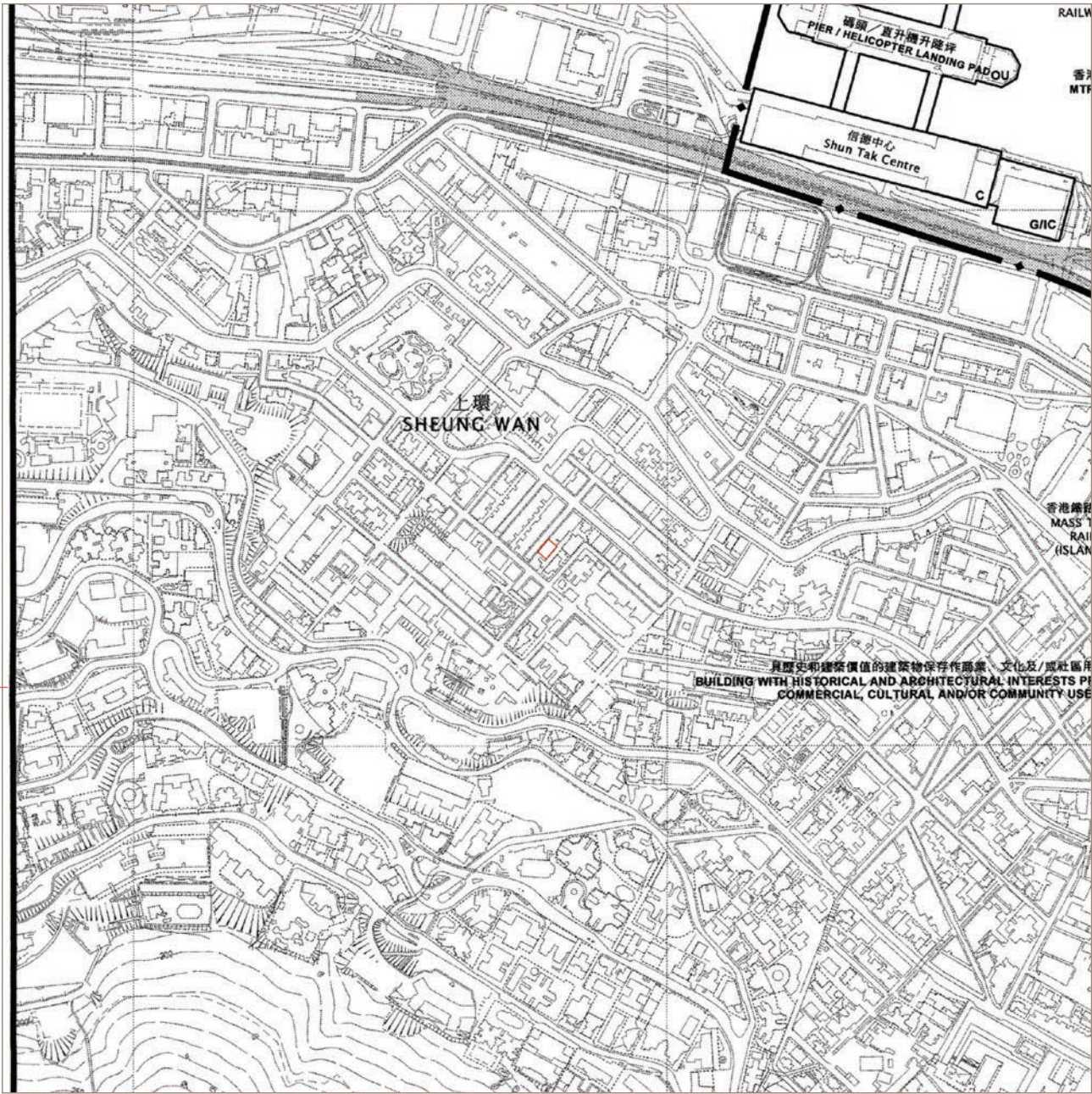


OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖

當區分區計劃大綱圖並不覆蓋空白範圍
This blank area falls outside the coverage of the relevant Outline Zoning Plan



Adopted from Part of the Draft Central District Outline Zoning Plan No. S/H4/17 gazetted on 24th May 2019, with adjustment where necessary as shown in red.

摘錄自2019年5月24日刊憲之中區分區計劃大綱草圖，圖則編號為S/H4/17，有需要處經修正處理，並以紅色顯示。

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Location of the Development 發展項目的位置 SCALE 比例: 0 500M(米)

Notation 圖例

Zones 地帶

- c** Commercial 商業
- G/IC** Government, Institution or Community 政府 機構或社區
- OU** Other Specified Uses 其他指定用途

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

Notes:

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

備註:

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

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



Adopted from Part of the Approved The Peak Area Outline Zoning Plan No. S/H14/13 gazetted on 6th April 2018, with adjustment where necessary as shown in red.

摘錄自2018年4月6日刊憲之山頂區分區計劃大綱核准圖，圖則編號為S/H14/13，有需要處經修正處理，並以紅色顯示。

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 Location of the Development
發展項目的位置



SCALE 
比例: 0 500M(米)

Notation 圖例

Zones 地帶

-  GB Green Belt
綠化地帶
-  CP Country Park
郊野公園

Miscellaneous 其他

-  ◆ Boundary of Planning Scheme
規劃範圍界線
-  ◆ Boundary of Country Park
郊野公園界線

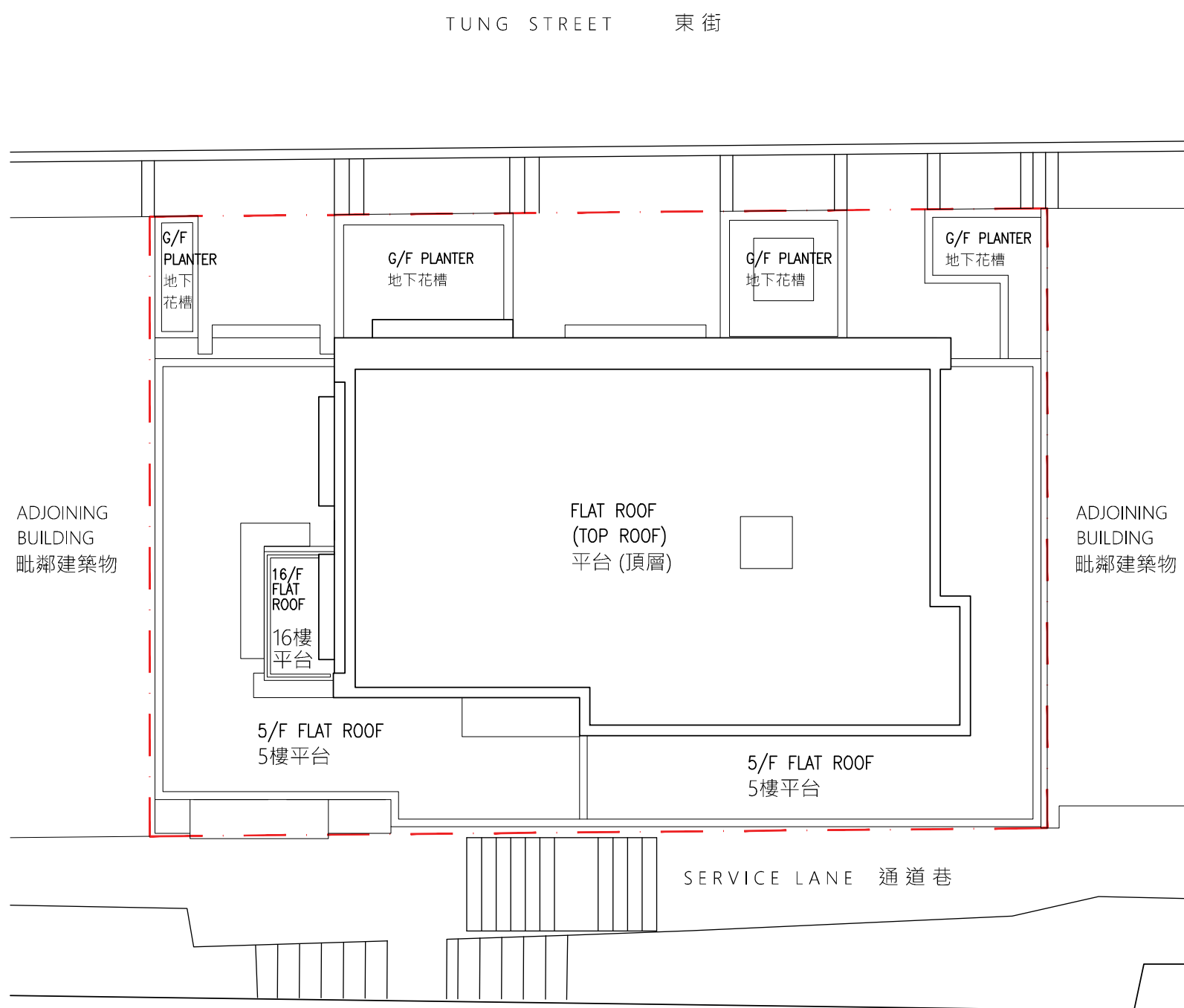
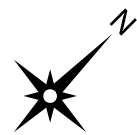
- Notes:**

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

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

LAYOUT PLAN OF THE DEVELOPMENT

發展項目的布局圖



BOUNDARY LINE OF
THE DEVELOPMENT
發展項目的地界線

0 1 5
SCALE 比例 Meter 米

The estimated date of completion of the building and facilities within the Development as provided by the Authorized Person for the Development: 30 September 2022

由發展項目的認可人士提供的位於發展項目的建築物及設施的預計落成日期：2022年9月30日

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

LEGEND OF TERMS AND ABBREVIATIONS USED ON FLOOR PLANS: 樓面平面圖中所使用名詞及簡稱之圖例：

A/C PLATFORM	= AIR-CONDITIONING PLATFORM 冷氣機平台
BAL.	= BALCONY 露台
BATH	= BATHROOM 浴室
B.R.	= BEDROOM 睡房
B.R. 1	= BEDROOM 1 睡房 1
B.R. 2	= BEDROOM 2 睡房2
C.D.	= CABLE DUCT 電線管槽
DN	= DOWN 下
DINING	= DINING ROOM 飯廳
DOG HOUSE	= 覆蓋管道的結構
F.H.	= FIRE HYDRANT 消防栓
FLAT ROOF	= 平台
H.R.	= HOSE REEL 消防喉轆
LAV.	= LAVATORY 洗手間
LIFT	= 升降機
LIFT SHAFT	= 升降機槽
LIV. & DIN.	= LIVING ROOM AND DINING ROOM 客飯廳
LIVING	= LIVING ROOM 客廳
LOBBY	= 大堂
M. BATH	= MASTER BATHROOM 主人浴室
M.B.R.	= MASTER BEDROOM 主人睡房
OPEN KITCHEN	= 開放式廚房
P.D.	= PIPE DUCT 管道
UP	= 上
U.P.	= UTILITY PLATFORM 工作平台

Remarks:

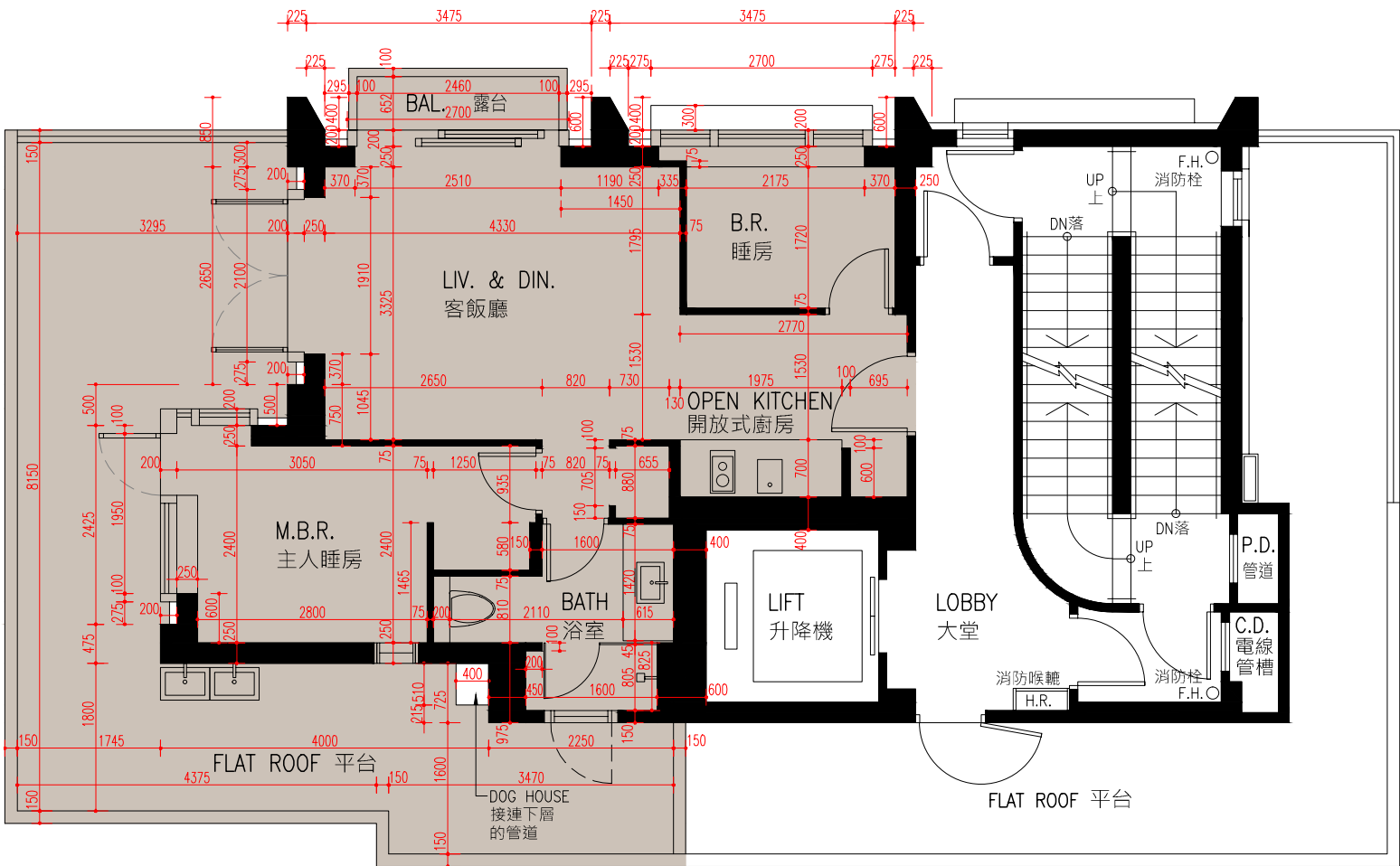
1. There are architectural features and/ or exposed pipes on the external walls of some of the residential properties.
2. Common pipes exposed and/or enclosed in cladding are located at / adjacent to the balcony and/or flat roof and/or air-conditioning platform and/or external walls of some of the residential properties.
3. There are sunken slab and/ or false ceiling and/ or wall furring for mechanical & electrical services and/or air conditioning fittings at some of the residential properties.
4. The internal ceiling height within some of the residential properties may vary due to structural, architectural and/ or decoration design variations.
5. Balconies and utility platforms are non-enclosed areas.
6. Symbols of fittings and fitments shown on the floor plans, such as sink, water closets, shower cubicles, sink counter, etc., are architectural symbols extracted from the latest approved buildings plans and are for general indication only.
7. There are curtain walls in the residential properties. The saleable area as defined in the formal agreement for sale and purchase of a residential property has included its curtain walls, and is measured from the exterior of such curtain walls.

備註：

1. 部分住宅物業外牆範圍設有建築裝飾及/或外露喉管。
2. 部分住宅物業的露台及/或平台及/或冷氣機平台及/或外牆上/附近設有外露及/或外牆裝飾板內藏之公用喉管。
3. 部分住宅物業的天花板有跌級樓板及/或假天花及/或裝飾牆身內裝置機電設備及空調設備。
4. 部分住宅物業之室內天花高度將會因應結構、建築及/或裝修設計上的需要而有差異。
5. 露台及工作平台為非封閉的地方。
6. 樓面平面圖上所顯示的裝置符號，如洗滌盆、座廁、淋浴間、洗滌盆櫃等乃按最新的經批准建築圖則繪製，只作一般性標示。
7. 住宅物業有幕牆。住宅物業之正式買賣合約內所定義之實用面積已包括其幕牆，並由幕牆之外圍起計。

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

5/F FLOOR PLAN
5樓平面圖



Floor 樓層	Floor- to -Floor Height(mm) 層與層之間的高度(毫米)	Thickness of Floor Slab(Excluding Plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)
5/F 5樓	3150	150, 300

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。

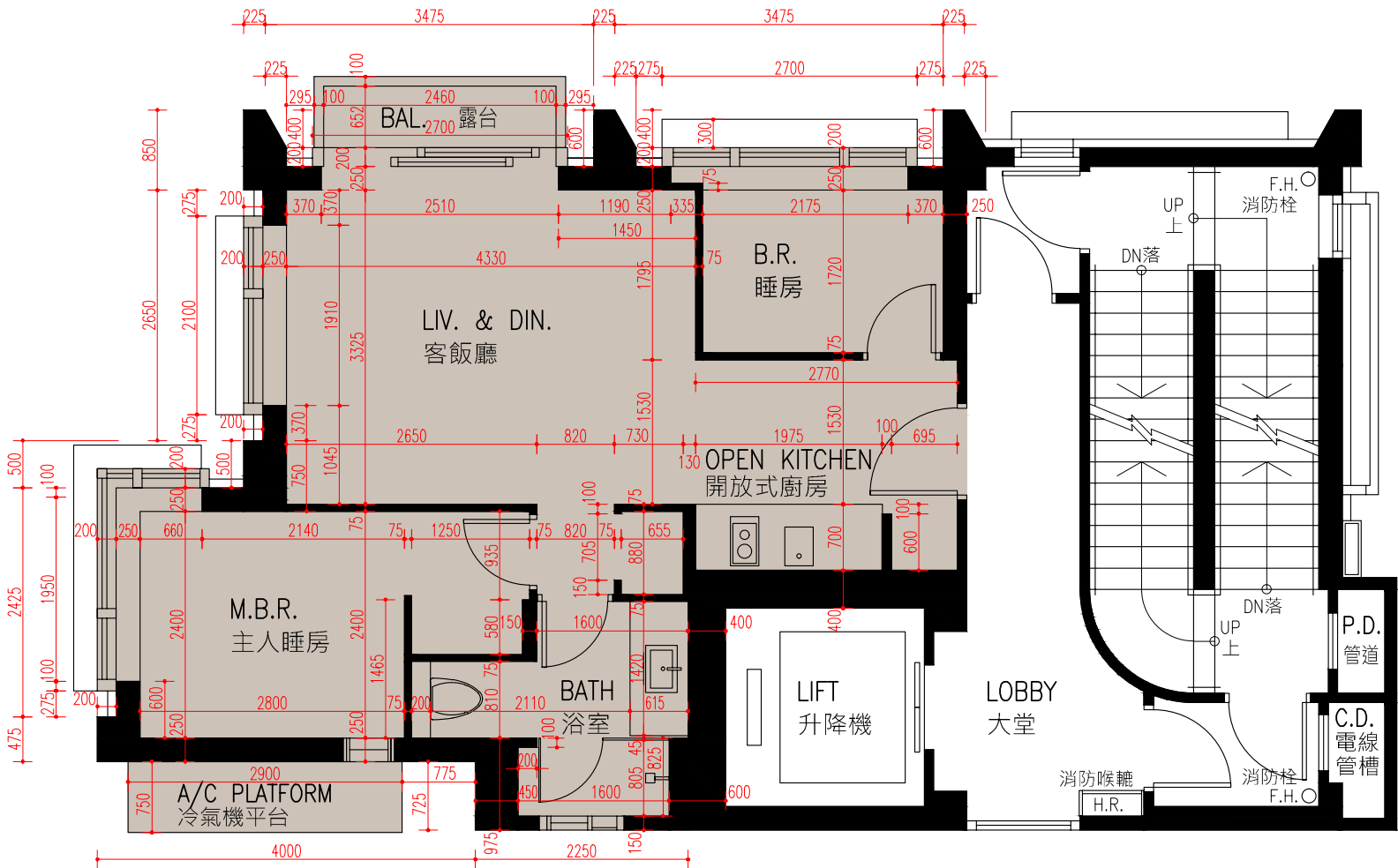
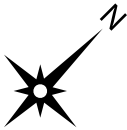
Note:
The dimensions in the floor plans are all structural dimensions in millimeter

備註:
樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

6/F - 12/F & 15/F FLOOR PLAN
6樓-12樓及15樓樓面平面圖



Floor 樓層	Floor- to -Floor Height(mm) 層與層之間的高度(毫米)	Thickness of Floor Slab(Excluding Plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)
6/F-12/F & 15/F 6樓-12樓及15樓	3150	150, 175, 300

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

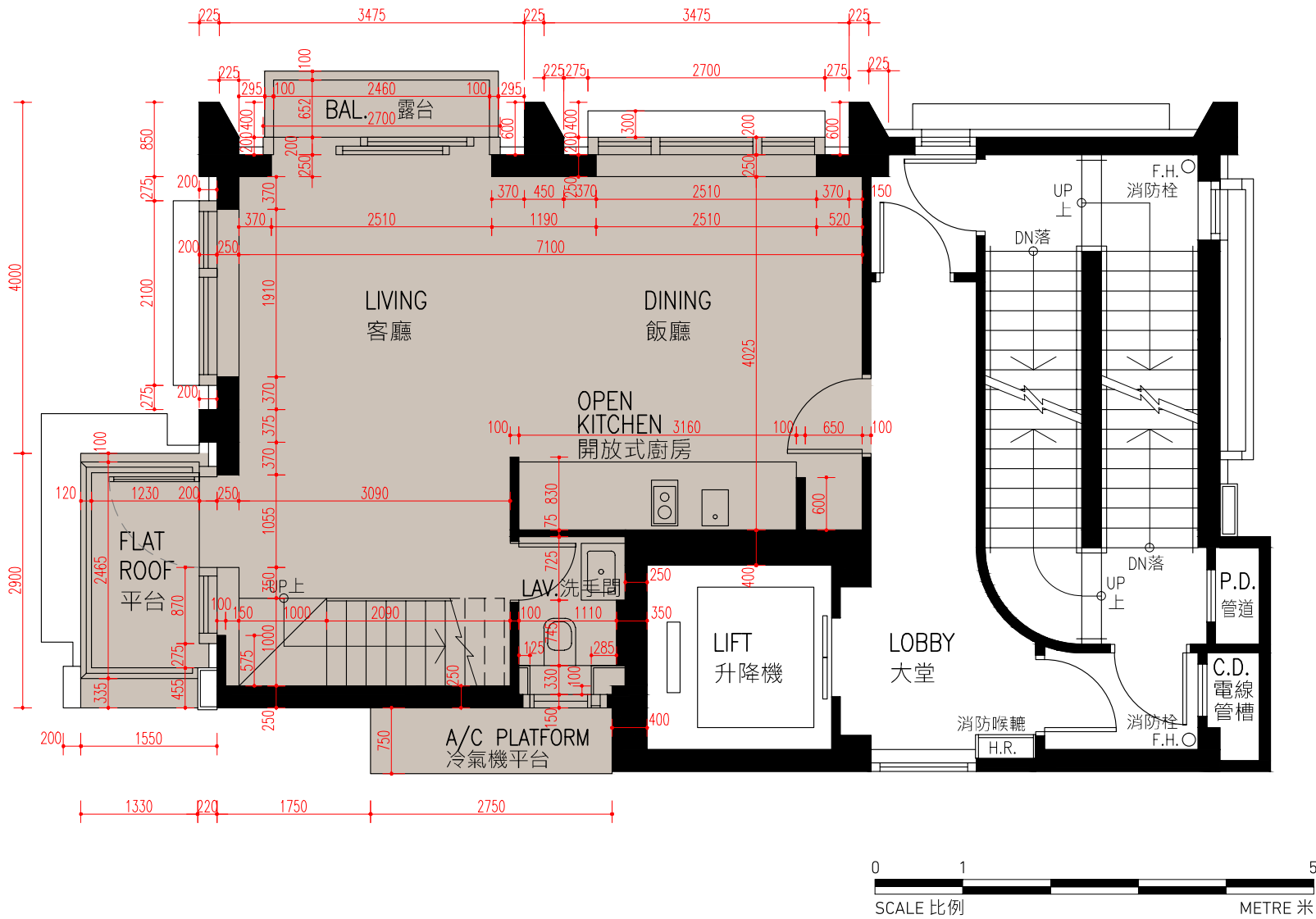
Note:
The dimensions in the floor plans are all structural dimensions in millimeter

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

備註:
樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸

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

16/F DUPLEX ON SIXTEEN FLOOR PLAN
16樓 DUPLEX ON SIXTEEN 樓面平面圖



Floor 樓層	Floor- to -Floor Height(mm) 層與層之間的高度(毫米)	Thickness of Floor Slab(Excluding Plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)
16/F Duplex on Sixteen 16樓 Duplex on Sixteen	3150	200, 300

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。

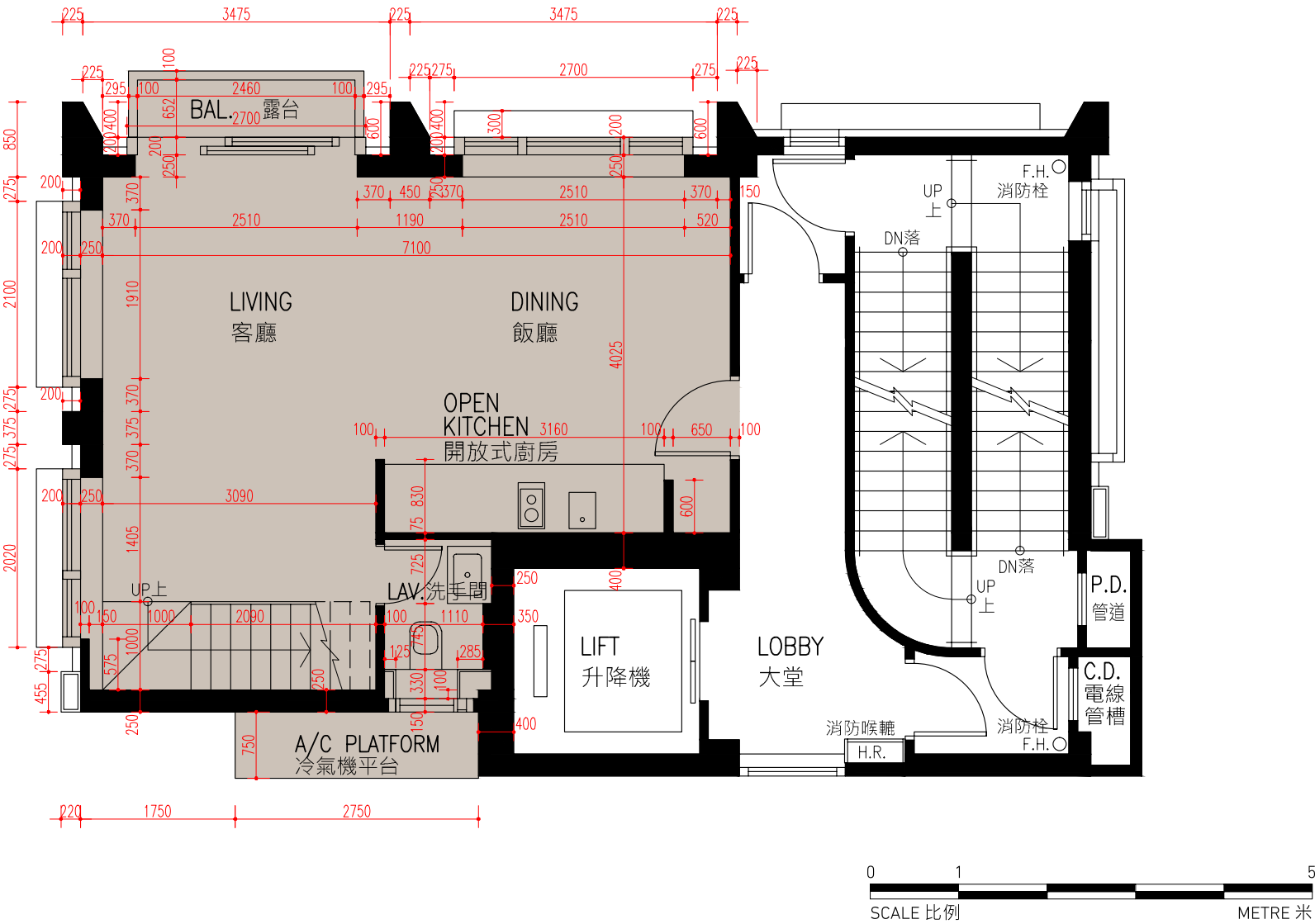
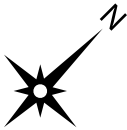
Note:
The dimensions in the floor plans are all structural dimensions in millimeter

備註:
樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

17/F DUPLEX ON SEVENTEEN, 18/F DUPLEX ON EIGHTEEN, 19/F THE APEX FLOOR PLAN
17樓 DUPLEX ON SEVENTEEN, 18樓 DUPLEX ON EIGHTEEN, 19樓 THE APEX樓面平面圖



Floor 樓層	Floor- to -Floor Height(mm) 層與層之間的高度(毫米)	Thickness of Floor Slab(Excluding Plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)
17/F Duplex on Seventeen, 18/F Duplex on Eighteen, 19/F The Apex 17樓 Duplex on Seventeen, 18樓 Duplex on Eighteen, 19樓 The Apex	3150	200, 300

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

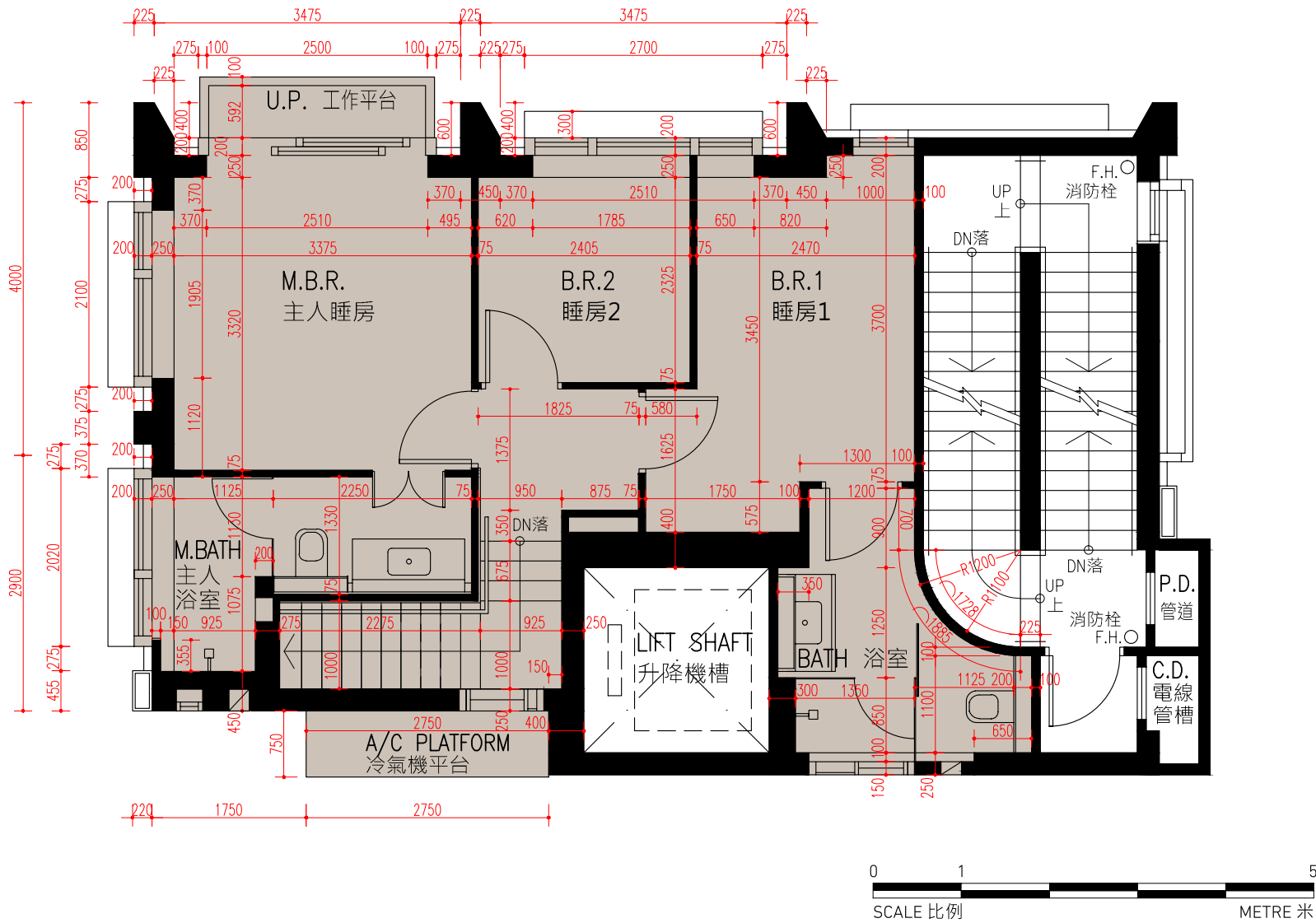
Note:
The dimensions in the floor plans are all structural dimensions in millimeter

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

備註:
樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸

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

16U/F DUPLEX ON SIXTEEN, 17U/F DUPLEX ON SEVENTEEN, 18U/F DUPLEX ON EIGHTEEN,
19U/F THE APEX FLOOR PLAN
16U樓 DUPLEX ON SIXTEEN, 17U樓 DUPLEX ON SEVENTEEN, 18U樓 DUPLEX ON EIGHTEEN,
19U樓 THE APEX樓面平面圖



Floor 樓層	Floor- to -Floor Height(mm) 層與層之間的高度(毫米)	Thickness of Floor Slab(Excluding Plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)
16U/F Duplex on Sixteen, 17U/F Duplex on Seventeen, 18U/F Duplex on Eighteen, 19U/F The Apex 16U樓 Duplex on Sixteen, 17U樓 Duplex on Seventeen, 18U樓 Duplex on Eighteen, 19U樓 The Apex	3150	200, 300

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。

Note:
The dimensions in the floor plans are all structural dimensions in millimeter

備註:
樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台,工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Win- dow 窗台	Cock- loft 閣樓	Flat Roof 平台	Gar- den 花園	Parking Space 停車位	Roof 天台	Stair- hood 梯屋	Terrace 前庭	Yard 庭院
5/F 5樓	Simplex 單層單位	54.345 (585) Balcony 露台 : 2 (22) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	33.927 (365)	-	-	-	-	-	-
6/F-12/F & 15/F 6樓-12 樓及15 樓	Simplex 單層單位	54.345 (585) Balcony 露台 : 2 (22) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
16/F - 16U/F 16樓 - 16U樓	Duplex on Sixteen	107.471 (1157) Balcony 露台 : 2 (22) Utility Platform 工作平台 : 1.840 (20) Verandah 陽台 : -	-	-	-	3.951 (43)	-	-	-	-	-	-
17/F - 17U/F 17樓- 17U樓	Duplex on Seventeen	107.471 (1157) Balcony 露台 : 2 (22) Utility Platform 工作平台 : 1.840 (20) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
18/F - 18U/F, 18樓- 18U樓	Duplex on Eighteen											
19/F- 19U/F 19樓- 19U樓	The Apex											

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

2. The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) to the extent that it forms part of the residential property is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.
1. 每個住宅物業的實用面積,以及在構成該物業的一部分的範圍內的每一露台、工作平台或陽台 (如有) 的樓面面積,是按照《一手住宅物業銷售條例》第8 條計算得出的。

2. 在構成住宅物業的一部分的範圍內的每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院 (如有) ,是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Remarks:

1. The areas as specified above in square feet are converted from the areas in square metres at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the areas presented in square metres.
2. There is no verandah in the residential properties of the Development.
3. Residential properties on 16/F and 16U/F, 17/F and 17U/F, 18/F and 18U/F, 19/F and 19U/F are duplex units. Each of the duplex units comprise its lower part on 16/F, 17/F 18/F and 19/F respectively and its corresponding upper part on 16U/F, 17U/F, 18U/F and 19U/F respectively.
4. 4/F, 13/F and 14/F are omitted.

備註:

1. 上述以平方呎表述之面積由以平方米表述之面積以 1 平方米 = 10.764 平方呎換算並四捨五入至整數平方呎之方法計算得出,與以平方米表述之面積可能有些微差異。
2. 發展項目的住宅物業並無陽台。
3. 16樓及16U樓、17樓及17U樓、18樓及18U樓、19樓及19U樓的住宅物業為複式單位。每個複式單位包括其於16樓、17樓、18樓、19樓之下層部分及其於16U樓、17U樓、18U樓、19U樓相應之上層部分。
4. 不設4樓、13樓及14樓。

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

Not Applicable

不適用

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

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase (the "Preliminary Agreement").

2. The preliminary deposit paid by the purchaser on the signing of the Preliminary Agreement will be held by a firm of solicitors acting for the owner as stakeholders.

3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that Preliminary Agreement: -

(i) the Preliminary Agreement is terminated;

(ii) the preliminary deposit is forfeited; and

(iii) the owner does not have any further claim against the purchaser for the failure.
1. 在簽署臨時買賣合約（「臨時合約」）時須支付款額為5%的臨時訂金。

2. 買方在簽署該臨時合約時支付的臨時訂金,會由代表擁有人行事的律師事務所以保證金保存人的身分持有。

3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約—

(i) 該臨時合約即告終止；

(ii) 有關的臨時訂金即予沒收；及

(iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

A. The common parts of the Development

According to the latest draft Deed of Mutual Covenant and Management Agreement of the Development (the "DMC"):-

"Common Areas and Facilities" means collectively the Development Common Areas and Facilities and the Residential Common Areas and Facilities and all those parts and such of the facilities of the Development designated as common areas and facilities in any Sub-Deed;

"Development Common Areas and Facilities" means and includes :-

- (a) the external wall architectural features, fins (if any), passages, entrances, entrance lobby, walkways, stairways, staircases (including those staircases designated as means of escape under the Building Plans), landings, platforms, air conditioning platforms, open spaces and decks, boundary fence walls, lobbies and the mail box provided therein (if any), service areas, refuse storage and material recovery chamber, cable trench, main switch room, switch room, and electrical meter room, sprinkler and fire services pump room, fire control centre, flushing water tank, fresh and flushing pump room, sprinkler control valve, sprinkler inlet, fire services inlets, emergency generator room, management office, guard room, water meter cabinet, space for water meter, electrical meter cabinet (if any), hose reel cabinet, town gas valve cabinet, electric duct, telephone duct, air ducts, air-conditioning ducts, drains, channels, water mains, sewers, drainage connection, telecommunications and broadcasting room, wires, cables and other facilities whether ducted or otherwise which are or at any time may be in under or over or passing through the Lot through which fresh or salt water, sewage, gas, telephone, electricity and other services are supplied to the Development, trees, shrubs and other plants and vegetation, lighting facilities, meter cabinets and meter spaces and roof thereof, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system, and such other areas and any other mechanical systems, devices or facilities installed or provided in the Development intended for common use and benefit of the Development which are (in so far as the same are capable of being shown on plans) for the purposes of identification only shown coloured Indigo and Indigo hatched Black on the plans certified by the Authorized Person and annexed to the DMC;

- (b) and such other areas, systems, devices, services and facilities of and in the Lot and the Development as may at any time be designated as Development Common Areas and Facilities by the First Owner in accordance with the DMC; and

- (c) to the extent not specifically provided in paragraphs (a) and (b) above, such other parts of the Lot and the Development :-

- (i) any parts of the Development covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance (Cap.344); and/or
- (ii) any parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance (Cap.344);

but EXCLUDING the Residential Common Areas and Facilities, the Commercial Accommodation and such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner;

"Residential Common Areas and Facilities" means and includes :-

- (a) (i) such part of the external walls of the Development including the Curtain Wall but excluding (1) those parts of the Curtain Wall forming part of a Residential Unit and (2) those parts of the external walls (and, for the avoidance of doubt, Curtain Wall) forming part of the Commercial Accommodation;

- (ii) external wall architectural features, fins (if any), Recreational Areas and Facilities, and such of the passages, common corridors, lift lobbies, air conditioning platforms, structural walls, stairways, staircases (including those staircases designated as means of escape under the Building Plans), roofs and flat roofs not forming parts of Residential Units, lifts, lift shafts, inaccessible spaces underneath the lifts, lift machine room, water meter rooms, electric duct, telephone duct, pipe ducts, electric ducts, air ducts, A/C ducts, water tanks, pump rooms, meters, lighting, drains, channels, sewers, flush and fresh water intakes and mains, wires, cables, air conditioning and ventilation system, building management unit (as defined in Clause 36(bc) of the DMC) and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity and other services are supplied to the Residential Accommodation, pumps, tanks, sanitary fittings, electrical installations, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and such other areas and any other systems, devices or facilities which are at or provided or installed in the Development intended for the common use and benefit of the Owners and residents or tenants of the Residential Accommodation and their bona fide guests or visitors and such other areas within the Lot which are (in so far as the same are capable of being shown on plans) for the purposes of identification only shown coloured Yellow and Yellow stippled Black on the plans certified by the Authorized Person and annexed to the DMC;

- (b) and such other systems, devices and facilities within the Development as are designated by the First Owner for common use and benefit of the Residential Accommodation in accordance with the DMC

but EXCLUDING the Development Common Areas and Facilities, the Commercial Accommodation and such areas within the Development in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Development serving only any particular Owner.

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

For the number of undivided shares assigned to each residential property, please refer to the Table of Allocation of Undivided Shares in this section below.

C. The terms of years for which the manager of the Development is appointed

The manager for the Development shall be appointed for an initial term of two (2) years commencing from the date of the DMC and to be continued thereafter unless and until terminated by not less than three (3) calendar months' notice in writing in accordance with the terms of the DMC.

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

Each Owner shall contribute to the budgeted management expenses in the following manner:-

- (a) Each Owner of a Unit shall contribute his due proportion of the budgeted management expenses under the first part of the annual budget which proportion shall be equal to the undivided shares of his Unit divided by the total undivided shares of the Development (excluding the undivided shares allocated to the Common Areas and Facilities).

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

(b) Each Owner of a Residential Unit shall contribute his due proportion of the budgeted management expenses under the second part of the annual budget which proportion shall be equal to the undivided shares of his Residential Unit divided by the total undivided shares of all Residential Units.

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

The amount of management fee deposit shall be a sum equal to three (3) months' monthly management contribution payable in respect of each undivided share allocated to the part of the Development of which he is the Owner.

F. The area (if any) in the Development retained by the Vendor for the Vendor's own use

Not Applicable

Note:

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

Table of Allocation of Undivided Shares

Floor	Residential Unit	No. of Undivided Shares
5	Simplex	95
6	Simplex	61
7	Simplex	61
8	Simplex	61
9	Simplex	61
10	Simplex	61
11	Simplex	61
12	Simplex	61
15	Simplex	61
16 ———— 16U	Duplex on Sixteen	124
17 ———— 17U	Duplex on Seventeen	120
18 ———— 18U	Duplex on Eighteen	120
19 ———— 19U	The Apex	120
Total :		1,067

Note:

- Each of the Residential Units (except the Residential Unit on 5/F, Duplex on Sixteen, Duplex on Seventeen, Duplex on Eighteen and The Apex) includes one airconditioning platform. Each of Duplex on Sixteen, Duplex on Seventeen, Duplex on Eighteen and The Apex includes two air-conditioning platforms. The Residential Unit on 5/F does not include any air-conditioning platform.
- Each of the Residential Units (except Duplex on Sixteen, Duplex on Seventeen, Duplex on Eighteen and The Apex) includes one balcony. Each of Duplex on Sixteen, Duplex on Seventeen, Duplex on Eighteen and The Apex includes one balcony and one utility platform.
- Each of the Residential Unit on 5/F and Duplex on the Sixteen on 16/F and 16U/F includes a flat roof.
- There are no designation of 4/F, 13/F and 14/F in the Development.

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

A. 發展項目的公用部分

根據「發展項目」最新《公契及管理協議》擬稿(「公契」):

「公用地方及設施」

統指發展項目公用地方及設施、住宅公用地方及設施及根據分公契指定為公用地方及設施的發展項目一切該等地方及設施;

「發展項目公用地方及設施」指及包括:

- (a) 外牆的建築裝飾、鱗片(如有)、通道、入口、入口大堂、行人路、階梯、樓梯(包括建築圖則指定做逃生通道的樓梯)、梯台、平台、冷氣機平台、露天地方及曬台、邊界圍牆、大堂及該處的郵箱(如有)、服務區、垃圾收集及物料回收房、電纜槽、總電掣房、電掣房、電錶房、花灑及消防泵房、消防控制中心、沖廁水箱、食水及沖廁水泵房、花灑控制閥、花灑進水掣、消防進水掣、緊急發電機房、管理處、警衛室、水錶櫃、水錶區、電錶櫃(如有)、喉嚨櫃、煤氣閥櫃、電力槽、電話槽、風槽、冷氣槽、排水渠、渠道、總水喉、污水渠、排水渠連接段、電訊及廣播室、電線、電纜和目前或今後任何時候在該地段之內、之下或之上或經過將食水或鹹水、污水、煤氣、電力及其他服務輸送出入發展項目的其他設施(不論有否套上套管)、樹木、灌木及其他花草及植物、照明設施、儀錶櫃、儀錶區和天台、消防及滅火設備及裝置、保安系統及裝置、通風系統和在發展項目內安裝或提供給發展項目共同使用與享用的其他區域及其他機械系統、裝置或設施,(如果可以在圖則上顯示)在公契附錄的圖則(經認可人士核實)上用靛藍色和靛藍色加黑斜線顯示,僅供識別;
- (b) 第一業主在任何時候按公契指定為發展項目公用地方及設施的屬於及位於該地段及發展項目的其他區域、系統、裝置、服務及設施;及
- (c) 在以上第(a)及(b)段沒有明確規定下,包括該地段及發展項目以下其他部分:
 - (i) 《建築物管理條例》(第344章)第2條所列「公用地方」定義(a)段所涵蓋的發展項目之任何部分;及
 - (ii) 《建築物管理條例》(第344章)附表1指明的並包括在《建築物管理條例》(第344章)第2條所列「公用地方」定義(b)段之下的任何部分;

但不包括住宅公用地方及設施、商業部分和發展項目內任何個別業主享有獨家權利及特權持有、使用、佔用及享用的地方,以及發展項目內僅服務任何個別業主的設施;

「住宅公用地方及設施」指及包括:

- (a) (i) 發展項目外牆的該等部分,包括幕牆,但不包括(1)構成住宅單位一部分的幕牆;和(2)構成商業部分一部分的外牆(和為免存疑,幕牆);
- (ii) 外牆建築裝飾、鱗片(如有)、康樂區及設施、通道、公用走廊、升降機大堂、冷氣機平台、結構牆、階梯、樓梯(包括建築圖則指定做逃生通道的樓梯)、不屬於住宅單位一部分的天台及平台、升降機、升降機槽、升降機底部不可進入區域、升降機機房、水錶房、電力槽、電話槽、管槽、電力槽、風槽、冷氣槽、水箱、泵房、儀錶、照明、排水渠、渠道、污水渠、沖廁水及食水進水掣及總喉、電線、電纜、冷氣機及通風系統、大廈管理裝置(按公契第36(bc)條定義闡釋)和輸送食水或鹹水、污水、煤氣、電力及其他服務出入住宅部分的其他設施(不論有否套上套管)、泵、水箱、衛生裝置、電力裝置、固定物、設備及器具、消防及滅火設備及器具、保安系統及器具、通風系統和目前在發展項目和該地段其他地方內提供或安裝擬供住宅部分的業主、住戶或租客和他們的真正賓客或訪客共同使用與享用的其他區域及任何其他系統裝置或設施。住宅公用地方及設施(如果可以在

圖則上顯示)在公契附錄的圖則(經認可人士核實)上用黃色及黃色加黑點顯示,僅供識別。

- (b) 第一業主在任何時候按公契指定發展項目內供住宅部分共同使用與享用的其他系統、裝置及設施,

但不包括發展項目公用地方及設施、商業部分和發展項目內任何個別業主享有獨家權利及特權持有、使用、佔用及享用的地方,以及發展項目內僅服務任何個別業主的設施。

B. 分配予發展項目中的每個住宅物業的不分割份數的數目

關於分配予每個住宅物業的不分割份數數目,請參閱本節以下的「不分割份數分配表」。

C. 有關發展項目的管理人的委任年期

發展項目的管理人的初始任期為自公契之日起兩年,並隨後續任,直至按公契條款發出不少於3個月的書面通知終止委任。

D. 管理開支按甚麼基準在發展項目中的住宅物業的業主之間分擔

每名業主須按下列方式分擔預算管理開支:-

- (a) 每名單位業主須分擔其在年度預算第一部分規定的預算管理開支中的適當比例,該比例相等於其單位的不分割份數除以發展項目的不分割份數總數(不包括分配予公用地方及設施的不分割份數)。
- (b) 每名住宅單位業主須分擔其在年度預算第二部分規定的預算管理開支中的適當比例,該比例相等於其住宅單位的不分割份數除以所有住宅單位的不分割份數總數。

E. 計算管理費按金的基準

管理費按金的金額相等於3個月的管理費(即其作為發展項目的部分的業主的每個不可分割份數的應付的管理費金額)。

F. 賣方在發展項目中保留作自用的範圍(如有的話)

不適用。

備註:

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

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

不分割份數分配表

樓層	住宅單位	不分割份數數目
5	單層單位	95
6	單層單位	61
7	單層單位	61
8	單層單位	61
9	單層單位	61
10	單層單位	61
11	單層單位	61
12	單層單位	61
15	單層單位	61
16 16U	Duplex on Sixteen	124
17 17U	Duplex on Seventeen	120
18 18U	Duplex on Eighteen	120
19 19U	The Apex	120
總計：		1,067

附註：

- 每個住宅單位(5樓的住宅單位、Duplex on Sixteen、Duplex on Seventeen、Duplex on Eighteen、The Apex除外)包括1個冷氣機台。Duplex on Sixteen、Duplex on Seventeen、Duplex on Eighteen、The Apex各包括2個冷氣機平台。5樓的住宅單位不包括任何冷氣機平台。
- 每個住宅單位 (Duplex on Sixteen、Duplex on Seventeen、Duplex on Eighteen、The Apex除外) 包括1個露台。Duplex on Sixteen、Duplex on Seventeen、Duplex on Eighteen、The Apex各包括1個露台和1個工作平台。
- 5樓的住宅單位和16樓及16U樓的Duplex on Sixteen各包括1個平台。
- 發展項目不設4樓、13樓及14樓。

SUMMARY OF LAND GRANT

批地文件的摘要

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

The Development is constructed on The Remaining Portion of Section A of Inland Lot No. 238A, The Remaining Portion of Section B of Inland Lot No. 238A and The Remaining Portion of Inland Lot No. 238A (collectively the "Land").

B. Term of years

75 years commencing from 31 August 1844 and the said term is extended by 924 years commencing from the expiration of the original term of 75 years by a Deed of Extension dated 8 January 1919.

C. User restrictions applicable to the Land

The Government Lease of Inland Lot No. 238A contains restrictions on 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 or either of them, or any other noisy, noisome or offensive trade or business whatsoever. A Licence to carry out the trade or business of sugar-baker, oilman (excluding petrol filling station), butcher, victualler and tavern-keeper (the "Trade or Business") in the Development has been granted by the Government on 12 February 2018 and registered in the Land Registry by Memorial No. 18022800550052. Under the Licence, the owner will be required (among other things) :-

- to comply with all ordinances, bye-laws, rules and regulations affecting the Trade or Business; and
- to indemnify and keep indemnified the Government from and against all actions arising out of the Development for the purpose of the Trade or Business.

The Licence will be deemed to be terminated in the event of any breach of or non-compliance with the terms and conditions contained in the Licence.

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

Not Applicable.

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

- The grantee and his assigns shall at his and their own proper costs and charges, in a good, substantial and workmanlike manner erect, build and completely finish fit for use, one or more good, substantial and safe brick or stone messuage or tenement, messuages or tenements, upon some part of the ground thereby demised, with proper fences, walls, sewers, drains and all other usual or necessary appurtenances ... which said messuage or tenement, messuages or tenements, shall be of the same rate of building, elevation, character and description and shall front and range in an uniform manner with the messuages or tenements in the same street and the whole to be done to the satisfaction of the Government.
- The grantee and his assigns shall at his and their own 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, erections and buildings upon the Land, and all the walls, rails, lights, pavements, privies, sinks, drains and watercourses thereunto belonging, and which shall in any wise belong or appertain unto the same, in, by and with all and all manner of needful and necessary, reparation, cleansing and amendments whatsoever the whole to be done to the satisfaction of the Government.

F. Lease conditions that are onerous to a purchaser

Not Applicable.

A. 發展項目所位於的地段編號

發展項目建於內地段238A號A段之餘段、內地段238A號B段之餘段及內地段238A號之餘段（以下統稱為「該土地」）。

B. 有關租契規定的年期

自1844年8月31日起計75年及根據1919年1月8日之續期契據從原定的75年年期限屆滿起計延長924年。

C. 適用於該土地用途限制

內地段第238A號的政府租契有以下行業或業務的限制：黃銅匠、屠夫、製皂商、製糖商、皮革商、溶脂商、油商、肉商、釀酒商、食物供應或客棧旅舍、鐵匠、清糞商、清潔街道者，或任何其他嘈雜、惡臭或厭惡性行業或業務。政府已於2018年2月12日批出在發展項目內經營製糖商、油商（不包括油站）、肉商、食物供應及客棧旅舍（「該行業或業務」）的牌照，該牌照於土地註冊處以註冊摘要編號18022800550052登記。根據該牌照，賣方須（除了其他條款以外）：

- 遵守所有關乎該行業或業務的條例、附例、規則及規例；及
- 彌償政府及使政府獲得彌償因發展項目用作為該行業或業務而引致的所有訴訟。

如有任何違反或不遵守該牌照內所載的條款及細則，該牌照將被視為終止。

D. 按規定須興建並提供予政府或公眾使用的設施

不適用。

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

- 承授人及其承讓人須自費在該批地文件特此批准的部份土地之上，以良好、妥善及技術熟練的方式搭建、建築以及完成至可供使用一棟或多棟良好、堅固及安全的磚塊或石材結構的院宅或物業、搭建物及建築物，配備適當的圍欄、牆壁、污水渠、排水渠以及所有其他通常或必要的附屬設施...所有院宅或物業的建築、高度、特性及描述應保持一致的標準，也應當與同一街道上的其他院宅或物業保持一致的風格，致使政府對此整體上滿意。
- 承授人及其承讓人須自費妥善及充分地修理、維持、支持、維護、鋪蓋、清洗、洗刷、清潔、騰空、改動及保持該土地上院宅或物業、搭建物及建築物和屬於及在任何方面歸屬或附屬該土地的一切牆壁、欄杆、燈具、行人路、洗手間、水槽、排水渠及水道並透過適當及必要的安排進行修整、清潔及改善，致使政府對此整體上滿意。

F. 對買方造成負擔的租用條件

不適用。

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

Not Applicable

不適用

WARNING TO PURCHASERS
對買方的警告

- (a) The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.

(b) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.

(c) If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser -

 - (i) that firm may not be able to protect the purchaser's interests; and
 - (ii) the purchaser may have to instruct a separate firm of solicitors; and
 - (iii) in the case of paragraph (c)(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.
- (a) 建議買方聘用一間獨立的律師事務所 (代表擁有人行事者除外), 以在交易中代表買方行事。

(b) 如買方聘用上述的獨立的律師事務所, 以在交易中代表買方行事, 該律師事務所將會能夠向買方提供獨立意見。

(c) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事, 而擁有人與買方之間出現利益衝突 —

 - (i) 該律師事務所可能不能夠保障買方的利益; 及
 - (ii) 買方可能要聘用一間獨立的律師事務所; 及
 - (iii) 如屬(c)(ii)段的情況, 買方須支付的律師費用總數, 可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

CROSS - SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

LEGEND 圖例

BOUNDARY LINE OF THE DEVELOPMENT
發展項目的地界線

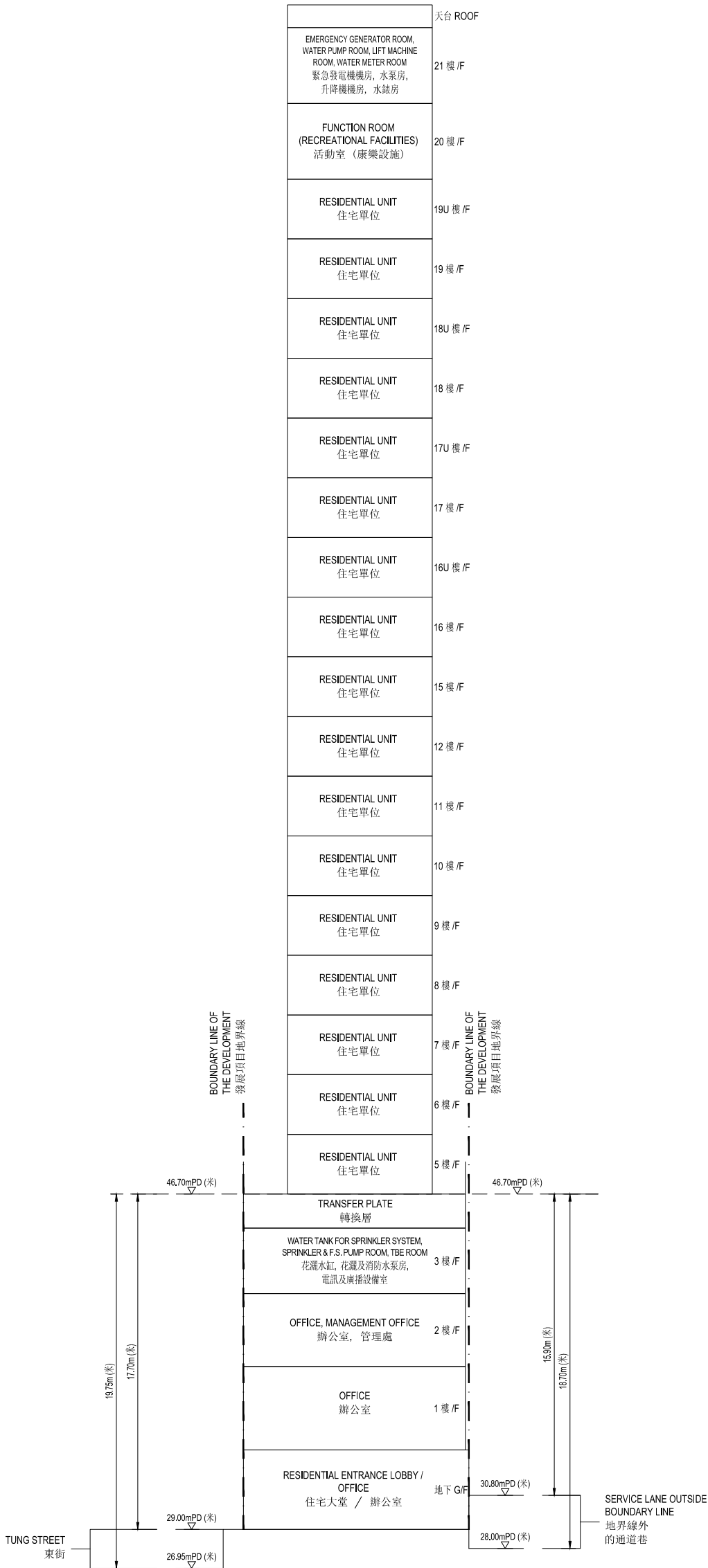
DOTTED LINE DENOTES THE LOWEST RESIDENTIAL FLOOR
虛線為最低住宅樓層水平

HEIGHT ABOVE HONG KONG PRINCIPAL DATUM (mPD)
香港主水平基準以上高度 (米)

TBE ROOM =
TELECOMMUNICATIONS AND BROADCASTING ROOM
電訊及廣播設備室

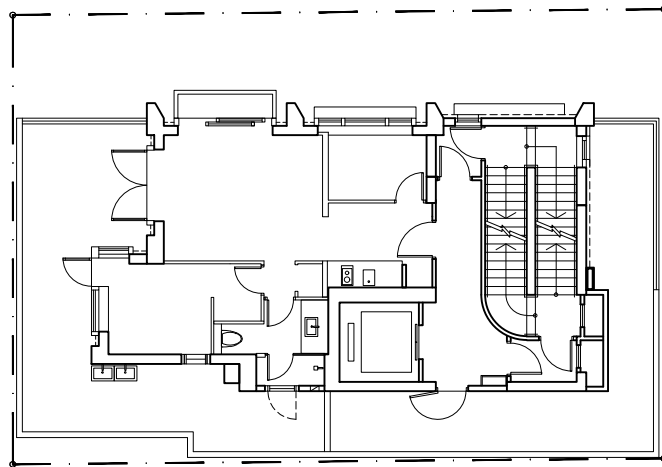
F.S. PUMP ROOM =
FIRE SERVICE PUMP ROOM
消防泵房

1. The part of Tung Street adjacent to the building is 26.95 to 29.00 metres above the Hong Kong Principal Datum.
毗鄰建築物的一段東街為香港主水平基準以上26.95至29.00米。
2. The part of service lane outside boundary line adjacent to the building is 28.00 to 30.80 metres above the Hong Kong Principal Datum.
毗鄰建築物的一段地界線外的通道巷為香港主水平基準以上28.00至30.80米。
3. The level of lowest residential floor of the Development is 46.70 metres above the Hong Kong Principal Datum.
發展項目之最低住宅樓層為香港主水平基準以上46.70米。



ELEVATION PLAN

立面圖

WEST ELEVATION
西面立面圖KEY PLAN
索引圖WEST ELEVATION
西面立面圖TUNG STREET
東街BACK LANE
後巷

The Authorized Person for the Development has certified that the elevations shown on this plan:

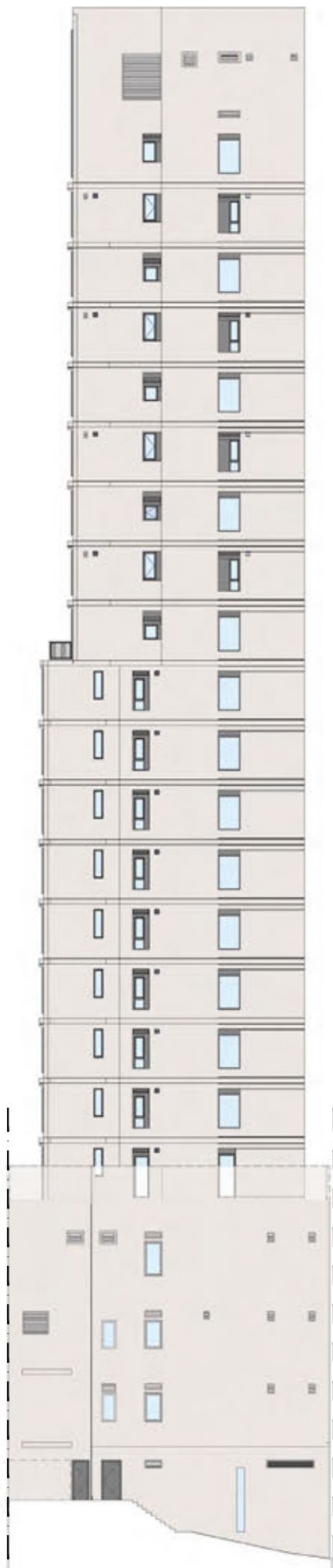
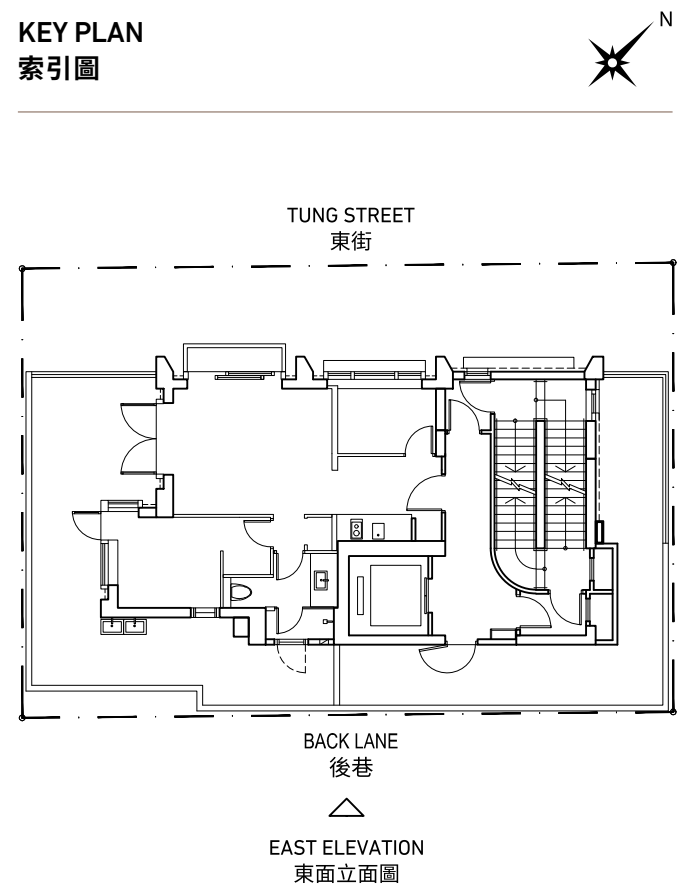
- (a) are prepared on the basis of the approved building plans for the Development as of 22 April 2021; and
- (b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：

- (a) 以2021年4月22日的情況為準的發展項目經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。

ELEVATION PLAN

立面圖

EAST ELEVATION
東面立面圖KEY PLAN
索引圖

The Authorized Person for the Development has certified that the elevations shown on this plan:

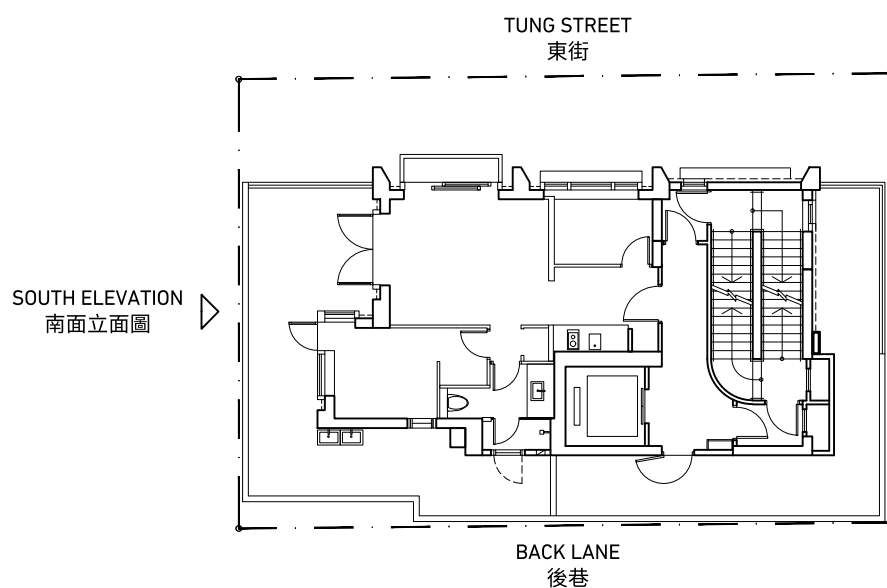
- (a) are prepared on the basis of the approved building plans for the Development as of 22 April 2021; and
- (b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：

- (a) 以2021年4月22日的情況為準的發展項目經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。

ELEVATION PLAN

立面圖

SOUTH ELEVATION
南面立面圖KEY PLAN
索引圖

Note:

■ This represents the party wall with the adjacent building on the adjoining lot.

備註:

■ 這表示與毗鄰地段的相鄰建築物的共用牆。

The Authorized Person for the Development has certified that the elevations shown on this plan:

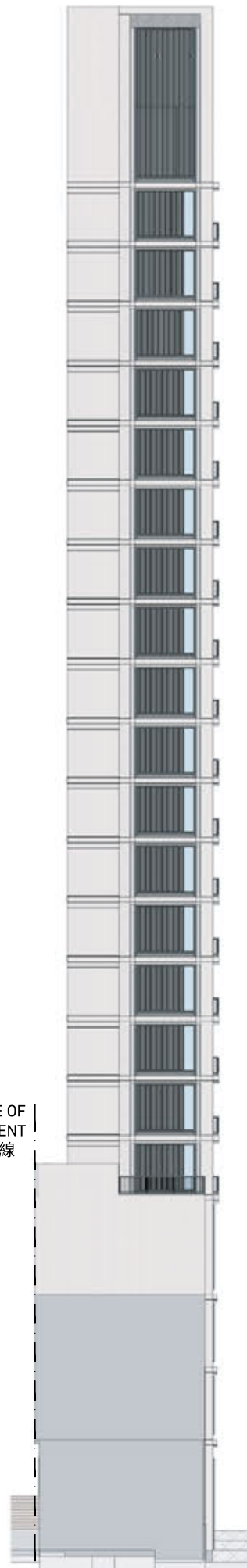
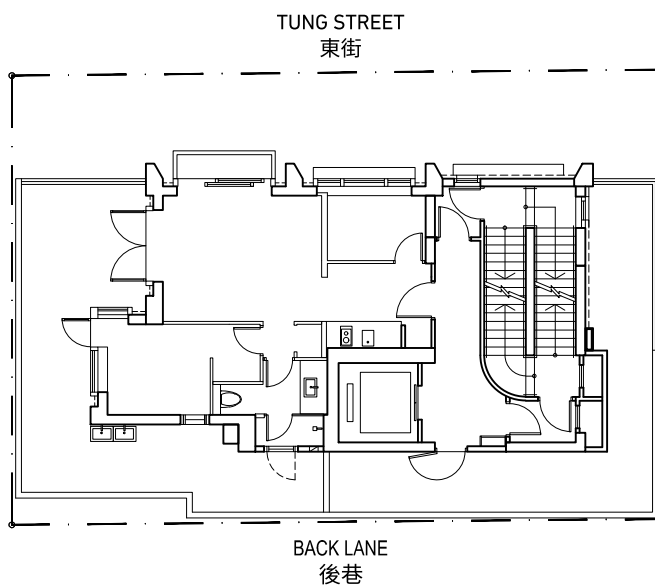
- (a) are prepared on the basis of the approved building plans for the Development as of 22 April 2021; and
- (b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：

- (a) 以2021年4月22日的情況為準的發展項目經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。

ELEVATION PLAN

立面圖

NORTH ELEVATION
北面立面圖KEY PLAN
索引圖NORTH ELEVATION
北面立面圖

Note:

This represents the party wall with the adjacent building on the adjoining lot.

備註:

這表示與毗鄰地段的相鄰建築物的共用牆。

The Authorized Person for the Development has certified that the elevations shown on this plan:

- (a) are prepared on the basis of the approved building plans for the Development as of 22 April 2021; and
- (b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：

- (a) 以2021年4月22日的情況為準的發展項目經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。

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	Covered Area sq.m. (sq.ft.) 有蓋範圍 平方米 (平方呎)	Uncovered Area sq.m. (sq.ft.) 無蓋範圍 平方米 (平方呎)	Total Area sq.m. (sq.ft.) 總面積 平方米 (平方呎)
Residents' clubhouse (including any recreational facilities for residents' use) 住客會所 (包括供住客使用的任何康樂設施)	75.240 (810)	Not Applicable 不適用	75.240(810)
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱)	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方 (不論是稱為有蓋及園景的遊樂場或有其他名稱)	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用

Note:

(1) The areas as specified above in square feet are converted from the areas in square metre at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from the areas presented in square metres.

備註：

(1) 上述以平方呎表述之面積由以平方米表述之面積以 1 平方米 = 10.764 平方呎換算並四捨五入至整數平方呎之方法計算得出,與以平方米表述之面積可能有些微差異。

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

閱覽圖則及公契

1. Copies of the Outline Zoning Plans relating to the Development are available at www.ozp.tpb.gov.hk

2. A copy of the latest draft of every deed of mutual covenant in respect of the specified residential property in the Development as at the date on which the residential property is offered to be sold is available for inspection at the place at which the residential property is offered to be sold.

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

2. 指明住宅物業所屬的發展項目的每一公契在將指明住宅物業提供出售的日期的最新擬稿的文本存放在指明住宅物業的售樓處,以供閱覽。

3. 無須為閱覽付費。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. EXTERIOR FINISHES 外部裝修物料

Item 細項	Description 描述	
(a) External Wall 外牆	Type of Finishes 裝修物料的類型	<p>Podium Finished with aluminum cladding, GRC cladding, aluminum window, wall tiles and metal architectural feature.</p> <p>Residential Tower Finished with aluminum cladding, GRC cladding, curtain wall, aluminum window, wall tiles and metal architectural feature.</p> <p>平台 物料為鋁板、玻璃纖維水泥板、鋁窗、瓷磚及金屬掛飾。</p> <p>住宅大廈 物料為鋁板、玻璃纖維水泥板、玻璃幕牆、鋁窗、瓷磚及金屬掛飾。</p>
	Material of Glass 玻璃的用料	<p>5/F-12/F and 15/F</p> <p>Living Room and Dining Room fitted with fluorocarbon-coated aluminum window frame with single glazed barrier at openable windows.</p> <p>Master Bedroom fitted with fluorocarbon-coated aluminum window frame with single glazed barrier at openable windows.</p> <p>Bedroom fitted with fluorocarbon-coated aluminum window frame with single glazed barrier at openable windows.</p> <p>Bathroom fitted with fluorocarbon-coated aluminum window frame.</p> <p>16/F-16U/F, 17/F-17U/F, 18/F-18U/F and 19/F-19U/F</p> <p>Living Room and Dining Room fitted with fluorocarbon-coated aluminum window frame with single glazed barrier at openable windows.</p> <p>Staircase fitted with fluorocarbon-coated aluminum window frame.</p> <p>Master Bedroom fitted with fluorocarbon-coated aluminum window frame with single glazed barrier at openable windows.</p> <p>Bedroom 1 fitted with fluorocarbon-coated aluminum window frame with single glazed barrier at openable windows.</p> <p>Bedroom 2 fitted with fluorocarbon-coated aluminum window frame with single glazed barrier at openable windows.</p> <p>Master Bathroom fitted with fluorocarbon-coated aluminum window frame with single-glazed barrier at openable windows.</p> <p>Bathroom fitted with fluorocarbon-coated aluminum window frame.</p> <p>Lavatory fitted with fluorocarbon-coated aluminum window frame.</p> <p>5樓-12樓及15樓</p> <p>客飯廳 採用氟化碳塗層鋁質窗框, 可開窗戶配以單層玻璃欄河。</p> <p>主人睡房 採用氟化碳塗層鋁質窗框, 可開窗戶配以單層玻璃欄河。</p> <p>睡房 採用氟化碳塗層鋁質窗框, 可開窗戶配以單層玻璃欄河。</p> <p>浴室 採用氟化碳塗層鋁質窗框。</p> <p>16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓</p> <p>客飯廳 採用氟化碳塗層鋁質窗框, 可開窗戶配以單層玻璃欄河。</p> <p>樓梯 採用氟化碳塗層鋁質窗框。</p> <p>主人睡房 採用氟化碳塗層鋁質窗框, 可開窗戶配以單層玻璃欄河。</p> <p>睡房 1 採用氟化碳塗層鋁質窗框, 可開窗戶配以單層玻璃欄河。</p> <p>睡房 2 採用氟化碳塗層鋁質窗框, 可開窗戶配以單層玻璃欄河。</p> <p>主人浴室 採用氟化碳塗層鋁質窗框, 可開窗戶配以單層玻璃欄河。</p> <p>浴室 採用氟化碳塗層鋁質窗框。</p> <p>洗手間 採用氟化碳塗層鋁質窗框。</p>

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

		Master Bathroom Double-glazed glass (IGU) with low-e coating Bathroom Laminated glass with decorative film layer Lavatory Laminated glass with decorative film layer 5樓-12樓及15樓 客飯廳 低輻射鍍膜雙層中空玻璃 主人睡房 低輻射鍍膜雙層中空玻璃 睡房 低輻射鍍膜雙層中空玻璃 浴室 帶裝飾膜的夾層玻璃 16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓 客飯廳 低輻射鍍膜雙層中空玻璃 樓梯 帶裝飾膜的夾層玻璃 主人睡房 低輻射鍍膜雙層中空玻璃 睡房 1 低輻射鍍膜雙層中空玻璃 睡房 2 低輻射鍍膜雙層中空玻璃 主人浴室 低輻射鍍膜雙層中空玻璃 浴室 帶裝飾膜的夾層玻璃 洗手間 帶裝飾膜的夾層玻璃
(c) Bay Window 窗台	Material of Bay Window 窗台用料	Not applicable 不適用
	Material of Window Sill Finishes 窗台板的裝修物料	Not applicable 不適用
(d) Planter 花槽	Type of Finishes 裝修物料的類型	Not applicable 不適用
(e) Verandah or Balcony 陽台或露台	(i) Type of Finishes 裝修物料的類型	Verandah Not applicable Balcony Balustrade: Metal balustrade and natural stone handrail Floor: Natural stone Wall: Wall finished with aluminum cladding and wall tiles Ceiling: Ceiling finished with emulsion paint and tiles with metal trim 陽台 不適用 露台 欄河: 金屬欄杆連天然石材扶手 地板: 天然石材 牆壁: 牆身為鋁板飾面及瓷磚 天花板: 天花為油漆、瓷磚裝飾及金屬飾邊
	(ii) Whether it is Covered 是否有蓋	Verandah Not applicable Balcony Yes 陽台 不適用 露台 是
(f) Drying Facilities for Clothing 乾衣設施	Type of Material 類型及用料	Not applicable 不適用

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. INTERIOR FINISHES 內部裝修物料

Item 細項	Description 描述	
(a) Lobby 大堂	Type of Finishes 裝修物料的類型	Entrance Lobby Wall: Walls finished with metal panel, glass panel and natural stone. Floor: Floor finished with natural stone and metal skirting Ceiling: Suspended gypsum board false ceiling is finished with emulsion paint.
		Residential Lift Lobby Wall: Walls finished with wood panel, plastic laminated panels and metal trims. Floor: Floor finished with natural stone and metal skirting. Ceiling: Suspended gypsum board false ceiling is finished with emulsion paint.
(b) Internal Wall and Ceiling 內牆及天花板	Type of Finishes 裝修物料的類型	地下大堂 牆壁: 牆身以金屬飾面、玻璃飾面、天然石材鋪砌 地板: 地台為天然石材及金屬地腳線 天花板: 天花裝有石膏板及假天花髹上乳膠漆
		住宅升降機大堂 牆壁: 牆身為木板、膠板、金屬飾邊 地板: 地台為天然石材及金屬地腳線 天花板: 天花裝有石膏板及假天花髹上乳膠漆
(c) Internal Floor 內部地板	Material 用料	Locations: Living Room (For All Flats) Wall: Emulsion paint where exposed surface Ceiling: Emulsion paint where exposed surface Dining Room (For All Flats) Wall: Emulsion paint where exposed surface Ceiling: Emulsion paint where exposed surface Bedroom (For All Flats) Wall: Emulsion paint where exposed surface Ceiling: Emulsion paint where exposed surface
		位置 客廳(所有單位) 牆壁: 乳膠漆於外露位置 天花板: 乳膠漆於外露位置 飯廳(所有單位) 牆壁: 乳膠漆於外露位置 天花板: 乳膠漆於外露位置 睡房(所有單位) 牆壁: 乳膠漆於外露位置 天花板: 乳膠漆於外露位置
(c) Internal Floor 內部地板	Material 用料	Locations: Living Room (For All Flats) Floor: Engineering wood flooring; natural stone and metal trim, provide between Living Room and Balcony, Utility Platform and Flat Roof (if applicable). Natural stone and metal trim, provided under Washing Dryer (if applicable). Skirting: Wood skirting with paint finish.
		Dining Room (For All Flats) Floor: Engineering wood flooring; natural stone and metal trim, provide between Dining Room and Balcony, Utility Platform and Flat Roof (if applicable). Natural stone and metal trim, provided under Washing Dryer (if applicable). Skirting: Wood skirting with paint finish.
(c) Internal Floor 內部地板	Material 用料	Bedroom and Master Bedroom (For All Flats) Floor: Engineering wood flooring; natural stone and metal trim, provide between Bedroom, Master bedroom and Balcony, Utility Platform, Flat Roof, bathrooms and master bathrooms (if applicable). Skirting: Wood skirting with paint finish.

<div>位置</div> <div>客廳(所有單位)</div> <div>地板: 複合木地板;客廳與露台、工作平台及平台之間(如適用)鋪砌天然石材及金屬飾邊(如適用);洗乾衣機位置(如適用)鋪砌天然石材及金屬飾邊</div> <div>牆腳線: 油漆木地腳線</div> <div>飯廳(所有單位)</div> <div>地板: 複合木地板;飯廳與露台、工作平台及平台之間(如適用)鋪砌天然石材;洗乾衣機位置(如適用)鋪砌天然石材及金屬飾邊</div> <div>牆腳線: 油漆木地腳線</div> <div>睡房及主人睡房(所有單位)</div> <div>地板: 複合木地板;睡房、主人睡房與露台、工作平台、平台、浴室及主人浴室之間</div> <div>(如適用)鋪砌天然石材及金屬飾邊</div> <div>牆腳線: 油漆木地腳線</div>		
(d) Bathroom, Lavatory & Master Bathroom 浴室,洗手間及主人浴室	(i) Type of Finishes 裝修物料的類型	<div>Bathroom, Lavatory & Master Bathroom</div> <div>Wall: Walls finished with natural stone.</div> <div>Floor: Floor finished with natural stone.</div> <div>Ceiling: Suspended gypsum board false ceiling is finished with emulsion paint.</div> <div>浴室,洗手間及主人浴室</div> <div>牆壁: 牆身鋪砌天然石材</div> <div>地板: 地台為天然石材</div> <div>天花板: 天花板裝有石膏板假天花髹上乳膠漆</div>
	(ii) Whether the Wall Finishes Run up to the Ceiling 牆壁的裝修物料是否鋪至天花板	<div>Up to level of false ceiling</div> <div>鋪至假天花</div>
(e) Kitchen 廚房	(i) Type of Finishes 裝修物料的類型	<div>5/F-12/F and 15/F</div> <div>Open Kitchen</div> <div>Wall: Walls finished with wood veneer wall panel. Wall behind kitchen cabinet and Fridge Freezer are finished with tiles on exposed surface.</div> <div>Floor: Floor finished with natural stone.</div> <div>Ceiling: Suspended gypsum board false ceiling is finished with emulsion paint with wood veneer finish bulkhead.</div> <div>Cooking Bench: Cooking bench fitted with reconstituted stone.</div> <div>16/F-16U/F, 17/F-17U/F, 18/F-18U/F and 19/F-19U/F</div> <div>Open Kitchen</div> <div>Wall: Walls finished with emulsion paint and wood veneer wall panel. Wall behind kitchen cabinet and Fridge Freezer are finished with tiles on exposed surface.</div> <div>Floor: Floor finished with engineering wood flooring and natural stone under kitchen cabinet.</div> <div>Ceiling: Bulkhead is finished with emulsion paint.</div> <div>Cooking Bench: Cooking bench fitted with reconstituted stone.</div> <div>5樓至12樓及15樓</div> <div>開放式廚房</div> <div>牆壁: 牆身為木飾面。</div> <div>廚櫃及雪櫃背外露牆身鋪砌上瓷磚。</div> <div>地板: 地台為天然石材。</div> <div>天花板: 天花板裝有石膏板假天花髹上乳膠漆及木飾面假陣。</div> <div>灶台: 灶台裝修物料為人造石。</div> <div>16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓</div> <div>開放式廚房</div> <div>牆壁: 牆身髹上乳膠漆及木飾面。</div> <div>廚櫃及雪櫃背外露牆身鋪砌上瓷磚。</div> <div>地板: 地台鋪砌複合木地板及廚櫃底鋪砌天然石材。</div> <div>天花板: 假陣髹上乳膠漆。</div> <div>灶台: 灶台裝修物料為人造石。</div>

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

(ii) Whether the Wall Finishes Run up to the Ceiling 牆壁的裝修物料是否鋪至天花板	Open Kitchen 5/F-12/F and 15/F Up to the level of false ceiling and bulkhead 16/F-16U/F, 17/F-17U/F, 18/F-18U/F and 19/F-19U/F Up to the level of bulkhead 開放式廚房 5樓至12樓及15樓 裝修物料鋪至假天花及假陣 16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓 裝修物料鋪至假陣
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3. INTERIOR FITTINGS 室內裝置

Item 細項	Description 描述
(a) Doors 門	<p>Residential Unit Entrance (5/F-12/F and 15/F) Fire rated solid core timber door finished with wood veneer, electrical entrance door lock, magnifying door viewer, concealed door closer and door hinge.</p> <p>Residential Unit Entrance (16/F -16U/F, 17/F -17U/F, 18/F-18U/F and 19/F-19U/F) Fire rated solid core timber door finished with wood veneer, electrical entrance door lock, magnifying door viewer, concealed door closer and door hinge.</p> <p>Master Bedroom to Flat Roof (5/F only) Fluorocarbon-coated aluminum double swing doors with double-glazed glass (IGU) with low-e coating and lockset.</p> <p>Master Bedroom (5/F-12/F and 15/F) Solid core timber door with door handle, hinge and lockset.</p> <p>Bedroom (5/F-12/F and 15/F) Solid core timber door with door hinge finished with wood veneer and door handle.</p> <p>Storage Space (5/F-12/F and 15/F) Solid core timber door with door hinge.</p> <p>Master Bedroom, Bedroom 1 and Bedroom 2 (16/F -16U/F, 17/F -17U/F, 18/F-18U/F and 19/F-19U/F) Solid core timber door with door handle, hinge and lockset.</p> <p>Master Bedroom to Utility Platform (16U/F, 17U/F, 18U/F and 19U/F) Fluorocarbon-coated aluminum sliding door with double-glazed glass (IGU) with low-e coating and lockset.</p> <p>Master Bathroom (16U/F, 17U/F, 18U/F and 19U/F) Frosted glass double swing door with metal frame, door handle and door hinge.</p> <p>Bathroom (5/F-12/F and 15/F) Solid core timber door with door handle, hinge and lockset.</p> <p>Bathroom at Bedroom 1 (16/F -16U/F, 17/F -17U/F, 18/F-18U/F and 19/F-19U/F) Solid core timber door with door handle, hinge and lockset.</p> <p>Lavatory (16/F -16U/F, 17/F -17U/F, 18/F-18U/F and 19/F-19U/F) Solid core timber door with door handle, hinge and lockset.</p> <p>Shower Compartment Tempered glass door with metal hinge and metal handle.</p> <p>Kitchen to Living Room and Dining Room (5/F-12/F and 15/F) Sliding glass door with timber texture coating metal frame and metal handle.</p> <p>Water Closet at Bedroom 1 (16/F -16U/F, 17/F -17U/F, 18/F-18U/F and 19/F-19U/F) Feature tempered sliding glass door with metal hinge and metal handle.</p> <p>Living Room to Balcony (5/F-12/F, 15/F, 16/F-16U/F, 17/F-17U/F, 18/F-18U/F and 19/F-19U/F) Fluorocarbon-coated aluminum sliding doors with double-glazed glass (IGU) with low-e coating and lockset.</p> <p>Living and Dining Room to Flat Roof (5/F only) Fluorocarbon-coated aluminum double swing doors, double-glazed glass (IGU) with low-e coating and lockset.</p> <p>Living Room to Flat Roof (16/F only) Fluorocarbon-coated aluminum swing door with double-glazed glass (IGU) with low-e coating and lockset.</p> <p>Bathroom to Flat Roof (5/F only) Fluorocarbon-coated aluminum swing door with double-glazed frosted glass (IGU) with low-e coating and lockset.</p> <p>住宅單位入口(5樓-12樓及15樓) 防火實心木門配以木飾面、電子門鎖、防盜眼、暗藏氣鼓及門鉸</p>

		<p>住宅單位入口(16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓) 防火實心木門配以木飾面、電子門鎖、防盜眼、暗藏氣鼓及門鉸</p> <p>主人睡房至平台 (5樓) 氟化碳塗層鋁質雙掩門配以低輻射鍍膜雙層中空玻璃及門鎖</p> <p>主人睡房 (5樓-12樓及15樓) 實心木門配以手抽、門鉸及門鎖</p> <p>睡房 (5樓-12樓及15樓) 實心木門配以木材飾面及手抽</p> <p>儲物空間 (5樓-12樓及15樓) 實心木門配以門鉸</p> <p>主人睡房、睡房1及睡房2 (16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓) 實心木門配以手抽、門鉸及門鎖</p> <p>主人睡房至工作平台 (16U樓, 17U樓, 18U樓及19U樓) 採用氟化碳塗層鋁質趟門配以低輻射鍍膜雙層中空玻璃及門鎖</p> <p>主人浴室 (16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓) 磨沙玻璃雙掩門配以金屬框、手抽及門鉸</p> <p>浴室 (5樓-12樓及15樓) 實心木門配以手抽、門鉸及門鎖</p> <p>睡房1浴室 (16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓) 實心木門配以手抽、門鉸及門鎖</p> <p>洗手間 (16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓) 實心木門配以手抽、門鉸及門鎖</p> <p>淋浴間 強化玻璃門配以金屬門鉸及金屬手抽</p> <p>廚房至客飯廳 (5樓-12樓及15樓) 玻璃趟門配以木紋塗層金屬框及金屬手抽</p> <p>睡房1坐廁 (16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓) 強化特色玻璃趟門配以金屬門鉸及金屬手抽</p> <p>客廳至露台 (5樓-12樓及15樓, 16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓) 氟化碳塗層鋁質趟門配以低輻射鍍膜雙層中空玻璃及門鎖</p> <p>客飯廳至平台(5樓) 氟化碳塗層鋁質雙掩門配以低輻射鍍膜雙層中空玻璃及門鎖</p> <p>客廳至平台 (16樓) 氟化碳塗層鋁質掩門配以低輻射鍍膜雙層中空玻璃及門鎖</p> <p>浴室至平台 (5樓) 氟化碳塗層鋁質掩門配以低輻射鍍膜雙層中空磨砂玻璃及門鎖</p>
(b) Bathroom (5/F-12/F and 15/F) 浴室(5樓-12樓及15樓)	(i) Type and Material of Fittings and Equipment 裝置及設備的類型及用料	<p>Cabinet Countertop: Natural stone Cabinet: Timber with wood veneer finish Mirror Cabinet: Mirror, wood veneer finish and metal finish Cabinet above Water Closet: Timber with lacquer paint finish and plastic laminated finish</p> <p>Bathroom Fittings Wash Basin Mixer: Chrome plated Wash Basin and Water Closet: Ceramic Towel Hook and Toilet Paper holder: Metal Shower Niche: Natural stone Flush Plate: Chrome plated</p> <p>櫃 枱面: 天然石材 地櫃: 木製配以木飾面 鏡櫃: 鏡,木飾面及金屬飾面 座廁上方的櫃: 木製配以漆飾面及塑膠板飾面</p> <p>浴室裝置 洗手盤水龍頭: 電鍍 洗手盤及座廁: 陶瓷 毛巾掛鉤及廁紙架: 金屬 淋浴間壁架: 天然石材 沖廁板: 電鍍</p>
	(ii) Type and Material of Water Supply System 供水系統的類型及用料	<p>Cold and hot water supply is provided by copper pipes with thermal insulation. 冷熱水系統由安裝有熱絕緣的銅喉供應。</p>

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	(iii) Type and Material of Bathing Facilities (including shower or bath tub, if applicable) 沐浴設施的類型及用料 (包括花灑或浴缸、如適用)	Shower Chrome plated shower set including rain shower and handheld shower Shower Compartment Clear tempered glass and chrome plated handle Bathtub Not applicable 花灑 電鍍花灑套裝包括天花式花灑及手持花灑 淋浴間 強化清玻璃及電鍍把手 浴缸 不適用
	(iv) Size of Bath Tub (if applicable) 浴缸大小 (如適用)	Not Applicable 不適用
(c) Master Bathroom (16/F-16U/F, 17/F-17U/F, 18/F-18U/F and 19/F-19U/F) 主人浴室 (16樓-16U樓, 17樓-17U樓, 18樓-18U樓, 19-19U樓)	(i) Type and Material of Fittings and Equipment 裝置及設備的類型及用料	Cabinet Countertop: Natural stone Cabinet: Timber with wood veneer finish Mirror Cabinet: Mirror and timber Bathroom Fittings Wash Basin Mixer: Chrome plated Wash Basin and Water Closet: Ceramic Towel Hook and Toilet Paper Holder: Metal Shower Niche: Natural stone Flush Plate: Chrome plated Other Fittings Timber manually operated venetian blind 櫃 枱面: 天然石材 地櫃: 木製配以木飾面 鏡櫃: 鏡及木材 浴室裝置 洗手盤水龍頭: 電鍍 洗手盤及座廁: 陶瓷 毛巾掛鈎及廁紙架: 金屬 淋浴間壁架: 天然石材 沖廁板: 電鍍 其他裝備 木材手動百葉窗
	(ii) Type and Material of Water Supply System 供水系統的類型及用料	Cold and hot water supply is provided by copper pipes with thermal insulation. 冷熱水系統由安裝有熱絕緣的銅喉供應。
	(iii) Type and Material of Bathing Facilities (including shower or bath tub, if applicable) 沐浴設施的類型及用料 (包括花灑或浴缸、如適用)	Shower Chrome plated shower set Shower Compartment Clear tempered glass and Chrome plated Bathtub Not applicable 花灑 電鍍淋浴龍頭 淋浴間 強化清玻璃及電鍍 浴缸 不適用
	(iv) Size of Bath Tub (if applicable) 浴缸大小 (如適用)	Not Applicable 不適用

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(d) Bathroom (16/F-16U/F, 17/F-17U/F, 18/F-18U/F and 19/F-19U/F) 浴室 (16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓)	(i) Type and Material of Fittings and Equipment 裝置及設備的類型及 用料	Cabinet Countertop: Natural stone Cabinet: Timber with wood veneer finish Mirror Cabinet: Mirror, wood veneer finish and metal finish Cabinet above Water Closet: Mirror and timber Bathroom Fittings Wash Basin Mixer: Chrome plated Wash Basin and Water Closet: Ceramic Towel Bar and Toilet Paper Holder: Metal Shower Niche: Natural stone Flush Plate: Chrome plated 櫃 枱面: 天然石材 地櫃: 木製配以木飾面 鏡櫃: 鏡、木飾面及金屬飾面 座廁上方的櫃: 鏡及木材 浴室裝置 洗手盤水龍頭: 電鍍 洗手盤及座廁: 陶瓷 毛巾架及廁紙架: 金屬 淋浴間壁架: 天然石材 沖廁板: 電鍍
	(ii) Type and Material of Water Supply System 供水系統的類型及 用料	Cold and hot water supply is provided by copper pipes with thermal insulation. 冷熱水系統由安裝有熱絕緣的銅喉供應。
	(iii) Type and Material of Bathing Facilities (including shower or bath tub, if applicable) 沐浴設施的類型及用 料 (包括花灑或浴缸、 如適用)	Shower Chrome plated shower set Shower Compartment Clear tempered glass and Chrome plated Bathtub Not applicable 花灑 電鍍淋浴龍頭 淋浴間 強化清玻璃及電鍍 浴缸 不適用
	(iv) Size of Bath Tub (if applicable) 浴缸大小 (如適用)	Not Applicable 不適用
(e) Kitchen 廚房	(i) Material of Sink Unit 洗滌盆的用料	Stainless Steel 不銹鋼
	(ii) Material of Water Supply System 供水系統的用料	Cold and hot water supply is provided by copper pipes with thermal insulation. 冷熱水系統由安裝有熱絕緣的銅喉供應。
	(iii) Material and Finishes of Kitchen Cabinet 廚櫃的用料及裝修 物料	Kitchen Cabinet Timber veneer door panels and metal wall panel backing (5/F-12/F and 15/F) Timber finished door panels and aluminium finished door panels, aluminium finished shelf and aluminium wall panel backing (16/F-16U/F, 17/F-17U/F, 18/F-18U/F and 19/F-19U/F) 木廚櫃 木飾面門板及金屬牆身背版 (5樓-12樓及15樓) 木門板及鋁質門板, 鋁質層架及鋁質背板 (16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓)

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	(iv) Type of all other Fittings and Equipment 所有其他裝置及設備的類型	Other Fittings Fire Services Provisions Sprinkler heads and smoke detectors are installed at Open Kitchen. (5/F -12/F and 15/F) Sprinkler heads and smoke detectors are installed and smoke glass is installed at the ceiling at Open Kitchen. (16/F -16U/F, 17/F -17U/F, 18/F-18U/F and 19/F-19U/F) Sink Mixer: Chrome-plated 其他裝置 消防裝置 開放式廚房設有消防花灑頭及消防煙霧偵測器。(5樓-12樓及15樓) 開放式廚房設有消防花灑頭及消防煙霧偵測器及防煙玻璃設於天花(16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓) 洗滌盤水龍頭: 電鍍
(f) Bedroom 睡房	Type and Material of Fitting (including built-in wardrobe) 裝置 (包括嵌入式衣櫃) 的類型及用料	Built-in Wardrobe (For Master Bedroom in the flats on 5/F-12/F and 15/F) Timber Other Fittings (For all flats) Fabric sheer manually operated curtain 嵌入式衣櫃 (5樓-12樓及15樓的單位的主人睡房) 木製 其他裝備 (所有單位) 布質手動窗簾
(g) Telephone 電話	Location and Number of Connection Points Please refer to the "Schedule and Location of Mechanical and Electrical Provisions" 接駁點的位置及數目 請參閱 < 機電裝置及位置數量說明表 >	
(h) Aerials 天線	Location and Number of Connection Points Please refer to the "Schedule and Location of Mechanical and Electrical Provisions" 接駁點的位置及數目 請參閱 < 機電裝置及位置數量說明表 >	
(i) Electrical Installations 電力裝置	(i) Electrical Fittings (including safety devices) 供電附件 (包括安全裝置)	Electrical Fittings 3-phase power supply (5/F-12/F and 15/F) Sockets, lighting points and wiring in conduits. 3-phase power supply (16/F-16U/F, 17/F-17U/F, 18/F-18U/F and 19/F-19U/F) Sockets, lighting points and wiring in conduits. Safety Devices Miniature circuit breaker is provided (5/F-12/F and 15/F) Miniature circuit breaker is provided (16/F-16U/F, 17/F-17U/F, 18/F-18U/F and 19/F-19U/F) 供電附件 三相電力(5樓-12樓及15樓) 裝有插座、燈位及電線採用導管設計。 三相電力(16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓) 裝有插座、燈位及電線採用導管設計。 安全裝置 微型斷路器"MCB"供應(5樓-12樓及15樓) 微型斷路器"MCB"供應(16樓-16U樓, 17樓-17U樓,18樓-18U樓及19樓-19U樓)
	(ii) Whether Conduits are Concealed or Exposed 導管是隱藏或外露	Conduits are partly concealed and partly exposed. Other than those part of the conduits concealed within concrete, the rest of them are exposed. The exposed conduit may be covered by false ceiling, bulkheads, cabinets, non-concrete partition walls, designated pipe ducts or other materials. 導管是部份隱藏及部份外露。 除部份隱藏於混凝土之導管外, 其他部份的導管均為外露。 外露的導管可能被假天花, 假陣, 貯存櫃, 非混凝土間牆, 指定之槽位或其他物料遮蓋。

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	(iii) Location and Number of Power Points and Air-conditioner Points 電插座及冷氣機接駁點的位置及數目	Please refer to the "Schedule and Location of Mechanical and Electrical Provisions" 請參閱 < 機電裝置及位置數量說明表 >
(j) Gas Supply 氣體供應	Towngas supply pipe is connected to gas water heater which supplies hot water to Bathroom and Open Kitchen. (5/F-12/F and 15/F) Towngas supply pipe is connected to gas water heater which supplies hot water to Master Bathroom, Lavatory and Open Kitchen. (16/F-16U/F, 17/F-17U/F, 18/F-18U/F and 19/F-19U/F) Location of Gas Water Heater Above false ceiling of Living Room and Dining Room (5/F-12/F and 15/F) Above false ceiling of Master Bathroom (16/F-16U/F, 17/F-17U/F, 18/F-18U/F and 19/F-19U/F) 煤氣喉管接駁至煤氣熱水爐,並提供熱水到浴室及開放式廚房。(5樓-12樓及15樓) 煤氣喉管接駁至煤氣熱水爐,並提供熱水到主人浴室、洗手間及開放式廚房。(16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓) 煤氣熱水爐位置 客飯廳假天花上方(5樓-12樓及15樓) 主人浴室假天花上方(16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓)	
(k) Washing Dryer Connection Point 洗乾衣機接駁點	Location Please refer to the "Schedule and Location of Mechanical and Electrical Provisions" Design Water point of a design of 22mm in diameter and drain point of a design of 40mm in diameter are provided for Washing Dryer. (5/F-12/F and 15/F) Water point of a design of 22mm in diameter and drain point of a design of 40mm in diameter are provided for Washing Dryer. (16/F-16U/F, 17/F-17U/F, 18/F-18U/F and 19/F-19U/F) 位置 請參閱 < 機電裝置及位置數量說明表 > 設計 洗乾衣機接駁來去水喉, 其來水喉設計為直徑22毫米及去水接駁喉設計為直徑40毫米。(5樓-12樓及15樓) 洗乾衣機接駁來去水喉, 其來水喉設計為直徑22毫米及去水接駁喉設計為直徑40毫米。(16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓)	
(l) Water Supply 供水	(i) Material of Water Pipes 水管的用料	Cold and hot water supply is provided by copper pipes with thermal insulation. 冷熱水系統由安裝有熱絕緣的銅喉供應。
	(ii) Whether Water Pipes are Concealed or Exposed 水管是隱藏或外露	Water pipes are partly concealed and partly exposed. Other than those part of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes may be covered by false ceiling, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials. 水管是部份隱藏及部份外露。 除部份隱藏於混凝土內之水管外,其他部份的水管均為外露。 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。
	(iii) Whether Hot Water is Available 有否熱水供應	5/F-12/F and 15/F Hot water supply to Bathroom and Open Kitchen is provided by gas water heater. 16/F-16U/F, 17/F-17U/F, 18/F-18U/F and 19/F-19U/F Hot water supply to Master Bathroom, Lavatory and Open Kitchen is provided by gas water heater. Hot water supply to Bathroom is provided by electric water heater. 5樓-12樓及15樓 煤氣熱水爐供應熱水到浴室及開放式廚房。 16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓 煤氣熱水爐供應熱水到主人浴室、洗手間及開放式廚房。電熱水爐供應熱水到浴室。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

4. MISCELLANEOUS 雜項

Item 細項	Description 描述		
(a) Lifts 升降機		Residential/Fireman's Lift 住宅/消防升降機	Commercial Lift 商業升降機
	(i) Brand Name 品牌名稱	Fujitec 富士達	Fujitec 富士達
	(i) Model Number 產品型號	ZEXIA	REXIA
	(ii) Number of Lifts 升降機數目	1	1
	(ii) Floor Served by the Lifts 到達的樓層	L1: G/F, 1/F-3/F, 5/F-12/F, 15/F, 16/F, 17/F, 18/F, 19/F & 20/F L1: 地下, 1樓- 3樓, 5樓-12樓, 15樓, 16樓, 17樓, 18樓, 19樓 及20樓	L2: G/F, 1/F-2/F L2: 地下, 1樓-2樓
(b) Letter Box 信箱	Metal mailbox with timber finish. 設有金屬信箱配以木飾面。		
(c) Refuse Collection 垃圾收集	(i) Means of Refuse Collection 垃圾收集方法	Refuse to be collected by cleaners. 由清潔工人收集垃圾。	
	(ii) Location of Refuse Room 垃圾房位置	Refuse Storage and Material Recovery Chamber is provided on G/F 30.8 Level (between G/F & 1/F) 垃圾及物料回收處設於地下30.8水平(地下與1樓之間)。	
(d) Water Meter, Electricity Meter and Gas Meter 水錶、電錶及氣體錶	(i) Location 位置	Water Meter Common water meter room at 21/F Electricity Meter 5/F-12/F and 15/F: Cable duct at each residential floor 16/F-16U/F, 17/F-17U/F, 18/F-18U/F and 19/F-19U/F: Cable duct located on residential floor of 16/F, 17/F, 18/F and 19/F respectively Gas Meter 5/F-12/F and 15/F: Above false ceiling of Living Room and Dining Room 16/F-16U/F, 17/F-17U/F, 18/F-18U/F and 19/F-19U/F: Above false ceiling of Master Bathroom 水錶 於21樓公共水錶房 電錶 5樓-12樓及15樓: 每層住宅樓層之電線管槽 16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓: 分別位於16樓, 17樓, 18樓 及19樓住宅樓層之電線管槽 氣體錶 5樓-12樓及15樓: 於客飯廳之假天花上 16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓: 於主人浴室之假天花上	

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

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

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

	(ii) Whether They are Separate or Communal Meters for Residential Properties 就住宅單位而言是 獨立或公用的錶	Water Meter Separate meter Electricity Meter Separate meter Gas Meter Separate meter 水錶 獨立錶 電錶 獨立錶 氣體錶 獨立錶
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5. SECURITY FACILITIES 保安設施

Item 細項	Description 描述
Security System and Equipment (including details of built-in provisions and their locations) 保安系統及設備 (包括嵌入式裝置的細節及 其位置)	Access Control and Security System Smart card access control system is provided in residential main entrance, mailbox, residential lift and 20/F function room. CCTV CCTV cameras are provided at the G/F main entrance area of residential tower, lift, 20/F function room and exit doors, and CCTV is connected to the both guard room and management office. Details of Built-in Provisions Video door phone system which is connected to Mobile Application of residents. Location of Built-in Provisions Visitor panel for video door phone system is located at residential main entrance. 入口通道控制及保安系統 住宅入口大堂、信箱、住宅升降機及20樓活動室設有智能卡通道控制系統。 閉路電視 大廈地下入口大堂, 電梯, 20樓活動室及各出口均設有閉路電視連接至警衛室及管理處。 嵌入式裝置的細節 設有視象對話裝置, 直接駁到住戶的手機應用程式。 嵌入式裝置的位置 訪客視象對話裝置設於住宅入口大堂。

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

APPLIANCES SCHEDULE (5/F-12/F AND 15/F)
設備表 (5樓-12樓及15樓)

Location 位置	Appliance 設備	Brand 品牌	Model No. 型號 Indoor Unit 室內機	Outdoor Unit 室外機
Living Room and Dining room 客飯廳	Split Type Air-conditioner 分體式冷氣機	Daikin	FTHM71RAV1N	RHM71RAV1N
Bedroom 睡房	Master Bedroom: Split Type Air-conditioner Bedroom: Multi-split Type Air-conditioner 主人睡房: 分體式冷氣機 睡房: 多聯型分體式冷氣機	Daikin	Master Bedroom: FTHM50RAV1N Bedroom: CTXM25RVMN + CTXM35RVMN 主人睡房: FTHM50RAV1N 睡房: CTXM25RVMN + CTXM35RVMN	Master Bedroom: RHM50RAV1N Bedroom: 4MXM68RVMA 主人睡房: RHM50RAV1N 睡房: 4MXM68RVMA
Bathroom 浴室	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	
	Gas Remote Panel 煤氣遙控面板	TGC	RC-80BQ	
	Ventilation Fan 抽氣扇	Systemair	CBF 125M	
Open Kitchen 開放式廚房	Cooker Hood 抽油煙機	Miele	DA 3466 HP	
	Inductor Hob 電磁爐	Miele	KM 7201 FR	
	Steam Oven 蒸焗爐	Miele	DGC 7440 X OBSW	
	Fridge Freezer 雪櫃連冰箱	Miele	KFN 37432 iD	
	Washer Dryer 洗衣乾衣機	BOSCH	WKD28351HK	

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

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

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

APPLIANCES SCHEDULE (16/F-16U/F, 17/F-17U/F, 18/F-18U/F AND 19/F-19U/F)
設備表 (16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓)

Location 位置	Appliance 設備	Brand 品牌	Model No. 型號 Indoor Unit 室內機	Outdoor Unit 室外機
Living Room and Dining room 客廳及飯廳	Split Type Air-conditioner 分體式冷氣機	Daikin	FTHM71RAV1N + FTHM35RAV1N	RHM71RAV1N + RHM35RAV1N
Bedroom 睡房	Master Bedroom: Split Type Air-conditioner Bedroom 1&2: Multi-split Type Air-conditioner 主人睡房: 分體式冷氣機 睡房 1&2: 多聯型分體式冷氣機	Daikin	Master Bedroom: FT HM50RAV1N Bedroom 1&2: CTXM25RVMN + CTXM35RVMN 主人睡房: FT HM50RAV1N 睡房 1&2: CTXM25RVMN + CTXM35RVMN	Master Bedroom: RHM50RAV1N Bedroom 1&2: 4MXM68RVMA 主人睡房: RHM50RAV1N 睡房 1&2: 4MXM68RVMA
Master Bathroom 主人浴室	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	
	Gas Remote Panel 煤氣遙控面板	TGC	RC-80BQ	
	Ventilation Fan 抽氣扇	Systemair	CBF 125M	
Bathroom 浴室	Electric Water Heater 電熱水爐	Stiebel Eltron	DHB-E 18 LCD	
	Ventilation Fan 抽氣扇	Systemair	CBF 125M	
Lavatory 洗手間	Ventilation Fan 抽氣扇	Systemair	CBF 100M	
Open Kitchen 開放式廚房	Cooker Hood 抽油煙機	Miele	DA 3466 HP	
	Inductor Hob 電磁爐	Miele	KM 7201 FR	
	Steam Oven 蒸焗爐	Miele	DGC 7440 X OBSW	
	Fridge Freezer 雪櫃連冰箱	Miele	KFNS 37232iD	
	Washer Dryer 洗衣乾衣機	BOSCH	WKD28351HK	
	Dish Washer 洗碗碟機	BOSCH	SMV50D10EU	

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

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

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE AND LOCATION OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS

住宅單位機電裝置及位置數量說明表

Location 位置	Description 描述	5/F-12/F and 15/F 5樓-12樓及15樓	16/F-16U/F, 17/F-17U/F, 18/F-18U/F and 19/F-19U/F 16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓
Main Entrance 主入口	Door Bell Push Button 門鈴按鈕	1	1
	Video Door Phone System 視象對講機	Mobile apps only 只提供流動應用程式	Mobile apps only 只提供手機應用程式
	Twin Socket Outlet 雙位電插座	5	Living Room: 2 Dining Room: 2 客廳: 2 飯廳: 2
	TV/FM Outlet 電視/電台天線插座	3	Living Room: 2 Dining Room: 1 客廳: 2 飯廳: 1
	Telephone/Data Outlet 電話/數據插座	2	Living Room: 1 Dining Room: 1 客廳: 1 飯廳: 1
	Lighting Switch 電燈掣	5 6 (for 5/F only 只供5樓)	6
	Lighting Point 電燈接駁點	3	3
	LED Strip 發光二極體燈帶	1	2
	LED Strip (Balcony) 發光二極體燈帶 (露台)	1	1 2 (for 16/F only 只供16樓)
	Fuse Spur Unit for Air Conditioner Indoor Unit 空調室內機熔絲接線盒	1	Living Room: 1 Dining Room: 1 客廳: 1 飯廳: 1
	Smoke Detector 煙霧感應器	1	Living Room: 1 Dining Room: - 客廳: 1 飯廳: -
	Double Pole Switch for Ventilation Fan 抽氣扇開關掣	1	Living Room: 1 Dining Room: - 客廳: 1 飯廳: -
	Twin Socket Outlet (1 for Washing Dryer, 1 for General Use) 雙位電插座 (1個供洗乾衣機, 1個供一般使用)	1	-
	Fuse Spur Unit for Gas Water Heater 煤氣熱水爐熔絲接線盒	1	-
	Towngas Meter 煤氣表	1	-

Note:

1. "1, 2, ..." denotes the quantity of such provision(s) in the relevant residential unit.

2. The symbol " - " as shown in the above table denotes " Not provided ".

備註:

1. "1, 2, ..." 指該設備於相關住宅單位內提供的數量。

2. 上表符號 " - " 表示不提拱。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE AND LOCATION OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS

住宅單位機電裝置及位置數量說明表

Location 位置	Description 描述	5/F-12/F and 15/F 5樓-12樓及15樓	16/F-16U/F, 17/F-17U/F, 18/F-18U/F and 19/F-19U/F 16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓
Master Bedroom 主人睡房	Twin Socket Outlet 雙位電插座	3	3
	TV/FM Outlet 電視/電台天線插座	1	1
	Telephone/Data Outlet 電話/數據插座	1	1
	Lighting Switch 電燈掣	2	4
	Lighting Point 電燈接駁點	2	1
	LED Strip (Balcony) 發光二極體燈帶 (露台)	-	1
	LED Strip (Wardrobe) 發光二極體燈帶 (衣櫃)	4	-
	Fuse Spur Unit for Air Conditioner Indoor Unit 空調室內機熔絲接線盒	1	1
Bedroom and Bedroom 1 睡房及睡房1	Double Pole Switch for Ventilation Fan 抽氣扇開關掣	-	1
		Location: Bedroom 位置: 睡房	Location: Bedroom 1 位置: 睡房1
	Twin Socket Outlet 雙位電插座	2	3
	TV/FM Outlet 電視/電台天線插座	1	1
	Telephone/Data Outlet 電話/數據插座	1	1
	Lighting Switch 電燈掣	1	4
	Lighting Point 電燈接駁點	1	2
	LED Strip (Wardrobe) 發光二極體燈帶 (衣櫃)	-	4
Bedroom 2 睡房 2	Fuse Spur Unit for Air Conditioner Indoor Unit 空調室內機熔絲接線盒	1	1
	Double Pole Switch for Ventilation Fan 抽氣扇開關掣	-	1
	Twin Socket Outlet 雙位電插座	-	2
	Telephone/Data Outlet 電話/數據插座	-	1
	Lighting Switch 電燈掣	-	1

Note:

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2. The symbol "-" as shown in the above table denotes "Not provided".

備註:

1. "1, 2, ..." 指該設備於相關住宅單位內提供的數量。
2. 上表符號 "-" 表示不提供。

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

Location 位置	Description 描述	5/F-12/F and 15/F 5樓-12樓及15樓	16/F-16U/F, 17/F-17U/F, 18/F-18U/F and 19/F-19U/F 16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓
Bedroom 2 睡房 2	Lighting Point 電燈接駁點	-	1
	Fuse Spur Unit for Air Conditioner Indoor Unit 空調室內機熔絲接線盒	-	1
Open Kitchen 開放式廚房	Single Socket Outlet for Cooker Hood 抽油煙機單位電插座	1	1
	Single Socket Outlet for Fridge Freezer 雪櫃連冰箱電插座	1	1
	Single Socket Outlet for Washing Dryer 洗乾衣機單位電插座	-	1
	Single Socket Outlet for Dish Washer 洗碗碟機單位電插座	-	1
	Double Pole Switch for Induction Hob 電磁爐雙極開關	1	1
	Connection Unit for Induction Hob 電磁爐接駁點	1	1
	Double Pole Switch for Steam Oven 蒸焗爐雙極開關	1	1
	Connection Unit for Induction Cooker 蒸焗爐接駁點	1	1
	Twin Socket Outlet 雙位電插座	2	2
	Lighting Switch (For LED) 電燈掣(發光二極體)	1	-
	LED Strip 發光二極體燈帶	5	1
	Lighting Switch 電燈掣	4	4
	Lighting Point 電燈接駁點	2	-
	Door Bell 門鈴	1	1
	MCB Board 配電箱	1	1
	Washing Dryer Connection Point (Water Inlet) 洗乾衣機接駁點(來水位)	1	1
	Washing Dryer Connection Point (Water Outlet) 洗乾衣機接駁點(去水位)	1	1
	Dishwasher Machine Connection Point (Water Inlet) 洗碗機接駁點(來水位)	-	1
	Dishwasher Machine Connection Point (Water Outlet) 洗碗機接駁點(去水位)	-	1
	Fire Sprinkler Head 消防花灑頭	1	1

Note:
1. "1, 2, ..." denotes the quantity of such provision(s) in the relevant residential unit.
2. The symbol "-" as shown in the above table denotes "Not provided".

備註：
1. "1, 2, ..." 指該設備於相關住宅單位內提供的數量。
2. 上表符號 "-" 表示不提拱。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Location 位置	Description 描述	5/F-12/F and 15/F 5樓-12樓及15樓	16/F-16U/F, 17/F-17U/F, 18/F-18U/F and 19/F-19U/F 16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓
Bathroom 浴室	Twin Socket Outlet 雙位電插座	1	-
	LED Strip 發光二極體燈帶	6	-
	Water Heater Remote 熱水爐溫度控制器	1	-
	Lighting Point 電燈接駁點	4	-
	Fuse Spur Unit for Ventilation Fan 抽氣扇熔絲接線盒	1	-
Master Bathroom 主人浴室	Twin Socket Outlet 雙位電插座	-	1
	LED Strip 發光二極體燈帶	-	4
	Water Heater Remote 熱水爐溫度控制器	-	1
	Lighting Point 電燈接駁點	-	4
	Fuse Spur Unit for Gas Water Heater 煤氣熱水爐熔絲接線盒	-	1
	Fuse Spur Unit for Ventilation Fan 抽氣扇熔絲接線盒	-	1
	Towngas Meter 煤氣錶	-	1
Bathroom 浴室	Twin Socket Outlet 雙位電插座	-	1
	LED Strip 發光二極體燈帶	-	5
	Water Heater Remote 熱水爐溫度控制器	-	1
	Lighting Point 電燈接駁點	-	4
	Fuse Spur Unit for Electric Water Heater 電熱水爐熔絲接線盒	-	1
	Fuse Spur Unit for Ventilation Fan 抽氣扇熔絲接線盒	-	1

Note:

1. "1, 2, ..." denotes the quantity of such provision(s) in the relevant residential unit.

2. The symbol "-" as shown in the above table denotes "Not provided".

備註：

1. "1, 2, ..." 指該設備於相關住宅單位內提供的數量。

2. 上表符號 "-" 表示不提供。

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

Location 位置	Description 描述	5/F-12/F and 15/F 5樓-12樓及15樓	16/F-16U/F, 17/F-17U/F, 18/F-18U/F and 19/F-19U/F 16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓
Lavatory 洗手間	Lighting Point 電燈接駁點	-	1
	LED Strip 發光二極體燈帶	-	1
	Twin Socket Outlet 雙位電插座	-	1
	Fuse Spur Unit for Ventilation Fan 抽氣扇熔絲接線盒	-	1
Staircase 樓梯	Lighting Point 電燈接駁點	-	8
	Lighting Switch 電燈掣	-	2
	Twin Socket Outlet 雙位電插座	-	2
Flat Roof (For 5/F only) 平台 (只供5樓)	Waterproof Single Socket Outlet 防水單位電插座	3 (for 5/F only 只供5樓)	-
	Waterproof Lighting Point 防水電燈接駁點	13 (for 5/F only 只供5樓)	-
A/C Platform 冷氣機平台	Waterproof Double Pole Isolator for Air Conditioner Outdoor Unit 空調室外機防水雙極隔離開關	2	Lower Floor (16/F, 17/F, 18/F and 19/F): 2 Upper Floor (16U/F, 17U/F, 18U/F and 19U/F): 2 下層 (16樓, 17樓, 18樓及 19樓): 2 上層 (16U樓, 17U樓, 18U樓及19U樓): 2

Note:
1. "1, 2, ..." denotes the quantity of such provision(s) in the relevant residential unit.
2. The symbol " - " as shown in the above table denotes " Not provided ".

備註：
1. "1, 2, ..." 指該設備於相關住宅單位內提供的數量。
2. 上表符號 " - " 表示不提拱。

23

SERVICE AGREEMENTS

服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by The Hongkong Electric Company, Limited.

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

食水及沖廁水由水務署供應。

電力由香港電燈有限公司供應。

煤氣由香港中華煤氣有限公司供應。

24

GOVERNMENT RENT

地稅

The Vendor will pay/has paid all outstanding Government rent in respect of each residential property up to and including the date of the Assignment of the relevant residential property.

賣方將會繳付/已繳付有關住宅物業之地租直至住宅單位之轉讓契日期。

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 for the deposits for water, electricity and gas.

2. On that delivery, the purchaser is not liable to pay to the Vendor a debris removal fee.
1. 在向買方交付住宅單位在空置情況下的管有權時,買方須負責向賣方補還水、電力及氣體的按金。

2. 交付時,買方不須向賣方支付清理廢料的費用。

Note:

On the delivery, the purchaser is liable to pay a debris removal fee to the manager (not the Vendor) under the deed of mutual covenant, and where the Vendor has paid that debris removal fee, the purchaser shall reimburse the Vendor for the same.

備註:

在交付時,買方須根據公契向發展項目的管理人(而非賣方)支付清理廢料的費用,而如賣方已支付清理廢料的費用,買方須向賣方補還清理廢料的費用。

26

DEFECT LIABILITY WARRANTY PERIOD

欠妥之處的保養責任期

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

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

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

凡住宅物業或於買賣合約列出裝設於住宅物業內的裝置、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,盡快自費作補救。

MAINTENANCE OF SLOPES
斜坡維修

Not Applicable

不適用

MODIFICATION 修訂

There is no ongoing application to the Government for a modification of the land grant for the Development.

本發展項目現時並沒有向政府提出申請修訂批地文件。

RELEVANT INFORMATION 有關資料

Exhaust Louvers

There may be exhaust louvers connecting from the Commercial Accommodation on G/F to 2/F for exhaust from air-conditioning system or in connection with the business to be carried on at the Commercial Accommodation on G/F to 2/F. The alignment and position of the exhaust louvers may be changed from time to time and are subject to compliance with relevant statutory requirements and/or directions from the relevant government authorities. Prospective purchasers please note the possible impact (if any) of such exhaust louvers on individual residential properties.

Operation of Gondola

The manager of the Development has the power to operate the gondola in the Development and, for the avoidance of doubt, the manager of the Development may move and use a gondola in or through the airspace over any balcony, utility platform or flat roof forming part of any Residential Unit.

Dog House located on the flat roof on the Residential Unit on 5/F

The manager of the Development has the right to access and remain temporarily upon the flat roof of the residential Unit on 5/F (with or without contractors and/or representative of the relevant utility companies) for the purposes of inspecting or carrying out works in relation to pipes and conduits located within the Dog House.

排氣口

位於地下至2樓的商業樓宇或會安裝排氣口以給空調系統或與地下至2樓的商業樓宇內經營的業務有關的排氣。排氣口的排列及位置或會不時更改，並須符合相關法例要求及有關政府部門的指引。準買家請注意上述排氣口對個別住宅物業可能造成的影響（如有）。

吊船之運作

發展項目管理人有權於發展項目內操作吊船且為免生疑，發展項目管理人可移動或使用吊船進入或穿過任何構成住宅單位部份的露台、工作平台或平台的上空。

位於5樓住宅單位平台的覆蓋管道的結構

發展項目管理人有權進入及暫時逗留於5樓的住宅單位的平台（帶同或不帶同有關公用事業公司的承包商及/或代表）用作檢查或進行與“DOG HOUSE”內的管道和/或其他導管有關的工程。

ADDRESS OF WEBSITE DESIGNATED BY THE VENDOR FOR THE DEVELOPMENT:

賣方就發展項目指定的互聯網網站的網址：

42tungst.hk

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

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.

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

		Area (m ²) 面積 (平方米)
Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		
1.	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方 (公共交通總站除外)	Not applicable 不適用
2.	Plant rooms and similar services 機房及相類設施	
2.1(#)	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for 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. 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	34.292
2.2(#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 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	190.288
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房,例如空調機房、風櫃房等	Not applicable 不適用
Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1及第2號提供的環保設施		
3.	Balcony 露台	13.000
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	Not applicable 不適用

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

		Area (m ²) 面積 (平方米)
5.	Communal sky garden 公用空中花園	Not applicable 不適用
6.	Acoustic fin 隔聲鰭	Not applicable 不適用
7.	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not applicable 不適用
8.	Non-structural prefabricated external wall 非結構預製外牆	Not applicable 不適用
9.	Utility platform 工作平台	3.000
10.	Noise barrier 隔音屏障	Not applicable 不適用
Amenity Features 適意設施		
11.	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office 供保安人員和管理處員工使用的櫃、辦公室、儲物室、警室和洗手間、業主立案法團辦公室	3.614
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities 住宅康樂設施,包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	73.669
13.	Covered landscaped and play area 有上蓋的園景區及遊樂場	Not applicable 不適用
14.	Horizontal screens/covered walkways, trellis 橫向屏障／有蓋人行道、花棚	Not applicable 不適用
15.(#)	Larger lift shaft 擴大升降機井道	45.952
16.	Chimney shaft 煙囪管道	Not applicable 不適用
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房,例如鍋爐房、衛星電視共用天線房	Not applicable 不適用
18.	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽	47.050
19.	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽、氣槽	Not applicable 不適用
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	Not applicable 不適用
21.	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	Not applicable 不適用

INFORMATION IN APPLICATION FOR CONCESSION
ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

		Area (m²) 面積 (平方米)
22.	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall 伸出物,如空調機箱及伸出外牆超過 750 毫米的平台	Not applicable 不適用
Other Exempted Items 其他項目		
23.	Refuge floor including refuge floor cum sky garden 庇護層,包括庇護層兼空中花園	Not applicable 不適用
24.	Other projections 其他伸出物	Not applicable 不適用
25.	Public transport terminus 公共交通總站	Not applicable 不適用
26.	Party structure and common staircase 共用構築物及樓梯	8.025
27.	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	14.888
28.	Public passage 公眾通道	Not applicable 不適用
29.(#)	Covered set back area 因建築物後移導致的覆蓋面積	Not applicable 不適用
Bonus GFA 額外總樓面面積		
30.	Bonus GFA 額外總樓面面積	Not applicable 不適用

Note:

The above table is based on 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.

註:

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

Environmental Assessment of the Building

建築物的環境評估



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

Estimated energy performance or consumption for the common parts of the Development
發展項目的公用部份的預計能量表現或消耗

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:

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份的預計能量表現或消耗的最近期資料：

Part I: Building Particulars
第 I 部分：樓宇詳情

Provision of Central Air Conditioning 提供中央空調	No 否
Provision of Energy Efficient Features 提供具能源效益的設施	Yes 是
Proposed Energy Efficient Features 擬安裝的具能源效益的設施	1. Air conditioners with grade 1 energy label 2. Daylight sensor in entrance lobby 3. Lower lighting power density in common area 1. 一級能源標籤的空調機 2. 於大堂使用日照感應器 3. 較低照明功率密度的燈具於公用地方

Part II: Predicted Annual Energy Use¹ of the proposed building
第 II 部分：擬興建樓宇預計每年能源消耗量¹

Type of Development 發展項目類型	Location 位置	Internal Floor Area Served (m ²) 使用有關裝置的內部樓面面積 (平方米)	Annual Energy Use of Baseline Building ² (m ² / annum) 基線樓宇 ² 每年能源消耗量 (平方米／年)		Annual Energy Use of Proposed / Completed Building (m ² / annum) 擬興建樓宇每年能源消耗量 (平方米／年)	
			Electricity 電力 kWh 千瓦小時	Town Gas / LPG 煤氣／石油 unit 用量單位	Electricity 電力 kWh 千瓦小時	Town Gas / LPG 煤氣／石油氣 unit 用量單位
Domestic Development 住用發展項目	Area served by central building services installation ³ 有使用中央屋宇裝備裝置的部份 ³	706	157	0	113	0

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

Part III: The following installation(s) are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)
第 III 部分：以下裝置乃按機電工程署公布的相關實務守則設計

Type of Installations 裝置類型	YES 是	NO 否	N/A 不適用
Lighting Installations 照明裝置	✓		
Air Conditioning Installations 空調裝置	✓		
Electrical Installations 電力裝置	✓		
Life & Escalator Installations 升降機及自動梯的裝置	✓		
Performance-based Approach 以總能源為本的方法			✓

Notes:

- In general, the lower the estimated “Annual Energy Use” of the building, the more efficient 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 per m2 per annum, in terms of electricity consumption (kWh) and town gas/LPG consumption (unit) 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 (current version); and

(b) “internal floor area”, in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
- “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 (current version).
- “Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the electrical and Mechanical Services Department.

註:

- 一般來說,樓宇的預計每年每平方米能源消耗量愈低,樓宇的能源消耗愈有效。例如,如果擬興建樓宇的預計每年能源消耗量少於基線樓宇預計的每年能源消耗量,則表示擬興建樓宇的預計能源使用較基線樓宇有效。減少愈多,效能愈大。

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

(a) “每年能源消耗量”與新建樓宇BEAMPlus標準(現行版本)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。
- “基準樓宇”與新建樓宇BEAM Plus標準(現行版本)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。
- “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。

There may be future changes to the Development and the surrounding areas.
發展項目及其周邊地區日後可能出現改變。

Date of printing : 20th June 2021
印製日期：2021年6月20日

EXAMINATION RECORD

檢視紀錄

Examination / Revision Date 檢視／修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
16 September 2021 2021年9月16日	P. 03-07	Notes to Purchasers of First-Hand Residential Properties is revised. 修訂一手住宅物業買家須知
	P. 12-13	Location Plan of the Development is updated. 更新發展項目的所在位置圖
	P. 14-14A	Aerial Photograph of the Development is updated. 更新發展項目的鳥瞰照片
	P. 21	Layout Plan of the Development is revised. 修訂發展項目的布局圖
	P. 23-27	Floor plans of Residential Properties in the Development are revised. 修訂發展項目中的住宅物業的樓面平面圖
	P. 28	Area of Residential Properties in the Development is revised. 修訂發展項目中的住宅物業的面積
	P. 31, 33	Summary of Deed of Mutual Covenant is revised 修訂公契的摘要
	P. 36	Cross-Section Plan of Building in the Development is revised. 修訂發展項目中的建築物的橫截面圖
	P. 37-38	Elevation Plan is revised. 修訂立面圖
	P. 63	Relevant information is revised. 修訂有關資料
	P. 65	Information in Application for Concession on Gross Floor Area of Building is updated. 更新申請建築物總樓面面積寬免的資料
16 December 2021 2021年12月16日	P. 12-13	Location Plan of the Development is updated. 更新發展項目的所在位置圖
16 March 2022 2022年3月16日	P. 12-13	Location Plan of the Development is updated. 更新發展項目的所在位置圖

