

15 批地文件的摘要

SUMMARY OF LAND GRANT

1. 發展項目位處於內地段第3863號餘段、內地段第3864號餘段、內地段第3865號餘段、內地段第3866號餘段、內地段第3867號餘段、內地段第3868號餘段、內地段第3869號餘段、內地段第3870號餘段及內地段第3871號餘段(統稱「發展地段」)。
2. 發展地段是根據9份政府租契持有，即(i)日期為1934年10月29日的內地段第3863號政府租契；(ii)日期為1950年5月15日的內地段第3864號政府租契；(iii)日期為1950年5月15日的內地段第3865號政府租契；(iv)日期為1934年10月8日的內地段第3866號政府租契；(v)日期為1934年12月10日的內地段第3867號政府租契；(vi)日期為1935年2月22日的內地段第3868號政府租契；(vii)日期為1935年2月22日的內地段第3869號政府租契；(viii)日期為1934年11月20日的內地段第3870號政府租契；及(ix)日期為1934年11月20日的內地段第3871號政府租契(統稱「租契」)。每份租契的批租年期由1855年10月1日開始999年。
3. 租契規定如非事先獲得政府或其他為此獲授權人士的許可，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。根據兩份日期為2016年6月27日及2017年10月19日並分別登記於土地註冊處註冊摘要編號為16071402390242及18011900760028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每當有需要時或情況要求時，必須及將會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、修改及保存現時或此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，以達致令陛下的工務局局長滿意為止(以下簡稱為「該局長」)。」
5. 租契規定承租人：「於本文協定的批租年期內將會不時按需要承擔、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、修葺及修改在此表明予以批租的該處所或該處所的任何部分所需的、或於其內的、或屬於其的並與鄰近或毗鄰處所共用的所有或任何道路、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。有關的付款比例由該局長釐定及確定，並可當作欠繳地租的性質追討」。
6. 租契規定：「陛下以該局長或獲指派代表他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所有合理時間內進入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，須在該處所或其某部份留下書面通知予以及要求承租人在三個曆月內，就上述問題進行維修及修正。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，陛下有全權可向承租人在發出三個曆月的通知後，並且根據該局長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」。

1. The development is situated on The Remaining Portion of Inland Lot No.3863, The Remaining Portion of Inland Lot No.3864, The Remaining Portion of Inland Lot No.3865, The Remaining Portion of Inland Lot No.3866, The Remaining Portion of Inland Lot No.3867, The Remaining Portion of Inland Lot No.3868, The Remaining Portion of Inland Lot No.3869, The Remaining Portion of Inland Lot No.3870 and The Remaining Portion of Inland Lot No.3871 (collectively the “Lots”).
2. The Lots are respectively held under nine Government Leases, namely, (i) the Government Lease of Inland Lot No.3863 dated 29th October 1934; (ii) the Government Lease of Inland Lot No.3864 dated 15th May 1950; (iii) the Government Lease of Inland Lot No.3865 dated 15th May 1950; (iv) the Government Lease of Inland Lot No.3866 dated 8th October 1934; (v) the Government Lease of Inland Lot No.3867 dated 10th December 1934; (vi) the Government Lease of Inland Lot No.3868 dated 22nd February 1935; (vii) the Government Lease of Inland Lot No.3869 dated 22nd February 1935; (viii) the Government Lease of Inland Lot No.3870 dated 20th November 1934; and (ix) the Government Lease of Inland Lot No.3871 dated 20th November 1934 (collectively “the Leases”). Each of the Lots is held for a term of 999 years commencing from 1st October 1855.
3. The Leases stipulate that the Lots 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 or other person duly authorized in that behalf. By two Offensive Trade Licences dated 27th June 2016 and dated 19th October 2017 and registered in the Land Registry by Memorial Nos.16071402390242 and 18011900760028 respectively, the Government has granted licences to the registered owner of the Lots to carry out the trade or business of sugar-baker, oilman (excluding petrol filling station), butcher, victualler and tavern-keeper in or upon the Lots subject to the conditions therein.
4. The Leases require 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 her or 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 any-wise belong or appertain unto the same in by and with all and all manner of needful and necessary reparations cleansings and amendments whatsoever the whole to be done to the satisfaction of His said Majesty’s Director of Public Works (hereinafter referred to as “the said Director”).”
5. The Leases require the lessee “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 said Director and shall be recoverable in the nature of rent in arrear.”
6. The Leases provide that “it shall and may be lawful to and for His said Majesty by the said Director or other persons deputed to act for Him twice or oftener in every year during the said term at all reasonable times in the day to enter 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 shall be found to give or leave notice in writing at or upon the said premises or some part thereof unto or for the said Lessee to repair and amend the same within Three Calendar Months then next following within which time the said Lessee will repair and amend the same accordingly”.
7. The Leases provide that “His said Majesty 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 or for any other public purpose whatsoever Three Calendar Months notice being given to the said Lessee of its being so required and a full and fair compensation for the said Land and the Buildings thereon being paid to the said Lessee at a Valuation to be fairly and impartially made by the said Director and upon the exercise of such power the term and estate hereby created shall respectively cease determine and be void”.

16 公共設施及公眾休憩用地的資料

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

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。

D. 公契中關於提供公眾使用的任何設施及休憩用地

行人街連休憩處包括(1) 紅色加上黑色影地區、(2) 綠化地區及(3) 花槽牆地區。

公契第二附表B部份中第1(c)條訂明:

「每份不分割份數的業主及持有、使用、佔用及享用其單位的專有的權利均受以下的地役權、權利及特權所規限:-

- (c) 公眾人士權
擁有合法目的之公眾人士有權自由及不被干擾地每天24小時通過及往來通過、越過、靠泊及使用行人街連休憩處。」

- (1) 紅色加上黑色影地區

附於公契並只為識別目的而以紅色加上黑色影線顯示的紅色加上黑色影地區的圖則已在本部分末端列出。紅色加上黑色影地區為商業發展一部分。

- (2) (a) 綠化地區

附於公契並只為識別目的而以黃色底加上黑點顯示的綠化地區圖則已在本部分末端列出。綠化地區為屋苑公用地方部分。

公契第13(c)(xv)條訂明管理開支應包括「用於種植、灌溉及保養公用地方及設施上的花槽及園林美化區，特別是綠化地區的開支」。

公契第三附表中第46條訂明「除非得到屋宇署及/或其他有關政府部門的事先許可，綠化地區不能用作栽植樹木、灌木、草、花或其他花卉類植物以外的用途。」

- (b) 花槽牆地區

附於公契並只為識別目的而以黃色底黑色交叉斜線顯示的花槽牆地區圖則已在本部分末端列出。花槽牆地區為屋苑公用地方部分。

公契第15(c)(i)條訂明「管理及保養綠化地區及花槽牆地區的費用及開支將由商業發展的業主承擔，及如商業發展的單位個別出售，則由商業發展項目的有關分契規限」。

公契第37(ca) 及(cb)條訂明：-

「37. 在本公契的條文的約束下，每位擁有人在此不可撤回地委任管理人為代理人，獲授全權針對其他一位或多位擁有人執行本公契的條文，以及處理按照本公契的條文妥為授權的任何有關公用地方及設施的事宜。在本公契所賦予的其他權力以外，管理人獲授全權及不受限制地為了或與該地段及該屋苑及該管理有關而作出所有必要或恰當的行為及事情，包括(尤其是以下事宜但在各方面都不受上述的一般性事宜加以限制)：-

- (ca) 保持綠化地區及花槽牆地區每天24小時開放予擁有合法目的之公眾人士進入及享用；

- (cb) 修理、維修、保養及管理綠化地區及花槽牆地區；」

16 公共設施及公眾休憩用地的資料

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

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 are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development

Not applicable.

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.

D. Provisions of the deed of mutual covenant that concern any facilities and open spaces for public use

Pedestrian Street cum Sitting-out Area means collectively (i) the Red Hatched Black Area, (ii) the Greenery Area, and (iii) the Planter Wall Area.

Sub-clause 1(c) of Part B of the Second Schedule to the Deed of Mutual Covenant and Management Agreement (“the Deed of Mutual Covenant”) provides that:-

“The following are the easements, rights and privileges subject to which the Owner of each Undivided Share and the exclusive right to hold, use, occupy and enjoy his Unit is held :-

- (c) Right of the public
- The free and uninterrupted right for all members of the public for all lawful purposes to go, pass and repass on, along, over, by and through and to use 24 hours daily the Pedestrian Street cum Sitting-out Area.”

(1) Red Hatched Black Area

The plan annexed to the Deed of Mutual Covenant for identification purpose only with the Red Hatched Black Area shown and coloured red hatched black is set out at the end of this section. The Red Hatched Black Area forms part of the Commercial Development.

(2) (a) Greenery Area

The plan annexed to the Deed of Mutual Covenant for identification purpose only with the Greenery Area shown and coloured yellow stippled black is set out at the end of this section. The Greenery Area forms part of the Estate Common Areas.

Clause 13(c)(xv) of the Deed of Mutual Covenant stipulates that the Management Expenses shall cover “the expenses for cultivation, irrigation and maintenance of the planters and landscaped areas on the Common Areas and Facilities, in particular on the Greenery Area”.

Clause 46 of the Third Schedule to the Deed of Mutual Covenant stipulates that “The Greenery Area shall not be used for any purpose other than for planting of trees, shrubs, grasses, flowers or other flora types of vegetation without the prior written consent of the Building Authority and/or any other relevant Government authority.”

(2) (b) Planter Wall Area

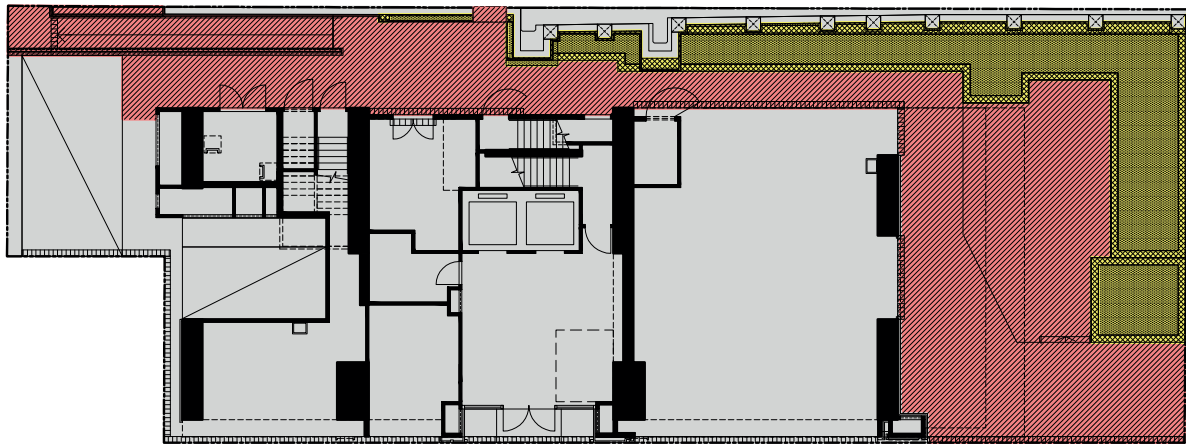
The plan annexed to the Deed of Mutual Covenant for identification purpose only with the Planter Wall Area shown and coloured yellow cross-hatched black is set out at the end of this section. The Planter Wall Area forms part of the Estate Common Areas.

Clause 15(c)(i) of the Deed of Mutual Covenant stipulates that “the costs and expenses for the management and maintenance of the Greenery Area and the Planter Wall Area shall only be borne and paid by the Owner(s) for the time being of the Commercial Development and in the event Units in the Commercial Development are disposed of individually subject to the terms and conditions in the relevant Sub-Deed in respect of the Commercial Development ”.

Clause 37(ca) and (cb) of the Deed of Mutual Covenant stipulates that:-

“37 Subject to the provisions of this Deed, each Owner hereby irrevocably APPOINTS the Manager as agent with full power of delegation to enforce the provisions of this Deed against the other Owner or Owners and in respect of any matter concerning the Common Areas and Facilities duly authorised in accordance with the provisions of this Deed. In addition to the other powers expressly provided in this Deed, the Manager shall have full and unrestricted authority to do all such acts and things as may be necessary or expedient for or in connection with the Lot and the Estate and the management thereof including in particular the following but without in any way limiting the generality of the foregoing:

- (ca) To keep the Greenery Area and the Planter Wall Area open 24 hours daily for the access and enjoyment by the general public for all lawful purposes;
- (cb) To upkeep, repair, maintain and manage the Greenery Area and the Planter Wall Area;”



圖例 LEGEND

忠正街
CHUNG CHING STREET

- 紅色加上黑色影地區

RED HATCHED BLACK AREA
- 綠化地區

GREENERY AREA
- 花槽牆地區

PLANTER WALL AREA

備註：不按比例，圖則僅供識別用途。
NOTE: NOT TO SCALE. THIS PLAN IS FOR IDENTIFICATION PURPOSE ONLY.

17 對買方的警告 WARNING TO PURCHASERS

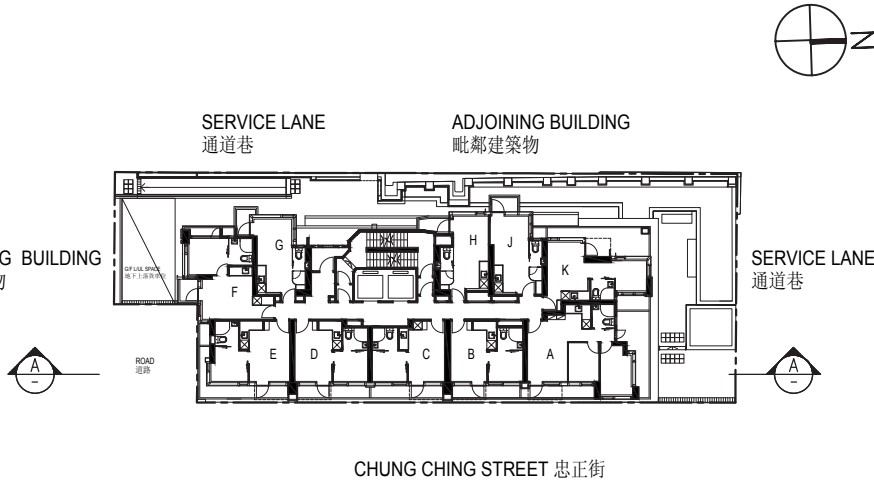
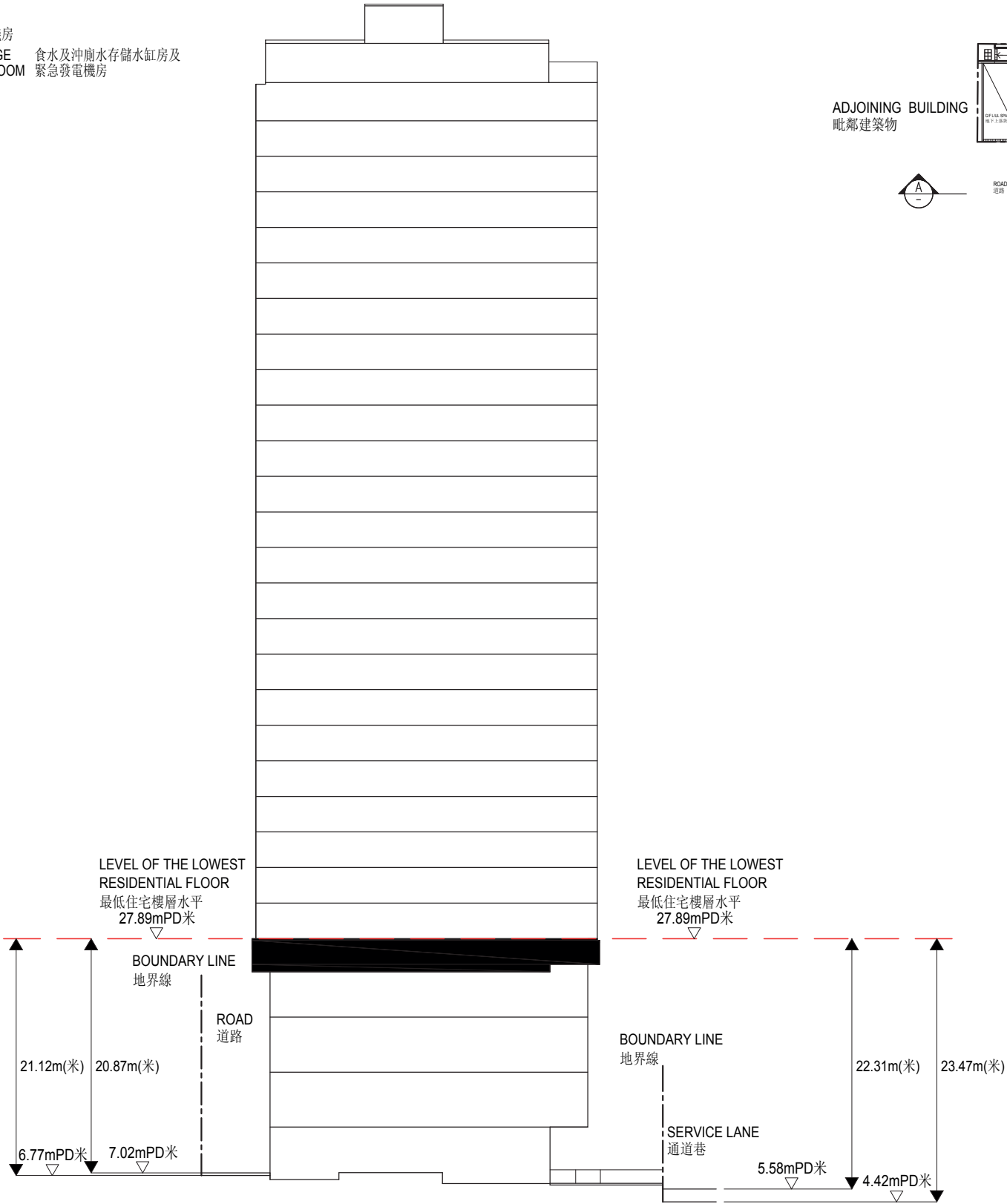
1. 此提示建議你聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表你行事。
 2. 如你聘用上述的獨立的律師事務所，以在交易中代表你行事，該律師事務所將會能夠向你提供獨立意見。
 3. 如你聘用代表擁有人行事的律師事務所同時代表你行事，而擁有人與你之間出現利益衝突：
 - (i) 該律師事務所可能不能夠保障你的利益；及
 - (ii) 你可能要聘用一間獨立的律師事務所。
 4. 如屬3(ii)段的情況，你須支付的律師費用總數，可能高於如你自一開始即聘用一間獨立的律師事務所須支付的費用。
1. You are recommended to instruct a separate firm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

18 發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

橫截面圖 A-A
Section A-A

TOP ROOF	頂層天台
UPPER ROOF	上層天台
LIFT MACHINE ROOM	升降機機房
ROOF POTABLE & FLUSHING WATER STORAGE TANK ROOM / EMERGENCY GENSET ROOM	食水及沖廁水存儲水缸房及緊急發電機房
31/F	31樓
31樓	RESIDENTIAL UNITS 住宅單位
30/F	30樓
30樓	RESIDENTIAL UNITS 住宅單位
29/F	29樓
29樓	RESIDENTIAL UNITS 住宅單位
28/F	28樓
28樓	RESIDENTIAL UNITS 住宅單位
27/F	27樓
27樓	RESIDENTIAL UNITS 住宅單位
26/F	26樓
26樓	RESIDENTIAL UNITS 住宅單位
25/F	25樓
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23/F	23樓
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9樓	RESIDENTIAL UNITS 住宅單位
8/F	8樓
8樓	RESIDENTIAL UNITS 住宅單位
7/F	7樓
7樓	RESIDENTIAL UNITS 住宅單位
6/F	6樓
6樓	RESIDENTIAL UNITS 住宅單位
5/F	5樓
5樓	RESIDENTIAL UNITS 住宅單位
TRANSFER PLATE	結構轉接層
3/F	3樓
3樓	CLUBHOUSE 康樂設施
2/F	2樓
2樓	CLUBHOUSE / 康樂設施及 PLANT ROOM 機房
1/F	1樓
1樓	SHOP / 商舖及 PLANT ROOM 機房
G/F	G/F
地下	SHOP / RESIDENTIAL 商舖及住宅 ENTRANCE LOBBY 地下入口大堂



索引圖
Key Plan

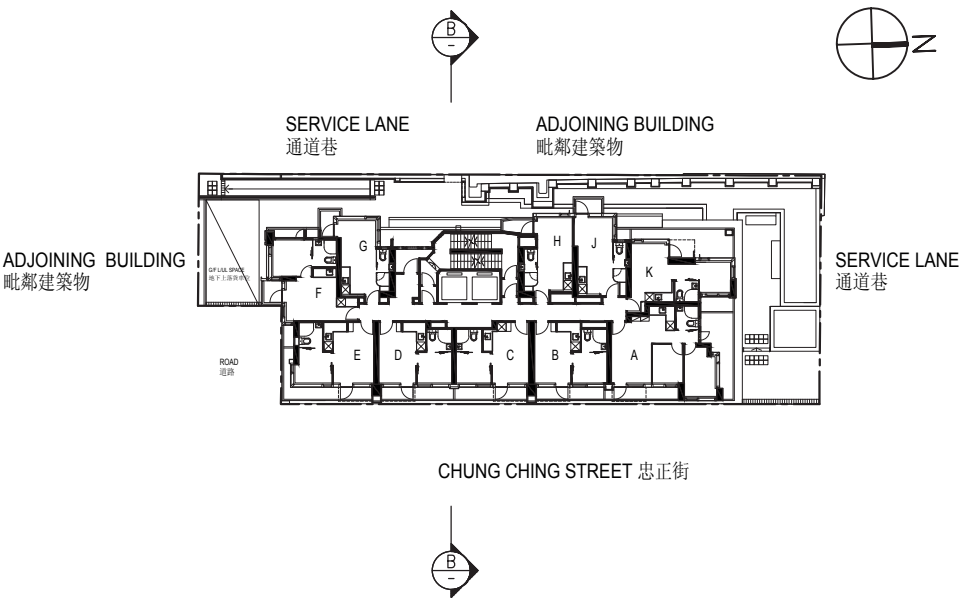
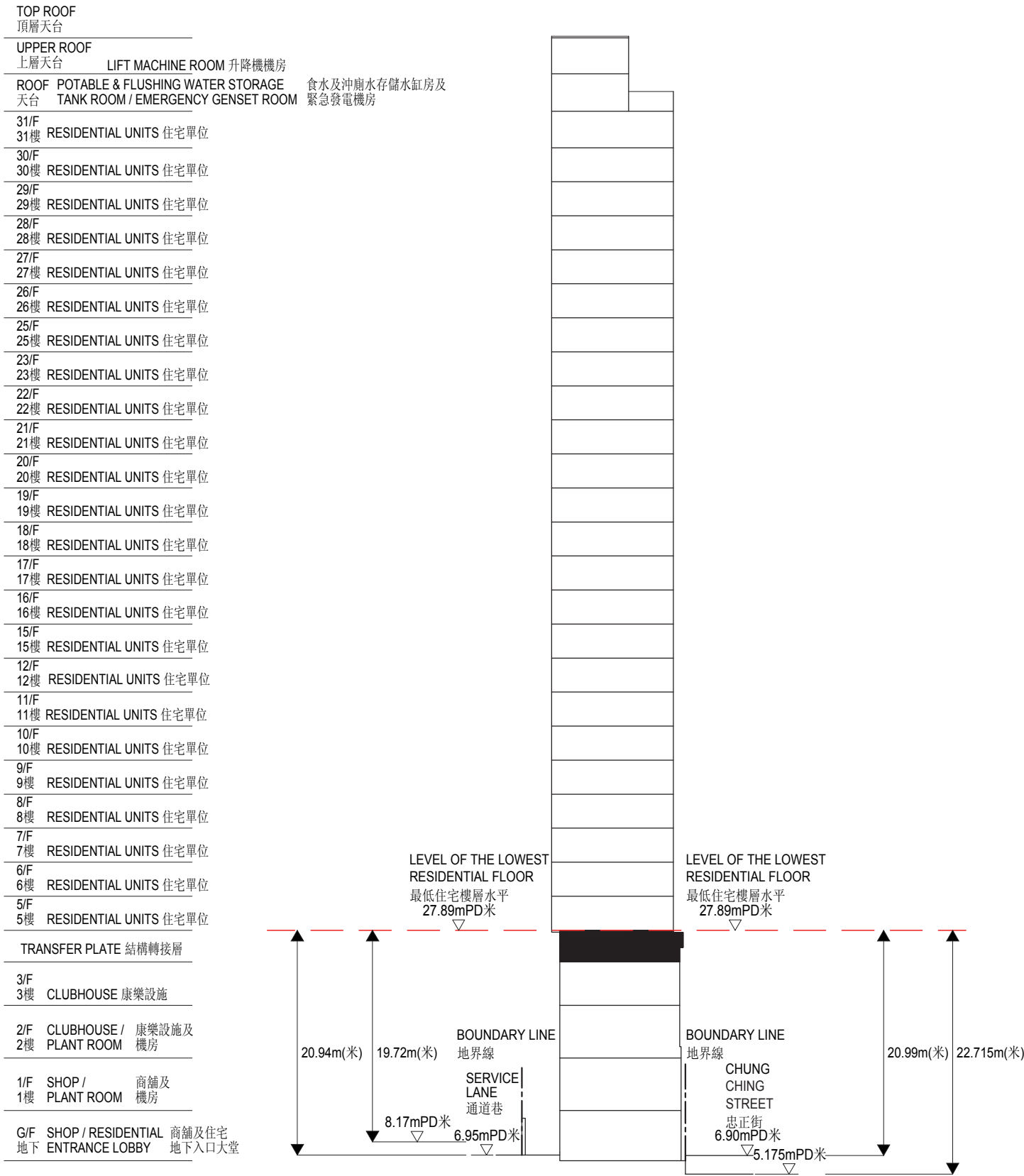
- 毗連建築物的一段通道巷為香港主水平基準以上4.42米至5.58米。
- 毗連建築物的一段道路為香港主水平基準以上6.77米至7.02米。
- 紅色虛線為最低住宅樓層水平。

- The part of Service Lane adjacent to the building is 4.42 to 5.58 metres above the Hong Kong Principal Datum (mPD).
- The part of Road adjacent to the building is 6.77 to 7.02 metres above the Hong Kong Principal Datum (mPD).
- Red dotted line denotes the lowest residential floor.

18 發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

橫截面圖 B-B
Section B-B

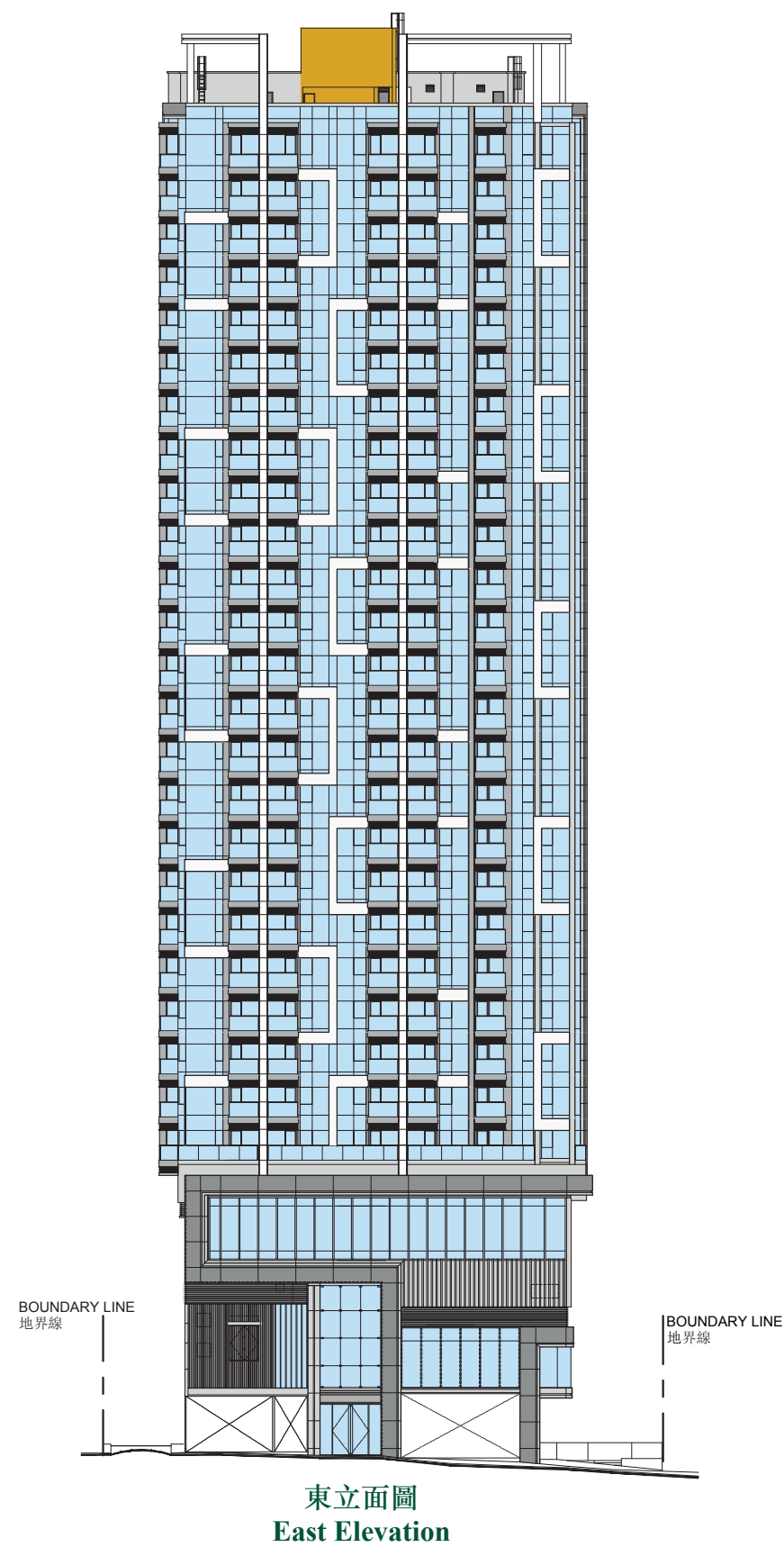


索引圖
Key Plan

1. 毗連建築物的一段通道巷為香港主水平基準以上6.95米至8.17米。
2. 毗連建築物的一段忠正街為香港主水平基準以上5.175米至6.90米。
3. — — — 紅色虛線為最低住宅樓層水平。

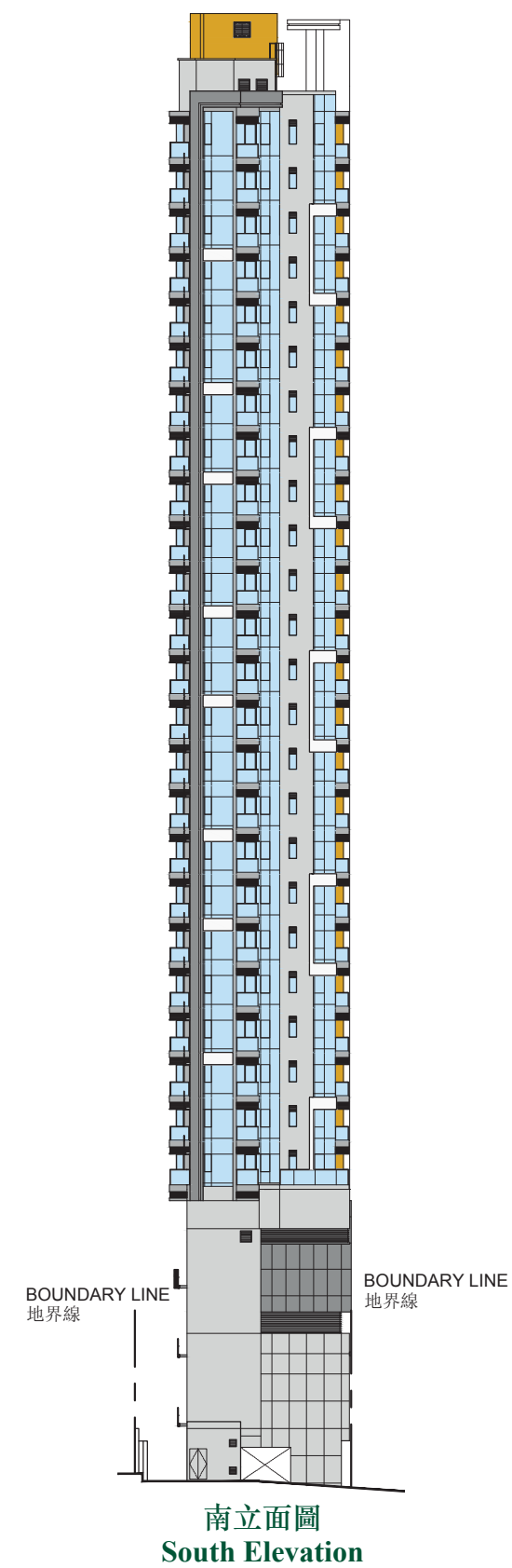
1. The part of Service Lane adjacent to the building is 6.95 to 8.17 metres above the Hong Kong Principal Datum (mPD).
2. The part of Chung Ching Street adjacent to the building is 5.175 to 6.90 metres above the Hong Kong Principal Datum (mPD).
3. — — — Red dotted line denotes the lowest residential floor.

19 立面圖 ELEVATION PLAN



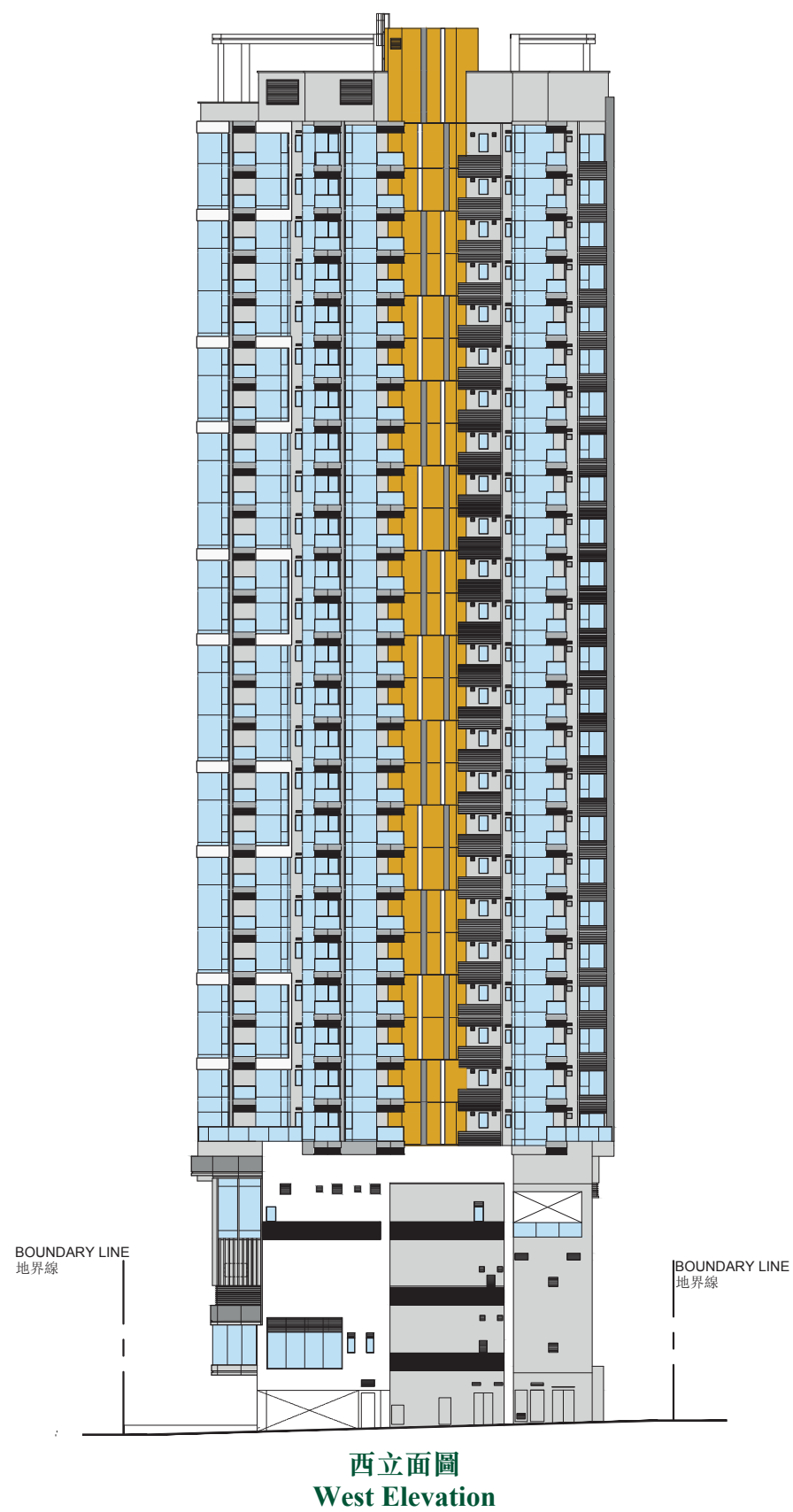
發展項目的認可人士證明本立面圖所顯示的立面：

1. 以2019年7月5日的情況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 5 July 2019; and
2. are in general accordance with the outward appearance of the development.



發展項目的認可人士證明本立面圖所顯示的立面：

1. 以2019年7月5日的情況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 5 July 2019; and
2. are in general accordance with the outward appearance of the development.

20 發展項目中的公用設施的資料

INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

公用設施 Common Facilities	位置 Location	有上蓋遮蓋面積 Covered area	沒有上蓋遮蓋面積 Uncovered area
(a) 住客會所 (包括任何供住客使用的康樂設施) Residents' Clubhouse (including any recreational facilities for residents' use)	2樓及3樓 2/F and 3/F	284.301 sq.metre 平方米 3,060 sq.ft. 平方呎	不適用 Not Applicable
(b) 位於發展項目中的建築物的天台和最低一層住宅樓層之間任何一層的，供住客使用的公用花園或遊樂地方 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	不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable
(c) 位於發展項目的建築物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 A communal garden or play area for residents' use below the lowest residential floor of a building in the development	不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable

備註：1. 康樂設施有上蓋遮蓋之面積為核准圖則內獲建築事務監督豁免之康樂設施面積。
2. 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。

Note: 1. The covered area of recreational facilities is the exempted recreational facilities area permitted by the Building Authority as shown on the approved building plans.
2. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

21 閱覽圖則及公契

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

1.

備有關於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 - 住宅物業每一已簽立的公契。

(b)

無須為閱覽付費。
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 - every deed of mutual covenant in respect of the residential property that has been executed.

(b)

The inspection is free of charge.

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

1. 外部裝修物料

a.	外牆	裝修物料的類型	基座：玻璃幕牆、鋁飾板配外牆磚	
			住宅大樓：玻璃幕牆、鋁飾板配外牆磚	
b.	窗	框的用料	氟化碳噴塗鋁窗框	
		玻璃的用料	所有單位窗戶為灰玻璃 所有浴室窗戶(如有)裝設磨砂玻璃	
c.	窗台	窗台的用料	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	裝有玻璃欄河
			露台地台	鋪砌地磚及人造木平台
			露台牆身	鋪砌外牆磚及鋁飾板
			露台天花	裝有鋁飾板
		是否有蓋	露台設有上蓋	
		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

			牆壁	地板	天花板	
a.	大堂	地下住宅入口大堂裝修物料的類型	天然石材	天然石材	石膏板假天花	
		住宅樓層公用升降機大堂裝修物料的類型	天然石材、牆紙、金屬板及玻璃板	地磚	石膏板假天花	
			牆壁	天花板		
b.	內牆及天花板	客廳裝修物料的類型	乳膠漆	乳膠漆		
		飯廳裝修物料的類型	乳膠漆	乳膠漆		
		睡房裝修物料的類型	乳膠漆	乳膠漆		
			地板	牆腳線		
c.	內部地板	客廳的用料	外露地台鋪砌地磚	木牆腳線		
		飯廳的用料	外露地台鋪砌地磚	木牆腳線		
		睡房的用料	外露地台鋪砌地磚	木牆腳線		
			牆壁	地板	天花板	
d.	浴室	裝修物料的類型	外露牆身鋪砌飾面磚及玻璃間牆	外露地台鋪砌飾面磚	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底			
			牆壁	地板	天花板	灶台
e.	廚房	裝修物料的類型	牆磚及玻璃	外露地台鋪砌地磚	石膏板假天花	人造石檯面
		牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			

3. 室內裝置

			用料	裝修物料	配件
a.	門	單位大門	實心防火木門	木皮飾面	門鎖
		露台門(5樓F、G、H及J單位及6樓至12樓、15樓至23樓及25樓至31樓的所有單位)	鋁框門	灰玻璃	門鎖
		平台門(5樓A、B、C、D、E、F及K單位)	鋁框門	灰玻璃	門鎖
		睡房門(5樓至11樓A及F單位及12樓、15樓至23樓、25樓至31樓A、F及K單位)	中空木門	木皮飾面	門鎖
		睡房門(5樓至12樓、15樓至23樓及25樓至31樓B、C、D及E單位)	中空木趟門	木皮飾面	門鎖
		浴室門	玻璃趟門	玻璃	門鎖
			裝置及設備	類型	用料
b.	浴室	(i) 裝置及設備的類型及用料	櫃	櫃枱面	天然石材
				櫃	木製洗手盆櫃及木製鏡櫃
			潔具	洗手盆水龍頭	鍍鉻
				座廁	搪瓷
				洗手盆	搪瓷
				毛巾掛勾	金屬
				毛巾架	金屬
				廁紙架	金屬
				淋浴間	玻璃
		浴室設備	隨樓附送之設備及品牌，請參閱「設備說明」		
		(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(如適用的話)			不適用		
			用料		
c.	廚房	(i) 洗滌盆	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	裝修物料	
		(iii) 廚櫃	木製廚櫃配櫃門板	塑料及油漆飾面及人造石檯面	
		(iv) 所有其他裝置及設備的類型	消防裝置及設備	開放式廚房內或附近的天花裝置煙霧探測器及消防花灑頭	
			其他裝置	鍍鉻洗滌盆水龍頭	
			其他設備	隨樓附送之設備及品牌，請參閱「設備說明」	

3. 室內裝置

			裝置	類型	用料
d.	睡房	裝置	嵌入式衣櫃	不適用	不適用
			其他裝置	不適用	不適用
e.	電話	接駁點的位置及數目	請參閱「機電裝置位置及數量說明表」		
f.	天線	接駁點的位置及數目	請參閱「機電裝置位置及數量說明表」		
			裝置	類型	
g.	電力裝置	(i) 供電附件 (包括安全裝置)	供電附件	提供電掣及插座之面板	
			安全裝置	單相電力並裝妥微型斷路器	
		(ii) 導管是隱藏或外露	導管是部份隱藏及部份外露 ¹		
		(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說明表」		
h.	氣體供應	類型	煤氣		
		系統	所有單位的煤氣喉接駁煤氣熱水爐。		
		位置	煤氣接駁點的位置請參閱「機電裝置位置及數量說明表」		
i.	洗衣機接駁點	位置	請參閱「機電裝置位置及數量說明表」		
		設計	設有洗衣機來，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	水管是部份隱藏及部份外露 ²		
		有否熱水供應	廚房和浴室供應熱水		

4. 雜項

				住宅升降機		
a.	升降機	(i) 品牌名稱及產品型號	品牌名稱	日立		
			產品型號	HVF-900-CO180		
		(ii) 升降機的數目及到達的樓層	升降機的數目	2部		
			到達的樓層	地下、1樓至3樓、5樓至12樓、15樓至23樓及25樓至31樓		
b.	信箱	用料	金屬			
c.	垃圾收集	(i) 垃圾收集的方法	垃圾由清潔工人收集			
		(ii) 垃圾房的位置	每層住宅樓層之公用地方設有垃圾及物料回收房，中央垃圾房設於地下。			
			水錶	電錶	氣體錶	
d.	水錶，電錶及氣體錶	(i) 位置	每層之公共水錶櫃	每層之公共電錶櫃	露台高位(5樓F、G、H及J單位及6樓至12樓、15樓至23樓及25樓至31樓所有單位) 平台高位(5樓A、B、C、D、E及K單位)	
		(ii) 就住宅單位而言是獨立或公用的錶	獨立	獨立	獨立	

備註：

1. 除部份隱藏於混凝土內之導管外，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、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏。

2. 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或隱藏。

5. 保安設施

保安系統及設備	入口通道控制及保安系統	地下住宅入口大堂裝有智能讀卡器。各住宅單位均裝置對講機。
	閉路電視	地下住宅入口大堂，1樓升降機大堂及各升降機均裝有閉路電視連接地下住客入口大堂管理處。
嵌入式的裝備的細節		對講系統連接地下住宅入口大堂管理處。
嵌入式裝備的位置		對講機的位置請參閱「機電裝置位置及數量說明表」

6. 設備說明

位置	設備	品牌	型號 (如有)		適用單位
			室內機	室外機	
客廳及飯廳	分體式冷氣機	三菱電機	MS-GJ12VA	MU-GJ12VA	所有單位
			MS-GJ09VA	MU-GJ09VA	K單位(5樓至11樓)
睡房	分體式冷氣機	三菱電機	MS-GJ09VA	MU-GJ09VA	A及F單位(5樓至12樓、15樓至23樓及25樓至31樓)
			MS-GJ09VA	MU-GJ09VA	K單位(12樓、15樓至23樓及25樓至31樓)
			MSY-GJ10VA	MUY-GJ10VA	B、C、D及E單位(5樓至12樓、15樓至23樓及25樓至31樓)
位置	設備	品牌	型號 (如有)		適用單位
開放式廚房	抽油煙機	西門子	LI67SA530B		所有單位
	嵌入式微波爐	Miele	M6032		所有單位
	雪櫃	西門子	KU15LA65HK		F、G、H、J及K單位(5樓至12樓、15樓至23樓及25樓至31樓)
			KI24LV20HK		A、B、C、D及E單位(5樓至12樓、15樓至23樓及25樓至31樓)
	洗衣乾衣機	西門子	WK14D321HK		所有單位
	嵌入式煤氣煮食爐	西門子	ER326BB90X		所有單位
浴室	抽氣扇	GELEC	DPT 10-24H		所有單位
露台	煤氣熱水爐	TGC	RBOX16QL		F、H及J單位(5樓)及A、B、D、F、H、J及K單位(6樓至12樓、15樓至23樓及25樓至31樓)
			RBOX16QR		C及E單位(6樓至12樓、15樓至23樓及25樓至31樓)及G單位(5樓至12樓、15樓至23樓及25樓至31樓)
平台	煤氣熱水爐	TGC	RBOX16QL		A、B、D及K單位(5樓)
			RBOX16QR		C及E單位(5樓)

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。

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

1. EXTERIOR FINISHES

a.	External wall	Type of finishes	Podium: curtain wall, aluminium cladding and external wall tiles	
			Residential Tower: curtain wall, aluminium cladding and external wall tiles	
b.	Window	Material of frame	Fluorocarbon coated aluminium frame	
		Material of glass	Grey coloured glass for windows in all residential units Translucent glass for windows (if any) in all bathrooms	
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 balcony	Type of finishes	Balcony	Fitted with glass balustrade
			Balcony floor	Floor tiles and artificial wood deck
			Balcony wall	External wall tiles and aluminium cladding
			Balcony ceiling	Installed with aluminium panel
		Whether it is covered	Balcony is covered	
		Verandah	Not applicable	
f.	Drying facilities for clothing	Type	Not applicable	
		Material	Not applicable	

2. INTERIOR FINISHES

			Wall	Floor	Ceiling	
a.	Lobby	G/F residential entrance lobby finishes	Natural stone	Natural stone	Gypsum board false ceiling	
		Residential floor common lift lobby finishes	Natural stone, wallpaper, metal panel and glass panel	Tiles	Gypsum board false ceiling	
			Wall		Ceiling	
b.	Internal wall and ceiling	Living room finishes	Emulsion paint		Emulsion paint	
		Dining room finishes	Emulsion paint		Emulsion paint	
		Bedroom finishes	Emulsion paint		Emulsion paint	
			Floor	Skirting		
c.	Internal floor	Material of living room	Tiles to exposed surface	Timber skirting		
		Material of dining room	Tiles to exposed surface	Timber skirting		
		Material of bedroom	Tiles to exposed surface	Timber skirting		
			Wall	Floor	Ceiling	
d.	Bathroom	Type of finishes	Tiles to exposed surface and glass partition	Tiles to exposed surface	Gypsum board false ceiling	
		Whether the wall finishes run up to ceiling	Wall finishes run up to false ceiling			
			Wall	Floor	Ceiling	Cooking Bench
e.	Kitchen	Type of finishes	Tiles and glass panel	Tiles to exposed surface	Gypsum board false ceiling	Solid surfacing material
		Whether the wall finishes run up to ceiling	Wall finishes run up to false ceiling			

3. INTERIOR FITTINGS

			Material	Finishes	Accessories
a.	Doors	Main entrance door	Fire rated solid core timber door	Wood veneer	Lockset
		Balcony door (Flats F, G, H and J on 5/F and all flats on 6/F-12/F, 15/F-23/F and 25/F-31/F)	Aluminium frame door	Grey coloured glass	Lockset
		Flat roof door (Flats A, B, C, D, E, F and K on 5/F)	Aluminium frame door	Grey coloured glass	Lockset
		Bedroom door (Flats A and F on 5/F-11/F and Flats A, F and K on 12/F, 15/F-23/F and 25/F-31/F)	Hollow core timber door	Wood veneer	Lockset
		Bedroom door (Flats B, C, D and E on 5/F-12/F, 15/F-23/F and 25/F-31/F)	Hollow core timber sliding door	Wood veneer	Lockset
		Bathroom door	Glass sliding door	Glass	Lockset
			Fittings & equipment	Type	Material
b.	Bathroom	(i) Type and material of fittings and equipment	Cabinet	Counter top	Natural stone
				Cabinet	Timber basin cabinet and timber mirror cabinet
			Bathroom fittings	Wash basin mixer	Chrome plated
				Water closet	Vitreous china
				Basin	Vitreous china
				Robe hook	Metal
				Towel bar	Metal
				Paper Holder	Metal
				Shower compartment	Glass
				Bathroom appliances	For the appliances provision and brand name, please refer to the "Appliances Schedule"

3. INTERIOR FITTINGS

			Fittings & equipment	Type	Material
b.	Bathroom	(ii) Type and material of 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 applicable		Not applicable	
			Material		
c.	Kitchen	(i) Sink unit	Stainless steel		
		(ii) Water supply system	Copper water pipes are provided for cold water supply. Copper water pipes with thermal insulation are provided for hot water supply.		
			Material	Finishes	
		(iii) Kitchen cabinet	Timber cabinet with door panel	Plastic laminate and paint finish with solid surfacing material counter-top	
		(iv) Type of all other fittings and equipment	Fire service installations and equipment	Ceiling-mounted smoke detector and sprinkler head are fitted in or near open kitchen	
			Other fittings	Chrome plated sink mixer	
			Other equipment	For the appliances provision and brand name, please refer to "Appliances Schedule".	
			Fittings	Type	Material
d.	Bedroom	Fittings	Built-in Wardrobe	Not applicable	Not applicable
			Other fittings	Not applicable	Not applicable
e.	Telephone	Location and number of connection points	Please refer to the “Schedule and Location of Electrical & Mechanical Provisions”		
f.	Aerials	Location and number of connection points	Please refer to the “Schedule and Location of Electrical & Mechanical Provisions”		
			Fittings	Type	
g.	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets	
			Safety devices	Single phase electricity supply with miniature circuit breaker distribution board	
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed ¹		
		(iii) Location and number of power points and air-conditioner points	Please refer to the “Schedule and Location of Electrical & Mechanical Provisions”		

Remarks:

- 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.
- 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.

3. INTERIOR FITTINGS

h.	Gas supply	Type	Town Gas
		System	Gas supply pipe is provided and connected to gas water heater for all flats
		Location	For the location of gas connection points, please refer to the “Schedule and Location of Electrical & Mechanical Provisions”
i.	Washing machine connection point	Location	Please refer to the “Schedule and Location of Electrical & Mechanical Provisions”
		Design	Drain point and water point are provided for washing machine
j.	Water supply	Material of water pipes	Copper water pipes are provided for cold water supply. 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

4. MISCELLANEOUS

				Residential Lift	
a.	Lifts	(i) Brand name and model number	Brand Name	Hitachi	
			Model Number	HVF-900-CO180	
		(ii) Number and floors served by them	Number of lifts	2	
			Floors served by the lifts	G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F and 25/F-31/F	
b.	Letter box	Material	Metal		
c.	Refuse collection	(i) Means of refuse collection	Collected by cleaners		
		(ii) Location of refuse room	Refuse storage and material recovery room is provided at the common area on each residential floor. Refuse storage and material recovery chamber is provided on G/F.		
			Water meter	Electricity meter	Gas meter
d.	Water meter, electricity meter and gas meter	(i) Location	Inside common water meter cabinet at each floor	Inside common electric meter cabinet at each floor	At high level of balcony (Flats F, G, H and J on 5/F and all flats on 6/F-12/F, 15/F-23/F and 25/F-31/F) At high level of flat roof (Flats A, B, C, D, E and K on 5/F)
		(ii) 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

Security system and equipment	Access control and security system	Visitor panel with access card reader is installed at the G/F residential entrance lobby for resident access. Door phone is provided in all residential units.
	CCTV	CCTVs are installed at G/F residential entrance lobby, 1/F lift lobby and all the lifts connecting directly to caretaker's office at G/F residential entrance lobby.
Details of built-in provisions	Door phone connecting to the caretaker's counter at G/F residential entrance lobby.	
Location of built-in provisions	For the location of door phone, please refer to the “Schedule and Location of Electrical & Mechanical Provisions”	

6. APPLIANCES SCHEDULE

Location	Appliance	Brand	Model No. (if any)		Flats apply
			Indoor Unit	Outdoor Unit	
Living Room and Dining Room	Split Type Air-Conditioner	Mitsubishi Electric	MS-GJ12VA	MU-GJ12VA	All flats
			MS-GJ09VA	MU-GJ09VA	Flat K on 5/F-11/F
Bedroom	Split Type Air-Conditioner	Mitsubishi Electric	MS-GJ09VA	MU-GJ09VA	Flats A and F on 5/F-12/F, 15/F-23/F and 25/F-31/F
			MS-GJ09VA	MU-GJ09VA	Flat K on 12/F, 15/F-23/F and 25/F-31/F
			MSY-GJ10VA	MUY-GJ10VA	Flats B, C, D and E on 5/F-12/F, 15/F-23/F and 25/F-31/F
Location	Appliance	Brand	Model No. (if any)		Flats apply
Open Kitchen	Cooker Hood	Siemens	LI67SA530B		All flats
	Built-in Mircowave Oven	Miele	M 6032		All flats
	Fridge	Siemens	KU15LA65HK		Flats F, G, H, J and K on 5/F-12/F, 15/F-23/F and 25/F-31/F
			KI24LV20HK		Flats A, B, C, D and E on 5/F-12/F, 15/F-23/F and 25/F-31/F
	Washer Dryer	Siemens	WK14D321HK		All flats
	Built-in Gas Hob	Siemens	ER326BB90X		All flats
Bathroom	Exhaust Fan	GELEC	DPT 10-24H		All flats
Balcony	Gas Water Heater	TGC	RBOX16QL		Flats F, H and J on 5/F and flats A, B, D, F, H, J and K on 6/F-12/F, 15/F-23/F and 25/F-31/F
			RBOX16QR		Flats C and E on 6/F-12/F, 15/F-23/F and 25/F-31/F and Flat G on 5/F-12/F, 15/F-23/F and 25/F-31/F
Flat roof	Gas Water Heater	TGC	RBOX16QL		Flats A, B, D and K on 5/F
			RBOX16QR		Flats C and E on 5/F

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樓住宅單位機電裝置及位置數量說明表 Schedule and Location of Electrical & Mechanical Provisions of 5/F Residential Units

位置 Location	設備 Appliances	A	B	C	D	E	F	G	H	J	K
客廳及飯廳 Living Room and Dining Room	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	1	1	1	1	2
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	2
	光纖插座 Fibre Outlet	1	1	1	1	1	1	1	1	1	1
	單位電插座 Single Socket Outlet	-	-	-	-	-	-	1	1	1	1
	雙位電插座 Twin Socket Outlet	2	2	2	2	2	2	3	3	3	4
	室內空調機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	1	1	1	1	2
	對講機 Door Phone	1	1	1	1	1	1	1	1	1	1
睡房 Bedroom	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	1	-	-	-	-
	電話插座 Telephone Outlet	1	1	1	1	1	1	-	-	-	-
	單位電插座 Single Socket Outlet	1	1	1	1	1	1	-	-	-	-
	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	-	-	-	-
	室內空調機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	1	-	-	-	-
睡房 1 Bedroom 1	電視及電台天線插座 TV and FM Outlet	1	-	-	-	-	-	-	-	-	-
	電話插座 Telephone Outlet	1	-	-	-	-	-	-	-	-	-
	單位電插座 Single Socket Outlet	1	-	-	-	-	-	-	-	-	-
	雙位電插座 Twin Socket Outlet	1	-	-	-	-	-	-	-	-	-
	室內空調機接駁點 Connection Point for A/C Indoor Unit	1	-	-	-	-	-	-	-	-	-
浴室 Bathroom	單位電插座 Single Socket Outlet	1	1	1	1	1	1	1	1	1	1
開放式廚房 Open Kitchen	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	1	1	-
	洗衣乾衣機接駁點 Connection Point for Washer Dryer	1	1	1	1	1	1	1	1	1	1
	微型斷路器配電箱 Miniature Circuit Breaker Board	1	1	1	1	1	1	1	1	1	1
平台 Flat Roof	煤氣接駁點 Gas Connection Point	1	1	1	1	1	-	-	-	-	1
露台 Balcony	煤氣接駁點 Gas Connection Point	-	-	-	-	-	1	1	1	1	-

22 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

6樓至12樓、15樓至23樓和25樓至31樓住宅單位機電裝置及位置數量說明表 Schedule and Location of Electrical & Mechanical Provisions of 6/F-12/F, 15/F-23/F and 25/F-31/F Residential Units

位置 Location	設備 Appliances	A	B	C	D	E	F	G	H	J	K (只適用於6樓至11樓) (for 6/F-11/F only)	K (只適用於12樓、15樓至23樓及25樓至31樓) (for 12/F, 15/F-23/F and 25/F-31/F only)
客廳及飯廳 Living Room and Dining Room	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	1	1	1	1	2	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	2	1
	光纖插座 Fibre Outlet	1	1	1	1	1	1	1	1	1	1	1
	單位電插座 Single Socket Outlet	-	-	-	-	-	-	1	1	1	1	-
	雙位電插座 Twin Socket Outlet	2	2	2	2	2	2	3	3	3	4	3
	室內空調機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	1	1	1	1	2	1
	對講機 Door Phone	1	1	1	1	1	1	1	1	1	1	1
睡房 Bedroom	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	1	-	-	-	-	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	-	-	-	-	1
	單位電插座 Single Socket Outlet	1	1	1	1	1	1	-	-	-	-	1
	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	-	-	-	-	1
	室內空調機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	1	-	-	-	-	1
睡房 1 Bedroom 1	電視及電台天線插座 TV and FM Outlet	1	-	-	-	-	-	-	-	-	-	-
	電話插座 Telephone Outlet	1	-	-	-	-	-	-	-	-	-	-
	單位電插座 Single Socket Outlet	1	-	-	-	-	-	-	-	-	-	-
	雙位電插座 Twin Socket Outlet	1	-	-	-	-	-	-	-	-	-	-
	室內空調機接駁點 Connection Point for A/C Indoor Unit	1	-	-	-	-	-	-	-	-	-	-
浴室 Bathroom	單位電插座 Single Socket Outlet	1	1	1	1	1	1	1	1	1	1	1
開放式廚房 Open Kitchen	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	1	1	-	-
	洗衣乾衣機接駁點 Connection Point for Washer Dryer	1	1	1	1	1	1	1	1	1	1	1
	微型斷路器配電箱 Miniature Circuit Breaker Board	1	1	1	1	1	1	1	1	1	1	1
露台 Balcony	煤氣接駁點 Gas Connection Point	1	1	1	1	1	1	1	1	1	1	1

23 服務協議 SERVICE AGREEMENTS

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。

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.

24 地稅 GOVERNMENT RENT

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

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.

25 買方的雜項付款

MISCELLANEOUS PAYMENTS BY PURCHASER

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)付清理廢料的費用。

備註：買方須向發展項目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。

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.

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.

26 欠妥之處的保養責任期

DEFECT LIABILITY WARRANTY PERIOD

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。

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.

27 斜坡維修

MAINTENANCE OF SLOPES

A. 批地文件規定，發展項目中的住宅物業的擁有人須自費維修任何斜坡
不適用。

B. 擁有人自費就發展項目維修任何斜坡的承諾
不適用。

C. 根據公契，發展項目的管理人獲擁有人授權進行維修工程

1. 公契及管理協議(「公契」)第13(c)(xii)條訂明管理開支應包括「檢查、維修及保養斜坡及護土牆的費用，根據批地文件或公契，並按照《斜坡維修指南》和《斜坡維修手冊》的要求，該維修保養的責任由所有擁有人負責。」
2. 公契第37(bh)條訂明：-
「37. 在本公契的條文的約束下，每位擁有人在此不可撤回地委任管理人為代理人，獲受全權針對其他一位或多位擁有人執行本公契的條文，以及處理按照本公契的條文妥為授權的任何有關公用地方及設施的事宜。在本公契所賦予的其他權力以外，管理人獲受全權及不受限制地為了或與該地段及該屋苑及該管理有關而作出所有必要或恰當的行為及事情，包括(尤其是以下事宜但在各方面都不受上述的一般性事宜加以限制)：-
(bh) 聘請合資格人員以遵守批地文件並按照《斜坡維修指南》和《斜坡維修手冊》，以及按照由恰當政府部門不時發出有關斜坡、護土牆及相關構築物的所有指南，檢查、保存及保養任何斜坡及護土牆以保持其在妥善及維修充足的良好狀況，及對其進行任何必要的工程，並向所有擁有人收取因管理人進行這等維修、修葺及任何其他工程而合法地已招致或將會招致的一切費用。倘若管理人已經盡了一切合理努力而仍未能根據本公契的條款向所有擁有人收取所需工程的費用，則管理人不會因執行批地文件的任何有關要求而負上個人責任，該責任仍須由擁有人負責。」
3. 公契第74(b)條訂明：-
「74. (b) 擁有人必須按照批地文件及本公契的要求，並符合《斜坡維修指南》和《斜坡維修手冊》，自費保養及進行有關斜坡及護土牆的所有工程。首位擁有人須自本公契日期起計一個月內將一份完整的《斜坡維修手冊》副本存放在管理處，以供所有擁有人免費參閱，並在繳付合理費用後可取得副本。所有有關收入須撥入特別基金。管理人(為本條目的包括業主委員會或業主立案法團(若已成立))現在此獲得所有擁有人授予全權聘請合資格人員以遵守批地文件及本公契，並按照《斜坡維修指南》，以及所有由恰當的政府部門不時發出有關斜坡、護土牆及相關構築物的指南，檢查、保存及維修斜坡及護土牆以保持其在妥善及維修充足的良好狀況，並對其進行任何必要的工程。所有擁有人須向管理人支付其因進行這等維修、修葺及任何其他工程而合法地招致或將會招致的一切費用。倘若管理人已經盡一切合理努力而仍未能向所有擁有人收取所需工程的費用，則管理人不會因執行批地文件及本公契的有關要求而負上個人責任，該責任仍須由擁有人負責。」

A. The land grant requires the owners of the residential properties in the development to maintain any slope at their own cost

Not applicable.

B. Owner's undertaking to maintain any slope in relation to the development at that owner's own cost

Not applicable.

C. Under the deed of mutual covenant, the manager of the development has the owners' authority to carry out the maintenance work

1. Clause 13(c)(xii) of the Deed of Mutual Covenant and Management Agreement (“the Deed of Mutual Covenant”) stipulates that the Management Expenses shall cover “the cost of inspecting, repairing and maintaining the Slopes and Retaining Walls the maintenance of which is the liability of the Owners under the Government Grant or this Deed and in accordance with the Slope Maintenance Guidelines and the Slope Maintenance Manual”.
2. Clause 37(bh) of the Deed of Mutual Covenant stipulates that: -
“37. Subject to the provisions of this Deed, each Owner hereby irrevocably APPOINTS the Manager as agent with full power of delegation to enforce the provisions of this Deed against the other Owner or Owners and in respect of any matter concerning the Common Areas and Facilities duly authorised in accordance with the provisions of this Deed. In addition to the other powers expressly provided in this Deed, the Manager shall have full and unrestricted authority to do all such acts and things as may be necessary or expedient for or in connection with the Lot and the Estate and the management thereof including in particular the following but without in any way limiting the generality of the foregoing: -
(bh) To engage qualified personnel to inspect keep and maintain in good substantial repair and condition, and to carry out any necessary works in respect of any of the Slopes and Retaining Walls in compliance with the Government Grant and in accordance with the Slope Maintenance Guidelines and the Slope Maintenance Manual and all guidelines issued from time to time by the appropriate government department regarding the maintenance of slopes, retaining walls and related structures and to collect from the Owners all costs lawfully incurred or to be incurred by the Manager in carrying out such maintenance, repair and other works in respect thereof Provided That the Manager shall not be made personally liable for carrying out any such requirements of the Government Grant which shall remain the responsibility of the Owners if, having used all reasonable endeavours, the Manager is unable to collect the costs of the required works from all Owners pursuant to the terms of this Deed.”
3. Clause 74(b) of the Deed of Mutual Covenant stipulates that: -
“74. (b) The Owners shall at their own expense maintain and carry out all works in respect of the Slopes and Retaining Walls as required by the Government Grant and this Deed and in accordance with the Slope Maintenance Guidelines and the Slope Maintenance Manual. The First Owner shall deposit a full copy of the Slope Maintenance Manual in the management office within one month from the date of this Deed for inspection by all Owners free of charge and taking copies upon payment of a reasonable charge. All charges received shall be credited to the Special Funds. The Manager (which for the purpose of this Clause shall include the Owners' Committee or Owners' Incorporation (if formed)) is hereby given full authority by the Owners to engage suitable qualified personnel to inspect keep and maintain in good substantial repair and condition, and carry out any necessary works in respect of the Slopes and Retaining Walls in compliance with the Government Grant and this Deed and in accordance with the Slope Maintenance Manual and all guidelines issued from time to time by the appropriate Government department regarding the maintenance of slopes, retaining walls and related structures. All Owners shall pay to the Manager all costs lawfully incurred or to be incurred by it in carrying out such maintenance, repair and any other works. The Manager shall not be personally liable for carrying out any such requirements of the Government Grant and this Deed which shall remain the responsibility of the Owners if, having used all reasonable endeavours, it has not been able to collect the costs of the required works from all Owners.”

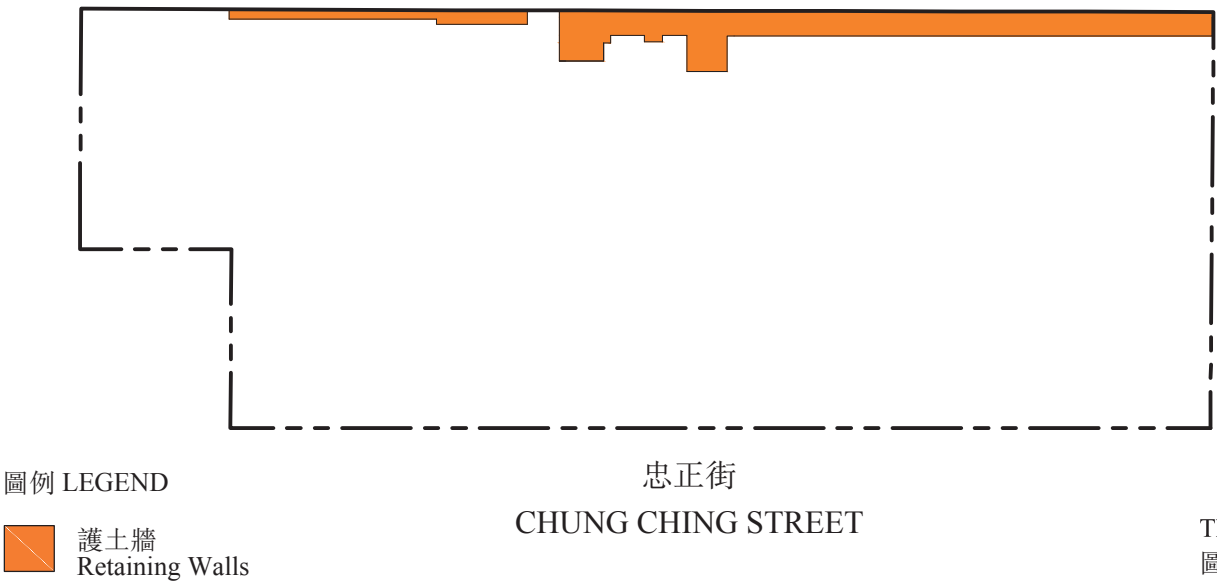
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斜坡維修

MAINTENANCE OF SLOPES

4. 附於公契並只為識別目的而顯示在已經或將會在發展項目所位於的土地之內或之外建造的斜坡、護土牆或相關構築物的圖則已在本部分末端列出。
5. 根據公契，發展項目的每名擁有人均須分擔在已經或將會在發展項目所位於的土地之內或之外建造的斜坡及任何護土牆或相關構築物的維修工程費用。
6. 根據公契，發展項目的管理人獲擁有人授權進行在已經或將會在發展項目所位於的土地之內或之外建造的斜坡及任何護土牆或相關構築物的維修工程。

4. The plan annexed to the Deed of Mutual Covenant for identification purpose only showing the slope, retaining wall or related structures constructed, or to be constructed, within or outside the land on which the development is situated is set out at the end of this section.
5. Under the Deed of Mutual Covenant, each of the owners of the development is obliged to contribute towards the costs of the maintenance work of the slope and any retaining wall or related structures constructed, or to be constructed, within or outside the land on which the development is situated.
6. Under the Deed of Mutual Covenant, the manager of the development has the owners’ authority to carry out the maintenance work of the slope and any retaining wall or related structures constructed, or to be constructed, within or outside the land on which the development is situated.



This plan is for identification purpose only and is not to scale.
圖則僅供識別用途及並非按比例製作。

28

修訂

MODIFICATION

不適用

Not Applicable

29 申請建築物總樓面面積寬免的資料

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

總樓面面積寬免項目的面積

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)	8.920
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及必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	132.916
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及必要機房，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	372.698
2.3	非強制性或非必要機房，例如空調機房、風櫃房等	不適用
根據《建築物（規劃）規例》第 23A(3) 條不計算的總樓面面積		
3	供人離開或到達旅館時上落汽車的地方	不適用
4	旅館的輔助性設施	不適用
根據《聯合作業備考》第 1 號和第 2 號提供的環保設施		
5 (#)	住宅樓宇露台	246.000
6	加闊的公用走廊及升降機大堂	不適用
7	公用空中花園	不適用
8	非住宅樓宇的公用平台花園	不適用
9	隔聲簷	不適用
10	翼牆、捕風器及風斗	不適用
11 (#)	非結構預製外牆	69.528
12	工作平台	不適用
13	隔音屏障	不適用
適意設施		
14 (#)	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	5.000
15 (#)	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	284.301
16	有上蓋的園景區及遊樂場	不適用
17	橫向屏障/有蓋人行道、花棚	不適用
18 (#)	擴大升降機井道	41.481
19	煙囪管道	不適用
20 (#)	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	24.535

適意設施		
21 (#)	強制性設施或必要機房所需的管槽、氣槽	66.327
22	非強制性設施或非必要機房所需的管槽、氣槽	不適用
23	環保系統及設施所需的機房、管槽及氣槽	不適用
24	非住用發展項目中電影院、商場等的較高的淨高及前方中空	不適用
25	非住用發展項目的公用主要入口(尊貴入口)上方的中空	不適用
26	複式住宅單位及洋房的中空	不適用
27 (#)	其他伸出物，如空調機箱或伸出外牆超過750毫米的空調機平台	151.479
其他項目		
28	庇護層，包括庇護層兼空中花園	不適用
29	其他伸出物	不適用
30	公共交通總站	不適用
31	共用構築物及樓梯	不適用
32	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	不適用
33	公眾通道	不適用
34	因建築物後移導致的覆蓋面積	不適用
額外總樓面面積		
35 (#)	額外總樓面面積	692.45

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 規定的要求而制訂的。屋宇署會按實際需要不時更改有關要求。

29 申請建築物總樓面面積寬免的資料

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

有關建築物的環境評估

發展項目獲得綠建環評1.2版(新建建築)暫定不予評級。



發展項目的公用部份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份的預計能量表現或消耗的最近期資料：

第I部份	
提供中央空調	否
提供具能源效益的設施	是
擬安裝的具能源效益的設施	1. 能源標籤分體式冷氣 2. 交流變頻調速升降機

第II部份：擬興建樓宇預計每年能源消耗量(註腳 1)：-						
發展項目類型	位置	使用有關裝置的內部樓面面積(平方米)	基線樓宇(註腳 2) 每年能源消耗量		擬興建樓宇每年能源消耗量	
			電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年	電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年
住用發展項目(不包括酒店)	中央屋宇裝備裝置(註腳 3)	1,489.540	126.03	0	100.5	0
非住用發展項目(註腳 4)(包括酒店)	平台(中央屋宇裝備裝置)	不適用	不適用	不適用	不適用	不適用
	平台(非中央屋宇裝備裝置)	1,265.4	100.65	0	88.52	0
	塔樓(中央屋宇裝備裝置)	不適用	不適用	不適用	不適用	不適用
	塔樓(非中央屋宇裝備裝置)	不適用	不適用	不適用	不適用	不適用

註腳:

- 一般而言，一棟樓宇的預計“每年能源消耗量”愈低，其節約能源的效益愈高。如一棟樓宇預計的“每年能源消耗量”低於該樓宇的“基線樓宇每年能源消耗量”，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。預計每年能源消耗量 [以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中:-
 - “每年能源消耗量”與新建樓宇BEAM Plus標準(1.2版)第4節及附錄8中的「年能源消耗」具有相同涵義；及
 - 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(1.2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。
- “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。
- 平台一般指發展項目的最低部分（通常為發展項目最低於15米部分及其地庫（如適用）），並與其上的塔樓具有不同用途。對於並無明確劃分平台與塔樓的發展項目，應視整個發展項目為塔樓。

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	是	否	不適用
照明裝置	✓		
空調裝置	✓		
電力裝置	✓		
升降機及自動梯的裝置	✓		
以總能源為本的方法			✓

請在適當方格填上(✓)號

29 申請建築物總樓面面積寬免的資料

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

Breakdown of GFA Concessions Obtained for All Features

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

		Area (m ²)
Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1 (#)	Carpark and loading/unloading area excluding public transport terminus	8.920
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.	132.916
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.	372.698
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	Not Applicable
Disregarded GFA under Building (Planning) Regulations 23A(3)		
3	Area for picking up and setting down persons departing from or arriving at the hotel by vehicle	Not Applicable
4	Supporting facilities for a hotel	Not Applicable
Green Features under Joint Practice Notes 1 and 2		
5 (#)	Balcony for residential buildings	246.000
6	Wider common corridor and lift lobby	Not Applicable
7	Communal sky garden	Not Applicable
8	Communal podium garden for non-residential buildings	Not Applicable
9	Acoustic fin	Not Applicable
10	Wing wall, wind catcher and funnel	Not Applicable
11 (#)	Non-structural prefabricated external wall	69.528
12	Utility platform	Not Applicable
13	Noise barrier	Not Applicable
Amenity Features		
14 (#)	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	5.000
15 (#)	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	284.301
16	Covered landscaped and play area	Not Applicable
17	Horizontal screens/covered walkways, trellis	Not Applicable
18 (#)	Larger lift shaft	41.481
19	Chimney shaft	Not Applicable
20 (#)	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room.	24.535

Amenity Features		
21 (#)	Pipe duct, air duct for mandatory feature or essential plant room	66.327
22	Pipe duct, air duct for non-mandatory or non-essential plant room	Not Applicable
23	Plant room, pipe duct, air duct for environmentally friendly system and feature	Not Applicable
24	High headroom and void in front of cinema, shopping arcade etc. in non-domestic development	Not Applicable
25	Void over main common entrance (prestige entrance) in non-domestic development	Not Applicable
26	Void in duplex domestic flat and house	Not Applicable
27 (#)	Other Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall.	151.479
Other Exempted Items		
28	Refuge floor including refuge floor cum sky garden	Not Applicable
29	Covered area under large projeting/overhanging feature	Not Applicable
30	Public transport terminus (PTT)	Not Applicable
31	Party structure and common staircase	Not Applicable
32	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA.	Not Applicable
33	Public passage	Not Applicable
34	Covered set back area	Not Applicable
Bonus GFA		
35 (#)	Bonus GFA	692.450

Note: The above table is based on the requirements as stipulated in 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 申請建築物總樓面面積寬免的資料
INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

The Environmental Assessment of the Building

The Development has achieved the PROVISIONAL UNCLASSIFIED rating under the BEAM Plus V1.2 for New Buildings



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			No			
Provision of Energy Efficient Features			Yes			
Energy Efficient Features proposed			1. A/C unit wiht efficiency label 2. ACVVVF lift motor			
Part II : The predicted annual energy use of Proposed Building ^(Note 1) : -						
Type of Development	Location	Internal Floor Area Served (m ²)	Annual Energy Use of Baseline Building ^(Note 2)		Annual Energy Use of Proposed Building	
			Electricity kWh / m ² / annum	Town Gas / LPG Unit / m ² / annum	Electricity kWh / m ² / annum	Town Gas / LPG Unit / m ² / annum
Domestic Development (excluding Hotel)	Central building services installation ^(Note 3)	1,489.54	126.03	0	100.5	0
Non-domestic Development ^(Note 4) (including Hotel)	Podium(s) (central building services installation)	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	Podium(s) (non - central building servicesinstallation)	1,265.4	100.65	0	88.52	0
	Tower(s) (central building services installation)	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	Tower(s) (non - central building services installation)	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

- Notes:
- In general, the lower the estimated “Annual Energy Use” of the building, the more efficient of the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency. The predicted annual energy use, in terms of electricity consumption (kWh/m²/annum) and town gas/LPG consumption (unit/m²/annum), of the development by the internal floor area served, where:
 - “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 (v1.2 version); and
 - “internal floor area”, in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
 - “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” under Section 4 and Appendix 8 of the BEAM Plus for New Building (v1.2 version).
 - “Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Building.
 - Podium(s) normally means the lowest part of the development (usually the lowest 15m of the development and its basement, (if any)) carrying different use(s) from that of the tower(s) above. For development without clear demarcation between podium(s) and tower(s), the development, as a whole, should be considered as tower(s).

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

Please (✓) where appropriate

1. 放置室外冷氣機

所有室外冷氣機(不論是為該住宅單位而設,或是為其他住宅單位而設) 放置在毗鄰/ 附件於部份住宅單位的冷氣機平台上、部分住宅單位的露台的假天花/ 高位或部份住宅單位的平台的高位或樓層面。該等被放置於冷氣機平台上、露台及平台的室外冷氣機可能對發展項目內有關的住宅單位的享用, 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」。

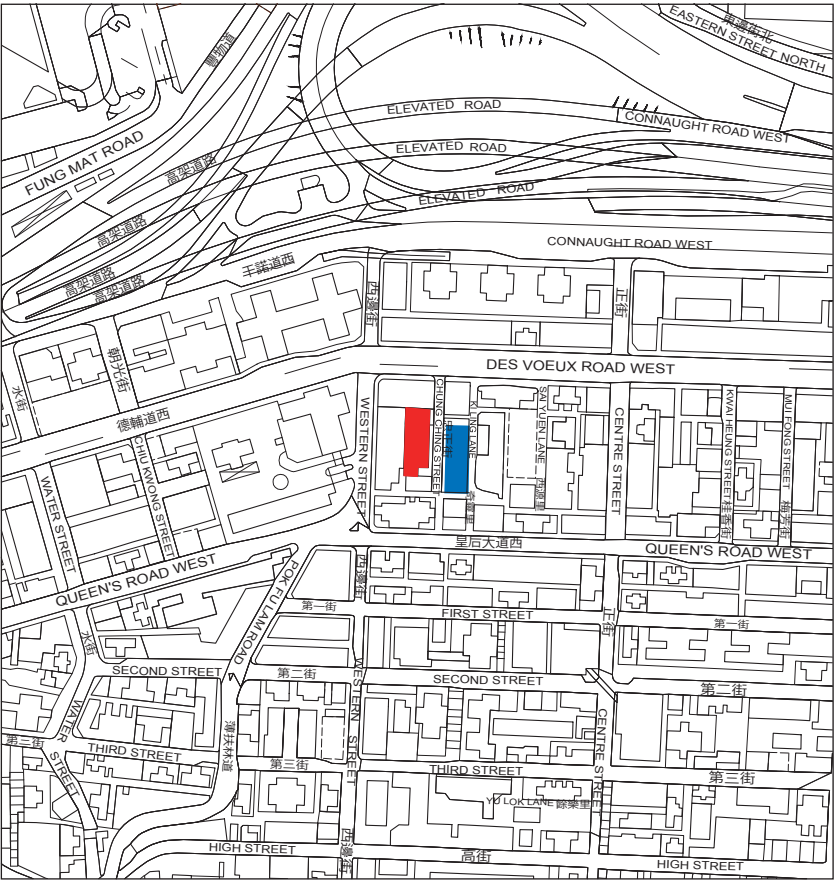
2. 建築裝飾

部份住宅單位的玻璃幕牆結構設有建築裝飾。此等建築裝飾可能對部份單位的景觀造成影響。有關建築裝飾的位置, 請參閱「發展項目的住宅物業的樓面平面圖」。

3. 附近的其他地段

賣方的有聯繫公司(「聯繫公司」)已收購及正在重建發展項目附近的其他地段, 即內地段第3872餘段、內地段第3873 餘段、內地段第3874 餘段、內地段第3875 餘段、內地段第3876 餘段、內地段第3877 餘段、內地段第3878 餘段、內地段第3879 餘段、內地段第3880 餘段及內地段第3881 餘段(統稱「毗鄰地段」)。

初步擬建於毗鄰地段上的一座樓高 28 層大樓的建築圖則已於 2020 年 5 月 28日獲屋宇署批准。該等建築圖則可能會作出修改, 而在毗鄰地段的建築物的設計及布局亦可能改變。賣方及聯繫公司並不就毗鄰地段任何現在或將來的使用、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。聯繫公司明確保留所有與毗鄰地段有關的權利, 包括但不限於其使用、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。



1. Placing of air-conditioning outdoor units

All air-conditioning outdoor units (either serving its own residential unit or other residential unit(s)) are placed on the air-conditioner platform(s) adjacent to/adjoining some residential units, the false ceiling/high level of the balcony(ies) of some residential units or the high level or floor level of the flat roof(s) of some residential units. The placing of air-conditioning outdoor units on the air-conditioner platform(s), balcony(ies) and flat roof(s) may affect the enjoyment of the relevant residential units of the development in terms of heat and noise or other aspects. For the locations of the air-conditioning outdoor units, please refer to the “Floor Plans of Residential Properties in the Development”.

2. Architectural features

Some architectural features are installed outside the curtain walls of some residential units of the development. The views of some residential units may be affected by these architectural features. For the locations of the architectural features, please refer to the “Floor Plans of Residential Properties in the Development”.

3. Other lots nearby

An associate corporation of the Vendor (“Associate Corporation”) has acquired and is in the course of redeveloping the Remaining Portion of Inland Lot No.3872, the Remaining Portion of Inland Lot No.3873, the Remaining Portion of Inland Lot No.3874, the Remaining Portion of Inland Lot No.3875, the Remaining Portion of Inland Lot No.3876, the Remaining Portion of Inland Lot No.3877, the Remaining Portion of Inland Lot No.3878, the Remaining Portion of Inland Lot No.3879, the Remaining Portion of Inland Lot No.3880 and the Remaining Portion of Inland Lot No.3881 (collectively, “Adjacent Lot”) near the development.

The general building plans of a 28-storey tower preliminarily intended to be constructed on the Adjacent Lot were approved by the Buildings Department on 28 May 2020. The general building plans are subject to amendments and the design and layout of the building(s) on the Adjacent Lot may be subject to change. The Vendor and the Associate Corporation 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 Lot. The Associate Corporation 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.

- The location of the Development 發展項目的位置
- The location of the Adjacent Lot 毗鄰地段的位置

This plan is for identification purpose only and is not to scale.
圖則僅供識別用途及並非按比例製作。

賣方就該項目指定的互聯網網站的網址：

**The address of the website designated by the vendor for the development:
www.one-artlane.com.hk**

1. 發展項目及其周邊地區日後可能出現改變。
2. 本售樓說明書印製日期: 2018年8月29日

1. There may be future changes to the development and the surrounding areas.
2. Date of printing of this Sales Brochure: 29 August 2018

EXAMINATION RECORD
檢視記錄

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2018 年 9 月 11 日 11 September 2018	P.39	更新立面圖 Update ELEVATION PLAN
2018 年 12 月 11 日 11 December 2018	P.14	更新發展項目的所在位置圖 Update LOCATION PLAN OF THE DEVELOPMENT
	P.16	更新關乎發展項目的分區計劃大綱圖 Update OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT
	P. 18-1 (加頁) (additional page)	新增關乎發展項目的分區計劃大綱圖 Add OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT
2019 年 3 月 11 日 11 March 2019	P.14	更新發展項目的所在位置圖 Update LOCATION PLAN OF THE DEVELOPMENT
	P.15	更新發展項目的鳥瞰照片 Update AERIAL PHOTOGRAPH OF THE DEVELOPMENT
	P.38 - 39	更新立面圖 Update ELEVATION PLAN
	P.56	更新有關資料 Update RELEVANT INFORMATION
2019 年 6 月 11 日 11 June 2019	P.14	更新發展項目的所在位置圖 Update LOCATION PLAN OF THE DEVELOPMENT
	P. 42, 45	更新裝置、裝修物料及設備 Update FITTINGS, FINISHES AND APPLIANCES

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2019 年 8 月 23 日 23 August 2019	P. 8	更新發展項目藝里坊・1 號 的資料 Update INFORMATION ON THE DEVELOPMENT ONE・ARTLANE
	P. 14	更新發展項目的所在位置圖 Update LOCATION PLAN OF THE DEVELOPMENT
	P.16, 18-1	更新關乎發展項目的分區計劃大綱圖等 Update OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT
	P. 19	更新發展項目的布局圖 Update LAYOUT PLAN OF THE DEVELOPMENT
	P. 21 - 23	更新發展項目的住宅物業的樓面平面圖 Update FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
	P. 26	更新發展項目中的停車位的樓面平面圖 Update FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT
	P. 34	更新公共設施及公眾休憩用地的資料 Update INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES
	P. 36 - 37	更新發展項目中的建築物的橫截面圖 Update CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT
	P. 38 - 39	更新立面圖 Update ELEVATION PLAN
	P. 51	更新斜坡維修 Update MAINTENANCE OF SLOPES
2019 年 9 月 20 日 20 September 2019	P. 8	更新發展項目藝里坊・1 號 的資料 Update INFORMATION ON THE DEVELOPMENT ONE・ARTLANE
	P. 12	更新發展項目的設計的資料 Update INFORMATION ON DESIGN OF THE DEVELOPMENT
	P. 19	更新發展項目的布局圖 Update LAYOUT PLAN OF THE DEVELOPMENT
	P. 56	更新有關資料 Update RELEVANT INFORMATION
2019 年 12 月 20 日 20 December 2019	P. 14	更新發展項目的所在位置圖 Update LOCATION PLAN OF THE DEVELOPMENT

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	P. 14	更新發展項目的所在位置圖 Update LOCATION PLAN OF THE DEVELOPMENT
	P. 26	更新發展項目中的停車位的樓面平面圖 Update FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT
	P. 40	更新發展項目中的公用設施的資料 Update INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT
	P. 49	更新買方的雜項付款 Update MISCELLANEOUS PAYMENTS BY PURCHASER
	P. 56	更新有關資料 Update RELEVANT INFORMATION
2020 年 6 月 19 日 19 June 2020	P. 15	更新發展項目的鳥瞰照片 Update AERIAL PHOTOGRAPH OF THE DEVELOPMENT
	P.15-1 (加頁) (additional page)	新增發展項目的鳥瞰照片 Add AERIAL PHOTOGRAPH OF THE DEVELOPMENT
	P. 36 - 37	更新發展項目中的建築物的橫截面圖 Update CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT
	P. 38 - 39	更新立面圖 Update ELEVATION PLAN
	P. 56	更新有關資料 Update RELEVANT INFORMATION

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