

Sales Brochure 售樓説明書



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

FOR ALL FIRST-HAND RESIDENTIAL PROPERTIES

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.

4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

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

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

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

7. Agreement for sale and purchase

- Ensure that the preliminary agreement for sale and purchase (PASP) and agreement for sale and purchase (ASP) include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- A preliminary deposit of 5% of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.
- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5 % of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.
- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

8. Expression of intent of purchasing a residential property

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

9. Appointment of estate agent

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

10. Appointment of solicitor

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

FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES

11. Pre-sale Consent

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

12. Show flats

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

You may take measurements in modified and unmodified show flats, and take photographs or make video
recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for
ensuring safety of the persons viewing the show flat.

FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES AND COMPLETED RESIDENTIAL PROPERTIES PENDING COMPLIANCE

13. Estimated material date

- Check the estimated material date¹ for the development in the sales brochure.
- Please note that:
 - For development which is subject to the Lands Department Consent Scheme, the vendor shall notify the purchaser in writing that it is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens.
 - For development which is not subject to the Lands Department Consent Scheme, the vendor shall notify the purchaser in writing that it is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.

FOR FIRST-HAND COMPLETED RESIDENTIAL PROPERTIES

14. Vendor's information form

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

15. Viewing of property

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

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

Telephone : 2817 3313

Email : enquiry_srpa@hd.gov.hk

Fax : 2219 2220

Other Useful Contacts -

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

¹Generally speaking, "material date" means the date on which the conditions of the land grant are complied with in respect of the development, or the date on which the development is completed in all respects in compliance with the approved building plans or the conditions subject to which the certificate of exemption is issued. For details, please refer to section 2 of the Ordinance.

您在購置一手住宅物業之前,應留意下列事項:

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款,以及其他財務優惠

- 賣方未必會把價單所涵蓋的住宅物業悉數推售,因此應留意有關的銷售安排,以了解賣方會推售的住宅物業為何。賣方會在有關住宅物業推售日期前最少三日公布銷售安排。
- 留意價單所載列的支付條款。倘買家可就購置有關住宅物業而連帶獲得價格折扣、贈品,或任何財務優惠或利益,上述資訊亦會在價單內列明。

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料,以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》(第621章)(下稱「條例」),賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言,實用面積指該住宅物業的樓面面積,包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積:(i)露台;(ii)工作平台;以及(iii)陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院的每一項目的面積,即使該些項目構成該物業的一部分的範圍。
- 親臨發展項目的所在地實地視察,以了解有關物業的四周環境(包括交通和社區設施);亦應查詢有否任何 城市規劃方案和議決,會對有關的物業造成影響;參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃 大綱圖,以及橫截面圖。

5. 售樓說明書

• 確保所取得的售樓説明書屬最新版本。根據條例,提供予公眾的售樓説明書必須是在之前的三個月之內印 製或檢視、或檢視及修改。

- 閱覽售樓說明書,並須特別留意以下資訊
 - ▶ 售樓說明書內有否關於「有關資料」的部分,列出賣方知悉但並非為一般公眾人士所知悉,關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意,已在土地註冊處註冊的文件,其內容不會被視為「有關資料」;
 - ▶ 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面,以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式,顯示出建築物最低一層住宅樓層和街道水平的高低差距,不論該最低住宅樓層以何種方式命名;
- ▶ 室內和外部的裝置、裝修物料和設備;
- ▶ 管理費按甚麼基準分擔;
- ▶ 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的 開支,以及有關公眾休憩用地或公共設施的位置;以及
- ▶ 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

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

7. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備,須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積,而該面積通常較該物業的實用面積為大。
- 訂立臨時買賣合約時,您須向擁有人(即賣方)支付樓價5%的臨時訂金。
- 如您在訂立臨時買賣合約後五個工作日(工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子)之內,沒有簽立買賣合約,該臨時買賣合約即告終止,有關臨時訂金(即樓價的5%)會被沒收,而擁有人(即賣方)不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內,倘您簽立買賣合約,則擁有人(即賣方)必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金,應付予負責為所涉物業擔任保證金保存人的律師事務所。

8. 表達購樓意向

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

9. 委託地產代理

- 留意倘賣方委任一個或多於一個地產代理,以協助銷售其發展項目內任何指明住宅物業,該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名/名稱。
- 您可委託任何地產代理 (不一定是賣方所指定的地產代理),以協助您購置發展項目內任何指明住宅物業;您亦可不委託任何地產代理。
- 委託地產代理以物色物業前,您應該一
 - ▶ 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事,倘發生利益衝突,未必能夠保障您的最大利益;
- ▶ 了解您須否支付佣金予該地產代理。若須支付,有關的佣金金額和支付日期為何;以及
- ➤ 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問,應要求該地產代理或營業員出示 其「地產代理證」,或瀏覽地產代理監管局的網頁(網址:www.eaa.org.hk),查閱牌照目錄。

10. 委聘律師

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

適用於一手未落成住宅物業

11. 預售樓花同意書

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

12. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

13. 預計的關鍵日期

- 查閱售樓說明書中有關發展項目的預計的關鍵日期1。
- 請注意:
- ▶ 就地政總署預售樓花同意方案規管的發展項目,賣方須在合格証明書或轉讓同意書發出後的一個月內(以何者較早為準),就賣方有能力有效地轉讓有關物業一事,以書面通知買方。
- ➤ 至於並非地政總署預售樓花同意方案規管的發展項目,賣方須在佔用文件(包括佔用許可證)發出後的 六個月內,就賣方有能力有效地轉讓有關物業一事,以書面通知買方。

適用於一手已落成住宅物業

14. 賣方資料表格

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

15. 參觀物業

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

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

電話 : 2817 3313

電郵 : enquiry_srpa@hd.gov.hk

傳真 : 2219 2220

其他相關聯絡資料:

	電話	傳真
消費者委員會	2929 2222	2590 6271
地產代理監管局	2111 2777	2598 9596
香港地產建設商會	2826 0111	2845 2521

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

1 INFORMATION ON THE DEVELOPMENT, ELTANIN • SQUARE MILE 發展項目,利奧坊 • 曉岸的資料

Name of the street and the street number

No.11 Li Tak Street

Total number of storeys

27 storeys (excluding roof)

Floor numbering

B/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-29/F

Omitted floor numbers

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

Refuge floor

Not applicable

This development is an uncompleted development:

- (a) The estimated material date for the development, as provided by the Authorized Person for the development is 25th September 2017.
- (b) The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.
- (c) For the purpose of the Agreement for Sale and Purchase, the development is deemed to be completed on the date on which an occupation permit for every building in the development is issued.

街道名稱及門牌號數

利得街11號

樓層總數

27層 (不包括天台)

樓層號數

地庫、地下、1樓至3樓、5樓至12樓、15樓至23樓及25樓至29樓

被略去的樓層

不設4樓、13樓、14樓及24樓

庇護層

不適用

本發展項目屬未落成發展項目:

- (a) 由該項目的認可人士提供的該項目的預計關鍵日期為2017年9月25日。
- (b) 預計關鍵日期,是受到買賣合約所允許的任何延期所規限的。
- (c) 為買賣合約的目的,發展項目當作在佔用許可證就該項目中的每幢建築物發出的日期落成。

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

Vendor

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

Authorized person for the development

Mr. Au Kin Tung of Dennis Lau & Ng Chun Man Architects & Engineers (H.K.) Limited (Mr. Au Kin Tung is a director of Dennis Lau & Ng Chun Man Architects & Engineers (H.K.) Limited)

Building contractor

Cheung Kee Fung Cheung Construction Company Limited

Vendor's solicitors

Zhong Lun Law Firm

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the development Not applicable

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

Henderson Real Estate Agency Limited

賣方

實煒有限公司(亦為擁有人及其控權公司為恒基兆業有限公司、恒基兆業地產有限公司、謙耀置業有限公司、 Good Time Limited及Sanki Investment Limited)

發展項目的認可人士

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

承建商

祥記馮祥建築有限公司

賣方代表律師

中倫律師事務所

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構

不適用

已為發展項目的建造提供貸款的任何其他人

恒基兆業地產代理有限公司

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

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

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

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

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

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

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

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

發展項目將會有構成圍封牆的一部分的非結構的預製外牆。

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

每幢建築物的非結構的預製外牆的厚度範圍為150毫米。

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

發展項目將會有構成圍封牆的一部分的幕牆。

The range of thickness of the curtain walls of each building is 300mm.

每幢建築物的幕牆厚度為300毫米。

Schedule of total area of the non-structural prefabricated external walls and curtain walls of each residential property 每個住宅物業的非結構的預製外牆及幕牆的總面積表

Tower 座數	Floor 樓層	Flat 室	The total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積(平方米)	The total area of the curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的 總面積(平方米)
		A	1.148	1.806
		В	-	1.085
		С	-	0.915
		D	-	0.878
	5/15	Е	-	1.335
	5/F 5樓	F	0.203	0.465
	J/G	G	-	0.878
		Н	-	0.915
		J	-	1.100
		K	-	1.191
		L	0.710	0.911
	7/F-12/F, 15/F-23/F & 25/F-28/F 7樓-12樓、	A	1.268	1.806
1 and 2		В	-	1.085
1及2		С	-	0.915
		D	-	0.878
		Е	-	1.335
		F	0.203	0.465
	15樓-23樓及	G	-	0.878
	25樓-28樓	Н	-	0.915
		J	-	1.100
		K	-	1.191
		L	0.710	0.911
		A	1.020	2.615
	29/F	В	-	2.243
	29樓	С	-	2.243
		D	0.375	2.741

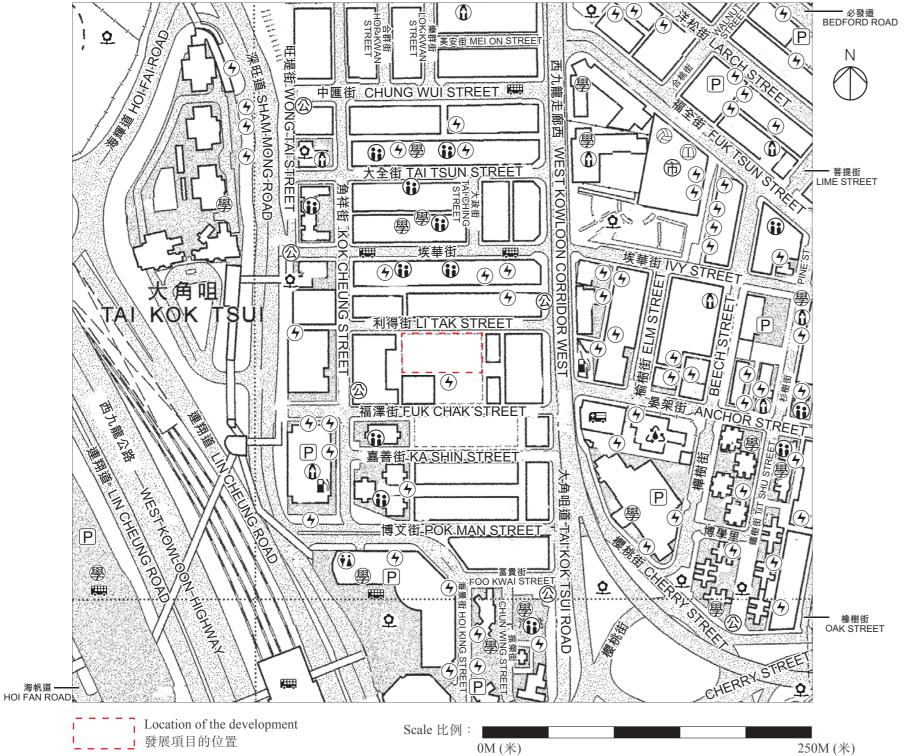
5 INFORMATION ON PROPERTY MANAGEMENT 物業管理的資料

Manager

H-Privilege Limited will be appointed as the Manager of the development under the latest draft deed of mutual covenant in respect of the development.

管理人

根據發展項目的公契的最新擬稿,尊家管業有限公司將獲委任為發展項目的管理人。



地圖版權屬香港特區政府,經地政總署准許複印,版權特許編號76/2015。

The above location plan is made with reference to Survey Sheet No. 11-NW-D with adjustments where necessary.

上述位置圖參考測繪圖編號11-NW-D,經修正處理。

Notation 圖例

- Library 圖書館
- Petrol filling station 油站
- Power plant (including electricity sub-stations) 發電廠 (包括電力分站)
- Ambulance depot 救護車站
- Public carpark (including lorry park)
 公眾停車場 (包括貨車停泊處)
- Public convenience 公廁
- Public transport terminal (including rail station)

 公共交通總站 (包括鐵路車站)
- Sewage treatment works and facilities 污水處理廠及設施

- ② Public utility installation 公用事業設施裝置
- Religious institution (including church, temple and Tsz Tong) 宗教場所 (包括教堂、廟宇及祠堂)
- School (including kindergarten)學校 (包括幼稚園)
- Social welfare facilities (including elderly centre and home for the mentally disabled) 社會福利設施 (包括老人中心及弱智人士護理院)
- ② Sports facilities
 (including sports ground and swimming pool)
 體育設施 (包括運動場及游泳池)
- **Q** Public park 公園
- Market (including wet market and wholesale market)
 市場 (包括濕貨市場及批發市場)

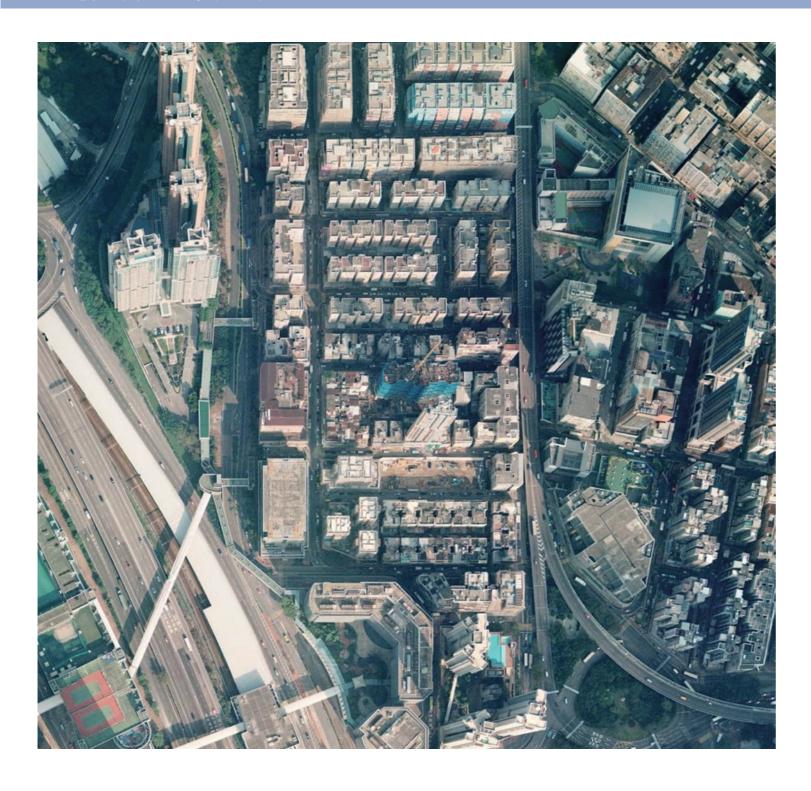
Street name not shown in full in the location plan 於所在位置圖未能顯示全名之街道

Pok Hok Lane 博學里

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

備註:因技術性問題,此位置圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。

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



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Adopted from part of the aerial photo taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,000 feet, Photo No. CS63008, dated 8 January 2016.

摘錄自地政總署測繪處於2016年1月8日在6,000呎飛行高度拍攝之鳥瞰照片,編號為 CS63008。

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

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

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Excerpt from the draft Mong Kok (Kowloon Planning Area No.3) Outline Zoning Plan with Plan No. S/K3/30 gazetted on 31 May 2013.

摘錄自2013年5月31日刊憲的旺角(九龍規劃區第3區)分區計劃大綱草圖,圖則編號為 S/K3/30。

NOTATION 圖例

ZONES 地帶

С	COMMERCIAL 商業
R(A)	RESIDENTIAL (GROUP A) 住宅(甲類)
R(E)	RESIDENTIAL (GROUP E) 住宅(戊類)
G/IC	GOVERNMENT, INSTITUTION OR COMMUNITY 政府、機構或社區
0	OPEN SPACE 休憩用地
OU	OTHER SPECIFIED USES 其他指定用途
CDA	COMPREHENSIVE DEVELOPMENT AREA 綜合發展區

COMMUNICATIONS 交通

MAJOR ROAD AND JUNCTION 主要道路及路口
ELEVATED ROAD 高架道路

MISCELLANEOUS 其他

	BOUNDARY OF PLANNING SCHEME 規劃範圍界線
	URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA 市區重建局發展計劃圖範圍
taga e e quatarna la d'Antiques e e successos e e qu	BUILDING HEIGHT CONTROL ZONE BOUNDARY 建築物高度管制區界線
80	MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM) 最高建築物高度(在主水平基準上若干米)
8	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) 最高建築物高度(樓層數目)
PFS	PETROL FILLING STATION 加油站
<u>NBA</u>]	NON-BUILDING AREA 非建築用地

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

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

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



Excerpt from the approved Cheung Sha Wan (Kowloon Planing Area No.5) Outline Zoning Plan with Plan No.S/K5/37 gazetted on 16 December 2016

摘錄自2016年12月16日刊憲的長沙灣(九龍規劃區第5區)分區計劃大綱核准圖,圖則編號為S/K5/37。

NOTATION 圖例

ZONES 地帶

RESIDENTIAL (GROUP A) 住宅(甲類)

OPEN SPACE 休憩用地

COMMUNICATIONS 交通

事論 — RAILWAY AND STATION

(UNDERGROUND) 鐵路及車站(地下)

_____ MAJOR ROAD AND JUNCTION

主要道路及路口

ELEVATED ROAD 高架道路

MISCELLANEOUS 其他

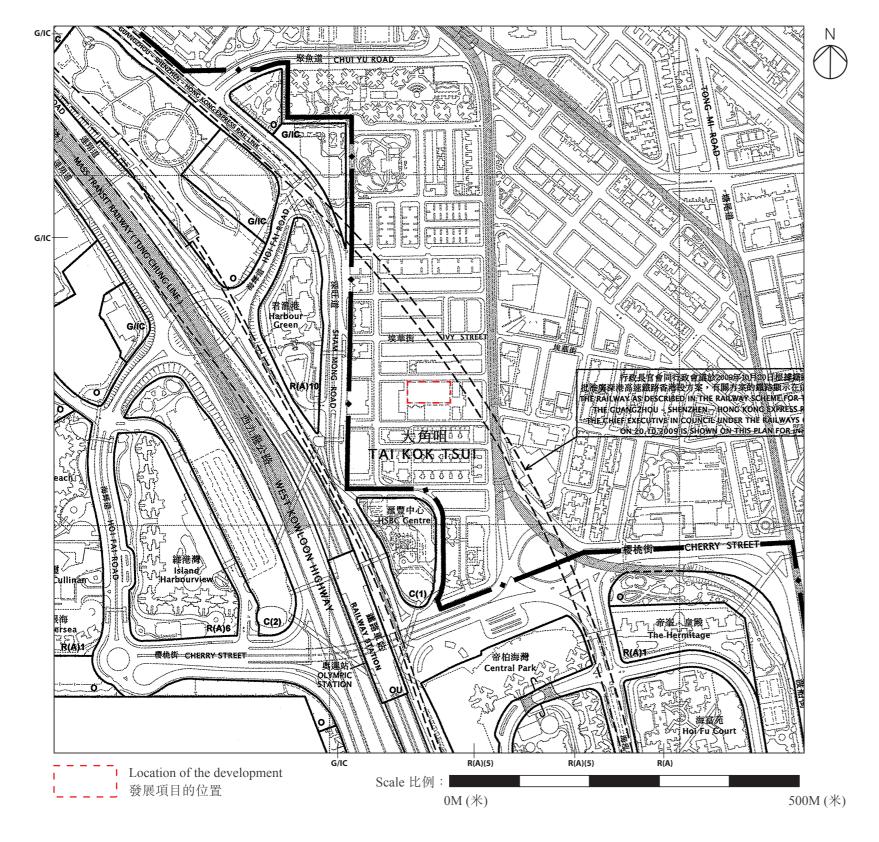
→ ◆ BOUNDARY OF PLANNING SCHEME 規劃範圍界線

90

MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM) 最高建築物高度(在主水平基準上若干米)

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

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



Excerpt from the approved South West Kowloon (Kowloon Planning Area No.20) Outline Zoning Plan with Plan No.S/K20/30 gazetted on 3 October 2014.

摘錄自2014年10月3日刊憲的西南九龍(九龍規劃區第20區)分區計劃大綱核准圖,圖則編號為S/K20/30。

NOTATION 圖例

ZONES 地帶

C COMMERCIAL 商業

R(A) RESIDENTIAL (GROUP A) 住宅(甲類)

G/IC GOVERNMENT, INSTITUTION OR
COMMUNITY 政府、機構或社區

O OPEN SPACE 休憩用地

OU OTHER SPECIFIED USES 其他指定用途

COMMUNICATIONS 交通



MISCELLANEOUS 其他

● BOUNDARY OF PLANNING SCHEME 規劃範圍界線

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

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

A/C PLATFORM = Air- conditioner Platform 冷氣機平台 BAL. = Balcony 露台

The estimated date of completion of these buildings and facilities as provided by the authorized person for the development is 25th September 2017. 由發展項目的認可人士提供的該等建築物及設施的預計落成日期為2017年9月25日。

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

The remarks and legends on this page apply to all pages of "Floor plans of residential properties in the development".

在本頁上之備註和圖例適用於全部的「發展項目的住宅物業的樓面平面圖」頁數。

Legends of the Floor Plans

樓面平面圖圖例

A/C PLATFORM = Air-conditioner Platform 冷氣機平台 ELEC. = Electric Cable Duct 電線管道

A/C UNIT = Air-conditioning Unit 冷氣機 = Electric Meter Room 電錶房

BAL. = Balcony 露台 F.H. = Fire Hydrant 消防栓

BAL. ABOVE = Balcony Above 上層位置為露台 H.R. = Hose Reel 消防喉轆

BATH = Bathroom 浴室 LIV. = Living Room 客廳

BED RM.1 = Bedroom 1 睡房 1 OPEN KIT. = Open Kitchen 開放式廚房

BED RM.2 = Bedroom 2 睡房 2 = Pipe Duct 管道

BED RM.3 = Bedroom 3 睡房 3 = Refuse Storage and Material Recovery Room 垃圾及物料回收室

DIN. = Dining Room 飯廳 = Water Meter Cabinet 水錶櫃

E.D. = Electric Cable Duct 電線管道 = Built-in fittings provided in the flats 隨樓附送嵌入式裝置

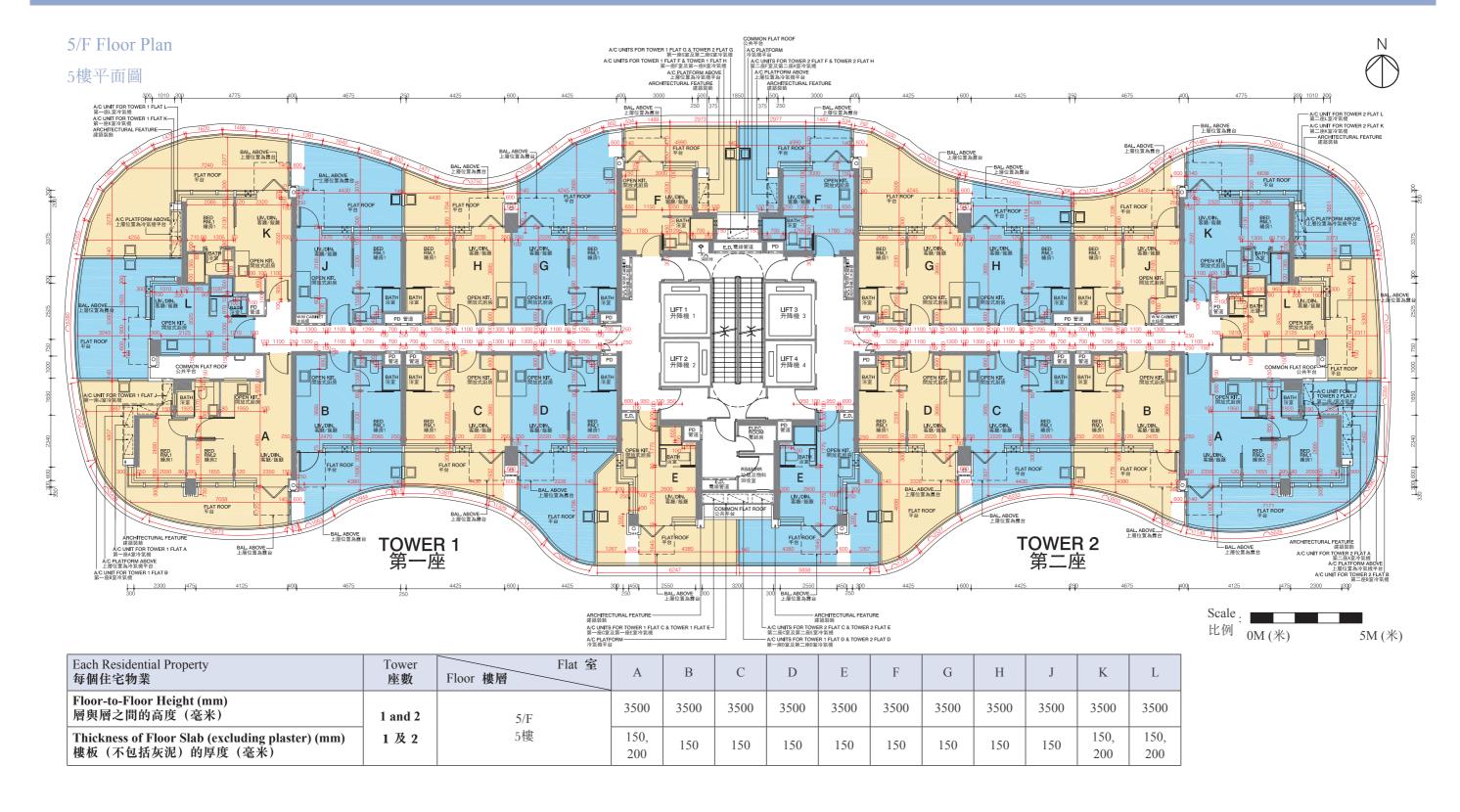
Remarks:

- 1. Common pipes exposed or enclosed in cladding may be located at the balcony, flat roof or external wall of some residential units.
- 2. There may be sunken slabs at some parts of the ceiling inside some residential units for the installation of mechanical and electrical services of the floor above or due to the structural, architectural and/or decoration design requirements of the floor above.
- 3. There may be ceiling bulkheads or false ceiling inside some residential units for the installation of air-conditioning conduits and/or other mechanical and electrical services.
- 4. The dimensions of the floor plans are all structural dimensions in millimeter.
- 5. Blank areas on flat roof are common areas for building facility maintenance.

備註:

- 1. 部分住宅單位的露台,平台或外牆或設有外露之公用喉管,或外牆裝飾板內藏之公用喉管。
- 2. 部分住宅單位內之部分天花或有跌級樓板,用以安裝上層之機電設備或配合上層之結構、建築設計及/或裝修設計上的需要。
- 3. 部分住宅單位內或設有假陣或假天花用以安裝冷氣喉管及/或其他機電設備。
- 4. 平面圖所列之數字以毫米標示之建築結構尺寸。
- 5. 平台空白位置為供維修大廈設備使用的公用地方。

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



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

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

Please refer to page 18 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

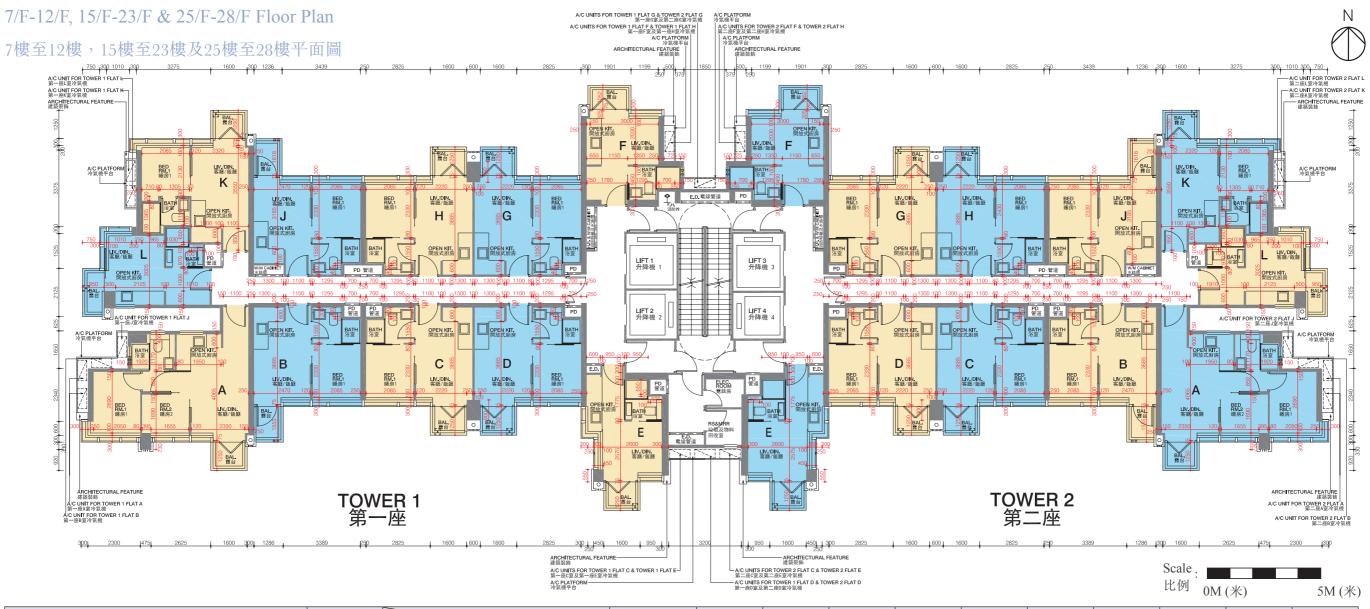
請參閱本售樓説明書第18頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

Notes:

- Blank areas on flat roof are common areas for building facility maintenance.
- 2. The dimensions in floor plans are all structural dimensions in millimeter.

備註:

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



												(1)	- (1)
Each Residential Property 每個住宅物業	Tower 座數	Flat 室 Floor 樓層	A	В	С	D	E	F	G	Н	J	K	L
Elecute Elecuticida (mm)	1 and 2	7/F-12/F, 15/F-23/F & 25/F-27/F 7樓-12樓,15樓-23樓及25樓-27樓	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150
Floor-to-Floor Height (mm) 層與層之間的高度(毫米)		28/F 28樓	3050, 3150, 3200, 3300, 3400, 3500	3500	3150, 3400, 3500	3250, 3500	3200, 3450, 3500	3200, 3450, 3500	3250, 3500	3150, 3400, 3500	3250, 3350, 3500	3150, 3500	3200, 3450, 3500
Thickness of Floor Slab (excluding plaster) (mm)	1及2	7/F-12/F, 15/F-23/F & 25/F-27/F 7樓-12樓,15樓-23樓及25樓-27樓	150	150	150	150	150	150	150	150	150	150	150
樓板 (不包括灰泥) 的厚度 (毫米)		28/F 28樓	150	150	150	150	150	150	150	150	150	150	150

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

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

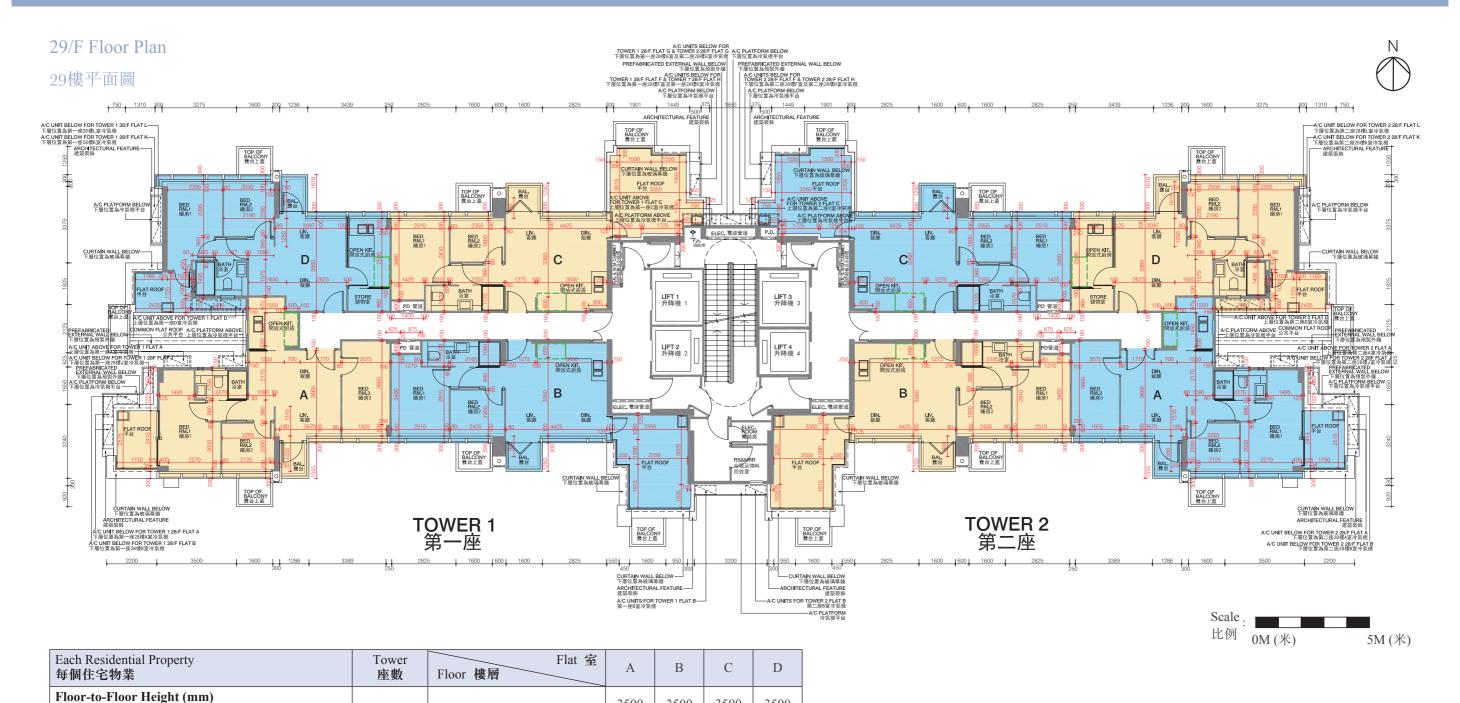
Please refer to page 18 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

請參閱本售樓説明書第18頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

Notes: The dimensions in floor plans are all structural dimensions in millimeter.

備註 : 平面圖所列之數字為以毫米標示之建築結構尺寸。

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



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

1 and 2

1及2

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

Please refer to page 18 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

請參閱本售樓説明書第18頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

層與層之間的高度 (毫米)

樓板 (不包括灰泥) 的厚度 (毫米)

Thickness of Floor Slab (excluding plaster) (mm)

Notes: The dimensions in floor plans are all structural dimensions in millimeter.

備註 : 平面圖所列之數字為以毫米標示之建築結構尺寸。

3500

200

29/F 29樓 3500

200

3500

200

3500

200

Res	Description of idential Propert 物業的描述	ту	Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.)				Area of other s 其化	也指明項目的面	Not included in the S 積(不計算入實用面) 平方米 (平方呎)	Saleable Area) 積)			
Tower 座數	Floor 樓層	Flat 室	實用面積 (包括露台,工作 平台及陽台(如有)) 平方米(平方呎)	Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
		A	34.192 (368) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	21.783 (234)	-	-	-	-	-	-
		В	22.120 (238) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	9.215 (99)	-	-	-	-	-	-
		С	21.801 (235) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	7.152 (77)	-	-	-	-	-	-
		D	22.101 (238) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	13.716 (148)	-	-	-	-	-	-
	5/F 5樓	Е	16.905 (182) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	13.087 (141)	-	-	-	-	-	-
1		F	16.396 (176) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	10.995 (118)	-	-	-	-	-	-
		G	21.723 (234) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	13.444 (145)	-	-	-	-	-	-
		Н	21.399 (230) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	7.867 (85)	-	-	-	-	-	-
		J	21.077 (227) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	14.290 (154)	-	-	-	-	-	-
		K	22.563 (243) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	26.636 (287)	-	-	-	-	-	-
		L	15.960 (172) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	17.587 (189)	-	-	-	-	-	-

	Description of Residential Property 物業的描述 Saleable Area (including balcony, utility platfor verandah, if any) sq.metre (sq 實用面積			Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積(不計算入實用面積) sq.metre (sq.ft.) 平方米 (平方呎)									
Tower 座 數	Floor 樓層	Flat 室	員用曲傾 (包括露台,工作 平台及陽台(如有)) 平方米(平方呎)	Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
		A	36.192 (390) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-
		В	24.120 (260) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-
		С	23.801 (256) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-
	7/F-12/F,	D	24.101 (259) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-
		Е	18.905 (203) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-
1	15/F-23/F & 25/F-28/F 7樓-12樓、 15樓-23樓及	F	18.396 (198) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-
	25樓-28樓	G	23.723 (255) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-
		Н	23.399 (252) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-
		J	23.077 (248) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-
		K	24.563 (264) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-
		L	17.960 (193) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-

	Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.)				Area of other s 其化	也指明項目的面積	Not included in the S 蹟(不計算入實用面) 平方米 (平方呎)	Saleable Area) i積)			
Tower 座數	Floor 樓層	Flat 室	實用面積 (包括露台,工作 平台及陽台(如有)) 平方米(平方呎)	Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
		A	55.790 (601) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	4.401 (47)	-	-	-	-	-	-
1	29/F 29樓	В	46.023 (495) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	11.883 (128)	-	-	-	-	-	-
1	25/lg	С	45.078 (485) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	12.854 (138)	-	-	-	-	-	-
		D	50.185 (540) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	5.672 (61)	-	-	-	-	-	-

The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes: Areas in square metre as specified in the above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

實用面積及屬該住宅物業其他指明項目的面積是按《一手住宅物業銷售條例》第8條及附表二第2部的計算分別得出的。

備註:上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米 =10.764平方呎換算,並四捨五入至整數。

Res	Description of Residential Property 物業的描述 Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.) 實用面積				Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積(不計算入實用面積) sq.metre (sq.ft.) 平方米 (平方呎)									
Tower 座數	Floor 樓層	Flat 室	實用面積 (包括露台,工作 平台及陽台(如有)) 平方米(平方呎)	Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院	
		A	34.192 (368) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	20.572 (221)	-	-	-	-	-	-	
		В	22.120 (238) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	9.303 (100)	-	-	-	-	-	-	
		С	21.801 (235) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	7.361 (79)	-	-	-	-	-	-	
		D	22.101 (238) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	13.389 (144)	-	-	-	-	-	-	
		Е	16.905 (182) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	13.084 (141)	-	-	-	-	-	-	
2	5/F 5樓	F	16.396 (176) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	11.016 (119)	-	-	-	-	-	-	
		G	21.723 (234) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	13.019 (140)	-	-	-	-	-	-	
		Н	21.399 (230) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	6.612 (71)	-	-	-	-	-	-	
		J	21.077 (227) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	7.747 (83)	-	-	-	-	-	-	
		K	22.563 (243) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	19.279 (208)	-	-	-	-	-	-	
		L	15.960 (172) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	12.598 (136)	-	-	-	-	-	-	

	Description of Residential Property 物業的描述 Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.) 實用面積				Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積(不計算入實用面積) sq.metre (sq.ft.) 平方米 (平方呎)									
Tower 座數	Floor 樓層	Flat 室	員用面傾 (包括露台,工作 平台及陽台(如有)) 平方米(平方呎)	Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院	
		A	36.192 (390) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-	
		В	24.120 (260) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-	
		С	23.801 (256) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-	
	7/F-12/F,	D	24.101 (259) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-	
		Е	18.905 (203) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-	
2	15/F-23/F & 25/F-28/F 7樓-12樓、 15樓-23樓及	F	18.396 (198) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-	
	25樓-28樓	G	23.723 (255) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-	
		Н	23.399 (252) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-	
		J	23.077 (248) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-	
		K	24.563 (264) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-	
		L	17.960 (193) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-	

Res	Description of idential Property 物業的描述	y	Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.)					指明項目的面積	Not included in the S 責(不計算入實用面) 平方米 (平方呎)				
Tower 座數	Floor 樓層	Flat 室	實用面積 (包括露台,工作 平台及陽台(如有)) 平方米(平方呎)	Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
		A	55.790 (601) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	4.401 (47)	-	-	-	-	-	-
2	29/F	В	46.023 (495) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	11.883 (128)	-	-	-	-	-	-
2	29樓	С	45.078 (485) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	12.854 (138)	-	-	-	-	-	-
		D	50.185 (540) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	5.672 (61)	-	-	-	-	-	-

The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes: Areas in square metre as specified in the above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

實用面積及屬該住宅物業其他指明項目的面積是按《一手住宅物業銷售條例》第8條及附表二第2部的計算分別得出的。

備註:上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米 =10.764平方呎換算,並四捨五入至整數。

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

Not Applicable 不適用

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

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

- 1. 買方在簽立臨時買賣合約時向賣方(擁有人)繳付相等於樓價5%之臨時訂金。
- 2. 買方在簽署臨時買賣合約時支付的臨時訂金,會由代表擁有人行事的律師事務所以保證金保存人的身分持有。
- 3. 如買方沒有在訂立該臨時買賣合約之後的5個工作日內簽立正式買賣合約一
 - (i) 該臨時買賣合約即告終止;及
 - (ii) 買方支付的臨時訂金,即予沒收;及
 - (iii) 賣方 (擁有人) 不得就買方沒有簽立正式買賣合約, 而對買方提出進一步申索。

14 SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

1. The common parts of the development

"Common Areas and Facilities" means collectively the Estate Common Areas and Facilities and the Residential Common Areas and Facilities and, where applicable, includes those appropriate and relevant common parts specified in Schedule 1 to the Building Management Ordinance (Cap. 344).

"Estate Common Areas and Facilities" means those parts and facilities of the Estate intended for the common use and benefit of the Estate as a whole and includes but not limited to the foundations, columns, beams, slabs and other structural supports and elements that do not belong to or form part of the Commercial Development or the Residential Units, the Slopes and Retaining Walls (if any), areas for the installation or use of aerial broadcast distribution or telecommunications network facilities, the Greenery Areas, communal aerial, sewers, drains, storm water drains, water courses, cables, pipes, wires, ducts, flushing mains, fresh water mains, plant and machinery and other like installations, facilities or services and such other areas, devices and facilities of the Estate as may at any time be designated as the Estate Common Areas and Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

"Residential Common Areas and Facilities" means those parts and facilities of the Residential Development intended for the common use and benefit of the Residential Development as a whole and includes but not limited to the external walls of the Estate at and above the First Floor not forming part of the Commercial Development, the Estate Common Areas or the Residential Units including the architecture fins and features thereon, the air-conditioning platforms (including the louvers thereof (if any)) adjacent to the Residential Units or such other area(s), if any, as may be designated for that purpose, the curtain wall structures of the Estate (except (i) the openable parts of the curtain wall structures; and (ii) such pieces of glass panels wholly enclosing or fronting a Residential Unit, which said openable parts and glass panels shall form parts of the relevant Residential Units) BUT excluding the glass balustrades, metal balustrades or railings of the balconies and flat roofs which form parts of the relevant Residential Units, the Recreational Areas and Facilities, office and/or counter for caretaker, watchman and management staff, the sky garden which is located on the Sixth Floor, all lifts, wires, cables, ducts, pipes, drains, the sports and recreational facilities in the Recreational Areas and Facilities, all mechanical and electrical installations and equipment exclusively for the Residential Development and such other areas, devices and facilities of the Estate as may at any time be designated as the Residential Common Areas and Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

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

Tower 1

Flat Floor*	5/F	7/F - 28/F	29/F
A	36/14,200	36/14,200	55/14,200
В	22/14,200	24/14,200	47/14,200
С	21/14,200	23/14,200	46/14,200
D	23/14,200	24/14,200	50/14,200
E	17/14,200	18/14,200	-
F	17/14,200	18/14,200	-
G	22/14,200	23/14,200	-
Н	21/14,200	23/14,200	-
J	22/14,200	23/14,200	-
K	24/14,200	24/14,200	-
L	16/14,200	17/14,200	-

^{*13/}F, 14/F and 24/F are omitted.

Tower 2

Flat Floor*	5/F	7/F - 28/F	29/F
A	36/14,200	36/14,200	55/14,200
В	22/14,200	24/14,200	47/14,200
С	21/14,200	23/14,200	46/14,200
D	23/14,200	24/14,200	50/14,200
E	17/14,200	18/14,200	-
F	17/14,200	18/14,200	-
G	22/14,200	23/14,200	-
Н	21/14,200	23/14,200	-
J	21/14,200	23/14,200	-
K	23/14,200	24/14,200	-
L	16/14,200	17/14,200	-

^{*13/}F, 14/F and 24/F are omitted.

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

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

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

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

In addition, based on a separate management budget prepared by the Manager for the carrying out and implementation of the plans of the Fire Safety Management Plan and the fire services system serving the Open Kitchen Units exclusively, the Owner of each Open Kitchen Unit shall pay to the Manager his due share of the relevant budgeted expenses for the carrying out and implementation of the plans of the Fire Safety Management Plan and the said fire services system on a monthly basis in accordance with and in proportion to the Management Units allocated to his Unit. The Open Kitchen Units are Flats A, B, C, D, E, F, G, H, J, K and L on the 5th Floors, from the 7th Floors to the 12th Floors, from the 15th Floors to the 23rd Floors and from the 25th Floors to the 28th Floors of Tower 1 and Tower 2 and Flats A, B, C and D on the 29th Floors of Tower 1 and Tower 2.

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

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

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

Not applicable.

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

14 SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

1. 發展項目的公用部分

「公用地方與設施」統指「屋苑公用地方與設施」及「住宅公用地方與設施」,並在適用的情況下包括《建築物管理條例》(第344章)附表1所列舉的適當及相關公用部分。

「屋苑公用地方與設施」指擬供屋苑整體公用及共享的屋苑地方與設施,包括但不限於地基、柱、樑、樓板及不屬於或構成商業發展或住宅單位一部分的其他結構性支承物、斜坡及護土牆(如有的話)、提供安裝或使用天線廣播分導或電訊網絡設施的地方、綠化面積、公共天線、污水管、排水渠、雨水渠、水道、電纜、水管、電線、管槽、總冲廁水管、總食水管、機械設備和其他類似的裝置、設施或服務,以及由首位擁有人按照公契的條款在任何時候指定用作「屋苑公用地方與設施」的其他地方、裝置及設施。

「住宅公用地方與設施」指擬供住宅發展整體公用及共享的住宅發展地方與設施,包括但不限於並非屬於商業發展、「屋苑公用地方」或住宅單位部分的一樓或以上的屋苑外牆 (包括其建築鰭片及特色、毗連住宅單位而用作安放冷氣機之平台(包括通風用之百葉窗(如有的話)) ,或指定用作安放冷氣機的其他地方(如有的話)、該屋苑之玻璃幕牆結構 (不包括(i)玻璃幕牆結構可開啟的部分;及(ii)完全包圍或面向住宅單位的玻璃嵌板,而上述可開啟部分及玻璃嵌板組成有關住宅單位的部分)),但不包括構成相關住宅單位的露台及平台的玻璃欄杆、金屬欄杆或欄杆、康樂地方與設施、管理員、看守員及管理職員的辦公室及/或櫃枱、位於六樓的空中花園、所有升降機、電線、電纜、導管、喉管、排水渠、位於康樂地方與設施的運動及康樂設施、專屬住宅發展的所有機電裝置及設備,以及由首位擁有人按照公契的條款在任何時候指定用作「住宅公用地方與設施」的其他地方、裝置及設施。

2. 分配予發展項目中的每個住宅物業的不可分割份數的數目

第一座

室 樓層*	5樓	7樓- 28樓	29樓
A	36/14,200	36/14,200	55/14,200
В	22/14,200	24/14,200	47/14,200
С	21/14,200	23/14,200	46/14,200
D	23/14,200	24/14,200	50/14,200
E	17/14,200	18/14,200	-
F	17/14,200	18/14,200	-
G	22/14,200	23/14,200	-
Н	21/14,200	23/14,200	-
J	22/14,200	23/14,200	-
K	24/14,200	24/14,200	-
L	16/14,200	17/14,200	-

^{*}不設13樓、14樓及24樓.

第二座

室 樓層*	5樓	7樓- 28樓	29樓
A	36/14,200	36/14,200	55/14,200
В	22/14,200	24/14,200	47/14,200
С	21/14,200	23/14,200	46/14,200
D	23/14,200	24/14,200	50/14,200
E	17/14,200	18/14,200	-
F	17/14,200	18/14,200	-
G	22/14,200	23/14,200	-
Н	21/14,200	23/14,200	-
J	21/14,200	23/14,200	-
K	23/14,200	24/14,200	-
L	16/14,200	17/14,200	-

^{*}不設13樓、14樓及24樓

3. 發展項目的管理人的委任年期

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

4. 發展項目中的住宅物業的擁有人之間分擔管理開支的計算基準

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

此外,按照一份由管理人就專為開放式廚房單位而實施及履行的有關消防安全管理計劃和消防系統的各種計劃而編製的獨立管理預算案,每個開放式廚房單位的擁有人須就有關的估算開支,每月向管理人繳付按照分配給其單位的管理份數比例而應繳的份額,以實施及履行有關消防安全管理計劃和消防系統的各種計劃。開放式廚房單位是指第一座及第二座5樓、7樓至12樓、15樓至23樓及25樓至28樓的A室、B室、C室、D室、E室、F室、G室、H室、J室、K室及L室,以及第一座及第二座29樓的A室、B室、C室及D室。

5. 計算管理費按金的基準

管理費按金相等於擁有人就其單位按首個年度管理預算案釐定而須繳交的三個月管理費。

6. 擁有人在發展項目中保留作自用的範圍(如有的話)

不適用。

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

15 SUMMARY OF LAND GRANT 批地文件的摘要

- 1. The development is situated on the Remaining Portion of Subsection 1 of Section M of Kowloon Marine Lot No. 28 ("the Lot").
- 2. The Lot is held under the Government Lease of Kowloon Marine Lot No. 28 for a term of 999 years from 5th August 1871.
- 3. The Lease stipulates that the Lot shall not be used for the trade or business of a Brazier, Slaughterman, Soap-maker, Sugar-baker, Fellmonger, Melter of tallow, Oilman, Butcher, Distiller, Victualler, or Tavern-keeper, Blacksmith, Nightman, Scavenger or any other noisy, noisome or offensive trade or business whatever, without the previous licence of the Government. By an Offensive Trade Licence dated 23rd December, 2013 and registered in the Land Registry by Memorial No.14040402590011, the Government has approved a licence to the registered owner of the Lot to carry out the trade or business of sugar-baker, oilman (excluding petrol filling station), butcher, victualler and tavern-keeper in or upon the Lot subject to the conditions imposed therein.
- 4. The Lease requires the lessee "shall and will, from time to time, and at all times hereafter when, where, and as often as need or occasion shall be and require, at his and their own proper costs and charges, well and sufficiently Repair, Uphold, Support, Maintain, Pave, Purge, Scour, Cleanse, Empty, Amend and keep the messuage or tenement, messuages or tenements, and all other erections and buildings, now or at any time hereafter standing upon the said piece or parcel of ground hereby expressed to be demised, and all the Walls, Banks, Cuttings, Hedges, Ditches, Rails, Lights, Pavements, Privies, Sinks, Drains and Watercourses thereunto belonging, and which shall in anywise belong or appertain unto the same, in, by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever, the whole to be done to the satisfaction of the Surveyor of His said Majesty, His Heirs, Successors, or Assigns".
- The Lease requires the lessee "shall and will during the term hereby granted, as often as need shall require, bear, pay and allow a reasonable share and proportion for and towards the costs, and charges of making, building, repairing, and amending, all or any roads, pavements, channels, fences and party walls, draughts, private or public sewers and drains, requisite for, or in, or belonging to the said premises hereby expressed to be demised or any part thereof, in common with other premises near or adjoining thereto, and that such proportion shall be fixed and ascertained by the Surveyor of His said Majesty, His Heirs, Successors, or Assigns, and shall be recoverable in the nature of rent in arrear".
- 6. The Lease provides that "it shall and may be lawful to and for His said Majesty, His Heirs, Successors, or Assigns, by His or their Surveyor, or other persons deputed to act for Him or them, twice or oftener in every year during the said term, at all reasonable times in the day, to enter and come into and upon the said premises hereby expressed to be demised, to view, search and see the condition of the same, and of all decays, defects and wants of reparation and amendment, which upon every such view or views shall be found, to give or leave notice or warning in writing, at or upon said premises, or some part thereof, unto or for the said lessees, to repair and amend the same within Three Calendar Months then next following, within which said time or space of Three Calendar Months, after every such notice or warning shall be so given, or left as aforesaid, the said lessees will repair and amend the same accordingly."

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

15 SUMMARY OF LAND GRANT 批地文件的摘要

- 1. 發展項目位處於九龍海旁地段第28號M段第1分段餘段(下稱「發展地段」)。
- 2. 「發展地段」是根據一份九龍海旁地段第28號政府租契(下稱「租契」)持有,而該租契的批租年期由1871年 8月5日開始999年。
- 3. 「租契」規定:如非事先獲得政府的許可,「發展地段」不得被用作經營或從事銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理的行業或業務,或經營或從事任何其他發出高噪音、惡臭或令人厭惡的行業或業務。根據一份日期為2013年12月23日並登記於土地註冊處註冊摘要編號為14040402590011的厭惡性行業牌照,政府經已批准「發展地段」的註冊業主在「發展地段」上經營或從事製糖、油料(加油站除外)、售肉、食物供應及旅館的行業或業務,但須受該牌照施加的條件所規限。
- 4. 「租契」規定「承租人」:「此後不時及無論何時及在每當有需要時或情況要求時,自費妥善地及足夠地修葺、維持、支持、保養、鋪飾、清洗、洗滌、潔淨、卸空、修改及保存現時或嗣後任何時間位於在此表明予以批租的該片或該幅土地上之宅院或物業單位及所有其他任何豎設物及建築物,以及所有屬於並以任何形式從屬於或關連該處的牆、堤岸、路塹、籬笆、溝渠、路軌、電燈、行人道、水廁、洗滌槽、排水渠及水道,並且全面執行需要及必須的修葺、清洗及修改工程,以達致令陛下、其繼承人或受讓人的測量師滿意為止。」
- 5. 「租契」規定「承租人」:「於本文協定的批租年期內須不時按需要而要求、承擔、支付及准許以合理份數和 比例計算的費用及收費,以支付建造、建築、修葺及修改屬於在此表明予以批租的該處所或該處所的任何 部分或其所需的所有或任何道路、行人路、渠道、柵欄及共用牆、排氣管、私家或公共污水渠及排水渠, 或該出租的處所與鄰近或毗鄰樓宇共用的部分。有關的付款比例由陛下、其繼承人或受讓人的測量師釐定 及確定,並可當作欠繳地租的性質追討。」
- 6. 「租契」規定:「陛下、其繼承人或受讓人的測量師或獲指派代表他們行事的其他人有權在該批租年期內,每年兩次或多次在日間的合理時間內進入及再佔管在此表明予以批租的該處所從而視察、搜查及觀看該物業的狀況。每當視察時發現有任何頹敗、損壞及需要維修及修正的地方時,須就該處所或其某部分向「承租人」發出書面通知或警告,或在該處所或其部分留下書面通知或警告,要求「承租人」或其遺囑執行人、遺產管理人或受讓人在三個曆月內,就上述問題進行維修及修正。在每個書面通知或警告按上述方式發出或留下後,「承租人」須於其後三個曆月內就上述問題進行維修及修正。」
- 7. 「租契」規定:「如因應改善香港殖民地,或不論任何其他公共目的所需,陛下、其繼承人及受讓人可全權 向其所要求的承租人在發出三個曆月的通知,並且根據陛下、其繼承人或受讓人的測量師公平客觀地估值 該地段及在其上面的建築物,並向承租人作出全面合理的賠償,從而收回、進入及再佔管在此表明予以批租 的所有土地或任何處所的部分。本項權利一旦行使,本文所訂的年期及產業權將分別終止、終結及無效。

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

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

Not applicable.

B. Any facilities or open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development

Not applicable.

C. 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. 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施

不適用。

B. 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施或休憩用地

不適用。

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

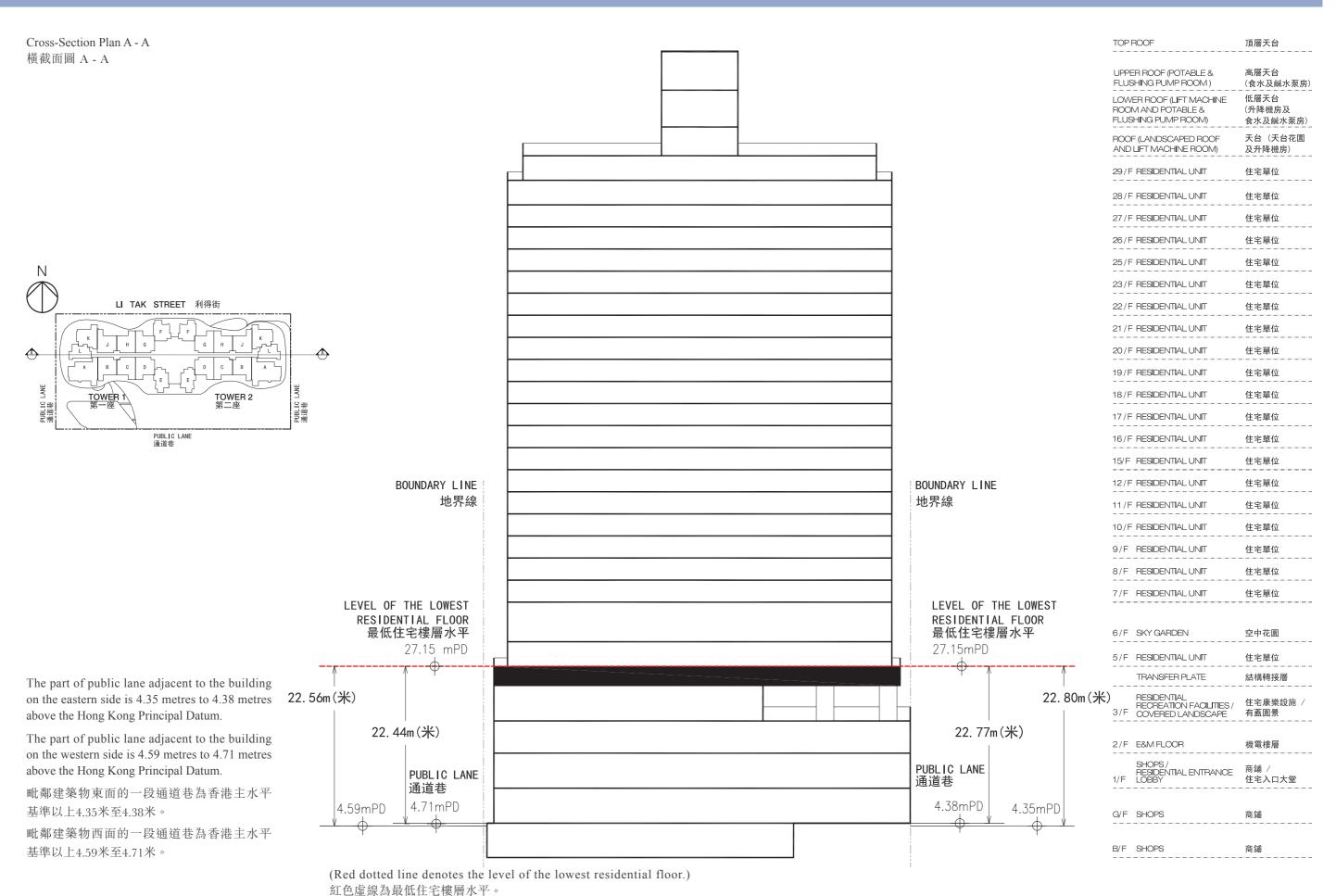
不適用。

17 WARNING TO PURCHASERS 對買方的警告

- 1. You are recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for you in relation to the transaction.
- 2. If you instruct such separate firm of solicitors to act for you in relation to the transaction, that firm will be able to give independent advice to you.
- 3. If you instruct the firm of solicitors acting for the owner to act for you as well, and a conflict of interest arises between the owner and you: -
 - (i) that firm may not be able to protect your interests; and
 - (ii) you may have to instruct a separate firm of solicitors.
- 4. In the case of paragraph 3 (ii), the total solicitors' fees payable by you may be higher than the fees that would have been payable if you had instructed a separate firm of solicitors in the first place.

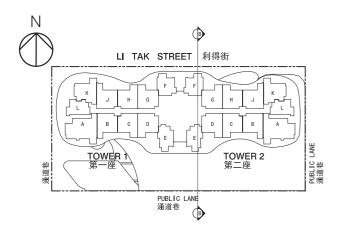
- 1. 此提示建議你聘用一間獨立的律師事務所(代表擁有人行事者除外),以在交易中代表你行事。
- 2. 如你聘用上述的獨立的律師事務所,以在交易中代表你行事,該律師事務所將會能夠向你提供獨立意見。
- 3. 如你聘用代表擁有人行事的律師事務所同時代表你行事,而擁有人與你之間出現利益衝突:-
 - (i) 該律師事務所可能不能夠保障你的利益;及
 - (ii) 你可能要聘用一間獨立的律師事務所。
- 4. 如屬3(ii)段的情況,你須支付的律師費用總數,可能高於如你自一開始即聘用一間獨立的律師事務所須支付的費用。

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



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

Cross-Section Plan B - B 橫截面圖 B - B

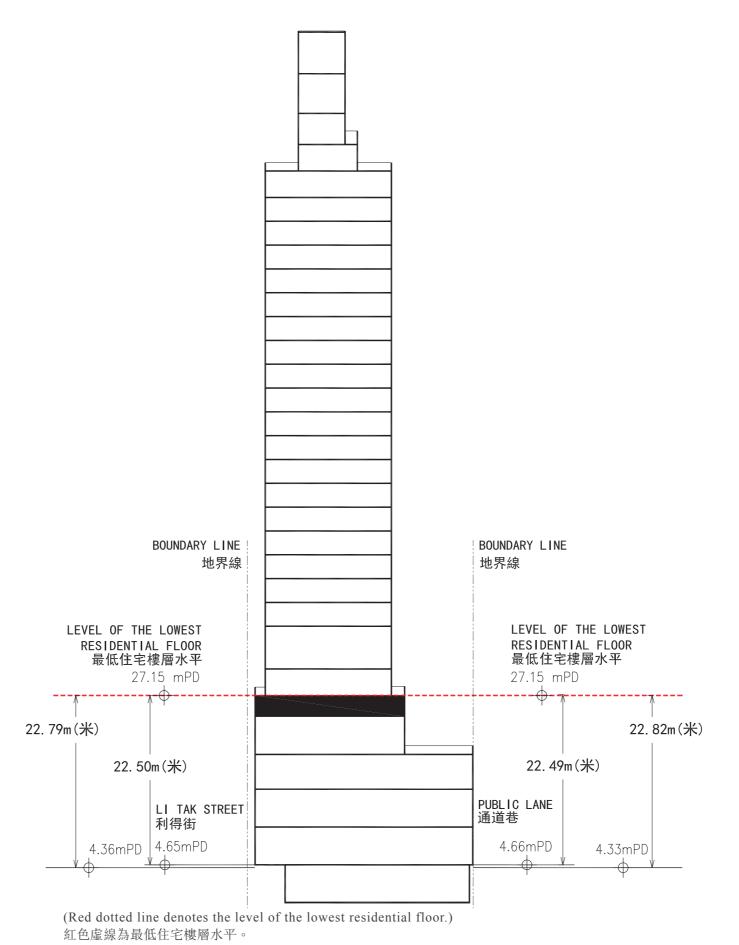


The part of Li Tak Street adjacent to the building is 4.36 metres to 4.65 metres above the Hong Kong Principal Datum.

The part of public lane adjacent to the building is 4.33 metres to 4.66 metres above the Hong Kong Principal Datum.

毗鄰建築物的一段利得街為香港主水平基準 以上4.36米至4.65米。

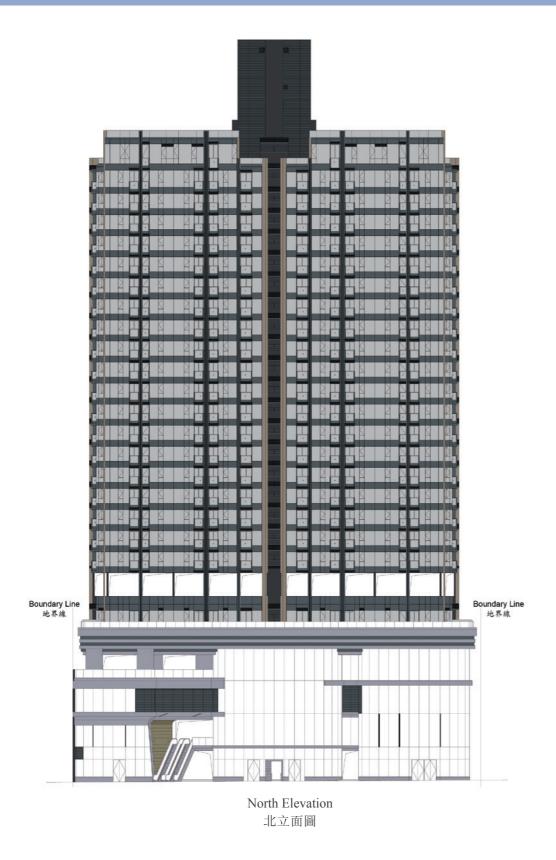
毗鄰建築物的一段通道巷為香港主水平基準 以上4.33米至4.66米。



UPPER ROOF (POTABLE & FLUSHING PUMP ROOM)	高層天台 (食水及鹹水泵房
LOWER ROOF (LIFT MACHINE ROOM AND POTABLE &	低層天台 (升降機房及 食水及鹹水泵房)
ROOF (LANDSCAPED ROOF AND LIFT MACHINE ROOM)	天台(天台花園
29/F RESIDENTIAL UNIT	
28/F RESIDENTIAL UNIT	住宅單位
27/F RESIDENTIAL UNIT	
26/F RESIDENTIAL UNIT	
25/F RESIDENTIAL UNIT	
23/F RESIDENTIAL UNIT	住宅單位
22/F RESIDENTIAL UNIT	住宅單位
21 / F RESIDENTIAL UNIT	
20/F RESIDENTIAL UNIT	
19/F RESIDENTIAL UNIT	住宅單位
18/F RESIDENTIAL UNIT	
17/F RESIDENTIAL UNIT	
16/F RESIDENTIAL UNIT	
15/F RESIDENTIAL UNIT	
12/F RESIDENTIAL UNIT	
11/F RESIDENTIAL UNIT	
10/F RESIDENTIAL UNIT	
9/F RESIDENTIAL UNIT	住宅單位
8/F RESIDENTIAL UNIT	
7/F RESIDENTIAL UNIT	住宅單位
6/F SKY GARDEN	空中花園
5/F RESIDENTIAL UNIT	住宅單位
TRANSFER PLATE	結構轉接層
RESIDENTIAL RECREATION FACILITIES / 3/F COVERED LANDSCAPE	住宅康樂設施 / 有蓋園景
2/F E&M FLOOR	機電樓層
SHOPS / RESIDENTIAL ENTRANCE 1/F LOBBY	商鋪 / 住宅入口大堂
G/F SHOPS	商鋪
B/F SHOPS	商鋪

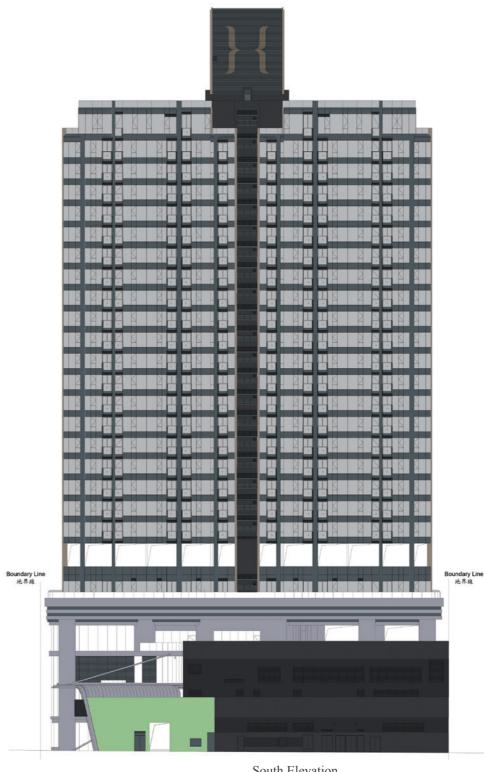
TOP ROOF

頂層天台



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

- 1. are prepared on the basis of the approved building plans for the development as of 10 January 2017; and
- 2. are in general accordance with outward appearance of the development.



South Elevation 南立面圖

項目的認可人士已證明本立面圖所顯示的立面:

- 1. 以2017年1月10日的情况為準的本項目的經批准的建築圖則為基礎擬備;及
- 2. 大致上與本項目的外觀一致。



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

- 1. are prepared on the basis of the approved building plans for the development as of 10 January 2017; and
- 2. are in general accordance with outward appearance of the development.



項目的認可人士已證明本立面圖所顯示的立面:

- 1. 以2017年1月10日的情况為準的本項目的經批准的建築圖則為基礎擬備;及
- 2. 大致上與本項目的外觀一致。

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

Common Facilities 公用設施	Location 位置	Covered area 有上蓋遮蓋面積	Uncovered area 沒有上蓋遮蓋面積
(a) Residents' Clubhouse 住客會所	3/F 3樓	531.725 sq.metre 平方米 5,723 sq.ft. 平方呎	448.376 sq.metre 平方米 ⁽¹⁾ 4,826 sq.ft. 平方呎
(b) A communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the development.	6/F 6樓	328.279 sq.metre 平方米 3,534 sq.ft. 平方呎	-
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。	Roof 天台	-	391.582 sq.metre 平方米 ⁽²⁾ 4,215 sq.ft. 平方呎
(c) A communal garden or play area for residents' use below the lowest residential floor of a building in the development. 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。	3/F 3樓	230.273 sq.metre 平方米 2,479 sq.ft. 平方呎	-

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

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

- (1) This area includes 106.221 s.m. (1,143 s.f.) of the Estate Common Areas which are the greenery areas to be accessible by all occupants of the development in accordance with the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (APP-152) issued by the Buildings Department in January 2011 and subject to the Deed of Mutual Covenant of the development.
- (2) This area includes 103.419 s.m. (1,113 s.f.) of the Estate Common Areas which are the greenery areas to be accessible by all occupants of the development in accordance with the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (APP-152) issued by the Buildings Department in January 2011 and subject to the Deed of Mutual Covenant of the development.
- (1) 此面積包括106.221平方米(1,143 平方呎)的「屋苑公用地方」,亦即按照由屋宇署於2011年1月發出的認可人士、註 冊結構工程師及註冊岩土工程師作業備考(APP-152)所規定並受發展項目公契所約束的綠化面積,而發展項目的所有佔用人均可到達該綠化面積。
- (2) 此面積包括103.419平方米(1,113 平方呎)的「屋苑公用地方」,亦即按照由屋宇署於2011年1月發出的認可人士、註 冊結構工程師及註冊岩土工程師作業備考(APP-152)所規定並受發展項目公契所約束的綠化面積,而發展項目的所有佔用人均可到達該綠化面積。

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

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

- . 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. (a) 以下文件的文本存放在發售有關住宅物業的售樓處,以供閱覽 本住宅物業的每一公契在將本住宅物業提供出售的日期的最新擬稿。
 - b) 無須為閲覽付費。

1. EXTERIOR FINISHES

a.	External wall	Type of finishes	Podium :	Glass wall, glazed ceramic tiles, aluminium cladding, aluminium louver and vertical green	
			Residential tower:	Curtain wall system, glazed ceramic tiles, aluminium cladding, aluminium louver	
b.	Window	Material of frame	Fluorocarbon coati	ng aluminium frame	
		Material of glass	Grey tinted glass for windows in all residential flats. Frosted glass for windows in kitchens of Flats A and L on 5/F, 7/F-28/F of Tower 1 and Tower 2. Frosted glass for windows in bathrooms of Flats A and F on 5/F, 7/F-28/F of Tower 1 and Tower 2 and Flats A and D on 29/F of Tower 1 and Tower 2.		
c.	Bay window	Material of bay window	Not Applicable		
		Finishes of window sill	Not Applicable		
d.	Planter	Type of finishes	Not Applicable		
e.	Verandah or	Type of finishes	Balcony:	Installed with laminated glass balustrade	
	balcony		Floor:	Ceramic tiles and artificial wood deck	
			Wall:	Aluminium cladding	
			Ceiling:	Aluminium cladding	
		Whether it is covered	Balcony is covered		
		Verandah	Not Applicable		
f.	Drying facilities	Туре	Not Applicable		
	for clothing	Material	Not Applicable		

2. INTERIOR FINISHES (Tower 1 and Tower 2)

			Wall	Floor	Ceiling
a.	a. Lobby	G/F residential entrance lobby finishes	Porcelain tile and metal panels to the exposed surface	Natural stone to the exposed surface	Gypsum board false ceiling
		1/F residential entrance lobby finishes	Wood veneer, laminated glass, vinyl wall covering and metal panels to the exposed surface	Natural stone to the exposed surface	Gypsum board false ceiling and wooden panel
		Common lift lobby finishes	Wood veneer, vinyl wall covering, metal panels and mirror panels to the exposed surface	Natural stone to the exposed surface	Gypsum board false ceiling and aluminium panel false ceiling

2. INTERIOR FINISHES (Tower 1 and Tower 2)

			Wall		Ceiling	
b.	Internal wall and ceiling	Living room finishes	Wood veneer pan paint	el and emulsion	n Emulsion paint	
	Dining room finishes Wood veneer panel and emulsion paint		Emulsion paint			
		Bedroom finishes	(except Flats A, E 7/F-28/F and all I and feature glass	Emulsion Paint, wood veneer panel (except Flats A, E, F and L on 5/F, 7/F-28/F and all Flats on 29/F), and feature glass (except Flats A, E, F, K and L on 5/F, 7/F-28/F and all Flats on 29/F)		
			Floor		Skirting	
c.	Internal floor	Material of living room	Engineered timbe	r flooring	Timber skirting	
		Material of dining room	Engineered timbe	r flooring	Timber skirting	
		Material of bedroom	Engineered timbe	r flooring	Timber skirting	
			Wall	Floor Ceiling		
d.	Bathroom	Type of finishes	Glass panel and wall tiles to the exposed surface	Natural stone to the exposed surface	Gypsum board fa	lse ceiling
		Whether the wall finishes run up to ceiling	Up to level of fals	se ceiling.		
			Wall	Floor	Ceiling	Cooking Bench
e.	Kitchen	Type of finishes	Glass panel and wall tiles	Engineered timber flooring	Partly gypsum board false ceiling and partly emulsion paint for all flats on 5/F, 7/F-28/F and Flats B and C on 29/F, (except Flats A and D on 29/F with gypsum board false ceiling).	Quartz surface countertop for all flats on 5/F, 7/F-28/F. Natural stone surface countertop for Flats A, B, C and D on 29/F.
		Whether the wall finishes run up to ceiling	Up to level of fals	se ceiling.		

3. INTERIOR FITTINGS (Tower 1 and Tower 2)

			Material	Finishes	Accessories
a.	Doors	Main entrance door	Fire-rated solid core timber swing door	Timber veneered	Eye viewer, door closer, fingerprint lockset and door stopper
		Balcony door	 a. Aluminium frame folding door (for Flats A, C, D, E, F, G, H and K on 7/F-28/F and Flats B and C on 29/F) b. Aluminium frame sliding door (for Flat L on 7/F-28/F) c. Aluminium frame swing door (for Flats B and J on 7/F-28/F and Flats A and D on 29/F) 	Grey tinted glass	Lockset
		Utility platform door	Not applicable	Not applicable	Not applicable
		Flat roof door (5/F and 29/F)	 a. Aluminium frame folding door (for Flats A, C, D, E, F, G, H and K on 5/F) b. Aluminium frame sliding door (for Flat L on 5/F and Flat A on 29/F) c. Aluminium frame swing door (for Flats B and J on 5/F, Bedroom 1 of Flat A on 5/F, and Flats B, C and D on 29/F) 	Grey tinted glass	Lockset
		Bedroom 1 door (for Flat A on 5/F, 7/F-28/F)	Hollow core timber swing door	Timber veneered	Lockset and door stopper
		Bedroom 1 door (for Flats B, C, D, G, H, J and K on 5/F, 7/F-28/F)	Hollow core timber sliding door	Timber veneered	Lockset

3. INTERIOR FITTINGS (Tower 1 and Tower 2)

			Material	Finishes	Accessories
a.	Doors	Bedroom 2 door (for Flat A on 5/F, 7/F-28/F)	Metal frame glass sliding door	Fabric laminated glass	Lockset
		Corridor door (for Flat A on 5/F, 7/F-28/F)	Hollow core timber swing door	Timber veneered	Flush pull and door catch
		Bathroom sliding door (for Flats A, B, C, D, E, F, G, H, J and L on 5/F, 7/F-28/F)	Metal frame glass sliding door	Fabric laminated glass	Lockset
		Bathroom door (for Flats B, C, D, G, H, J and K on 5/F, 7/F-28/F)	Hollow core timber swing door	Timber veneered	Lockset and door stopper
		Bedroom 1 & 2 door (for Flats A, B, C and D on 29/F)	Hollow core timber swing door	Timber veneered	Lockset and door stopper
		Bedroom 3 door (for Flat A on 29/F)	Hollow core timber swing door	Timber veneered	Lockset and door stopper
		Corridor door (for Flats A, B, C and D on 29/F)	Hollow core timber swing door	Timber veneered	Flush pull and door catch
		Bathroom sliding door (for Flats A, B and C on 29/F)	Metal frame glass sliding door	Fabric laminated glass	Lockset
		Bathroom door (for Flat D on 29/F)	Hollow core timber swing door	Timber veneered	Lockset and door stopper
		Kitchen door (for Flat A on 29/F)	Metal frame glass sliding door	Clear tempered glass	Lockset
		Kitchen door (for Flat D on 29/F)	Metal frame glass swing door	Clear tempered glass	Lockset and door stopper
		Store room door (for Flat D on 29/F)	Hollow core timber sliding door	Timber veneered	Lockset

3. INTERIOR FITTINGS (Tower 1 and Tower 2)

				Fittings & equipment	Туре	Material
b.	Bathroom	(i)	Type and material	Cabinet	Basin countertop	Natural stone
	of fittings and equipment		Basin cabinet	Wooden cabinet with plastic laminate finish		
			Mirror cabinet	Wooden cabinet with mirror and plastic laminate finish		
				Bathroom fittings	Wash basin mixer	Chrome plated
					Water closet	Vitreous china
					Wash basin	Vitreous china for Flats A, B, C, D, F, G, H, J and K on 5/F, 7/F - 28/F, and Flats A, B, C, and D on 29/F. Solid surfacing material for flats E and L on 5/F, 7/F - 28/F
					Shower set	Chrome plated
					Shower compartment	Clear tempered glass
					Towel bar	Chrome plated
				Paper holder	Stainless steel	
					Robe hook	Chrome plated
				Bathroom appliances	For appliances provision please refer to the "App	
		(ii)	Type and material o	f water supply system	Cold water supply	Copper water pipes
				Hot water supply	Copper water pipes with thermal insulation	
		(iii)	Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower	Shower set	Chrome plated
		(iv)	Size of bath tub, if a	pplicable	Not applicable	

3. INTERIOR FITTINGS (Tower 1 and Tower 2)

			Material		
c.	Kitchen	(i) Sink unit	Stainless steel		
		(ii) Water supply system	Copper water pipes for cold water supply and copper water pitthermal insulation for hot water supply		
			Material	Finishes	
		(iii) Kitchen cabinet	Wooden cabinet fitted with wooden cabinet door panel	Plastic laminate	
		(iv) Type of all other	Other fittings	Chrome plated sink m	nixer
		fittings and equipment	Other equipment	For the appliances provision and brand name, please refer to the "Appliances Schedule"	
			Fittings	Туре	Material
d.	Bedroom	Fittings (including	Built-in wardrobe	Not applicable	Not applicable
		built-in wardrobe)	Other fittings	Not applicable	Not applicable
e.	Telephone	Location and number of connection points	Please refer to the "Scheo Provisions"	o the "Schedule for Electrical and Mechanical	
f.	Aerials	Location and number of connection points	Please refer to the "Scheo Provisions"	dule for Electrical and M	1echanical
g.	Electrical installations	(i) Electrical fittings (including safety	Electrical fittings	Faceplate for all switches and power sockets	
		devices)	Safety devices	a. Single phase electri miniature circuit bro board is provided for 7/F-28/F and Flats	eaker distribution
				b. Three phases electrominiature circuit browned is provided in Flats B, C, D, E, F, 5/F, 7/F-28/F	eaker distribution the following flats:
		(ii) Whether conduits are concealed or exposed	Conduits are partly conce	ncealed and partly exposed ¹	
		(iii) Location and number of power points and air- conditioner points	Please refer to the "Scheo	lule for Electrical & Me	echanical Provisions"

3. INTERIOR FITTINGS (Tower 1 and Tower 2)

h	Gas supply	Туре	Towngas
		System	Gas supply pipe is provided and connected to gas hob and gas water heater for: Flat A on 5/F, 7/F-28/F, Flats A, B, C and D on 29/F
		Location	For the location of gas connection points, please refer to the "Schedule for Electrical and Mechanical Provisions"
i.	Washing machine	Location	Please refer to the "Schedule for Electrical and Mechanical Provisions"
	connection point	Design	Drain point and water point are provided for washer and dryer
j.	Water supply	Material of water pipes	Copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply
		Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed ²
		Whether hot water is available	Hot water supply to kitchen and bathroom

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

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

4. MISCELLANEOUS (Tower 1 and Tower 2)

				Residential lift		
a.	Lifts	(i)	Brand name and	Brand Name	Hitachi	
			model number	Model Number	VFI-II	
		(ii)	Number and floors	Number of lifts	Four	
			served by them	Floor served by the lifts	Lift No.1: G/F, 1/F, 3/F Lift No.2: 1/F, 3/F-29/I Lift No.3: B/F-R/F Lift No.4: 1/F,3/F-29/F	3
b.	Letter box	Mat	erial	Stainless steel		
c.	Refuse collection	(i)	Means of refuse collection	Collected by cleaners		
	(ii) Location of refuse room Refuse Storage and Material Recovery Room is proceed common area of each residential floor. Refuse Storage Recovery Chamber is provided on G/F		-			
				Water meter	Electricity meter	Gas meter
d.	Water meter, electricity meter and gas meter	(i)	Location (5/F, 7/F - 28/F)	Inside common water meter cabinet on each floor	Inside common electric duct & electric room on each floor	Inside Kitchen (Flat A)
		(ii)	Location (29/F)	Inside common water meter cabinet	Inside common electric duct & electric room	Inside Kitchen (Flat A) Inside cabinet at roof (Flat B and Flat C) Inside Bathroom (Flat D)
		(iii)	Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter

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

5. SECURITY FACILITIES (Tower 1 and Tower 2)

Security system and equipment	Access control and security system	Visitor panel with access card reader is installed at residential entrance lobby on G/F and 1/F, clubhouse, sky garden, main roof and lift cars for resident access. Portable tablet as visitor video door phone and home automation control is provided in all residential units	
	CCTV	CCTV system is provided at residential entrance lobby on G/F and 1/F, clubhouse, sky garden, main roof and all lifts connecting directly to the caretaker's counter on 1/F office at the residential entrance lobby	
Details of built-in provisions	7-inch portable tablet for video door phone connecting to the caretaker's office at residential entrance lobby		
Location of built-in provisions	For the location of portable tablet, please refer to the "Schedule for Electrical and Mechanical Provisions"		

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.

6. APPLIANCES SCHEDULE (5/F, 7/F - 28/F of Tower 1 and Tower 2)

Location	Appliances	Flats apply	Brand	Model No. (if any)		
Location	Appliances	riais apply	Dialig	Indoor Unit	Outdoor Unit	
Living Room and Dining Room	Split type air-conditioner	Flats B, D, G, J and K	Toshiba	RAS- M10N3KCV(HK)	RAS-M18GACV-E (shared outdoor unit with Bedroom)	
		Flats C and H	Toshiba	RAS- M10N3KCV(HK)	RAS-3M23GACV-E (shared outdoor unit with Bedroom)	
		Flats E, F and L	Toshiba	RAS-10SKP-ES	RAS-10SA-ES	
		Flat A	Toshiba	RAS-13SKP-ES2	RAS-13SA-ES2	
Bedroom 1	Split type air-conditioner	Flat A	Toshiba	RAS- M10N3KCV(HK)	RAS-M18GACV-E (shared outdoor unit with Bedroom 2)	
air-conditioner M10N3KCV(HK) (share		RAS-M18GACV-E (shared outdoor unit with Bedroom 1)				
Bedroom	Split type air- conditioner	Flats B, D, G, J and K	Toshiba	RAS- M10N3KCV(HK)	RAS-M18GACV-E (shared outdoor unit with Living room)	
		Flats C and H	Toshiba	RAS- M10N3KCV(HK)	RAS-3M23GACV-E (shared outdoor unit with Living room)	
Kitchen	Induction hob (double- burner)	Flats B, C, D, E, F, G, H, J, K and L	Miele	CS 1212-1i		
	Cooker hood	Flats A, B, C, D, E, F, G, H, J, K and L	Siemens	LI67SA530B		
	Gas hob (3 burner)	Flat A	Miele	KM3014		
	Electric Instantaneous Water Heater	Flats B, C, D, E, F, G, H, J, K and L	Stiebel Eltron	DHM 6		
	Microwave oven	Flats A, B, C, D, E, F, G, H, J, K and L	Siemens	HF15M564HK		
	Washer and Dryer	Flats A, B, C, D, E, F, G, H, J, K and L	Siemens	WK14D321HK		
	Refrigerator	Flat A	Siemens	KI87SAF30K		
		Flats B, C, D, E, F, G, H, J, K and L	Siemens	KU15LA65HK		

6. APPLIANCES SCHEDULE (5/F, 7/F - 28/F of Tower 1 and Tower 2)

Location	Appliances	Flats apply	Brand	Model No. (if any)
Bathroom	Gas water heater	Flat A	TGC	TRJW161TFL
	Electric Instantaneous Water Heater	Flats B, C, D, E, F, G, H, J, K and L	Stiebel Eltron	HDB-E 21 Si
	Exhaust fan	Flats A, B, C, D, E, F, G, H, J, K and L	Systemair	CEF125

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.

6. APPLIANCES SCHEDULE (29/F of Tower 1 and Tower 2)

Location	Appliances	Flats apply	Brand	Model No. (if any)		
Location	Appliances		Dialiu	Indoor Unit	Outdoor Unit	
Living Room and Dining Room	Split Type Air- conditioner	Flat A	Toshiba	RAS- M16N3KCV(HK)	RAS-4M26SACV (shared outdoor unit with Bedroom 3)	
		Flats B and C	Toshiba	RAS-18SKP-ES	RAS-18SA-ES	
		Flats D	Toshiba	RAS- M16N3KCV(HK)	RAS-4M26SACV (shared outdoor unit with Store room)	
Bedroom 1	room 1 Split Type Air- conditioner		Toshiba	RAS- M10N3KCV(HK)	RAS-M18GACV-E (shared outdoor unit with Bedroom 2)	
Bedroom 2	room 2 Split Type Air-conditioner Flats A, B, C, and D Toshiba RAS-M10N3KCV(HK) (sha		RAS-M18GACV-E (shared outdoor unit with Bedroom 1)			
Bedroom 3	Split Type Air- conditioner	Flat A	Toshiba	RAS- M10N3KCV(HK) RAS-4M26SA (shared outdoo with Living roo		
Store Room	Split Type Air- conditioner	Flat D	Toshiba	RAS- M10N3KCV(HK)	RAS-4M26SACV (shared outdoor unit with Living room)	
Kitchen	Gas Hob (1 - burner) (2 - burner)	Flat A	Miele	CS1018 (1-burner) and CS1013-1 (2-burner)		
	Gas Hob (3 - burner)	Flats B, C and D	Miele	KM3014		
	Cooker Hood	Flats A, B, C and D	Miele	DA429-6		
	Microwave Combination Oven	Flats A, B, C and D	Miele	H6200BM		
	Washer / Dryer	Flats A, B, C and D	Miele	WT2789iWPM		
	Refrigerator	Flats A, B, C and D	Miele	KFNS 37432 iD		
	Coffee Machine	Flats A, B, C and D	Miele	CVA 6401		
	Wine Conditioner	Flats A, B, C and D	Miele	KWT6321UG		

6. APPLIANCES SCHEDULE (29/F of Tower 1 and Tower 2)

Location	Appliances	Flats apply	Brand	Model No. (if any)
Bathroom	Gas water heater	neater Flats A and D		TRJW161TFL
Gas water heater		Flats B and C	TGC	TRJW161TFQL
	Exhaust fan		Systemair	CEF125
	Bathroom LED TV	Flats A, B, C and D	JSA	TMB G10

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.

1. 外部裝修物料

a.	外牆	裝修物料的類型	基座	外牆鋪砌玻璃外牆、瓷磚、鋁質飾板、鋁質百葉及垂 直綠牆		
			住宅大樓	外牆鋪砌玻璃幕牆、瓷磚、鋁質飾板及鋁質百葉		
b.	窗	框的用料	氟碳噴塗錐	呂窗框		
		玻璃的用料	所有室窗戶為有色灰玻璃 廚房窗戶為磨砂玻璃(第1座及第2座5樓、7樓-28樓A及L室)。浴室 窗戶為磨砂玻璃(第1座及第2座5樓、7樓至28樓A及F室及29樓A及 D室,			
c.	窗台	用料	不適用			
		窗台板的裝修物料	不適用			
d.	花槽	裝修物料的類型	不適用			
e.	陽台或露台	裝修物料的類型	露台: 地台: 牆身: 天花:	裝有夾層玻璃欄河 鋪砌瓷磚及人造木平台 鋁質飾板 鋁質飾板		
		是否有蓋	露台有蓋			
		陽台	不適用			
f.	乾衣設施	類型	不適用			
		用料	不適用			

2. 室內裝修物料 (第一座及第二座)

			牆壁	地板	天花板		
a.	大堂	地下住宅入口大堂装 修物料的類型	外露牆身鋪砌瓷 磚及金屬板	外露地台鋪砌 天然石	石膏板假天花		
		一樓住宅入口大堂裝修物料的類型	外露牆身鋪砌木紋 木皮飾面、塑膠料 牆布、夾絲玻璃及 金屬板	外露地台鋪砌 天然石	石膏板假天花及	木飾面板	
		公用升降機大堂裝修 物料的類型	外露牆身鋪砌木紋 木皮飾面,塑膠料 牆布,金屬板及鏡 飾面板	外露地台鋪砌 天然石	石膏板假天花及	鋁質假天花	
			牆壁		天花板		
b.	內牆及天花板	客廳裝修物料的類型	木紋木皮飾面及乳脂	翠漆	乳膠漆		
		飯廳裝修物料的類型	木紋木皮飾面及乳膠		乳膠漆		
		睡房裝修物料的類型	(除5樓,7樓-28樓A 29樓所有室),及 特色玻璃飾面(除5樓	(除5樓,7樓-28樓A、E、F及L室及		乳膠漆	
			地板牆腳線				
c.	內部地板	客廳的用料	複合木地板		木地腳線		
		飯廳的用料	複合木地板		木地腳線		
		睡房的用料	複合木地板		木地腳線		
			牆壁	地板	天花板		
d.	浴室	裝修物料的類型	外露牆身鋪設玻 璃面板及飾面牆 磚	外露地台鋪砌 天然石	石膏板假天花		
		牆壁的裝修物料是否 鋪至天花板	裝修物料鋪至假天花				
			牆壁	地板	天花板	灶台	
e.	廚房	装修物料的類型	玻璃面板及鋪砌瓷磚	複合木地板	部分石膏板假 天花及部分髹 上乳膠漆 (5樓、7樓-28 樓所有室及29 樓B、C室), 石膏板假天花 (29樓A及D室)	石英石灶台 面(5樓,7 樓-28樓 所有室)。 天然石灶 台面(29樓 A、B、C 及D室)	
		牆壁的裝修物料是否 鋪至天花板	装修物料鋪至假天布	上低			

3. 室內裝置 (第一座及第二座)

			用料	裝修物料	配件
a.	門	單位大門	防火實心木掩門	木紋木皮飾面	防盜眼、門 鼓、指紋鎖及 門檔
		露台門	a. 鋁窗框摺門 (7樓至28樓 A、C、D、E、F、G、 H、K室及29樓B、C室) b. 鋁質框推趟門 (7樓-28樓L室) c. 鋁質框推掩門 (7樓-28樓 B、J 室及29樓A、D室)	灰玻璃	門鎖
		工作平台門	不適用	不適用	不適用
		平台門 (5樓及29樓)	a. 鋁質框摺門(5樓 A、C、D、E、F、G、 H、K室) b. 鋁質框趟門(5樓L室及29樓A室) c. 鋁質框掩門(5樓B、J室, 5樓A 室睡房1及29樓B、C、D室)	灰玻璃	門鎖
		睡房 1 門 (5樓、7樓-28樓A室)	中空木掩門	木紋木皮飾面	門鎖及門擋
		睡房 1 門 (5樓、7樓-28樓 B、C、D、G、H、J 及K室)	中空木趟門	木紋木皮飾面	門鎖
		睡房 2 門 (5樓、7樓-28樓A室)	金屬框玻璃趟門	夾絲玻璃	門鎖
		走廊門 (5樓、7樓-28樓A室)	中空木掩門	木紋木皮飾面	門拉手及門吸
		浴室趟門 (5樓、7樓-28樓 A、B、C、D、E、 F、G、H、J及L室)	金屬框玻璃趟門	夾絲玻璃	門鎖
		浴室門 (5樓、7樓-28樓 B、C、D、G、H、J 及K室)	中空木掩門	木紋木皮飾面	門鎖及門擋
		睡房 1 及 2 門 (29樓A、B、C及D室)	中空木掩門	木紋木皮飾面	門鎖及門擋
		睡房 3 門 (29樓A室)	中空木掩門	木紋木皮飾面	門鎖及門擋
		走廊門 (29樓A、B、C及D室)	中空木掩門	木紋木皮飾面	門拉手及門吸
		浴室趟門 (29樓A、B及C室)	金屬框玻璃趟門	夾絲玻璃	門鎖

3. 室內裝置 (第一座及第二座)

			裝置及設備	類型	用料
a.	門	浴室門 (29樓D室)	中空木掩門	木紋木皮飾面	門鎖及門擋
		廚房門 (29樓A室)	金屬框玻璃趟門	強化清玻璃	門鎖
		廚房門 (29樓D室)	金屬框玻璃掩門	強化清玻璃	門鎖及門擋
		儲物室門 (29樓D室)	中空木趟門	木紋木皮飾面	門鎖
b.	浴室	(i) 裝置及設備的類	櫃	檯面	天然石
		型及用料		洗手盆櫃	木製及膠板裝飾
				鏡櫃	木製、鏡及膠板 裝飾
			潔具	洗手盆水龍頭	鍍鉻
				坐廁	搪瓷
				洗手盆	搪瓷 (5樓,7樓-28樓 A、B、C、D、 F、G、H、J及K 室)及 (29樓A、B、C及 D室) 人造石洗手盆 (5樓,7樓-28樓 E及L室)
				花灑套裝	鍍鉻
				淋浴間	強化清玻璃
				毛巾架	鍍鉻
				廁紙架	不銹鋼
				毛巾掛勾	鍍鉻
			浴室設備	隨樓附送的設備及 備説明」	品牌,請參閱「設
		(ii) 供水系統的類型及	用料	冷水喉	銅喉
				熱水喉	配有隔熱絕緣保 護之銅喉
		(iii) 沐浴設施 (包括 花灑或浴缸,如 適用的話)	花灑	花灑套裝	鍍鉻
		(iv) 浴缸大小 (如適用的	勺話)	不適用	

3. 室內裝置 (第一座及第二座)

			用料			
c.	廚房	(i) 洗滌盆	不銹鋼	不銹鋼		
		(ii) 供水系統	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉			
			用料	装修物料		
		(iii) 廚櫃	木製廚櫃及櫃門板	膠板		
		(iv) 所有其他裝置及	其他裝置的類型	鍍鉻冷熱水龍頭		
		設備的類型	其他設備的類型	隨樓附送之設備及品牌,請參閱 「設備説明」		
			装置	類型	用料	
d.	睡房	裝置 (包括嵌入式衣	嵌入式衣櫃	不適用	不適用	
		櫃)的類型及用料	其他裝置	不適用	不適用	
e.	電話	接駁點的位置及數目 請參考「機電裝置位置及數量説明表」				
f.	天線	接駁點的位置及數目 請參考「機電裝置位置及數量説明表」				
g.	電力裝置	(i) 供電附件 (包括安	供電附件	提供電制及插座之面板		
		全裝置)	安全裝置		裝妥微型斷路器	
				(5樓、7樓-2 A、B、C及	8樓A室及29樓	
					D至) 装妥微型斷路器	
				(5樓、7樓-2		
					E·F·G·H·	
				J、K及L室)		
		(ii) 導管是隱藏或外 露	導管是部分隱藏及部分外露!			
		(iii) 電插座及空調機 接駁點的位置及 數目	請參閱「機電裝置位置及數量説明表」			

3. 室內裝置 (第一座及第二座)

			装置
h.	氣體供應	類型	煤氣
		系統	5樓、7樓-28樓A室及29樓A、B、C及D室的煤氣喉接駁煤氣煮食爐及煤氣熱水爐
		位置	煤氣接駁點的位置請參閱「機電裝置位置及數量説明表」
i.	洗衣機接駁點	位置	請參閱「機電裝置位置及數量説明表」
		設計	設有洗衣乾衣機來、去水接駁喉位
j.	供水	水管的用料	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉
	水管是隱藏或外露		水管是部分隱藏及部分外露2
		有否熱水供應	廚房及浴室供應熱水

備註: 1. 除部分隱藏於混凝土內之導管外,其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋。

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

4. 雜項 (第一座及第二座)

					住宅升降機	
a.	升降機	(i)	品牌名稱及產品	品牌名稱	2名稱 日立	
			型號	產品型號	VFI-II	
		(ii)	升降機的數目及	升降機的數目	4部	
			到達的樓層	到達的樓層	升降機1號:地下、1樓	
					升降機2號:1樓、3樓-	
					升降機3號:地庫層-天	
					升降機4號:1樓、3樓-	29樓
b.	信箱	用米	4	不銹鋼		
c.	垃圾收集	(i)	垃圾收集的方法	由清潔工人定時收集垃圾		
		(ii)	垃圾房的位置	各住宅層之公用地方	均設有垃圾及物料回收到	室。另中央收集房設
				於地下		
				水錶	電錶	氣體錶
d.	水錶、電錶及	(i)	位置	每層之公共錶櫃	每層之公共電氣管	A室廚房內
	氣體錶		(5樓、7樓-28樓)		槽及電氣房	
		(ii)	位置 (29樓)	公共錶櫃	公共電氣管槽及電	A室廚房內,B及
					氣房	C室在天台之氣體
						錶櫃內,
						D室浴室內
		(iii)	就住宅單位而言	獨立	獨立	獨立
			是獨立或公用的			
			錶			

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

5. 保安設施 (第一座及第二座)

保安系統及設備	入口通道控制及保安 系統	地下及1樓住宅入口大堂、住客會所、空中花園、天台及住客 升降機 裝有視像對講機系統及智能讀咭機。各住宅單位內裝 配輕觸式屏幕作為視像對講機及智能家居系統操作	
	閉路電視	地下及1樓住宅入口大堂、住客會所、空中花園、天台及各 升降機均裝有閉路電視連接1樓住宅入口大堂管理處	
嵌入式的裝備的細節	各住宅單位均裝配7吋輕觸式屏幕為主控台,控制視像對講系統,連接住宅入口大堂管理處		
嵌入式裝備的位置	輕觸式屏幕的位置講參閱「機電裝置位置及數量説明表」		

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

6. 設備説明 (第一座及第二座 5樓、7樓-28樓)

位置	設備	適用單位	品牌	型	號 (如有)
[-/E].	HX III	2000年1000年1000年1000年100日	田田川子	室內機	室外機
客廳及飯廳	分體式冷氣 機	B, D, G, J及K室	東芝	RAS- M10N3KCV(HK)	RAS-M18GACV-E (與睡房共用室外機)
		С及H室	東芝	RAS- M10N3KCV(HK)	RAS-3M23GACV-E (與睡房共用室外機)
		E,F及L室	東芝	RAS-10SKP-ES	RAS-10SA-ES
		A室	東芝	RAS-13SKP-ES2	RAS-13SA-ES2
睡房 1	分體式冷氣 機	A室	東芝	RAS- M10N3KCV(HK)	RAS-M18GACV-E (與睡房2共用室外機)
睡房 2	分體式冷氣 機	A室	東芝	RAS- M10N3KCV(HK)	RAS-M18GACV-E (與睡房1共用室外機)
睡房	分體式冷氣 機	B, D, G, J及K室	東芝	RAS- M10N3KCV(HK)	RAS-M18GACV-E (與客飯廳共用室外機
		С及Н室	東芝	RAS- M10N3KCV(HK)	RAS-3M23GACV-E (與客飯廳共用室外機
廚房	電磁爐 (雙爐頭)	B, C, D, E, F, G, H, J, K及L室	Miele	CS 1212-1i	
	抽油煙機	A, B, C, D, E, F, G, H, J, K及L室	西門子	LI67SA530B	
	煤氣煮食爐 (三爐頭)	A室	Miele	KM3014	
	即熱式電熱 水爐	B, C, D, E, F, G, H, J, K及L室	斯寶亞創	DHM 6	
	微波爐	A, B, C, D, E, F, G, H, J, K及L室	西門子	HF15M564HK	
	洗衣乾衣機	A, B, C, D, E, F, G, H, J, K及L室	西門子	WK14D321HK	
	雪櫃	A室	西門子	KI87SAF30K	
		B, C, D, E, F, G, H, J, K及L室	西門子	KU15LA65HK	
浴室	煤氣熱水爐	A室	TGC	TRJW161TFL	
	即熱式電熱 水爐	B, C, D, E, F, G, H, J, K及L室	斯寶亞創	HDB-E 21 Si	
	抽氣扇	A, B, C, D, E, F, G, H, J, K及L室	Systemair	CEF 125	

6. 設備説明 (第一座及第二座 29 樓)

位置	設備	適用單位	品牌	型長	號 (如有)
74. 且.	以佣	適用事型	自自力率	室內機	室外機
客廳及飯廳	分體式冷氣 機	A室	東芝	RAS- M16N3KCV(HK)	RAS-4M26SACV (與睡房3共用室外機)
		B及C室	東芝	RAS-18SKP-ES	RAS-18SA-ES
		D室	東芝	RAS- M16N3KCV(HK)	RAS-4M26SACV (與儲物室共用室外機)
睡房 1	分體式冷氣 機	A, B, C及D室	東芝	RAS- M10N3KCV(HK)	RAS-M18GACV-E (與睡房2共用室外機)
睡房 2	分體式冷氣 機	A, B, C及D室	東芝	RAS- M10N3KCV(HK)	RAS-M18GACV-E (與睡房1共用室外機)
睡房 3	分體式冷氣 機	A室	東芝	RAS- M10N3KCV(HK)	RAS-4M26SACV (與客廳共用室外機)
儲物室	分體式冷氣 機	D室	東芝	RAS- M10N3KCV(HK)	RAS-4M26SACV (與客廳共用室外機)
廚房	煤氣煮食爐 (單爐頭及雙 爐頭)	A室	Miele	CS1018 (單爐頭) CS1013-1 (雙爐頭)	
	煤氣煮食爐 (三爐頭)	B、C及D室	Miele	KM3014	
	抽油煙機	A、B、C及D室	Miele	DA429-6	
	微波組合烤 箱	A、B、C及D室	Miele	H6200BM	
	洗衣乾衣機	A、B、C及D室	Miele	WT2789iWPM	
	雪櫃	A、B、C及D室	Miele	KFNS 37432 iD	
	咖啡機	A、B、C及D室	Miele	CVA 6401	
	儲酒櫃	A、B、C及D室	Miele	KWT6321UG	
浴室	煤氣熱水爐	A及D室	TGC	TRJW161TFL	
	煤氣熱水爐	B及C室	TGC	TRJW161TFQL	
	抽氣扇	A, B, C及D室	Systemair	CEF125	
	浴室LED電 視屏	A, B, C及D室	JSA	TMB G10	

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

Schedule for Electrical and Mechanical Provisions for Residential Properties of 5/F 5樓住宅單位機電裝置位置及數量説明表

	Tower 1 第一座及第											
Location 位置	Description 描述	A	В	С	D	Е	F	G	Н	J	K	L
	TV and FM Outlet 電視及電台天線插座	1	1	1	1	1	1	1	1	1	1	1
Living and Dining Room 客飯廳	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1
	Twin Socket Outlet 雙位電插座	2	2	2	2	2	3	2	2	2	2	3
	Connection Point for A/C indoor unit 室內空調機接駁點	1	1	1	1	1	1	1	1	1	1	1
	Video Door Phone 視像對講機	1	1	1	1	1	1	1	1	1	1	1
	TV and FM Outlet 電視及電台天線插座	1	1	1	1	-	-	1	1	1	1	-
	Telephone Outlet 電話插座	1	1	1	1	-	-	1	1	1	1	-
Bedroom 1 睡房1	Single Socket Outlet 單位電插座	1	1	1	1	-	-	1	1	1	1	-
座 // 1	Twin Socket Outlet 雙位電插座	1	1	1	1	-	-	1	1	1	1	-
	Connection Point for A/C indoor unit 室內空調機接駁點	1	1	1	1	-	-	1	1	1	1	-
	TV and FM Outlet 電視及電台天線插座	1	-	-	-	-	-	-	-	-	-	-
Bedroom 2	Telephone Outlet 電話插座	1	-	-	-	-	-	-	-	-	-	-
睡房2	Connection Point for A/C indoor unit 室內空調機接駁點	1	-	-	-	-	-	-	-	-	-	-
	Single Socket Outlet 單位電插座	2	-	-	-	-	-	-	-	-	-	-
Bathroom	Single Socket Outlet 單位電插座	1	1	1	1	1	1	1	1	1	1	1
浴室	Gas Connection Point 煤氣接駁點	1	-	-	-	-	-	-	-	-	-	-
	Twin Socket Outlet 雙位電插座	1	1	1	1	1	1	1	1	1	1	1
Open Kitchen	Washer Dryer Machine Connection Point 洗衣乾衣機接駁點	1	1	1	1	1	1	1	1	1	1	1
開放式廚房	Single Socket Outlet 單位電插座	3	3	3	3	3	3	3	3	3	3	3
	Gas Connection Point 煤氣接駁點	1	-	-	-	-	-	-	-	-	-	-
Flat Roof 平台	Waterproof Single Socket Outlet 防水單位電插座	4	2	2	2	2	2	2	2	2	2	2
A/C Platform 冷氣機平台	Connection Point for A/C outdoor unit 室外空調機接駁點	2	1	1	1	1	1	1	1	1	1	1

Schedule for Electrical and Mechanical Provisions for Residential Properties of 7/F-28/F 7樓-28樓住宅單位機電裝置位置及數量説明表

	Tower 第一座及											
Location 位置	Description 描述	A	В	С	D	Е	F	G	Н	J	K	L
Living and Dining Room 客飯廳	TV and FM Outlet 電視及電台天線插座	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
	Twin Socket Outlet 雙位電插座	2	2	2	2	2	3	2	2	2	2	3
	Connection Point for A/C indoor unit 室內空調機接駁點	1	1	1	1	1	1	1	1	1	1	1
	Video Door Phone 視像對講機	1	1	1	1	1	1	1	1	1	1	1
Bedroom 1	TV and FM Outlet 電視及電台天線插座	1	1	1	1	-	-	1	1	1	1	-
睡房1	Telephone Outlet 電話插座	1	1	1	1	-	-	1	1	1	1	-
	Single Socket Outlet 單位電插座	1	1	1	1	-	-	1	1	1	1	-
	Twin Socket Outlet 雙位電插座	1	1	1	1	-	-	1	1	1	1	-
	Connection Point for A/C indoor unit 室內空調機接駁點	1	1	1	1	-	-	1	1	1	1	-
Bedroom 2	TV and FM Outlet 電視及電台天線插座	1	-	-	-	-	-	-	-	-	-	-
睡房2	Telephone Outlet 電話插座	1	-	-	-	-	-	-	-	-	-	-
	Connection Point for A/C indoor unit 室內空調機接駁點	1	-	-	-	-	-	-	-	-	-	-
	Single Socket Outlet 單位電插座	2	-	-	-	-	-	-	-	-	-	-
Bathroom	Single Socket Outlet 單位電插座	1	1	1	1	1	1	1	1	1	1	1
浴室	Gas Connection Point 煤氣接駁點	1	-	-	-	-	-	-	-	-	-	-
Open Kitchen	Twin Socket Outlet 雙位電插座	1	1	1	1	1	1	1	1	1	1	1
開放式廚房	Washer Dryer Machine Connection Point 洗衣乾衣機接駁點	1	1	1	1	1	1	1	1	1	1	1
Bedroom 2 睡房2 Bathroom 浴室 Open Kitchen 開放式廚房	Single Socket Outlet 單位電插座	3	3	3	3	3	3	3	3	3	3	3
	Gas Connection Point 煤氣接駁點	1	-	-	-	-	-	-	-	-	-	-
A/C Platform 冷氣機平台	Connection Point for A/C outdoor unit 室外空調機接駁點	2	1	1	1	1	1	1	1	1	1	1

Schedule for Electrical and Mechanical Provisions for Residential Properties of 29/F 29樓住宅單位機電裝置位置及數量説明表

	Tower 1 & 2 第一座及第二座				
Location 位置	Description 描述	A	В	С	D
Living Room/Dining Room 客/飯廳	TV and FM Outlet 電視及電台天線插座	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1
	Twin Socket Outlet 雙位電插座	3	3	3	3
	Connection Point for A/C indoor unit 室內空調機接駁點	1	1	1	1
	Video Door Phone 視像對講機	1	1	1	1
Bedroom 1 睡房1	TV and FM Outlet 電視及電台天線插座	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1
	Description 描述 TV and FM Outlet 電視及電台天線補座 Telephone Outlet 電話插座 Twin Socket Outlet 雙位電插座 Connection Point for A/C indoor unit 室內空調機接駁點 Video Door Phone 視像對講機 TV and FM Outlet 電視及電台天線插座 Telephone Outlet 電話插座 Twin Socket Outlet 雙位電插座 Connection Point for A/C indoor unit 室內空調機接駁點 Single Socket Outlet 單位電插座 TV and FM Outlet 電視及電台天線插座 Telephone Outlet 電視及電台天線插座 Telephone Outlet 電視及電台天線插座 Telephone Outlet 電前插座 Tv and FM Outlet 電視及電台天線插座 Telephone Outlet 電話插座 Connection Point for A/C indoor unit 室內空調機接駁點 Single Socket Outlet 單位電插座 TV and FM Outlet 電視及電台天線插座 Telephone Outlet 電話插座 Connection Point for A/C indoor unit 室內空調機接駁點 Single Socket Outlet 單位電插座 Tv and FM Outlet 電視及電台天線插座 Gonnection Point 樣類接駁點 Twin Socket Outlet 單位電插座 Tv and FM Outlet 電視及電台天線插座 Gas Connection Point 媒類接駁點 Twin Socket Outlet 雙位電插座 Washer Dryer Machine Connection Point 洗衣乾衣機接駁點 Gas Connection Point 媒類接駁點 Weather Proof Single Socket Outlet 防水單位電插座	1	1	1	1
	Connection Point for A/C indoor unit 室內空調機接駁點	1	1	1	1
	Single Socket Outlet 單位電插座	1	1	1	2
	TV and FM Outlet 電視及電台天線插座	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1
	Connection Point for A/C indoor unit 室內空調機接駁點	1	1	1	1
	Single Socket Outlet 單位電插座	2	2	2	2
Bedroom 3	TV and FM Outlet 電視及電台天線插座	1	-	-	-
睡房3	Connection Point for A/C indoor unit 室內空調機接駁點 Single Socket Outlet 單位電插座 TV and FM Outlet 電視及電台天線插座 Telephone Outlet 電話插座 Connection Point for A/C indoor unit 室內空調機接駁點 Single Socket Outlet 單位電插座	1	-	-	-
		1	-	-	-
	Single Socket Outlet 單位電插座	2	-	-	-
Bathroom	Single Socket Outlet 單位電插座	1	1	1	1
浴室	TV and FM Outlet 電視及電台天線插座	1	1	1	1
	Gas Connection Point 煤氣接駁點	1	1	1	1
*	Twin Socket Outlet 雙位電插座	3	1	1	1
開放式廚房	Single Socket Outlet 單位電插座	5	6	6	6
	Washer Dryer Machine Connection Point 洗衣乾衣機接駁點	1	1	1	1
	Gas Connection Point 煤氣接駁點	1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1	1
	Weather Proof Single Socket Outlet 防水單位電插座	1	1	1	1
	Single Socket Outlet 單位電插座	-	-	-	1
	Connection Point for A/C indoor unit 室內空調機接駁點	-	-	-	1
	Connection Point for A/C outdoor unit 室外空調機接駁點	2	2	2	2

23 SERVICE AGREEMENTS 服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

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

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

煤氣由香港中華煤氣有限公司供應。

24 GOVERNMENT RENT 地税

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

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

25 MISCELLANEOUS PAYMENTS BY PURCHASER 買方的雜項付款

- 1. On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the vendor (the owner) for the deposits for water, electricity and gas.
- 2. On that delivery, the purchaser is not liable to pay to the vendor (the owner) a debris removal fee.
- 3. The amount of deposits for water, electricity and gas and debris removal fee is yet to be ascertained at the date on which the sales brochure is printed.
- 1. 在向買方交付住宅物業在空置情況下的管有權時,買方須向賣方(擁有人)補還水、電力及氣體的按金。
- 2. 在交付時,買方不須向賣方(擁有人)支付清理廢料的費用。
- 3. 水、電力及氣體的按金及清理廢料的費用的款額於售樓説明書印製日尚未決定。

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

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

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

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

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

27 MAINTENANCE OF SLOPES 斜坡維修

Not Applicable 不適用

28 MODIFICATION 修訂

Not Applicable 不適用

Breakdown of GFA Concessions Obtained for All Features

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

		Area (m²)	
	Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1.	Carpark and loading/unloading area excluding public transport terminus	N/A	
2.	Plant rooms and similar services		
2.1(#)	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	214.685	
Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc.			
2.3 (#)	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handing unit (AHU) room, etc.	145.107	
	Green Features under Joint Practice Notes 1 and 2		
3.	Balcony	426.000	
4.	Wider common corridor and lift lobby	N/A	
5.(#)	Communal sky garden	328.279	
6.	Acoustic fin	N/A	
7.	Wing wall, wind catcher and funnel	N/A	
8.(#)	Non-structural prefabricated external wall (exclude architectural features)	108.193	
9.	Utility platform	N/A	
10.	Noise barrier	N/A	
	Amenity Features		
11.(#)	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	8.854	
12.(#)	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	531.725	
13.(#)	Covered landscaped and play area	230.273	
14.	Horizontal screens / covered walkways, trellis	N/A	
15.(#)	Larger lift shaft	169.515	

		Area (m²)
	Amenity Features	
16.	Chimney shaft	N/A
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	N/A
18.(#)	Pipe duct, air duct for mandatory feature or essential plant room	203.485
19.(#)	Pipe duct, air duct for non-mandatory or non-essential plant room	16.418
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature	N/A
21.	Void in duplex domestic flat and house	N/A
22.	Projection such as air-conditioning box and platform with a projection of more than 750mm from external wall	N/A
	Other Exempted Items	
23.	Refuge floor including refuge floor cum sky garden	N/A
24.(#)	Other projections	465.828
25.	Public transport terminus	N/A
26.	Party structure and common staircase	N/A
27.(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	83.267
28.	Public passage	N/A
29.	Covered set back area	N/A
	Bonus GFA	
30.	Bonus GFA	N/A

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

29 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING 申請建築物總樓面面積寬免的資料

The Environmental Assessment of the Building

The development has achieved the PROVISIONAL BRONZE rating under the BEAM Plus V1.1 for New Buildings.

Green Building Certification

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

Provisional BRONZE



Application no.: PAB0008/15

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

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

Part I	
Provision of Central Air Conditioning	YES
Provision of Energy Efficient Features	YES
	Daylight control devices are provided within the development High performance VRV with COP at least 3 are provided within the development

Part II: The predicted annual energy use of the proposed building / part of building (Note 1)					
Location	Internal Floor Area Served (m ²)	Annual Energy Use of Baseline Building (Note 2)		Annual Energy Use	of Proposed Building
		Electricity kWh/m²/ annum	Town Gas / LPG unit/ m²/ annum	Electricity kWh/m²/ annum	Town Gas / LPG unit/ m²/ annum
Tower (Area served by central building services installation (Note 3)	2850	229.83	N/A	203.00	N/A
Podium (including commercial and clubhouse) (Area served by central building services installation (Note 3)	4510	123.60	0.15	122.68	0.15
Podium (including commercial and clubhouse) (Area served by non-central building services installation)	2940	120.89	N/A	120.89	N/A

- Note: 1. In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency. The predicted annual energy use, in terms of electricity consumption (kWh/ m2/annum) and town gas/LPG consumption (unit/m2/annum), of the development by the internal floor area served, where:
 - a) "total annual energy use" has the same meaning of "annual energy use" under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (v1.1 version); and
 - b) "internal floor area", in relation to a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
 - 2. "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" under Section 4 and Appendix 8 of the BEAM Plus for New Building (v1.1 version).
 - 3. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Buildings.

Part III: The following installations are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)					
Type of Installations					
Lighting installations	Yes				
Air Conditioning Installations	Yes				
Electrical Installations	Yes				
Lift & Escalator Installations	Yes				
Performance-based Approach	Yes				

29 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING 申請建築物總樓面面積寬免的資料

獲寬免總樓面面積的設施分項

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

		面積 (平方米)
	根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積	
1.	停車場及上落客貨地方(公共交通總站除外)	不適用
2.	機房及相類設施	
2.1(#)	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備 考》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	214.685
2.2(#)	所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備 考》或規例限制的強制性設施或必要機房,例如僅供消防裝置及設備佔用 的房間、電錶房、電力變壓房、食水及鹹水缸等	1123.055
2.3(#)	非強制性或非必要機房,例如空調機房、風櫃房等	145.107
	根據聯合作業備考第1及第2號提供的環保設施	1
3.	露台	426.000
4.	加闊的公用走廊及升降機大堂	不適用
5.(#)	公用空中花園	328.279
ò.	隔聲鰭	不適用
7.	翼牆、捕風器及風斗	不適用
B.(#)	非結構預製外牆 (不包括建築飾條)	108.193
9.	工作平台	不適用
0.	隔音屏障	不適用
	適意設施	ı
11.(#)	供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、 業主立案法團辦公室	8.854
12.(#)	住宅康樂設施,包括僅供康樂設施使用的中空、機房、游泳池的濾水器機 房、有蓋人行道等	531.725
13.(#)	有上蓋的園景區及遊樂場	230.273
14.	横向屏障 / 有蓋人行道、花棚	不適用
15.(#)	擴大升降機井道	169.515

		面積 (平方米)				
適意設施						
16.	煙囱管道	不適用				
17.	其他非強制性設施或非必要機房,例如鍋爐房、衛星電視共用天線房	不適用				
18.(#)	強制性設施或必要機房所需的管槽、氣槽	203.485				
19.(#)	非強制性設施或非必要機房所需的管槽、氣槽	16.418				
20.	環保系統及設施所需的機房、管槽及氣槽	不適用				
21.	複式住宅單位及洋房的中空	不適用				
22.	伸出物,如空調機箱及伸出外牆超過750毫米的平台	不適用				
	其他項目					
23.	庇護層 ,包括庇護層兼空中花園	不適用				
24.(#)	其他伸出物	465.828				
25.	公共交通總站	不適用				
26.	共用構築物及樓梯	不適用				
27.(#)	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的 水平面積	83.267				
28.	公眾通道	不適用				
29.	因建築物後移導致的覆蓋面積	不適用				
	額外總樓面面積					
30.	額外總樓面面積	不適用				

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

29 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING 申請建築物總樓面面積寬免的資料

有關建築物的環境評估

發展項目獲得綠建環評1.1版(新建建築)暫定銅級。

綠色建築認證

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

暫定評級 銅級



申請編號: PAB0008/15

發展項目的公用部分的預計能量表現或消耗

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

第I部分	
提供中央空調	是
提供具能源效益的設施	是
擬安裝的具能源效益的設施	1. 此發展項目已日光控制設備 2. 此發展項目將提供不低於能源效率值3.0的高效多聯分體式變頻冷氣機

第Ⅱ部分: 擬興建樓宇/ 部分樓宇預計每年能源消規量 ^(註聊 1)					
位置	使用有關裝置的內部樓面面積	基線樓字(註腳?)每年能源消耗量		擬興建樓宇每年能源消耗量	
	(平方米)	電力	煤氣 / 石油氣	電力	煤氣 / 石油氣
		千瓦小時/平方米/年	用量單位/平方米/年	千瓦小時/平方米/年	用量單位/平方米/年
塔樓 (有使用中央屋宇裝備裝置 (註腳 3) 的部分)	2850	229.83	N/A	203.00	N/A
基座 (包括商業及會所) (有使用中央屋宇裝備裝置 (註闡 3) 的部分)	4510	123.60	0.15	122.68	0.15
基座 (包括商業及會所) (有使用非中央屋宇裝備裝置的部分)	2940	120.89	N/A	120.89	N/A

- 註腳: 1. 一般而言,一棟樓宇的預計"每年能源消耗量"愈低,其節約能源的效益愈高。如一棟樓宇預計的"每年能源耗量"低於該樓宇的"基線樓宇每年能源消耗量",則代表預計該樓宇的能源應用較其基線樓宇有效,削減幅度愈大則代表有關樓宇能源節約的效益愈高。預計每年[能源消耗量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算],指將發展項目的每年能源消耗總量除以使用關裝置的內部樓面面積所得出的商,其中:
 - a. "每年能源消耗量"與新建樓宇BEAM Plus標準 (1.1版) 第4節及附錄8中的「年能源消耗」具有相同涵義;及
 - b. 樓宇、空間或單位的"內部樓面面積",指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。
 - 2. "基準樓字"與新建樓字BEAM Plus標準(1.1版)第4節及附錄8中的"基準建築物模式(零分標準)"具有相同涵義。
 - 3. "中央屋宇裝備裝置"與樓宇的屋宇裝備裝置能源效益實務守則中的涵義相同。

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

30 RELEVANT INFORMATION 有關資料

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

Some outdoor air-conditioning units (either served for its own residential unit or for other residential units) are placed on the air-conditioner platforms at the high level of Flats A, E, F and K on 5/F, 7/F to 12/F, 15/F to 23/F and 25/F to 28/F of Tower 1 and Tower 2 and Flats A, B, C and D on 29/F of Tower 1 and Tower 2. The placement of the outdoor air-conditioning units may affect the enjoyment of these residential units of the development in terms of heat and noise or other aspects. For the locations of the air-conditioning units, please refer to "Floor Plans of Residential Properties" in the Development.

II. Architectural features

Some architectural features are installed outside the external walls of some residential units of the development. The illumination (if any) of the architectural features may affect the enjoyment of some residential units.

III.Pipes

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

IV.Operation of gondola

During the regular and specially arranged inspection, cleaning, maintenance, repairing, altering, renewing, rebuilding, painting or decorating of the external walls (including the curtain wall structures, glass of curtain walls, windows and balconies forming part of a residential unit) and the Common Areas and Facilities of the development arranged by the DMC Manager, gondola(s) will be operated in air space outside the windows of residential units and directly above the flat roof(s) of residential units.

V. Greenery areas

Some greenery areas in the basement, on G/F, 1/F, 3/F and the main roof of the development are designated as common areas accessible by all occupants of the development under the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (APP-152) issued by the Buildings Department in January 2011. Under the Deed of Mutual Covenant of the development, such greenery areas form part of the Estate Common Areas. Thus, all owners of the development are obliged to contribute towards the cost of management and maintenance of these areas.

VI.Other lots nearby

Another company related to the Vendor, namely Many Gain Investment Limited ("the Owner of the Adjacent Lot"), owns other lots near the development, namely the Remaining Portion of Kowloon Inland Lot No. 9988, Kowloon Inland Lot No. 9989, Kowloon Inland Lot No. 10023, Kowloon Inland Lot No. 9969, Kowloon Inland Lot No. 10005, Kowloon Inland Lot No. 9987, Kowloon Inland Lot No. 10007, Kowloon Inland Lot No. 9960, Kowloon Inland Lot No. 10147, Kowloon Inland Lot No. 10013 and Kowloon Inland Lot No. 9968 (collectively "the Adjacent Lot") at Nos. 8-30A Ka Shin Street, Tai Kok Tsui, Kowloon, which does not form part of the development.

As at the date of printing of this sales brochure, the general building plans of two 29-storey residential towers on a retail podium constructed on the Adjacent Lot which may be completed in 2019 were approved by the Buildings Department on 9th January 2015. The general building plans are subject to amendments and the design of the building(s) on the Adjacent Lot may be subject to change. The Owner of the Adjacent Lot gives no warranties or representations whatsoever, whether in relation to any present or future use, maintenance, sale, disposal, development or otherwise, in respect of the Adjacent Lot. The Owner of the Adjacent Lot expressly reserves all rights in respect of the Adjacent Lot, including but not limited to the use, maintenance, sale, disposal, development, submissions of and any amendments to any building plans or otherwise.

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

I. 冷氣機平台上放置室外冷氣機

部分室外冷氣機(不論是為該住宅單位而設或是為其他住宅單位而設)放置在第一座及第二座5樓、7樓至12樓、15樓至23樓及25樓至28樓A室、E室、F室及K室及第一座及第二座29樓A室、B室、C室及D室外高位的冷氣機平台上。室外冷氣機的放置可能對該等住宅單位的享用,諸如熱氣及噪音或其他方面造成影響。有關室外冷氣機的位置,請參閱「發展項目的住宅物業的樓面平面圖」。

II. 建築裝飾

發展項目部分住宅單位外的外牆裝有建築裝飾,建築裝飾的燈光(如有的話)可能對部分住宅單位的享用造成影響。

III.喉管

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

IV.吊船操作

在公契管理人安排為發展項目的外牆(包括構成住宅單位一部分的玻璃幕牆結構、玻璃幕牆玻璃、窗戶及露台)及公用地方與設施進行定期及特別安排的檢查、清潔、保養、維修、改動、翻新、重建、油漆或裝飾期間,吊船會在住宅單位的窗外及住宅單位的平台及天台上空操作。

V. 綠化面積

根據由屋宇署於2011年1月發出的認可人士、註冊結構工程師及註冊岩土工程師作業備考(APP-152), 部分位於發展項目地庫、地下、1樓、3樓及主天台層的綠化面積須指定為公用地方,並須讓所有發展項目的佔用人通行至綠化面積。根據發展項目的公契,綠化面積構成「屋苑公用地方」一部分。因此,發展項目的所有擁有人均須分擔管理及維修綠化面積的費用。

VI. 附近的其他地段

另一間與賣方有關聯的公司,即多發投資有限公司(「毗鄰地段」擁有人)擁有發展項目附近的其他地段,即九龍內地段第9988號餘段、九龍內地段第9989號、九龍內地段第10023號、九龍內地段第9969號、九龍內地段第10005、九龍內地段第9987號、九龍內地段第10007號、九龍內地段第9960號、九龍內地段第10147號、九龍內地段第10013號及九龍內地段第9968號(統稱「毗鄰地段」),亦即九龍大角咀嘉善街8-30A號。「毗鄰地段」並不構成發展項目的一部分。

直至本售樓說明書的印製日期為止,有關「毗鄰地段」上發展為兩座建於零售商場平台上樓高29層的住宅大樓及可能於2019年落成的發展項目的建築圖則已於2015年1月9日獲得建築事務監督批准。該建築圖則可能會作出修改,而在「毗鄰地段」上的建築物的設計亦可能改變。「毗鄰地段」擁有人不會就「毗鄰地段」現在或將來的使用、保養、出售、處置、發展或其他方面作出任何形式的保證或陳述。「毗鄰地段」的擁有人明確保留所有與「毗鄰地段」有關的權利,包括但不限於「毗鄰地段」的使用、保養、出售、處置、發展、任何建築圖則的遞交及修改或其他任何方面。

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

30 RELEVANT INFORMATION 有關資料

VII. Other lots nearby

Two companies related to the Vendor (collectively "the Owners of the Adjacent Lots") also own other lots near the development, namely the Remaining Portion of Section K of Kowloon Marine Lot No. 28 and the Remaining Portion of Subsection 2 of Section M of Kowloon Marine Lot No. 28 (collectively "the Adjacent Lots") at Nos. 25-29 Kok Cheung Street, Tai Kok Tsui, Kowloon, which do not form part of the development.

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

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

VII. 附近的其他地段

兩間與賣方有關聯的公司(「毗鄰地段」的擁有人)亦擁有發展項目附近的其他地段,即位於九龍海滂地段第28號K段餘段及九龍海滂地段第28號M段分段2餘段的九龍大角嘴角祥街25-29號(「毗鄰地段」)。「毗鄰地段」並不構成發展項目的一部分。

直至本售樓說明書的印製日期為止,「毗鄰地段」的擁有人正考慮「毗鄰地段」的發展,但仍未有具體發展計劃。「毗鄰地段」的擁有人不會就「毗鄰地段」現在或將來的使用、保養、出售、處置、發展或其他方面作出任何形式的保證或陳述。「毗鄰地段」的擁有人明確保留所有與「毗鄰地段」有關的權利,包括但不限於「毗鄰地段」的使用、保養、出售、處置、發展、任何建築圖則的遞交及修改或其他任何方面。

在獲得政府批准後,將來在「毗鄰地段」上不時進行的工程、使用、處置或發展可能對發展項目住宅物業的享用,諸如通行、景觀、噪音或對周邊環境的其他方面造成重大影響。

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1. There may be future changes to the development and the surrounding areas.

2. Date of printing of this Sales Brochure: 8th October 2015

1. 發展項目及其周邊地區日後可能出現改變

2. 本售樓説明書印製日期:2015年10月8日

EXAMINATION RECORD 檢視記錄

	Revision Made			
Examination / Revision Date	所作修改			
檢視 / 修改日期	Page Number	Revision Made		
	頁次	所作修改		
	P.11	Revise LOCATION PLAN OF THE DEVELOPMENT.		
		修訂發展項目的所在位置圖。		
8 th January 2016	P.12	Update AERIAL PHOTOGRAPH OF THE DEVELOPMENT.		
2016年1月8日		更新發展項目的鳥瞰照片。		
	P.13	Delete AERIAL PHOTOGRAPH OF THE DEVELOPMENT.		
	1.13	刪除發展項目的鳥瞰照片。		
	P.13	Replace by AERIAL PHOTOGRAPH OF THE DEVELOPMENT .		
		以發展項目的鳥瞰照片取代。		
8 th April 2016	P.13-1	Add AERIAL PHOTOGRAPH OF THE DEVELOPMENT.		
2016年4月8日	1.13-1	新增發展項目的鳥瞰照片。		
		Update OUTLINE ZONING PLAN ETC. RELATING TO THE		
	P.15	DEVELOPMENT.		
		更新關乎發展項目的分區計劃大綱圖。 Update AERIAL PHOTOGRAPH OF THE DEVELOPMENT.		
	P.12 - P.13	更新發展項目的鳥瞰照片。		
8 th July 2016		更利安及項目的海歐無力。 Delete AERIAL PHOTOGRAPH OF THE DEVELOPMENT.		
2016年7月8日		刪除發展項目的鳥瞰照片。		
7010 7710 H	P.42 - 46,	Revise FITTINGS, FINISHES AND APPLIANCES		
	48 - 51, 54	修改裝置、裝修物料及設備		
	, -	Update LOCATION PLAN OF THE DEVELOPMENT.		
	P.11	更新發展項目的所在位置圖。		
	P.18, P.21	Revise FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT .		
	P.18, P.21	修訂發展項目的住宅物業的樓面平面圖。		
		Revise AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT.		
7 th October 2016	P.24, P.27	修訂發展項目中的住宅物業的面積。		
7 th October 2016 2016年10月7日	· ·			
	P.40, P.41, P.47, P.48,	Revise FITTING, FINISHES AND APPLIANCES.		
	P.52 - P.54	修訂裝置、裝修物料及設備。		
	P.61	Revise RELEVANT INFORMATION.		
		修訂有關資料。		
	P.61-1	Add RELEVANT INFORMATION .		
		新增有關資料。		
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Examination / Revision Date 檢視 / 修改日期	Revision Made			
	所作修改			
	Page Number	Revision Made		
	頁次	所作修改		
24 th October 2016	D 50 D 54	Revise FITTING, FINISHES AND APPLIANCES.		
2016年10月24日	P.52 - P.54	修訂裝置、裝修物料及設備。		
	P.11	Revise LOCATION PLAN OF THE DEVELOPMENT.		
		修訂發展項目的所在位置圖。		
	P.15	Update OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT.		
		更新關乎發展項目的分區計劃大綱圖。		
	P.17	Revise LAYOUT PLAN OF THE DEVELOPMENT.		
24 th January 2017 2017年1月24日		修訂發展項目的布局圖。		
	P.37 - P.38	Update ELEVATION PLAN.		
		更新立面圖。		
	P.39	Revise INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT.		
		修訂發展項目中的公用設施的資料。		
	P.57, P59	Revise INFORMATION IN APPLICATION FOR CONCESSION ON GROSS		
		FLOOR AREA OF BUILDING.		
		修訂申請建築物總樓面面積寬免的資料。		

