development

Deed of Mutual Covenant (“DMC”) provides for the following different Common Areas and Common Facilities:-

“**Common Areas**” are the Development Common Areas, the Residential Common Areas, the Car Park Common Areas and the Commercial Common Areas.

“**Common Facilities**” are the Development Common Facilities, the Residential Common Facilities, the Car Park Common Facilities and the Commercial Common Facilities.

“**Car Park Common Areas**” are those parts of New Kowloon Inland Lot No.6516 (“the Lot”) and the Development (excluding those parking spaces shown and delineated on the car park layout plan approved by the Building Authority) and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Development designed or intended for the common use and benefit of the Owners of the Residential Car Parks and the Owners of the Commercial Car Parks and not otherwise specifically assigned to or for the exclusive use of the Owner of a particular parking space and shall include but not limited to entrances, ramps, driveways, car park vent duct, electrical meter room for EV charging system, access areas, smoke lobbies and circulation passages such parts are also serving the Commercial Parking Space for the Disabled Persons (hereinafter defined) and the Residential Parking Space for the Disabled Persons (hereinafter defined). The Car Park Common Areas are for the purpose of identification shown and coloured violet on the plans annexed to the DMC.

“**Car Park Common Facilities**” are those facilities and equipment for the common use and benefit of the Owners of the Residential Car Parks and the Owners of the Commercial Car Parks but not other parts of the Development and not for the use and benefit of the Owner of a particular parking space exclusively and shall include but not limited to the relevant installations and facilities for supply of electricity to the Residential Car Parks and/or the Commercial Car Parks, electrical and mechanical installation, plant and machinery, drop-gate, mechanical ventilation system and security system.

“**Commercial Common Areas**” are those parts of the Lot and the Development designed or intended for the common use and benefit of the Owners of the Commercial Units of the Development and not otherwise specifically assigned to or for the exclusive use of an Owner of a Commercial Unit and shall include but not limited to the loading and unloading spaces at the Basement Floor provided pursuant to Special Condition No. (22)(a)(ii) of the Government Grant designed or intended to be used for the loading and unloading of goods vehicles in connection with the Commercial Units by the Owner(s) thereof, a space for the parking of motor vehicles by disabled persons provided pursuant to Special Condition No. (21)(c)(i) of the Government Grant (which space forming part of the Commercial Common Areas is referred to as “**Commercial Parking Space for the Disabled Persons**”), staircases (which do not form part of the Commercial Units or the Development Common Areas or the Residential Common Areas or the Car Park Common Areas), lift shaft (which do not form part of the Commercial Units or the Development Common Areas or the Residential Common Areas), lift lobbies (which do not form part of the Commercial Units or the Development Common Areas or the Residential Common Areas), planters, flat roofs (which do not form part of the Units or the Development Common Areas or the Residential Common Areas), balustrade of the flat roof on Second Floor level, rooms housing commercial

common facilities, the refuse room, and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Development designed or intended for the common use and benefit of the Owners of the Commercial Units and not otherwise specifically assigned to or for the exclusive use of an Owner of a Commercial Unit. The Commercial Common Areas are for the purpose of identification shown and coloured indigo on the plans annexed to the DMC.

“**Commercial Common Facilities**” are those facilities and equipment ancillary to the Commercial Common Areas for the common use and benefit of the Owner(s) of the Commercial Units and not for the use and benefit of a Commercial Unit exclusively.

“**Development Common Areas**” are the whole of the Lot and the Development which are not otherwise specifically assigned to or for the exclusive use of an Owner and are designed or intended for common use and benefit of the Owners (which do not form part of the Units, Car Park Common Areas, Residential Common Areas or Commercial Common Areas) and shall include but not limited to :-

- (a) such part of the Slope and Retaining Structures (if any) within the Lot;
- (b) office accommodation for watchmen and/or caretakers, quarters for watchmen and/or caretakers, office for the use of the Owners’ Corporation or the Owners’ Committee, emergency generator rooms, management offices, fire service control room, refuse collection vehicle space, refuse storage and material recovery chamber, lift shafts, lift pits, lift lobbies, corridors, staircases, switch rooms, pipe and/or cable ducts (which do not form part of the Units, Residential Common Areas, Commercial Common Areas and Car Park Common Areas), plant rooms, meter rooms, transformer rooms, footpaths, pavements, ramps, driveways, passages in the Development, telecommunications and broadcasting (TBE) rooms and areas for installation or use of aerial broadcast distribution facilities and telecommunications network facilities;
- (c) parts of ramps, driveways, access areas and circulation passages at the Basement and Ground Floor level;
- (d) the External Walls of the Development (excluding the External Walls of the Towers and the Blocks and the balustrade of the flat roof on Second Floor level included in the Commercial Common Areas); and
- (e) the Dedicated Area

and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Development designed or intended for common use and benefit of the Owners and not otherwise specifically assigned to or for the exclusive use of an Owner (which do not form part of the Units, Car Park Common Areas, Residential Common Areas or Commercial Common Areas). The Development Common Areas are for the purpose of identification shown and coloured green on the plans annexed to the DMC.

“**Development Common Facilities**” are (a) Such of the surface channel with cover, drains, pipes, gutters, wells (if any), sewers, wires and cables, aerial broadcast distribution facilities, telecommunications network facilities, electrical and mechanical installation servicing the Development Common Areas and other services facilities whether ducted or otherwise which are or at any time may be in, under or over or passing through the Lot and the Development through which water, sewage, gas, electricity and any other services are supplied to the Lot and the Development or any part or parts thereof; (b) Lighting facilities including lamp posts, façade lighting within the Development which are for the use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit; (c) Fire prevention and fire fighting installations and equipment within the

Development which are for the use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit; (d) Security system installations and equipment; and (e) Lift installations and equipment servicing the Development Common Areas; and other facilities and systems for the common use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit exclusively.

For avoidance of doubt, the term “Development Common Facilities” shall not include those facilities, equipment and other like structures forming part of the Car Park Common Facilities, Residential Common Facilities or Commercial Common Facilities.

“**Residential Common Areas**” are those parts of the Lot and the Development designed or intended for the common use and benefit of the Owners of the Residential Units of the Development and not otherwise specifically assigned to or for the exclusive use of an Owner of a Residential Unit and shall include but not limited to :-

- (a) the Recreational Areas;
- (b) the Visitors’ Car Parks;
- (c) the greenery areas;
- (d) the bicycle parking spaces provided pursuant to Special Condition No. (21)(e) of the Government Grant (“Bicycle Parking Spaces”) at Basement level of the Development for the parking of bicycles belonging to the residents of the Residential Units and their bona fide guests, visitors or invitees;
- (e) the loading and unloading spaces at Basement Floor provided pursuant to Special Condition No. (22)(a)(i) of the Government Grant;
- (f) a space for the parking of motor vehicles by disabled persons provided pursuant to Special Condition No.(21)(c)(i) of the Government Grant (which space forming part of the Residential Common Areas (other than the Visitors’ Car Parks) is referred to as “**Residential Parking Space for the Disabled Persons**”),
- (g) entrance lobbies, lift lobbies, transfer plates, corridors, staircases, lift shafts, lift pits, meter rooms, plant rooms, pipe ducts (which do not form part of the Units, the Development Common Areas, the Car Park Common Areas or the Commercial Common Areas), roofs (which do not form part of the Units or the Development Common Areas), flat roofs (which do not form part of the Units, the Commercial Common Areas or the Development Common Areas), air-conditioning platforms, top roofs, refuse storage and material recovery rooms, refuge floors, lift machine rooms, water pump rooms, booster pump rooms, water tank rooms, switch rooms, meter rooms, meter cabinets, electrical rooms, electrical/telephone duct rooms, fan rooms, parapet walls, filtration plant rooms, planter areas, planters, variable refrigerant volume system plant rooms and telecommunications and broadcasting (TBE) rooms and areas for installation or use of telecommunications network facilities;
- (h) the External Walls of the Towers and the Blocks (including but not limited to parapets/balustrade/fences of the flat roofs pertaining to the Residential Units); and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Development designed or intended for the common use and benefit of the Owners of the Residential Units and not otherwise specifically assigned to or for the exclusive use of an Owner of a Residential Unit. The Residential Common Areas are for the purpose of identification shown and coloured yellow on the plans annexed to the DMC.

“**Residential Common Facilities**” are those facilities and ancillary equipment for the common use and benefit of the Owners of the Residential Units and not for the use and benefit of a particular Residential Unit exclusively and shall include but not limited to the Recreational Facilities, installation or facilities for the supply of

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electricity to Visitors' Car Park(s) (if applicable), water tanks, water pumps, drains, pipes, gutters, sewers, fire prevention and fire fighting system, wires and cables, electrical equipment, air-conditioning or mechanical ventilation installation, lighting, security system, gas pipes, air-conditioning system, telecommunications network facilities, lifts, escalators and sanitary fittings and installations for the use and benefit of the Residential Units.

The meanings of certain terms appeared above are set out below:-

“**Dedicated Area**” means the dedicated area as referred to in the Deed of Dedication dated 15th August 2016 (Memorial No.16081700460011) and as more particularly delineated and described on the plan annexed thereto and thereon coloured green cross-hatched black.

“**External Walls**” means the external walls of the Development or any part thereof including but not limited to curtain walls (excluding the openable windows therein), architectural features, parapet walls (other than those between Units), and the windows and window frames of the Common Areas but excluding the signage areas as Commercial Unit(s), the internal surface of the concrete walls facing the Units, the glass and metal parapets/balustrade/fences of the Non-enclosed Area or their replacement, the windows, window frames and sealant around window frames of the Units.

“**Recreational Areas**” means the areas intended for recreational use by the residents of the Residential Units and their bona fide visitors which shall include but not limited to outdoor swimming pool, Jacuzzi, games room, function room, music room, gymnasium, billiard room, children play room, male and female changing rooms.

“**Recreational Facilities**” means the recreational facilities and facilities ancillary thereto provided or installed for recreational use by the residents of the Residential Units and their bona fide visitors pursuant to Special Condition No.(10)(a) of the Government Grant.

“**Slope and Retaining Structures**” means all slopes, slope treatment works, retaining walls and other structures (if any) within or outside the Lot, the maintenance of which is the liability of the Owners under the Government Grant or the DMC.

2. The number of undivided shares assigned to each residential property in the Development

Tower	Floor	Unit	Number of Undivided Shares allocated to each Residential Unit
1	3/F	A	142
		B	97
		C	92
		D	99
		E	92
		F	66
		G (with flat roof(s) pertaining thereto)	107
		H (with flat roof(s) pertaining thereto)	149

Tower	Floor	Unit	Number of Undivided Shares allocated to each Residential Unit
1	3/F	J (with flat roof(s) pertaining thereto)	148
		K	149
	5 to 12/F and 15/F to 20/F	A	142
		B	97
		C	92
		D	99
		E	92
		F	66
		G	106
		H	147
		J	145
		K	149
	21/F to 23/F, 25/F to 33/F and 35/F	A	142
		B	97
		C	91
		D	99
		E	92
		F	66
		G	106
		H	147
	36/F	J	145
		K	149
		A	142
		B	97
		C	91
		D	99
		E	92
		F	66
		G	106
		H (with flat roof on the main roof thereabove)	156
		J (with flat roof on the main roof thereabove)	155
		K	149
2	3/F	A	102
		B	89
		C	99
		D	64
		H	67
	5/F and 6/F	A	102
		B	89
		C	99
		D	64
		H	67
	7/F to 12/F, 15/F to 23/F, 25/F to 33/F, 35/F and 36/F	A	102
		B	89
		C	99
		D	64
		E	90
		F	88

Tower	Floor	Unit	Number of Undivided Shares allocated to each Residential Unit
2	7/F to 12/F, 15/F to 23/F, 25/F to 33/F, 35/F and 36/F	G	91
		H	65
		-	-
	37/F	A	102
		B	89
		C	99
		D	64
		E (with flat roof on the main roof thereabove)	98
		F	88
		G	91
		H	65

Block	Floor	Number of Undivided Shares allocated to each Residential Unit
1	1/F	282
	2/F	282
	3/F	282
	5/F	282
2	1/F	276
	2/F	276
	3/F	276
	5/F	276
3	1/F	274
	2/F	274
	3/F	274
	5/F	274
5	1/F	274
	2/F	274
	3/F	274
	5/F	274
6	1/F	276
	2/F	276
	3/F	276
	5/F	276
7	1/F	280
	2/F	280
	3/F	280
	5/F	280

3. Term of years for which the manager of the Development is appointed

Subject to the provisions of the Building Management Ordinance (Cap.344), the management of the Lot and the Development shall for an initial period of two years from the date of the DMC be undertaken by the Management Company named in the DMC. Prior to the formation of the Owners' Corporation, the Owners' Committee may at any time terminate the Manager's appointment without compensation by giving not less than three (3) calendar months' notice in writing to the Manager and by a resolution passed by a majority of votes of Owners voting either personally or by proxy in an Owners' meeting and supported by the Owners of not less than 50% of the Undivided Shares in aggregate (excluding the Undivided Shares allocated to the Common Areas and Common Facilities).

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

The Owners of each of the Residential Units shall pay to the Manager monthly in advance the Management Fee in proportion to the Management Shares allocated to his Residential Unit.

Where any expenditure relates to or is for the benefit of the Lot and the Development (but does not relate solely to or is not solely for the benefit of any Unit, Residential Common Areas, Car Park Common Areas, Commercial Common Areas, Residential Common Facilities, Car Park Common Facilities or Commercial Common Facilities), the Development Common Areas and/or the Development Common Facilities the full amount of such expenditure shall be apportioned between all the Owners of the Development in proportion to the number of Management Shares held by them.

Where any expenditure relates solely to or is solely for the benefit of the Residential Units (but does not relate solely to or is not solely for the benefit of any particular Residential Unit), the Residential Common Areas and/or the Residential Common Facilities the full amount of such expenditure shall be apportioned between the Owners of the Residential Units in proportion to the number of Management Shares held by them.

Where any expenditure relates solely to or is solely for the benefit of the Commercial Car Parks and the Residential Car Parks (but does not relate solely to or is not solely for the benefit of any particular parking space), the Car Park Common Areas and/or the Car Park Common Facilities (which are also serving the Commercial Parking Space for the Disabled Persons and the Residential Parking Space for the Disabled Persons) the full amount of such expenditure shall be apportioned between the Owners of the Commercial Car Parks and the Residential Car Parks in proportion to the number of Management Shares held by them subject to the contributions by the Owners of the Residential Units and the Owners of the Commercial Units as provided under Clauses 1(k) and 1(l) of the Third Schedule of the DMC;

The Owners of the Residential Units shall contribute towards the Capital Expenditure in respect of and the expenditure incurred in the management and maintenance of the Car Park Common Areas and the Car Park Common Facilities in such proportion as the proportion of the gross floor area of the Residential Parking Space for the Disabled Persons bears to the total gross floor areas of the Residential Car Parks, the Commercial Car Parks, the Residential Parking Space for the Disabled Persons and the Commercial Parking Space for the Disabled Persons in the Development.

5. Basis on which the management fee deposit is fixed

The management fee deposit in respect of each Unit shall be a sum equivalent to 3 months' Management Fee payable in accordance with the budget for the 1st year.

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

Not Applicable.

Note:

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

15 | SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

1. 發展項目的公用部分

發展項目的公契（「公契」）訂明以下不同公用地方及公用設施：

「**公用地方**」為發展項目公用地方、住宅公用地方、停車場公用地方及商業公用地方。

「**公用設施**」為發展項目公用設施、住宅公用設施、停車場公用設施及商業公用設施。

「**停車場公用地方**」指新九龍內地段第6516號（「該地段」）的部分及發展項目中（不包括獲建築事務監督批准的停車場平面圖所示和所劃分的停車位）的部分，以及《建築物管理條例》（第344章）附表1指明的該地段和發展項目中設計或擬定為共用及益及住宅停車位的業主及商業停車位的業主，及非專為特定停車位業主的使用和利益而設的其他公用部分（如有），包括但不限於入口、斜坡、行車道、停車場通風管道、電池車供電電錶房、出入區域、防煙間及循環通道，該部分亦供傷殘人士商業停車位（如下定義）及傷殘人士住宅停車位（如下定義）使用。「停車場公用地方」的範圍現於公契所夾附的圖則以紫色顯示，以供識別。

「**停車場公用設施**」指為住宅停車位及商業停車位（而非為發展項目的其他部分）的業主共同使用和利益，而非專為特定停車位業主的使用和利益而設的設施及設備，包括但不限於為住宅停車位及/或商業停車位供電的有關裝置、機電裝置、機器與設備、橫杆吊閘、機械通風系統及保安系統。

「**商業公用地方**」指該地段和發展項目中設計或擬定供發展項目商業單位業主共同使用與享用，而並非特別分配給或供個別商業單位的業主獨家使用的部分，包括但不限於根據政府批地書特別條款第(22)(a)(ii)條所設計或擬定供商業單位業主裝卸貨物的車輛使用的地庫裝卸區、根據政府批地書特別條款第(21)(c)(i)提供給傷殘人士停車的區域（該區域屬於商業公用地方並稱為「傷殘人士商業停車位」）、樓梯（並不構成商業單位或發展項目公用地方或住宅公用地方或停車場公用地方的一部分）、升降機井（並不構成商業單位或發展項目公用地方或住宅公用地方的一部分）、升降機大堂（並不構成商業單位或發展項目公用地方或住宅公用地方的一部分）、花槽、平台（並不構成單位或發展項目公用地方或住宅公用地方的一部分）、2樓平台欄杆、放置商業公用設施的房間、垃圾房以及該地段和發展項目中所有其他根據《建築物管理條例》（第344章）附表1指定並設計或擬定供商業單位業主共同使用與享用及非特別分配給或供個別商業單位業主獨家使用的公用部分（如有）。「商業公用地方」的範圍現於公契所夾附的圖則以靛藍色顯示，以供識別。

「**商業公用設施**」指商業公用地方供商業單位業主共同使用與享用而非供某一個商業單位獨家使用及享用的設施及配套設備。

「**發展項目公用地方**」指非特別分配給或供某一位業主使用而是設計或擬定供業主共同使用與享用的整個該地段和發展項目（並不構成單位、停車場公用地方、住宅公用地方或商業公用地方一部分），包括但不限於：—
(a) 該地段內的斜坡及護土構築物（如有）；
(b) 看更及/或管理員的辦公場所、看更及/或管理員的宿舍、業主立案法團或業主委員會的辦公場所、緊急發電機房、管理處、消防控制房、垃圾收集車停車位、垃圾存放及物料回收室、升降機井、升降機坑、升降機大堂、走廊、樓梯、電制房、管道及/或管槽（並不構成單位、住宅公用地方、商業公用地方及停車場公用地方的一部分）、機房、

電錶房、變壓器房、行人路、道路、坡道、行車道、發展項目內通道、電訊及廣播設備室及供廣播設備及電訊網絡設施安裝或使用的地方；
(c) 地庫及地面層的部分坡道、行車道、出入區域及循環通道；
(d) 發展項目的外牆（不包括大廈及低座的外牆及商業公用地方的2樓平台欄杆）；及
(e) 撥予公眾用地
及該地段和發展項目中根據《建築物管理條例》（第344章）附表1指定，設計或擬定供業主共同使用與享用而非特別分配給或供某一位業主獨家使用的所有其他公用部分（並不構成單位、停車場公用地方、住宅公用地方或商業公用地方的一部分）。「發展項目公用地方」的範圍現於公契所夾附的圖則中用綠色標明，以供識別。

「**發展項目公用設施**」指(a) 有蓋水溝、下水道、喉管、排水溝、水井（如有）、污水管、電線及電纜、廣播設備、電訊網絡設備、服務發展項目公用地方的電力及機械裝置及其他服務設施，不論是否套上套管、目前或今後任何時候、在該地段和發展項目之內、之下、之上或經過該地段和發展項目將水、污水、煤氣、電力及其他服務供應給該地段和發展項目或其任何其他部分；(b) 照明設施包括發展項目內供該地段和發展項目使用與享用的燈柱及外牆照明裝置，並非供某個別單位使用或享用；(c) 發展項目內供該地段和發展項目使用與享用的防火及滅火設備及裝置，並非供某個別單位使用或享用；(d) 保安系統設備及裝置；及 (e) 服務發展項目公用地方的升降機設備及裝置；以及其他供該地段和發展項目共同使用與享用、非供某個別單位獨家使用的其他設施及系統。

為免生疑問，所稱「發展項目公用設施」不包括已構成停車場公用設施、住宅公用設施或商業公用設施一部分的設施及裝置。

「**住宅公用地方**」指該地段和發展項目中設計或擬定供發展項目住宅業主共同使用及享用的部分，並非特別分配給或供某個別住宅單位業主獨家使用，包括但不限於：—
(a) 康樂區；
(b) 訪客停車場；
(c) 綠化園地；
(d) 依照政府批地書特別條款第(21)(e)條提供的發展項目地庫單車停車位（「單車停車位」），以供停泊屬於住宅單位住戶及其真正客人、訪客或被邀請人的單車；
(e) 根據政府批地書特別條款第(22)(a)(i)條提供，位於發展項目地庫的貨物裝卸區；
(f) 根據政府批地書特別條款第(21)(c)(i)條提供給傷殘人士停車的區域（該區域屬於住宅公用地方[而非訪客停車場]，稱為「傷殘人士住宅停車位」）；
(g) 入口大堂、升降機大堂、轉換層、走廊、樓梯、升降機井、升降機坑、電錶房、機房、管道（並不構成單位、發展項目公用地方、停車場公用地方或商業公用地方的一部分）、天台（並不構成單位或發展項目公用地方的一部分）、平台（並不構成單位、商業公用地方或發展項目公用地方的一部分）、空調機平台、頂層天台、垃圾存放及物料回收室、避火層、升降機機房、水泵房、增壓泵房、水箱房、電掣房、電錶房、電錶箱、電力房、電力/電話管道房、電扇房、護牆、濾水器機房、花槽地方、花槽、可變冷媒流量空調系統機房、電訊及廣播設備室及供電訊網絡設施安裝或使用的地方；
(h) 大廈及低座的外牆（包括但不限於從屬住宅單位平台的護牆/欄杆/柵欄）；

及《建築物管理條例》（第344章）附表1指定的，該地段和發展項目中設計或擬定供住宅單位業主共同使用及享用而非特別分配給或供某個別住宅單位業主獨家使用的所有其他公用部分（如有）。「住宅公用地方」現在公契所夾附的圖則中用黃色標明，以供識別。

「**住宅公用設施**」指供住宅單位業主共同使用及享用而非供某個別住宅單位獨家使用或享用的設施及配套設備，包括但不限於供住宅單位使用及享用的康樂設施、為訪客停車場供電的裝置及設施（如有）、水箱、水泵、下水道、喉管、排水溝、污水管、防火及滅火系統、電線及電纜、電力裝置、空調或機械通風裝置、照明、保安系統、煤氣管道、空調系統、電訊網絡設施、升降機、扶手電梯及衛生裝置。

以上載列的一些詞語其含義如下：-

「**撥予公眾用地**」指日期為2016年8月15日的撥予公眾使用的契約(註冊摘要編號為16081700460011)內所提及並夾附於該契約的圖則上以綠色間黑十字線劃定及描述的撥予公眾用地。

「**外牆**」指發展項目外牆或其任何部分，包括但不限於幕牆（不包括其中可開閉的窗戶）、建築裝飾、護牆（單位與單位之間的牆除外）以及公用地方的窗戶及窗框，但不包括商業單位的招牌位、朝向單位的混凝土牆內表面、不封閉地方的玻璃及金屬護牆/欄杆/柵欄或其替代物、單位的窗戶、窗框及窗框周圍的密封膠。

「**康樂區**」指擬供住宅單位住戶及其真正訪客作康樂用途的區域，包括但不限於室外游泳池、按摩池、遊戲室、多功能室、音樂室、健身房、檯球室、兒童遊樂區及男女更衣室。

「**康樂設施**」指按政府批地書特別條件第(10)(a)條提供或安裝，供住宅單位住戶及其真正訪客作康樂用途的康樂設施及配套設施。

「**斜坡及護土構築物**」指政府批地書或公契規定業主有責任保養的，該地段之內或之外的所有斜坡、斜坡處理工程、護土牆及其他構築物（如有）。

2. 分配予發展項目中的每個住宅物業的不分割份數的數目

大廈	樓層	單位	分配給每個住宅單位的不分割份數的數目
一	3樓	A	142
		B	97
		C	92
		D	99
		E	92
		F	66
		G（連有關平台）	107
		H（連有關平台）	149
		J（連有關平台）	148
		K	149
	5樓至12樓 及 15樓至20樓	A	142
		B	97
		C	92
		D	99
		E	92
		F	66
		G	106

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公契的摘要

大廈	樓層	單位	分配給每個住宅單位的不分割份數的數目
一	5樓至12樓 及 15樓至20樓	H	147
		J	145
		K	149
	21樓至23樓， 25樓至33樓 及35樓	A	142
		B	97
		C	91
		D	99
		E	92
		F	66
		G	106
		H	147
		J	145
		K	149
	36樓	A	142
		B	97
		C	91
		D	99
		E	92
		F	66
		G	106
		H（連天台層之平台）	156
二	3樓	J（連天台層之平台）	155
		K	149
		A	102
		B	89
		C	99
	5樓至6樓	D	64
		H	67
		A	102
		B	89
		C	99
	7樓至12樓， 15樓至23樓， 25樓至33樓， 35樓及36樓	D	64
		H	67
		A	102
		B	89
		C	99
		D	64
		E	90
		F	88
	37樓	G	91
		H	65
		A	102
		B	89
		C	99
		D	64
		E（連天台層之平台）	98
		F	88
		G	91
		H	65

低座	樓層	分配給每個住宅單位的不分割份數的數目
一	1樓	282
	2樓	282
	3樓	282
	5樓	282
二	1樓	276
	2樓	276
	3樓	276
	5樓	276
三	1樓	274
	2樓	274
	3樓	274
	5樓	274
五	1樓	274
	2樓	274
	3樓	274
	5樓	274
六	1樓	276
	2樓	276
	3樓	276
	5樓	276
七	1樓	280
	2樓	280
	3樓	280
	5樓	280

3. 有關發展項目的管理人的委任年期

在《建築物管理條例》（第344章）條文的規限下，公契指明的管理公司管理該地段及發展項目的最初任期由公契日期起計兩年。在業主立案法團成立前，業主委員會可隨時向管理人發出不少於3個曆月的書面通知，藉由在業主大會上親自或委派代表投票的業主以過半數票通過、及獲擁有總不分割份數（不包括分配給公用地方及公用設施的不分割份數）不少於50%的業主支持的決議，終止其委任，而無需給予補償。

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

每個住宅單位的業主須按其住宅單位分派之管理份數每月預繳分攤之管理費用。

若任何開支是涉及或是有利於該地段和發展項目（而不是只涉及或是只有利於任何單位、住宅公用地方、停車場公用地方、商業公用地方、住宅公用設施、停車場公用設施或商業公用設施）、發展項目公用地方及/或發展項目公用設施，該開支的總金額應由發展項目的所有業主根據其持有的管理份數數目按比例分攤。

若任何開支是只涉及或是只有利於住宅單位（而不是只涉及或是只有利於任何特定住宅單位）、住宅公用地方及/或住宅公用設施，該開支的總金額應由住宅單位業主根據其持有的管理份數數目按比例分攤。

若任何開支是只涉及或是只有利於商業停車位及住宅停車位（而不是只涉及或是只有利於任何特定停車位）、停車場公用地方及/或停車場公用設施（同時也是服務於傷殘人士商業停車位及傷殘人士住宅停車位），該開支的總金額應由商業停車位的業主及住宅停車位的業主根據其持有的管理份數數目按比例分攤，惟須考慮住宅單位的業主及商業單位的業主根據公契附表三第1(k)條及第1(l)條支付的費用。

住宅單位的業主須支付停車場公用地方及停車場公用設施的資本開支及與其管理及保養有關或其所招致的開支，並根據傷殘人士住宅停車位的建築面積占發展項目中住宅停車位、商業停車位、傷殘人士住宅停車位及傷殘人士商業停車位的建築面積總和的比例進行分攤。

5. 計算管理費按金的基準

每個單位的管理費按金金額應相當於第1年度預算案的3個月管理費。

6. 擁有人在發展項目中保留作自用的範圍（如有）

不適用。

備註：

除非本售樓說明書另有定義，於「公契的摘要」使用的詞彙應與此詞彙在公契中的含義相同。

1. Lot No.: New Kowloon Inland Lot No.6516 (“Lot”).
2. Term of Years under the Lease: 50 years commencing from 28th June 2013
3. Special Condition (3) of the land grant provides that the Grantee shall develop the Lot by the erection of a building or buildings in compliance with the Conditions of the land grant and all relevant laws, such building or buildings to be completed and made fit for occupation on or before 30th September 2018.
4. Special Condition (4)(a) of the land grant provides that, subject to Special Condition (4)(b), the Lot or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than for non-industrial (excluding office, godown, hotel and petrol filling station) purposes.

The said Special Condition (4)(b) provides that (i) in respect of the areas respectively shown coloured pink and pink circled black on the plan annexed to the land grant, any building or part of any building erected or to be erected shall not be used for any purpose other than for private residential purposes; and (ii) in respect of the areas respectively shown coloured pink stippled black and pink stippled black cross-hatched green on the plan annexed to the land grant, any building or part of any building erected or to be erected shall not be used for any purpose other than for non-industrial (excluding residential, office, godown, hotel and petrol filling station) purposes.

5. Special Condition (5) of the land grant provides that no tree growing on the Lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director of Lands (“the Director”) who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.
6. Special Condition (6) of the land grant provides that the Grantee shall at his own expense:
 - (i) submit to the Director for his approval a landscape plan indicating the location, disposition and layout of the landscaping works to be provided within the Lot in compliance with the requirements stipulated in sub-clause (b) of this Special Condition;
 - (ii) landscape the Lot in accordance with the approved landscape plan in all respects to the satisfaction of the Director, and no amendment, variation, alteration, modification or substitution of the approved landscape plan shall be made without the prior written consent of the Director; and
 - (iii) maintain and keep the landscaped works in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.

The area or areas landscaped in accordance with Special Condition (6) shall be designated as and form part of the Common Areas referred to in Special Condition No. (18)(a)(v).

7. Special Condition (10) of the land grant provides that the Grantee may erect, construct and provide within the Lot such recreational facilities and facilities ancillary thereto (collectively “the Facilities”) as may be approved in writing by the Director.

In the event that any part of the Facilities is exempted from the gross floor area calculation pursuant to Special Condition (10)(b) of the land grant, the Grantee

shall at his own expense maintain such part of the Facilities in good and substantial repair and condition and shall operate the same to the satisfaction of the Director; and such part of the Facilities shall only be used by the residents of the residential block or blocks erected or to be erected on the Lot and their bona fide visitors and by no other person or persons.

8. Special Condition (16)(a) of the land grant provides that except with the prior written consent of the Director and in conformity with any conditions imposed by him (including the payment of such fees as may be required by him), the person entering into and executing the land grant and his successors-in-title and any mortgagee or chargee (whether legal or equitable) or an assignee of such mortgagee or chargee (each of the aforesaid persons is referred to as “the Purchaser”), shall not before the expiry of a period of 30 years from the date of the land grant :
 - (i) assign, part with possession of or otherwise dispose of (which includes but not limited to grant any licence or right whatsoever to use or occupy) any unit designed, used or intended to be used for private residential purposes (“Residential Unit”) or any part thereof or any interest therein or any undivided shares in the Lot attached thereto, whether by way of direct or indirect reservation, the grant of any right of first refusal, option or power of attorney, or any other method, arrangement or document of any description, or enter into any agreement so to do;
 - (ii) solicit or accept, whether directly or indirectly or through a solicitor, agent, contractor or trustee or through a company in which the Purchaser or its nominee is directly or indirectly the owner of shares or which is the owner of shares in the Purchaser or otherwise, any money, money’s worth or other valuable consideration of any description pursuant to any transaction, present or future, conditional or unconditional whereby any Residential Unit or any part thereof or any interest therein or any undivided shares in the Lot attached thereto is or may be sold, assigned or otherwise disposed of or affected, or enter into any agreement so to do;
 - (iii) mortgage or charge any Residential Unit or any part thereof or any interest therein or any undivided shares in the Lot attached thereto, or enter into any agreement so to do; or
 - (iv) underlet any Residential Unit or any part thereof or enter into any agreement so to do.
9. Special Condition (28) of the land grant provides that the Grantee shall not cut away, remove or set back any Government land adjacent to or adjoining the Lot or carry out any building-up, filling-in or any slope treatment works of any kind whatsoever on any Government land except with the prior written consent of the Director who may, at his sole discretion, give his consent subject to such terms and conditions as he sees fit.
10. Special Condition (29) of the land grant provides that where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the Lot or on any Government land, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the Lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times maintain at his own expense the said land, slope

treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.

11. Special Condition (31) of the land grant provides that where prestressed ground anchors have been installed, upon development or redevelopment of the Lot or any part thereof, the Grantee shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director and shall supply to the Director such reports and information on all such monitoring works as the Director may from time to time in his absolute discretion require.

12. Special Condition (34) of the land grant provides that:

The Grantee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the Lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing 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.

The works of connecting any drains and sewers from the Lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director and the Grantee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Grantee at his own expense to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Grantee at his own cost and upon demand be handed over by the Grantee to the Government for future maintenance thereof at the expense of the Government and the Grantee shall pay to the Government on demand the cost of the technical audit in respect of the said connection works.

13. Special Condition (37) of the land grant provides that no grave or columbarium shall be erected or made on the Lot, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon.

14. Special Condition (38) of the land grant provides that:-

- (a) The Grantee shall throughout the period during which the multi-storey building erected or to be erected, subject to compliance with the terms and requirements herein contained, on or partly on the Lot in accordance with the building plans approved or to be approved by the Building Authority under Buildings Department Reference No. BD 2/4057/13 (hereinafter referred to as “the Multi-Storey Building”) permit all members of the public at all time for all lawful purposes freely and without payment of whatsoever nature to pass and re-pass on foot or by wheelchairs or prams only 24 hours a day along, to, from, by, through and over all that portion of the Lot delineated and shown coloured green cross-hatched black on the plan annexed to and described in the Third Schedule to the Deed of Dedication dated 15th August 2016 extending to a clear height of not less than 4.2 metres above ground level (which portion is hereinafter referred to as “the Dedicated Area”).

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批地文件的摘要

- (b) The right of passage referred to in sub-clause (a) of this Special Condition is a right of pedestrian passage only and no vehicles (except wheelchairs or prams) shall have any right of access to or passage over the Dedicated Area.
- (c) The Grantee shall at its own cost and expense pave, form, surface, channel and drain the Dedicated Area to the satisfaction of the Director of Buildings and within such time as the Director of Buildings may in his absolute discretion consider desirable.
- (d) After completion of all paving, formation, surfacing, channelling and drainage works, the Grantee shall at its own cost and expense maintain repair and when necessary renew the surfacing of the Dedicated Area all to the satisfaction of the Government and at such time as the Government may in its absolute discretion consider desirable. The Grantee shall not carry out any works of whatsoever nature which may affect the surfacing of the Dedicated Area except with the prior written consent of the Director of Buildings and subject to such terms and conditions as he may impose in his absolute discretion.
- (e) In the event of any failure of the Grantee to pave, form, surface, channel and drain the Dedicated Area in accordance with sub-clause (c) of this Special Condition and thereafter to maintain, repair and when necessary renew the surfacing of the Dedicated Area in accordance with sub-clause (d) of this Special Condition, it shall be lawful for the Government acting by its servants, agents or contractors to enter the Dedicated Area and carry out such paving, formation, surfacing, channelling, drainage works, maintenance, repair and renewal works and the cost of all such works (such cost shall include such supervisory and overhead charges as may be fixed by the Government or by its duly authorized officers) shall be payable by the Grantee to the Government on demand. A certificate under the hand of the Director of Buildings shall be conclusive as to the cost of any such works.
- (f) The Grantee shall throughout the period during which the Multi-Storey Building shall be situated on the Lot keep and maintain the Dedicated Area free of any obstruction of whatsoever nature (other than obstruction caused by the Government its servants agents or contractors in connection with any works being carried out by or on behalf of the Government) at the Grantee's own cost and expense and shall if and when called upon to do so by the Director of Buildings remove any obstruction from the Dedicated Area as the Director of Buildings may require. The decision of the Director of Buildings as to what constitutes an obstruction shall be conclusive and binding on the Grantee.
- (g) In the event of the failure on the part of the Grantee to remove any obstruction in accordance with sub-clause (f) of this Special Condition it shall be lawful for the Government acting by its servants agents or contractors to enter the Dedicated Area and carry out such works as the Director of Buildings may in his absolute discretion consider necessary to make good such failure and the cost of all such works (such cost shall include such supervisory and overhead charges as may be fixed by the Government or by its duly authorized officers) shall be payable by the Grantee to the Government on demand. A certificate under the hand of the Director of Buildings shall be conclusive as to the cost of any such works.
- (h) The Grantee shall display notices stating that the Dedicated Area is designated for the purpose of public pedestrian passage and the particulars of the party responsible for the management of the Dedicated Area (hereinafter referred to as "the Notices") in prominent positions within the Dedicated Area to the satisfaction of the Director of Buildings. The type, size, design, wording and locations of the Notices shall be subject to the prior written approval of the Director of Buildings. The Grantee shall throughout the period during which the Multi-Storey Building shall be situated on the Lot at its own cost and expense maintain the Notices in good condition to the satisfaction of the Director of

Buildings. In the event of the failure on the part of the Grantee to maintain the Notices, the Director of Buildings may carry out the maintenance work of the Notices and the Grantee shall on demand repay to the Government the cost thereof (such cost shall include supervisory and overhead charges as may be fixed by the Government or by its duly authorized officers). A certificate under the hand of the Director of Buildings shall be conclusive as to the cost of any such work.

16 | SUMMARY OF LAND GRANT

批地文件的摘要

1. 地段編號 :新九龍內地段6516號(「該地段」)。
2. 批地文件批出的年期為2013年6月28日起計50年。
3. 批地文件特別條件第(3)條規定，承授人須遵從批地文件的條款及一切有關的法律，於該地段上興建樓宇以發展該地段，該或該等樓宇須於2018年9月30日或之前建成並可供入伙。
4. 批地文件特別條件第(4)條(a)段規定，受制於特別條件第(4)條(b)段，該地段或其任何部份或已建或擬建的任何建築物或其任何部份，均不得用作非工業(不包括辦公室、貨倉、酒店及油站)以外之用途。

特別條件第(4)條(b)段規定，(i)在附錄於批地文件的圖則上用粉紅色及粉紅色加黑色圓圈顯示的區域，已建或擬建的任何建築物或其任何部分不能用作私人住宅以外之用途；及(ii)在附錄於批地文件的圖則上用粉紅色加黑點及粉紅色加黑點加綠色交叉線顯示的區域，已建或擬建的任何建築物或其任何部分不能用作非工業(不包括住宅、辦公室、貨倉、酒店及油站)以外之用途。

5. 批地文件特別條件第(5)條規定，未獲地政總署署長(「署長」)事先書面同意，不得移除或干擾該地段或毗連範圍內的樹木。署長在簽發同意書時，可施加其認為適當的移植、補償園景或重植的條件。
6. 批地文件特別條件第(6)條規定，承授人須自費：
 - (i) 向署長呈交一份符合批地文件本特別條件(b)段要求之園景設計圖則以作批准，該圖則須指明於該地段內園景工程之位置、佈置及鋪設；
 - (ii) 按照已獲批准的園景設計圖則為該地段進行園景工程並達致署長滿意，如未獲署長事先書面同意，已獲批准的園景設計圖不得作出任何修正、變動、修改、更新或替代；及
 - (iii) 保持及維持該園景工程於安全、清潔、整齊、井然及良好之狀況並達致署長滿意。

根據特別條件第(6)條所建成之園景範圍需劃定及成為特別條件第18條(a)段(v)分段中提及之公用地方的一部分。

7. 批地文件特別條件第(10)條規定，承授人可於該地段內興建、建造及提供經署長書面批准的休憩設施及其附屬設施(統稱「該設施」)。

若該設施的任何部份按照批地文件特別條件第(10)條(b)段可獲豁免總樓面面積的計算，承授人須自費維持該部份，使其修葺良好堅固以供使用，並達致署長滿意；而該部份只供在該地段已建或擬建的住宅大廈的住戶及其真實訪客使用，其他人士不得使用。

8. 批地文件特別條件第(16)條(a)段規定，除獲署長事先書面同意及符合由署長所規定的任何條件(包括支付任何可能由署長要求的費用)外，批地文件的訂立人士及其業權繼承者和任何承授人或承押記人(不論為法律上或衡平法上)或任何承授人或承押記人的承讓人(上述各人士統稱為「買方」)，自批地文件之日起計30年屆滿前不得：
 - (i) 轉讓、放棄擁有權或以其他方式處置(包括但不限于授予任何許可證或權利使用或佔有)任何設計、使用或擬使用作私人住宅用途的單位(「住宅單位」)或其任何部分或其中的任何權益或任何該地段內的不可分割份數，無論是通過直接或間接的預留、任何優先購買權、認購權或委託書的授予，或任何其他方法、安排或任何形式的文件，或訂立任何協議以達致上述行為；

- (ii) 徵求或接受，不論是直接或間接或通過律師、代理、承建商或受託人或通過公司而買方或其提名人是直接或間接該公司股份擁有者或該公司為買方的股份擁有者或以其他方式，根據任何現在或將來、有條件或無條件的交易，以出售、轉讓或以其他方式處置或影響任何住宅單位或其任何部分或其中的任何權益或任何該地段內的不可分割份數的任何金錢、具備金錢價值或任何有價值的代價，或訂立任何協議以達致上述行為；

- (iii) 抵押或押記任何住宅單位或其任何部分或其中的任何權益或任何該地段內的不可分割份數，或訂立任何協議以達致上述行為；或

- (iv) 分租任何住宅單位或其任何部分或訂立任何協議以達致上述行為。

9. 批地文件特別條件第(28)條規定，除非經署長事先書面同意，承授人不可削除、移除或移後任何毗鄰或毗連該地段的任何政府土地，或在任何政府土地進行任何建築、堆填工程或任何類型的斜坡處理工程，署長在發出同意書時，可全權酌情按其認為合適的條款及條件給予同意。

10. 批地文件特別條件第(29)條規定，如在該地段內或在任何政府土地，有削除、移除或移後任何土地的情況，或者進行任何建築或堆填工程或任何類型的斜坡處理工程，不論是否已經獲得署長的書面同意，承授人應自費執行及建造有關斜坡處理工程、護土牆或其他支撐、保護、排水或附屬或其他各種工程，將會或可能或在之後任何時間有需要以保護和支撐該地段內有關土地以及任何毗鄰或毗連的政府土地或租賃土地，以避免其後發生泥石墜落、山泥傾瀉或地陷等情況。承授人應在任何時候內自費維修上述土地、斜坡處理工程、護土牆或其他支撐、保護、排水或附屬或其他各種工程，使其處於良好修葺的狀況，並達致署長滿意。

11. 批地文件特別條件第(31)條規定，如於該地段或其任何部份的發展或重建時有安裝預應力地錨，於其使用年期內，承授人需自費定期保養及定期監控預應力地錨，並達致地政總署署長滿意，及應署長不時的全權酌情要求提供所有監測工作的報告及資料。

12. 批地文件特別條件第(34)條規定：承授人需自費建造及維修，不論是否位於該地段範圍內或政府土地上，署長認為有需要的水渠及渠道，以將落在或通過該地段上的所有雨洪或雨水收集及排去就近的水道、水井、渠道或政府排水渠，並達致署長滿意。承授人須就該等雨洪或雨水所引致的任何損害或滋擾所引起的一切訴訟、申索及索求單獨負上責任及向政府及其人員作出彌償。

連接該地段的任何水渠及渠道至政府雨水渠及污水渠的工程(當鋪設及啓用)可由署長進行，承授人須應要求向政府支付該等連接工程的費用。所述連接工程亦可由承授人自費進行，並達致署長滿意，在此情況下，政府土地內建造的所述連接工程的任何部分須由承授人自費保養並按要求由承授人交予政府以作日後的保養，並由政府承擔有關費用；承授人須應要求向政府支付有關所述連接工程的技術審核費。

13. 批地文件特別條件第(37)條規定，該地段內不得興建或提供墳墓或靈灰安置所，亦不得於該地段內安葬或放置任何人類遺骸或動物遺骸，不論是否置於陶瓶、骨灰甕或以其他方式。

14. 批地文件特別條件第(38)條規定
 - (a) 受本文所載的條款及條件所限，承授人須在根據建築事務監督批核的圖則(屋宇署參考編號BD 2/4057/13)興建或將興建的多層大廈(以下稱為「多層大廈」)座落於此地段上或其部份的整個期間允許公眾在任何時

間及為任何合法目的自由地及無須繳付任何形式的費用下每天24小時徒步、以輪椅或嬰兒車通過及再通過日期為2016年8月15日的撥予公眾使用的契約附表3中描述及夾附之圖則上以綠色間黑十字線劃定及顯示的地方及從地面起計延伸淨高不得少於4.2米(該部份以下稱為「撥予公眾用地」)。

- (b) 本特別批地條件(a)次條所提及的經越權利只限於行人通道的權利，而車輛(除輪椅或嬰兒車外)無權進出或通過「撥予公眾用地」。
- (c) 承授人須以屋宇署署長滿意的方式及其酌情認為恰當的時間內自費鋪設、平整、平鋪、去水及為「撥予公眾用地」排污。
- (d) 在所有鋪設、平整、平鋪、去水及排污工程完成後，承授人須以政府滿意的方式及政府酌情認為恰當的時間自費保養、維修及必要時翻新「撥予公眾用地」的表面。除非事前得到屋宇署署長書面同意及遵守其酌情認為恰當而訂立的條款及條件，承授人不得進行任何影響「撥予公眾用地」表面的工程。
- (e) 倘承授人未有根據本特別批地條件(c)次條鋪設、平整、平鋪及為「撥予公眾用地」去水及排污，並在其後按本特別批地條件(d)次條保養、維修及在必要時翻新「撥予公眾用地」，政府可透過其員工、代理人或承建商合法地進入「撥予公眾用地」及進行該等鋪設、平整、平鋪、去水、排污、保養、維修及翻新工程，所有該等工程的費用(包括政府或其授權人士釐定的監督及經常性開支)須在政府要求時由承授人向政府支付。由屋宇署署長就該等工程費用所簽署之證明書將作定論。
- (f) 承授人需在該多層大廈位於地段上的期間內自費維持及保養「撥予公眾用地」以免除任何形式的障礙(政府及其員工、代理人或承建商因為政府或為政府而進行的工程而引致的障礙除外)，如果及當屋宇署署長要求時，承授人需移除「撥予公眾用地」的任何障礙。屋宇署署長對於甚麼構成障礙而作的決定為最終決定，並對承授人具約束力。
- (g) 倘承授人未有根據本特別批地條件(f)次條移除任何障礙，政府有權合法通過其員工、代理或承建商進入「撥予公眾用地」以進行屋宇署署長酌情認為必要的補償工程，而承授人須在政府要求時支付所有該等工程的費用(包括政府或其授權人士釐定的監督及經常性開支)。由屋宇署署長就該等工程費用所簽署的證明書將作定論。
- (h) 承授人於「撥予公眾用地」內的顯著位置須張貼通告述明「撥予公眾用地」為公眾行人通道及負責管理「撥予公眾用地」之單位的細節(以下稱為「通告」)，並達致屋宇署署長滿意。「通告」之類型、尺寸、設計、用詞及位置須得到屋宇署署長預先書面批准。承授人須在多層大廈位於地段上的整個期間自費維持「通告」在良好之狀況並達致屋宇署署長滿意。倘承授人未能保養「通告」的情況下，屋宇署署長可進行保養「通告」的工程，所有該等工程的費用(包括政府或其授權人士釐定的監督及經常性開支)須在政府要求時由承授人向政府支付。由屋宇署署長就該等工程的費用所簽署之證明書將作定論。

17 | INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

Any facilities that are required under the land grant to be constructed and provided for the Government, or for public use

The Dedicated Area as referred to in a Modification Letter dated 15th August 2016 and registered in the Land Registry by Memorial No. 16081700460028 (the “Modification Letter”). The Dedicated Area is defined in the Modification Letter as all that portion of the Lot delineated and shown coloured green cross-hatched black on the plan annexed to and described in the Third Schedule to the Deed of Dedication dated 15th August 2016 (i.e. the area of 152.244 square metres or thereabout at ground floor of the retail block of the Lot extending to a clear height of not less than 4.2 metres above ground level). The general public has the right to use the facilities in accordance with the land grant.

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

The Dedicated Area as referred to in the Modification Letter. The general public has the right to use the facilities in accordance with the land grant. The facilities are required to be managed, operated or maintained at the expense of the owners of the Development. The owners of the Development are required to meet a proportion of the expense of managing, operating or maintaining the facilities through the management expenses apportioned to their properties concerned.

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

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

Not Applicable

A plan that shows the location of those facilities and open spaces, and those parts of the land

Please see the plan appended at the end of this section.

Provisions of the land grant that concern those facilities and open spaces, and those parts of the land

Special Condition (38) of the land grant provides that:-

- (a) The Grantee shall throughout the period during which the multi-storey building erected or to be erected, subject to compliance with the terms and requirements herein contained, on or partly on the Lot in accordance with the building plans approved or to be approved by the Building Authority under Buildings Department Reference No. BD 2/4057/13 (hereinafter referred to as “the Multi-Storey Building”) permit all members of the public at all time for all lawful purposes freely and without payment of whatsoever nature to pass and re-pass on foot or by wheelchairs or prams only 24 hours a day along, to, from, by, through and over all that portion of the Lot delineated and shown coloured green cross-hatched black on the plan annexed to and described in the Third Schedule to the Deed of Dedication dated the 15th August 2016 extending to a clear height of not less than 4.2 metres above ground level (which portion is hereinafter referred to as “the Dedicated Area”).
- (b) The right of passage referred to in sub-clause (a) of this Special Condition is a right of pedestrian passage only and no vehicles (except wheelchairs or prams) shall have any right of access to or passage over the Dedicated Area.
- (c) The Grantee shall at its own cost and expense pave, form, surface, channel and drain the Dedicated Area to the satisfaction of the Director of Buildings and within such time as the Director of Buildings may in his absolute discretion consider desirable.

- (d) After completion of all paving, formation, surfacing, channelling and drainage works, the Grantee shall at its own cost and expense maintain repair and when necessary renew the surfacing of the Dedicated Area all to the satisfaction of the Government and at such time as the Government may in its absolute discretion consider desirable. The Grantee shall not carry out any works of whatsoever nature which may affect the surfacing of the Dedicated Area except with the prior written consent of the Director of Buildings and subject to such terms and conditions as he may impose in his absolute discretion.
- (e) In the event of any failure of the Grantee to pave, form, surface, channel and drain the Dedicated Area in accordance with sub-clause (c) of this Special Condition and thereafter to maintain, repair and when necessary renew the surfacing of the Dedicated Area in accordance with sub-clause (d) of this Special Condition, it shall be lawful for the Government acting by its servants, agents or contractors to enter the Dedicated Area and carry out such paving, formation, surfacing, channelling, drainage works, maintenance, repair and renewal works and the cost of all such works (such cost shall include such supervisory and overhead charges as may be fixed by the Government or by its duly authorized officers) shall be payable by the Grantee to the Government on demand. A certificate under the hand of the Director of Buildings shall be conclusive as to the cost of any such works.
- (f) The Grantee shall throughout the period during which the Multi-Storey Building shall be situated on the Lot keep and maintain the Dedicated Area free of any obstruction of whatsoever nature (other than obstruction caused by the Government its servants agents or contractors in connection with any works being carried out by or on behalf of the Government) at the Grantee’s own cost and expense and shall if and when called upon to do so by the Director of Buildings remove any obstruction from the Dedicated Area as the Director of Buildings may require. The decision of the Director of Buildings as to what constitutes an obstruction shall be conclusive and binding on the Grantee.
- (g) In the event of the failure on the part of the Grantee to remove any obstruction in accordance with sub-clause (f) of this Special Condition it shall be lawful for the Government acting by its servants agents or contractors to enter the Dedicated Area and carry out such works as the Director of Buildings may in his absolute discretion consider necessary to make good such failure and the cost of all such works (such cost shall include such supervisory and overhead charges as may be fixed by the Government or by its duly authorized officers) shall be payable by the Grantee to the Government on demand. A certificate under the hand of the Director of Buildings shall be conclusive as to the cost of any such works.
- (h) The Grantee shall display notices stating that the Dedicated Area is designated for the purpose of public pedestrian passage and the particulars of the party responsible for the management of the Dedicated Area (hereinafter referred to as “the Notices”) in prominent positions within the Dedicated Area to the satisfaction of the Director of Buildings. The type, size, design, wording and locations of the Notices shall be subject to the prior written approval of the Director of Buildings. The Grantee shall throughout the period during which the Multi-Storey Building shall be situated on the Lot at its own cost and expense maintain the Notices in good condition to the satisfaction of the Director of Buildings. In the event of the failure on the part of the Grantee to maintain the Notices, the Director of Buildings may carry out the maintenance work of the Notices and the Grantee shall on demand repay to the Government the cost thereof (such cost shall include supervisory and overhead charges as may be fixed by the Government or by its duly authorized officers). A certificate under the hand of the Director of Buildings shall be conclusive as to the cost of any such work.”

Provisions of every deed of mutual covenant in respect of the specified residential property that concern those facilities and open spaces, and those parts of the land

Clause (1)(a) of the draft deed of mutual covenant stipulates that:-

“In this Deed the following expressions, except where the context otherwise requires, have the following meanings:-

“Dedicated Area”

means the dedicated area as referred to in the Deed of Dedication and as more particularly delineated and described on the plan annexed thereto and thereon coloured green cross-hatched black;

“Deed of Dedication”

means A Deed of Dedication dated 15th August 2016 and registered in the Land Registry by Memorial No. 16081700460011 by the First Owner in connection with the Dedicated Area;

The Dedicated Area forms part of “Development Common Areas”

Clause (3:02:01)(az) of the draft deed of mutual covenant provides that :-

“Save and except as otherwise expressly provided in this Deed, the Manager shall be responsible for and shall have full authority to do all such acts and things as may be necessary or requisite for and in connection with the proper and efficient management of the Development, including in particular but without in any way limiting the generality of the foregoing :-

(az) to take steps in performance of the Owners’ obligations under the Deed of Dedication in connection with the Dedicated Area.”

Clause (3:04:02)(w) of the draft deed of mutual covenant provides that :-

“The said budgets shall cover all costs expenses and outgoings incurred in relation to the management of the Lot and the Development including without limiting the generality of the foregoing the following items :-

(w) the cost incurred by the Manager in connection with the Dedicated Area and the Deed of Dedication.”

Clause (60) of Fourth Schedule to the draft deed of mutual covenant provides that :-

“(60) Each Owner shall observe and comply with the Deed of Dedication and any guideline or direction to be issued or given by the Manager from time to time relating to the Deed of Dedication and the Dedicated Area.”

17 | INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

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

日期為2016年8月15日的批地修訂書(註冊摘要編號為16081700460028)(下稱「批地修訂書」)中提及的「撥予公眾用地」。「撥予公眾用地」於批地修訂書定義為日期為2016年8月15日的撥予公眾使用的契約附表3中所描述及夾附之圖則上以綠色間黑十字線劃定及顯示於地段上的所有地方(即地段上的商業低座地面面積約為152.224平方米及從地面起計延伸淨高不得少於4.2米)。公眾有權按照批地文件使用該等設施。

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

批地修訂書中提及的「撥予公眾用地」。公眾有權按照批地文件使用該等設施。該等設施按規定須由發展項目中的擁有人出資管理、營運或維持。發展項目中的擁有人按規定須以由有關物業分攤的管理開支，應付管理、營運或維持該等設施的部分開支。

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

不適用

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

不適用

顯示上述的該等設施、休憩用地及土地中的該等部分的位置的圖則

見本節最尾附上的圖則。

批地文件中關於上述的該等設施、休憩用地及土地中的該等部分的條文

批地文件特別條件第(38)條規定:-

- (a) 受本文所載的條款及條件所限，承授人須在根據建築事務監督批核的圖則(屋宇署參考編號BD 2/4057/13)興建或將興建的多層大廈(以下稱為「多層大廈」)座落於此地段上或其部份的整個期間允許公眾在任何時間及為任何合法目的自由地及無須繳付任何形式的費用下每天24小時徒步、以輪椅或嬰兒車通過及再通過日期為2016年8月15日的撥予公眾使用的契約附表3中描述及夾附之圖則上以綠色間黑十字線劃定及顯示的地方及從地面起計延伸淨高不得少於4.2米(該部份以下稱為「撥予公眾用地」)。
- (b) 本特別批地條件(a)次條所提及的經越權利只限於行人通道的權利，而車輛(除輪椅或嬰兒車外)無權進出或通過「撥予公眾用地」。
- (c) 承授人須以屋宇署署長滿意的方式及其酌情認為恰當的時間內自費鋪設、平整、平鋪、去水及為「撥予公眾用地」排污。
- (d) 在所有鋪設、平整、平鋪、去水及排污工程完成後，承授人須以政府滿意的方式及政府酌情認為恰當的時間自費保養、維修及必要時翻新「撥予公眾用地」的表面。除非事前得到屋宇署署長書面同意及遵守其酌情認為恰當而訂立的條款及條件，承授人不得進行任何影響「撥予公眾用地」表面的工程。
- (e) 倘承授人未有根據本特別批地條款(c)次條鋪設、平整、平鋪及為「撥予公眾用地」去水及排污，並在其後按本特別批地條件(d)次條保養、維修及在必要時翻新「撥予公眾用地」，政府可透過其員工、代理人或承建商合法地進入「撥予公眾用地」及進行該等鋪設、平整、平鋪、去水、排污、保養、維修及翻新工程，所有該等工程的費用(包括政府或其授權人士釐定的監督及經常性開支)須在政府要求時由承授人向政府支付。由屋宇署署長就該等工程費用所簽署之證明書將作定論。

- (f) 承授人需在該多層大廈位於地段上的期間內自費維持及保養「撥予公眾用地」以免除任何形式的障礙（政府及其員工、代理人或承建商因為政府或為政府而進行的工程而引致的障礙除外），如果及當屋宇署署長要求時，承授人需移除「撥予公眾用地」的任何障礙。屋宇署署長對於甚麼構成障礙而作的決定為最終決定，並對承授人具約束力。
- (g) 倘承授人未有根據本特別批地條件(f)次條移除任何障礙，政府有權合法通過其員工、代理或承建商進入「撥予公眾用地」以進行屋宇署署長酌情認為必要的補償工程，而承授人須在政府要求時支付所有該等工程的費用(包括政府或其授權人士釐定的監督及經常性開支)。由屋宇署署長就該等工程費用所簽署的證明書將作定論。
- (h) 承授人於「撥予公眾用地」內的顯著位置須張貼通告述明「撥予公眾用地」為公眾行人通道及負責管理「撥予公眾用地」之單位的細節(以下稱為「通告」)，並達致屋宇署署長滿意。「通告」之類型、尺寸、設計、用詞及位置須得到屋宇署署長預先書面批准。承授人須在多層大廈位於地段上的整個期間自費維持「通告」在良好之狀況並達致屋宇署署長滿意。倘承授人未能保養「通告」的情況下，屋宇署署長可進行保養「通告」的工程，所有該等工程的費用（包括政府或其授權人士釐定的監督及經常性開支）須在政府要求時由承授人向政府支付。由屋宇署署長就該等工程費用所簽署之證明書將作定論。

指明住宅物業的每一公契中關於上述的該等設施、休憩用地及土地中的該等部分的條文

公契草擬本第(1)(a)條訂明：

「在本公契中除非文意另有所指以下詞語有意下意思：

“撥予公眾用地”

指“撥予公眾使用的契約”所提及的“撥予公眾用地”及夾附於契約之附圖以綠色間黑十字線劃定及描述的地方；

“撥予公眾使用的契約”

指日期為2016年8月15日並由第一擁有人註冊於土地註冊處(註冊摘要編號為16081700460011)，與「撥予公眾用地」有關之撥予公眾使用的契約。

“撥予公眾用地”為“發展項目公用地方”的一部份。

公契草擬本第(3:02:01)(az)條訂明：

「除此公契另有規定，管理人須負責且享有充分的授權以履行為適當及有效管理該發展項目所需的一切行為和事宜，包括(但無損前文的概括性的前提下)：-

(az) 業主須採用措施履行「撥予公眾使用的契約」中有關「撥予公眾用地」的責任。」

公契草擬本第(3:04:02)(w)條訂明：

「該預算須包括任何有關管理該地段及該發展項目而產生的成本、花費及支出，(但無損前文的概括性的前提下)包括但不限於：-

(w)有關「撥予公眾使用的契約」及「撥予公眾用地」由管理人產生的費用。」

公契草擬本附表四第(60)條訂明：

「每名業主須遵守及遵從「撥予公眾使用的契約」及有關「撥予公眾使用的契約」和「撥予公眾用地」由管理人不時公佈或發出的任何指引或指示。」



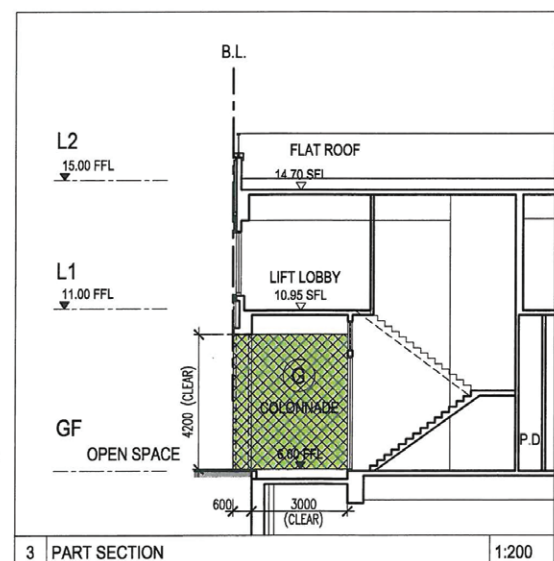
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B	82145.818	836869.204
C	821533.918	837007.647
D	821210.258	836723.280
E	821206.014	836723.505
F	821143.454	836797.834
G	821132.346	836792.761
H	821102.631	836763.863
J	821101.236	836666.772
K	821232.848	836897.514
N	821196.917	836738.555
P	821163.259	836705.823
Q	821149.315	836720.161
R	821182.973	836752.883
ARC CENTRE		
C-D	821233.255	836723.637
D-E	821185.260	8367230.47

GREEN CROSS-HATCHED BLACK
AREA TO BE DEDICATED TO SERVE
AS 24 HOURS PUBLIC PASSAGE AND
FORM PART OF COMMON AREA
UNDER DMC (AREA = 152.244 m²)

SIDE	DISTANCE IN METERS	BEARING	PT	CORNER MARKED BY
A-B	50.600	44° 12' 03"		
B-C	16.509	136° 07' 18"		
C-D	32.742	136° 16' 15"		
D-E	11.071	112° 32' 29"		
E-F	89.733	134° 12' 05"		
F-G	12.212	204° 32' 46"		
G-H	41.450	224° 12' 05"		
H-A	153.350	314° 12' 04"		

CURVE DATA

Arc CD = 36.434 m	Radius = 23.000 m	\angle = 90° 45' 45"
Arc DE = 11.339 m	Radius = 15.000 m	\angle = 43° 18' 38"



Rev.	Date	Amendment	Purpose
-	2016.07.28	FIRST ISSUE	FOR SUBMISSION

**I HEREBY CERTIFY
THE ACCURACY OF THIS PLAN
RONALD LIANG**

Dipl Tech (Arch) ARAIA RIBA HKIA AACA
Authorized Person (HK)
Registered Architect (HK)
Chartered Architect (AUS)

DRAWING IS PREPARED BASED ON
GENERAL BUILDING PLAN (REV.F) APPROVED ON
26 FEBRUARY 2016

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- No part of the drawing and the design contained herein may be reproduced without the prior written consent of the director of LWK & Partners (HK) Ltd.
- Do not take measurements directly from this drawing.
- Check and verify all dimensions on site.
- Read this drawing in conjunction with the specifications and all other related drawings.
- Notify the Architect immediately of any discrepancy found herein.

Client
Ace Dragon Development Limited

Project
Proposed Residential Development
at New Kowloon Inland
Lot No. 6516, Kai Tak, Kowloon

Drawing Title

DEDICATION PLAN
(GROUND FLOOR PLAN)

Job No.	Drawing No.	Revision No.
8026	A3	-
Scale	Date	CAD Ref.
A.S.	28 JUL 2016	8026DP01
Drawn	Checked	Approved
SCC	HC	KL

lwk&partners
a r c h i t e c t s

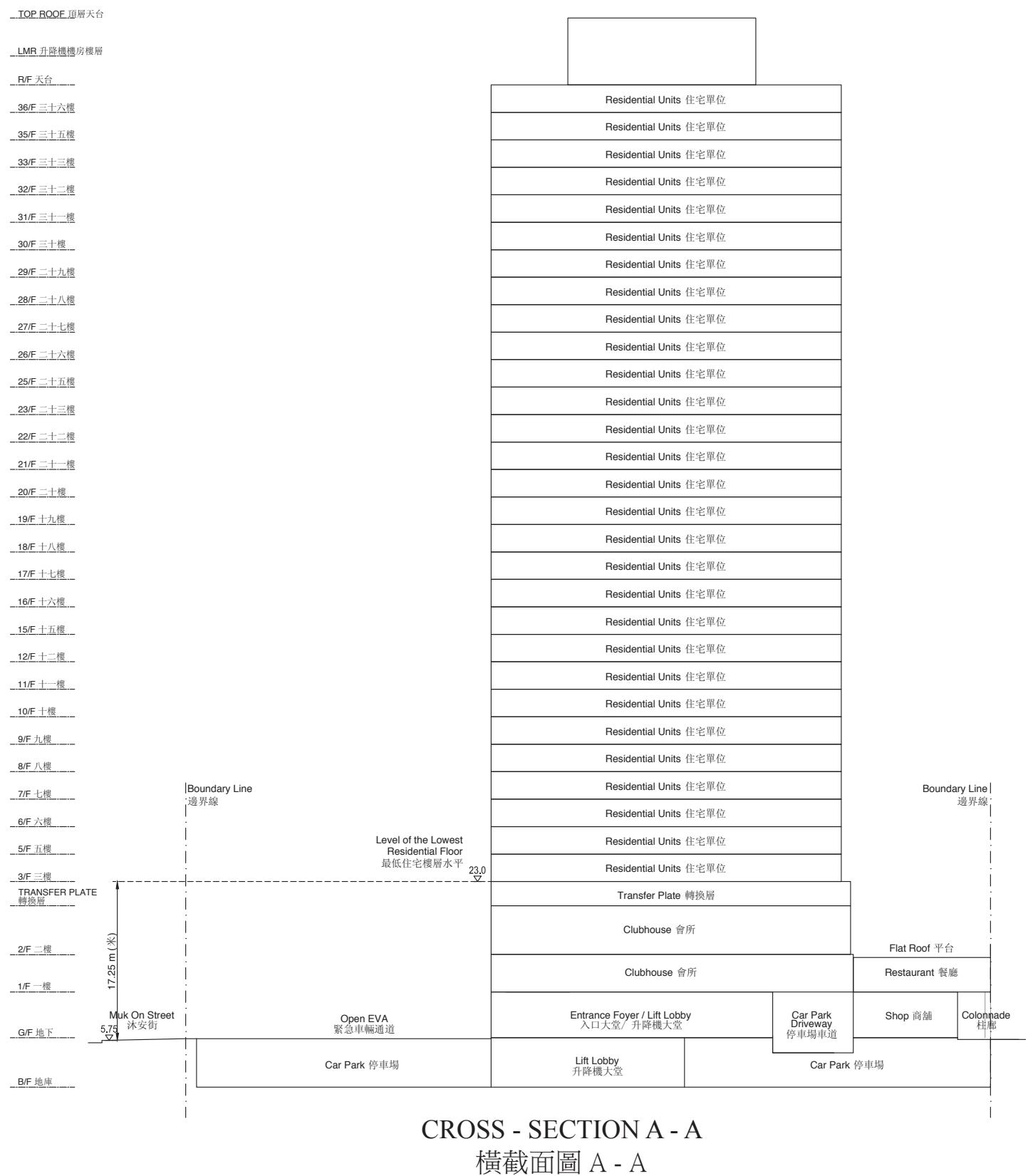
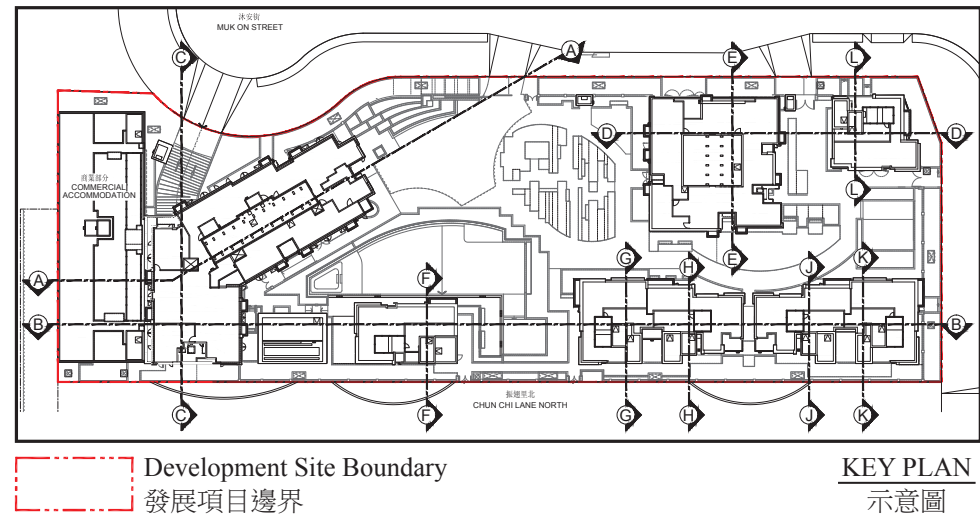
15/F, North Tower, World Finance Centre, Harbour City, Tsim Sha Tsui, Kowloon
T: 852-2574 1633 F: 852-2572 4908 E: lwk@lwkp.com
梁黃顥建築師(香港)事務所有限公司
九龍尖沙咀海港城環球金融中心北座15樓

18 | WARNING TO PURCHASERS

對買方的警告

1. The purchaser is hereby 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.
 2. 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.
 3. 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) that in the case of paragraph (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.
1. 現特此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。
 2. 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。
 3. 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(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。

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

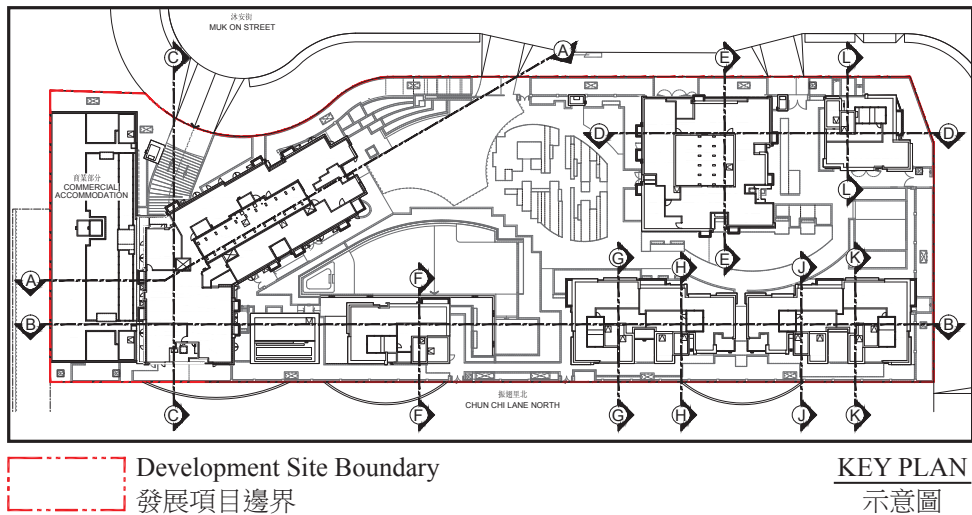


1. ▽ Height in metres above Hong Kong Principal Datum (HKPD).
2. The part of Muk On Street adjacent to the building is 5.75 metres above Hong Kong Principal Datum (HKPD).
3. — — — — Dotted line denotes the lowest residential floor of the building.

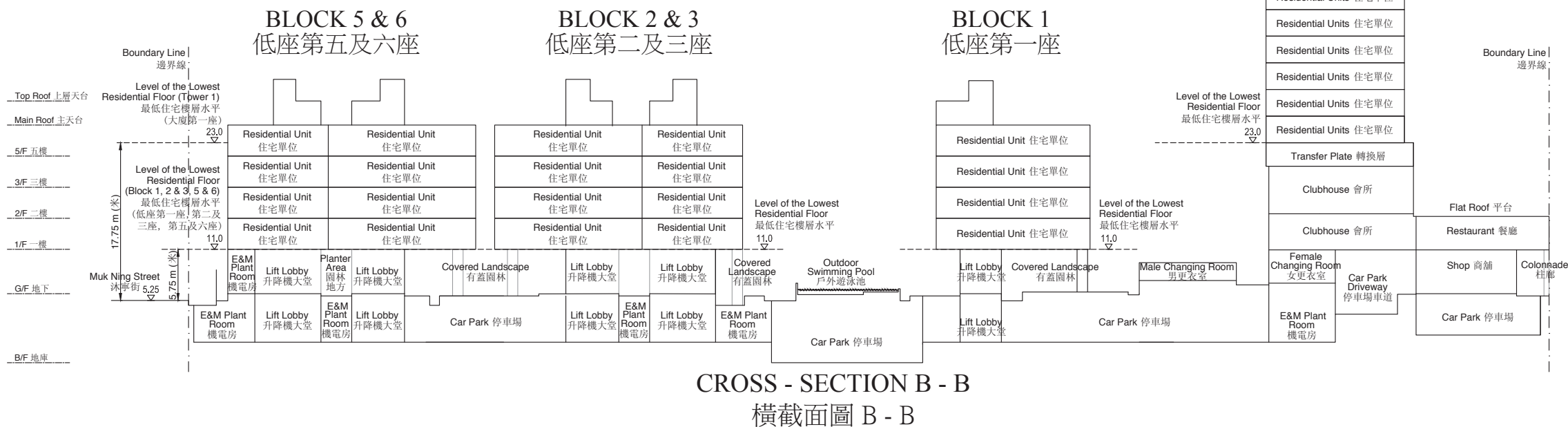
1. ▽ 香港主水平基準以上高度（米）。
2. 毗連建築物的一段沐安街為香港主水平基準以上5.75米。
3. ———— 虛線為該建築物最低住宅樓層水平。

19 | CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖



TOWER 1
大廈第一座

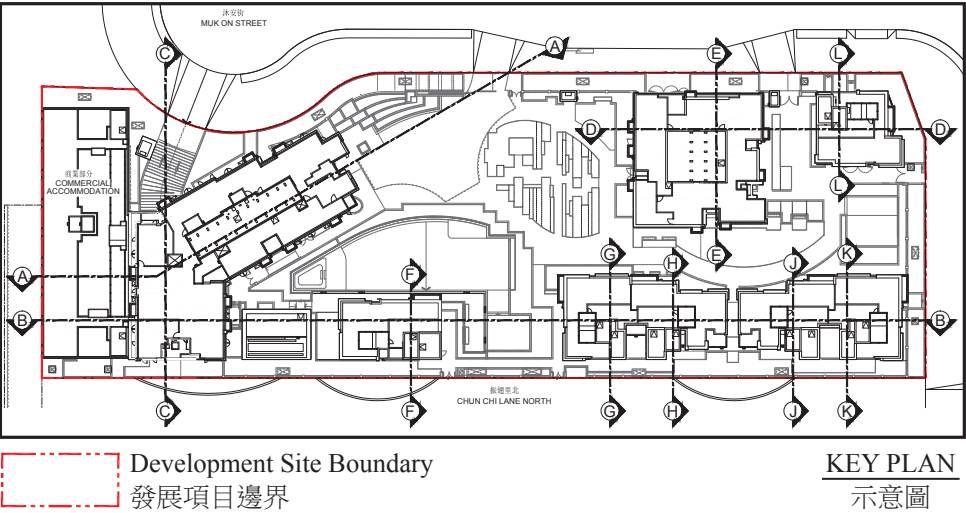


1. ▽ Height in metres above Hong Kong Principal Datum (HKPD).
2. The part of Muk Ning Street adjacent to the building is 5.25 metres above Hong Kong Principal Datum (HKPD).
3. - - - - - Dotted line denotes the lowest residential floor of the building.

1. ▽ 香港主水平基準以上高度（米）。
2. 毗連建築物的一段沐寧街為香港主水平基準以上5.25米。
3. - - - - - 虛線為該建築物最低住宅樓層水平。

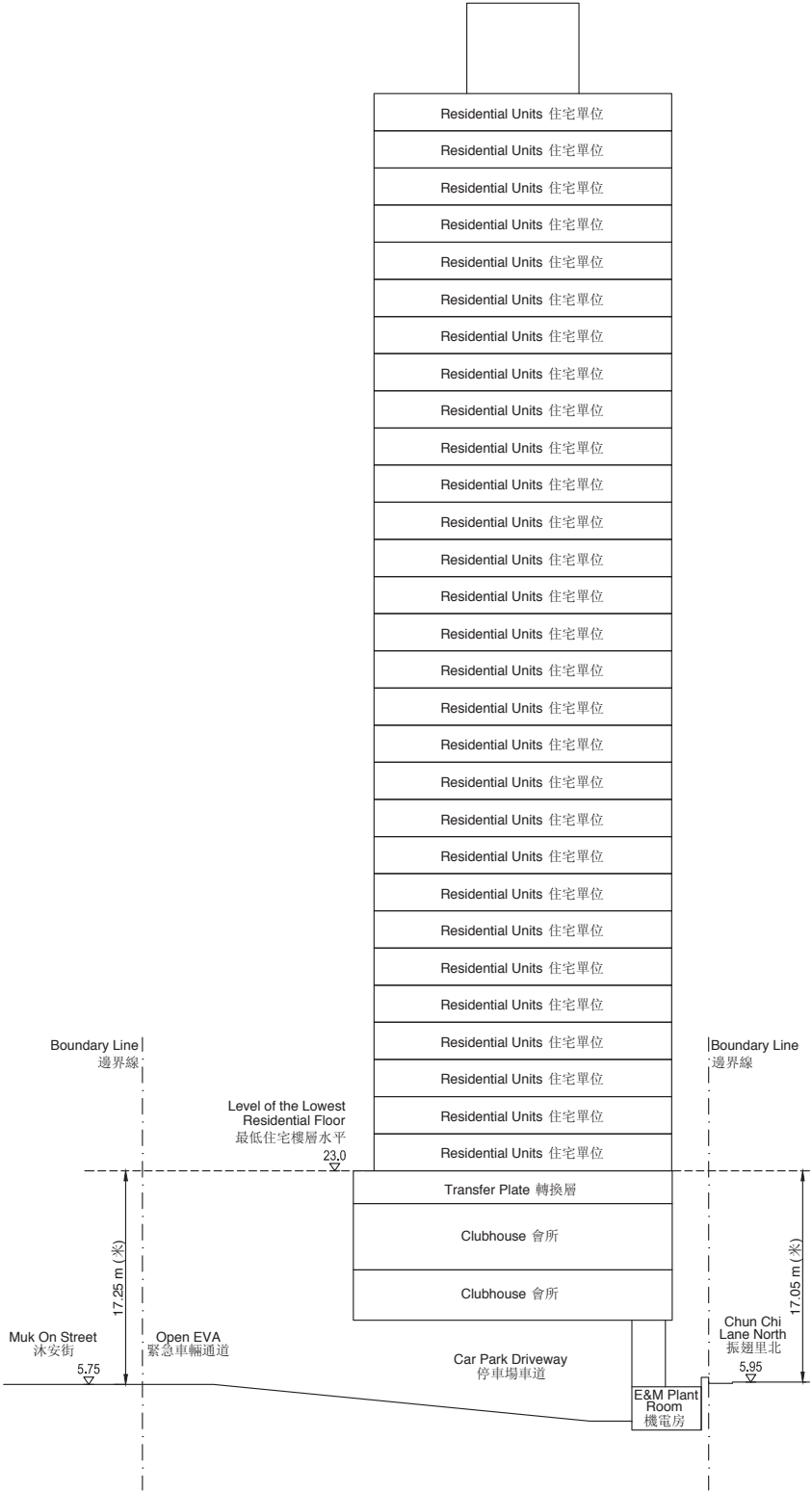
19

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



- TOP ROOF 頂層天台
- LMR 升降機機房樓層
- R/F 天台
- 36/F 三十六樓
- 35/F 三十五樓
- 33/F 三十三樓
- 32/F 三十二樓
- 31/F 三十一樓
- 30/F 三十樓
- 29/F 二十九樓
- 28/F 二十八樓
- 27/F 二十七樓
- 26/F 二十六樓
- 25/F 二十五樓
- 23/F 二十三樓
- 22/F 二十二樓
- 21/F 二十一樓
- 20/F 二十樓
- 19/F 十九樓
- 18/F 十八樓
- 17/F 十七樓
- 16/F 十六樓
- 15/F 十五樓
- 12/F 十二樓
- 11/F 十一樓
- 10/F 十樓
- 9/F 九樓
- 8/F 八樓
- 7/F 七樓
- 6/F 六樓
- 5/F 五樓
- 3/F 三樓
- TRANSFER PLATE 轉換層
- 2/F 二樓
- 1/F 一樓
- G/F 地下
- B/F 地庫

TOWER 1
大廈第一座

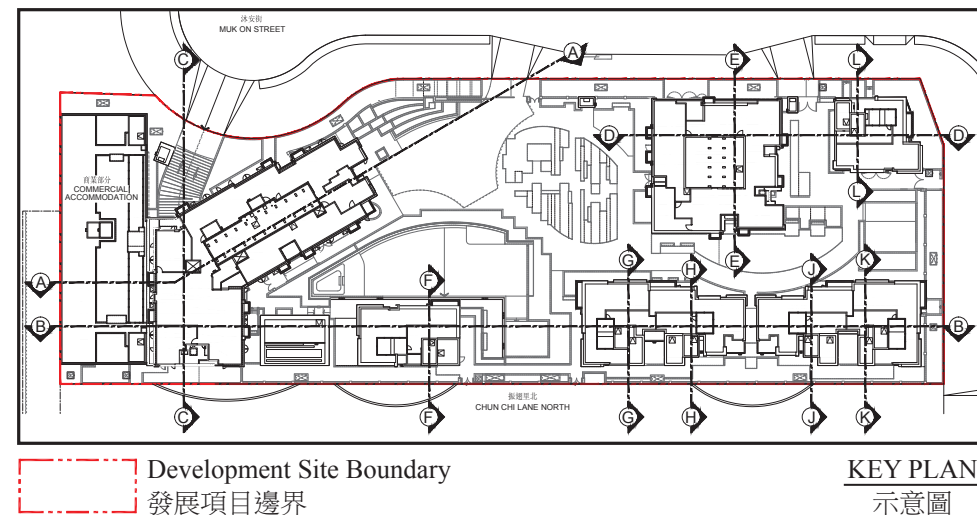


- ▽ Height in metres above Hong Kong Principal Datum (HKPD).
- The part of Muk On Street adjacent to the building is 5.75 metres above Hong Kong Principal Datum (HKPD).
- The part of Chun Chi Lane North adjacent to the building is 5.95 metres above Hong Kong Principal Datum (HKPD).
- Dotted line denotes the lowest residential floor of the building.

- ▽ 香港主水平基準以上高度（米）。
- 毗連建築物的一段沐安街為香港主水平基準以上5.75米。
- 毗連建築物的一段振翅里北為香港主水平基準以上5.95米。
- 虛線為該建築物最低住宅樓層水平。

19 | CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

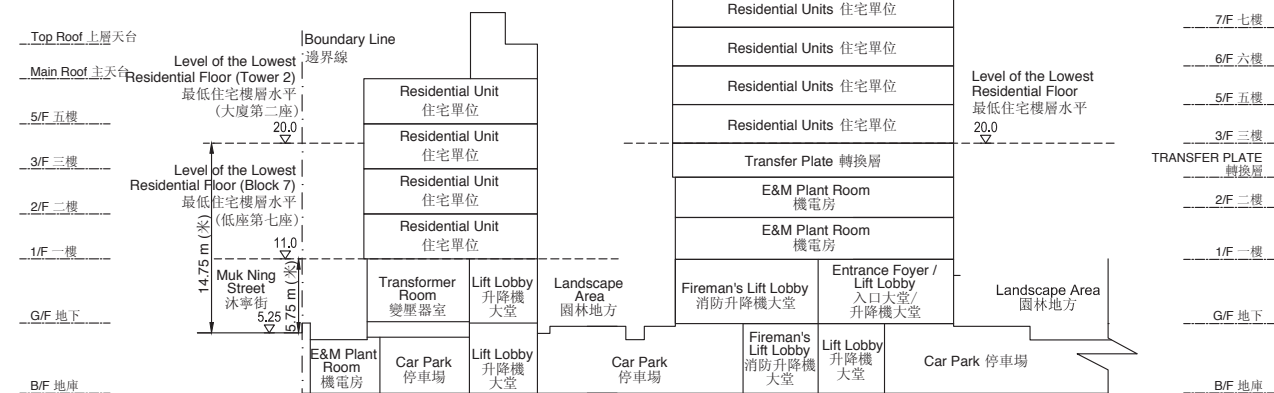
發展項目中的建築物的橫截面圖



TOWER 2 大廈第二座



Block 7 低座第七座



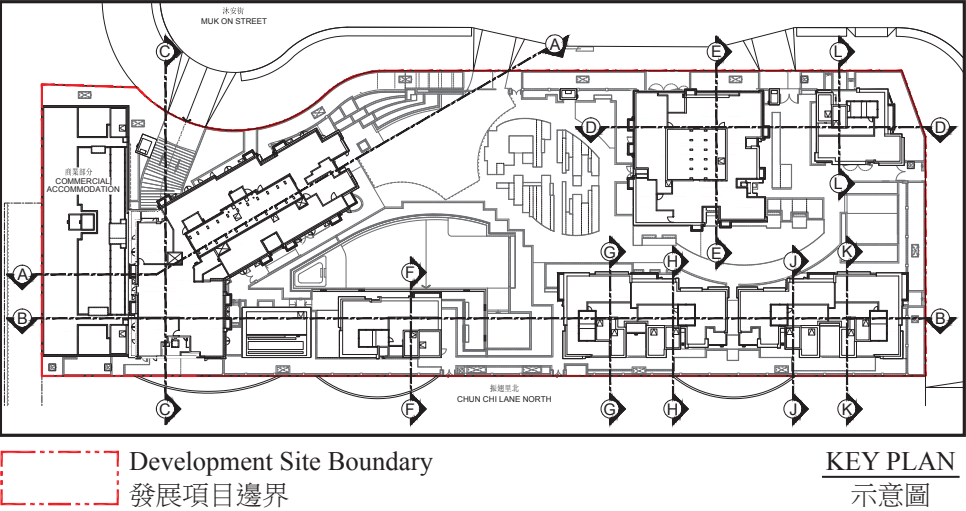
CROSS - SECTION D - D 橫截面圖 D - D

- ▽ Height in metres above Hong Kong Principal Datum (HKPD).
- The part of Muk Ning Street adjacent to the building is 5.25 metres above Hong Kong Principal Datum (HKPD).
- Dotted line denotes the lowest residential floor of the building.

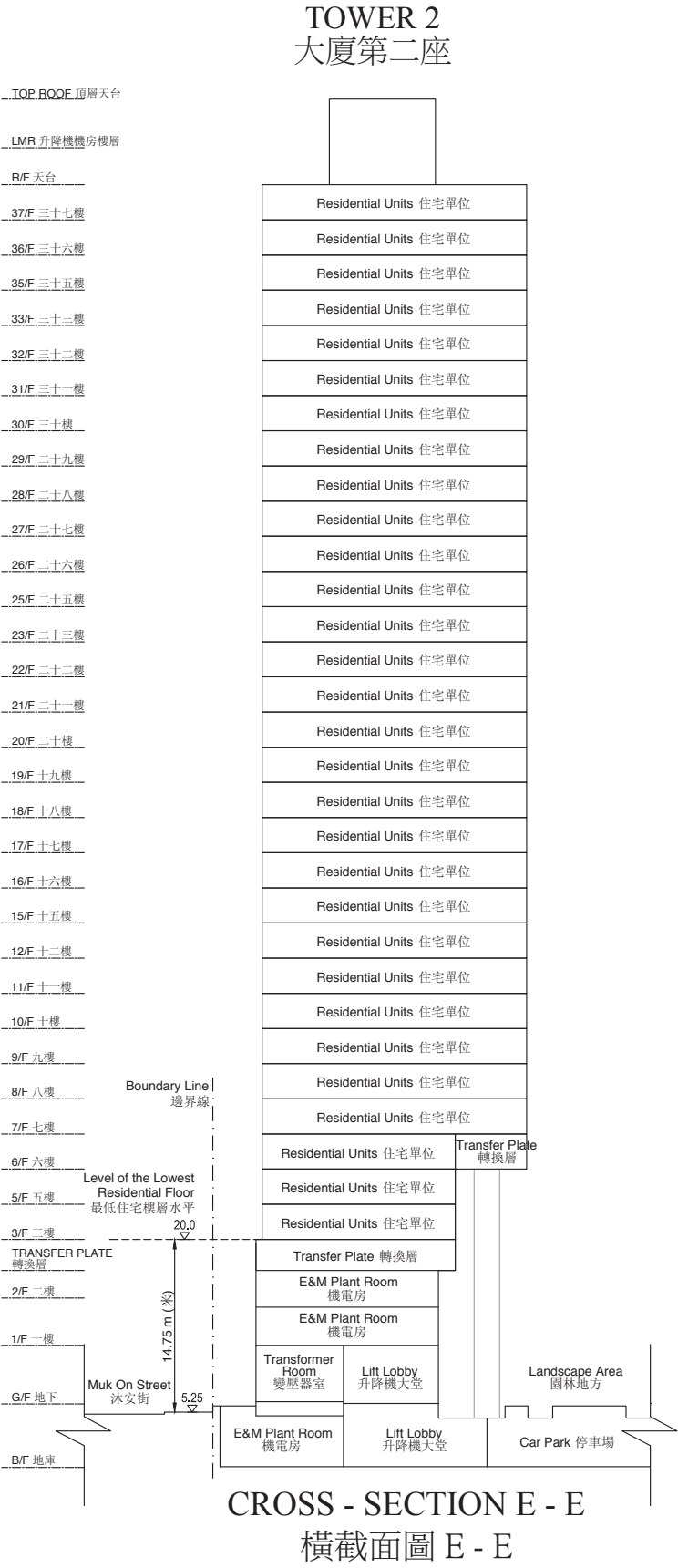
- ▽ 香港主水平基準以上高度（米）。
- 毗連建築物的一段沐寧街為香港主水平基準以上5.25米。
- 虛線為該建築物最低住宅樓層水平。

19

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



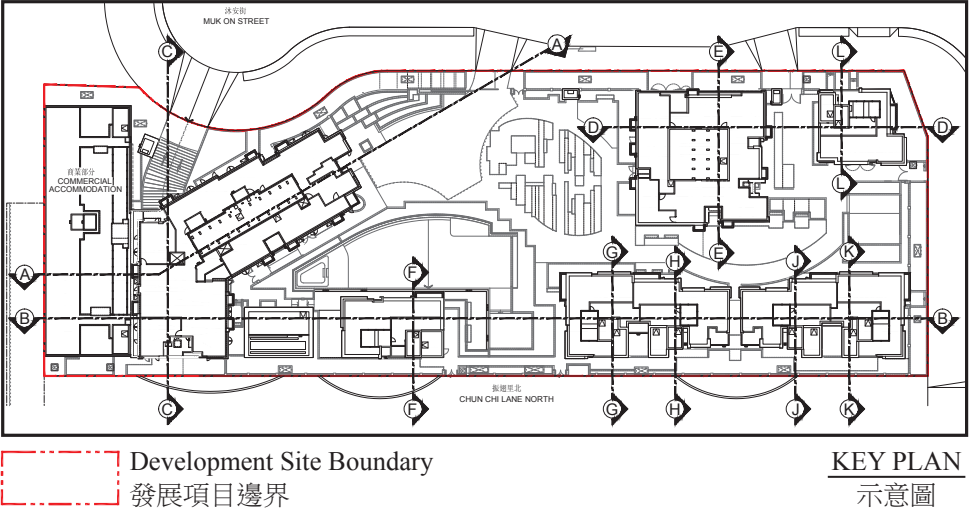
- ▽ Height in metres above Hong Kong Principal Datum (HKPD).
- The part of Muk On Street adjacent to the building is 5.25 metres above Hong Kong Principal Datum (HKPD).
- Dotted line denotes the lowest residential floor of the building.



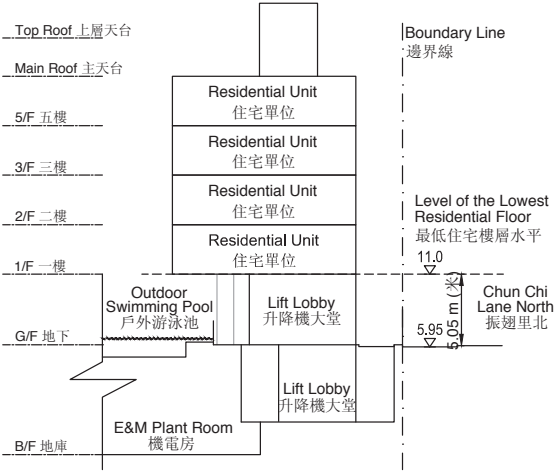
- ▽ 香港主水平基準以上高度（米）。
- 毗連建築物的一段沐安街為香港主水平基準以上5.25米。
- 虛線為該建築物最低住宅樓層水平。

19

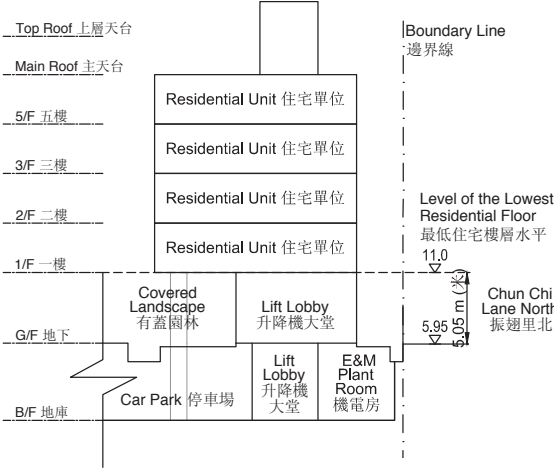
CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT
發展項目中的建築物的橫截面圖



BLOCK 1
低座第一座



BLOCK 2
低座第二座

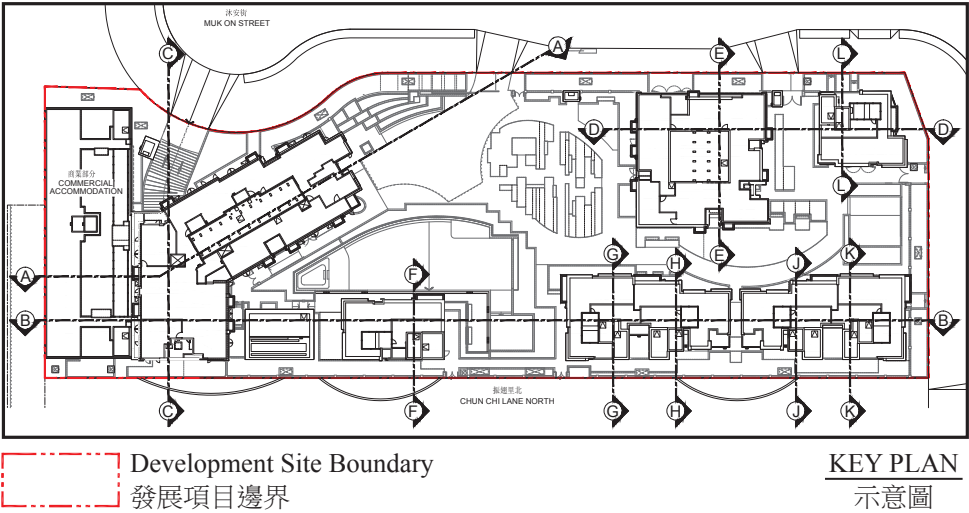


1. ▽ Height in metres above Hong Kong Principal Datum (HKPD).
2. The part of Chun Chi Lane North adjacent to the building is 5.95 metres above Hong Kong Principal Datum (HKPD).
3. - - - - - Dotted line denotes the lowest residential floor of the building.

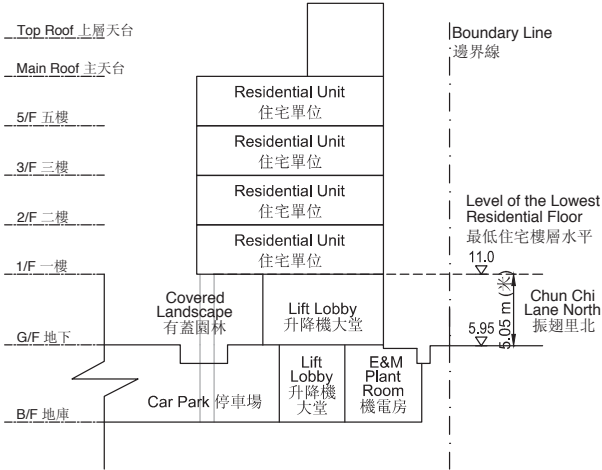
1. ▽ 香港主水平基準以上高度（米）。
2. 毗連建築物的一段振翅里北為香港主水平基準以上5.95米。
3. - - - - - 虛線為該建築物最低住宅樓層水平。

1. ▽ Height in metres above Hong Kong Principal Datum (HKPD).
2. The part of Chun Chi Lane North adjacent to the building is 5.95 metres above Hong Kong Principal Datum (HKPD).
3. - - - - - Dotted line denotes the lowest residential floor of the building.

1. ▽ 香港主水平基準以上高度（米）。
2. 毗連建築物的一段振翅里北為香港主水平基準以上5.95米。
3. - - - - - 虛線為該建築物最低住宅樓層水平。

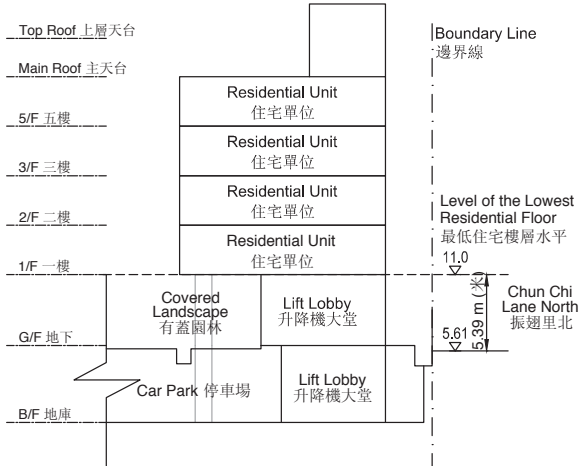


BLOCK 3
低座第三座



CROSS - SECTION H - H
橫截面圖 H - H

BLOCK 5
低座第五座



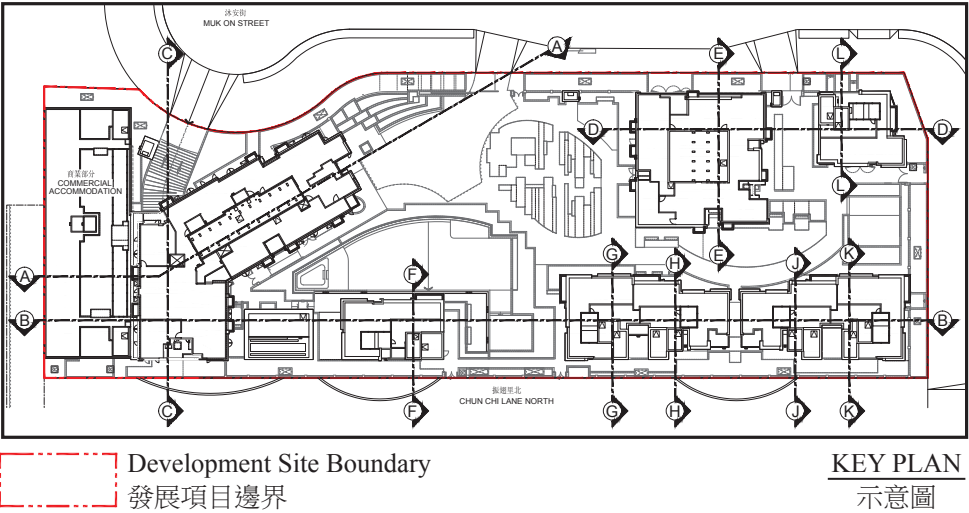
CROSS - SECTION J - J
橫截面圖 J - J

1. ▽ Height in metres above Hong Kong Principal Datum (HKPD).
2. The part of Chun Chi Lane North adjacent to the building is 5.95 metres above Hong Kong Principal Datum (HKPD).
3. - - - - - Dotted line denotes the lowest residential floor of the building.

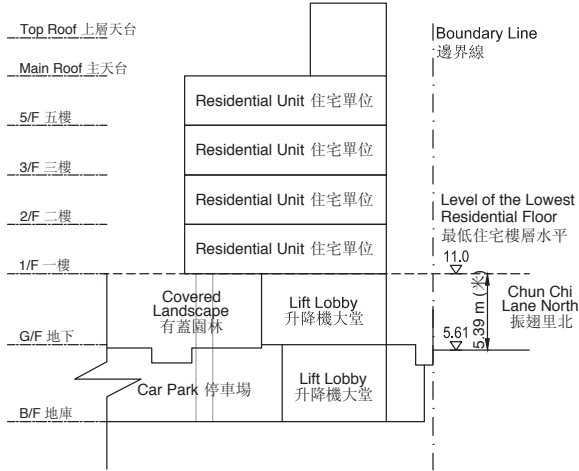
1. ▽ 香港主水平基準以上高度（米）。
2. 毗連建築物的一段振翅里北為香港主水平基準以上5.95米。
3. - - - - - 虛線為該建築物最低住宅樓層水平。

1. ▽ Height in metres above Hong Kong Principal Datum (HKPD).
2. The part of Chun Chi Lane North adjacent to the building is 5.61 metres above Hong Kong Principal Datum (HKPD).
3. - - - - - Dotted line denotes the lowest residential floor of the building.

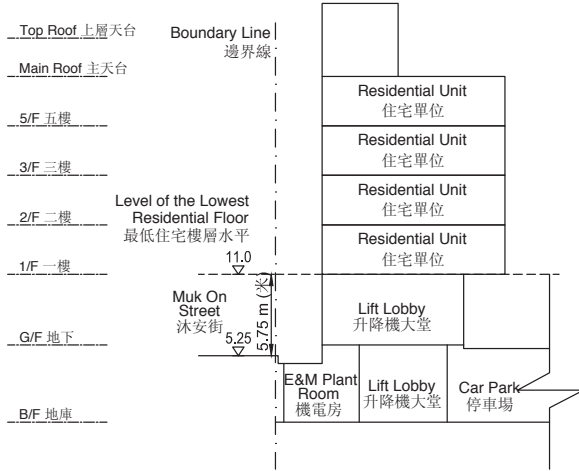
1. ▽ 香港主水平基準以上高度（米）。
2. 毗連建築物的一段振翅里北為香港主水平基準以上5.61米。
3. - - - - - 虛線為該建築物最低住宅樓層水平。



BLOCK 6
低座第六座



BLOCK 7
低座第七座



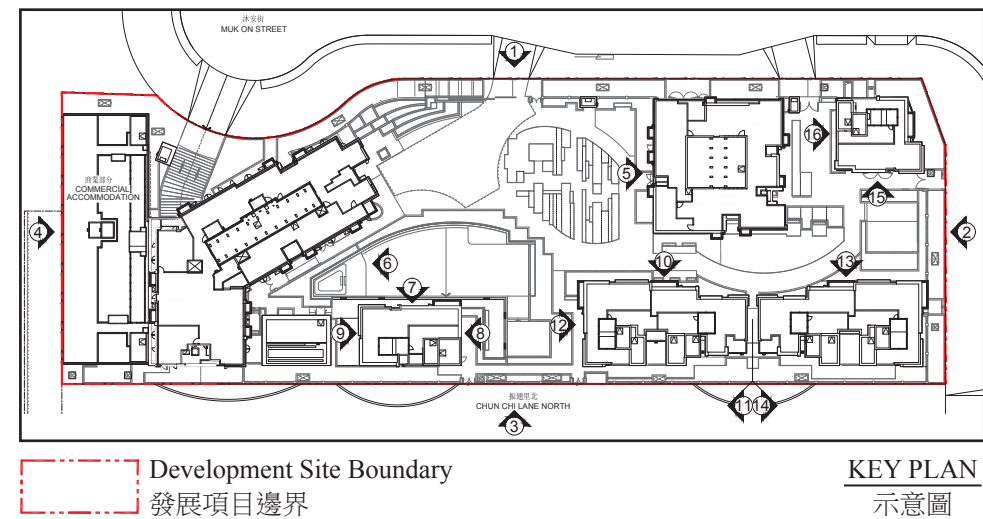
1. ▽ Height in metres above Hong Kong Principal Datum (HKPD).
2. The part of Chun Chi Lane North adjacent to the building is 5.61 metres above Hong Kong Principal Datum (HKPD).
3. - - - - - Dotted line denotes the lowest residential floor of the building.

1. ▽ 香港主水平基準以上高度（米）。
2. 毗連建築物的一段振翅里北為香港主水平基準以上5.61米。
3. - - - - - 虛線為該建築物最低住宅樓層水平。

1. ▽ Height in metres above Hong Kong Principal Datum (HKPD).
2. The part of Muk On Street adjacent to the building is about 5.25 metres above Hong Kong Principal Datum (HKPD).
3. - - - - - Dotted line denotes the lowest residential floor of the building.

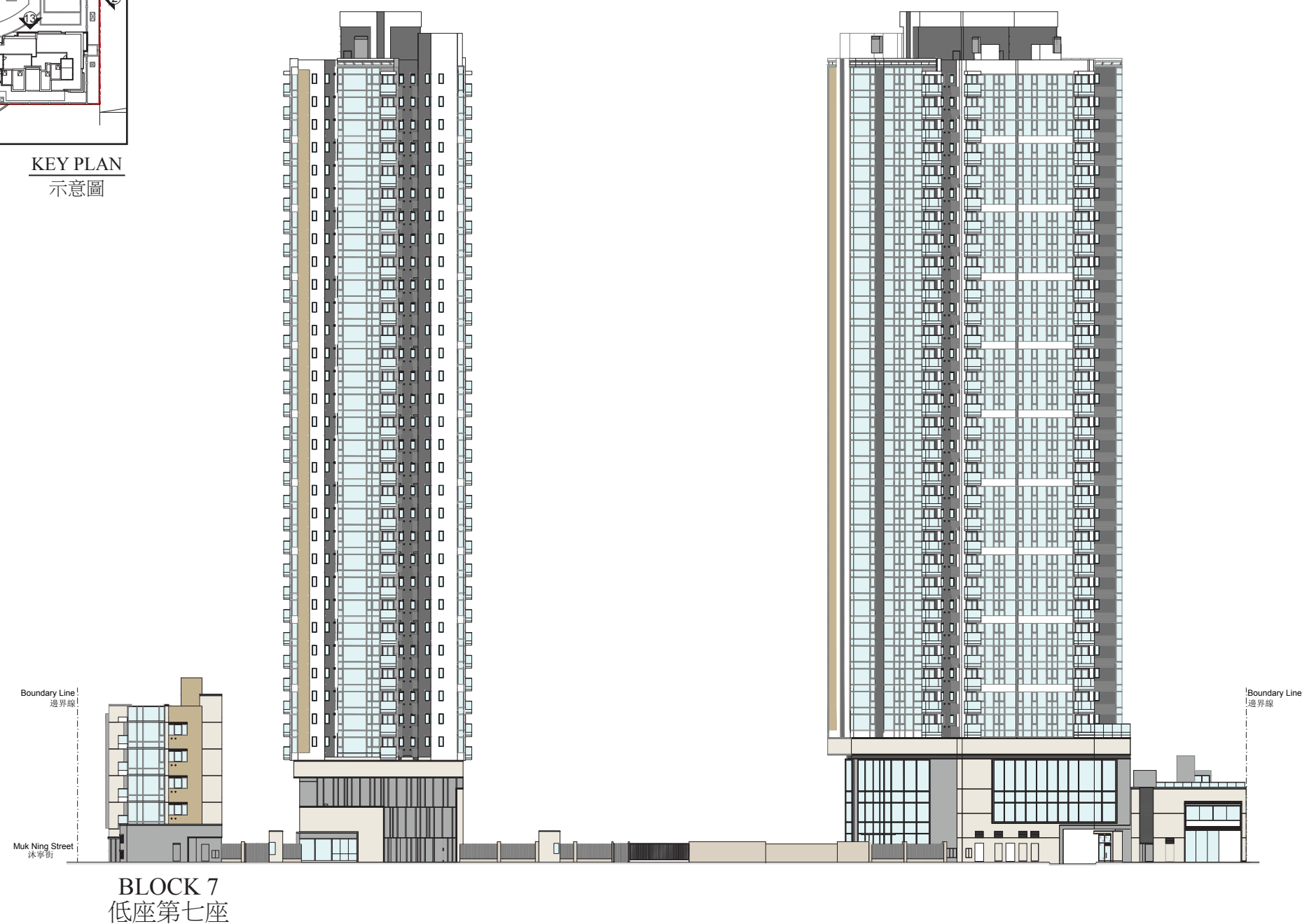
1. ▽ 香港主水平基準以上高度（米）。
2. 毗連建築物的一段沐安街為香港主水平基準以上5.25米。
3. - - - - - 虛線為該建築物最低住宅樓層水平。

20 | ELEVATION PLAN 立面圖



TOWER 2
大廈第二座

TOWER 1
大廈第一座

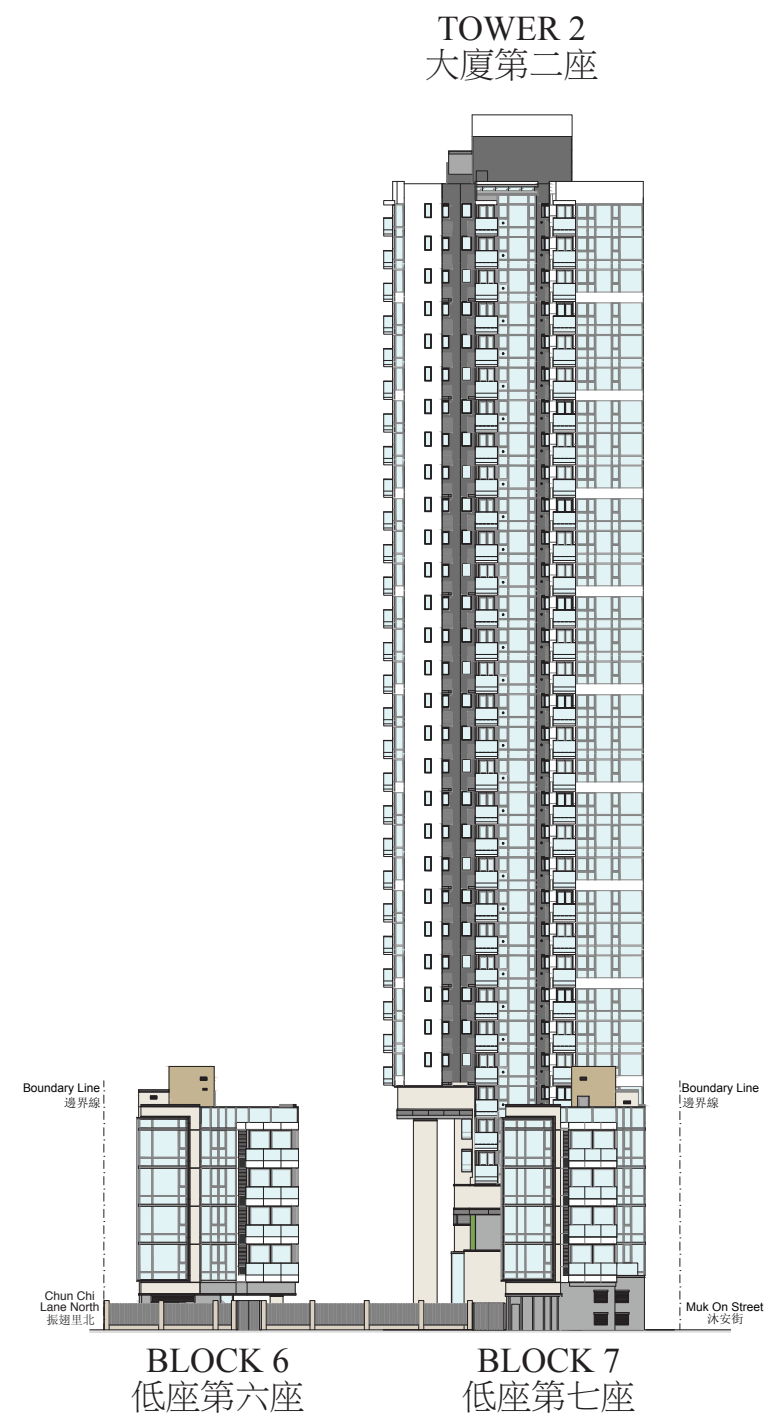
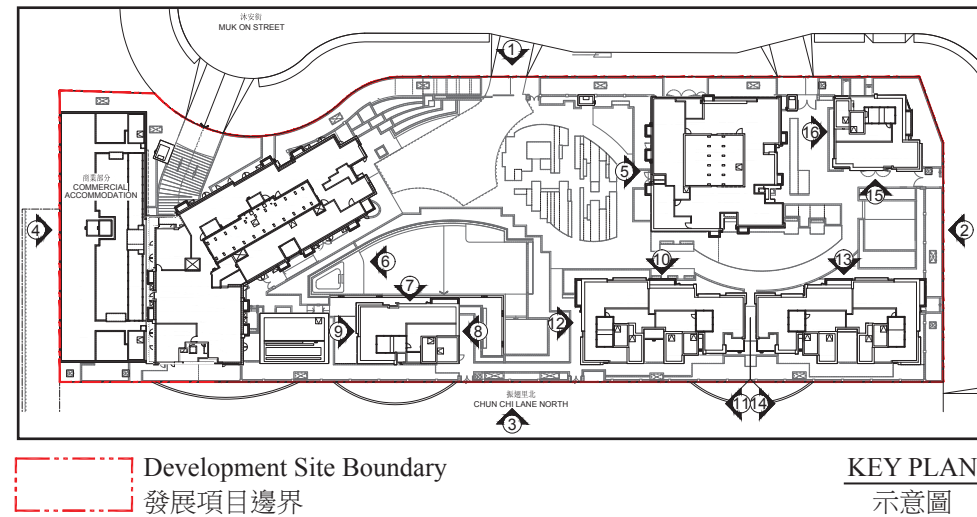


ELEVATION PLAN 1
立面圖 1

It has been certified by the Authorized Person for the Development that the above elevations:
(a) are prepared on the basis of the approved building plans for the Development as of 17 March 2017; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明該等立面：
(a) 以2017年3月17日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

20 | ELEVATION PLAN 立面圖

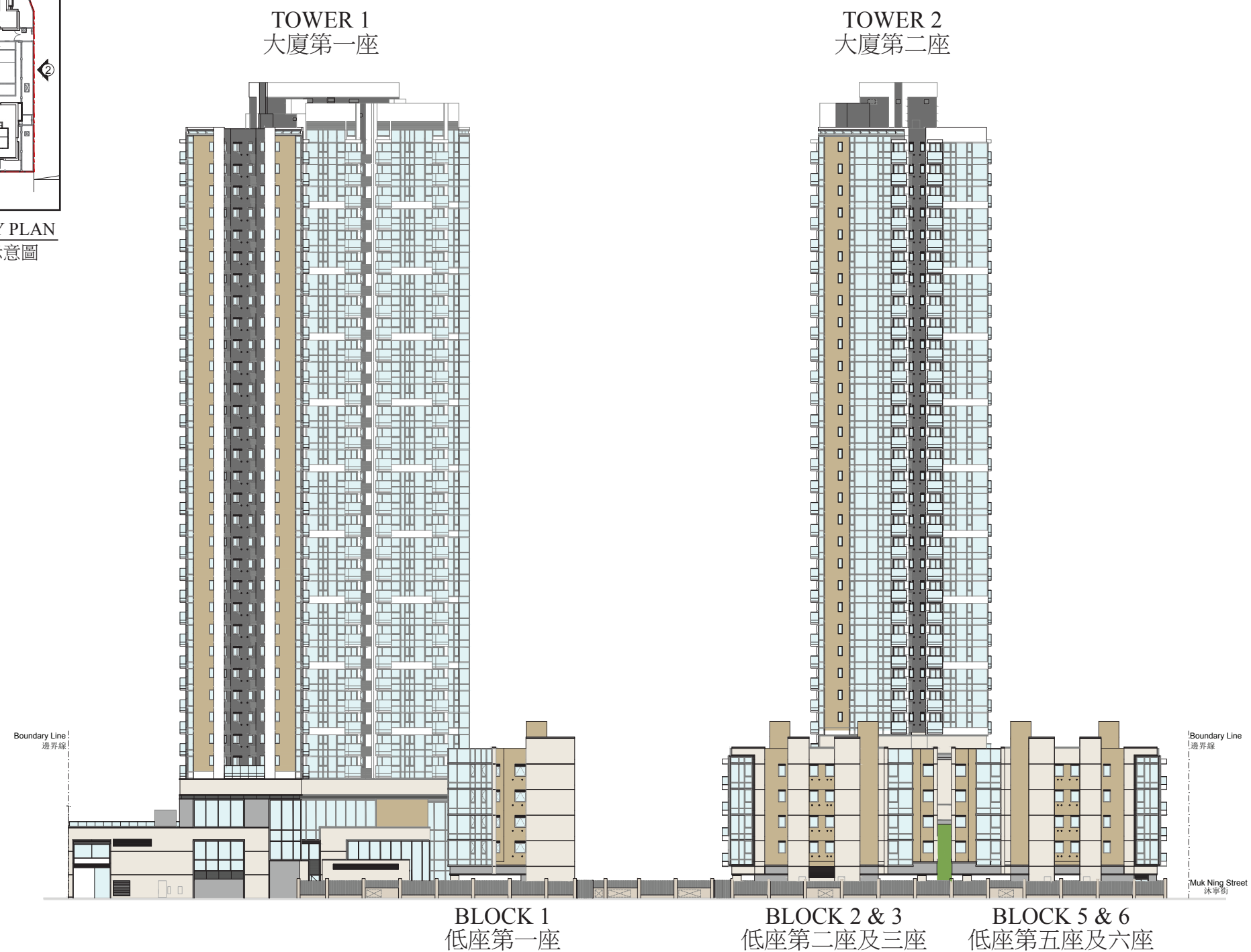
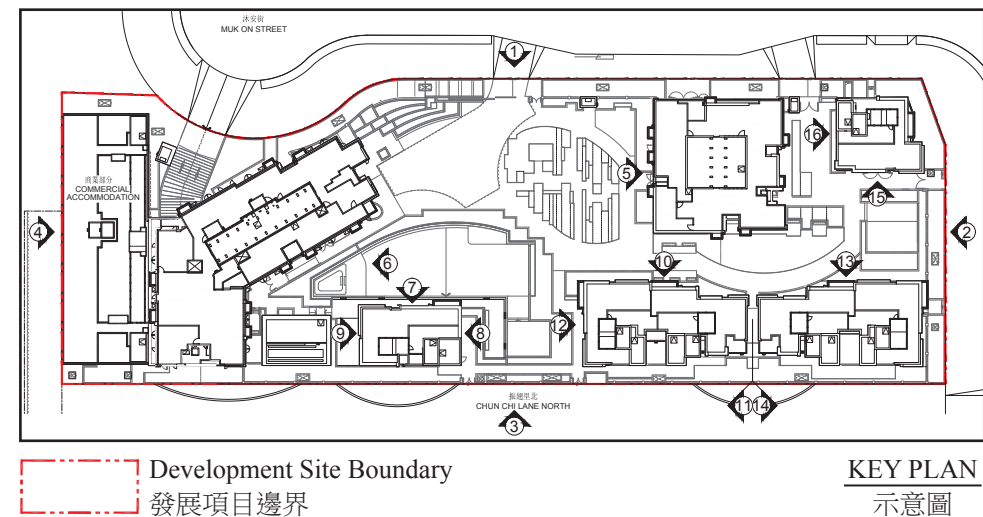


ELEVATION PLAN 2
立面圖 2

It has been certified by the Authorized Person for the Development that the above elevations:
(a) are prepared on the basis of the approved building plans for the Development as of 17 March 2017; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明該等立面：
(a) 以2017年3月17日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

20 | ELEVATION PLAN 立面圖

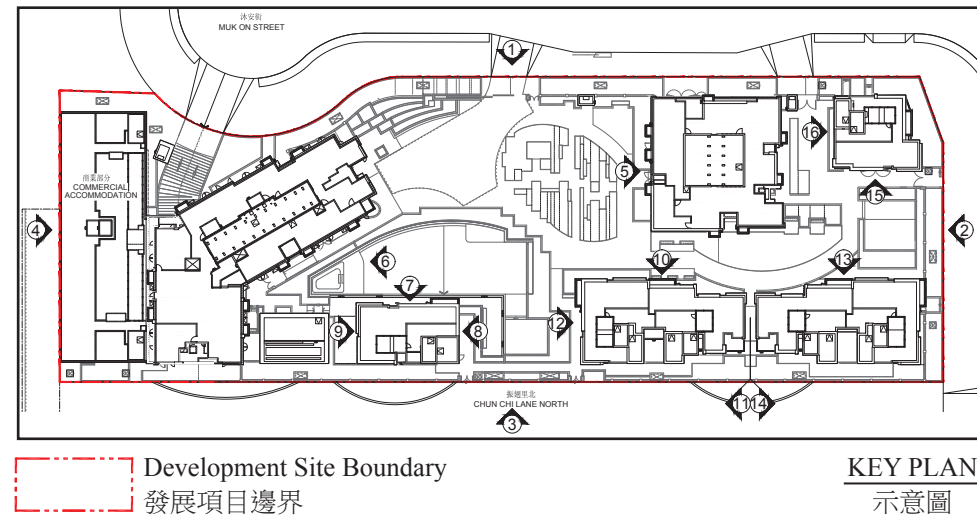


ELEVATION PLAN 3
立面圖 3

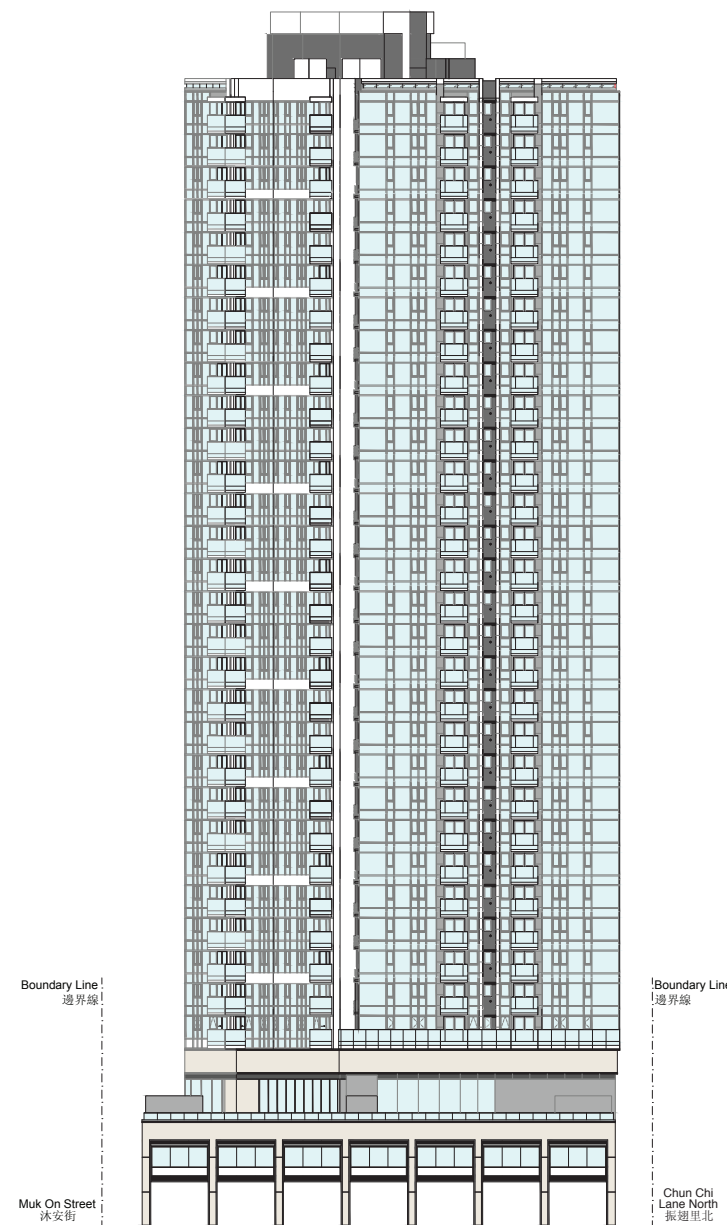
It has been certified by the Authorized Person for the Development that the above elevations:
(a) are prepared on the basis of the approved building plans for the Development as of 17 March 2017; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明該等立面：
(a) 以2017年3月17日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

20 | ELEVATION PLAN 立面圖



TOWER 1
大廈第一座

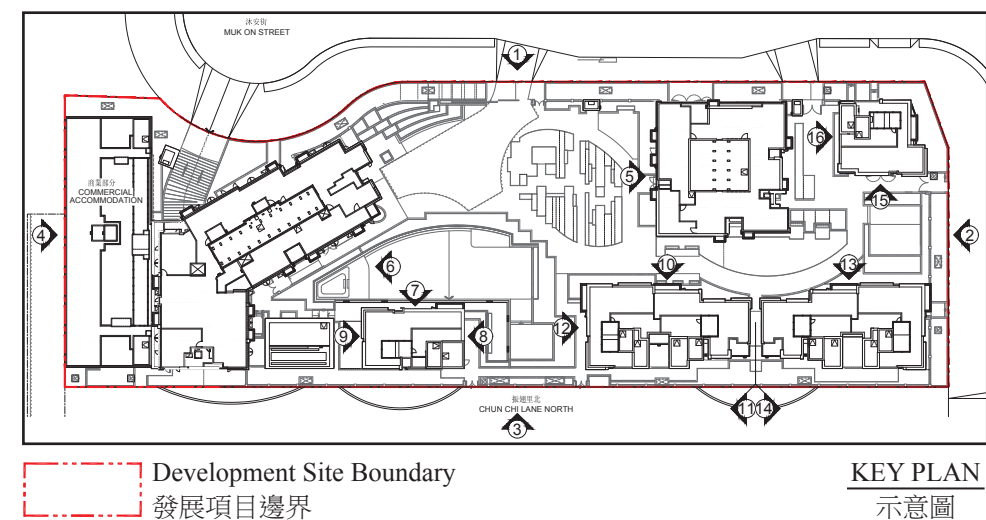


ELEVATION PLAN 4
立面圖 4

It has been certified by the Authorized Person for the Development that the above elevations:
(a) are prepared on the basis of the approved building plans for the Development as of 17 March 2017; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明該等立面：
(a) 以2017年3月17日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

20 | ELEVATION PLAN 立面圖

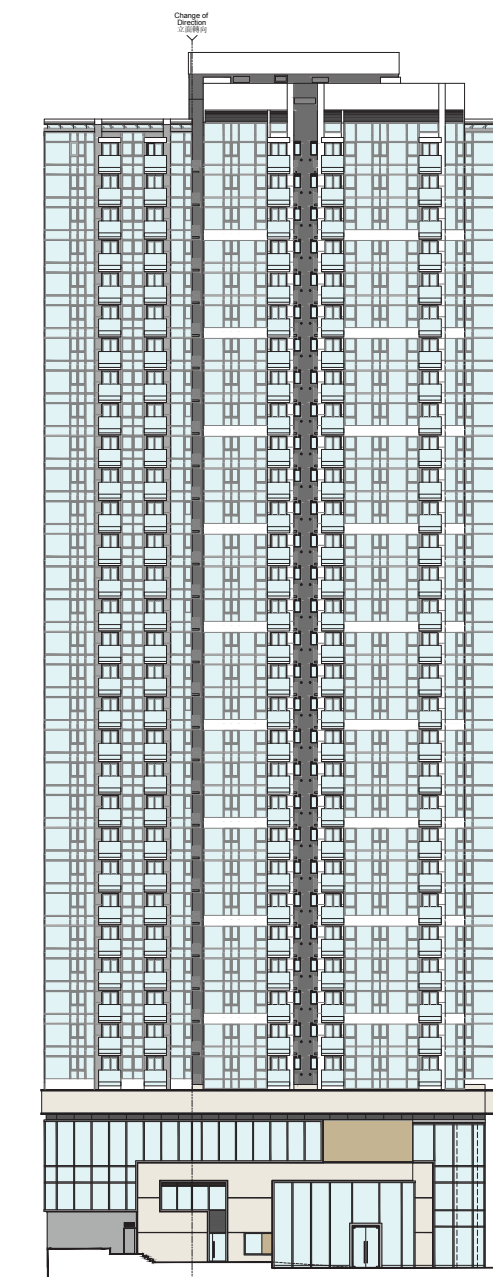


TOWER 2
大廈第二座



ELEVATION PLAN 5
立面圖 5

TOWER 1
大廈第一座

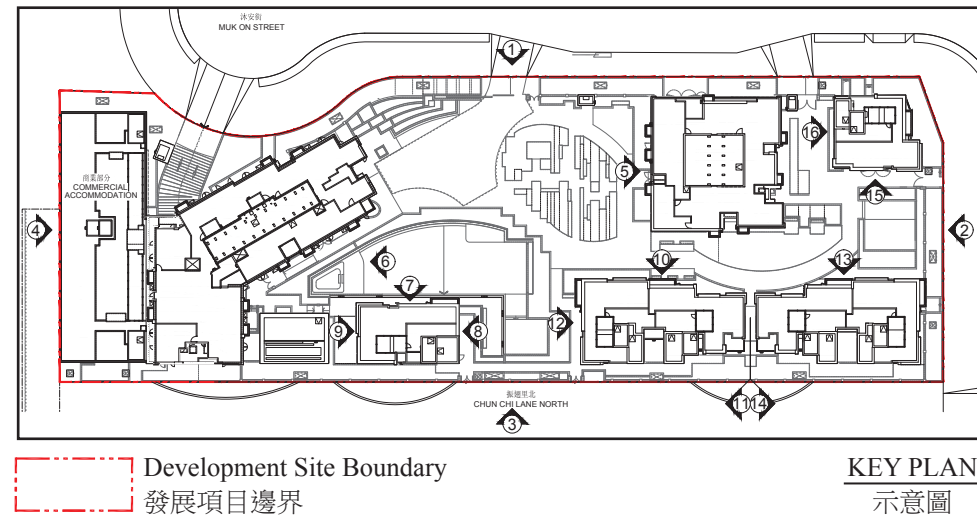


ELEVATION PLAN 6
立面圖 6

It has been certified by the Authorized Person for the Development that the above elevations:
(a) are prepared on the basis of the approved building plans for the Development as of 17 March 2017; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明該等立面：
(a) 以2017年3月17日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

20 | ELEVATION PLAN 立面圖

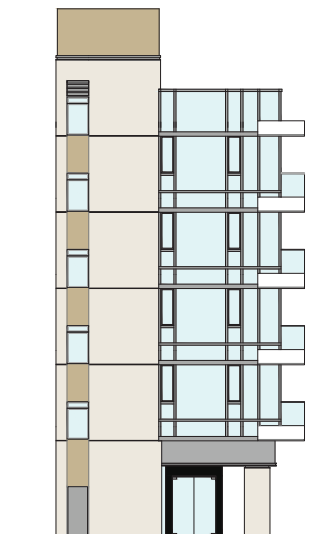


BLOCK 1
低座第一座



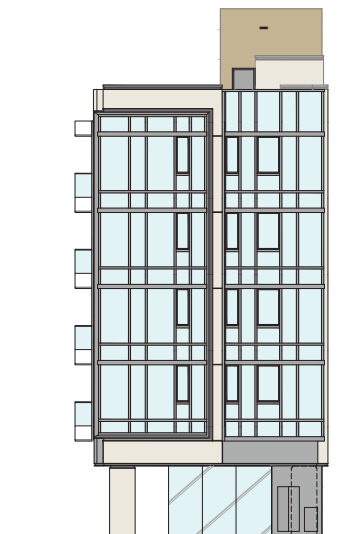
ELEVATION PLAN 7
立面圖 7

BLOCK 1
低座第一座



ELEVATION PLAN 8
立面圖 8

BLOCK 1
低座第一座

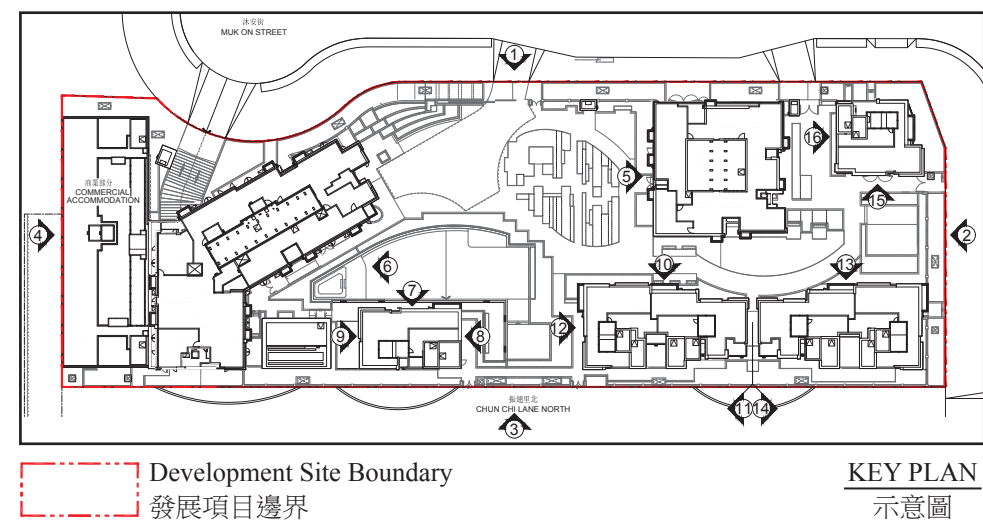


ELEVATION PLAN 9
立面圖 9

It has been certified by the Authorized Person for the Development that the above elevations:
(a) are prepared on the basis of the approved building plans for the Development as of 17 March 2017; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明該等立面：
(a) 以2017年3月17日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

20 | ELEVATION PLAN 立面圖

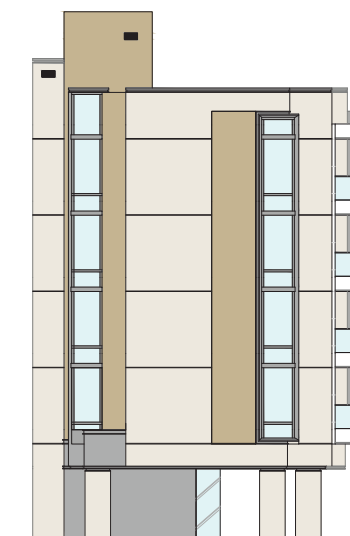


BLOCK 2 & 3
低座第二座及三座



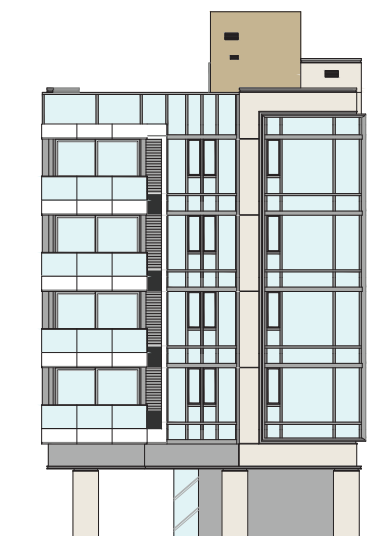
ELEVATION PLAN 10
立面圖 10

BLOCK 3
低座第三座



ELEVATION PLAN 11
立面圖 11

BLOCK 2
低座第二座

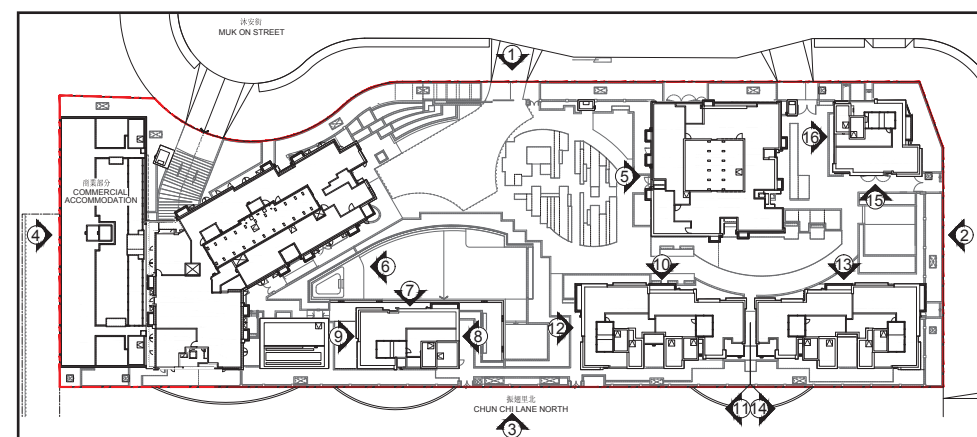


ELEVATION PLAN 12
立面圖 12

It has been certified by the Authorized Person for the Development that the above elevations:
(a) are prepared on the basis of the approved building plans for the Development as of 17 March 2017; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明該等立面：
(a) 以2017年3月17日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

20 | ELEVATION PLAN 立面圖



Development Site Boundary
發展項目邊界

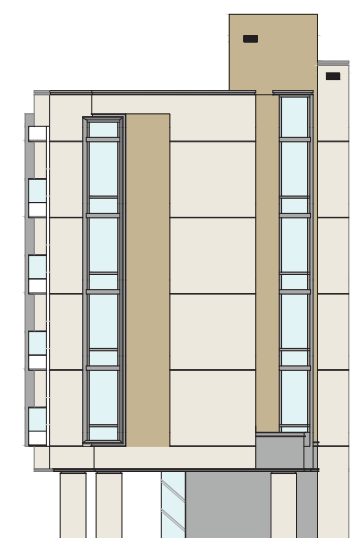
KEY PLAN
示意圖

BLOCK 5 & 6
低座第五座及六座



ELEVATION PLAN 13
立面圖 13

BLOCK 5
低座第五座

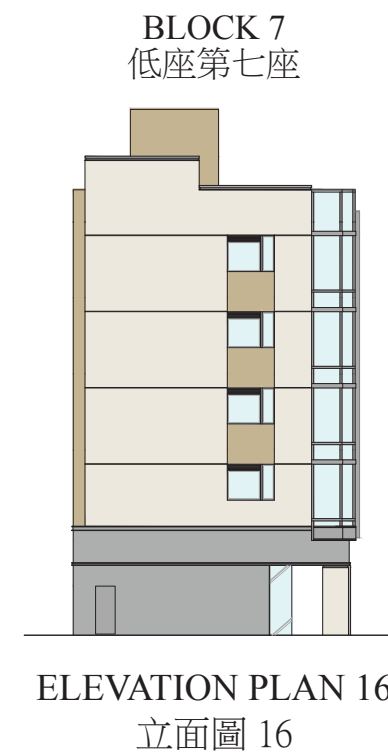
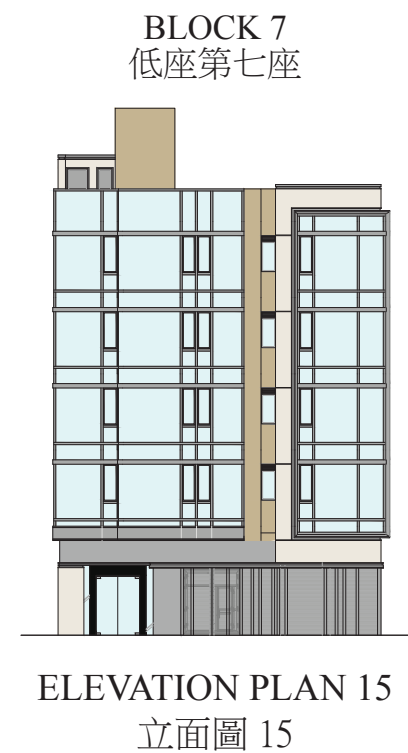
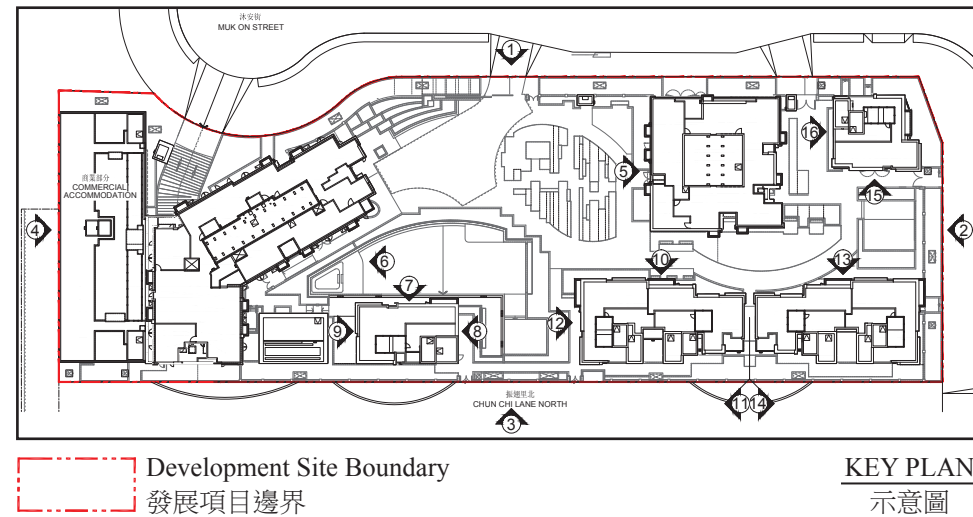


ELEVATION PLAN 14
立面圖 14

It has been certified by the Authorized Person for the Development that the above elevations:
(a) are prepared on the basis of the approved building plans for the Development as of 17 March 2017; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明該等立面：
(a) 以2017年3月17日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

20 | ELEVATION PLAN 立面圖



It has been certified by the Authorized Person for the Development that the above elevations:
(a) are prepared on the basis of the approved building plans for the Development as of 17 March 2017; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明該等立面：
(a) 以2017年3月17日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

21

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 有蓋面積 sq. m. 平方米 (sq. ft. 平方呎)	Uncovered Area 無蓋面積 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)	1,572.226 (16,923)	525.692 (5,659)
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	496.339 (5,343)
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)	822.523 (8,854)	3,900.420 (41,984)

Note 附註:
Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest square feet.
以平方呎列出的面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。

22

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

閱覽圖則及公契

1. The address of the website on which copy of the Outline Zoning Plans relating to the Development is available is:
www.ozp.tpb.gov.hk.

2. A copy of the latest draft of the deed of mutual covenant in respect of the Development as at the date on which the residential properties are offered to be sold is available for inspection free of charge at the place at which the residential properties are offered to be sold.
1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 www.ozp.tpb.gov.hk。

2. 發展項目的公契於該住宅物業提供出售日期的最新擬稿的文本將存放在該住宅物業的售樓處，以供免費閱覽。

23

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

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the Development, lifts or appliances of the comparable quality will be installed.

1. Exterior Finishes		
Item	Description	
(a)	External Wall	<u>For Tower 1 and 2</u> External Wall is finished with ceramic tiles, aluminium cladding, aluminium grille and curtain wall. External Wall of Podium is finished with ceramic tiles, aluminium cladding, aluminium grille, curtain wall and natural stone cladding. <u>For Block 1, 2, 3, 5, 6 and 7</u> External Wall is finished with ceramic tiles, aluminium cladding, aluminium grille, curtain wall and natural stone cladding.
(b)	Window	Curtain wall aluminium frames in fluorocarbon coating fitted with Insulated-Glass-Unit (IGU) for all windows in Living Room, Dining Room, Bedroom 1, Bedroom 2 (if any) and Master Bedroom, except the following units. One of the windows in Master Bedroom of the following units are fitted with aluminium window frame in fluorocarbon coating and clear glass:- - Unit A, G, H and J of Tower 1 - Unit A, C, E and G of Tower 2 For the following locations, aluminium window frame in fluorocarbon coating and obscure glass are provided:- - One of the windows in Master Bedroom of Unit F of Tower 1 - Bathroom (if windows are provided) of all units For the following locations, aluminium window frame in fluorocarbon coating fitted with clear glass are provided:- - Bedroom 2, Unit G of Tower 1 - Bedroom 2, Unit A of Tower 2 - Bedroom 2, Unit C of Tower 2 - Kitchen (if windows are provided) of all units - Store of all units of Block 1 - Bedroom 1, all units of Block 7
(c)	Bay Window	Not Applicable.
(d)	Planter	Not Applicable.
(e)	Verandah or Balcony	Balcony is fitted with clear tempered glass balustrade with aluminium top rail. Wall is finished with ceramic tiles (applicable to Unit H of Tower 2 only). Floor is finished with artificial timber decks. Ceiling is fitted with aluminium panel in fluorocarbon coating and finished with emulsion paint. All balconies are covered. No verandah.
(f)	Drying Facilities for Clothing	Not Applicable.

2. Interior Finishes		
Item	Description	
(a)	Lobby	Residential Entrance Lobby Wall is finished with natural stone, timber, timber veneer, decorative mirror, stainless steel and glass panel where exposed. Floor is finished with natural stone. <u>For Tower 1 and 2, Block 3, 5 and 7</u> Ceiling is fitted with timber veneer and gypsum board false ceiling and finished with emulsion paint. <u>For Block 1, 2 and 6</u> Ceiling is fitted with gypsum board false ceiling and finished with emulsion paint. Residential Floor Lift Lobby <u>For Tower 1 and 2</u> Wall is finished with porcelain tile, plastic laminate panel, decorative mirror, natural stone and stainless steel where exposed. Floor is finished with porcelain tile. Ceiling is fitted with gypsum board false ceiling with emulsion paint. <u>For Block 1, 2, 3, 5, 6 and 7</u> Wall is finished with natural stone, timber, stainless steel and decorative glass where exposed. Floor is finished with natural stone. Ceiling is fitted with stainless steel and gypsum board false ceiling and finished with emulsion and silver foil paint.
(b)	Internal Wall and Ceiling	Living Room, Dining Room and Bedroom are finished with emulsion paint.
(c)	Internal Floor	Living Room, Dining Room and Bedroom are finished with engineered timber flooring with timber skirting and natural stone floor border adjoining balcony.
(d)	Bathroom	Bathroom <u>For all units in Tower 1 and 2</u> Wall is finished with porcelain tile where exposed up to false ceiling. Floor is finished with porcelain tile where exposed. Ceiling is fitted with gypsum board false ceiling and finished with emulsion paint and stainless steel trimming. <u>For all units in Block 1, 2, 3, 5, 6 and 7</u> Wall is finished with natural stone where exposed up to false ceiling. Floor is finished with natural stone where exposed. Ceiling is fitted with gypsum board false ceiling and finished with emulsion paint. Lavatory Wall is finished with ceramic tiles where exposed up to false ceiling. Floor is finished with porcelain tile where exposed. Ceiling is fitted with aluminium panel.

Remarks: Residential floors 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 1 and 2.
Residential floor 4/F is omitted in Block 1, 2, 3, 5, 6 and 7.

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the Development, lifts or appliances of the comparable quality will be installed.

2. Interior Finishes		
Item	Description	
(e)	Kitchen	<p><u>For all units in Tower 1 and 2 (except Unit F of Tower 1 and Unit D and H of Tower 2)</u></p> <p>Wall is finished with stainless steel panel where exposed up to hanging cabinet and porcelain tile where exposed up to false ceiling.</p> <p>Floor is finished with porcelain tile where exposed.</p> <p>Ceiling is fitted with gypsum board false ceiling and finished with emulsion paint.</p> <p>Cooking bench is finished with engineering stone.</p> <p><u>For Unit F of Tower 1 and Unit D and H of Tower 2</u></p> <p>Wall is finished with stainless steel panel where exposed up to hanging cabinet and emulsion paint up to false ceiling.</p> <p>Floor is finished with engineered timber flooring where exposed.</p> <p>Ceiling is fitted with gypsum board false ceiling and finished with emulsion paint.</p> <p>Cooking bench is finished with engineering stone.</p> <p><u>For all units in Block 1, 2, 3, 5, 6 and 7</u></p> <p>Wall is finished with natural stone and stainless steel panel where exposed up to false ceiling.</p> <p>Floor is finished with artificial stone where exposed.</p> <p>Ceiling is fitted with gypsum board false ceiling and finished with emulsion paint.</p> <p>Cooking bench is finished with quartz based reconstituted stone.</p>

3. Interior Fittings		
Item	Description	
(a)	Doors	<p>Entrance Door Timber veneered finished solid core timber door fitted with concealed door hinge, concealed door closer, door viewer, door stopper, acoustic and smoke door seal, security door chain, lockset and handle.</p> <p>Bedroom Door <u>For all units in Tower 1 and 2 (except Unit F of Tower 1, Unit D and H of Tower 2) and all units in Block 1, 2, 3, 5, 6 and 7</u> Timber veneered finished hollow core timber door fitted with door hinge, door stopper, lockset and handle.</p> <p><u>For Unit F of Tower 1 and Unit D and H of Tower 2</u> Timber veneered finished hollow core timber sliding door with stainless steel feature fitted with sliding door track set and lockset.</p> <p>Bathroom Door <u>For all units in Tower 1 and 2 (except Unit A (Bathroom 1 only) and G of Tower 1, Unit A, C, E, F and G of Tower 2) and all units in Block 1, 2, 3, 5, 6 and 7</u> Timber veneered finished hollow core timber door fitted with door hinge, door stopper, lockset and handle.</p> <p><u>For Unit A (except Master Bathroom only) and G of Tower 1 and Unit A, C, E, F and G of Tower 2</u> Timber veneered finished hollow core timber sliding door with stainless steel feature fitted with sliding door track set and lockset.</p> <p>Kitchen Door <u>For Unit A, B, G, H, J and K of Tower 1, Unit C of Tower 2 and all units in Block 1, 2, 3, 5, 6 and 7</u> Timber veneered finished solid core timber door fitted with clear glass panel, concealed door closer, door hinge, door stopper and handle.</p> <p><u>For Unit C, D and E of Tower 1 and Unit A, B, E, F and G of Tower 2</u> Grey-tinted glass sliding door fitted with stainless steel feature and sliding door track set.</p> <p>No Kitchen Door will be provided for Unit F of Tower 1, and Unit D and H of Tower 2.</p> <p>Store Door <u>For Unit A, H, J and K of Tower 1</u> Timber veneered finished hollow core timber door fitted with door stopper, lockset and handle.</p> <p><u>For all units of Block 1</u> Hollow core timber door finished with plastic laminated sheet and decorative glass fitted with door stopper, lockset and handle.</p> <p>Utility Door Hollow core timber door finished with plastic laminated sheet and decorative glass fitted with door stopper, lockset and handle.</p> <p>Lavatory Door Aluminium framed folding door in fluorocarbon coating fitted with obscure glass, lockset and handle.</p> <p>Balcony Door Clear tempered glass sliding door in fluorocarbon coating fitted with aluminium door frame, sliding door track set, lockset and handle.</p>

Remarks: Residential floors 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 1 and 2.
Residential floor 4/F is omitted in Block 1, 2, 3, 5, 6 and 7.

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the Development, lifts or appliances of the comparable quality will be installed.

3. Interior Fittings		
Item		Description
(a)	Doors	Flat Roof Door For Unit G of 3/F of Tower 1 Clear tempered glass sliding door in fluorocarbon coating fitted with aluminium door frame, sliding door track set, lockset and handle.
		For Unit H and J of 3/F of Tower 1 Clear tempered glass door in fluorocarbon coating fitted with aluminium door frame, lockset and handle.
		For Unit H and J of Roof of Tower 1 and Unit E of Roof of Tower 2 Metal gate fitted with lockset and handle.
(b)	Bathroom	Bathroom Fitted with wooden hanging cabinet with mirror, wooden low cabinet with aluminium trihydrate and pure polyester resin composite countertop and fittings and sanitary wares include aluminium trihydrate and pure polyester resin composite wash basin, vitreous china water closet, chrome plated basin mixer, chrome plated towel bar and chrome plated paper roll holder. For Unit A and G of Tower 2, additional wooden cabinet finished with stainless steel feature is provided.
		For all units in Tower 1 and 2 (Except Unit A (Bathroom 1 only), H, J and K of Tower 1) Enameled press steel bathtub (1500mmL x 700mmW x 390mmD), chrome plated bath mixer and hand shower are provided.
		For Unit A (Bathroom 1 only), H, J and K of Tower 1 Shower cubicle with chrome plated shower set is provided.
		For Master Bathroom of Block 1, 2, 3, 5, 6 and 7 Fitted with wooden hanging cabinet with mirror, wooden low cabinet with natural stone countertop and fittings and sanitary wares include enameled press steel bathtub (1700mmL x 800mmW x 410mmD), shower cubicle, vitreous china water closet, vitreous china wash basin, chrome plated basin mixer, chrome plated bath mixer with shower set, chrome plated towel rack and chrome plated paper roll holder.
		For Bathroom 2 of Block 1, 2, 6 and 7 and Bathroom 1 and 2 of Block 3 and 5 Fitted with wooden hanging cabinet with mirror, wooden low cabinet with natural stone countertop and fittings and sanitary wares include enameled press steel bathtub (1500mmL x 700mmW x 390mmD), vitreous china water closet, aluminum trihydrate and pure polyester resin composite wash basin, chrome plated basin mixer, chrome plated bath mixer with shower set, chrome plated towel rack and chrome plated paper roll holder.
		For Bathroom 1 of Block 1, 2, 6 and 7 Fitted with wooden hanging cabinet with mirror, wooden low cabinet with natural stone countertop and fittings and sanitary wares include shower cubicle, vitreous china water closet, aluminium trihydrate and pure polyester resin composite wash basin, chrome plated basin mixer, chrome plated shower set, chrome plated towel rack and chrome plated paper roll holder.
		Lavatory Fitted with mirror, vitreous china water closet, vitreous china wash basin, chrome plated basin mixer with hand shower set and chrome plated paper roll holder.
		See “Water Supply” below for type and material of water supply system.

Remarks: Residential floors 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 1 and 2.
Residential floor 4/F is omitted in Block 1, 2, 3, 5, 6 and 7.

3. Interior Fittings		
Item		Description
(c)	Kitchen	<u>For all units in Tower 1 and 2</u> Fitted with wooden hanging and low cabinets with moisture resistant particleboard, artificial wooden panel, engineering stone countertop, stainless steel sink and chrome plated sink mixer. <u>For all units in Block 1, 2, 3, 5, 6 and 7</u> Fitted with wooden hanging and low cabinets with glass panel, quartz based reconstituted stone countertop, stainless steel sink and chrome plated sink mixer. See “Water Supply” below for type and material of water supply system.
(d)	Bedroom	Not Applicable.
(e)	Telephone	For the number and location of telephone points, please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Units”.
(f)	Aerials	For the number and location of TV outlets, please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Units”.
(g)	Electrical Installations	<u>For all units in Tower 1 and 2 (except Unit F of Tower 1, Unit D and H of Tower 2)</u> Single-phase electricity supply with miniature circuit breaker distribution board is provided. <u>For Unit F of Tower 1, Unit D and H of Tower 2 and all units in Block 1, 2, 3, 5, 6 and 7</u> Three-phase electricity supply with miniature circuit breaker distribution board is provided. Conduits are concealed in part and exposed in part. All exposed conduits are enclosed in false ceilings, bulkheads or kitchen cabinets. Miniature Circuit Breaker board completed with Residential Current Protection is provided for each flat. For the number and location of socket outlets, fuse connection unit, air-conditioner points and switch for exhaust fan, please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Units”.
(h)	Gas Supply	<u>For all units in Tower 1 and 2 (except Unit F of Tower 1 and Unit D and H of Tower 2) and all units in Block 1, 2, 3, 5, 6 and 7</u> Town gas supply is provided. Town Gas Point is provided in kitchen and connected to gas hobs and circulating gas water heater. Separate gas meter is provided. <u>For Unit F of Tower 1 and Unit D and H of Tower 2</u> No town gas supply is provided. For the location of gas point, please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Units”.
(i)	Washing Machine Connection Point	Water point of a design of 22 mm in diameter and drain point of a design of 40 mm in diameter are provided for washing machine connection. For the location of the connection points, please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Units”.
(j)	Water Supply	PVC-coated copper pipes are provided for both hot and cold water. Water pipes are concealed in part and exposed in part. All exposed pipe works are enclosed in false ceilings, bulkheads or kitchen cabinets or installed below water basin. Hot water is available. Hot water supply to bathroom, lavatory and kitchen is provided by gas or electric water heater.

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

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the Development, lifts or appliances of the comparable quality will be installed.

4. Miscellaneous		
Item		Description
(a)	Lifts	Five “Mitsubishi” passenger lifts (Model no. Nexway-S) are provided in Tower 1, four of the passenger lifts serve from Basement to G/F and 3/F to 36/F and one serves from Basement to 36/F. One “Mitsubishi” passenger lift (Model no. Elenessa) is provided for clubhouse at Tower 1 serving G/F to 2/F. Four “Mitsubishi” passenger lifts (Model no. Nexway-S) are provided in Tower 2, three of the passenger lifts serve from Basement to G/F and 3/F to 37/F and one serves from Basement to 37/F. One “Mitsubishi” passenger lift (Model no. Elenessa) is provided in each of Block 1, 2, 3, 5, 6 and 7 serving from Basement to Roof.
(b)	Letter Box	Metal letter box is provided for each unit.
(c)	Refuse Collection	<u>For Tower 1 and 2</u> Refuse storage and material recovery room is provided on each residential floor. Domestic refuse will be collected and removed by cleaners. <u>For Block 1, 2, 3, 5, 6 and 7</u> Refuse room is provided on each residential floor. Domestic refuse will be collected and removed by cleaners.
(d)	Water Meter, Electricity Meter and Gas Meter	Separate water and electricity meters of residential units are provided in common meter rooms. Separate meter for town gas is provided in kitchen of each residential unit (except Unit F of Tower 1, and Unit D and H of Tower 2).

5. Security facilities		
Item		Description
(a)	Security System and Equipment	C.C.T.V. cameras are provided for main entrance lobbies, all podium residential lift lobbies, all lifts, carpark, clubhouse, outdoor swimming pool, landscaped area and G/F staircase exit. Octopus card access control system is provided at main entrance of the Development, main entrance lobbies of all Towers and Blocks, gym room and outdoor swimming pool. Vehicular control system is installed at the Development.

6. Appliances	
For brand names and model number of appliances, please refer to “Appliances Schedule”	

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

賣方承諾如發展項目中沒有安裝分別於下表第4(a)及第6項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。

1. 外部裝修物料		
細項	描述	
(a)	外牆	<u>大廈第一及二座</u> 大廈外牆鋪砌釉面瓷磚、鋁質掛板、鋁質護柵及玻璃幕牆。 平台外牆鋪砌釉面瓷磚、鋁質掛板、鋁質護柵、玻璃幕牆及天然石材掛板。 <u>低座第一、二、三、五、六及七座</u> 外牆鋪砌釉面瓷磚、鋁質掛板、鋁質護柵、玻璃幕牆及天然石材掛板。
(b)	窗	除以下單位，所有客廳、飯廳、睡房1、睡房2(如有)及主人睡房的窗採用氟碳噴塗層玻璃幕牆鋁框配雙層中空玻璃。 以下單位主人睡房之其中一扇窗採用氟碳噴塗層之鋁質窗框配清玻璃： - 大廈第一座A、G、H及J單位 - 大廈第二座A、C、E及G單位 以下位置採用氟碳噴塗層之鋁質窗框配磨沙玻璃： - 大廈第一座F單位主人睡房之其中一扇窗 - 所有單位之浴室(如有窗) 以下位置採用氟碳噴塗層之鋁質窗框配清玻璃： - 大廈第一座G單位之睡房2 - 大廈第二座A單位之睡房2 - 大廈第二座C單位之睡房2 - 所有單位之廚房(如有窗) - 低座第一座所有單位之儲物房 - 低座第七座所有單位之睡房1
(c)	窗台	不適用。
(d)	花槽	不適用。
(e)	陽台或露台	露台裝設強化清玻璃欄杆及鋁質頂欄。 牆身鋪砌瓷磚(只適用於大廈第二座H單位)。 地台鋪砌人造木地台。 天花板裝設配有氟碳噴塗層之鋁板及髹上乳膠漆。 露台均是有蓋的。 沒有陽台。
(f)	乾衣設施	不適用。

備註： 大廈第一座及二座住宅樓層不設四樓、十三樓、十四樓、二十四樓及三十四樓。
低座第一、二、三、五、六及七座住宅樓層不設四樓。

2. 室內裝修物料		
細項	描述	
(a)	大堂	住宅入口大堂 牆身外露部份鋪砌天然石材、木材、木皮飾面、裝飾鏡、不銹鋼裝飾及玻璃面板。 地台鋪砌天然石材。 <u>大廈第一及二座、低座第三、五及七座</u> 天花板鋪砌木皮飾面及石膏板假天花及髹上乳膠漆。 <u>低座第一、二及六座</u> 天花板鋪砌石膏板假天花及髹上乳膠漆。 住宅電梯大堂 <u>大廈第一及二座</u> 牆身外露部份鋪砌瓷磚、膠板、裝飾鏡、天然石材及不銹鋼裝飾。 地台鋪砌瓷磚。 天花板裝設石膏板假天花及髹上乳膠漆。 <u>低座第一、二、三、五、六及七座</u> 牆身外露部份鋪砌天然石材、木材、不銹鋼裝飾及裝飾玻璃。 地台鋪砌天然石材。 天花板裝設不銹鋼裝飾、石膏板假天花及髹上乳膠漆及銀箔噴漆。
(b)	內牆及天花板	客廳、飯廳及睡房均髹上乳膠漆。
(c)	內部地板	客廳、飯廳及睡房均鋪砌實木複合地板連木腳線及天然石(只限連接露台邊界位置)。
(d)	浴室	浴室 <u>大廈第一及二座之所有單位</u> 牆身外露部份鋪砌瓷磚至假天花。 地台外露部份鋪砌瓷磚。 天花板裝設石膏板假天花、不銹鋼圍邊及髹上乳膠漆。 <u>低座第一、二、三、五、六及七座之所有單位</u> 牆身外露部份鋪砌天然石材至假天花。 地台外露部份鋪砌天然石材。 天花板裝設石膏板假天花及髹上乳膠漆。 洗手間 牆身外露部份鋪砌瓷磚至假天花。 地台外露部份鋪砌瓷磚。 天花板裝設鋁板。
(e)	廚房	<u>大廈第一及二座之所有單位(除大廈第一座F單位及大廈第二座D及H單位)</u> 牆身外露部份鋪砌不銹鋼板至吊櫃及瓷磚至假天花。 地台外露部份鋪砌瓷磚。 天花板裝設石膏板假天花及髹上乳膠漆。 灶台面採用人造石英石。 <u>大廈第一座F單位及大廈第二座D及H單位</u> 牆身外露部份鋪砌不銹鋼板至吊櫃及髹上乳膠漆至假天花。 地台外露部份鋪砌實木複合地板。 天花板裝設石膏板假天花及髹上乳膠漆。 灶台面採用人造石英石。 <u>低座第一、二、三、五、六及七座之所有單位</u> 牆身外露部份鋪砌天然石材及不銹鋼板至假天花。 地台外露部份鋪砌人造石。 天花板裝設石膏板假天花及髹上乳膠漆。 灶台面選用石英石。

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3. 室內裝置		
細項		描述
(a)	門	<p>住宅單位大門 木皮飾面實心木門，裝妥隱藏式門鉸、暗氣鼓、防盜眼、門擋、防煙及隔音條、防盜鏈、門鎖及手柄。</p> <p>睡房門 <u>大廈第一及二座之所有單位(除大廈第一座F單位及大廈第二座D及H單位)及低座第一、二、三、五、六及七座之所有單位</u> 木皮飾面空心木門，裝妥門鉸、門擋、門鎖及手柄。 <u>大廈第一座F單位及大廈第二座D及H單位</u> 木皮飾面及不銹鋼裝飾空心木趟門，裝妥趟門路軌及門鎖。</p> <p>浴室門 <u>大廈第一及二座之所有單位(除大廈第一座A(只限浴室1)及G單位及大廈第二座A、C、E、F及G單位)及低座第一、二、三、五、六及七座之所有單位</u> 木皮飾面空心木門，配門鉸、門擋、門鎖及手柄。 <u>大廈第一座A(除主人浴室)及G單位及大廈第二座A、C、E、F及G單位</u> 木皮飾面及不銹鋼裝飾空心木趟門，裝妥趟門路軌及門鎖。</p> <p>廚房門 <u>大廈第一座A、B、G、H、J及K單位、大廈第二座C單位及低座第一、二、三、五、六及七座之所有單位</u> 木皮飾面實心木門鑲有清玻璃，裝妥暗氣鼓、門鉸、門擋及手柄。 <u>大廈第一座C、D及E單位及大廈第二座A、B、E、F及G單位</u> 不銹鋼裝飾灰色玻璃趟門，裝妥趟門路軌。 大廈第一座F單位及大廈第二座D及H單位不設廚房門。</p> <p>儲物房門 <u>大廈第一座A、H、J及K單位</u> 木皮飾面空心木門，裝妥門擋、門鎖及手柄。 <u>低座第一座之所有單位</u> 空心木門配以膠板及裝飾玻璃，裝妥門擋、門鎖及手柄。</p> <p>工作間門 空心木門配以膠板及裝飾玻璃，裝妥門擋、門鎖及手柄。</p> <p>洗手間門 氟碳噴塗層之鋁質框摺門配以磨沙玻璃，裝妥門鎖及手柄。</p> <p>露台門 氟碳噴塗層之鋁質框強化清玻璃趟門，裝妥趟門路軌、門鎖及手柄。</p> <p>平台門 <u>大廈第一座3樓G單位</u> 氟碳噴塗層鋁質框強化清玻璃趟門，裝妥趟門路軌、門鎖及手柄。 <u>大廈第一座3樓H及I單位</u> 氟碳噴塗層鋁質框強化清玻璃門，裝妥門鎖及手柄。 <u>大廈第一座天台H及J單位及大廈第二座天台E單位</u> 金屬閘裝妥門鎖及手柄。</p>

3. 室內裝置		
細項		描述
(b)	浴室	<p>浴室 裝設鏡飾面木吊櫃，木製地櫃配鋁質合成石檯面及潔具，包括鋁質合成石洗手盆、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻毛巾架及鍍鉻廁紙架。大廈第二座A及G單位加設不銹鋼裝飾木櫃。 <u>大廈第一座及二座之所有單位(除大廈第一座A(只限浴室1)、H、J及K單位)</u> 裝設鋼瓷板浴缸(1500毫米長x700毫米闊x390毫米高)、鍍鉻浴缸水龍頭及手提花灑。 <u>大廈第一座A(只限浴室1)、H、J及K單位</u> 裝設淋浴間配鍍鉻淋浴花灑套裝。 <u>低座第一、二、三、五、六及七座之主人浴室</u> 裝設鏡飾面木吊櫃，木製地櫃配天然石檯面及潔具，包括鋼瓷板浴缸(1700毫米長x800毫米闊x410毫米高)、淋浴間、搪瓷坐廁、搪瓷洗手盆、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配花灑套裝、鍍鉻毛巾架及鍍鉻廁紙架。 <u>低座第一、二、六及七座之浴室2及低座第三及五座之浴室1及2</u> 裝設鏡飾面木吊櫃，木製地櫃配天然石檯面及潔具，包括鋼瓷板浴缸(1500毫米長x700毫米闊x390毫米高)、搪瓷坐廁、鋁質合成石洗手盆、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配花灑套裝、鍍鉻毛巾架及鍍鉻廁紙架。 <u>低座第一、二、六及七座之浴室1</u> 設鏡飾面木吊櫃，木製地櫃配鋁質合成石檯面及潔具，包括淋浴間、搪瓷坐廁、鋁質合成石洗手盆、鍍鉻洗手盆水龍頭、鍍鉻淋浴套裝、鍍鉻毛巾架及鍍鉻廁紙架。 洗手間 裝設鏡、搪瓷坐廁、搪瓷洗手盆、鍍鉻洗手盆水龍頭配手握式花灑套裝及鍍鉻廁紙架。 供水系統的類型及用料見下文「供水」一欄。</p>
(c)	廚房	<p><u>大廈第一及二座之所有單位</u> 裝設木製吊櫃及地櫃配以防潮塑合板、人造木門板、人造石英石檯面、不銹鋼洗滌盆及鍍鉻洗滌盆水龍頭。 <u>低座第一、二、三、五、六及七座之所有單位</u> 裝設木製吊櫃及地櫃配以玻璃面板、石英石檯面、不銹鋼洗滌盆及鍍鉻洗滌盆水龍頭。 供水系統的類型及用料見下文「供水」一欄。</p>
(d)	睡房	不適用。
(e)	電話	電話插座之數目及位置，請參考「住宅單位機電裝置數量說明表」。
(f)	天線	電話插座之數目及位置，請參考「住宅單位機電裝置數量說明表」。
(g)	電力裝置	<p><u>大廈第一及二座之所有單位(除大廈第一座F單位及大廈第二座D及H單位)</u> 附有單相電力並裝妥配電箱。 <u>大廈第一座F單位、大廈第二座D及H單位及低座第一、二、三、五、六及七座之所有單位</u> 附有三相電力並裝妥配電箱。 導管部份隱藏、部份外露。所有外露導管均隱藏於假天花、裝飾橫樑或廚櫃內。每戶均裝有包括漏電保護器的總電掣箱。有關電插座、接線電掣、空調機接駁點及抽氣扇開關掣之數目及位置，請參考「住宅單位機電裝置數量說明表」。</p>

備註： 大廈第一座及二座住宅樓層不設四樓、十三樓、十四樓、二十四樓及三十四樓。
低座第一、二、三、五、六及七座住宅樓層不設四樓。

賣方承諾如發展項目中沒有安裝分別於下表第4(a)及第6項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。

3. 室內裝置		
細項		描述
(h)	氣體供應	<u>大廈第一及二座之所有單位(除大廈第一座F單位及大廈第二座D及H單位)及低座第一、二、三、五、六及七座之所有單位</u> 設有煤氣供應。廚房內安裝煤氣喉位並接駁煤氣煮食爐及循環式煤氣熱水爐，及裝有獨立煤氣錶。 <u>大廈第一座F單位及大廈第二座D及H單位</u> 沒有煤氣供應。 煤氣喉位之位置，請參考「住宅單位機電裝置數量說明表」。
(i)	洗衣機接駁點	設洗衣機來水接駁點 (其設計為直徑22毫米) 及去水接駁點 (其設計為直徑40毫米)。接駁點之位置，請參考「住宅單位機電裝置數量說明表」。
(j)	供水	冷熱水喉管全部採用有膠層保護之銅喉。 水管部份隱藏、部份外露。所有外露喉管均隱藏於假天花、裝飾橫樑或廚櫃內或安裝在洗面盆之下。 備有熱水供應。 浴室、洗手間及廚房之熱水由煤氣熱水爐或電熱水爐供應。

4. 雜項		
細項		描述
(a)	升降機	五部「三菱」住客升降機 (型號 Nexway-S) 設於大廈第一座，當中四部來往地庫至地下及3樓至36樓，一部來往地庫至36樓。 一部「三菱」住客升降機 (型號 Elenessa) 設於大廈第一座之會所來往地下至2樓。 四部「三菱」住客升降機 (型號 Nexway-S) 設於大廈第二座，當中三部來往地庫至地下及3樓至37樓，一部來往地庫至37樓。 低座第一、二、三、五、六及七座每座設一部「三菱」住客升降機 (型號 Elenessa) 來往地庫至天台。
(b)	信箱	每單位配有金屬信箱。
(c)	垃圾收集	<u>大廈第一及二座</u> 每層住宅樓層均設有垃圾及物料回收室。家居垃圾將由清潔工人收集及運走。 <u>低座第一、二、三、五、六及七座</u> 每層住宅樓層均設有垃圾房。家居垃圾將由清潔工人收集及運走。
(d)	水錶、電錶及氣體錶	每層公用電錶房及水錶房內均裝有每戶專用之獨立電錶及水錶。 所有單位之廚房內均安裝獨立煤氣錶 (除大廈第一座F單位及大廈第二座D及H單位)。

5. 保安設施		
細項		描述
(a)	保安系統及設施	住宅入口大堂、所有平台住宅大堂、所有升降機、停車場、會所、室外游泳池、園林地方及地下樓梯出口均裝有閉路電視。 八達通進出管制系統設於項目入口、所有大廈及低座之住宅入口大堂、健身室及室外游泳池。 項目設有車輛管制系統。

6. 設備		
設備品牌名稱及產品型號，請參考「設備表」。		

備註： 大廈第一座及二座住宅樓層不設四樓、十三樓、十四樓、二十四樓及三十四樓。
低座第一、二、三、五、六及七座住宅樓層不設四樓。

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

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.
賣方承諾如本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。

Appliances Schedule 設備表

Appliance 設備	Brand Name 品牌	Model No. 型號	Tower 1 大廈第一座									
			3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F and 35/F to 36/F 三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓至三十六樓									
			Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位	Unit J J單位	Unit K K單位
Kitchen and Bathroom Appliances Schedule 廚房及浴室設備												
2 in 1 Washer & Dryer 二合一洗衣乾衣機	Siemens 西門子	WK14D321HK	1	1	1	1	1	1	1	1	1	1
Refrigerator 雪櫃	Siemens 西門子	K187SAF30K	1	1	1	1	1	0	1	1	1	1
Refrigerator 雪櫃	Siemens 西門子	KU15LA65HK	0	0	0	0	0	1	0	0	0	0
Gas Hob 煤氣煮食爐	Miele 美諾	KM 3014	1	1	1	1	1	0	1	1	1	1
Induction Hob 電磁爐	Miele 美諾	CS 1212-li	0	0	0	0	0	1	0	0	0	0
Cooker Hood 抽油煙機	Miele 美諾	DA 3466	1	1	1	1	1	1	1	1	1	1
Combi Oven 組合焗爐	Miele 美諾	H 6200 BM	1	0	0	0	0	0	1	1	1	1
Microwave Oven 微波爐	Miele 美諾	M 6032	0	1	1	1	1	1	0	0	0	0
Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RFE140A	2	2	2	2	2	1	2	3	3	3
Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RFE140B	1	0	0	0	0	0	0	1	1	1
Booster Fan 加壓風扇	Ostberg 奧斯博格	LPK200B	0	0	0	0	0	1	0	0	0	0
Water Heater Appliances Schedule 熱水爐設備												
Gas Water Heater 煤氣熱水爐	TGC	TNJW161TFQL	0	1	1	1	1	0	1	0	0	0
Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	1	0	0	0	0	0	0	1	1	1
Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE18Li	0	0	0	0	0	1	0	0	0	0
Air-conditioning Appliances Schedule 空調設備												
1.0HP wall mounted VRV Air Conditioner 1匹掛牆式變頻空調室內機	Daikin 大金	FXAQ25PVE	3	1	1	1	1	0	2	3	3	3
1.25HP wall mounted VRV Air Conditioner 1.25匹掛牆式變頻空調室內機	Daikin 大金	FXAQ32PVE	3	1	1	1	1	1	1	3	3	3
2.0HP wall mounted VRV Air Conditioner 2匹掛牆式變頻空調室內機	Daikin 大金	FXAQ50PVE	0	0	1	0	1	0	0	0	0	0
2.5HP wall mounted VRV Air Conditioner 2.5匹掛牆式變頻空調室內機	Daikin 大金	FXAQ63PVE	0	1	0	1	0	1	1	0	0	0

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

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.
賣方承諾如本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。

Appliances Schedule 設備表

Appliance 設備	Brand Name 品牌	Model No. 型號	Tower 2 大廈第二座												
			3/F and 5/F to 6/F 三樓及五樓至六樓					7/F to 12/F, 15/F to 23/F, 25/F to 33/F, 35/F to 37/F 七樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓至三十七樓							
			Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit H H單位	Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位
Kitchen and Bathroom Appliances Schedule 廚房及浴室設備															
2 in 1 Washer & Dryer 二合一洗衣乾衣機	Siemens 西門子	WK14D321HK	1	1	1	1	1	1	1	1	1	1	1	1	1
Refrigerator 雪櫃	Siemens 西門子	KI87SAF30K	1	1	1	0	0	1	1	1	0	1	1	1	0
Refrigerator 雪櫃	Siemens 西門子	KU15LA65HK	0	0	0	1	1	0	0	0	1	0	0	0	1
Gas Hob 煤氣煮食爐	Miele 美諾	KM 3014	1	1	1	0	0	1	1	1	0	1	1	1	0
Induction Hob 電磁爐	Miele 美諾	CS 1212-li	0	0	0	1	1	0	0	0	1	0	0	0	1
Cooker Hood 抽油煙機	Miele 美諾	DA 3466	1	1	1	1	1	1	1	1	1	1	1	1	1
Combi Oven 組合焗爐	Miele 美諾	H 6200 BM	1	0	1	0	0	1	0	1	0	0	0	0	0
Microwave Oven 微波爐	Miele 美諾	M 6032	0	1	0	1	1	0	1	0	1	1	1	1	1
Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RFE140A	2	2	2	1	1	2	2	2	1	2	2	2	1
Booster Fan 加壓風扇	Ostberg 奧斯博格	LPK200B	0	0	0	1	1	0	0	0	1	0	0	0	1
Water Heater Appliances Schedule 熱水爐設備															
Gas Water Heater 煤氣熱水爐	TGC	TNJWT161TFQL	1	1	1	0	0	1	1	1	0	1	1	1	0
Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE18Li	0	0	0	1	1	0	0	0	1	0	0	0	1
Air-conditioning Appliances Schedule 空調設備															
1.0HP wall mounted VRV Air Conditioner 1匹掛牆式變頻空調室內機	Daikin 大金	FXAQ25PVE	2	1	2	1	1	2	1	2	1	1	2	1	1
1.25HP wall mounted VRV Air Conditioner 1.25匹掛牆式變頻空調室內機	Daikin 大金	FXAQ32PVE	1	1	1	0	0	1	1	1	0	1	0	1	0
2.0HP wall mounted VRV Air Conditioner 2匹掛牆式變頻空調室內機	Daikin 大金	FXAQ50PVE	1	1	1	0	0	1	1	1	0	1	1	1	0
2.5HP wall mounted VRV Air Conditioner 2.5匹掛牆式變頻空調室內機	Daikin 大金	FXAQ63PVE	0	0	0	1	1	0	0	0	1	0	0	0	1

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

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.
賣方承諾如本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。

Appliances Schedule 設備表

Appliance 設備	Brand Name 品牌	Model No. 型號	Block 1 低座第一座	Block 2 低座第二座	Block 3 低座第三座	Block 5 低座第五座	Block 6 低座第六座	Block 7 低座第七座
			All Units 全部單位					
Kitchen and Bathroom Appliances Schedule 廚房及浴室設備								
Cooker Hood 抽油煙機	Miele 美諾	DA 2906	1	1	1	1	1	1
Gas Hob 煤氣煮食爐	Miele 美諾	KM 3014	1	1	1	1	1	1
Combi Oven 組合焗爐	Miele 美諾	H 6200 BM	1	1	1	1	1	1
Washer & Dryer 洗衣乾衣機	Miele 美諾	WT 2798 i WPM (S/S)	1	1	1	1	1	1
Refrigerator 雪櫃	Miele 美諾	KS 37472 iD	1	1	1	1	1	1
Freezer 電冰櫃	Miele 美諾	FNS 37402 i	1	1	1	1	1	1
Dishwasher 洗碗機	Miele 美諾	G 6260 SCVi	1	1	1	1	1	1
Wine Conditioning Unit 酒櫃	Miele 美諾	KWT 6321 UG	1	1	1	1	1	1
Steam Oven 蒸爐	Miele 美諾	DG 6030	1	1	1	1	1	1
Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RFE 140A	4	3	4	4	3	4
Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RFE 140B	0	1	0	0	1	0
Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK 200B	1	1	1	1	1	1
Water Heater Appliances Schedule 熱水爐設備								
Gas Water Heater 煤氣熱水爐	TGC	TN JW221TFQL	2	2	2	2	2	2
Air-conditioning Appliances Schedule 空調設備								
1.0HP Indoor Unit VRV Air Conditioner 1匹隱蔽管道式變頻空調室內機	Daikin 大金	FXDQ25PBVE	1	1	1	1	1	1
1.5HP Indoor Unit VRV Air Conditioner 1.5匹隱蔽管道式變頻空調室內機	Daikin 大金	FXDQ40NBVE	2	2	2	2	2	2
2.0HP Indoor Unit VRV Air Conditioner 2匹隱蔽管道式變頻空調室內機	Daikin 大金	FXDQ50NBVE	0	0	1	1	0	1
2.5HP Indoor Unit VRV Air Conditioner 2.5匹隱蔽管道式變頻空調室內機	Daikin 大金	FXDQ63NBVE	3	3	2	2	3	3
1.0HP Indoor Unit VRV Air Conditioner 1匹掛牆式變頻空調室內機	Daikin 大金	FXAQ25PVE	1	1	1	1	1	1

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

Location 位置	Provisions 裝置	Tower 1 大廈第一座									
		3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F and 35/F to 36/F 三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓至三十六樓									
		Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位	Unit J J單位	Unit K K單位
Living Room and Dining Room 客廳及飯廳	Twin Socket Outlet 雙位電插座	4	4	4	4	4	3	4	4	4	4
	TV Outlet 電視天線插座	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座	2	2	2	2	2	2	2	2	2	2
	1 Gang 1 Way Lighting Switch 單位單路燈掣	1	2	2	2	2	1	1	1	1	1
	1 Gang 2 Way Lighting Switch 單位雙路燈掣	2	0	0	0	0	0	2	2	2	2
	2 Gang 1 Way Lighting Switch 雙位單路燈掣	2	2	2	2	2	1	2	2	2	2
	2 Gang 2 Way Lighting Switch 雙位雙路燈掣	2	2	2	2	2	2	2	2	2	2
	Double Pole Switch 雙極開關掣	5	4	4	4	4	3	4	5	5	5
	Lighting Point 照明燈位	4	3	3	3	3	2	4	4	4	4
Master Bedroom 主人睡房	Twin Socket Outlet 雙位電插座	2	2	2	2	2	2	2	2	2	2
	TV Outlet 電視天線插座	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1
	1 Gang 1 Way Lighting Switch 單位單路燈掣	1	1	1	1	1	1	1	1	1	1
	2 Gang 1 Way Lighting Switch 雙位單路燈掣	1	0	0	0	0	1	0	1	1	1
	Double Pole Switch 雙極開關掣	2	1	1	1	1	2	1	2	2	2
	Lighting Point 照明燈位	1	1	1	1	1	1	1	1	1	1
Bedroom 1 睡房 1	Twin Socket Outlet 雙位電插座	2	2	2	2	2	-	2	2	2	2
	TV Outlet 電視天線插座	1	1	1	1	1	-	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	-	1	1	1	1
	1 Gang 1 Way Lighting Switch 單位單路燈掣	1	1	1	1	1	-	1	1	1	1
	Double Pole Switch 雙極開關掣	1	1	1	1	1	-	1	1	1	1
	Lighting Point 照明燈位	1	1	1	1	1	-	1	1	1	1
Bedroom 2 睡房 2	Twin Socket Outlet 雙位電插座	2	-	-	-	-	-	2	2	2	2
	TV Outlet 電視天線插座	1	-	-	-	-	-	1	1	1	1
	Telephone Outlet 電話插座	1	-	-	-	-	-	1	1	1	1
	1 Gang 1 Way Lighting Switch 單位單路燈掣	1	-	-	-	-	-	1	1	1	1
	Double Pole Switch 雙極開關掣	1	-	-	-	-	-	1	1	1	1
	Lighting Point 照明燈位	1	-	-	-	-	-	1	1	1	1
Bathroom 1 浴室 1	Single Socket Outlet 單位電插座	1	1	1	1	1	-	1	1	1	1
	Fused Spur Unit 保險絲電源接線位	1	1	1	1	1	-	1	1	1	1
	Gas Water Heater / Electric Water Heater Controller 煤氣熱水爐 / 電熱水爐遙控器	1	1	1	1	1	-	1	1	1	1
	Lighting Point 照明燈位	4	4	4	4	4	-	4	4	5	5
Master Bathroom/ Bathroom2 主人浴室/浴室2	Single Socket Outlet 單位電插座	1	-	-	-	-	1	-	1	1	1
	Fused Spur Unit 保險絲電源接線位	1	-	-	-	-	1	-	1	1	1
	Gas Water Heater / Electric Water Heater Controller 煤氣熱水爐 / 電熱水爐遙控器	1	-	-	-	-	1	-	1	1	1
	Lighting Point 照明燈位	5	-	-	-	-	4	-	5	5	5

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

Location 位置	Provisions 裝置	Tower 1 大廈第一座									
		3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F and 35/F to 36/F 三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓至三十六樓									
		Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位	Unit J J單位	Unit K K單位
Kitchen / Open Kitchen 廚房/開放式廚房	Single Socket Outlet 單位電插座	3	3	3	3	3	3	3	3	3	3
	Twin Socket Outlet 雙位電插座	2	2	2	2	2	2	2	2	2	2
	Fused Spur Unit 保險絲電源接線位	4	4	4	4	4	2	4	4	4	4
	Connection Unit 電源接駁點	0	0	0	0	0	1	0	0	0	0
	Gas Water Heater Connection Point 煤氣熱水爐接駁點	1	1	1	1	1	0	1	1	1	1
	Gas Hob Connection Point 煤氣煮食爐接駁點	1	1	1	1	1	0	1	1	1	1
	Electric Water Heater Connection Point 電熱水爐接駁點	0	0	0	0	0	1	0	0	0	0
	Lighting Point 照明燈位	5	4	4	4	4	3	5	6	5	5
	Single Phase Miniature Circuit Breaker Board 單相配電箱	0	1	1	1	1	0	1	0	0	0
	Three Phase Miniature Circuit Breaker Board 三相配電箱	0	0	0	0	0	1	0	0	0	0
	Water Inlet Connection Point for Washing Machine 洗衣機來水接駁點	1	1	1	1	1	1	1	1	1	1
	Water Outlet Connection Point for Washing Machine 洗衣機去水接駁點	1	1	1	1	1	1	1	1	1	1
Store 儲物房	Single Socket Outlet 單位電插座	1	-	-	-	-	-	-	1	1	1
	Double Pole Switch 雙極開關掣	1	-	-	-	-	-	-	2	2	2
	1 Gang 1 Way Lighting Switch 單位單路燈掣	1	-	-	-	-	-	-	2	2	2
	Lighting Point 照明燈位	1	-	-	-	-	-	-	1	1	1
	Single Phase Miniature Circuit Breaker Board 單相配電箱	1	-	-	-	-	-	-	1	1	1
	Fused Spur Unit 保險絲電源接線位	0	-	-	-	-	-	-	1	0	0
Store Room Lavatory 儲物房洗手間	Fused Spur Unit 保險絲電源接線位	-	-	-	-	-	-	-	0	1	1
	Lighting Point 照明燈位	-	-	-	-	-	-	-	1	1	1
Balcony 露台	Lighting Point 照明燈位	1	1	1	1	1	1	1	1	1	1

Location 位置	Provisions 裝置	Tower 1 大廈第一座									
		Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位	Unit J J單位	Unit K K單位
Roof 天台	Waterproof Single Socket Outlet 防水單位電插座	-	-	-	-	-	-	-	1	1	-
	Lighting Point 照明燈位	-	-	-	-	-	-	-	5	5	-
	Waterproof 1 Gang 1 way Lighting Switch 防水單位單路燈掣	-	-	-	-	-	-	-	1	1	-

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

Location 位置	Provisions 裝置	Tower 2 大廈第二座												
		3/F and 5/F to 6/F 三樓及五樓至六樓					7/F to 12/F, 15/F to 23/F, 25/F to 33/F, 35/F to 37/F 七樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓至三十七樓							
		Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit H H單位	Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位
Living Room and Dining Room 客廳及飯廳	Twin Socket Outlet 雙位電插座	4	4	4	3	3	4	4	4	3	4	4	4	3
	TV Outlet 電視天線插座	2	2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座	2	2	2	2	2	2	2	2	2	2	2	2	2
	1 Gang 1 Way Lighting Switch 單位單路燈掣	1	2	1	1	1	1	2	1	1	2	2	2	1
	1 Gang 2 Way Lighting Switch 單位雙路燈掣	2	0	2	0	0	2	0	2	0	0	0	0	0
	2 Gang 1 Way Lighting Switch 雙位單路燈掣	2	2	2	1	1	2	2	2	1	2	2	2	1
	2 Gang 2 Way Lighting Switch 雙位雙路燈掣	2	2	2	2	2	2	2	2	2	2	2	2	2
	Double Pole Switch 雙極開關掣	4	4	4	3	3	4	4	4	3	4	4	4	3
	Lighting Point 照明燈位	4	3	4	3	1	4	3	4	3	3	3	3	1
Master Bedroom 主人睡房	Twin Socket Outlet 雙位電插座	2	2	2	2	2	2	2	2	2	2	2	2	2
	TV Outlet 電視天線插座	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	1
	1 Gang 1 Way Lighting Switch 單位單路燈掣	1	1	1	1	1	1	1	1	1	1	1	1	1
	2 Gang 1 Way Lighting Switch 雙位單路燈掣	0	0	0	1	1	0	0	0	1	0	0	0	1
	Double Pole Switch 雙極開關掣	1	1	1	2	2	1	1	1	2	1	1	1	2
	Lighting Point 照明燈位	1	1	1	1	1	1	1	1	1	1	1	1	1
Bedroom 1 睡房 1	Twin Socket Outlet 雙位電插座	2	2	2	-	-	2	2	2	-	2	2	2	-
	TV Outlet 電視天線插座	1	1	1	-	-	1	1	1	-	1	1	1	-
	Telephone Outlet 電話插座	1	1	1	-	-	1	1	1	-	1	1	1	-
	1 Gang 1 Way Lighting Switch 單位單路燈掣	1	1	1	-	-	1	1	1	-	1	1	1	-
	Double Pole Switch 雙極開關掣	1	1	1	-	-	1	1	1	-	1	1	1	-
	Lighting Point 照明燈位	1	1	1	-	-	1	1	1	-	1	1	1	-
Bedroom 2 睡房 2	Twin Socket Outlet 雙位電插座	2	-	2	-	-	2	-	2	-	-	-	-	-
	TV Outlet 電視天線插座	1	-	1	-	-	1	-	1	-	-	-	-	-
	Telephone Outlet 電話插座	1	-	1	-	-	1	-	1	-	-	-	-	-
	1 Gang 1 Way Lighting Switch 單位單路燈掣	1	-	1	-	-	1	-	1	-	-	-	-	-
	Double Pole Switch 雙極開關掣	1	-	1	-	-	1	-	1	-	-	-	-	-
	Lighting Point 照明燈位	1	-	1	-	-	1	-	1	-	-	-	-	-
Bathroom 1 浴室 1	Single Socket Outlet 單位電插座	1	1	1	-	-	1	1	1	-	1	1	1	-
	Fused Spur Unit 保險絲電源接線位	1	1	1	-	-	1	1	1	-	1	1	1	-
	Gas Water Heater / Electric Water Heater Controller 煤氣熱水爐 / 電熱水爐遙控器	1	1	1	-	-	1	1	1	-	1	1	1	-
	Lighting Point 照明燈位	5	4	4	-	-	5	4	4	-	4	4	5	-
Master Bathroom 主人浴室	Single Socket Outlet 單位電插座	-	-	-	1	1	-	-	-	1	-	-	-	1
	Fused Spur Unit 保險絲電源接線位	-	-	-	1	1	-	-	-	1	-	-	-	1
	Gas Water Heater / Electric Water Heater Controller 煤氣熱水爐 / 電熱水爐遙控器	-	-	-	1	1	-	-	-	1	-	-	-	1
	Lighting Point 照明燈位	-	-	-	5	5	-	-	-	5	-	-	-	5

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

Location 位置	Provisions 裝置	Tower 2 大廈第二座												
		3/F and 5/F to 6/F 三樓及五樓至六樓					7/F to 12/F, 15/F to 23/F, 25/F to 33/F, 35/F to 37/F 七樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓至三十七樓							
		Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit H H單位	Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位
Kitchen / Open Kitchen 廚房/開放式廚房	Single Socket Outlet 單位電插座	3	3	3	3	2	3	3	3	3	3	3	3	2
	Twin Socket Outlet 雙位電插座	2	2	2	2	2	2	2	2	2	2	2	2	2
	Fused Spur Unit 保險絲電源接線位	4	4	4	2	2	4	4	4	2	4	4	4	2
	Connection Unit 電源接駁點	0	0	0	1	1	0	0	0	1	0	0	0	1
	Gas Water Heater Connection Point 煤氣熱水爐接駁點	1	1	1	0	0	1	1	1	0	1	1	1	0
	Gas Hob Connection Point 煤氣煮食爐接駁點	1	1	1	0	0	1	1	1	0	1	1	1	0
	Electric Water Heater Connection Point 電熱水爐接駁點	0	0	0	1	1	0	0	0	1	0	0	0	1
	Lighting Point 照明燈位	4	4	5	2	4	4	4	5	2	4	4	4	4
	Single Phase Miniature Circuit Breaker Board 單相配電箱	1	1	1	0	0	1	1	1	0	1	1	1	0
	Three Phase Miniature Circuit Breaker Board 三相配電箱	0	0	0	1	1	0	0	0	1	0	0	0	1
	Water Inlet Connection Point for Washing Machine 洗衣機來水接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1
	Water Outlet Connection Point for Washing Machine 洗衣機去水接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1
Balcony 露台	Lighting Point 照明燈位	1	1	1	1	1	1	1	1	1	1	1	1	1

Location 位置	Provisions 裝置	Tower 2 大廈第二座							
		Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位
Roof 天台	Waterproof Single Socket Outlet 防水單位電插座	-	-	-	-	1	-	-	-
	Lighting Point 照明燈位	-	-	-	-	4	-	-	-
	Waterproof 1 Gang 1 way Lighting Switch 防水單位單路燈掣	-	-	-	-	1	-	-	-

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

Location 位置	Provisions 裝置	Block 1 低座第一座	Block 2 低座第二座	Block 3 低座第三座	Block 5 低座第五座	Block 6 低座第六座	Block 7 低座第七座
		All Units 全部單位					
Living Room and Dining Room 客廳及飯廳	Twin Socket Outlet 雙位電插座	4	4	4	4	4	4
	TV Outlet 電視天線插座	2	2	2	2	2	2
	Telephone Outlet 電話插座	2	2	2	2	2	2
	1 Gang 1 Way Lighting Switch 單位單路燈掣	1	2	2	2	2	2
	1 Gang 2 Way Lighting Switch 單位雙路燈掣	2	2	2	2	2	2
	2 Gang 1 Way Lighting Switch 雙位單路燈掣	2	2	2	2	2	2
	2 Gang 2 Way Lighting Switch 雙位雙路燈掣	2	2	2	2	2	2
	Double Pole Switch 雙極開關掣	6	6	6	6	6	6
	Lighting Point 照明燈位	4	5	5	5	5	5
Master Bedroom 主人睡房	Twin Socket Outlet 雙位電插座	3	3	3	3	3	3
	TV Outlet 電視天線插座	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1
	1 Gang 1 Way Lighting Switch 單位單路燈掣	1	1	1	1	1	1
	2 Gang 1 Way Lighting Switch 雙位單路燈掣	1	1	1	1	1	1
	Double Pole Switch 雙極開關掣	2	2	2	2	2	2
	Lighting Point 照明燈位	2	2	2	2	2	2
Bedroom 1 睡房 1	Twin Socket Outlet 雙位電插座	2	2	2	2	2	2
	TV Outlet 電視天線插座	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1
	1 Gang 1 Way Lighting Switch 單位單路燈掣	1	1	1	1	1	1
	2 Gang 1 Way Lighting Switch 雙位單路燈掣	0	1	1	1	1	1
	Double Pole Switch 雙極開關掣	1	2	2	2	2	2
	Lighting Point 照明燈位	1	1	2	2	1	2
Bedroom 2 睡房 2	Twin Socket Outlet 雙位電插座	2	2	2	2	2	2
	TV Outlet 電視天線插座	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1
	1 Gang 1 Way Lighting Switch 單位單路燈掣	1	1	1	1	1	1
	Double Pole Switch 雙極開關掣	1	1	1	1	1	1
	Lighting Point 照明燈位	1	1	1	1	1	1
Bedroom 3 睡房 3	Twin Socket Outlet 雙位電插座	2	2	2	2	2	2
	Telephone Outlet 電話插座	1	1	1	1	1	1
	TV Outlet 電視天線插座	1	1	1	1	1	1
	1 Gang 1 Way Lighting Switch 單位單路燈掣	1	1	1	1	1	1
	2 Gang 1 Way Lighting Switch 雙位單路燈掣	1	0	0	0	0	0
	Double Pole Switch 雙極開關掣	2	1	1	1	1	1
	Lighting Point 照明燈位	2	1	1	1	1	1

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

Location 位置	Provisions 裝置	Block 1 低座第一座	Block 2 低座第二座	Block 3 低座第三座	Block 5 低座第五座	Block 6 低座第六座	Block 7 低座第七座
		All Units 全部單位					
Bathroom 1 浴室 1	Single Socket Outlet 單位電插座	1	1	1	1	1	1
	Fused Spur Unit 保險絲電源接線位	1	1	1	1	1	1
	Gas Water Heater Controller 煤氣熱水爐遙控器	1	1	1	1	1	1
	Lighting Point 照明燈位	5	5	5	5	5	5
Bathroom 2 浴室 2	Single Socket Outlet 單位電插座	1	1	1	1	1	1
	Fused Spur Unit 保險絲電源接線位	1	1	1	1	1	1
	Gas Water Heater Controller 煤氣熱水爐遙控器	1	1	1	1	1	1
	Lighting Point 照明燈位	5	5	5	5	5	5
Master Bathroom 主人浴室	Single Socket Outlet 單位電插座	1	1	1	1	1	1
	Fused Spur Unit 保險絲電源接線位	1	1	1	1	1	1
	Gas Water Heater Controller 煤氣熱水爐遙控器	1	1	1	1	1	1
	Lighting Point 照明燈位	6	7	5	5	7	6
Kitchen 廚房	Single Socket Outlet 單位電插座	8	8	8	8	8	8
	Twin Socket Outlet 雙位電插座	2	2	2	2	2	2
	1 Gang 1 Way Lighting Switch 單位單路燈掣	0	0	0	0	0	0
	Fused Spur Unit 保險絲電源接線位	4	4	4	4	4	4
	Gas Water Heater Connection Point 煤氣熱水爐接駁點	2	2	2	2	2	2
	Gas Hob Connection Point 煤氣煮食爐接駁點	1	1	1	1	1	1
	Lighting Point 照明燈位	7	7	7	7	7	7
	Double Pole Switch 雙極開關掣	1	1	1	1	1	1
	Water Inlet Connection Point for Washing Machine 洗衣機來水接駁點	1	1	1	1	1	1
	Water Outlet Connection Point for Washing Machine 洗衣機去水接駁點	1	1	1	1	1	1
	Water Inlet Connection Point for Dishwasher 洗碗機來水接駁點	1	1	1	1	1	1
	Water Outlet Connection Point for Dishwasher 洗碗機去水接駁點	1	1	1	1	1	1
Store/Utility 儲物房/工作間	Single Socket Outlet 單位電插座	1	1	1	1	1	1
	Double Pole Switch 雙極開關掣	2	2	2	2	2	2
	1 Gang 1 Way Lighting Switch 單位單路燈掣	2	2	2	2	2	2
	Lighting Point 照明燈位	1	1	1	1	1	1
	Three Phase Miniature Circuit Breaker Board 三相配電箱	1	1	1	1	1	1
	Lighting Point 照明燈位	0	0	1	1	0	1
Store/Utility Lavatory 儲物房/工作間洗手間	Fused Spur Unit 保險絲電源接線位	1	1	0	0	1	0
	Lighting Point 照明燈位	1	1	1	1	1	1
Balcony 露台	Lighting Point 照明燈位	1	1	1	1	1	1
Lift Lobby 升降機大堂	Door Button 門鈴按鈕	-	1	1	1	1	1
	Lighting Point 照明燈位	-	2	2	2	2	2
	Exit Sign 出口指示牌 #	-	1	1	1	1	1
Refuse Room 垃圾房	Lighting Point 照明燈位	-	1	1	1	1	1
	1 Gang 1 Way Lighting Switch 單位單路燈掣	-	1	1	1	1	1

Note: # E&M Provisions supplied by public electricity should be switched on for daily operation.
附註: # 由公用電力供電的機電裝置必須開啓供日常運作之用。

24 | SERVICE AGREEMENTS 服務協議

Potable and flushing water are supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

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

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

煤氣由香港中華煤氣有限公司供應。

25 | GOVERNMENT RENT 地稅

The vendor (Owner) is liable for the Government rent payable for the specified residential property up to and including the date of the assignment of that specified residential property.

賣方（擁有人）有法律責任繳付該指明住宅物業直至該指明住宅物業的業權轉讓日期(包括該日)為止的地稅。

26 | MISCELLANEOUS PAYMENTS BY PURCHASER 買方的雜項付款

- 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, electricity and gas.
- On that delivery, the purchaser is not liable to pay to the Owner a debris removal fee.

Note:

On that delivery, the purchaser is liable to pay a debris removal fee to the manager (not the Owner) under the deed of mutual covenant.

- 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、電力及氣體的按金。
- 在交付時，買方不須向擁有人支付清理廢料的費用。

附註：

在交付時，買方須根據公契向發展項目的管理人（而非擁有人）支付清理廢料的費用。

27 | DEFECT LIABILITY WARRANTY PERIOD 欠妥之處的保養責任期

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

凡物業或於買賣合約列出裝設於物業內的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，則賣方在接獲買方在指明住宅物業之買賣成交日期後的六個月內送達的書面通知後，須於合理地切實可行的範圍內，盡快自費作出補救。

28 | MAINTENANCE OF SLOPES 斜坡維修

Not Applicable

不適用

29 | MODIFICATION 修訂

Not Applicable

不適用

30 | WEBSITE OF THE DEVELOPMENT 發展項目的互聯網網址

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

www.onekt.com.hk/ONE

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

www.onekt.com.hk/ONE

31

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

獲寬免總樓面面積的設施分項

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.

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

		Area (sq.m.) 面積 (平方米)
Disregarded GFA under Building (Planning) Regulation 23(3)(b) 根據《建築物(規劃)規例》第23(3)(b) 條不計算的總樓面面積		
1.(#)	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方 (公共交通總站除外)	6,489.466
2.	Plant Rooms and Similar Services 機房及相類設施	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation, such as lift machine room, telecommunications and broadcasting equipment (TBE) room, refuse storage and material recovery chamber, etc 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	322.183
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 rooms, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	2,182.288
2.3	Non-mandatory or non-essential plant rooms, such as air conditioning plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、風櫃房等	45.504
Green Features under Joint Practice Notes 1 and 2 根據《聯合作業備考》第1及第2號提供的環保設施		
3.	Balcony 露台	615.688
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	Not Applicable 不適用
5.	Communal sky garden 公用空中花園	Not Applicable 不適用
6.	Acoustic fin 隔聲鰭	Not Applicable 不適用
7.	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not Applicable 不適用
8.	Non-structural prefabricated external wall 非結構預製外牆	Not Applicable 不適用
9.	Utility platform 工作平台	Not Applicable 不適用
10.	Noise barrier 隔音屏障	Not Applicable 不適用

		Area (sq.m.) 面積 (平方米)
Amenity Features 適意設施		
11.	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office 供保安人員和管理處員工使用的櫃檯、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	56.113
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc. serving solely the recreational facilities 住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	1,564.718
13.	Covered landscaped and play area 有上蓋的園景區及遊樂場	1,501.063
14.	Horizontal screens/covered walkways, trellis 橫向屏障 / 有蓋人行道、花棚	Not Applicable 不適用
15.	Larger lift shaft 擴大升降機井道	680.394
16.	Chimney shaft 煙囪管道	Not Applicable 不適用
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	13.865
18.(#)	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽	1,031.982
19.	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽、氣槽	Not Applicable 不適用
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	Not Applicable 不適用
21.	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	Not Applicable 不適用
22.	Projections such as air-conditioning box and platform with a projection of more than 750mm from the external wall 伸出物，如空調機箱及伸出外牆超過750毫米的平台	Not Applicable 不適用

31 | INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

		Area (sq.m.) 面積 (平方米)
Other Exempted Items 其他項目		
23.(#)	Refuge floor including refuge floor cum sky garden 底護層，包括底護層兼空中花園	Not Applicable 不適用
24.(#)	Other projections 其他伸出物	Not Applicable 不適用
25.	Public transport terminus 公共交通總站	Not Applicable 不適用
26.(#)	Party structure and common staircase 共用構築物及樓梯	Not Applicable 不適用
27.(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	Not Applicable 不適用
28.(#)	Public passage 公眾通道	152.244
29.	Covered set back area 因建築物後移導致的覆蓋面積	Not Applicable 不適用
Bonus GFA 額外總樓面面積		
30.	Bonus GFA 額外總樓面面積	Not Applicable 不適用

Note 附註:
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.
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。

The Environmental Assessment of the Building and Information on the Estimated Energy Performance or Consumption for the Common Parts of the Development
有關建築物的環境評估及發展項目的公用部分的預計能量表現或消耗的資料

The approved general building plans of this Development are not subject to the requirements stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-151 issued by the Building Authority. Environmental assessment and information on the estimated energy performance or consumption for the common parts of this Development were not required to be submitted to the Building Authority as a prerequisite for the granting of gross floor area concessions.
本發展項目的經批准一般建築圖則不受由建築事務監督發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》APP-151規定規限。本發展項目的環境評估及公用部分的預計能量表現或消耗的資料無須呈交建築事務監督，以作為批予總樓面面積寬免的先決條件。

32 | CHANGES 改變

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

發展項目及其周邊地區日後可能出現改變。

33 | DATE OF PRINTING 印製日期

19th August 2016

2016年8月19日

Examination/Revision Date 檢視/修改日期	Page Number 頁數	Revision Made 所有修改
17 th November 2016 2016年11月17日	11	Updated the “Location Plan” of the Development. 更新發展項目的「所在位置圖」。
	14-16	Revised the “Outline Zoning Plans” of the Development. 更改發展項目的「分區計劃大綱圖」。
	100 & 104	Revised “Interior Fittings” of “Fittings, Finishes and Appliances”. 更改「裝置、裝修物料及設備」中的「室內裝置」。
	103	Revised “Interior Finishes” of “Fittings, Finishes and Appliances”. 更改「裝置、裝修物料及設備」中的「室內裝修物料」。
	109-114	Revised “Schedule of Mechanical & Electrical Provisions of Residential Units” of “Fittings, Finishes and Appliances”. 更改「裝置、裝修物料及設備」中的「住宅單位機電裝置數量說明表」。
	125	Updated the “Examination Records”. 更新「檢視紀錄」。
23 rd January 2017 2017年1月23日	11	Updated the “Location Plan” of the Development. 更新發展項目的「所在位置圖」。
	15	Updated the “Outline Zoning Plan” of the Development. 更新發展項目的「分區計劃大綱圖」。
	18	Revised the “Layout Plan” of the Development. 更改發展項目的「布局圖」。
	42, 44, 46, 48, 50, 52 & 54	Revised the “Floor Plans of Residential Properties” in the Development. 更改發展項目的「樓面平面圖」。
	67	Revised the “Floor Plan of Parking Spaces” in the Development. 更改發展項目的「停車位的樓面平面圖」。
	81-88	Revised the key plan of “Cross-section Plans” in the Development. 更改發展項目的「橫截面圖」示意圖。
	89-97	Revised the “Elevation Plans” and the key plan of “Elevation Plans” in the Development. 更改發展項目的「立面圖」及「立面圖」示意圖。
	117-118	Revised the “Information in Application for Concession on Gross Floor Area of Building”. 更改「申請建築物總樓面面積寬免的資料」。
	125	Updated the “Examination Records”. 更新「檢視紀錄」。

Examination/Revision Date 檢視/修改日期	Page Number 頁數	Revision Made 所有修改
20 th April 2017 2017年4月20日	11	Updated the “Location Plan” of the Development. 更新發展項目的「所在位置圖」。
	13 & 17	Updated the “Outline Zoning Plans” of the Development. 更新發展項目的「分區計劃大綱圖」。
	18	Revised the “Layout Plan” of the Development. 更改發展項目的「布局圖」。
	67	Revised the “Floor Plan of Parking Spaces” in the Development. 更改發展項目的「停車位的樓面平面圖」。
	81-88	Revised the key plan of “Cross-section Plans” in the Development. 更改發展項目的「橫截面圖」示意圖。
	89-97	Revised the “Elevation Plans” and the key plan of “Elevation Plans” in the Development. 更改發展項目的「立面圖」及「立面圖」示意圖。
	117-118	Revised the “Information in Application for Concession on Gross Floor Area of Building”. 更改「申請建築物總樓面面積寬免的資料」。
	125	Updated the “Examination Records”. 更新「檢視紀錄」。
13 th July 2017 2017年7月13日	11	Updated the “Location Plan” of the Development. 更新發展項目的「所在位置圖」。
	12	Updated the “Aerial Photograph” of the Development. 更新發展項目的「鳥瞰照片」。
	18	Revised the “Layout Plan” of the Development. 更改發展項目的「布局圖」。
	83, 86-88	Revised the “Cross-section Plans” in the Development. 更改發展項目的「橫截面圖」。
	90-92,	Revised the “Elevation Plans” in the Development. 更改發展項目的「立面圖圖」。
	125	Updated the “Examination Records”. 更新「檢視紀錄」。
12 th October 2017 2017年10月12日	1-4	Updated the “Notes to Purchasers of First-hand Residential Properties”. 更新「一手住宅物業買家須知」。
	11	Updated the “Location Plan” of the Development. 更新發展項目的「所在位置圖」。
	125	Updated the “Examination Records”. 更新「檢視紀錄」。

Examination/Revision Date 檢視/修改日期	Page Number 頁數	Revision Made 所有修改
11 th January 2018 2018年1月11日	5	Updated the “Information on the Development”. 更新「發展項目的資料」。
	6	Updated the “Information on Vendor and Others Involved in the Development”. 更新「賣方及有參與發展項目的其他人的資料」。
	9	Updated the “Information on Design of the Development”. 更新「發展項目的設計的資料」。
	10	Updated the “Information on Property Management” of the Development. 更新發展項目的「物業管理的資料」。
	11	Updated the “Location Plan” of the Development. 更新發展項目的「所在位置圖」。
	119-123 (刪頁 Deleted Page)	Deleted the “Information Required By the Director of Lands to be Set Out in the Sales Brochure As a Condition for Giving the Pre-Sale Consent”. 刪除「地政總署署長作為給予預售樓花同意書的條件而規定列於售樓說明書的資料」。
	121	Updated the “Examination Records”. 更新「檢視紀錄」。
10 th April 2018 2018年4月10日	11	Updated the “Location Plan” of the Development. 更新發展項目的「所在位置圖」。
	12	Updated the “Aerial Photograph” of the Development. 更新發展項目的「鳥瞰照片」。
	12a (加頁 Additional Page)	Updated the “Aerial Photograph” of the Development. 更新發展項目的「鳥瞰照片」。
	121	Updated the “Examination Records”. 更新「檢視紀錄」。
9 th July 2018 2018年7月9日	11	Updated the “Location Plan” of the Development. 更新發展項目的「所在位置圖」。
	13	Updated the “Outline Zoning Plan” of the Development. 更新發展項目的「分區計劃大綱圖」。
	121	Updated the “Examination Records”. 更新「檢視紀錄」。
8 th October 2018 2018年10月8日	11	Updated the “Location Plan” of the Development. 更新發展項目的「所在位置圖」。
	12b (加頁 Additional Page)	Updated the “Aerial Photograph” of the Development. 更新發展項目的「鳥瞰照片」。
	121	Updated the “Examination Records”. 更新「檢視紀錄」。

Examination/Revision Date 檢視/修改日期	Page Number 頁數	Revision Made 所有修改
7 th January 2019 2019年1月7日	11	Updated the “Location Plan” of the Development. 更新發展項目的「所在位置圖」。
	121	Updated the “Examination Records”. 更新「檢視紀錄」。