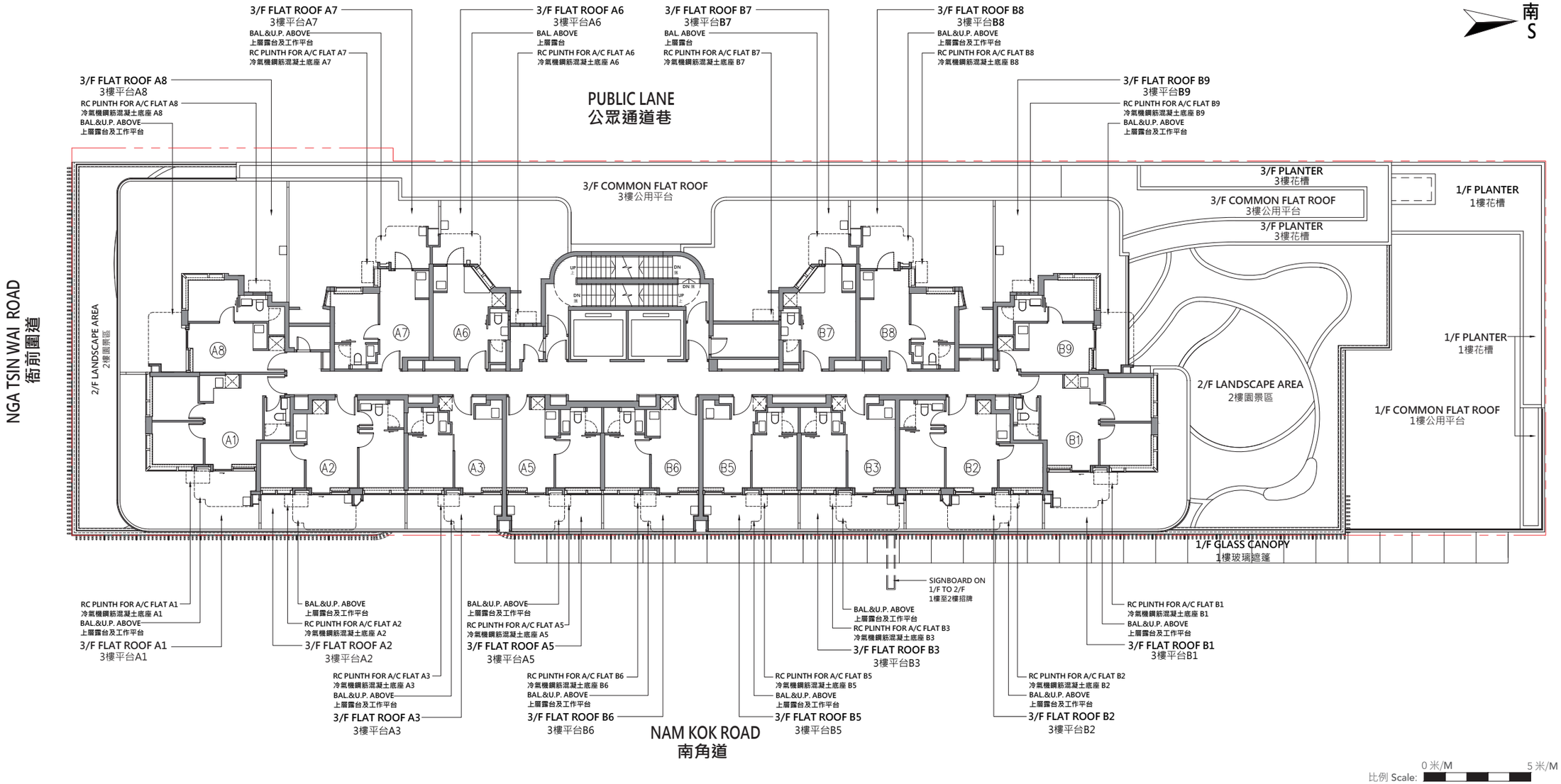


BAL. = Balcony 露台
U.P. = Utility Platform 工作平台
RC PLINTH FOR A/C = Reinforced Concrete Plinth for Air-conditioner Unit 冷氣機鋼筋混凝土底座

—— - - —— 發展項目的界線 Boundary of the Development

備註：圖中所示之發展項目住宅樓層布局是參照適用於 3 樓住宅樓層的樓面平面圖。

Note: The layout of the residential floor of the development shown in this plan is based on floor plan applicable to 3/F.

在本頁上之備註和圖例適用於全部的「發展項目的住宅物業的樓面平面圖」頁數。
The remarks and legends on this page apply to all pages of "Floor plans of residential properties in the development".

樓面平面圖圖例
Legends of the Floor Plans

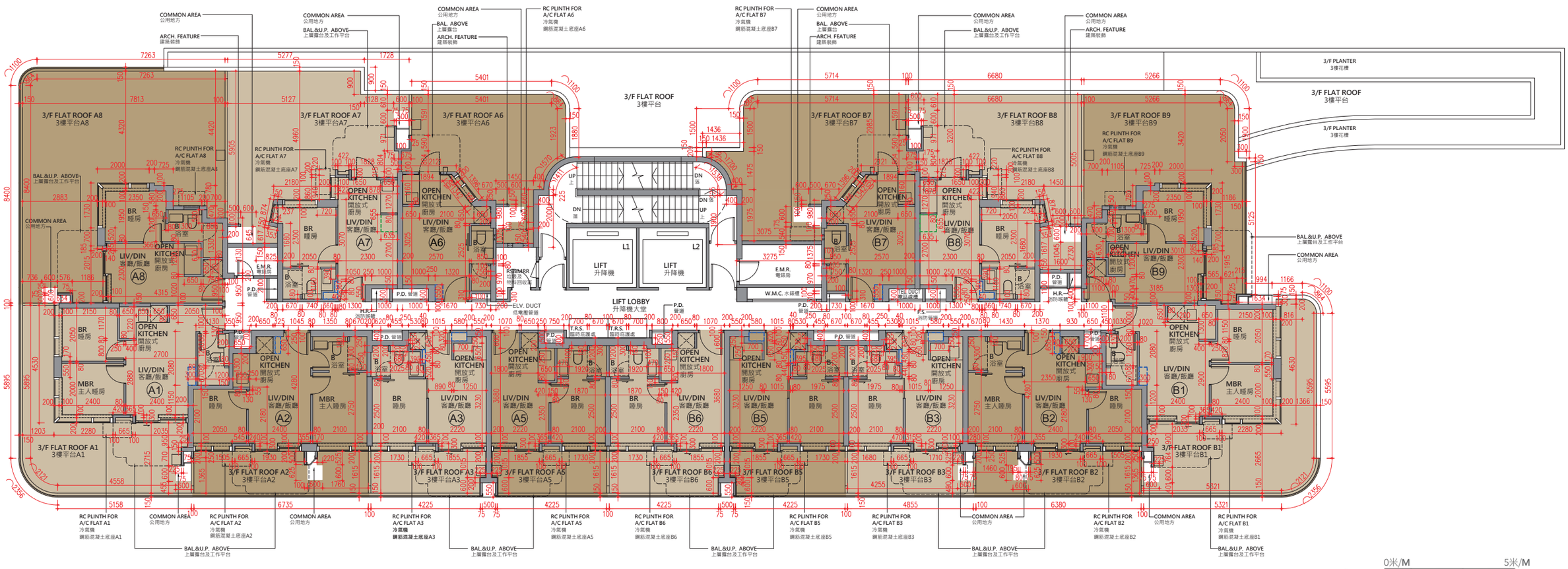
A/C	=	Air-conditioner Unit 冷氣機
A/C PLATFORM	=	Air-conditioner Platform 冷氣機平台
ARCH. FEATURE	=	Architectural Feature 建築裝飾
BAL.	=	Balcony 露台
B	=	Bathroom 浴室
BR	=	Bedroom 睡房
DN	=	Down 落
E.M.R.	=	Electric Meter Room 電錶房
ELV. DUCT	=	Extra Low Voltage Duct 低電壓管道
F.S.	=	Fire Services Pipe Duct 消防管道
H.R.	=	Hose Reel 消防喉轆
LIV/DIN	=	Living Room / Dining Room 客廳/飯廳
MBR	=	Master Bedroom 主人睡房
P.D.	=	Pipe Duct 管道
RC PLINTH FOR A/C	=	Reinforced Concrete Plinth for Air-conditioner Unit 冷氣機鋼筋混凝土底座
RS&MRR	=	Refuse Storage and Material Recovery Room 垃圾及物料回收室
T.R.S.	=	Temporary Refuge Space 臨時庇護處
TEL. DUCT	=	Telephone Duct 電話線槽
U.P.	=	Utility Platform 工作平台
W.M.C.	=	Water Meter Cabinet 水錶櫃
	=	Built-in fittings provided in the flats 隨樓附送嵌入式裝置
	=	Movable cabinet for refrigerator provided in the flats 隨樓附送雪櫃用之可移動櫃

備註：
1. 部分住宅物業的露台、工作平台、平台、天台或外牆或設有外露之公用喉管，或外牆裝飾板內藏之公用喉管。
2. 部分住宅物業內之部分天花或有跌級樓板，用以安裝上層之機電設備或配合上層之結構、建築設計及/或裝修設計上的需要。
3. 部分住宅物業內或設有假陣或假天花用以安裝冷氣喉管及/或其他機電設備。
4. 平面圖所列之數字為以毫米標示之建築結構尺寸。
5. 各住宅物業的樓面平面圖內所展示之裝置及設備的圖標如浴缸、洗手盆、座廁、淋浴間、洗滌盆、櫃(如有)等乃根據最新經批准的建築圖則擬備，其形狀、尺寸、比例或與實際提供的裝置及設備存在差異，僅供示意及參考之用。

Remarks:
1. Common pipes exposed or enclosed in cladding may be located at the balcony, utility platform, flat roof, roof or external wall of some residential properties.
2. There may be sunken slabs at some parts of the ceiling inside some residential properties for the installation of mechanical and electrical services of the floor above or due to the structural, architectural and/or decoration design requirements of the floor above.
3. There may be ceiling bulkheads or false ceiling inside some residential properties for the installation of air-conditioning conduits and/or other mechanical and electrical services.
4. The dimensions of the floor plans are all structural dimensions in millimeter.
5. Those icons of fittings and fitments shown on the floor plans of residential properties like bathtubs, wash basins, water closets, shower cubicles, sink units, cabinets (if any) etc. are prepared in accordance with the latest approved building plans. Their shapes, dimensions, scales may be differed from the fittings and fitments actually provided and they are for indication and reference only.

3樓平面圖
3/F Floor Plan

南 S



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

Notes: 1. The dimensions in floor plans are all structural dimensions in millimeter.
2. Blank areas on the flat roof are common areas for building facility maintenance.

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat						
		A1	A2	A3	A5	A6	A7	A8
層與層之間的高度（毫米） Floor-to-Floor Height (mm)	3 樓 3/F	3325	3325	3325	3325	3325	3325	3325
樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) (mm)		150	150	150	150	150	150	150

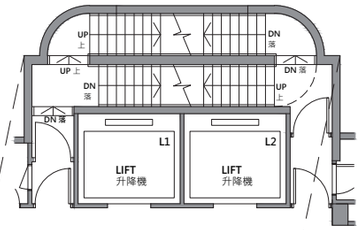
每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat							
		B1	B2	B3	B5	B6	B7	B8	B9
層與層之間的高度（毫米） Floor-to-Floor Height (mm)	3 樓 3/F	3325	3325	3325	3325	3325	3325	3325	3325
樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) (mm)		150	150	150	150	150	150	150	150

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。
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.

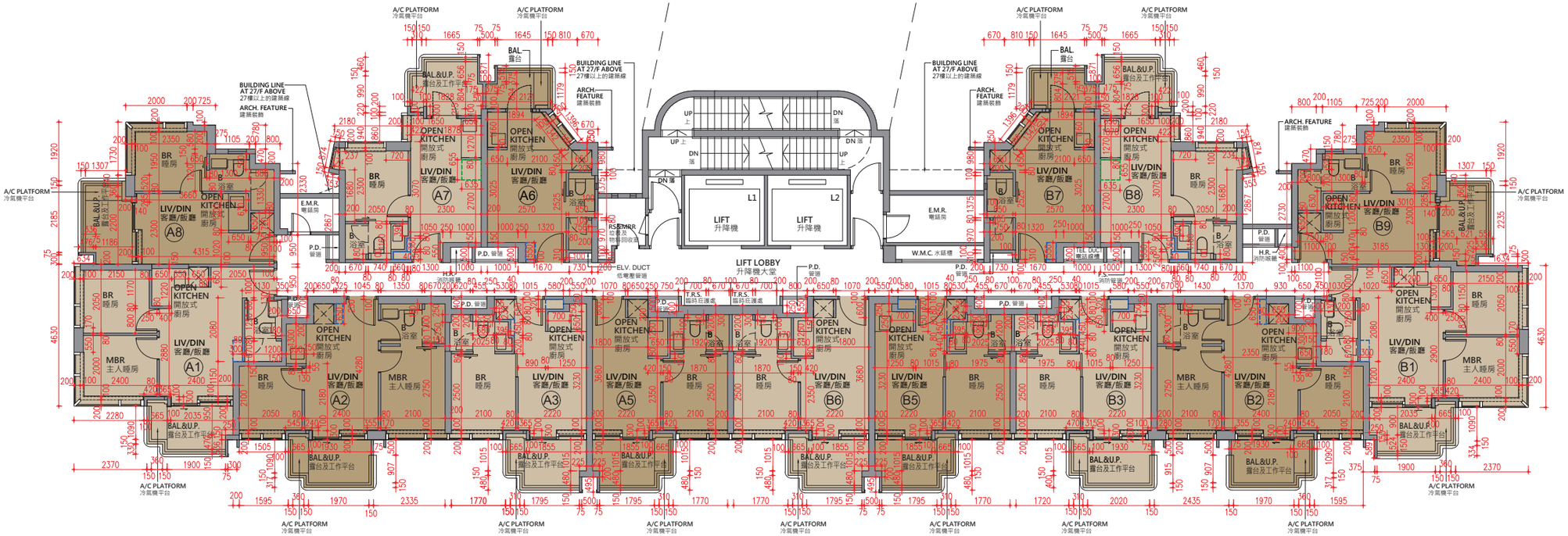
請參閱本售樓說明書第26頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。
Please refer to page 26 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

5樓-12樓、15樓-23樓、25樓-26樓平面圖
5/F-12/F, 15/F-23/F, 25/F-26/F Floor Plan

南 S



26樓部分平面圖
Part plan of 26/F



0米/M 5米/M
比例 Scale:

備註： 1. 平面圖所列的數字為以毫米標示之建築結構尺寸。
2. 經屋宇署批准的建築圖則內之 26 樓部分平面圖是展示該樓層的豎板數量為 20, 有別於 5 樓 -12 樓、15 樓 -23 樓、25 樓的豎板數量 19。

Notes: 1. The dimensions in floor plans are all structural dimensions in millimeter.
2. The part plan of 26/F in General Building Plans approved by the Buildings Department is to demonstrate that the number of risers is 20 instead of 19 as on 5/F-12/F, 15/F-23/F, 25/F.

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat						
		A1	A2	A3	A5	A6	A7	A8
層與層之間的高度（毫米） Floor-to-Floor Height (mm)	5樓-12樓、 15樓-23樓、25樓 5/F-12/F, 15/F-23/F, 25/F	3325	3325	3325	3325	3325	3325	3325
樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) (mm)		150	150	150	150	150	150	150
層與層之間的高度（毫米） Floor-to-Floor Height (mm)	26樓 26/F	3500	3500	3500	3500	3500	3500	3325
樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) (mm)		150	150	150	150	150	150	150

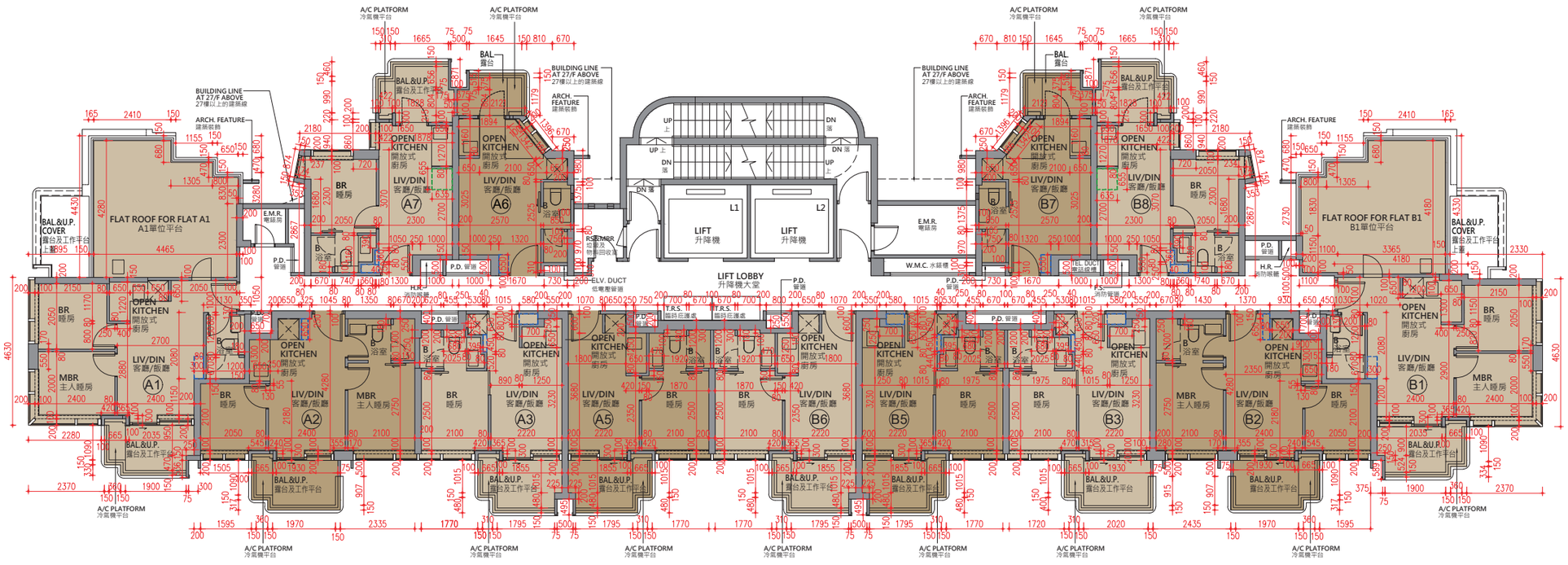
每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat							
		B1	B2	B3	B5	B6	B7	B8	B9
層與層之間的高度（毫米） Floor-to-Floor Height (mm)	5樓-12樓、 15樓-23樓、25樓 5/F-12/F, 15/F-23/F, 25/F	3325	3325	3325	3325	3325	3325	3325	3325
樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) (mm)		150	150	150	150	150	150	150	150
層與層之間的高度（毫米） Floor-to-Floor Height (mm)	26樓 26/F	3500	3500	3500	3500	3500	3500	3500	3325
樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) (mm)		150	150	150	150	150	150	150	150

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。
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.

請參閱本售樓說明書第26頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。
Please refer to page 26 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

27樓平面圖
27/F Floor Plan

南
S



0米/M 5米/M
比例 Scale:

備註： 平面圖所列的數字為以毫米標示之建築結構尺寸。
Note: The dimensions in floor plans are all structural dimensions in millimeter.

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat					
		A1	A2	A3	A5	A6	A7
層與層之間的高度（毫米） Floor-to-Floor Height (mm)	27樓 27/F	3700	3700, 4200*	3700, 4200*	3700,4200*	3700, 4200*	3700, 4200*
樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) (mm)		200	200, 700*	200, 700*	200, 700*	200, 700*	200, 700*

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat						
		B1	B2	B3	B5	B6	B7	B8
層與層之間的高度（毫米） Floor-to-Floor Height (mm)	27樓 27/F	3700	3700, 4200*	3700, 4200*	3700, 4200*	3700, 4200*	3700, 4200*	3700, 4200*
樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) (mm)		200	200, 700*	200, 700*	200, 700*	200, 700*	200, 700*	200, 700*

* 包括結構轉換層厚度 (700 毫米)
* Inclusive of the thickness of transfer plate (700mm)

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。
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.

請參閱本售樓說明書第26頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。
Please refer to page 26 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

11 發展項目中的住宅物業的面積
AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) 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) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
南首 Eight Southpark	3樓 3/F	A1	28.913 (311) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	21.983 (237)	-	-	-	-	-	-
		A2	28.251 (304) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	10.274 (111)	-	-	-	-	-	-
		A3	20.917 (225) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	7.052 (76)	-	-	-	-	-	-
		A5	20.510 (221) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	7.052 (76)	-	-	-	-	-	-
		A6	16.569 (178) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	22.494 (242)	-	-	-	-	-	-
		A7	20.809 (224) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	31.125 (335)	-	-	-	-	-	-
		A8	20.847 (224) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	49.069 (528)	-	-	-	-	-	-
		B1	29.120 (313) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	23.199 (250)	-	-	-	-	-	-
		B2	28.235 (304) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	9.706 (104)	-	-	-	-	-	-
		B3	20.893 (225) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	7.281 (78)	-	-	-	-	-	-
		B5	20.893 (225) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	7.052 (76)	-	-	-	-	-	-

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表2第2部分別計算得出的。
備註：上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米 =10.764平方呎換算，並四捨五入至整數。
The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.
Notes: Areas in square metre as specified in the above are calculated in accordance with the latest approved building plans.
Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) 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) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
南首 Eight Southpark	3樓 3/F	B6	20.445 (220) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	7.052 (76)	-	-	-	-	-	-
		B7	16.569 (178) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	28.727 (309)	-	-	-	-	-	-
		B8	20.809 (224) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	26.291 (283)	-	-	-	-	-	-
		B9	20.769 (224) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	28.073 (302)	-	-	-	-	-	-
	5樓-12樓、15樓-23樓、25樓-26樓 5/F-12/F, 15/F-23/F, 25/F-26/F	A1	32.413 (349) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		A2	31.751 (342) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		A3	24.417 (263) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		A5	24.010 (258) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		A6	18.569 (200) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		A7	24.309 (262) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		A8	24.347 (262) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表2第2部分別計算得出的。
備註：上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米 =10.764平方呎換算，並四捨五入至整數。
The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.
Notes: Areas in square metre as specified in the above are calculated in accordance with the latest approved building plans.
Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

11 發展項目中的住宅物業的面積
AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) 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) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
南首 Eight Southpark	5樓-12樓、15樓-23樓、25樓-26樓 5/F-12/F, 15/F-23/F, 25/F-26/F	B1	32.620 (351) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B2	31.735 (342) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B3	24.393 (263) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B5	24.393 (263) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B6	23.945 (258) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B7	18.569 (200) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		B8	24.309 (262) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B9	24.269 (261) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	27樓 27/F	A1	32.836 (353) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	17.402 (187)	-	-	-	-	-	-
		A2	31.751 (342) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		A3	24.417 (263) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表2第2部分別計算得出的。

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

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

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

11 發展項目中的住宅物業的面積
AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) 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) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
南首 Eight Southpark	27樓 27/F	A5	24.010 (258) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		A6	18.569 (200) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		A7	24.309 (262) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B1	33.297 (358) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	16.950 (182)	-	-	-	-	-	-
		B2	31.735 (342) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B3	24.393 (263) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B5	24.393 (263) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B6	23.945 (258) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B7	18.569 (200) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		B8	24.309 (262) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表2第2部分別計算得出的。
備註：上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米 =10.764平方呎換算，並四捨五入至整數。
The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.
Notes: Areas in square metre as specified in the above are calculated in accordance with the latest approved building plans.
Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

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

不適用。

Not applicable.

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

1. 買方在簽立臨時買賣合約時向賣方 (擁有人)繳付相等於樓價 5%之臨時訂金。

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

3. 如買方沒有在訂立該臨時買賣合約之後的 5個工作日內簽立正式買賣合約 —

   i. 該臨時買賣合約即告終止；及

   ii. 買方支付的臨時訂金，即予沒收；及

   iii. 賣方 (擁有人)不得就買方沒有簽立正式買賣合約，而對買方提出進一步申索。

1. A preliminary deposit which is equal to 5% of the purchase price is payable by the purchaser to the vendor (the owner) upon signing of the preliminary agreement for sale and purchase.

2. The preliminary deposit paid by the purchaser on the signing of that preliminary agreement for sale and purchase will be held by a firm of solicitors acting for the owner, as stakeholders.

3. If the purchaser fails to sign the formal agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement for sale and purchase -

   i. that preliminary agreement for sale and purchase is terminated; and
   ii. the preliminary deposit paid by the purchaser is forfeited; and
   iii. the vendor (the owner) does not have any further claim against the purchaser for the failure.

A. 發展項目的公用部分

1. **「公用地方」**統指屋苑公用地方及住宅公用地方，每類公用地方在適用的情況下包括在《建築物管理條例》第2條所列出「公用部分」的定義所包含的適當及有關公用部分，及如商業發展項目的單位個別出售，將包括商業發展項目有關的副公契內所定義的商業發展項目公用地方(如有的話)。

2. **「公用地方與設施」**統指公用地方及公用設施。

3. **「公用設施」**統指屋苑公用設施及住宅公用設施，及如商業發展項目的單位個別出售，將包括商業發展項目有關的副公契內所定義的商業發展項目公用設施(如有的話)。

4. **「屋苑公用地方」**指擬供屋苑整體共用及共享而並非只供任何個別單位或其任何部分使用及享用的屋苑部分，受公契的條款所約束及所有現存的權利及通行權所規限，每位擁有人及佔用人可與所有其他屋苑的擁有人及佔用人共用該等部分，當中包括但不限於:
   (a) 不屬於或構成商業發展項目或住宅發展項目一部分的地基、柱、樑、樓板及其他結構性支承物及元素;
   (b) 斜坡及護土牆(如有);
   (c) 供安裝或使用天線廣播分導或電訊網絡設施的地方;
   (d) 在附於公契的圖則上以黃色顯示(僅作識別之用)而非構成商業發展項目或住宅發展項目一部分的屋苑外牆部分(包括其玻璃幕牆及簷篷、建築鰭片及在其上的特色);
   (e) 所有在附於公契的圖則上以黃色顯示(僅作識別之用)的屋苑地方;
   (f) 位於屋苑地下、1樓及2樓的排水渠或表面溝道、沙井或進出口蓋下供屋苑整體而並非只供其任何個別單位或其任何部分使用的溝槽、溝槽系統、污水管、排水渠、喉管、導管及沙井;及
   (g) 由首位擁有人按照公契的條款可能在任何時候指定為屋苑公用地方的額外屋苑地方

惟倘若情況適當，如(i)《建築物管理條例》第2條所列出「公用部分」的定義之(a)段所包含的任何屋苑部分或(ii)《建築物管理條例》附表1所指明並包含於《建築物管理條例》第2條所列出「公用部分」的定義之(b)段的任何部分也應被上文提供之條款所涵蓋，該等部分將被視作已被包括為及構成屋苑公用地方一部分。

5. **「屋苑公用地方與設施」**統指屋苑公用設施和屋苑公用設施。

6. **「屋苑公用設施」**指所有擬供屋苑整體共用及共享而並非只供任何個別單位或其任何部分使用及享用的屋苑設施，受公契的條款所約束，每位擁有人及佔用人可與所有其他屋苑的擁有人及佔用人共用該等設施，當中包括但不限於公共天線、所有訊號接收器、污水管、排水渠、雨水渠、水道(特別是位於屋苑地下、1樓及2樓的排水渠或表面溝道、沙井或進出口蓋下供屋苑整體而並非只供任何個別單位或其任何部分使用的溝槽、溝槽系統、污水管、排水渠、喉管、導管及沙井)、電纜、喉管、管道(包括但不限於便溺污水及廢水處置和雨水管)、電線、導管、總沖廁水管、總食水管、基於保安理由而安裝於屋苑公共地方的閉路電視及其他設施及設備、屋苑的機器及機械設備和其他類似的裝置、設施或服務、電力變壓房、電纜設施及為屋苑提供電力的所有關連設施及輔助電力裝置、設備和設施，以及由首位擁有人按照公契的條款可能在任何時候指定為屋苑公用設施的額外屋苑裝置及設施。

7. **「住宅公用地方」**指擬供住宅發展項目整體共用及共享而並非只供任何個別住宅單位使用及享用的住宅發展項目部分，受公契的條款所約束，每位住宅單位的擁有人及佔用人可與所有其他住宅單位的擁有人及佔用人共用該等部分，當中包括但不限於:
   (a) 在附於公契的圖則上以綠色顯示(僅作識別之用)而非構成商業發展項目或屋苑公用地方一部分，位於3樓以下的屋苑外牆部分;
   (b) 非構成商業發展項目、屋苑公用地方或住宅單位一部分，位於3樓及以上的屋苑外牆部分，當中包括但不限於:
      (1) 在其上的建築鰭片及特色;及
      (2) 屋苑的玻璃幕牆結構，包括但不限於豎框及面版(但不包括:(i)玻璃幕牆結構可開啟的部分；及(ii)完全包圍或面向一個住宅單位的玻璃嵌板，而上述可開啟部分及玻璃嵌板則構成有關住宅單位的部分)。為免存疑，任何構成屋苑玻璃幕牆結構一部分而非完全包圍一個住宅單位，反而伸延跨越兩個或以上住宅單位的玻璃嵌板則構成住宅公用地方一部分;

      但不包括構成相關住宅單位一部分的露台、工作平台、私人平台或私人天台(如有)的玻璃欄杆、金屬欄杆或欄杆;
   (c) 住宅發展項目內的消防升降機大堂及通往規定樓梯的防護大堂;
   (d) 康樂設施;
   (e) 在附於公契的圖則上以綠色顯示並標記「COVERED LANDSCAPE」(僅作識別之用)的有蓋園景區;
   (f) 所有保養及維修通道;
   (g) 住宅發展項目內的管理員、看守員及管理公司職員的辦公室及/或櫃台(如有的話);
   (h) 綠化範圍;
   (i) 所有在附於公契的圖則上以綠色顯示 (僅作識別之用)的屋苑地方;及
   (j) 由首位擁有人按照公契的條款可能在任何時候指定為住宅公用地方的額外屋苑地方

惟倘若情況適當，如(i)《建築物管理條例》第2條所列出「公用部分」的定義之(a)段所包含的任何屋苑部分或(ii)《建築物管理條例》附表1所指明並包含於《建築物管理條例》第2條所列出「公用部分」的定義之(b)段的任何部分也應被上文提供之條款所涵蓋，該等部分將被視作已被包括為及構成住宅公用地方一部分。

8. **「住宅公用地方及設施」**統指住宅公用地方及住宅公用設施。

9. **「住宅公用設施」**指所有擬供住宅發展項目整體共用及共享而並非只供任何個別住宅單位使用及享用的屋苑設施，受公契的條款所約束，每位住宅單位的擁有人及佔用人可與所有其他住宅單位的擁有人及佔用人共用該等設施，當中包括但不限於所有設於住宅公用地方指定的升降機、電線、電纜、導管、喉管、管道(包括但不限於便溺污水及廢水處置和雨水管)、排水渠、基於保安理由而安裝於住宅公用地方的閉路電視及其他設施及設備、位於康樂設施的運動及康樂設施、及專屬住宅發展項目的所有機電裝置及設備，以及由首位擁有人按照公契的條款可能在任何時候指定為住宅公用設施的額外屋苑裝置及設施。

B. 分配予發展項目中的每個住宅物業的不可分割份數的數目

單位	樓層*		
	3樓	5樓至26樓	27樓
A1	310	324	345
A2	292	317	317
A3	216	244	244
A5	212	240	240
A6	187	185	185
A7	239	243	243
A8	257	243	
B1	314	326	348
B2	291	317	317
B3	215	243	243
B5	215	243	243
B6	211	239	239
B7	193	185	185
B8	234	243	243
B9	235	242	

* 不設13樓、14樓及24樓。

C. 發展項目的管理人的委任年期

管理人首屆任期由公契日期起計兩年，其後繼續留任至其委任按公契的條文終止為止。

D. 發展項目中的住宅物業的擁有人之間分擔管理開支的計算基準

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

E. 計算管理費按金的基準

管理費按金的金額相等於擁有人就其住宅單位按首個住宅管理預算案釐定而須繳交的三個月管理費。

F. 擁有人在發展項目中保留作自用的範圍(如有的話)

不適用。

註:

1. 詳情請參考公契最新擬稿。公契最新擬稿已備於售樓處，在開放時間可供免費查閱，並可在支付必要的影印費用後獲取副本。
2. 除非本售樓說明書另有規定，本公契的摘要內所採用的詞彙與該詞彙在公契內的意思相同。

A. The common parts of the development

1. **"Common Areas"** means collectively the Estate Common Areas and the Residential Common Areas, each of which Common Areas shall, where applicable, include those appropriate and relevant common parts covered by the definition of "common parts" set out in section 2 of the BMO and in the event Units in the Commercial Development are disposed of individually, such Commercial Development common areas (if any) as shall be defined in the relevant Sub-Deed(s) in respect of the Commercial Development.

2. **"Common Areas and Facilities"** means collectively the Common Areas and the Common Facilities.

3. **"Common Facilities"** means collectively the Estate Common Facilities and the Residential Common Facilities and in the event Units in the Commercial Development are disposed of individually, such Commercial Development common facilities (if any) as shall be defined in the relevant Sub-Deed(s) in respect of the Commercial Development.

4. **"Estate Common Areas"** means those parts of the Estate intended for the common use and benefit of the Estate as a whole and not just any particular Unit or any particular part thereof and which are, subject to the provisions of the Deed of Mutual Covenant and all subsisting rights and rights of way, to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Estate which said parts include but not limited to:-

   (a) such foundations, columns, beams, slabs and other structural supports and elements that do not belong to or form part of the Commercial Development or the Residential Development;

   (b) the Slopes and Retaining Walls (if any);

   (c) the areas for the installation or use of aerial broadcast distribution or telecommunications network facilities;

   (d) those parts of the external walls of the Estate (including the curtain walls and canopies thereof, architectural fins and features thereon) not forming part of the Commercial Development or the Residential Development and for the purpose of identification only shown and coloured yellow on the plans annexed to the Deed of Mutual Covenant;

   (e) all those areas of the Estate for the purpose of identification only shown and coloured yellow on the plans annexed to the Deed of Mutual Covenant;

   (f) the trenches, services trenches, sewers, drains, pipes, ducts and manholes underneath the drain or surface channel, manhole or access covers on the ground floor, the 1st floor and the 2nd floor of the Estate and serving the Estate as a whole and not just any particular Unit or any particular part thereof; and

   (g) such additional areas of the Estate as may at any time be designated as the Estate Common Areas by the First Owner in accordance with the provisions of the Deed of Mutual Covenant

   PROVIDED THAT, where appropriate, if (i) any parts of the Estate covered by paragraph (a) of the definition of "common parts" set out in section 2 of the BMO or (ii) any parts specified in Schedule 1 to the BMO and included under paragraph (b) of the definition of "common parts" set out in section 2 of the BMO shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Estate Common Areas.

5. **"Estate Common Areas and Facilities"** means collectively the Estate Common Areas and the Estate Common Facilities.

6. **"Estate Common Facilities"** means all those facilities of the Estate intended for the common use and benefit of the Estate as a whole and not just any particular Unit or any particular part thereof which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Estate and includes but not limited to the communal aerial, all signal receivers, sewers, drains, storm water drains, water courses (in particular the trenches, services trenches, sewers, drains, pipes, ducts and manholes underneath the drain or surface channel, manhole or access covers on the ground floor, the 1st floor and the 2nd floor of the Estate serving the Estate as a whole and not just any particular Unit or any particular part thereof), cables, pipes, pipe works (including but not limited to the soil and wastewater disposal and stormwater pipes), wires, ducts, flushing mains, fresh water mains, CCTV and other facilities and equipment installed in the Estate Common Areas for security purposes, plant and machinery and other like installations, facilities or services of the Estate, the transformer room, cable accommodations and all associated facilities and ancillary electricity installation equipment and facilities for the supply of electricity to the Estate and such additional devices and facilities of the Estate as may at any time be designated as Estate Common Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

7. **"Residential Common Areas"** means those parts of the Residential Development intended for the common use and benefit of the Residential Development as a whole and not just any particular Residential Unit and which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier of the Residential Units in common with all other Owners and Occupiers of the Residential Units which said parts include but not limited to:-

   (a) those parts of the external walls of the Estate below the 3rd floor not forming part of the Commercial Development or the Estate Common Areas and for the purpose of identification only shown and coloured green on the plans annexed to the Deed of Mutual Covenant;

   (b) those parts of the external walls of the Estate at and above the 3rd floor not forming part of the Commercial Development, the Estate Common Areas or the Residential Units including but not limited to:-

      (1) the architecture fins and features thereon; and

      (2) the curtain wall structures of the Estate including but not limited to the mullions and cladding (except: (i) the openable parts of the curtain wall structures; and (ii) such pieces of glass panels wholly enclosing or fronting a Residential Unit, which said openable parts and glass panels shall form parts of the relevant Residential Units). For the avoidance of doubt, any glass panel forming part of the curtain wall structures of the Estate that does not wholly enclose a Residential Unit but extends across two or more Residential Units shall form part of the Residential Common Areas;

      BUT excluding the glass balustrades, metal balustrades or railings of the balconies, utility platforms, private flat roofs or private roofs (if any) which form parts of the relevant Residential Units;

   (c) the fireman's lift lobby(ies) and protected lobby(ies) to a required staircase within the Residential Development;

   (d) the Recreational Facilities;

   (e) the covered landscape areas which are for the purpose of identification only shown and coloured green and marked "COVERED LANDSCAPE" on the plan annexed to the Deed of Mutual Covenant;

   (f) all those Maintenance and Repair Access;

(g) office and/or counter for caretakers, watchmen and management staff (if any) within the Residential Development;
(h) the Greenery Areas;
(i) all those areas of the Estate for the purpose of identification only shown and coloured green on the plans annexed to the Deed of Mutual Covenant; and
(j) such additional areas of the Estate as may at any time be designated as the Residential Common Areas by the First Owner in accordance with the provisions of the Deed of Mutual Covenant

PROVIDED THAT, where appropriate, if (i) any parts of the Estate covered by paragraph (a) of the definition of "common parts" set out in section 2 of the BMO or (ii) any parts specified in Schedule 1 to the BMO and included under paragraph (b) of the definition of "common parts" set out in section 2 of the BMO shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Residential Common Areas.

8. **"Residential Common Areas and Facilities"** means collectively the Residential Common Areas and the Residential Common Facilities.

9. **"Residential Common Facilities"** means all those facilities of the Estate intended for the common use and benefit of the Residential Development as a whole and not just any particular Residential Unit which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier of the Residential Units in common with all other Owners and Occupiers of the Residential Units and includes but not limited to all lifts designated in the Residential Common Areas, wires, cables, ducts, pipes, pipe works (including but not limited to the soil and wastewater disposal and stormwater pipes), drains, CCTV and other facilities and equipment installed in the Residential Common Areas for security purposes, the sports and recreational facilities in the Recreational Facilities and all mechanical and electrical installations and equipment exclusively for the Residential Development and such additional devices and facilities of the Estate as may at any time be designated as the Residential Common Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

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

Flat	Floor*		
	3/F	5/F-26/F	27/F
A1	310	324	345
A2	292	317	317
A3	216	244	244
A5	212	240	240
A6	187	185	185
A7	239	243	243

*13/F, 14/F and 24/F are omitted.

Flat	Floor*		
	3/F	5/F-26/F	27/F
A8	257	243	
B1	314	326	348
B2	291	317	317
B3	215	243	243
B5	215	243	243
B6	211	239	239
B7	193	185	185
B8	234	243	243
B9	235	242	

*13/F, 14/F and 24/F are omitted.

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

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

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

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

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

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

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

Not applicable.

Remarks:
1. For full details, please refer to the latest draft Deed of Mutual Covenant which is free for inspection during opening hours at the sales office. A copy of the latest draft Deed of Mutual Covenant is available upon request and payment of the necessary photocopying charges.
2. Unless otherwise defined in this sales brochure, the capitalized terms used in this Summary of Deed of Mutual Covenant shall have the same meaning of such terms in the Deed of Mutual Covenant.

1. 發展項目位處於(I)新九龍內地段第1822號餘段、新九龍內地段第1824號餘段，及新九龍內地段第2183號餘段(統稱「**第一地段**」)，(II)新九龍內地段第1936號餘段、新九龍內地段第2278號餘段、新九龍內地段第2279號餘段、新九龍內地段第2280號餘段，及新九龍內地段第2281號餘段(統稱「**第二地段**」)，(III)新九龍內地段第1935號餘段、新九龍內地段第2334號餘段，及新九龍內地段第2335號餘段(統稱「**第三地段**」)，及(IV)新九龍內地段第1881號、新九龍內地段第2298號，及新九龍內地段第2299號(統稱「**第四地段**」)。

   第一地段、第二地段、第三地段及第四地段下統稱「**地段**」。

2. (a) 每幅第一地段(新九龍內地段第1824號餘段除外)各自根據一份政府租契持有，而該些政府租契的日期均為1935年2月14日。新九龍內地段第1824號餘段則根據一份日期為1934年6月25日的政府租契持有。上述政府租契，下統稱「**第一地段租契**」。

   (b) 每幅第二地段各自根據一份政府租契持有，而該些政府租契的日期均為1937年5月14日(統稱「**第二地段租契**」)。

   (c) 每幅第三地段各自根據一份政府租契持有，而該些政府租契的日期均為1937年1月26日(統稱「**第三地段租契**」)。

   (d) 每幅第四地段各自根據一份政府租契持有，而該些政府租契的日期均為1937年10月27日(統稱「**第四地段租契**」)。

   第一地段租契、第二地段租契、第三地段租契及第四地段租契下統稱「**租契**」。

   每幅地段的批租年期均為75年，由1898年7月1日起生效，並可以24年減去最後3天的年期續期。該年期根據《新界土地契約(續期)條例》(第150章) 第6條的規定經續期至2047年6月30日。

3. 每份租契均包括以下條款:-

   (a) 「如非事先獲得香港殖民地港督或就此獲正式授權的其他人以書面表示皇上陛下已給予許可，上述承租人或任何其他一或多人在批租的持續期內不得及不會利用該處所或其任何部分經營或從事銅工、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，或任何其他發出噪音、惡臭或令人厭惡的行業或業務」；

   (b) 「保留[予]皇上陛下所有就其為香港殖民地的道路、公共建築物或其他公共目的所需，在該處所之內、之下或之上的礦產、礦物、礦物油及石礦，及所有現時或其後在批租的持續期內於該處所或其任何一或多部分之下或之上的土料、泥土、泥灰岩、黏土、白堊、製磚土、礫石、砂、石頭及石堆、及其他土料或材料；皇上陛下，及其代理人、傭人及工人有權於在批租的持續期內於日內的合理時間內自由進出及穿越特此表明予以批租的土地的所有或其任何一或多部分，不論是否連同馬匹、馬車、車輛及其他必需之事物，以視察、挖掘、轉用及移走上述保留之礦物、石料、土料及其他事物或其任何一或多部分，惟須對上述承租人造成盡可能少的損害；亦保留皇上陛下全權於該處所內、穿過及於其之下加置及接駁所有及任何公共或公用排污渠、排水渠或水道」；

   (c) 「上述承租人必須及將會於在此批租的該年期內的每一年，每年妥善地及真誠地支付或安排支付予皇上陛下上述[十元(適用於每份租契，除了新九龍內地段第2183號餘段所根據持有的政府租契及第四地段租契外) 或十二元 (適用於新九龍內地段第2183號餘段所根據持有的政府租契及每份第四地段租契)]之年租金，不包括上文所述的所有扣減，並於分別的日期和時間以及以上述方式保留並支付；此外，上述承租人必須及將會於在此批租的該年期內，承擔、支付及清償任何現在或今後將對於、或有關於在此表明予以批租的該處所或其任何部分評定或徵收的所有稅款、差餉、收費及評估款項」；

   (d) 承租人「必須及將會在此後不時、無論何時、在每當有需要或情況要求時，自費妥善地及充分地修葺、維持、支持、保養、鋪設、清洗、洗滌、清潔、清空、修改及保存現時或此後任何時間位處於在此表明予以批租的該片或該幅土地上之一或多個宅院或物業單位及所有其他豎設物及建築物，以及所有屬於並以任何形式從屬於或關連該處的牆壁、堤岸、路塹、樹籬、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、清洗及任何的修改工程。一切工程須進行以達致[皇上陛下的工務司(以下稱為「**上述司長**」)]滿意」；

   (e) 承租人「將會於在此批租的年期內，每當有需要時，承擔、支付及准許以合理份額和按比例計算的費用及收費，以支付建造、建築、修葺及修改在特此表明予以批租的該處所或其任何部分所需的、或於其內的、或屬於其的，並與其他鄰近或毗鄰處所共用的所有或任何道路、行人路、渠道、圍欄及共用牆、通風管、私家或公共污水渠及排水渠。該比例由上述司長釐定及確定，並可當作欠繳地租的性質追討」；

   (f) 「皇上陛下有合法權利透過上述司長或獲指派代表他的其他人在該批租年期內，每年兩次或多次在日內的所有合理時間進入在此表明予以批租的該處所，從而視察、搜查及查看其狀況。每當視察時發現有任何頹敗、損壞及需要維修及修正之處，將會發出或在該處所或其某部分留下書面通知或警告予上述承租人，要求其在其後三個曆月內對此進行維修及修正。而上述承租人須在每個該通知或警告發出後三個曆月內，就所有該等頹敗、損壞及需要維修及修正之處進行維修及修正」; 及

   (g) 「皇上陛下擁有全權就為改善所述香港殖民地，或任何其他公共目的所需，在向予上述承租人發出三個曆月有關該需要的通知後，收回、進入及再佔管在此表明予以批租的處所的所有或任何部分，並根據上述司長公平和客觀地對所述土地及其上的建築物作出之估值，向予上述承租人作出全面和公平的賠償。本項權利一經行使，本文所訂立的年期及產生的產業權將分別終止、終結及無效」。

4. 除了在以上第3段中所述的條款外，每份第一地段租契都規定承租人「須在1932年3月19日起計的24個曆月期滿前自費於在此批租的土地之某部分上以良好、堅固及熟練的技術方式搭建、建造及將之完全裝修至可用，一或多個良好、堅固及安全的磚塊或石材結構的宅院或物業單位，而該宅院或物業單位須配備適當的圍欄、牆壁、污水渠、排水渠及所有其他通常或必要的附屬設施，並須在及將在前述24個曆月期滿前就此花費及總支出最少4000元。所述的宅院或物業單位須有與同一街道上的宅院或物業單位(如有)同樣等級的建築、立面特徵及描述及一致的座向及排列方式。一切工程須使[上述司長]滿意」*。

   *(*註釋：此段所列明之在每份第一地段租契內均有的建築規約已無效，並不適用於發展項目。)*

5. 儘管上文第3(a)段有所限制，根據一份日期為2022年12月19日，並在土地註冊處以註冊摘要編號23021301270011註冊的厭惡性行業牌照(適用於第一地段)、一份日期為2022年12月19日，並在土地註冊處以註冊摘要編號23020600790064註冊的厭惡性行業牌照(適用於第二地段及第三地段)，及一份日期為2013年1月30日，並在土地註冊處以註冊摘要編號13020801130022註冊的厭惡性行業牌照(適用於第四地段)，地段的註冊擁有人、其遺囑執行人、遺產管理人及受讓人，如是公司，其繼承人及受讓人，獲准經營或從事製糖、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。

註:

1. 詳情請參考租契。租契全份文本已備於售樓處，在開放時間可供免費查閱，並可在支付必要的影印費用後獲取副本。
2. 除非本售樓說明書另有定義，否則本批地文件摘要內所採用的詞彙與該詞彙在租契內的涵義相同。

1. The development is situated on (I) The Remaining Portion of New Kowloon Inland Lot No.1822, The Remaining Portion of New Kowloon Inland Lot No.1824, and The Remaining Portion of New Kowloon Inland Lot No.2183 (collectively, the "**1st Lots**"), (II) The Remaining Portion of New Kowloon Inland Lot No.1936, The Remaining Portion of New Kowloon Inland Lot No. 2278, The Remaining Portion of New Kowloon Inland Lot No.2279, The Remaining Portion of New Kowloon Inland Lot No.2280, and The Remaining Portion of New Kowloon Inland Lot No.2281 (collectively, the "**2nd Lots**"), (III) The Remaining Portion of New Kowloon Inland Lot No.1935, The Remaining Portion of New Kowloon Inland Lot No.2334, and The Remaining Portion of New Kowloon Inland Lot No.2335 (collectively, the "**3rd Lots**"), and (IV) New Kowloon Inland Lot No.1881, New Kowloon Inland Lot No.2298, and New Kowloon Inland Lot No.2299 (collectively, the "**4th Lots**").

   The 1st Lots, the 2nd Lots, the 3rd Lots and the 4th Lots are hereinafter collectively referred to as the "**Lots**".

2. (a) Each of the 1st Lots (save for The Remaining Portion of New Kowloon Inland Lot No.1824) is respectively held under a Government lease, all of which are dated 14th February 1935, and The Remaining Portion of New Kowloon Inland Lot No.1824 is held under a Government lease dated 25th June 1934. The aforesaid Government leases are hereinafter collectively referred to as the "**1st Lots Leases**".

   (b) Each of the 2nd Lots is respectively held under a Government lease, all of which are dated 14th May 1937 (collectively, the "**2nd Lots Leases**").

   (c) Each of the 3rd Lots is respectively held under a Government lease, all of which are dated 26th January 1937 (collectively, the "**3rd Lots Leases**").

   (d) Each of the 4th Lots is respectively held under a Government lease, all of which are dated 27th October 1937 (collectively, the "**4th Lots Leases**").

   The 1st Lots Leases, the 2nd Lots Leases, the 3rd Lots Leases and the 4th Lots Leases are hereinafter collectively referred to as the "**Leases**".

   Each of the Lots is held for a term of 75 years commencing from 1st July 1898 and renewable for 24 years less the last 3 days thereof which term has been extended to 30th June 2047 under Section 6 of the New Territories Leases (Extension) Ordinance (Cap. 150).

3. Each of the Leases contains the following provisions:-

   (a) "the said Lessee or any other person or persons shall not nor will during the continuance of this demise use, exercise, or follow in or upon the said premises or any part thereof 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 His said Majesty signified in writing by the Governor or other person duly authorised in that behalf";

   (b) It is "Except and Reserved [unto] His said Majesty all Mines Minerals Mineral Oils and Quarries of Stone in under and upon the said premises and all such Earth Soil Marl Clay Chalk Brick-earth Gravel Sand Stone and Stones and other Earths or Materials which now are or hereafter during the continuance of this demise shall be under or upon the said premises or any part or parts thereof as His said Majesty may require for the Roads Public Buildings or other Public Purposes of the said Colony of Hong Kong with full liberty of Ingress Egress and Regress to and for His said Majesty His Agents servants and workmen at reasonable times in the day during the continuance of this demise with or without horses carts carriages and all other necessary things into upon from and out of all or any part or parts of the premises hereby expressed to be demised to view dig for convert and carry away the said excepted Minerals Stone Earths and other things respectively or any part or parts thereof respectively thereby doing as little damage as possible to the said Lessee AND also Save and Except full power to His said Majesty to make and conduct in through and under the said premises all and any public or common sewers drains or watercourses";

   (c) "the said Lessee will yearly and every year during the said term hereby granted well and truly pay or cause to be paid to His said Majesty the said yearly Rent of [ten dollars (for each of the Leases except the Government lease under which The Remaining Portion of New Inland Lot No. 2183 is held and the 4th Lots Leases) or twelve dollars (for the Government lease under which The Remaining Portion of New Inland Lot No. 2183 is held and each of the 4th Lots Leases)] clear of all deductions as aforesaid on the several days and times and in the manner hereinbefore reserved and made payable AND will during the whole of the said term hereby granted bear pay and discharge all taxes rates charges and assessments whatsoever which now are or shall be hereafter assessed or charged upon or in respect of the said premises hereby expressed to be demised or any part thereof";

   (d) 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")]";

   (e) 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";

   (f) "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"; and

(g) "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".

4. In addition to the provisions set out in paragraph 3 above, it is provided in each of the 1st Lots Leases that the lessee "will before the expiration of twenty four calendar months from the nineteenth day of March one thousand nine hundred and thirty two at his her or their own proper costs and charges erect build and completely finish fit for use in a good substantial and workmanlike manner and with the best materials of their respective kinds one or more good substantial and safe brick or stone messuage or tenement messuages or tenements upon some part of the ground hereby demised with proper fences walls sewers drains and all other usual or necessary appurtenances and shall and will before the expiration of the said twenty four calendar months lay out and expend thereon the Sum of four thousand dollars at the least 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 buildings (if any) immediately adjoining in the same Street and the whole to be done to the satisfaction of [the said Director]"*.

*(*Note: This is an expired building covenant contained in each of the 1st Lots Leases and is not applicable to the development.)*

5. Notwithstanding the above restrictions at paragraph 3(a) above, an Offensive Trade Licence dated 19th December 2022 and registered in the Land Registry by Memorial No. 23021301270011 (for the 1st Lots), an Offensive Trade Licence dated 19th December 2022 and registered in the Land Registry by Memorial No. 23020600790064 (for the 2nd Lots and the 3rd Lots), and an Offensive Trade Licence dated 30th January 2013 and registered in the Land Registry by Memorial No. 13020801130022 (for the 4th Lots) were granted allowing the respective registered owners of the Lots, their respective executors, administrators and assigns, and in the case of corporations their respective successors and assigns, 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 imposed therein.

Remarks:

1. For full details, please refer to the Leases. Full scripts of the Leases are available for free inspection upon request at the sales office during opening hours and copies of the Leases can be obtained upon paying necessary photocopying charges.
2. Unless otherwise defined in this sales brochure, the capitalized terms used in this Summary of Land Grant shall have the same meaning of such terms in the Leases.

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

不適用。

Not applicable.

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:

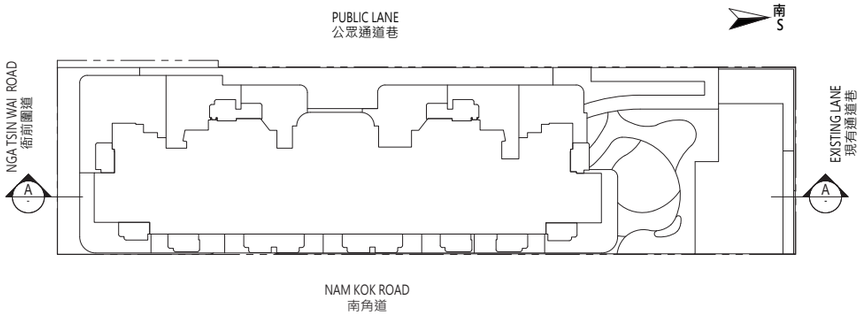
   (i) that firm may not be able to protect your interests; and

   (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.

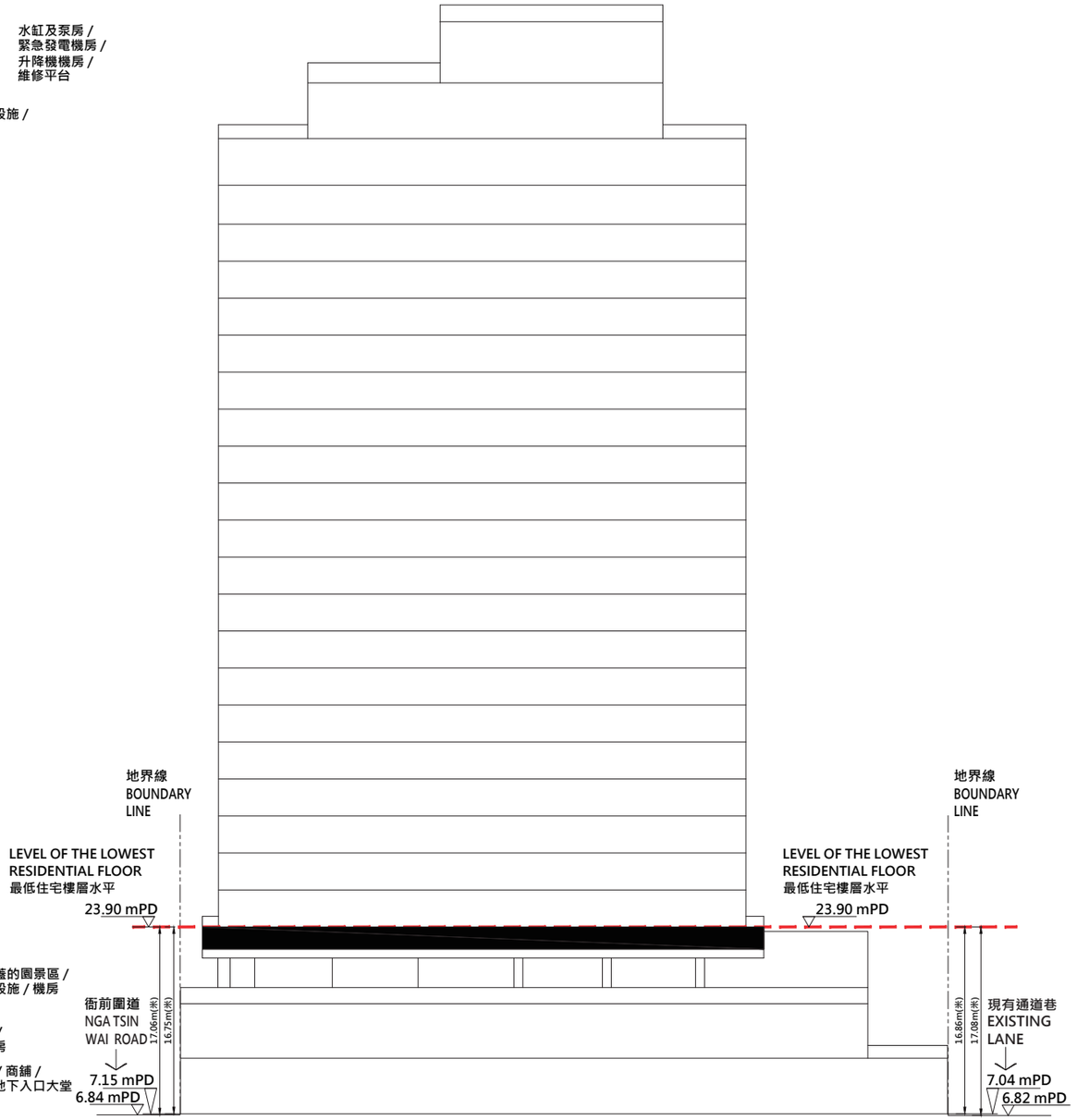
18 發展項目中的建築物的橫截面圖
CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

橫截面圖 A-A
Cross-Section A-A



索引圖
Key Plan

TOP ROOF 頂層天台	MAINTENANCE FLAT ROOF	維修平台
MAIN ROOF 天台	WATER TANK & PUMP ROOM / EMERGENCY GENERATOR ROOM / LIFT MACHINE ROOM / MAINTENANCE FLAT ROOF	水缸及泵房 / 緊急發電機房 / 升降機機房 / 維修平台
28/F 28樓	RECREATIONAL FACILITIES / PLANT ROOM	康樂設施 / 機房
27/F 27樓	RESIDENTIAL UNITS 住宅單位	
26/F 26樓	RESIDENTIAL UNITS 住宅單位	
25/F 25樓	RESIDENTIAL UNITS 住宅單位	
23/F 23樓	RESIDENTIAL UNITS 住宅單位	
22/F 22樓	RESIDENTIAL UNITS 住宅單位	
21/F 21樓	RESIDENTIAL UNITS 住宅單位	
20/F 20樓	RESIDENTIAL UNITS 住宅單位	
19/F 19樓	RESIDENTIAL UNITS 住宅單位	
18/F 18樓	RESIDENTIAL UNITS 住宅單位	
17/F 17樓	RESIDENTIAL UNITS 住宅單位	
16/F 16樓	RESIDENTIAL UNITS 住宅單位	
15/F 15樓	RESIDENTIAL UNITS 住宅單位	
12/F 12樓	RESIDENTIAL UNITS 住宅單位	
11/F 11樓	RESIDENTIAL UNITS 住宅單位	
10/F 10樓	RESIDENTIAL UNITS 住宅單位	
9/F 9樓	RESIDENTIAL UNITS 住宅單位	
8/F 8樓	RESIDENTIAL UNITS 住宅單位	
7/F 7樓	RESIDENTIAL UNITS 住宅單位	
6/F 6樓	RESIDENTIAL UNITS 住宅單位	
5/F 5樓	RESIDENTIAL UNITS 住宅單位	
3/F 3樓	RESIDENTIAL UNITS 住宅單位	
	TRANSFER PLATE 結構轉接層	
2/F 2樓	COVERED LANDSCAPE / RECREATIONAL FACILITIES / PLANT ROOM	有上蓋的園景區 / 康樂設施 / 機房
1/F 1樓	RESTAURANT / PLANT ROOM	食肆 / 機電房
G/F 地下	RESTAURANT/ SHOP/ RESIDENTIAL ENTRANCE LOBBY	食肆 / 商舖 / 住宅地下入口大堂

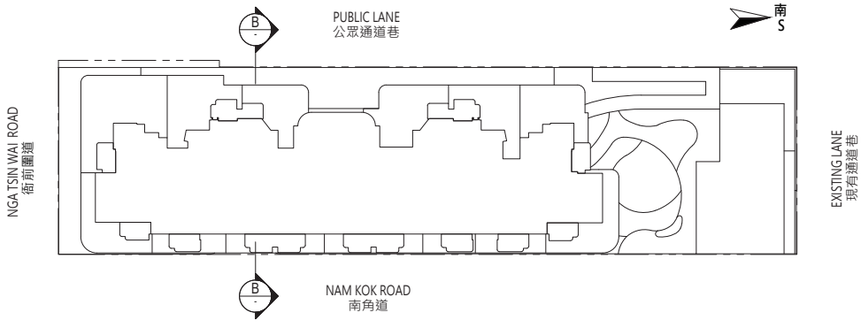


1. 毗連建築物的一段衙前圍道為香港主水平基準以上6.84米至7.15米。
2. 毗連建築物的一段現有通道巷為香港主水平基準以上6.82米至7.04米。
3. — — — 紅色虛線為最低住宅樓層水平。

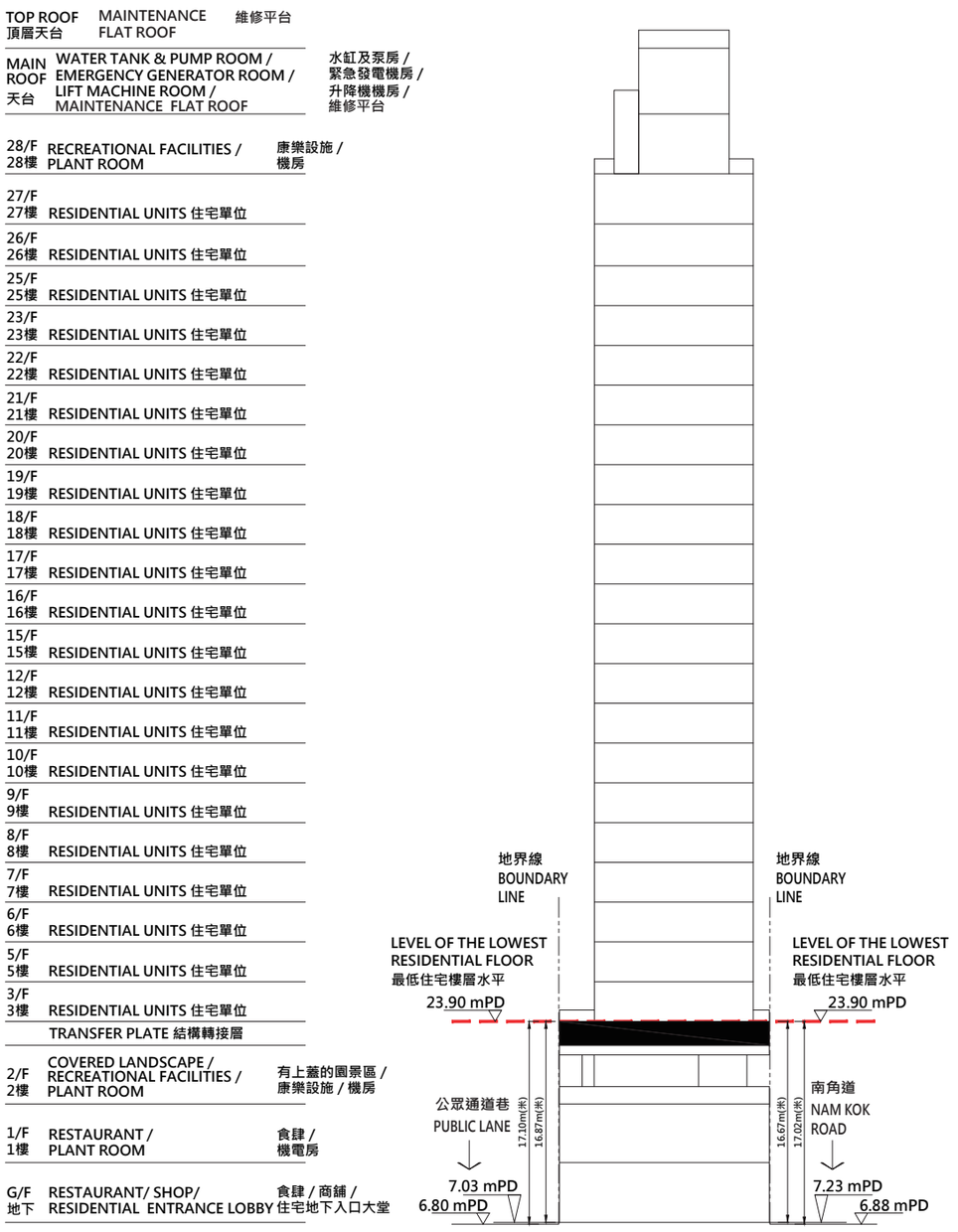
1. The part of Nga Tsin Wai Road adjacent to the building is 6.84 metres to 7.15 metres above the Hong Kong Principal Datum (m.P.D.).
2. The part of Existing Lane adjacent to the building is 6.82 metres to 7.04 metres above the Hong Kong Principal Datum (m.P.D.).
3. — — — Red dotted line denotes the level of 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
Cross-Section B-B

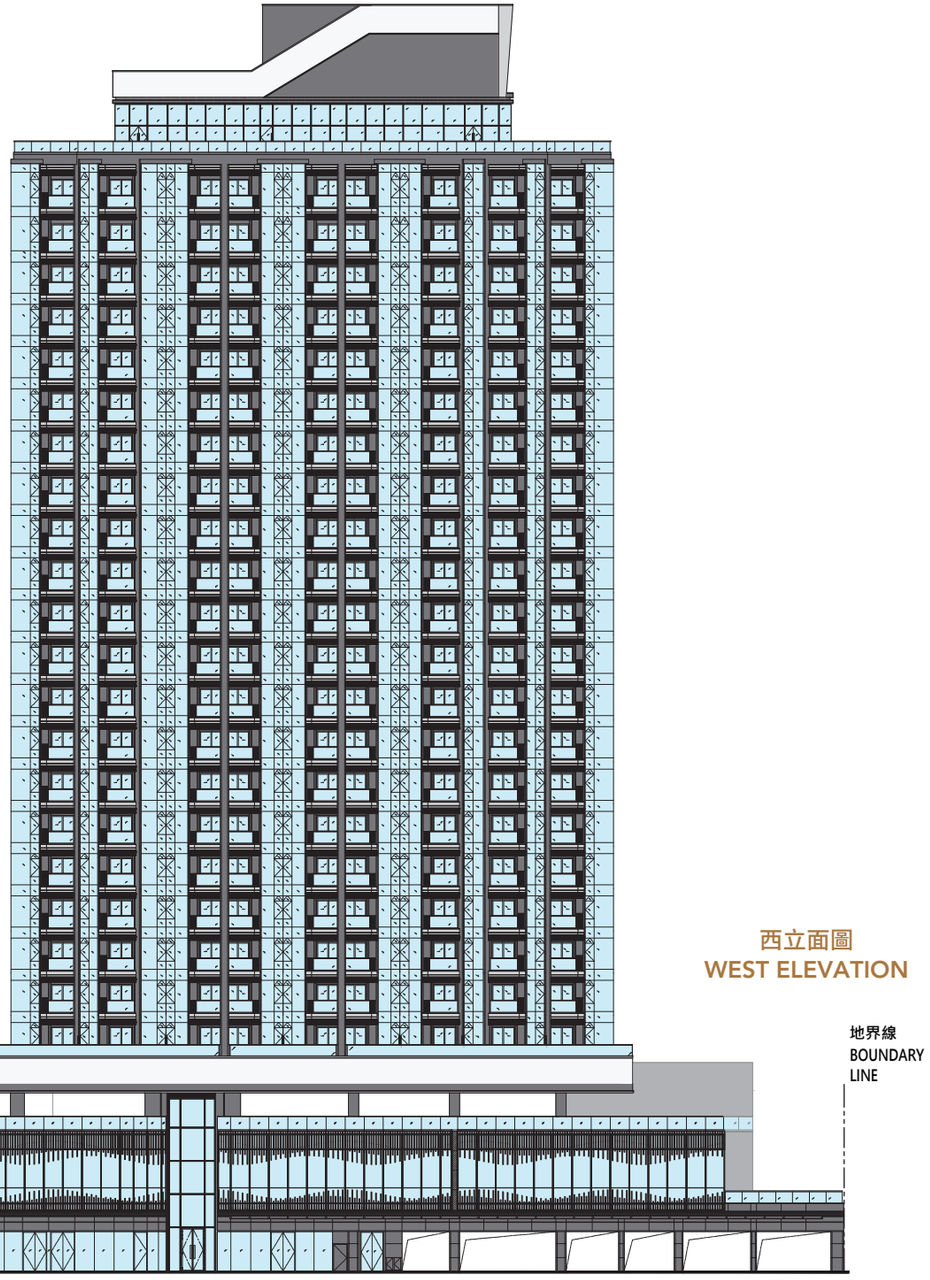


索引圖
Key Plan



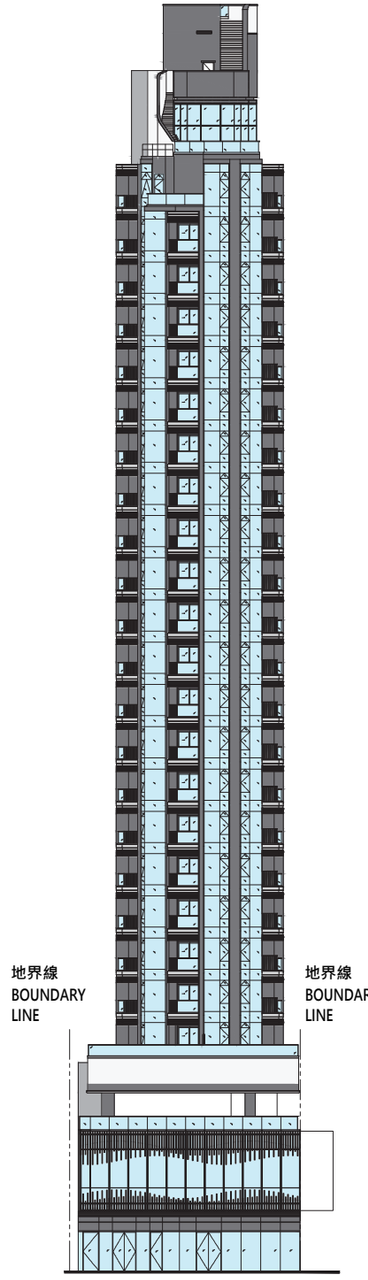
1. 毗連建築物的一段南角道為香港主水平基準以上6.88米至7.23米。
2. 毗連建築物的一段公眾通道巷為香港主水平基準以上6.80米至7.03米。
3. — — — 紅色虛線為最低住宅樓層水平。

1. The part of Nam Kok Road adjacent to the building is 6.88 metres to 7.23 metres above the Hong Kong Principal Datum (m.P.D.).
2. The part of Public Lane adjacent to the building is 6.80 metres to 7.03 metres above the Hong Kong Principal Datum (m.P.D.).
3. — — — Red dotted line denotes the level of the lowest residential floor.



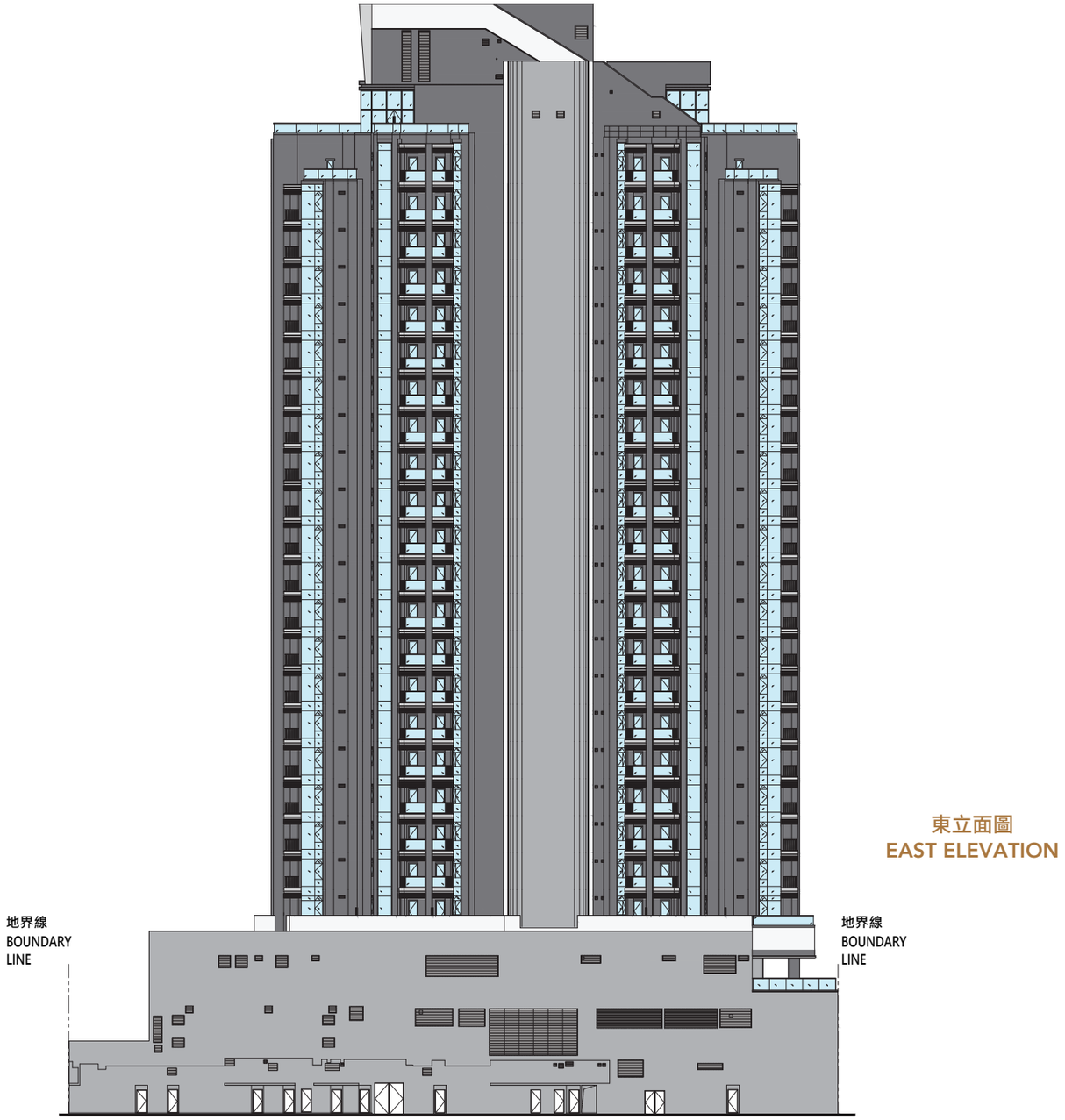
西立面圖
WEST ELEVATION

發展項目的認可人士證明本立面圖所顯示的立面：
1. 以2025年5月7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。

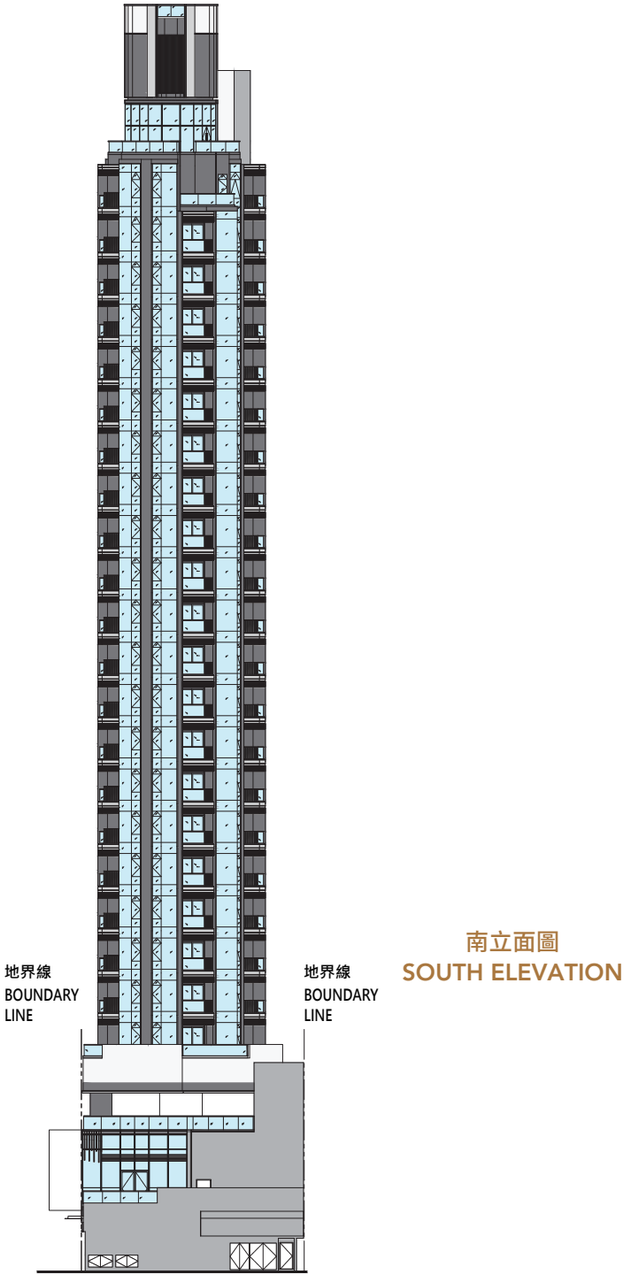


北立面圖
NORTH ELEVATION

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 7 May 2025; and
2. are in general accordance with the outward appearance of the development.



東立面圖
EAST ELEVATION



南立面圖
SOUTH ELEVATION

發展項目的認可人士證明本立面圖所顯示的立面：
1. 以2025年10月6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 6 October 2025; 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(包括供住客使用的任何康樂設施) Residents' clubhouse (including any recreational facilities for residents' use)	2樓及28樓 2/F and 28/F	263.678 sq. m. 平方米 2,838 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 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	28樓、天台及頂層天台 28/F, Main Roof and Top Roof	不適用 Not applicable	301.291 sq. m. 平方米 3,243 sq.ft. 平方呎
c) 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 A communal garden or play area for residents' use below the lowest residential floor of a building in the development	1樓、2樓及3樓 1/F, 2/F and 3/F	443.479 sq. m. 平方米 4,774 sq.ft. 平方呎	222.300 sq. m. 平方米 2,393 sq.ft. 平方呎

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

2. (a) 以下文件的文本存放在發售有關住宅物業的售樓處，以供閱覽 -
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.

1. 外部裝修物料

(a)	外牆	裝修物料的類型	基座: 外牆鋪砌玻璃牆、瓷磚、鋁質飾板、鍍鋅鋼百葉、不銹鋼百葉及鋁質格柵 住宅大廈: 外牆鋪砌玻璃幕牆、瓷磚、鋁質飾板、鋁質百葉、鍍鋅鋼百葉、鋁質格柵及鍍鋅鋼格柵
(b)	窗	框的用料	氟化碳噴塗鋁質窗框
		玻璃的用料	所有住宅單位之窗戶為玻璃
(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: 裝有夾層玻璃欄河 地台: 鋪砌瓷磚 牆身: 瓷磚及鋁質飾板 天花: 裝有鋁質飾板
		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

(a)	大堂		牆壁	地板	天花板
		地下住宅入口大堂的裝修物料的類型	外露牆身鋪砌鋁質飾板、乳膠漆、天然石、特色玻璃及不銹鋼裝飾板	天然石	石膏板假天花髹乳膠漆及不銹鋼裝飾板
		住宅樓層電梯大堂的裝修物料的類型	外露牆身鋪砌木皮飾面、特色玻璃、不銹鋼裝飾板及膠板飾面	瓷磚	石膏板假天花髹乳膠漆
(b)	內牆及天花板		牆壁		天花板
		客廳的裝修物料的類型	乳膠漆及鏡		乳膠漆
		飯廳的裝修物料的類型	乳膠漆及鏡		乳膠漆
		睡房的裝修物料的類型	乳膠漆		乳膠漆
(c)	內部地板		地板		牆腳線
		客廳的用料	瓷磚		木腳線
		飯廳的用料	瓷磚		木腳線
		睡房的用料	瓷磚		木腳線
(d)	浴室		牆壁	地板	天花板
		(i) 裝修物料的類型	外露牆身鋪砌瓷磚、金屬及鏡	外露地台鋪砌瓷磚	石膏板假天花髹乳膠漆
		(ii) 牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底		

2. 室內裝修物料

(e)	廚房		牆壁	地板	天花板	灶台
		(i) 裝修物料的類型	外露牆身鋪砌人造石、瓷磚及不銹鋼框	外露地台鋪砌瓷磚	石膏板假天花髹乳膠漆	人造石
		(ii) 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

(a)	門		用料	裝修物料	配件
		單位大門	防火實心木掩門	木皮飾面	電子門鎖、防盜眼、門鼓及門擋
		露台及工作平台門 (5樓-12樓、15樓-23樓及25樓-27樓A7及B8單位除外)	鋁框趟門	玻璃	門鎖
		露台及工作平台門 (適用於5樓-12樓、15樓-23樓及25樓-27樓A7及B8單位)	鋁框掩門	玻璃	門鎖
		露台門	鋁框掩門	玻璃	門鎖
		平台門 (3樓A6、A7、B7及B8單位及27樓A1及B1單位除外)	鋁框趟門	玻璃	門鎖
		平台門(適用於3樓A6、A7、B7及B8單位及27樓A1及B1單位)	鋁框掩門	玻璃	門鎖
		主人睡房門	中空木掩門	木皮飾面	門鎖及門擋
		睡房門 (3樓、5樓-12樓、15樓-23樓及25樓-27樓A3、B3及B5單位除外)	中空木掩門	木皮飾面	門鎖及門擋
		睡房門 (適用於3樓、5樓-12樓、15樓-23樓及25樓-27樓A3、B3及B5單位)	中空木趟門	木皮飾面	門鎖
		浴室門 (3樓、5樓-12樓、15樓-23樓及25樓-27樓A1及B1單位除外)	不銹鋼框趟門	特色玻璃	門鎖
		浴室門 (適用於3樓、5樓-12樓、15樓-23樓及25樓-27樓A1、A2、B1及B2單位)	中空木掩門	木皮飾面	門鎖及門擋
(b)	浴室		裝置及設備	類型	用料
		(i) 裝置及設備的類型及用料	櫃	洗手盆櫃檯面	人造石
				鏡櫃及洗手盆櫃	木製櫃配膠板及半光漆飾面
				儲物櫃	木製櫃配膠板飾面櫃門、玻璃層板
				層架	人造石
			潔具	洗手盆水龍頭	黃銅焗漆
				洗手盆	人造石
				座廁	搪瓷
				浴袍掛鉤	金屬
				廁紙架	金屬
				淋浴間	強化玻璃
			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	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	黃銅焗漆
		(iv) 浴缸大小 (如適用的話)		不適用	

3. 室內裝置

(c)	廚房		用料		
		(i) 洗滌盆	不銹鋼		
		(ii) 供水系統	冷水喉採用銅喉，熱水喉採用隔熱絕緣保護之銅喉		
			用料	裝修物料	
		(iii) 廚櫃	木製廚櫃配木製門板	1) 半光漆飾面 (除A6及B7單位外) 2) 半光漆飾面及木皮飾面 (適用於A6及B7單位)	
			木製陳列架	木皮飾面及金屬桿 (適用於A6及B7單位)	
		(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」	
(d)	睡房		裝置	類型	用料
		裝置(包括嵌入式衣櫃)的類型及用料	嵌入式衣櫃	不適用	不適用
			其他裝置	不適用	
(e)	電話	接駁點的位置及數目	請參閱「住宅單位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「住宅單位機電裝置位置及數量說明表」		
(g)	電力裝置	(i) 供電附件(包括安全裝置)	供電附件	提供電掣及插座之面板	
			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	導管是部分隱藏部分外露[1]		
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「住宅單位機電裝置位置及數量說明表」		
(h)	氣體供應	類型	煤氣		
		系統	所有單位提供煤氣喉接駁煤氣煮食爐及煤氣熱水爐		
		位置	請參閱「住宅單位機電裝置位置及數量說明表」		
(i)	洗衣機接駁點	位置	請參閱「住宅單位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	(i) 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		
		(ii) 水管是隱藏或外露	水管是部分隱藏及部分外露[2]		
		(iii) 有否熱水供應	開放式廚房及浴室供應熱水		

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

4. 雜項

(a)	升降機			住宅升降機	
		(i) 品牌名稱及產品型號	品牌名稱	日立	
			產品型號	HCA-1250-CO210	
		(ii) 升降機的數目及到達的樓層	升降機的數目	2	
			到達的樓層	1號升降機： 地下、2樓-3樓、5樓-12樓、15樓-23樓、25樓-28樓 2號升降機： 地下、1樓*、2樓-3樓、5樓-12樓、15樓-23樓、25樓-28樓 *升降機門只有在啓動相關消防員開關掣時才運行	
(b)	信箱	用料	不銹鋼		
(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	各住宅層之公用地方設有垃圾及物料回收室、地下設有中央垃圾收集房		
(d)	水錶、電錶及氣體錶		水錶	電錶	氣體錶
		(i) 位置	每層之公共水錶櫃	每層之公共電錶房	(a) 露台高位 (3樓所有單位除外) (b) 平台高位 (適用於3樓所有單位)
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立	獨立	獨立

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

5. 保安設施

保安系統及設備	入口通道控制及保安系統	地下住宅入口大堂及升降機設有智能讀咭機(八達通及二維碼)。
	閉路電視	地下住宅入口大堂、樓梯出口及所有升降機內均設有閉路電視系統直接連接管理處。
嵌入式的裝備的細節	各住宅單位均設有對講機並連接地下住宅入口大堂管理櫃檯。	
嵌入式裝備的位置	請參閱「住宅單位機電裝置位置及數量說明表」	

6. 設備說明

位置	設備	適用單位	品牌	型號(如有)	
				室內機	室外機
客廳/飯廳	分體式冷氣機	3樓、5樓-12樓、15樓-23樓、25樓-27樓A1及B1單位	樂聲	S-56MK2E5A-C	U-4LE2H4-C
		3樓、5樓-12樓、15樓-23樓、25樓-27樓A2及B2單位		CS-Z50TKEW-C	CU-5E34PBE-C
		3樓、5樓-12樓、15樓-23樓、25樓-26樓A3、A5、A7、A8、B3、B5、B6、B8及B9單位 27樓A3、A5、A7、B3、B5、B6及B8單位		CS-Z42TKEW-C	CU-4E23PBE-C
		3樓、5樓-12樓、15樓-23樓、25樓-27樓A6及B7單位		CS-YS12UKA1	CU-YS12UKA1
主人睡房		3樓、5樓-12樓、15樓-23樓、25樓-27樓A1及B1單位		S-28MK2E5A-C	U-4LE2H4-C
		3樓、5樓-12樓、15樓-23樓、25樓-27樓A2及B2單位		CS-Z25TKEW-C	CU-5E34PBE-C
睡房		3樓、5樓-12樓、15樓-23樓、25樓-27樓A1及B1單位		S-28MK2E5A-C	U-4LE2H4-C
		3樓、5樓-12樓、15樓-23樓、25樓-26樓A3、A5、A7、A8、B3、B5、B6、B8 及B9單位 27樓A3、A5、A7、B3、B5、B6及B8單位		CS-Z25TKEW-C	CU-4E23PBE-C
		3樓、5樓-12樓、15樓-23樓、25樓-27樓A2及B2單位		CS-Z25TKEW-C	CU-5E34PBE-C

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。
備註: 所有分體式冷氣機只提供製冷功能。

6. 設備說明

位置	設備	適用單位	品牌	型號（如有）
客廳/飯廳	嵌入式微波爐	3樓、5樓-12樓、15樓-23樓、25樓-26樓A3、A6、A8、B3、B5、B7及B9單位 27樓A3、A6、B3、B5及B7單位	西門子	BE525LMS0H
	嵌入式雪櫃	3樓、5樓-12樓、15樓-23樓、25樓-26樓A3、A8、B3、B5及B9單位 27樓A3、B3及B5單位	惠而浦	ARG 8627 AHK
		3樓、5樓-12樓、15樓-23樓、25樓-27樓A6及B7單位	惠而浦	UC148W
	獨立式雪櫃	3樓、5樓-12樓、15樓-23樓、25樓-27樓A7及B8單位	惠而浦	WF2T203
開放式廚房	洗衣乾衣機	所有單位	惠而浦	WFCI75430
	嵌入式微波爐	3樓、5樓-12樓、15樓-23樓、25樓-27樓A1、A2、A5、A7、B1、B2、B6及B8單位	西門子	BE525LMS0H
	嵌入式煤氣煮食爐	所有單位	Mia Cucina	MYB32CT
	嵌入式雪櫃	3樓、5樓-12樓、15樓-23樓、25樓-27樓A1、A2、B1及B2單位	惠而浦	WHC18T311HK
		3樓、5樓-12樓、15樓-23樓、25樓-27樓A5及B6單位	惠而浦	ARG 8627 AHK
	抽油煙機	所有單位	Mia Cucina	MY60
浴室	浴室寶	所有單位	KDK	40BECH
露台及工作平台	煤氣熱水爐	5樓-12樓、15樓-23樓、25樓-26樓A1、A2、A3、A8、B3、B6及B8單位 27樓A1、A2、A3、B3、B6及B8單位	TGC	RBOX16QR
		5樓-12樓、15樓-23樓、25樓-26樓A5、A7、B1、B2、B5及B9單位 27樓A5、A7、B1、B2及B5單位	TGC	RBOX16QL
平台	煤氣熱水爐	3樓A1、A2、A3、A8、B3、B6、B7及B8單位	TGC	RBOX16QR
		3樓A5、A6、A7、B1、B2、B5及B9單位	TGC	RBOX16QL
露台	煤氣熱水爐	5樓-12樓、15樓-23樓、25樓-27樓A6單位	TGC	RBOX16QL
		5樓-12樓、15樓-23樓、25樓-27樓B7單位	TGC	RBOX16QR

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。

1. Exterior finishes

(a)	External Wall	Type of finishes	Podium: Glass wall, glazed ceramic tiles, aluminium cladding, galvanized mild steel louver, stainless steel louver and aluminium grille Residential tower: Curtain wall, glazed ceramic tiles, aluminium cladding, aluminium louver, galvanized mild steel louver, aluminium grille and galvanized mild steel grille
(b)	Window	Material of frame	Fluorocarbon coated aluminium frame
		Material of glass	Glass for windows in all residential units
(c)	Bay window	Material of bay window	Not applicable
		Window sill finishes	Not applicable
(d)	Planter	Type of finishes	Not applicable
(e)	Verandah or balcony	Type of finishes	Balcony: Installed with laminated glass balustrade Floor: Finished with ceramic tiles Wall: Glazed ceramic tiles and aluminium cladding Ceiling: Finished with aluminium cladding
		Whether it is covered	Balcony is covered
		Verandah	Not applicable
(f)	Drying facilities for clothing	Type	Not applicable
		Material	Not applicable

2. Interior finishes

(a)	Lobby		Wall	Floor	Ceiling
		G/F residential entrance lobby finishes	Aluminium cladding, emulsion paint, natural stone, feature glass and stainless steel panel to the exposed surface	Natural stone	Gypsum board false ceiling with emulsion paint and stainless steel panel
		Lift lobby finishes for residential floors	Wood veneer, feature glass, stainless steel panel and plastic laminate to the exposed surface	Porcelain tiles	Gypsum board false ceiling with emulsion paint
(b)	Internal wall and ceiling		Wall		Ceiling
		Living room finishes	Emulsion paint and mirror		Emulsion paint
		Dining room finishes	Emulsion paint and mirror		Emulsion paint
		Bedroom finishes	Emulsion paint		Emulsion paint
(c)	Internal floor		Floor		Skirting
		Material for living room	Porcelain tiles		Timber skirting
		Material for dining room	Porcelain tiles		Timber skirting
		Material for bedroom	Porcelain tiles		Timber skirting

2. Interior finishes

(d)	Bathroom		Wall	Floor	Ceiling	
		(i) Type of finishes	Porcelain tiles, metal and mirror to the exposed surface	Porcelain tiles to the exposed surface	Gypsum board false ceiling with emulsion paint	
		(ii) Whether the wall finishes run up to the ceiling	Up to the bottom level of false ceiling			
(e)	Kitchen		Wall	Floor	Ceiling	Cooking Bench
		(i) Type of finishes	Reconstituted stone, porcelain tiles and stainless steel frame to the exposed surface	Porcelain tiles to the exposed surface	Gypsum board false ceiling with emulsion paint	Reconstituted stone
		(ii) Whether the wall finishes run up to the ceiling	Up to the bottom level of false ceiling			

3. Interior fittings

(a)	Doors		Material	Finishes	Accessories
		Main entrance door	Fire-rated solid core timber swing door	Wood veneer	Electrical lockset, eye viewer, door closer and door stopper
		Balcony and utility platform door (Except Flats A7 and B8 on 5/F-12/F, 15/F-23/F and 25/F-27/F)	Aluminium frame sliding door	Glass	Lockset
		Balcony and utility platform door (For Flats A7 and B8 on 5/F-12/F, 15/F-23/F and 25/F-27/F)	Aluminium frame swing door	Glass	Lockset
		Balcony door	Aluminium frame swing door	Glass	Lockset
		Flat roof door (Except Flats A6, A7, B7 and B8 on 3/F and Flats A1 and B1 on 27/F)	Aluminium frame sliding door	Glass	Lockset
		Flat roof door (For Flats A6, A7, B7 and B8 on 3/F and Flats A1 and B1 on 27/F)	Aluminium frame swing door	Glass	Lockset
		Master bedroom door	Hollow core timber swing door	Wood veneer	Lockset and door stopper
		Bedroom door (Except Flats A3, B3 and B5 on 3/F, 5/F-12/F, 15/F-23/F and 25/F-27/F)	Hollow core timber swing door	Wood veneer	Lockset and door stopper
		Bedroom door (For Flats A3, B3 and B5 on 3/F, 5/F-12/F, 15/F-23/F and 25/F-27/F)	Hollow core timber sliding door	Wood veneer	Lockset
		Bathroom door (Except Flats A1 and B1 on 3/F, 5/F-12/F, 15/F-23/F and 25/F-27/F)	Stainless steel frame sliding door	Feature glass	Lockset
		Bathroom door (For Flats A1, A2, B1 and B2 on 3/F, 5/F-12/F, 15/F-23/F and 25/F-27/F)	Hollow core timber swing door	Wood veneer	Lockset and door stopper

3. Interior fittings

(b)	Bathroom		Fittings & Equipment	Type	Material
		(i) Type and material of fittings and equipment	Cabinet	Basin countertop	Solid surfacing material
				Mirror cabinet and basin cabinet	Timber cabinet with plastic laminate and semi gloss lacquer finish
				Storage cabinet	Timber cabinet with plastic laminate finish door, glass shelves
				Shelves	Solid surfacing material
			Bathroom fittings	Wash basin mixer	Powder coated brass
				Wash basin	Solid surfacing material
				Water closet	Vitreous china
				Robe hook	Metal
				Paper holder	Metal
				Shower compartment	Tempered glass
			Bathroom appliances	For the appliances provision and brand name, please refer to the "Appliances Schedule"	
		(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	Powder coated brass
		(iv) Size of bath tub, if applicable		Not applicable	
(c)	Kitchen		Material		
		(i) Sink unit	Stainless steel		
		(ii) Water supply system	Copper pipes for cold water supply and copper pipes with thermal insulation for hot water supply		
			Material	Finishes	
		(iii) Kitchen cabinet	Timber cabinet with timber door panel	1) Semi gloss lacquer finish (Except Flats A6 and B7) 2) Semi gloss lacquer finish and wood veneer finish (For Flats A6 and B7)	
			Timber display shelves	Wood veneer finish and metal rods (For Flats A6 and B7)	
		(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 the "Appliances Schedule"	
(d)	Bedroom		Fittings	Type	Material
		Type and material of fittings (including built-in wardrobe)	Built-in wardrobe	Not applicable	Not applicable
			Other fittings	Not applicable	

3. Interior fittings

(e)	Telephone	Location and number of connection points	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units"	
(f)	Aerials	Location and number of connection points	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units"	
(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 for the Location and Number of Mechanical and Electrical Provisions of Residential Units"	
(h)	Gas supply	Type	Town Gas	
		System	Gas supply pipe is provided and connected to gas cooker and gas water heater for all flats	
		Location	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units"	
(i)	Washing machine connection point	Location	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units"	
		Design	Drain point and water point are provided for washing machine	
(j)	Water supply	(i) Material of water pipes	Copper pipes for cold water supply and copper pipes with thermal insulation for hot water supply	
		(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed[2]	
		(iii) Whether hot water is available	Hot water supply is provided to the open kitchen and bathroom	

Notes:
1. Other than those parts of the conduits concealed within the 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 pipes ducts or other materials.
2. Other than those parts of the water pipes concealed within the 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 pipes ducts or other materials.

4. Miscellaneous

(a)	Lifts			Residential Lift
		(i) Brand name and model number	Brand Name	Hitachi
			Model Number	HCA-1250-CO210
		(ii) Number and floors served by them	Number of lifts	2
			Floor served by the lifts	Lift No.1: G/F, 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F Lift No.2: G/F, 1/F*, 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F *Lift door operates only upon activation of corresponding fireman's switch
(b)	Letter box	Material	Stainless steel	
(c)	Refuse collection	(i) Means of refuse collection	Collected by cleaners	
		(ii) Location of refuse room	Refuse storage and material recovery room is provided in the common area of each residential floor. Refuse storage and material recovery chamber is provided at G/F	

4. Miscellaneous

(d)	Water meter, electricity meter and gas meter		Water Meter	Electricity Meter	Gas Meter
		(i) Location	Common water meter cabinet on each floor	Common electric meter room on each floor	(a) High level of balcony (Except all flats on 3/F) (b) High level of flat roof (For all flats on 3/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	Access card readers (Octopus card and QR code) are installed at the residential entrance lobby and lifts on G/F.
	CCTV	CCTV system is installed at residential entrance lobby on G/F, staircase exits and all lifts connecting directly to the management office.
Details of built-in provisions	Door phone in each residential unit is connected to the caretaker's counter at the residential entrance lobby on G/F.	
Location of built-in provisions	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units"	

6. APPLIANCES SCHEDULE

Location	Appliance	Flat apply	Brand	Model No. (if any)	
				Indoor Unit	Outdoor Unit
Living Room / Dining Room	Split Type Air-Conditioner	Flats A1 and B1 on 3/F, 5/F-12/F, 15/F-23/F and 25/F-27/F	Panasonic	S-56MK2E5A-C	U-4LE2H4-C
		Flats A2 and B2 on 3/F, 5/F-12/F, 15/F-23/F and 25/F-27/F		CS-Z50TKEW-C	CU-5E34PBE-C
		Flats A3, A5, A7, A8, B3, B5, B6, B8 and B9 on 3/F, 5/F-12/F, 15/F-23/F and 25/F-26/F Flats A3, A5, A7, B3, B5, B6 and B8 on 27/F		CS-Z42TKEW-C	CU-4E23PBE-C
		Flats A6 and B7 on 3/F, 5/F-12/F, 15/F-23/F and 25/F-27/F		CS-YS12UKA1	CU-YS12UKA1
Master Bedroom		Flats A1 and B1 on 3/F, 5/F-12/F, 15/F-23/F and 25/F-27/F		S-28MK2E5A-C	U-4LE2H4-C
		Flats A2 and B2 on 3/F, 5/F-12/F, 15/F-23/F and 25/F-27/F		CS-Z25TKEW-C	CU-5E34PBE-C
Bedroom		Flats A1 and B1 on 3/F, 5/F-12/F, 15/F-23/F and 25/F-27/F		S-28MK2E5A-C	U-4LE2H4-C
		Flats A3, A5, A7, A8, B3, B5, B6, B8 and B9 on 3/F, 5/F-12/F, 15/F-23/F and 25/F-26/F Flats A3, A5, A7, B3, B5, B6 and B8 on 27/F		CS-Z25TKEW-C	CU-4E23PBE-C
		Flats A2 and B2 on 3/F, 5/F-12/F, 15/F-23/F and 25/F-27/F		CS-Z25TKEW-C	CU-5E34PBE-C

The vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the development, lifts or appliances of comparable quality will be installed.
Note: All split type air conditioners provide cooling function only.

6. APPLIANCES SCHEDULE

Location	Appliance	Flats apply	Brand	Model No. (if any)
Living Room / Dining Room	Built-in Microwave Oven	Flats A3, A6, A8, B3, B5, B7 and B9 on 3/F, 5/F-12/F, 15/F-23/F and 25/F-26/F Flats A3, A6, B3, B5 and B7 on 27/F	Siemens	BE525LMS0H
	Built-in Refrigerator	Flats A3, A8, B3, B5 and B9 on 3/F, 5/F-12/F, 15/F-23/F and 25/F-26/F Flats A3, B3 and B5 on 27/F	Whirlpool	ARG 8627 AHK
		Flats A6 and B7 on 3/F, 5/F-12/F, 15/F-23/F and 25/F-27/F	Whirlpool	UC148W
	Freestanding Refrigerator	Flats A7 and B8 on 3/F, 5/F-12/F, 15/F-23/F and 25/F-27/F	Whirlpool	WF2T203
Open Kitchen	Washer Dryer	All flats	Whirlpool	WFCI75430
	Built-in Microwave Oven	Flats A1, A2, A5, A7, B1, B2, B6 and B8 on 3/F, 5/F-12/F, 15/F-23/F and 25/F-27/F	Siemens	BE525LMS0H
	Built-in Gas Cooker	All flats	Mia Cucina	MYB32CT
	Built-in Refrigerator	Flats A1, A2, B1 and B2 on 3/F, 5/F-12/F, 15/F-23/F and 25/F-27/F	Whirlpool	WHC18T311HK
		Flats A5 and B6 on 3/F, 5/F-12/F, 15/F-23/F and 25/F-27/F	Whirlpool	ARG 8627 AHK
	Telescopic Hood	All flats	Mia Cucina	MY60
Bathroom	Thermal Ventilator	All flats	KDK	40BECH
Balcony and Utility Platform	Gas Water Heater	Flats A1, A2, A3, A8, B3, B6 and B8 on 5/F-12/F, 15/F-23/F and 25/F-26/F Flats A1, A2, A3, B3, B6 and B8 on 27/F	TGC	RBOX16QR
		Flats A5, A7, B1, B2, B5 and B9 on 5/F-12/F, 15/F-23/F and 25/F-26/F Flats A5, A7, B1, B2 and B5 on 27/F	TGC	RBOX16QL
Flat Roof	Gas Water Heater	Flats A1, A2, A3, A8, B3, B6, B7 and B8 on 3/F	TGC	RBOX16QR
		Flats A5, A6, A7, B1, B2, B5 and B9 on 3/F	TGC	RBOX16QL
Balcony	Gas Water Heater	Flat A6 on 5/F-12/F, 15/F-23/F and 25/F-27/F	TGC	RBOX16QL
		Flat B7 on 5/F-12/F, 15/F-23/F and 25/F-27/F	TGC	RBOX16QR

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.

3樓住宅單位機電裝置位置及數量說明表
Schedule for the Location and Number of Mechanical and Electrical Provisions of 3/F Residential Units

位置 Location	描述 Description	A1	A2	A3	A5	A6	A7	A8	B1	B2	B3	B5	B6	B7	B8	B9
客廳 / 飯廳 Living Room / Dining Room	對講機 Door Phone	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	2	1	1	1	1	1	1	1	2	1
	電話插座 Telephone Outlet	1	1	1	1	1	2	1	1	1	1	1	1	1	2	1
	數據插座 Data Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	單位電插座 Single Socket Outlet	-	-	-	-	1	3	-	-	-	-	-	-	1	3	-
	雙位電插座 Twin Socket Outlet	2	2	2	2	1	2	2	2	2	2	2	2	1	2	2
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	微型斷路器配電箱 Miniature Circuit Breakers Distribution Board	1	1	1	-	1	1	1	1	1	1	1	-	1	1	1
開放式廚房 Open Kitchen	單位電插座 Single Socket Outlet	-	-	-	-	1	-	-	-	-	-	-	-	1	-	-
	雙位電插座 Twin Socket Outlet	1	1	1	1	-	1	1	1	1	1	1	1	-	1	1
	洗衣乾衣機接駁點 Washer Dryer Machine Connection Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	微型斷路器配電箱 Miniature Circuit Breakers Distribution Board	-	-	-	1	-	-	-	-	-	-	-	1	-	-	-
主人睡房 Master Bedroom	電視及電台天線插座 TV and FM Outlet	1	1	-	-	-	-	-	1	1	-	-	-	-	-	-
	電話插座 Telephone Outlet	1	1	-	-	-	-	-	1	1	-	-	-	-	-	-
	單位電插座 Single Socket Outlet	1	1	-	-	-	-	-	1	1	-	-	-	-	-	-
	單位電插座連USB插座 Single Socket Outlet with USB Port	1	1	-	-	-	-	-	1	1	-	-	-	-	-	-
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	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	1	1	1	1	-	1	1
	電話插座 Telephone Outlet	1	1	1	1	-	1	1	1	1	1	1	1	-	1	1
	單位電插座 Single Socket Outlet	1	1	1	1	-	1	1	1	1	1	1	1	-	1	1
	單位電插座連USB插座 Single Socket Outlet with USB Port	1	1	1	1	-	1	1	1	1	1	1	1	-	1	1
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	-	1	1	1	1	1	1	1	-	1	1
浴室 Bathroom	單位電插座連USB插座 Single Socket Outlet with USB Port	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
平台 Flat Roof	室外冷氣機接駁點 Connection Point for A/C Outdoor Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	煤氣熱水爐接線位 Fused Spur Unit For Gas Water Heater	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	煤氣接駁點 Gas Connection Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	防水單位電插座 Weatherproof Single Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

5樓-12樓、15樓-23樓、25樓-26樓住宅單位機電裝置位置及數量說明表
Schedule for the Location and Number of Mechanical and Electrical Provisions of 5/F-12/F, 15/F-23/F, 25/F-26/F Residential Units

位置 Location	描述 Description	A1	A2	A3	A5	A6	A7	A8	B1	B2	B3	B5	B6	B7	B8	B9
客廳 / 飯廳 Living Room / Dining Room	對講機 Door Phone	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	2	1	1	1	1	1	1	1	2	1
	電話插座 Telephone Outlet	1	1	1	1	1	2	1	1	1	1	1	1	1	2	1
	數據插座 Data Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	單位電插座 Single Socket Outlet	-	-	-	-	1	3	-	-	-	-	-	-	1	3	-
	雙位電插座 Twin Socket Outlet	2	2	2	2	1	2	2	2	2	2	2	2	1	2	2
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	微型斷路器配電箱 Miniature Circuit Breakers Distribution Board	1	1	1	-	1	1	1	1	1	1	1	-	1	1	1
開放式廚房 Open Kitchen	單位電插座 Single Socket Outlet	-	-	-	-	1	-	-	-	-	-	-	-	1	-	-
	雙位電插座 Twin Socket Outlet	1	1	1	1	-	1	1	1	1	1	1	1	-	1	1
	洗衣乾衣機接駁點 Washer Dryer Machine Connection Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	微型斷路器配電箱 Miniature Circuit Breakers Distribution Board	-	-	-	1	-	-	-	-	-	-	-	1	-	-	-
主人睡房 Master Bedroom	電視及電台天線插座 TV and FM Outlet	1	1	-	-	-	-	-	1	1	-	-	-	-	-	-
	電話插座 Telephone Outlet	1	1	-	-	-	-	-	1	1	-	-	-	-	-	-
	單位電插座 Single Socket Outlet	1	1	-	-	-	-	-	1	1	-	-	-	-	-	-
	單位電插座連USB插座 Single Socket Outlet with USB Port	1	1	-	-	-	-	-	1	1	-	-	-	-	-	-
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	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	1	1	1	1	-	1	1
	電話插座 Telephone Outlet	1	1	1	1	-	1	1	1	1	1	1	1	-	1	1
	單位電插座 Single Socket Outlet	1	1	1	1	-	1	1	1	1	1	1	1	-	1	1
	單位電插座連USB插座 Single Socket Outlet with USB Port	1	1	1	1	-	1	1	1	1	1	1	1	-	1	1
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	-	1	1	1	1	1	1	1	-	1	1
浴室 Bathroom	單位電插座連USB插座 Single Socket Outlet with USB Port	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
露台及工作平台 Balcony and Utility Platform	煤氣熱水爐接線位 Fused Spur Unit For Gas Water Heater	1	1	1	1	-	1	1	1	1	1	1	1	-	1	1
	煤氣接駁點 Gas Connection Point	1	1	1	1	-	1	1	1	1	1	1	1	-	1	1
露台 Balcony	煤氣熱水爐接線位 Fused Spur Unit For Gas Water Heater	-	-	-	-	1	-	-	-	-	-	-	-	1	-	-
	煤氣接駁點 Gas Connection Point	-	-	-	-	1	-	-	-	-	-	-	-	1	-	-
冷氣機平台 A/C Platform	室外冷氣機接駁點 Connection Point for A/C Outdoor Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

27樓住宅單位機電裝置位置及數量說明表
Schedule for the Location and Number of Mechanical and Electrical Provisions of 27/F Residential Units

位置 Location	描述 Description	A1	A2	A3	A5	A6	A7	B1	B2	B3	B5	B6	B7	B8
客廳 / 飯廳 Living Room / Dining Room	對講機 Door Phone	1	1	1	1	1	1	1	1	1	1	1	1	1
	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	2	1	1	1	1	1	1	2
	電話插座 Telephone Outlet	1	1	1	1	1	2	1	1	1	1	1	1	2
	數據插座 Data Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1
	單位電插座 Single Socket Outlet	-	-	-	-	1	3	-	-	-	-	-	1	3
	雙位電插座 Twin Socket Outlet	2	2	2	2	1	2	2	2	2	2	2	1	2
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	1	1	1	1	1	1	1	1
	微型斷路器配電箱 Miniature Circuit Breakers Distribution Board	1	1	1	-	1	1	1	1	1	1	-	1	1
開放式廚房 Open Kitchen	單位電插座 Single Socket Outlet	-	-	-	-	1	-	-	-	-	-	-	1	-
	雙位電插座 Twin Socket Outlet	1	1	1	1	-	1	1	1	1	1	1	-	1
	洗衣乾衣機接駁點 Washer Dryer Machine Connection Point	1	1	1	1	1	1	1	1	1	1	1	1	1
	微型斷路器配電箱 Miniature Circuit Breakers Distribution Board	-	-	-	1	-	-	-	-	-	-	1	-	-
主人睡房 Master Bedroom	電視及電台天線插座 TV and FM Outlet	1	1	-	-	-	-	1	1	-	-	-	-	-
	電話插座 Telephone Outlet	1	1	-	-	-	-	1	1	-	-	-	-	-
	單位電插座 Single Socket Outlet	1	1	-	-	-	-	1	1	-	-	-	-	-
	單位電插座連USB插座 Single Socket Outlet with USB Port	1	1	-	-	-	-	1	1	-	-	-	-	-
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	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	1	1	1	-	1
	電話插座 Telephone Outlet	1	1	1	1	-	1	1	1	1	1	1	-	1
	單位電插座 Single Socket Outlet	1	1	1	1	-	1	1	1	1	1	1	-	1
	單位電插座連USB插座 Single Socket Outlet with USB Port	1	1	1	1	-	1	1	1	1	1	1	-	1
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	-	1	1	1	1	1	1	-	1
浴室 Bathroom	單位電插座連USB插座 Single Socket Outlet with USB Port	1	1	1	1	1	1	1	1	1	1	1	1	1
露台及工作平台 Balcony and Utility Platform	煤氣熱水爐接線位 Fused Spur Unit For Gas Water Heater	1	1	1	1	-	1	1	1	1	1	1	-	1
	煤氣接駁點 Gas Connection Point	1	1	1	1	-	1	1	1	1	1	1	-	1
露台 Balcony	煤氣熱水爐接線位 Fused Spur Unit For Gas Water Heater	-	-	-	-	1	-	-	-	-	-	-	1	-
	煤氣接駁點 Gas Connection Point	-	-	-	-	1	-	-	-	-	-	-	1	-
冷氣機平台 A/C Platform	室外冷氣機接駁點 Connection Point for A/C Outdoor Unit	1	1	1	1	1	1	1	1	1	1	1	1	1
平台 Flat Roof	防水單位電插座 Weatherproof Single Socket Outlet	1	-	-	-	-	-	1	-	-	-	-	-	-

23 服務協議 SERVICE AGREEMENTS

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

煤氣由香港中華煤氣有限公司供應。

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

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

24 地税 GOVERNMENT RENT

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

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)支付清理廢料的費用。

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

不適用。

Not applicable.

28 修訂
MODIFICATION

本發展項目現時並沒有向政府提出申請修訂批地文件。

No application to the Government for a modification of the Land Grant for this development is underway.

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

獲寬免總樓面面積的設施分項

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

		面積 (平方米)
根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		
1	停車場及上落客貨地方（公共交通總站除外）	不適用
2	**機房及相類設施**	
2.1(#)	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》)或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室（訊播室）、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等	132.164
2.2(#)	所佔面積**不**受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	309.243
2.3	非強制性或非必要機房，例如空調機房、送風櫃房等	不適用
根據聯合作業備考第1號及第2號提供的環保設施		
3(#)	露台	328.000
4	加闊的公用走廊及升降機大堂	不適用
5	公用空中花園	不適用
6	隔聲鰭	不適用
7	翼牆、捕風器及風斗	不適用
8(#)	非結構預製外牆	55.111
9(#)	工作平台	213.000
10	隔音屏障	不適用
適意設施		
11(#)	管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處	4.618
12(#)	住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	263.678
13(#)	有蓋園景區及遊樂場地	443.479
14	橫向屏障 / 有蓋人行道及花棚	不適用
15(#)	擴大升降機槽	45.534
16	煙囪管道	不適用
17	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	不適用
18(#)	強制性設施或必要機房所需的管槽、氣槽及垂直立管	100.321
19	非強制性設施或非必要機房所需的管槽及氣槽	不適用
20	環保系統及設施所需的機房、管槽及氣槽	不適用
21	複式住宅單位及洋房的中空空間	不適用
22	遮陽篷及反光罩	不適用
23(#)	伸出式花槽及小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	274.634
24	《作業備考》APP-19 第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台，及維修通道	不適用
其他項目		
25	庇護層，包括庇護層兼空中花園	不適用
26(#)	大型伸出 / 外懸設施下的有蓋地方	21.888
27	公共交通總站	不適用
28	共用構築物及公用樓梯	不適用
29(#)	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	30.374
30	公眾通道	不適用
31	有蓋的後移部分	不適用
額外總樓面面積		
32	額外總樓面面積	不適用
根據聯合作業備考(第8號)提供的額外環保設施		
33	採用「組裝合成」建築法的樓宇	不適用

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。

有關建築物的環境評估

綠色建築認證

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

暫定評級
金級

暫定
金級
NB V2.0 2023
HKGBC
綠建環評

申請編號: PAG0143/23

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. 高效能空調機 2. 高效能照明系統

第II部份：擬興建樓宇/部分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)	11341.606	115.38	不適用	81.61	1.08
非住用發展項目(註腳 4) (包括酒店)	平台(非中央屋宇裝備裝置)	2411.307	203.51	不適用	185.76	不適用

註腳:

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

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

Breakdown of GFA Concessions Obtained for All Features

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

		Area (m^2)
Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1	Carpark and loading/unloading area excluding public transport terminus	Not Applicable
2	Plant rooms and similar services	
2.1(#)	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc.	132.164
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.	309.243
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	Not Applicable
Green Features under Joint Practice Notes 1 and 2		
3(#)	Balcony	328.000
4	Wider common corridor and lift lobby	Not Applicable
5	Communal sky garden	Not Applicable
6	Acoustic fin	Not Applicable
7	Wing wall, wind catcher and funnel	Not Applicable
8(#)	Non-structural prefabricated external wall	55.111
9(#)	Utility platform	213.000
10	Noise barrier	Not Applicable
Amenity Features		
11(#)	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	4.618
12(#)	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	263.678
13(#)	Covered landscaped and play area	443.479
14	Horizontal screen/covered walkway and trellis	Not Applicable
15(#)	Larger lift shaft	45.534
16	Chimney shaft	Not Applicable
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	Not Applicable
18(#)	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room	100.321
19	Pipe duct, air duct for non-mandatory or non-essential plant room	Not Applicable
20	Plant room, pipe duct, air duct for environmentally friendly system and feature	Not Applicable
21	Void in duplex domestic flat and house	Not Applicable
22	Sunshade and reflector	Not Applicable
23(#)	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window	274.634
24	Other projection such as A/C box and A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway	Not Applicable
Other Exempted Items		
25	Refuge floor including refuge floor cum sky garden	Not Applicable
26(#)	Covered area under large projecting/overhanging feature	21.888
27	Public transport terminus	Not Applicable
28	Party structure and common staircase	Not Applicable
29(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	30.374
30	Public passage	Not Applicable
31	Covered set back area	Not Applicable
Bonus GFA		
32	Bonus GFA	Not Applicable
Additional Green Features under Joint Practice Note (No. 8)		
33	Buildings adopting Modular Integrated Construction	Not Applicable

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

The Environmental Assessment of the Building

Green Building Certification

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

Provisional
GOLD

PROVISIONAL
GOLD
NB V2.0 2023
HKGBC
BEAM Plus

Application no.: PAG0143/23

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. High efficient air conditioning units 2. High efficient lighting system

Part II : The predicted annual energy use of the proposed building/part of 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)	11341.606	115.38	Not applicable	81.61	1.08
Non-domestic Development(Note 4)(including Hotel)	Podium (non-central building services installation)	2411.307	203.51	Not applicable	185.76	Not applicable

Notes:

1. In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency. The predicted annual energy use, in terms of electricity consumption (kWh/m^2/annum) and town gas/LPG consumption (unit/m^2/annum), of the development by the internal floor area served, where:
   (a) "total annual energy use" has the same meaning of "annual energy use" in the BEAM Plus 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.
2. "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" in the BEAM Plus New Buildings (current version).
3. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations issued by the Electrical and Mechanical Services Department.

Part III: The following installations are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)			
Type of Installations		Electrical Installations	Yes
Lighting Installations	Yes	Lift & Escalator Installations	Yes
Air Conditioning Installations	Yes	Performance-based Approach	Not applicable

1. 放置室外冷氣機

部分室外冷氣機(不論是為該住宅單位而設或是為其他住宅單位而設)放置在(i)構成住宅單位一部分的露台及 / 或工作平台上或內部及(ii) 私人平台上。室外冷氣機的放置可能對發展項目內的住宅單位的享用，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，請參閱本售樓說明書的「發展項目的住宅物業的樓面平面圖」。

2. 建築裝飾

發展項目部分住宅單位外設有建築裝飾。此等建築裝飾可能對部分住宅單位的景觀造成影響。有關建築裝飾的位置，請參閱本售樓說明書的「發展項目的住宅物業的樓面平面圖」。

3. 招牌

發展項目一樓及二樓的外牆裝設有招牌。招牌的燈光可能對部分住宅單位的享用造成影響。

4. 大廈保養系統操作

1. 根據公契及管理協議，管理人有權進入建有私人平台及 / 或私人天台(如有)的住宅單位 (不論是否連同管理人的代理、測量師、工人及其他人士，及是否携帶用具、工具及物料)操作大廈保養系統包括但不限於在毗鄰構成住宅單位一部分的私人平台及/或私人天台(如有)的發展項目公用地方與設施周邊外牆的托架錨固吊船或其他類似裝置及/或於構成住宅單位一部分的私人平台及/或私人天台(如有)停泊吊船或其他類似裝置，以便清潔、檢查、保養及/或維修發展項目的外牆、玻璃幕牆及公用地方與設施。
2. 在管理人安排為外牆(包括玻璃幕牆結構及發展項目的公用地方與設施)進行定期及特別安排的檢查、清潔、保養及/或維修期間，大廈保養系統包括但不限於吊船或其他類似裝置(不論永久或臨時裝置)可能會被安裝及/或停泊在住宅單位的私人平台及/或私人天台(如有)上，並在住宅單位的私人平台及/或私人天台(如有)上空，以及在住宅單位的窗外、露台及/或工作平台外操作。

5. 喉管

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

註:

除非本售樓說明書另有定義，本有關資料內所採用的詞彙與該詞彙在公契內的涵義相同。

1. **Placement of outdoor air-conditioning units**

   Some outdoor air-conditioning units (either serving its own residential unit or other residential unit(s)) are placed on the areas provided on or within (i) the balconies and/or utility platforms forming part of residential units and (ii) the private flat roofs. The placement of the outdoor air-conditioning units may affect the enjoyment of the residential units of the Development in terms of heat and noise or other aspects. For the locations of the outdoor air-conditioning units, please refer to the "Floor Plans of Residential Properties in the Development" in this sales brochure.

2. **Architectural Features**

   Some architectural features are installed outside some residential units of the Development. The views of some residential units may be affected by such architectural features. For locations of the architectural features, please refer to "Floor Plans of Residential Properties in the Development" in this sales brochure.

3. **Signage**

   A signage will be installed outside the external walls of the first and second floors of the Development. The illumination of the signage may affect the enjoyment of some residential units.

4. **Operation of building maintenance system**

   1. Under the Deed of Mutual Covenant and Management Agreement, the Manager shall have the right to access into those residential units consisting of private flat roof(s) and/or private roof(s)(if any)(with or without the Manager's agents, surveyors, workmen and others and with or without other appliances, equipment and materials) for operating the building maintenance system, including but not limited to the anchoring of the gondola or likewise equipment at the brackets located at the building perimeter along such part of the Common Areas and Facilities of the Development adjacent to the private flat roof and/or private roof (if any) forming part of a residential unit and/or the resting of the gondola or likewise equipment on the private flat roofs and/or private roofs (if any) forming part of any residential unit, for cleaning, inspecting, maintaining and/or repairing the external wall, curtain wall and the Common Areas and Facilities of the Development.

   2. During regular and specially arranged inspections, cleaning, maintenance and/or repairing of the external walls (including the curtain wall structures and the Common Areas and Facilities of the Development) as arranged by the Manager, the building maintenance systems including but not limited to gondola(s) or similar equipment (whether permanent or temporary equipment) may be installed and/or rested on the private flat roof(s) and/or private roof(s) (if any) of the residential units and operated in the air space directly above the private flat roofs and/or private roof(s) (if any) of the residential units as well as outside windows, balcony(ies) and/or utility platform(s) of the residential units.

5. **Pipes**

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

Remarks:

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

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.eightsouthpark.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：2025年1月21日

1. There may be future changes to the development and the surrounding areas.
2. Date of printing of this Sales Brochure: 21 January 2025

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
2025年3月11日 11 March 2025	16	更新發展項目的所在位置圖 Update location plan of the development
2025年6月5日 5 June 2025	16	更新發展項目的所在位置圖 Update location plan of the development
2025年7月3日 3 July 2025	17	更新發展項目的鳥瞰照片 Update aerial photograph of the development
	17-1 - 17-2	刪除發展項目的鳥瞰照片 Delete aerial photograph of the development
	25	更新發展項目的布局圖 Update layout plan of the development
	26-27, 29, 31	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
	48-49	更新立面圖 Update elevation plan
2025年8月29日 29 August 2025	16	更新發展項目的所在位置圖 Update location plan of the development
	17	更新發展項目的鳥瞰照片 Update aerial photograph of the development
2025年11月6日 6 November 2025	10	更新發展項目南首的資料 Update information on the development, Eight Southpark
	14	更新發展項目的設計的資料 Update information on design of the development
	16	更新發展項目的所在位置圖 Update location plan of the development
	25	更新發展項目的布局圖 Update layout plan of the development
	49	更新立面圖 Update elevation plan

2026年2月6日 6 February 2026	10	更新發展項目南首的資料 Update information on the development, Eight Southpark
	15	更新物業管理的資料 Update information on property management
	16	更新發展項目的所在位置圖 Update location plan of the development
	18, 23	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
	38, 41	更新公契的摘要 Update summary of deed of mutual covenant
	50	更新閱覽圖則及公契 Update inspection of plans and deed of mutual covenant
	68	更新買方的雜項付款 Update miscellaneous payments by purchaser
2026年5月6日 6 May 2026	16	更新發展項目的所在位置圖 Update location plan of the development
	17	更新發展項目的鳥瞰照片 Update aerial photograph of the development
2026年8月6日 6 August 2026	16	更新發展項目的所在位置圖 Update location plan of the development
	21, 23	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

此版乃特意留白
This page is deliberately left in blank

此版乃特意留白
This page is deliberately left in blank

此版乃特意留白
This page is deliberately left in blank

此版乃特意留白
This page is deliberately left in blank

此版乃特意留白
This page is deliberately left in blank

此版乃特意留白
This page is deliberately left in blank

此版乃特意留白
This page is deliberately left in blank

此版乃特意留白
This page is deliberately left in blank

此版乃特意留白
This page is deliberately left in blank