# 15 SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

The Deed of Mutual Covenant and Management Agreement ("DMC") in respect of the Development provides that :-

## A. Common parts of the Development

**"Common Areas and Facilities"**

means, collectively, the Development Common Areas and Facilities, the Residential Common Areas and Facilities, the Commercial Common Areas and Facilities and all those parts and such of the areas and facilities (if any) of the Development designated as common areas and facilities by the First Owner in accordance with the provisions of the DMC or by the relevant Owners in any Sub-Deed(s) (if any);

**"Development Common Areas and Facilities"**

means and includes:-

(a) foundations, columns, beams and other structural supports and elements of the Development, lift, lift pit, meter room, sprinkler pump and fire service transfer water tank and transfer pump room, sprinkler water tank, transformer room, fire service and sprinkler inlets, fire services pipe duct (F.S.P.D.), fire control centre with sprinkler system alarm valve set, smoke outlet, telephone duct (T.D.), hose reel (H.R.), entrance hall on G/F, open yard (paved) on G/F, water check meter cabinet, switch room, flushing water tank and pump room, corridors, common corridors, staircases, stairways, portable water tank and pump room, fire service (F.S.) pump room, mass fill concrete under staircase on 26/F, telecommunications and broadcasting equipment (TBE) room, F.S. water tank, emergency generator room, lift machine room, fiberglass flushing water tank, fiberglass potable water tank, cat ladder (C.L.) with safety hoop, metal louvre (M.L.) and location for gondola which are (if and where capable of being shown on plans) for the identification purposes only shown coloured Violet on the DMC plans annexed to the DMC ("DMC Plans");

(b) such parts of the external walls of the Development (including, if any, the curtain walls forming part thereof and glazing, windows, louvres, frames, external finishes, claddings and architectural fins and features thereon (if any)) which are for identification purpose only shown coloured Violet on the elevation plans annexed to the DMC ("Elevation Plans") but excluding those forming part of (i) the Residential Units; (ii) the Shops; (iii) the Residential Common Areas and Facilities; and (iv) the Commercial Common Areas and Facilities;

(c) such other areas, systems, devices, services and facilities of and in the Land and the Development as may at any time be designated as Development Common Areas and Facilities by the First Owner in accordance with the DMC or by the relevant Owners in any Sub-Deed (if any); and

(d) to the extent not specifically provided in paragraphs (a), (b) and (c) above, such other parts of the Land and the Development as may fall within the definition of "common parts" as defined in the BMO,

but excludes the Residential Common Areas and Facilities, Commercial Common Areas and Facilities and such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner PROVIDED THAT, where appropriate, if (i) any parts of the Development covered by paragraph (a) of the definition of "common parts" set out in section 2 of the BMO; and/or (ii) any parts specified in the 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 Development Common Areas and Facilities;

**"Residential Common Areas and Facilities"**

means and includes:-

(a) corridors, common corridors, staircases, stairways, lift, lift pit, lift lobbies on 3/F to 25/F (excluding 4/F, 13/F, 14/F and 24/F), water meter cabinet (W.M.C.), electrical meter duct (E.M.D.), fire services pipe duct (F.S.P.D.), town gas riser and meter cabinet, metal louvre (M.L.) at high level (H/L) and low level (L/L), pipe duct (P.D.), hose reel (H.R.), telephone duct (T.D.), balcony (Bal.)/utility platform (U.P.) cover for 20/F only, cover of Bal./U.P. on 26/F, metal louvre (M.L.), metal louvre (M.L.) at high level (H.L.), metal louvre (M.L.) at high level (H.L.) as top vent, metal louvre (M.L.) with wind guard, portable & flushing water pump room, top of curtain wall, lobby on 26/F and the flat roof appertaining thereto, H.R. at high level (H.L.), accessible unisex toilet, multi-function room on 26/F and the flat roof appertaining thereto, reinforced concrete (R.C.) parapet wall, lift machine room, concrete (CON.) curb, metal louvre (M.L.) under concrete (CON.) curb and reinforced concrete (R.C.) plinth for gondola, which are (if and where capable of being shown on plans) for identification purposes only shown coloured Red on the DMC Plans;

(b) such parts of the external walls of the Development (including, if any, the curtain walls forming part thereof and glazing, windows, louvres, frames, external finishes, claddings and architectural fins and features thereon (if any)) which are for identification purpose only shown coloured Red on the Elevation Plans and the aluminium cladding, vertical aluminium architectural feature of the Development thereon (excluding the windows of the Residential Units and the Shops, and those external walls of the Development forming part of (i) the Residential Units; (ii) the Shops; (iii) the Development Common Areas and Facilities; and (iv) the Commercial Common Areas and Facilities) which are (if and where capable of being shown on plans) for identification purposes only shown coloured Red on the DMC Plans;

(c) such other areas and any other systems, services, devices and facilities provided for or installed in the Development intended for the common use and benefit of all the Residential Units as a whole and not just any particular Residential Unit; and

(d) such other areas, systems, devices, services and facilities of and in the Land and the Development as may at any time be designated as Residential Common Areas and Facilities by the First Owner in accordance with the DMC or by the relevant Owners in any Sub-Deed (if any),

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

"Commercial Common Areas and Facilities"

means and includes:-

(a) lift pit, lift lobbies on G/F to 2/F, corridors, common corridors, male unisex accessible toilet, window and metal louvre (M.L.) at high level (H/L), metal louvre (M.L.) on 1/F to 2/F and upper part of 2/F, pitched roof, electrical meter duct (E.M.D.), female unisex accessible toilet, male lavatory (M.Lav.), air handling unit (A.H.U.) room (for shop only), hose reel (H.R.), fire services pipe duct (F.S.P.D.), lift control panel which are (if and where capable of being shown on plans) for identification purposes only shown coloured Orange on the DMC Plans;

(b) such parts of the external walls of the Development (including, if any, the curtain walls forming part thereof and glazing, windows, louvres, frames, external finishes, claddings and architectural fins and features thereon (if any)) which are for identification purpose only shown coloured Orange on the Elevation Plans and the aluminium cladding, vertical aluminium architectural feature of the Development thereon (excluding the windows of the Residential Units and the Shops, and those external walls of the Development forming part of (i) the Residential Units; (ii) the Shops; (iii) the Development Common Areas and Facilities; and (iv) the Residential Common Areas and Facilities) which are (if and where capable of being shown on plans) for identification purposes only shown coloured Orange on the DMC Plans;

(c) such other areas and any other systems, services, devices and facilities provided for or installed in the Development intended for the common use and benefit of all the Shops as a whole and not just any particular Shop; and

(d) such other areas, systems, devices, services and facilities of and in the Land and the Development as may at any time be designated as Commercial Common Areas and Facilities by the First Owner in accordance with the DMC or by the relevant Owners in any Sub-Deed (if any),

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

## B. Number of undivided shares assigned to each residential property in the Development

| Floor | Unit | Undivided Shares | Management Shares |
|---|---|---|---|
| 3/F | Unit A with Flat Roof | 93 | 93 |
| | Unit B with Flat Roof | 103 | 103 |
| | Unit C with Flat Roof | 70 | 70 |
| | Unit D with Flat Roof | 70 | 70 |
| | Unit E with Flat Roof | 78 | 78 |
| 5/F | Unit A with Balcony and Utility Platform | 105 | 105 |
| | Unit B with Flat Roof | 95 | 95 |
| | Unit C with Balcony and Utility Platform | 75 | 75 |
| | Unit D with Balcony and Utility Platform | 76 | 76 |
| | Unit E with Flat Roof | 71 | 71 |
| 6/F – 20/F (13 storeys) | Unit A with Balcony and Utility Platform (Note 2) | 105 | 105 |
| | Unit B with Balcony and Utility Platform | 95 | 95 |
| | Unit C with Balcony and Utility Platform | 75 | 75 |
| | Unit D with Balcony and Utility Platform | 76 | 76 |
| | Unit E with Balcony and Utility Platform | 71 | 71 |
| 21/F – 25/F (4 storeys) | Unit A with Balcony and Utility Platform | 106 | 106 |
| | Unit B with Balcony and Utility Platform | 105 | 105 |
| | Unit C with Balcony and Utility Platform | 115 | 115 |
| | Unit E with Balcony and Utility Platform | 83 | 83 |

Notes:

1. In the numbering of Floors, 4/F, 13/F, 14/F and 24/F are omitted.
2. For Unit A on 19/F, apart from the Balcony and Utility Platform appertaining thereto, the said unit shall also include a portion of Roof on MR/F together with the Glass Balustrade erected thereabove which are (if and where capable of being shown on plans) for identification purposes only, respectively shown coloured Magenta and Cyan on both the DMC Plans and the Elevation Plans.

**C. Term of years for which the manager of the Development is appointed**

Kong Shum Smart Management Services Limited is appointed under the DMC as the Manager of the Development for an initial term of two (2) years commencing from the date of the DMC and to be continued thereafter unless and until terminated by not less than three (3) calendar months' notice in writing in accordance with the terms of the DMC.

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

Each Owner of a Residential Unit shall contribute towards the management expenses (which shall be based on the budget prepared by the Manager) of the Development in such manner, which proportion shall be equal to the undivided shares of his Residential Unit divided by the total undivided shares of all the Residential Units in the Development.

**E. Basis on which the management fee deposit is fixed**

A sum as security equivalent to three (3) months' monthly management contribution and such security amount shall be non-refundable but transferable.

**F. Area (if any) in the Development retained by the owner for that owner's own use**

Not applicable.

# 15 SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

發展項目的《公契及管理協議》(「公契」)訂明：

## A. 發展項目的公用部份

**「公用地方及設施」**

統指發展項目公用地方及設施、住宅公用地方及設施、商業公用地方及設施，以及發展項目所有經第一業主依據公契之規定，或經相關業主於任何分契(如有)中指定為公用地方及設施之部分及該等區域與設施(如有)

**「發展項目公用地方及設施」**

指並包括以下各項：

(a) 發展項目之地基、柱、樑及其他結構支撐物與構件、升降機、升降機槽、電錶房、灑水泵及消防上水水箱及水泵房、灑水水箱、變壓器室、消防進水口及灑水系統進水口、消防管道槽(F.S.P.D.)、附設自動灑水系統警報閥組之消防控制室、排煙口、電話線管道槽(T.D.)、消防喉轆(H.R.)、地下層入口大堂、位於地下層的露天鋪砌庭院、水錶櫃、配電室、沖廁用水水箱及水泵房、走廊、公共走廊、樓梯間、樓梯、食水水箱及水泵房、消防(F.S.)水泵房、第26層位於樓梯底的大體積混凝土填充、電訊及廣播設備(T.B.E)房、消防水箱、緊急發電機房、升降機機房、玻璃纖維沖廁用水水箱、玻璃纖維食水水箱、連安全護籠的貓梯(C.L.)、金屬百葉(M.L.)及吊船位置，上述設施(如圖則上可標示者)僅為識別目的，於夾附於公契的公契圖則(「公契圖則」)上以紫色標示；

(b) 發展項目外牆的相關部分(包括構成其一部分的幕牆(如有)及其上的玻璃、窗戶、百葉窗、窗框、外牆飾面、覆蓋層以及建築飾觸與裝飾(如有))，該等部分在公契所夾附的立面圖(「立面圖」)上以紫色顯示(僅供識別)，但不包括構成(i)住宅單位；(ii)商店；(iii)住宅公用地方及設施；及(iv)商業公用地方及設施一部分的外牆；

(c) 該土地及發展項目內其他經第一業主根據公契或經相關業主在任何分契(如有)中指定為「發展項目公用地方及設施」的區域、系統、裝置、服務及設施；以及

(d) 凡上文(a)、(b)及(c)段未明確規定者，該土地及發展項目中符合《建築物管理條例》所界定之「公用部分」定義的其他部分，

但不包括住宅公用地方及設施、商業公用地方及設施以及發展項目內任何特定業主擁有持有、使用、佔用及享用的專屬權利及特權之區域，以及發展項目內僅供任何特定業主使用的設施；惟在適當情況下，若(i)發展項目中任何部分符合《建築物管理條例》第2條所載「公共部分」定義的(a)段；及/或(ii)《建築物管理條例》附表1所指明且涵蓋於《建築物管理條例》第2條所載「公共部分」定義第(b)段的任何部分，亦應受前述條文規管，則該等部分應被視為已納入發展項目公用地方及設施，並構成其一部分；

**「住宅公用地方及設施」**

指並包括以下各項：

(a) 走廊、公共走廊、樓梯間、樓梯、升降機、升降機槽、位於第3層至第25層(不包括第4層、第13層、第14層及第24層)的電梯大堂、水錶櫃(W.M.C.)、電錶管道槽(E.M.D.)、消防管道槽(F.S.P.D.)、煤氣立管與煤氣錶櫃、置於高位(H.L.)及低位(L.L.)的金屬百葉(M.L.)、管道槽(P.D.)、消防喉轆(H.R.)、電話線管道槽(T.D.)、第20層的露台/工作平台之上蓋、位於第26層的露台(Bal.)/工作平台(U.P.)上蓋、金屬百葉(M.L.)、置於高位(H.L.)的金屬百葉(M.L.)、置於高位(H.L.)的金屬百葉(M.L.)(作頂部通風口)、金屬百葉(M.L.)連風擋、食水及沖廁用水水泵房、幕牆頂部、位於第26層的大堂及其附屬之平台、置於高位的消防喉轆(H.L.)、無障礙男女共用洗手間、位於第26層的多用途室及其附屬之平台、鋼筋混凝土(R.C.)護牆、升降機機房、混凝土(CON.)路緣、置於混凝土(CON.)路緣其下的金屬百葉(M.L.)及吊船鋼筋混凝土(R.C.)底座，上述設施(如圖則上可標示者)僅為識別目的，於夾附於公契的公契圖則上以紅色標示；

(b) 發展項目外牆的相關部分(包括構成其一部分的幕牆(如有)及其上的玻璃、窗戶、百葉窗、窗框、外牆飾面、覆蓋層以及建築飾觸與裝飾(如有))而該等部分在公契所夾附的立面圖(「立面圖」)上以紅色顯示(僅供識別)及位於其上的鋁質覆蓋層及垂直鋁質建築裝飾(不包括住宅單位及商店的窗戶，亦不包括構成(i)住宅單位；(ii)商店；(iii)發展項目公用地方及設施；及(iv)商業公用地方及設施一部分的外牆)，該等部分(如圖則上可標示且標示之處)僅為識別目的，在公契圖則上以紅色標示；

(c) 發展項目內為所有住宅單位整體(而非僅任何特定住宅單位)之共同使用及利益而提供或安裝之其他區域，以及任何其他系統、服務、裝置及設施；及

(d) 該土地及該發展項目內之其他區域、系統、裝置、服務及設施，凡由第一業主根據公契或由相關業主於任何分契(如有)中指定為「住宅公用地方及設施」者，

但不包括發展項目公用地方及設施、商業公用地方及設施以及發展項目內任何特定業主擁有獨家持有、使用、佔用及享用的權利與特權之區域，以及發展項目內僅供任何特定業主使用之設施；

**「商業公用地方及設施」**

指並包括以下各項：

(a) 升降機槽、位於地下層至第2層的電梯大堂、走廊、公共走廊、男性無障礙洗手間、置於高位(H.L.)的窗戶及金屬百葉(M.L.)、位於第1層至第2層及第2層高層的金屬百葉(M.L.)、斜屋頂、電錶管道槽(E.M.D.)、女性無障礙洗手間、男性洗手間(M.Lav.)、風櫃房(A.H.U.)(僅供商店使用)、消防喉轆(H.R.)、消防管道槽(F.S.P.D.)、升降機控制板，上述設施(如圖則上可標示者)僅為識別目的，於夾附於公契的公契圖則上以橙色標示；

(b) 發展項目外牆的相關部分(包括構成其一部分的幕牆(如有)及其上的玻璃、窗戶、百葉窗、窗框、外牆飾面、覆蓋層以及建築飾觸與裝飾(如有))而該等部分在公契所夾附的立面圖(「立面圖」)上以橙色顯示(僅供識別)及位於其上的鋁質覆蓋層及垂直鋁質建築裝飾(不包括住宅單位及商店的窗戶，亦不包括構成(i)住宅單位；(ii)商店；(iii)發展項目公用地方及設施；及(iv)住宅公用地方及設施一部分的外牆)，該等部分(如圖則上可標示且標示之處)僅為識別目的，在公契圖則上以橙色標示；

(c) 發展項目內為所有商店整體(而非僅任何特定商店)之共同使用及利益而提供或安裝之其他區域，以及任何其他系統、服務、裝置及設施；及

(d) 該土地及該發展項目內之其他區域、系統、裝置、服務及設施，凡由第一業主根據公契或由相關業主於任何分契(如有)中指定為「商業公用地方及設施」者，

但不包括發展項目公用地方及設施、住宅公用地方及設施以及發展項目內任何特定業主擁有獨家持有、使用、佔用及享用的權利與特權之區域，以及發展項目內僅供任何特定業主使用之設施。

## B. 分配予發展項目中的每個住宅物業的不分割份數的數目

| 樓層 | 住宅物業 | 不分割份數 | 管理份數 |
|---|---|---|---|
| 3 樓 | A 單位（連平台） | 93 | 93 |
| | B 單位（連平台） | 103 | 103 |
| | C 單位（連平台） | 70 | 70 |
| | D 單位（連平台） | 70 | 70 |
| | E 單位（連平台） | 78 | 78 |
| 5 樓 | A 單位（連露台及工作平台） | 105 | 105 |
| | B 單位（連平台） | 95 | 95 |
| | C 單位（連露台及工作平台） | 75 | 75 |
| | D 單位（連露台及工作平台） | 76 | 76 |
| | E 單位（連平台） | 71 | 71 |
| 6 樓－20 樓（共 13 層） | A 單位（連露台及工作平台）（備註 2） | 105 | 105 |
| | B 單位（連露台及工作平台） | 95 | 95 |
| | C 單位（連露台及工作平台） | 75 | 75 |
| | D 單位（連露台及工作平台） | 76 | 76 |
| | E 單位（連露台及工作平台） | 71 | 71 |
| 21 樓－25 樓（共 4 層） | A 單位（連露台及工作平台） | 106 | 106 |
| | B 單位（連露台及工作平台） | 105 | 105 |
| | C 單位（連露台及工作平台） | 115 | 115 |
| | E 單位（連露台及工作平台） | 83 | 83 |

備註：

1. 不設 4 樓、13 樓、14 樓及 24 樓。
2. 就 19 樓 A 單位而言，除附屬該單位的露台及工作平台外，該單位亦包含天台層（MR/F）的一部分連同豎立於其上的玻璃欄杆，該等部分（如圖則上可標示且標示之處）僅為識別目的，分別在公契圖則及立面圖上以桃紅色及青色標示。

## C. 發展項目管理人的委任年期

港深智能管理服務有限公司已獲委任為發展項目管理人，初始任期為自公契日期起兩（2）年，並隨後續任，直至根據公契的條款發出不少於三（3）個公曆月之書面通知以終止任期。

## D. 發展項目中住宅物業的擁有人分擔管理開支的基準

每個住宅單位的業主須根據其住宅單位的管理份數及按照公契指定的原則，以公契訂明的方式、金額及比例攤付發展項目的管理開支（根據管理人擬備的預算案計算）。

## E. 計算管理費按金的基準

管理費按金相等於三（3）個月之管理費，該按金不可退還，但可轉讓。

## F. 賣方在發展項目中保留作自用的範圍（如有）

不適用。

# 16 SUMMARY OF LAND GRANT
# 批地文件的摘要

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

The Development is situated on The Remaining Portion of Section A of Kowloon Inland Lot No.1312, Section F of Kowloon Inland Lot No. 1314, and The Remaining Portion of Kowloon Inland Lot No.1314

## B. Terms of years

The Land is held under the Government Lease of Kowloon Lot No. 1312 ("the First Government Lease") for a term of 75 years with a right of renewal for a further term of 75 years commencing from 1st December 1913 and under the Government Lease of Kowloon Inland Lot No.1314 ("the 2nd Government Lease") for a term of 75 years with a right of renewal for a further term of 75 years commencing from 1st December 1913.

## C. User restrictions applicable to the Land

The First Government Lease stipulates that :-

"The said Lessee his Executors, Administrators or Assigns or any other person or persons shall not nor will during the continuation of this demise, use, exercise or follow, in or upon the said premises or any part thereof, the trade or business 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, His Heirs, Successors or Assigns, signified in writing by the Governor of the said Colony of Hongkong or other person duly authorized in that behalf;"

The Second Government Lease stipulates that :-

"The said Lessee his Executors, Administrators or Assigns or any other person or persons shall not nor will during the continuation of this demise, use, exercise or follow, in or upon the said premises or any part thereof, the trade or business 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, His Heirs, Successor sor Assigns, signified in writing by the Governor of the said Colony of Hongkong or other person duly authorized in that behalf;"

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

Not applicable

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

The First Government Lease stipulates that :-

"ALSO SAVE AND EXCEPT full power to His said Majesty His Heirs, Successors and Assigns to make and conduct through and under the said premises, all and any public or common sewers or watercourses."

"The said Lessee, his Executors, Administrators, or Assigns, shall and will, from time to time, and at all times hereafter, when, where, and as often as need or occasion shall be and require, at his and their own proper costs and charges, well and sufficiently Repair, Uphold, Support, Maintain, Pave, Purge, Scour, Cleanse Empty, Amend and keep the messuage or tenement, messuages or tenements, and all other erections and buildings, now or at any time hereafter standing upon the said piece or parcel of ground hereby expressed to be demised and all the Walls, Banks, Cuttings, Hedges, Ditches, Rails, Lights, Pavements, Privies, Sinks, Drains and Watercourses thereunto belonging, and which shall in 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 the Surveyor of His said Majesty, His Heirs, Sucessors or Assigns."

"... the SAID messuage or tenement, messuages or tenements, erections, buildings and premises, so being well and sufficiently repairs, sustained and amended, at the end, or sooner determination of the said term hereby granted, shall and will peaceably and quietly deliver up to His said Majesty, His Heirs, Successors or Assigns"

The Second Government Lease stipulates that :-

"ALSO SAVE AND EXCEPT full power to His said Majesty His Heirs, Successors and Assigns to make and conduct through and under the said premises, all and any public or common sewers or watercourses."

"The said Lessee, his Executors, Administrators, or Assigns, shall and will, from time to time, and at all times hereafter, when, where, and as often as need or occasion shall be and require, at his and their own proper costs and charges, well and sufficiently Repair, Uphold, Support, Maintain, Pave, Purge Scour, Cleanse Empty, Amend and keep the messuage or tenement, messuages or tenements, and all other erections and buildings, now or at any time hereafter standing upon the said piece or parcel of ground hereby expressed to be demised and all the Walls, Banks, Cuttings, Hedges, Ditches, Rails, Lights, Pavements, Privies, Sinks, Drains and watercourses thereto belonging, and which shall in any-wise belong or appertain unto the same, in, by and with all and all manner of necessary reparations, cleansings and amendments whatsoever, the whole to be done to the satisfaction of the Surveyor of His said Majesty, His Heirs, Sucessors or Assigns."

"... the SAID messuage or tenement, messuages or tenements, erections, buildings and premises, so being well and sufficiently repairs, sustained and amended, at the end, or sooner determination of the said term hereby granted, shall and will peaceably and quietly deliver up to His said Majesty, His Heirs, Successors or Assigns"

**F. Lease conditions that are onerous to a purchaser**

The First Government Lease stipulates that :-

"The said Lessee his Executors, Administrators, or Assigns, shall and will during the term hereby granted, as often as need shall require, bear, pay and allow a reasonable share and proportion for and towards the costs and charges of making building, repairing, and amending, all or any roads, pavements, channels, fences and party-walls, draughts, private or public sewers and drains, requisite for, or in, or belonging to the said premises hereby expressed to be demised or any part thereof, in common with other premises near or adjoining thereto, and that such proportion shall be fixed and ascertained by the Surveyor of His said Majesty, His Heirs, Successors, or Assigns, and shall be recoverable in the nature of rent in arrear."

The Second Government Lease stipulates that :-

"The said Lessee his Executors, Administrators, or Assigns, shall and will during the term hereby granted, as often as need shall require, bear, pay and allow a reasonable share and proportion for and towards the costs and charges of making, building, repairing, and amending, all or any roads, pavements, channels, fences and party-walls, draughts, private or public sewers and drains, requisite for, or in, or belonging to the said premises hereby expressed to be demised or any part thereof, in common with other premises near or adjoining thereto, and that such proportion shall be fixed and ascertained by the Surveyor of His said Majesty, His Heirs, Successors, or Assigns, and shall be recoverable in the nature of rent in arrear."

# 16 SUMMARY OF LAND GRANT 批地文件的摘要

## A. 發展項目所位於的土地的地段編號

發展項目位於九龍內地段第 1312 號 A 段餘段、九龍內地段第 1314 號 F 段及九龍內地段第 1314 號餘段 (「該土地」)。

## B. 批地年期

該土地分別根據《政府租契》第 1312 號 (「第一批地文件」) 持有，批地年期為 75 年和載有再續 75 年的權利的政府租契，由 1913 年 12 月 1 日開始生效、及《政府租契》第 1314 號 (「第二批地文件」) 持有，批地年期為 75 年和載有再續 75 年的權利的政府租契，由 1913 年 12 月 1 日開始生效。

## C. 適用於土地的用途限制

第一批地文件規定如下：

該土地之承租人或執行人、管理人、受讓人或其他人，未經英王陛下、子嗣、繼承人或受讓人透過香港總督的書面授權前，在本租契期內不得在該土地從事、經營或進行以下的行業或業務：銅器匠、屠夫、肥皂製造商、糖餅師、皮革商、動物脂肪熔煉師、油商、 屠夫、釀酒師、餐飲供應商、酒館經營者、鐵匠、夜班清潔工、垃圾清運員，或任何其他的喧鬧、惡臭或令人厭惡的行業或業務。

第二批地文件規定如下：

該土地之承租人或執行人、管理人、受讓人或其他人，未經英王陛下、子嗣、繼承人或受讓人透過香港總督的書面授權前，在本租契期內不得在該土地從事、經營或進行以下的行業或業務：銅器匠、屠夫、肥皂製造商、糖餅師、皮革商、動物脂肪熔煉師、油商、屠夫、釀酒師、餐飲供應商、酒館經營者、鐵匠、夜班清潔工、垃圾清運員，或任何其他的喧鬧、惡臭或令人厭惡的行業或業務。

## D. 按規定須興建並提供予政府或公眾使用的設施

不適用。

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

第一批地文件規定如下：

「英王陛下、子嗣、繼承人或受讓人，有權在該土地建造及營運所有及任何公共或共用下水道或水道。」

「該土地之承租人或他的執行人、管理人、受讓人或其他人，將不時及在任何時候，凡有需要或情況所需之時，在自行負擔相關費用與開支的情況下，妥善且充分修繕、 維護、支撐、保養、鋪設、沖洗、清理、清空、改善及保持該土地上現存或任何時間興建的房舍或租賃物，及所有牆壁、堤岸、開挖處、樹籬、 溝渠、柵欄、照明設施、路面、廁所、水槽、排水管及水道，以及以任何方式屬於或附屬於該物業之各項設施，將該等建築進行修繕、清潔及改善措施，其各項維修符合英王陛下、子嗣、繼承人或受讓人之測量師之要求。」

「該土地內的上述房產或物業、房產或物業、建築物、建物及場所，於本租契所授予之期限屆滿或提前終止時，將該建築物以同等修繕狀況交還交還予英王陛下、子嗣、繼承人或受讓人。」

第二批地文件規定如下：

「英王陛下、子嗣、繼承人或受讓人，有權在該土地建造及營運所有及任何公共或共用下水道或水道。」

「該土地之承租人或他的執行人、管理人、受讓人或其他人，將不時及在任何時候，凡有需要或情況所需之時，在自行負擔相關費用與開支的情況下，妥善且充分修繕、 維護、支撐、保養、鋪設、沖洗、清理、清空、改善及保持該土地上現存或任何時間興建的房舍或租賃物，及所有牆壁、堤岸、開挖處、樹籬、 溝渠、柵欄、照明設施、路面、廁所、水槽、排水管及水道，以及以任何方式屬於或附屬於該物業之各項設施，將該等建築進行修繕、清潔及改善措施，其各項維修符合英王陛下、子嗣、繼承人或受讓人之測量師之要求。」

「該土地內的上述房產或物業、房產或物業、建築物、建物及場所，於本租契所授予之期限屆滿或提前終止時，將該建築物以同等修繕狀況交還交還予英王陛下、子嗣、繼承人或受讓人。」

## F. 對買方造成負擔的租用條件

第一批地文件規定如下：

「該土地之承租人或他的執行人、管理人、受讓人或其他人，在本租契所授予之租期內，根據情況所需，就位於其中或屬於該處房產的全部或任何道路、人行道、排水溝、圍籬及隔牆、通風口、 私人或公共污水渠及排水渠進行建造、修繕、改善，並應要求、承擔、支付及核准合理的份額及比例，支付相關費用及開支。該比例應由英王陛下、子嗣、繼承人或受讓人之測量師確定，並應以拖欠租金之性質予以追討。」

第二批地文件規定如下：

「該土地之承租人或他的執行人、管理人、受讓人或其他人，在本租契所授予之租期內，根據情況所需，就位於其中或屬於該處房產的全部或任何道路、人行道、排水溝、圍籬及隔牆、通風口、 私人或公共污水渠及排水渠進行建造、修繕、改善，並應要求、承擔、支付及核准合理的份額及比例，支付相關費用及開支。該比例應由英王陛下、子嗣、繼承人或受讓人之測量師確定，並應以拖欠租金之性質予以追討。」

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

Not Applicable
不適用

# 18 WARNING TO PURCHASERS
# 對買方的警告

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

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

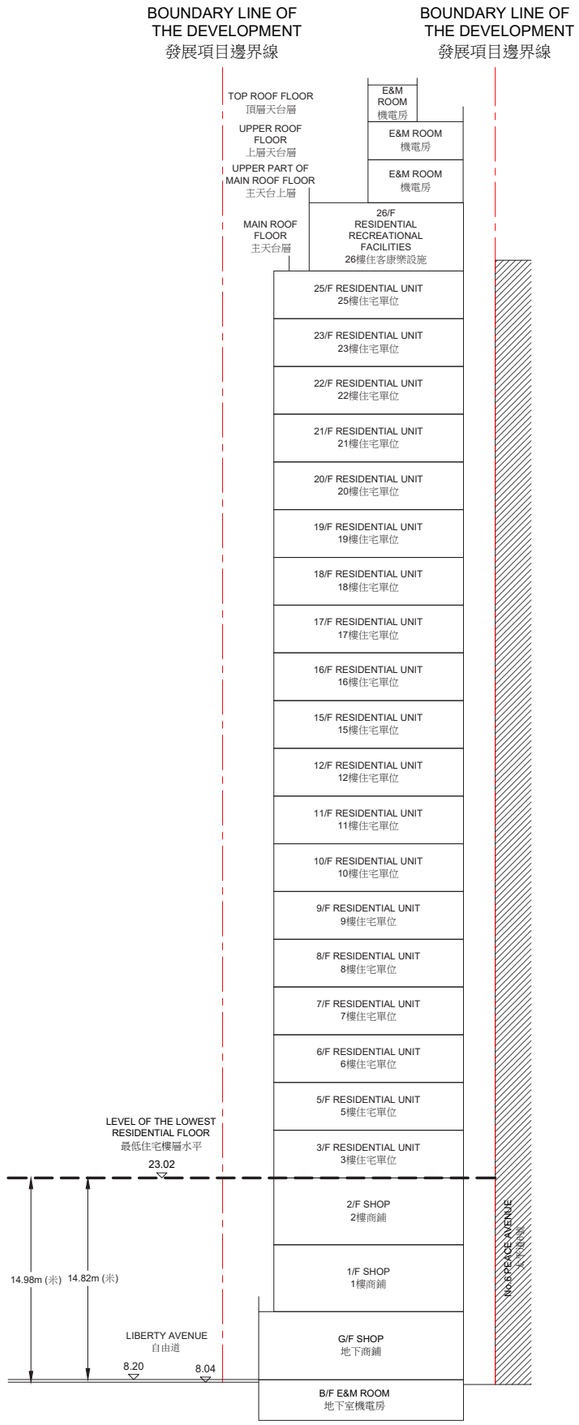
3. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser -
   (i) that firm may not be able to protect the purchaser's interests; and
   (ii) the purchaser may have to instruct a separate firm of solicitors; and
   (iii) in the case of paragraph (3)(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

1. 現建議買方聘用一間獨立的律師事務所（代表擁有人行事者除外），以在交易中代表買方行事。

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

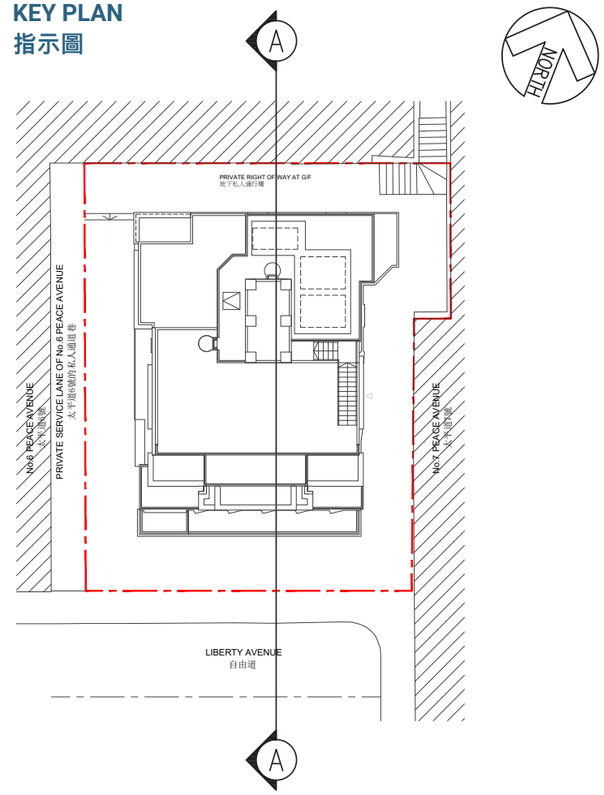
3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突—
   (i) 該律師事務所可能不能夠保障買方的利益；及
   (ii) 買方可能要聘用一間獨立的律師事務所；及
   (iii) 如屬 (3)(ii) 段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

# 19 CROSS-SECTION PLANS
# 建築物的橫截面圖




## CROSS SECTION A-A
## 橫截面圖 A-A

## KEY PLAN
## 指示圖



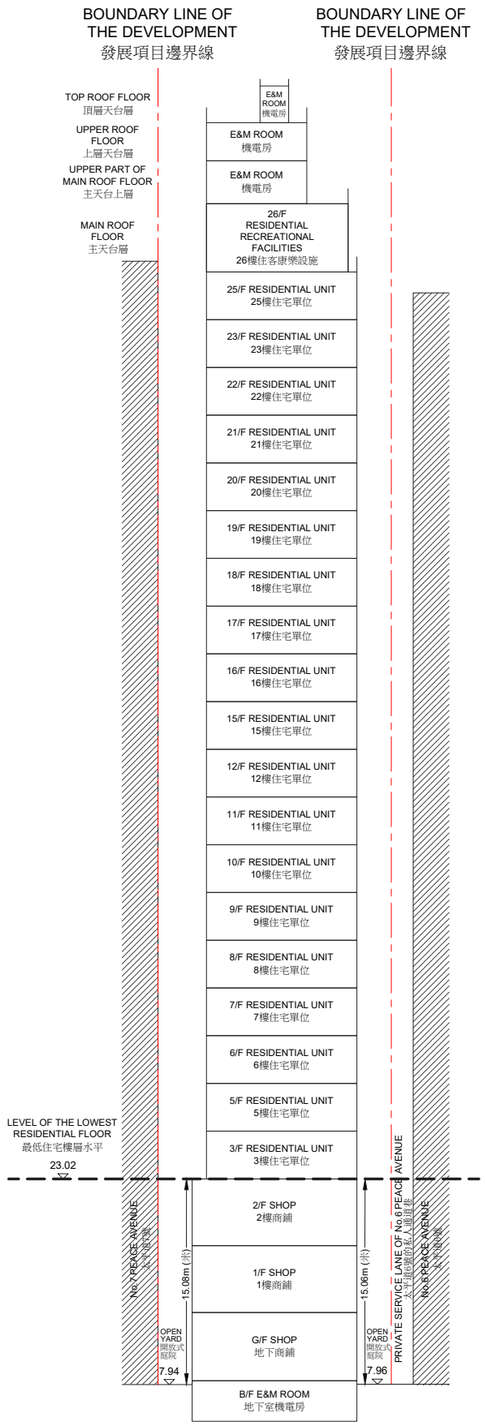

BOUNDARY LINE OF THE DEVELOPMENT
發展項目邊界線

DENOTES HEIGHT (IN METRES) ABOVE THE HONG KONG PRINCIPAL DATUM.
代表香港主水平基準以上的高度（米）。

DOTTED LINE DENOTES THE LEVEL OF THE LOWEST RESIDENTIAL FLOOR.
虛線代表建築物之最低住宅樓層水平。

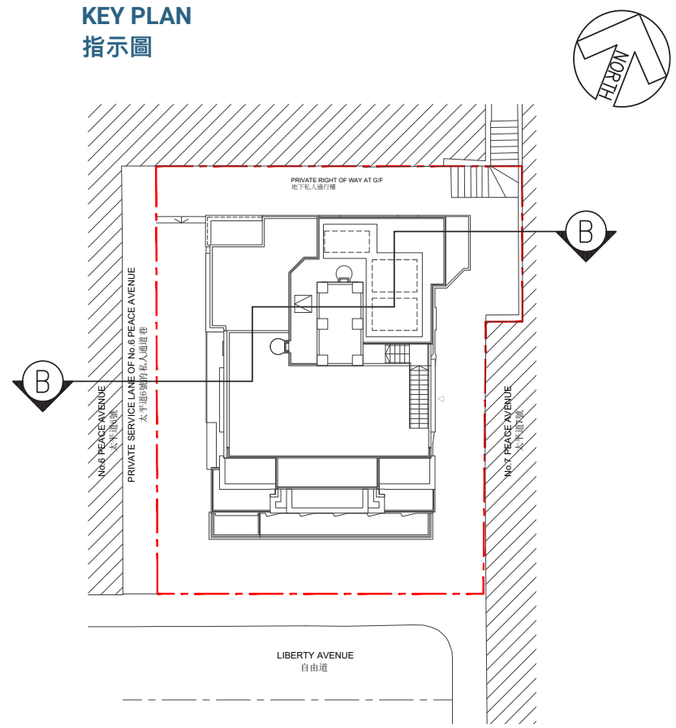
0 4 8 12 16 20m(米)

# 19 CROSS-SECTION PLANS
# 建築物的橫截面圖




**CROSS SECTION B-B**
**橫截面圖 B-B**

## KEY PLAN
## 指示圖



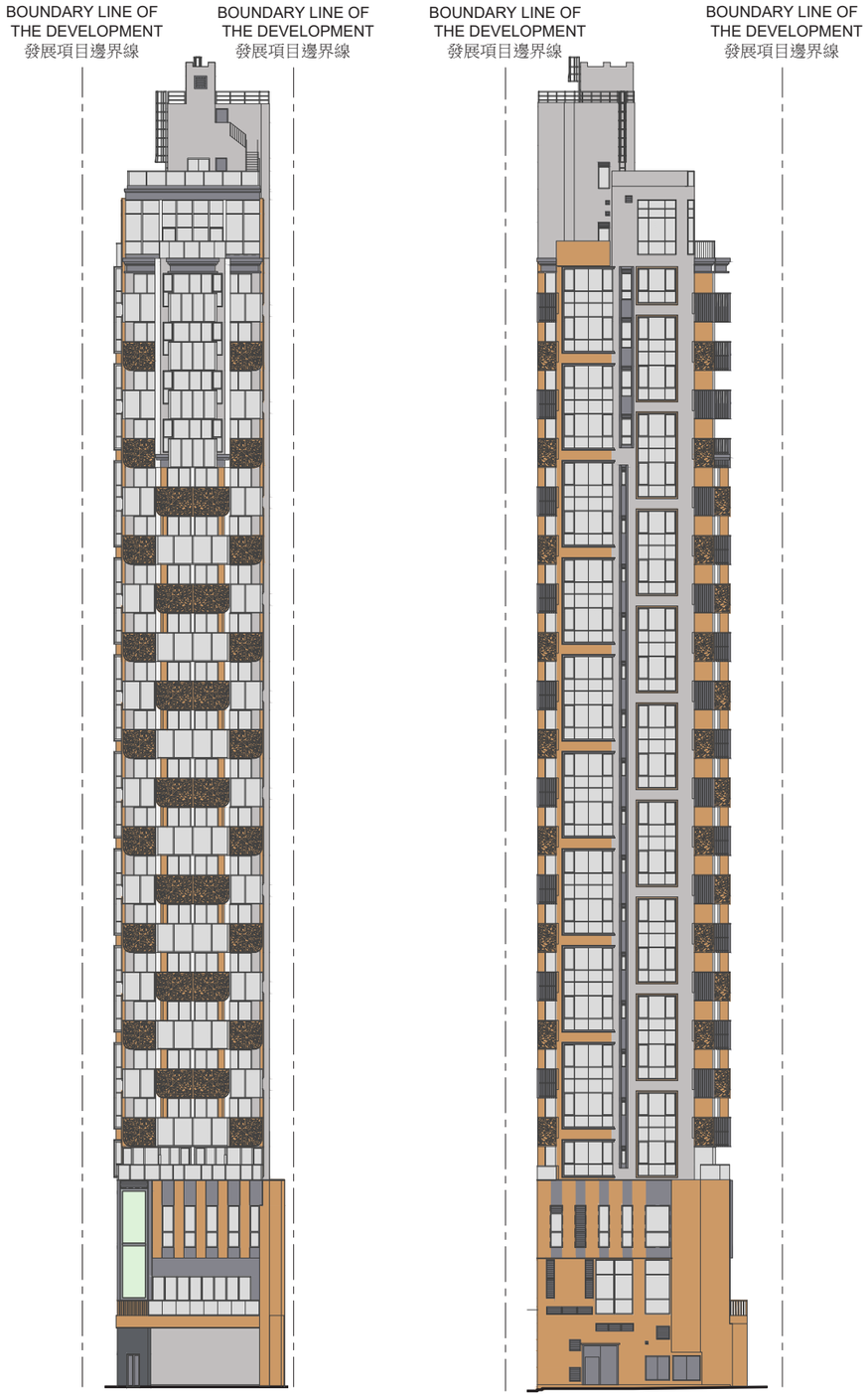

BOUNDARY LINE OF THE DEVELOPMENT
發展項目邊界線

▽ DENOTES HEIGHT (IN METRES) ABOVE THE HONG KONG PRINCIPAL DATUM.
代表香港主水平基準以上的高度（米）。

DOTTED LINE DENOTES THE LEVEL OF THE LOWEST RESIDENTIAL FLOOR.
虛線代表建築物之最低住宅樓層水平。

0 4 8 12 16 20m(米)

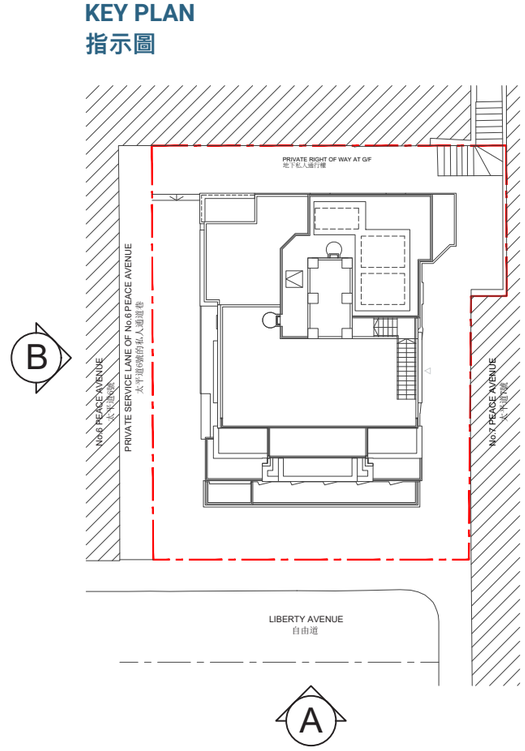
# 20 ELEVATION PLANS
# 立面圖




**ELEVATION A**
**立面圖 A**

**ELEVATION B**
**立面圖 B**

## KEY PLAN
## 指示圖



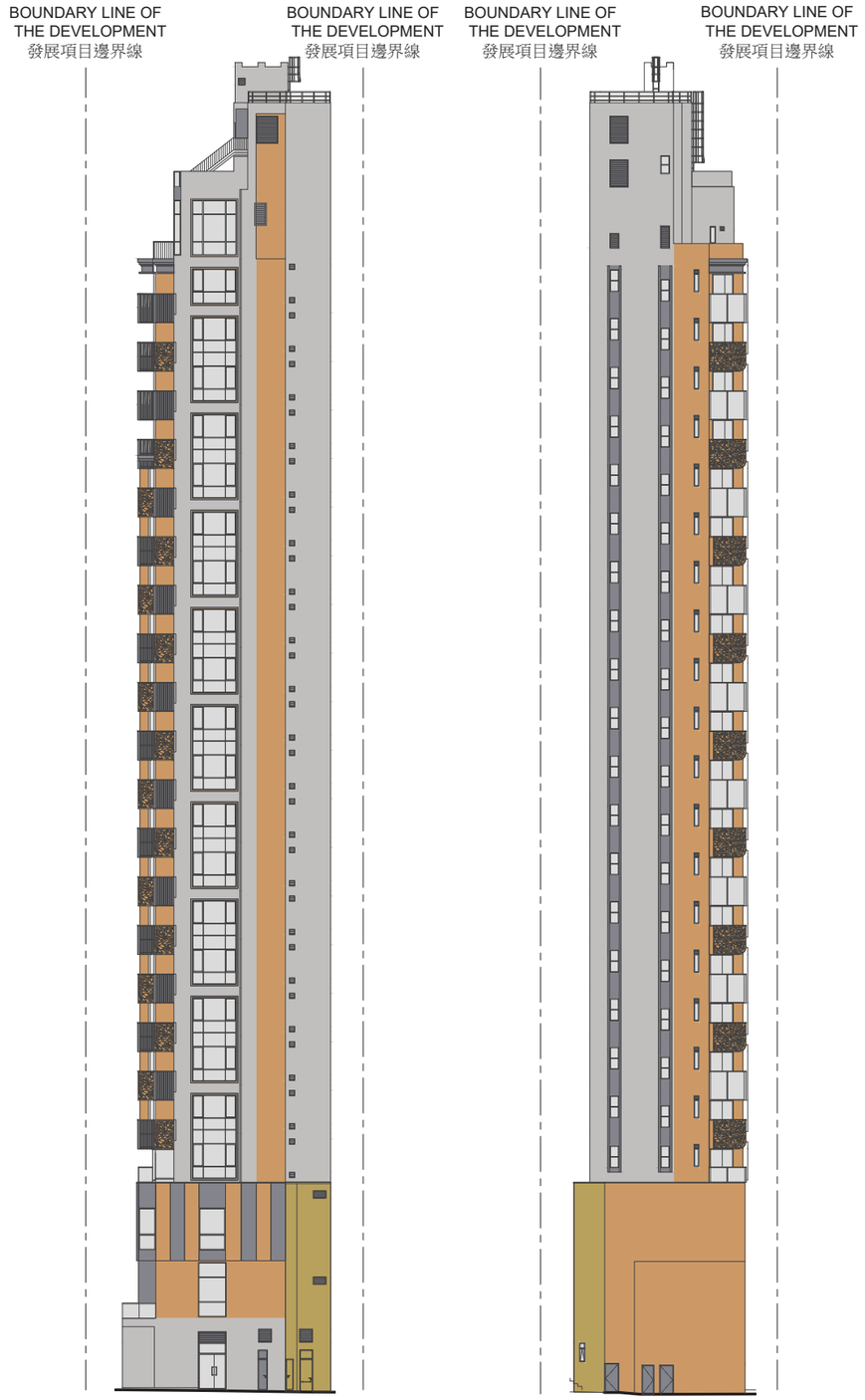

BOUNDARY LINE OF THE DEVELOPMENT
發展項目邊界線

Authorized Person for the Development certified that the elevations shown on this plan:
(a) are prepared on the basis of the approved building plans for the Development as of 24 April 2026; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面：
(a) 以 2026 年 4 月 24 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

0 4 8 12 16 20m(米)

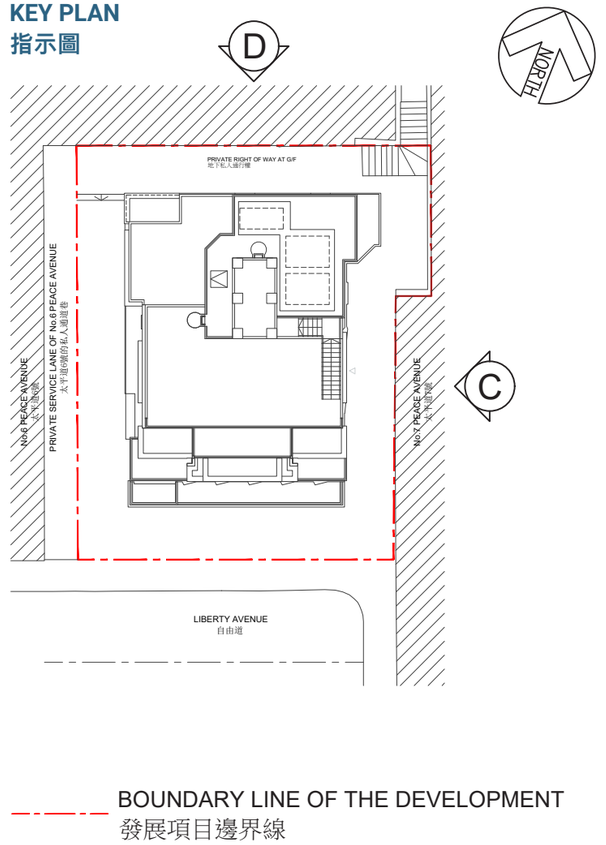
# 20 ELEVATION PLANS
# 立面圖




**ELEVATION C**
**立面圖 C**

**ELEVATION D**
**立面圖 D**

## KEY PLAN
## 指示圖




Authorized Person for the Development certified that the elevations shown on this plan:
(a) are prepared on the basis of the approved building plans for the Development as of 24 April 2026; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面：
(a) 以 2026 年 4 月 24 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

0 4 8 12 16 20m(米)

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

| Common Facilities<br>公用設施 | Covered<br>有上蓋遮蓋 | | Uncovered Area<br>無上蓋遮蓋 | | Total Area<br>總面積 | |
|---|---|---|---|---|---|---|
| (A) Residents' Clubhouse (including any recreational facilities for residents' use)<br>住客會所（包括供住客使用的任何康樂設施） | Area (sq.m.)<br>面積（平方米） | Area (sq.ft.)<br>面積（平方呎） | Area (sq.m.)<br>面積（平方米） | Area (sq.ft.)<br>面積（平方呎） | Area (sq.m.)<br>面積（平方米） | Area (sq.ft.)<br>面積（平方呎） |
| | 34.316 | 369.374 | 24.251 | 261.038 | 58.567 | 630.412 |
| (B) Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise)<br>位位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方（不論是稱為公用空中花園或有其他名稱） | Not Applicable<br>不適用 | | | | | |
| (C) Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise)<br>位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方（不論是稱為有蓋及園景的遊樂場或有其他名稱） | Not Applicable<br>不適用 | | | | | |

Note:

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

備註：

上述所列之面積（如有）以英制之平方呎列明，均以 1 平方米 = 10.764 平方呎換算，並以四捨五入至整數平方呎，與以平方米顯示之面積可能有些微差異。

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

1. Copies of the outline zoning plans relating to the Development is available at: http://www.ozp.tpb.gov.hk.

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

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

2. 指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿文本存放在指明住宅物業的售樓處，以供免費閱覽。

| 1. External Finishes and Fittings 外部裝修物料 | | | | | |
|---|---|---|---|---|---|
| Item 細項 | | Description 描述 | | | |
| (a) | External Walls<br>外牆 | Type of Finishing Materials<br>裝修物料的類型 | Podium<br>基座 | Curtain wall, Stone-look Vinyl tiles, tiles, aluminium cladding panels, aluminium windows, aluminium grilles, metal louvres, metal grilles, metal and glass balustrade<br>玻璃幕牆、仿石膠板、瓦、鋁質覆蓋層板、鋁窗、鋁質格柵、金屬百葉、金屬格柵、金屬及玻璃欄杆 | |
| | | | Residential Tower<br>住宅大廈 | Aluminium windows, curtain wall, tiles, aluminium cladding panels, aluminium grilles and aluminium louvres<br>鋁窗、玻璃幕牆、瓦、鋁質覆蓋層板、鋁質格柵及鋁質百葉 | |
| (b) | Windows<br>窗 | Frame material<br>框的用料 | Aluminium PVF2 coating<br>氟碳噴塗鋁材 | | |
| | | Glass material<br>玻璃的用料 | **Location<br>位置** | **Material<br>用料** | **Flats<br>單位** |
| | | | Living and Dining Room<br>客廳及飯廳 | Clear tempered glass<br>強化清玻璃 | Applicable to all flats<br>適用於所有單位 |
| | | | Bedroom<br>睡房 | Clear tempered glass<br>強化清玻璃 | Applicable to Flat B and Flat C on 21/F - 23/F and 25/F<br>適用於 21/F - 23/F 及 25/F 的 B 單位和 C 單位 |
| | | | Kitchen<br>廚房 | Clear tempered glass<br>強化清玻璃 | Applicable to all flats<br>適用於所有單位 |
| | | | Shower room<br>浴室 | Clear tempered glass<br>強化清玻璃 | Applicable to all flats<br>適用於所有單位 |
| (c) | Curtain Wall<br>玻璃幕牆 | Frame material<br>框的用料 | Aluminium PVF2 coating<br>氟化碳塗層鋁質框 | | |
| | | Glass material<br>玻璃的用料 | **Location<br>位置** | **Material<br>用料** | **Flats<br>單位** |
| | | | Living and Dining Room<br>客廳及飯廳 | Tempered IGU Glass<br>中空強化玻璃 | Applicable to all flats (except Flat C and Flat D on 3/F and Flat C on 21/F - 23/F and 25/F)<br>適用於所有單位（不包括 3/F 的 C 單位及 D 單位和 21/F - 23/F 及 25/F 的 C 單位） |
| | | | Bedroom<br>睡房 | Tempered IGU Glass<br>中空強化玻璃 | Applicable to Flat B on 21/F - 23/F and 25/F<br>適用於 21/F - 23/F 及 25/F 的 B 單位 |
| | | | Kitchen<br>廚房 | Not applicable<br>不適用 | Not applicable<br>不適用 |
| | | | Shower room<br>浴室 | Tempered IGU Glass<br>中空強化玻璃 | Applicable to Flat E on 3/F, 5/F - 12/F and 15/F - 20/F<br>適用於 3/F, 5/F 至 12/F, 15/F - 20/F 的 E 單位 |
| (d) | Bay window<br>窗台 | Bay window material<br>窗台的用料 | Not applicable<br>不適用 | | |
| | | Bay window finishing material<br>窗台板的裝修物料 | Not applicable<br>不適用 | | |

| 1. External Finishes and Fittings 外部裝修物料 | | | | | |
|---|---|---|---|---|---|
| Item 細項 | | Description 描述 | | | |
| (e) | Planter box<br>花槽 | Type of Finishing Materials<br>裝修物料的類型 | Not applicable<br>不適用 | | |
| (f) | Verandah or balcony and utility platform<br>陽台或露台及工作平台 | Type of Flat Roof Finishing Materials<br>露台及工作平台裝修物料的類型 | balcony and utility platform<br>露台 | Fitted with tempered laminated glass balustrades or metal balustrades with aluminium top cover and tiled kerb<br>裝有強化夾層玻璃欄杆或金屬欄杆連鋁質頂冚、瓦路緣 | |
| | | | Floor<br>地板 | Tiles<br>瓦 | Applicable to all flats<br>適用於所有單位 |
| | | | Wall<br>牆身 | Tiles<br>瓦 | Applicable to all flats<br>適用於所有單位 |
| | | | | Tiles and aluminium cladding panels<br>瓦及鋁質覆蓋層板 | Applicable to all flats<br>適用於所有單位 |
| | | | Ceiling<br>天花 | Moisture-resistant paint, aluminium strips and aluminium ceiling<br>防潮油漆及鋁條及鋁天花 | |
| | | Whether the balcony and utility platform is covered<br>露台及工作平台是否有蓋 | All balcony and utility platform are covered<br>露台及工作平台均有蓋 | | |
| | | Verandah<br>陽台 | Not applicable<br>不適用 | | |
| (g) | Drying facilities for clothing<br>乾衣設施 | Type and material<br>類型及用料 | Not applicable<br>不適用 | | |

| 2. Interior Finishes 室內裝修物料 | | | | | | |
|---|---|---|---|---|---|---|
| Item 細項 | | Description 描述 | | | | |
| | | **Type of Finishing Materials 裝修物料的類型** | **Wall 牆壁** | **Floor 地板** | **Skirting 牆腳線** | **Ceiling 天花板** |
| (a) | Lobby 大堂 | Tower Entrance Lobby at G/F 地下大廈入口大堂 | Tiles with wood-grain finish 牆身瓦及木紋飾面 | • Tiles • Metal strips • 地台瓦 • 金屬條 | Hairline stainless steel skirting 髮線不銹鋼腳線 | • Gypsum board false with emulsion paint • Wood feature ceiling • 石膏板及髹乳膠漆 • 木做型天花 |
| | | Lift Lobbies on Residential Floors 大廈住宅層升降機大堂 | Tiles with wood-grain finish 牆身瓦及木紋飾面 | Tiles 地台瓦 | Hairline stainless steel skirting 髮線不銹鋼腳線 | • Aluminium strips • Wood-grain plastic laminate • 鋁條 • 木紋塑料層壓板 |
| | | Lift Lobby at Clubhouse floor 會所層升降機大堂 | Tiles with wood-grain finish 牆身瓦及木紋飾面 | Tiles 地台瓦 | Hairline stainless steel skirting 髮線不銹鋼腳線 | • Aluminium strips • Wood-grain plastic laminate • 鋁條 • 木紋塑料層壓板 |
| | | Fireman's Lobby at R/F 天台消防員升降機大堂 | Emulsion paint 乳膠漆 | Tiles 地台瓦 | Hairline stainless steel skirting 髮線不銹鋼腳線 | Emulsion paint 乳膠漆 |

| Item 細項 | | Description 描述 | | | |
|---|---|---|---|---|---|
| | | **Type of Finishing Materials 裝修物料的類型** | **Wall 牆壁** | **Ceiling 天花板** | **Flats 單位** |
| (b) | Internal Walls and Ceilings 內牆及天花板 | Living and Dining Room (Exposed Areas) 客廳及飯廳（外露位置） | • Emulsion paint to exposed areas • Plastic laminate for high cabinets • 乳膠漆髹於外露位 • 高櫃用灰膠板 | Emulsion paint to exposed areas and gypsum board with emulsion paint 乳膠漆髹於外露位置及石膏板髹乳膠漆 | Applicable to all flats 適用於所有單位 |
| | | Bedroom (Exposed Areas) 睡房（外露位置） | Emulsion paint to exposed areas 乳膠漆髹於外露位 | Emulsion paint to exposed areas and gypsum board with emulsion paint 乳膠漆髹於外露位置及石膏板髹乳膠漆 | Applicable to all flats 適用於所有單位 |

| 2. Interior Finishes 室內裝修物料 | | | | | |
|---|---|---|---|---|---|
| Item 細項 | | Description 描述 | | | |
| | | **Type of Finishing Materials 裝修物料的類型** | **Floor 地板** | **Skirting 牆腳線** | **Flats 單位** |
| (c) | Internal Floor 內部地板 | Living and Dining Room (Exposed Areas) 客廳及飯廳（外露位置） | Wood-grain stone plastic flooring 木紋石塑地板 | Aluminium skirting 鋁腳線 | Applicable to all flats 適用於所有單位 |
| | | Bedroom (Exposed Areas) 睡房（外露位置） | Wood-grain stone plastic flooring 木紋石塑地板 | Aluminium skirting 鋁腳線 | Applicable to Flat B and Flat C on 21/F - 23/F and 25/F 適用於 21/F - 23/F 及 25/F 的 B 單位和 C 單位 |

| Item 細項 | | Description 描述 | | | | | |
|---|---|---|---|---|---|---|---|
| | | **Type of Finishing Materials 裝修物料的類型** | **Wall 牆壁** | **Floor 地板** | **Ceiling 天花板** | **Worktop 灶台** | **Flats 單位** |
| (d) | Kitchen 廚房 | Open Kitchen (Exposed Areas) 開放式廚房（外露位置） | • Glass<br>• Wood-grain eco-board<br>• 玻璃<br>• 木紋生態板 | Wood-grain stone plastic flooring 木紋石塑地板 | • Acrylic panel<br>• Emulsion paint to exposed areas and gypsum board false with emulsion paint<br>• 啞加力膠板<br>• 乳膠漆髹於外露位置及石膏板髹乳膠漆 | Reconstituted stone 人造石 | Applicable to all flats 適用於所有單位 |

| Item 細項 | | Description 描述 | | | | |
|---|---|---|---|---|---|---|
| | | **Type of Finishing Materials 裝修物料的類型** | **Wall 牆壁** | **Floor 地板** | **Ceiling 天花板** | **Flats 單位** |
| (e) | Shower room 浴室 | Shower room (Exposed surfaces) 浴室（外露位置） | Tile 岩板 | • Homogeneous tile<br>• Granite threshold<br>• 過底磚<br>• 麻石門檻 | Aluminium ceiling 鋁質天花板 | Applicable to all flats 適用於所有單位 |
| | | Wall finishes on exposed walls run up to level of false ceiling 牆壁外露位置的裝修物料鋪砌至假天花底 | | | | Applicable to all flats 適用於所有單位 |

| 3. Interior Fittings 室內裝置 | | | | | |
|---|---|---|---|---|---|
| Item 細項 | | Description 描述 | | | |
| | | | **Material**<br>**用料** | **Fitting Material**<br>**裝置物料** | **Accessories**<br>**配件** |
| (a) | Doors<br>門 | Main entrance door<br>單入入口大門 | Fire-rated solid timber door<br>防火實心木門 | Plastic laminate finish and timber veneer finish<br>木紋塑料層壓板 | Door viewer, door closer, smoke seal, drop seal, smart lockset with handle and door stopper<br>防盜眼、門鼓、防煙條、自動下降隔聲條、智能門鎖連拉手及門擋 |
| | | Bedroom door<br>睡房門 | Hollow-core timber door<br>空心木門 | Plastic laminate finish and timber veneer finish<br>木紋塑料層壓板 | Lockset with handle and door stopper<br>門鎖連拉手和門擋 |
| | | Shower room door<br>浴室門 | Hollow-core timber door with timber louvre<br>空心木門連木百葉 | Plastic laminate finish and timber veneer finish<br>木紋塑料層壓板 | Lockset with handle and door stopper<br>門鎖連拉手和門擋 |
| | | Balcony and Utility Platform Door<br>露台及工作平台門 | Aluminium-framed glass door<br>鋁質框玻璃門 | Clear tempered glass<br>強化清玻璃 | Lockset with handle<br>門鎖連拉手 |
| | | Flat roof door<br>平台門 | Aluminium-framed glass door<br>鋁質框玻璃門 | Clear tempered glass<br>強化清玻璃 | Lockset with handle<br>門鎖連拉手 |
| | | Roof door<br>天台門 | Aluminium-framed glass door<br>鋁質框玻璃門 | Clear tempered glass<br>強化清玻璃 | Lockset with handle<br>門鎖連拉手 |

| 3. Interior Fittings 室內裝置 | | | | | |
|---|---|---|---|---|---|
| Item 細項 | | Description 描述 | | | |
| | | | **Type**<br>**類型** | **Material**<br>**用料** | **Flats**<br>**單位** |
| (b) | Shower Room<br>浴室 | Type and material of fittings and equipment<br>裝置及設備的類型及用料 | Basin countertop<br>洗手盤檯面 | Reconstituted stone<br>人造石 | Applicable to all flats<br>適用於所有單位 |
| | | | Basin cabinet<br>洗手盆櫃 | Wooden cabinet with plastic laminate finish, plastic edge banding and metal finish<br>膠板飾面、膠封邊木製櫃 | Applicable to all flats<br>適用於所有單位 |
| | | | Mirror cabinet<br>鏡櫃 | Wooden cabinet with mirror finish, plastic laminate finish, plastic edge banding, glass and metal finish<br>鏡飾面、膠板飾面、膠封邊、玻璃及金屬飾面木製櫃 | Applicable to all flats<br>適用於所有單位 |
| | | | Shower shelf<br>淋浴間層架 | Chrome-plated<br>鍍鉻 | Applicable to all flats<br>適用於所有單位 |
| | | | Wash basin<br>洗手盆 | Ceramic<br>陶瓷 | Applicable to all flats<br>適用於所有單位 |
| | | | Water closet<br>坐廁 | Ceramic<br>陶瓷 | Applicable to all flats<br>適用於所有單位 |
| | | | Wash basin mixer<br>洗手盆水龍頭 | Chrome-plated<br>鍍鉻 | Applicable to all flats<br>適用於所有單位 |
| | | | Towel bar<br>毛巾棍 | Chrome-plated<br>鍍鉻 | Applicable to all flats<br>適用於所有單位 |
| | | | Toilet paper holder<br>廁紙架 | Chrome-plated<br>鍍鉻 | Applicable to all flats<br>適用於所有單位 |
| | | | Robe hook<br>掛勾 | Chrome-plated<br>鍍鉻 | Applicable to all flats<br>適用於所有單位 |
| | | Type and material of water supply system<br>供水系統的類型及用料 | Cold water supply<br>冷水供應 | Insulated copper pipes<br>配有隔熱層之銅喉 | |
| | | | Hot water supply<br>熱水供應 | Insulated copper pipes<br>配有隔熱層之銅喉 | |
| | | Type and material of bathing facilities (including shower or bath tub, if applicable)<br>沐浴設施類型及用料（包括花灑或浴缸，如適用） | Shower compartment<br>淋浴間 | Chrome-plated and glass<br>鍍鉻及玻璃 | Applicable to all flats<br>適用於所有單位 |
| | | | Shower set<br>花灑套裝 | Chrome-plated<br>鍍鉻 | Applicable to all flats<br>適用於所有單位 |

| 3. Interior Fittings 室內裝置 | | | | |
|---|---|---|---|---|
| Item 細項 | | Description 描述 | | |
| (c) | Open Kitchen<br>開房式廚房 | Material of sink unit<br>洗滌盆的用料 | Stainless steel<br>不銹鋼 | |
| | | Material of water supply system<br>供水系統的用料 | Copper water pipes with thermal insulation for cold water supply and hot water supply<br>冷水供應及熱水供應均採用配有隔熱層之銅喉 | |
| | | | Material<br>用料 | Finishes<br>裝修物料 |
| | | Material and finishes of kitchen cabinet<br>廚櫃的用料及裝修物 | Wooden cabinet<br>木製 | • Glass<br>• Wood-grain eco-board<br>• 玻璃<br>• 木紋生態板 |
| | | Description<br>描述 | | |
| | | Types of all other fittings and equipment<br>所有其他裝置及設備的類型 | Other fittings<br>其他裝置 | chrome plated sink mixer<br>鍍鉻水龍頭 |
| | | | Other equipment<br>其他設備 | For the provision of the fire service installations and equipment fitted in or near Open Kitchen, including smoke detectors and sprinkler heads, please refer to the “Schedule of Mechanical and Electrical Provisions”<br>有關安裝在開放式廚房內或附近的消防裝置及設備，包括煙霧探測器及消防花灑頭，請參閱「機電裝置數量說明表」 |

| Item 細項 | | Description 描述 | |
|---|---|---|---|
| (d) | Bedroom<br>睡房 | Type and material of fittings (including built-in wardrobe)<br>裝置（包括嵌入式衣櫃）的類型及用料 | Not applicable<br>不適用 |

| 3. Interior Fittings 室內裝置 | | | | | |
|---|---|---|---|---|---|
| Item 細項 | | Description 描述 | | | |
| (e) | Telephone<br>電話 | Location and number of connection points<br>接駁點的位置及數目 | Please refer to the “Schedule of Electrical and Mechanical Provisions”<br>請參閱「機電裝置數量説明表」 | | |
| (f) | Aerial<br>天線 | Location and number of connection points<br>接駁點的位置及數目 | Please refer to the “Schedule of Electrical and Mechanical Provisions”<br>請參閱「機電裝置數量説明表」 | | |
| (g) | Electrical Installations<br>電力裝置 | Electrical fittings (including safety devices)<br>供電附件（包括安全裝置） | Electrical fittings<br>供電附件 | Faceplate for all switches and power sockets<br>所有開關掣及插座之面板 | |
| | | | Safety devices<br>安全裝置 | Single phases electricity supply with distribution boards are provided in all flats<br>單相電力供應並裝妥配電箱提供於所有單位 | |
| | | Whether conduits are concealed or exposed<br>導管是隱藏或外露 | Conduits are partly concealed and partly exposed [1]<br>導管部分隱藏及部分外露 [1] | | |
| | | Location and number of power points and air-conditioner points<br>電插座及空調機接駁點的位置及數目 | Please refer to the “Schedule of Electrical and Mechanical Provisions”<br>請參閱「機電裝置數量説明表」 | | |
| (h) | Gas Supply<br>氣體供應 | Gas pipes are installed in all shower room and connected to gas water heater<br>浴室內均裝妥煤氣喉並接駁煤氣熱水爐。 | | | |
| (i) | Washing Machine Connection Point<br>洗衣機接駁點 | Location<br>位置 | Please refer to the “Schedule of Electrical and Mechanical Provisions”<br>請參閱「機電裝置數量説明表」 | | |
| | | Design<br>設計 | Drain point and water point are provided for Washer Dryer<br>設有洗衣乾衣機去水及來水接駁點 | | |
| (j) | Water Supply<br>供水 | Material of water pipes<br>水管的用料 | Copper water pipes with thermal insulation are provided for cold water supply and hot water supply<br>冷水供應及熱水供應均採用配有隔熱層之銅喉 | | |
| | | Whether water pipes are concealed or exposed<br>水管是隱藏或外露 | Water pipes are partly concealed and partly exposed [1]<br>水管部分隱藏及部分外露 [1] | | |
| | | Whether hot water is available<br>有否熱水供應 | Hot water supply for open kitchens and shower room<br>開放式廚房及浴室均有熱水供應 | | |

Note:

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

備註：

1. 除部分隱藏於混凝土內之導管及水管外，其他部分的導管及水管均為外露。外露的導管及水管可能被假天花、假陣、貯存櫃、覆蓋層板、非混凝土間隔牆、指定之管道槽或其他物料遮蓋或掩藏。

| 4. Miscellaneous 雜項 | | | |
|---|---|---|---|
| Item 細項 | | Description 描述 | |
| | | | Residential tower lifts 住宅升降機 |
| (a) | Lift<br>升降機 | Brand name<br>品牌名稱 | OTIS |
| | | Model number<br>產品型號 | OTIS GEN3 MRL |
| | | Number of lifts<br>升降機的數相 | 2 |
| | | Floors Served by the lifts<br>升降機到達的樓層 | Lift No. 1: G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 26/F and Roof<br>Lift No. 2: G/F, 3/F, 5/F to 12/F, 15/F to 23/F and 25/F<br>1 號升降機 : 地下、1 樓至 3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 26 樓及天台<br>2 號升降機 : 地下、3 樓、5 樓至 12 樓、15 樓至 23 樓及 25 樓 |
| (b) | Letter box<br>信箱 | Material<br>用料 | Metal<br>金屬 |
| (c) | Refuse Collection<br>垃圾收集 | Means of refuse collection<br>垃圾收集的方法 | Collected by cleaners<br>由清潔工人收集垃圾 |
| | | Location of refuse room<br>垃圾房的位置 | Not applicable<br>不適用 |

| Item 細項 | | | Water meter 水錶 | Electricity meter 電錶 | Gas meter 氣體錶 |
|---|---|---|---|---|---|
| (d) | Water Meter, Electricity Meter and Gas Meter<br>水錶、電錶及氣體錶 | Location<br>位置 | Inside Water Meter Cabinet on each floor<br>各樓層之水錶櫃內 | Inside Electrical Room on each floor<br>各樓層之電力房內 | Balcony and utility platform<br>露台及工作平台 |
| | | Whether the meters are individual or communal for residential flats<br>就住宅單位而言是獨立抑或公用的錶 | Individual<br>獨立 | Individual<br>獨立 | Individual<br>獨立 |

Note:

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.

備註：

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

| 5. Security Facilities 保安設施 | | |
|---|---|---|
| Item 細項 | Description 描述 | |
| Security system and equipment(including details of built-in provisions and their locations)<br>保安系統及設備<br>（包括嵌入式的裝備的細節及其位置） | Access control and security system<br>入口通道控制及保安系統 | Smart card and QR code access control system are installed at residential tower entrance lobby at G/F , clubhouse and residential lifts for resident access.<br>地下住宅大廈入口大堂、會所及住客升降機裝有智能咭及二維碼入口通道控制系統供住客出入。 |
| | Closed-circuit television (CCTV)<br>閉路電視 | CCTV cameras are provided along boundary fence wall, residential tower lift lobby at G/F, clubhouse, staircase exits at roof, refuge roof, all lifts and common area.<br>The CCTV signals are connected to the G/F caretaker room.<br>沿邊界圍牆、地下住宅大廈升降機大堂、會所、天台之樓梯出口、所有升降機及公用範圍均裝有閉路電視。<br>閉路電視信號連接地下管理處。 |

| 6. Appliances 設備 | |
|---|---|
| Item 細項 | Description 描述 |
| Appliances<br>設備 | For the brand name and model number, please refer to the “Appliance Schedule”.<br>有關品牌名稱及產品型號，請參閱「設備說明表」。 |

Note:

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.

備註：

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

**Appliance Schedule 設備説明表**

| Location<br>位置 | Appliance<br>設備 | Brand Name<br>品牌名稱 | Model Number<br>產品型號 | 3/F<br>3 樓 | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | | Unit A<br>單位 A | Unit B<br>單位 B | Unit C<br>單位 C | Unit D<br>單位 D | Unit E<br>單位 E |
| Living and Dining Room<br>客飯廳 | Split Type Air-conditioner Indoor Unit<br>分體式冷氣機（室內機） | Daikin<br>大金 | FTKC35TAV1N | P | P | P | P | P |
| Open Kitchen<br>開放式廚房 | Induction Hob<br>電磁爐 | German Pool<br>德國寶 | GIC-PD28CB-S | P | P | P | P | P |
| | Slimline Cooker Hood<br>纖巧型抽油煙機 | German Pool<br>德國寶 | RDS-6356 | P | P | P | P | P |
| | Microwave Steam Grill Oven<br>微蒸烤焗爐 | German Pool<br>德國寶 | SGM-3620 | P | P | P | P | P |
| | Washer<br>洗衣機 | German Pool<br>德國寶 | WDM-3814 | P | P | P | P | P |
| | Refrigerator<br>雪櫃 | German Pool<br>德國寶 | REF-1111 | P | P | P | P | P |
| | Dish Warmer<br>暖碟櫃 | German Pool<br>德國寶 | DWR-1838 | P | P | P | P | P |
| Shower Room<br>淋浴間 | Thermo Ventilator<br>浴室寶 | Panasonic<br>樂聲牌 | FV-40BEN4H | P | P | P | P | P |
| Flat Roof<br>平台 | Split Type Air-conditioner Outdoor Unit<br>分體式冷氣機（室外機） | Daikin<br>大金 | RKC35TAV1N | P | P | P | P | P |
| | Gas Water Heater<br>煤氣熱水爐 | TGC | TRJW222TFQL | - | P | - | - | P |
| | | | RBOX16QL/R | P | - | P | P | - |

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

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

Note:

1. The symbol " P " as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable

備註：

1. 上表所顯示之「 P 」符號代表「提供」。
2. 上表所顯示之「 - 」符號代表「不提供」。
3. 上表所顯示之「 / 」符號代表「不適用」。

| Appliance Schedule 設備説明表 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Location<br>位置 | Appliance<br>設備 | Brand Name<br>品牌名稱 | Model Number<br>產品型號 | 5/F<br>5 樓 | | | | |
| | | | | Unit A<br>單位 A | Unit B<br>單位 B | Unit C<br>單位 C | Unit D<br>單位 D | Unit E<br>單位 E |
| Living and Dining Room<br>客飯廳 | Split Type Air-conditioner Indoor Unit<br>分體式冷氣機（室內機） | Daikin<br>大金 | FTKC35TAV1N | P | P | P | P | P |
| Open Kitchen<br>開放式廚房 | Induction Hob<br>電磁爐 | German Pool<br>德國寶 | GIC-PD28CB-S | P | P | P | P | P |
| | Slimline Cooker Hood<br>纖巧型抽油煙機 | German Pool<br>德國寶 | RDS-6356 | P | P | P | P | P |
| | Microwave Steam Grill Oven<br>微蒸烤焗爐 | German Pool<br>德國寶 | SGM-3620 | P | P | P | P | P |
| | Washer<br>洗衣機 | German Pool<br>德國寶 | WDM-3814 | P | P | P | P | P |
| | Refrigerator<br>雪櫃 | German Pool<br>德國寶 | REF-1111 | P | P | P | P | P |
| | Dish Warmer<br>暖碟櫃 | German Pool<br>德國寶 | DWR-1838 | P | P | P | P | P |
| Shower Room<br>淋浴間 | Thermo Ventilator<br>浴室寶 | Panasonic<br>樂聲牌 | FV-40BEN4H | P | P | P | P | P |
| Balcony and Utility Platform<br>露台及工作平台 | Split Type Air-conditioner Outdoor Unit<br>分體式冷氣機（室外機） | Daikin<br>大金 | RKC35TAV1N | P | P | P | P | P |
| | Gas Water Heater<br>煤氣熱水爐 | TGC | RBOX16QL/R | P | P | P | P | P |
| Flat Roof<br>平台 | Split Type Air-conditioner Outdoor Unit<br>分體式冷氣機（室外機） | Daikin<br>大金 | RKC35TAV1N | P | P | P | P | P |
| | Gas Water Heater<br>煤氣熱水爐 | TGC | RBOX16QL/R | P | P | P | P | P |

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

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

Note:

1. The symbol " P " as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable

備註：

1. 上表所顯示之「 P 」符號代表「提供」。
2. 上表所顯示之「 - 」符號代表「不提供」。
3. 上表所顯示之「 / 」符號代表「不適用」。

**Appliance Schedule 設備説明表**

| Location<br>位置 | Appliance<br>設備 | Brand Name<br>品牌名稱 | Model Number<br>產品型號 | 6/F-12/F and 15/F-20/F<br>6 樓至 12 樓及 15 樓至 20 樓 | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | | Unit A<br>單位 A | Unit B<br>單位 B | Unit C<br>單位 C | Unit D<br>單位 D | Unit E<br>單位 E |
| Living and Dining Room<br>客飯廳 | Split Type Air-conditioner Indoor Unit<br>分體式冷氣機（室內機） | Daikin<br>大金 | FTKC35TAV1N | P | P | P | P | P |
| Open Kitchen<br>開放式廚房 | Induction Hob<br>電磁爐 | German Pool<br>德國寶 | GIC-PD28CB-S | P | P | P | P | P |
| | Slimline Cooker Hood<br>纖巧型抽油煙機 | German Pool<br>德國寶 | RDS-6356 | P | P | P | P | P |
| | Microwave Steam Grill Oven<br>微蒸烤焗爐 | German Pool<br>德國寶 | SGM-3620 | P | P | P | P | P |
| | Washer<br>洗衣機 | German Pool<br>德國寶 | WDM-3814 | P | P | P | P | P |
| | Refrigerator<br>雪櫃 | German Pool<br>德國寶 | REF-1111 | P | P | P | P | P |
| | Dish Warmer<br>暖碟櫃 | German Pool<br>德國寶 | DWR-1838 | P | P | P | P | P |
| Shower Room<br>淋浴間 | Thermo Ventilator<br>浴室寶 | Panasonic<br>樂聲牌 | FV-40BEN4H | P | P | P | P | P |
| Balcony and Utility Platform<br>露台及工作平台 | Split Type Air-conditioner Outdoor Unit<br>分體式冷氣機（室外機） | Daikin<br>大金 | RKC35TAV1N | P | P | P | P | P |
| | Gas Water Heater<br>煤氣熱水爐 | TGC | RBOX16QL/R | P | P | P | P | P |

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

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

Note:

1. The symbol " P " as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable

備註：

1. 上表所顯示之「 P 」符號代表「提供」。
2. 上表所顯示之「 - 」符號代表「不提供」。
3. 上表所顯示之「 / 」符號代表「不適用」。

**Appliance Schedule 設備説明表**

| Location<br>位置 | Appliance<br>設備 | Brand Name<br>品牌名稱 | Model Number<br>產品型號 | 21/F-23/F and 25/F<br>21 樓至 23 樓及 25 樓 | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | | Unit A<br>單位 A | Unit B<br>單位 B | Unit C<br>單位 C | Unit D<br>單位 D | Unit E<br>單位 E |
| Living and Dining Room<br>客飯廳 | Split Type Air-conditioner Indoor Unit<br>分體式冷氣機（室內機） | Daikin<br>大金 | FTKC35TAV1N | P | - | - | / | P |
| Living and Dining Room<br>客飯廳 | Split Type Air-conditioner Indoor Unit<br>分體式冷氣機（室內機） | Daikin<br>大金 | CTXM25RVMN | - | P* | P* | / | - |
| Bedroom<br>睡廳 | | | | / | | | | / |
| Open Kitchen<br>開放式廚房 | Induction Hob<br>電磁爐 | German Pool<br>德國寶 | GIC-PD28CB-S | P | P | P | / | P |
| | Slimline Cooker Hood<br>纖巧型抽油煙機 | German Pool<br>德國寶 | RDS-6356 | P | P | P | / | P |
| | Microwave Steam Grill Oven<br>微蒸烤焗爐 | German Pool<br>德國寶 | SGM-3620 | P | P | P | / | P |
| | Washer<br>洗衣機 | German Pool<br>德國寶 | WDM-3814 | P | P | P | / | P |
| | Refrigerator<br>雪櫃 | German Pool<br>德國寶 | REF-1111 | P | P | P | / | P |
| | Dish Warmer<br>暖碟櫃 | German Pool<br>德國寶 | DWR-1838 | P | P | P | / | P |
| Shower Room<br>淋浴間 | Thermo Ventilator<br>浴室寶 | Panasonic<br>樂聲牌 | FV-40BEN4H | P | P | P | / | P |
| Balcony and Utility Platform<br>露台及工作平台 | Split Type Air-conditioner Outdoor Unit<br>分體式冷氣機（室外機） | Daikin<br>大金 | RKC35TAV1N | P | - | - | / | P |
| | | | 3MXM52RVMA | - | P | P | / | - |
| | Gas Water Heater<br>煤氣熱水爐 | TGC | RBOX16QL/R | P | P | P | / | P |

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

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

Note:

1. The symbol " P " as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable
4. The symbol " * " as shown in the above table denotes "Shared Outdoor Unit".

備註：

1. 上表所顯示之「 P 」符號代表「提供」。
2. 上表所顯示之「 - 」符號代表「不提供」。
3. 上表所顯示之「 / 」符號代表「不適用」。
4. 上表所顯示之「 * 」符號代表「共用室外機」。

**Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表**

| Location<br>位置 | Exposed Type<br>外露型 | Non-exposed Type<br>非外露型 | 3/F<br>3 樓 | | | | |
|---|---|---|---|---|---|---|---|
| | | | Unit A<br>單位 A | Unit B<br>單位 B | Unit C<br>單位 C | Unit D<br>單位 D | Unit E<br>單位 E |
| Main Entrance<br>大門入口 | Door Bell Button<br>門鐘 | | 1 | 1 | 1 | 1 | 1 |
| Living Room and Dining Room<br>客廳及飯廳 | Lighting Switch<br>燈掣 | | 2 | 4 | 4 | 4 | 4 |
| | Lighting Point<br>燈位 | | 3 | 3 | 3 | 3 | 3 |
| | Switched Single Socket Outlet<br>單頭插座連開關掣 | | 2 | 2 | 2 | 2 | 2 |
| | Switched Twin Socket Outlet<br>雙頭插座連開關掣 | | 2 | 2 | 2 | 2 | 2 |
| | TV / FM Outlet<br>電視 / 電台天線插座 | | 1 | 1 | 1 | 1 | 1 |
| | Data Point / Telephone Outlet<br>網絡插座 / 電話插座 | | 1 | 1 | 1 | 1 | 1 |
| | Smoke Detector with Sounder Base<br>煙霧探測器連發聲底座 | | 1# | 1# | 1# | 1# | 1# |
| | Door Bell<br>門鐘 | | 1 | 1 | 1 | 1 | 1 |
| | Fuse Spur Unit for Indoor Air-conditioner<br>菲士蘇供室內冷氣機 | | 1 | 1 | 1 | 1 | 1 |
| | | Connection Unit for Microwave Oven/<br>Steam Combination Oven/ Dishwasher<br>供電給微波爐 / 蒸焗爐 / 洗碗機的插線座 | 1 | 1 | 1 | 1 | 1 |
| | | Connection Unit for Refrigerator<br>供電給雪櫃的插線座 | 1 | 1 | 1 | 1 | 1 |
| | | Connection Unit for for Dish Warmer<br>供電給暖碟櫃的插線座 | 1 | 1 | 1 | 1 | 1 |
| | | Distribution Board<br>配電箱 | 1 | 1 | 1 | 1 | 1 |

Note:

1. The numbers as shown in the above table denote the numbers provided.
2. The symbol "-" as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. Owners of residential units with open kitchens should also allow registered fire service installation contractors to access the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表顯示的數目代表提供的數量。
2. 上表所示之「-」代表「不提供」。
3. 上表所示之「 / 」代表「不適用」。
4. 上表所示之「#」代表「消防裝置及設備」。開放式廚房住宅單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的住宅單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

| Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表 | | | | | | | |
|---|---|---|---|---|---|---|---|
| Location<br>位置 | Exposed Type<br>外露型 | Non-exposed Type<br>非外露型 | 3/F<br>3 樓 | | | | |
| | | | Unit A<br>單位 A | Unit B<br>單位 B | Unit C<br>單位 C | Unit D<br>單位 D | Unit E<br>單位 E |
| Open Kitchen<br>開放式廚房 | Lighting Point<br>燈位 | | 2 | 2 | 2 | 2 | 2 |
| | Switched Single Socket Outlet<br>單頭插座連開關掣 | | - | - | - | - | - |
| | Switched Twin Socket Outlet<br>雙頭插座連開關掣 | | 1 | 1 | 1 | 1 | 1 |
| | Concealed Type Sprinkler Head<br>隱藏式消防花灑頭 | | 1# | 1# | 1# | 1# | 1# |
| | Sidewall Sprinkler Head<br>側頭式消防花灑頭 | | 1# | 1# | 1# | 1# | 1# |
| | | Sprinkler Head<br>消防花灑頭 | 1# | 1# | 1# | 1# | 1# |
| | | Connection Unit for Induction Hob<br>供電給磁煮食爐的插線座 | 1 | 1 | 1 | 1 | 1 |
| | | Connection Unit for Cooker Hood<br>供電給抽油煙機的插線座 | 1 | 1 | 1 | 1 | 1 |
| | | Connection Unit for Washer<br>供電給洗衣機的插線座 | 1 | 1 | 1 | 1 | 1 |
| | | Fuse Spur Unit for LED Strip<br>菲士蘇供 LED 燈帶 | 1 | 1 | 1 | 1 | 1 |
| Shower Room<br>浴室 | Lighting Switch<br>燈掣 | | 1 | 1 | 1 | 1 | 1 |
| | Lighting Point<br>燈位 | | 3 | 3 | 3 | 3 | 3 |
| | Switch for Thermo Ventilator<br>浴室寶開關掣 | | 1 | 1 | 1 | 1 | 1 |

Note:

1. The numbers as shown in the above table denote the numbers provided.
2. The symbol “-” as shown in the above table denotes “Not Provided”.
3. The symbol “ / ” as shown in the above table denotes “Not Applicable”.
4. The symbol “ # ” as shown in the above table denotes “Fire service installations and equipment”. Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. Owners of residential units with open kitchens should also allow registered fire service installation contractors to access the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表顯示的數目代表提供的數量。
2. 上表所示之「-」代表「不提供」。
3. 上表所示之「 / 」代表「不適用」。
4. 上表所示之「#」代表「消防裝置及設備」。開放式廚房住宅單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的住宅單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

| Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表 | | | | | | | |
|---|---|---|---|---|---|---|---|
| Location<br>位置 | Exposed Type<br>外露型 | Non-exposed Type<br>非外露型 | 3/F<br>3 樓 | | | | |
| | | | Unit A<br>單位 A | Unit B<br>單位 B | Unit C<br>單位 C | Unit D<br>單位 D | Unit E<br>單位 E |
| Shower Room<br>浴室 | | Switched Single Socket Outlet<br>單頭插座連開關掣 | 1 | 1 | 1 | 1 | 1 |
| | | Switched Twin Socket Outlet<br>雙頭插座連開關掣 | - | - | - | - | - |
| | | Fuse Spur Unit for Thermo Ventilator<br>菲士蘇供浴室寶 | 1 | 1 | 1 | 1 | 1 |
| | | Remote Control for Gas Water Heater<br>煤氣熱水爐遙控器 | 1 | 1 | 1 | 1 | 1 |
| Flat Roof<br>平台 | Lighting Point<br>燈位 | | 1 | 1 | 1 | 1 | 1 |
| | Switched Single Socket Outlet<br>單頭插座連開關掣 | | 1 | - | 1 | 1 | 1 |
| | Split Type Air-conditioner Outdoor Unit<br>分體式冷氣機（室外機）開關掣 | | 1 | 1 | 1 | 1 | 1 |
| | Emergency Stop Button for<br>Split Type Air-conditioner Outdoor Unit<br>分體式冷氣機（室外機）緊急暫停掣 | | 1 | 1 | 1 | 1 | 1 |
| | | Fuse Spur Unit for Gas Water Heater<br>菲士蘇供煤氣熱水爐 | 1 | 1 | 1 | 1 | 1 |
| Balcony and Utility Platform<br>露台及工作平台 | Lighting Point<br>燈位 | | / | / | / | / | / |
| | Switched Single Socket Outlet<br>單頭插座連開關掣 | | / | / | / | / | / |
| | Split Type Air-conditioner Outdoor Unit<br>分體式冷氣機（室外機）開關掣 | | / | / | / | / | / |
| | Emergency Stop Button for<br>Split Type Air-conditioner Outdoor Unit<br>分體式冷氣機（室外機）緊急暫停掣 | | / | / | / | / | / |
| | | Fuse Spur Unit for Gas Water Heater<br>菲士蘇供煤氣熱水爐 | / | / | / | / | / |

Note:

1. The numbers as shown in the above table denote the numbers provided.
2. The symbol "-" as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. Owners of residential units with open kitchens should also allow registered fire service installation contractors to access the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表顯示的數目代表提供的數量。
2. 上表所示之「-」代表「不提供」。
3. 上表所示之「 / 」代表「不適用」。
4. 上表所示之「#」代表「消防裝置及設備」。開放式廚房住宅單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的住宅單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

| Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表 | | | | | | | |
|---|---|---|---|---|---|---|---|
| Location<br>位置 | Exposed Type<br>外露型 | Non-exposed Type<br>非外露型 | 5/F<br>5 樓 | | | | |
| | | | Unit A<br>單位 A | Unit B<br>單位 B | Unit C<br>單位 C | Unit D<br>單位 D | Unit E<br>單位 E |
| Main Entrance<br>大門入口 | Door Bell Button<br>門鐘 | | 1 | 1 | 1 | 1 | 1 |
| Living Room and Dining Room<br>客廳及飯廳 | Lighting Switch<br>燈掣 | | 2 | 4 | 4 | 4 | 4 |
| | Lighting Point<br>燈位 | | 3 | 3 | 3 | 3 | 3 |
| | Switched Single Socket Outlet<br>單頭插座連開關掣 | | 2 | 2 | 2 | 2 | 2 |
| | Switched Twin Socket Outlet<br>雙頭插座連開關掣 | | 2 | 2 | 2 | 2 | 2 |
| | TV / FM Outlet<br>電視 / 電台天線插座 | | 1 | 1 | 1 | 1 | 1 |
| | Data Point / Telephone Outlet<br>網絡插座 / 電話插座 | | 1 | 1 | 1 | 1 | 1 |
| | Smoke Detector with Sounder Base<br>煙霧探測器連發聲底座 | | 1# | 1# | 1# | 1# | 1# |
| | Door Bell<br>門鐘 | | 1 | 1 | 1 | 1 | 1 |
| | Fuse Spur Unit for Indoor Air-conditioner<br>菲士蘇供室內冷氣機 | | 1 | 1 | 1 | 1 | 1 |
| | | Connection Unit for Microwave Oven/ Steam Combination Oven/ Dishwasher<br>供電給微波爐 / 蒸焗爐 / 洗碗機的插線座 | 1 | 1 | 1 | 1 | 1 |
| | | Connection Unit for Refrigerator<br>供電給雪櫃的插線座 | 1 | 1 | 1 | 1 | 1 |
| | | Connection Unit for for Dish Warmer<br>供電給暖碟櫃的插線座 | 1 | 1 | 1 | 1 | 1 |
| | | Distribution Board<br>配電箱 | 1 | 1 | 1 | 1 | 1 |

Note:

1. The numbers as shown in the above table denote the numbers provided.
2. The symbol "-" as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. Owners of residential units with open kitchens should also allow registered fire service installation contractors to access the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表顯示的數目代表提供的數量。
2. 上表所示之「-」代表「不提供」。
3. 上表所示之「 / 」代表「不適用」。
4. 上表所示之「#」代表「消防裝置及設備」。開放式廚房住宅單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的住宅單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

| Schedule of Mechanical and Electrical Provisions 機電裝置數量説明表 | | | | | | | |
|---|---|---|---|---|---|---|---|
| Location<br>位置 | Exposed Type<br>外露型 | Non-exposed Type<br>非外露型 | 5/F<br>5 樓 | | | | |
| | | | Unit A<br>單位 A | Unit B<br>單位 B | Unit C<br>單位 C | Unit D<br>單位 D | Unit E<br>單位 E |
| Open Kitchen<br>開放式廚房 | Lighting Point<br>燈位 | | 2 | 2 | 2 | 2 | 2 |
| | Switched Single Socket Outlet<br>單頭插座連開關掣 | | 1 | 1 | 1 | 1 | 1 |
| | Switched Twin Socket Outlet<br>雙頭插座連開關掣 | | 1 | 1 | 1 | 1 | 1 |
| | Concealed Type Sprinkler Head<br>隱藏式消防花灑頭 | | 1# | 1# | 1# | 1# | 1# |
| | Sidewall Sprinkler Head<br>側頭式消防花灑頭 | | 1# | 1# | 1# | 1# | 1# |
| | | Sprinkler Head<br>消防花灑頭 | 1# | 1# | 1# | 1# | 1# |
| | | Connection Unit for Induction Hob<br>供電給磁煮食爐的插線座 | 1 | 1 | 1 | 1 | 1 |
| | | Connection Unit for Cooker Hood<br>供電給抽油煙機的插線座 | 1 | 1 | 1 | 1 | 1 |
| | | Connection Unit for Washer<br>供電給洗衣機的插線座 | 1 | 1 | 1 | 1 | 1 |
| | | Fuse Spur Unit for LED Strip<br>菲士蘇供 LED 燈帶 | 1 | 1 | 1 | 1 | 1 |
| Shower Room<br>浴室 | Lighting Switch<br>燈掣 | | 1 | 1 | 1 | 1 | 1 |
| | Lighting Point<br>燈位 | | 3 | 3 | 3 | 3 | 3 |
| | Switch for Thermo Ventilator<br>浴室寶開關掣 | | 1 | 1 | 1 | 1 | 1 |

Note:

1. The numbers as shown in the above table denote the numbers provided.
2. The symbol "-" as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. Owners of residential units with open kitchens should also allow registered fire service installation contractors to access the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表顯示的數目代表提供的數量。
2. 上表所示之「-」代表「不提供」。
3. 上表所示之「 / 」代表「不適用」。
4. 上表所示之「#」代表「消防裝置及設備」。開放式廚房住宅單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的住宅單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

| Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表 | | | | | | | |
|---|---|---|---|---|---|---|---|
| Location<br>位置 | Exposed Type<br>外露型 | Non-exposed Type<br>非外露型 | 5/F<br>5 樓 | | | | |
| | | | Unit A<br>單位 A | Unit B<br>單位 B | Unit C<br>單位 C | Unit D<br>單位 D | Unit E<br>單位 E |
| Shower Room<br>浴室 | | Switched Single Socket Outlet<br>單頭插座連開關掣 | 1 | 1 | 1 | 1 | 1 |
| | | Switched Twin Socket Outlet<br>雙頭插座連開關掣 | - | 1 | - | - | - |
| | | Fuse Spur Unit for Thermo Ventilator<br>菲士蘇供浴室寶 | 1 | 1 | 1 | 1 | 1 |
| | | Remote Control for Gas Water Heater<br>煤氣熱水爐遙控器 | 1 | 1 | 1 | 1 | 1 |
| Flat Roof<br>平台 | Lighting Point<br>燈位 | | / | 1 | / | / | 1 |
| | Switched Single Socket Outlet<br>單頭插座連開關掣 | | / | - | / | / | 1 |
| | Split Type Air-conditioner Outdoor Unit<br>分體式冷氣機（室外機）開關掣 | | / | 1 | / | / | 1 |
| | Emergency Stop Button for<br>Split Type Air-conditioner Outdoor Unit<br>分體式冷氣機（室外機）緊急暫停掣 | | / | 1 | / | / | 1 |
| | | Fuse Spur Unit for Gas Water Heater<br>菲士蘇供煤氣熱水爐 | 1 | 1 | / | / | 1 |
| Balcony and Utility Platform<br>露台及工作平台 | Lighting Point<br>燈位 | | 1 | / | 1 | 1 | / |
| | Switched Single Socket Outlet<br>單頭插座連開關掣 | | 1 | / | 1 | 1 | / |
| | Split Type Air-conditioner Outdoor Unit<br>分體式冷氣機（室外機）開關掣 | | 1 | / | 1 | 1 | / |
| | Emergency Stop Button for<br>Split Type Air-conditioner Outdoor Unit<br>分體式冷氣機（室外機）緊急暫停掣 | | 1 | / | 1 | 1 | / |
| | | Fuse Spur Unit for Gas Water Heater<br>菲士蘇供煤氣熱水爐 | 1 | / | 1 | 1 | / |

Note:

1. The numbers as shown in the above table denote the numbers provided.
2. The symbol “-” as shown in the above table denotes “Not Provided”.
3. The symbol “ / ” as shown in the above table denotes “Not Applicable”.
4. The symbol “ # ” as shown in the above table denotes “Fire service installations and equipment”. Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. Owners of residential units with open kitchens should also allow registered fire service installation contractors to access the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表顯示的數目代表提供的數量。
2. 上表所示之「-」代表「不提供」。
3. 上表所示之「 / 」代表「不適用」。
4. 上表所示之「#」代表「消防裝置及設備」。開放式廚房住宅單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的住宅單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

**Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表**

| Location<br>位置 | Exposed Type<br>外露型 | Non-exposed Type<br>非外露型 | 6/F - 12/F and 15/F -2 0/F<br>6 樓至 12 樓及 15 樓至 20 樓 | | | | |
|---|---|---|---|---|---|---|---|
| | | | Unit A<br>單位 A | Unit B<br>單位 B | Unit C<br>單位 C | Unit D<br>單位 D | Unit E<br>單位 E |
| Main Entrance<br>大門入口 | Door Bell Button<br>門鐘 | | 1 | 1 | 1 | 1 | 1 |
| Living Room and Dining Room<br>客廳及飯廳 | Lighting Switch<br>燈掣 | | 2 | 4 | 4 | 4 | 4 |
| | Lighting Point<br>燈位 | | 3 | 3 | 3 | 3 | 3 |
| | Switched Single Socket Outlet<br>單頭插座連開關掣 | | 2 | 2 | 2 | 2 | 2 |
| | Switched Twin Socket Outlet<br>雙頭插座連開關掣 | | 2 | 2 | 2 | 2 | 2 |
| | TV / FM Outlet<br>電視 / 電台天線插座 | | 1 | 1 | 1 | 1 | 1 |
| | Data Point / Telephone Outlet<br>網絡插座 / 電話插座 | | 1 | 1 | 1 | 1 | 1 |
| | Smoke Detector with Sounder Base<br>煙霧探測器連發聲底座 | | 1# | 1# | 1# | 1# | 1# |
| | Door Bell<br>門鐘 | | 1 | 1 | 1 | 1 | 1 |
| | Fuse Spur Unit for Indoor Air-conditioner<br>菲士蘇供室內冷氣機 | | 1 | 1 | 1 | 1 | 1 |
| | | Connection Unit for Microwave Oven/<br>Steam Combination Oven/ Dishwasher<br>供電給微波爐 / 蒸焗爐 / 洗碗機的插線座 | 1 | 1 | 1 | 1 | 1 |
| | | Connection Unit for Refrigerator<br>供電給雪櫃的插線座 | 1 | 1 | 1 | 1 | 1 |
| | | Connection Unit for for Dish Warmer<br>供電給暖碟櫃的插線座 | 1 | 1 | 1 | 1 | 1 |
| | | Distribution Board<br>配電箱 | 1 | 1 | 1 | 1 | 1 |

Note:

1. The numbers as shown in the above table denote the numbers provided.
2. The symbol "-" as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. Owners of residential units with open kitchens should also allow registered fire service installation contractors to access the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表顯示的數目代表提供的數量。
2. 上表所示之「-」代表「不提供」。
3. 上表所示之「 / 」代表「不適用」。
4. 上表所示之「#」代表「消防裝置及設備」。開放式廚房住宅單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的住宅單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

| Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表 | | | | | | | |
|---|---|---|---|---|---|---|---|
| Location<br>位置 | Exposed Type<br>外露型 | Non-exposed Type<br>非外露型 | 6/F - 12/F and 15/F - 20/F<br>6 樓至 12 樓及 15 樓至 20 樓 | | | | |
| | | | Unit A<br>單位 A | Unit B<br>單位 B | Unit C<br>單位 C | Unit D<br>單位 D | Unit E<br>單位 E |
| Open Kitchen<br>開放式廚房 | Lighting Point<br>燈位 | | 2 | 2 | 2 | 2 | 2 |
| | Switched Single Socket Outlet<br>單頭插座連開關掣 | | 1 | 1 | 1 | 1 | 1 |
| | Switched Twin Socket Outlet<br>雙頭插座連開關掣 | | 1 | 1 | 1 | 1 | 1 |
| | Concealed Type Sprinkler Head<br>隱藏式消防花灑頭 | | 1# | 1# | 1# | 1# | 1# |
| | Sidewall Sprinkler Head<br>側頭式消防花灑頭 | | 1# | 1# | 1# | 1# | 1# |
| | | Sprinkler Head<br>消防花灑頭 | 1# | 1# | 1# | 1# | 1# |
| | | Connection Unit for Induction Hob<br>供電給磁煮食爐的插線座 | 1 | 1 | 1 | 1 | 1 |
| | | Connection Unit for Cooker Hood<br>供電給抽油煙機的插線座 | 1 | 1 | 1 | 1 | 1 |
| | | Connection Unit for Washer<br>供電給洗衣機的插線座 | 1 | 1 | 1 | 1 | 1 |
| | | Fuse Spur Unit for LED Strip<br>菲士蘇供 LED 燈帶 | 1 | 1 | 1 | 1 | 1 |
| Shower Room<br>浴室 | Lighting Switch<br>燈掣 | | 1 | 1 | 1 | 1 | 1 |
| | Lighting Point<br>燈位 | | 3 | 3 | 3 | 3 | 3 |
| | Switch for Thermo Ventilator<br>浴室寶開關掣 | | 1 | 1 | 1 | 1 | 1 |

Note:

1. The numbers as shown in the above table denote the numbers provided.
2. The symbol "-" as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. Owners of residential units with open kitchens should also allow registered fire service installation contractors to access the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表顯示的數目代表提供的數量。
2. 上表所示之「-」代表「不提供」。
3. 上表所示之「 / 」代表「不適用」。
4. 上表所示之「#」代表「消防裝置及設備」。開放式廚房住宅單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的住宅單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

| Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表 | | | | | | | |
|---|---|---|---|---|---|---|---|
| Location<br>位置 | Exposed Type<br>外露型 | Non-exposed Type<br>非外露型 | 6/F - 12/F and 15/F - 20/F<br>6 樓至 12 樓及 15 樓至 20 樓 | | | | |
| | | | Unit A<br>單位 A | Unit B<br>單位 B | Unit C<br>單位 C | Unit D<br>單位 D | Unit E<br>單位 E |
| Shower Room<br>浴室 | | Switched Single Socket Outlet<br>單頭插座連開關掣 | 1 | 1 | 1 | 1 | 1 |
| | | Switched Twin Socket Outlet<br>雙頭插座連開關掣 | - | - | - | - | - |
| | | Fuse Spur Unit for Thermo Ventilator<br>菲士蘇供浴室寶 | 1 | 1 | 1 | 1 | 1 |
| | | Remote Control for Gas Water Heater<br>煤氣熱水爐遙控器 | 1 | 1 | 1 | 1 | 1 |
| Balcony and Utility Platform<br>露台及工作平台 | Lighting Point<br>燈位 | | 1 | 1 | 1 | 1 | 1 |
| | Switched Single Socket Outlet<br>單頭插座連開關掣 | | 1 | 1 | 1 | 1 | 1 |
| | Split Type Air-conditioner Outdoor Unit<br>分體式冷氣機（室外機）開關掣 | | 1 | 1 | 1 | 1 | 1 |
| | Emergency Stop Button for<br>Split Type Air-conditioner Outdoor Unit<br>分體式冷氣機（室外機）緊急暫停掣 | | 1 | 1 | 1 | 1 | 1 |
| | | Fuse Spur Unit for Gas Water Heater<br>菲士蘇供煤氣熱水爐 | 1 | 1 | 1 | 1 | 1 |

Note:

1. The numbers as shown in the above table denote the numbers provided.
2. The symbol "-" as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. Owners of residential units with open kitchens should also allow registered fire service installation contractors to access the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表顯示的數目代表提供的數量。
2. 上表所示之「-」代表「不提供」。
3. 上表所示之「 / 」代表「不適用」。
4. 上表所示之「#」代表「消防裝置及設備」。開放式廚房住宅單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的住宅單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

| Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表 | | | | | | | |
|---|---|---|---|---|---|---|---|
| Location<br>位置 | Exposed Type<br>外露型 | Non-exposed Type<br>非外露型 | 21/F - 23/F and 25/F<br>21 樓至 23 樓及 25 樓 | | | | |
| | | | Unit A<br>單位 A | Unit B<br>單位 B | Unit C<br>單位 C | Unit D<br>單位 D | Unit E<br>單位 E |
| Main Entrance<br>大門入口 | Door Bell Button<br>門鐘 | | 1 | 1 | 1 | / | 1 |
| Living Room and Dining Room<br>客廳及飯廳 | Lighting Switch<br>燈掣 | | 2 | 3 | 3 | / | 4 |
| | Lighting Point<br>燈位 | | 3 | 2 | 3 | / | 3 |
| | Switched Single Socket Outlet<br>單頭插座連開關掣 | | 1 | 1 | 1 | / | - |
| | Switched Twin Socket Outlet<br>雙頭插座連開關掣 | | 2 | 2 | 1 | / | 2 |
| | TV / FM Outlet<br>電視 / 電台天線插座 | | 1 | 1 | 1 | / | 1 |
| | Data Point / Telephone Outlet<br>網絡插座 / 電話插座 | | 1 | 1 | 1 | / | 1 |
| | Smoke Detector with Sounder Base<br>煙霧探測器連發聲底座 | | 1# | 1# | 1# | / | 1# |
| | Door Bell<br>門鐘 | | 1 | 1 | 1 | / | 1 |
| | Fuse Spur Unit for Indoor Air-conditioner<br>菲士蘇供室內冷氣機 | | 1 | 1 | 1 | / | 1 |
| | | Connection Unit for Microwave Oven/<br>Steam Combination Oven/ Dishwasher<br>供電給微波爐 / 蒸焗爐 / 洗碗機的插線座 | 1 | 1 | 1 | / | 1 |
| | | Connection Unit for Refrigerator<br>供電給雪櫃的插線座 | 1 | 1 | 1 | / | 1 |
| | | Connection Unit for for Dish Warmer<br>供電給暖碟櫃的插線座 | 1 | 1 | 1 | / | 1 |
| | | Distribution Board<br>配電箱 | 1 | 1 | 1 | / | 1 |

Note:

1. The numbers as shown in the above table denote the numbers provided.
2. The symbol "-" as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. Owners of residential units with open kitchens should also allow registered fire service installation contractors to access the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表顯示的數目代表提供的數量。
2. 上表所示之「-」代表「不提供」。
3. 上表所示之「 / 」代表「不適用」。
4. 上表所示之「#」代表「消防裝置及設備」。開放式廚房住宅單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的住宅單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

| Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表 | | | | | | | |
|---|---|---|---|---|---|---|---|
| Location<br>位置 | Exposed Type<br>外露型 | Non-exposed Type<br>非外露型 | 21/F - 23/F and 25/F<br>21 樓至 23 樓及 25 樓 | | | | |
| | | | Unit A<br>單位 A | Unit B<br>單位 B | Unit C<br>單位 C | Unit D<br>單位 D | Unit E<br>單位 E |
| Bedroom<br>睡房 | Lighting Switch<br>燈掣 | | / | 2 | 1 | / | / |
| | Lighting Point<br>燈位 | | / | 1 | 1 | / | / |
| | Switched Single Socket Outlet<br>單頭插座連開關掣 | | / | - | 1 | / | / |
| | Switched Twin Socket Outlet<br>雙頭插座連開關掣 | | / | 1 | 1 | / | / |
| | TV / FM Outlet<br>電視 / 電台天線插座 | | / | 1 | 1 | / | / |
| | Data Point / Telephone Outlet<br>網絡插座 / 電話插座 | | / | 1 | 1 | / | / |
| | Fuse Spur Unit for Indoor Air-conditioner<br>菲士蘇供室內冷氣機 | | / | 1 | 1 | / | / |

Note:

1. The numbers as shown in the above table denote the numbers provided.
2. The symbol "-" as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. Owners of residential units with open kitchens should also allow registered fire service installation contractors to access the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表顯示的數目代表提供的數量。
2. 上表所示之「-」代表「不提供」。
3. 上表所示之「 / 」代表「不適用」。
4. 上表所示之「#」代表「消防裝置及設備」。開放式廚房住宅單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的住宅單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

| Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表 | | | | | | | |
|---|---|---|---|---|---|---|---|
| Location<br>位置 | Exposed Type<br>外露型 | Non-exposed Type<br>非外露型 | 21/F - 23/F and 25/F<br>21 樓至 23 樓及 25 樓 | | | | |
| | | | Unit A<br>單位 A | Unit B<br>單位 B | Unit C<br>單位 C | Unit D<br>單位 D | Unit E<br>單位 E |
| Open Kitchen<br>開放式廚房 | Lighting Point<br>燈位 | | 2 | 2 | 2 | 2 | 2 |
| | Switched Single Socket Outlet<br>單頭插座連開關掣 | | 1 | 1 | 1 | / | 1 |
| | Switched Twin Socket Outlet<br>雙頭插座連開關掣 | | 1 | 1 | 1 | / | 1 |
| | Concealed Type Sprinkler Head<br>隱藏式消防花灑頭 | | 1# | 1# | 1# | / | 1# |
| | Sidewall Sprinkler Head<br>側頭式消防花灑頭 | | 1# | 1# | 1# | / | 1# |
| | | Sprinkler Head<br>消防花灑頭 | 1# | 1# | 1# | / | 1# |
| | | Connection Unit for Induction Hob<br>供電給磁煮食爐的插線座 | 1 | 1 | 1 | / | 1 |
| | | Connection Unit for Cooker Hood<br>供電給抽油煙機的插線座 | 1 | 1 | 1 | / | 1 |
| | | Connection Unit for Washer<br>供電給洗衣機的插線座 | 1 | 1 | 1 | / | 1 |
| | | Fuse Spur Unit for LED Strip<br>菲士蘇供 LED 燈帶 | 1 | 1 | 1 | / | 1 |
| Shower Room<br>浴室 | Lighting Switch<br>燈掣 | | 1 | 1 | 1 | / | 1 |
| | Lighting Point<br>燈位 | | 3 | 3 | 3 | / | 3 |
| | Switch for Thermo Ventilator<br>浴室寶開關掣 | | 1 | 1 | 1 | / | 1 |

Note:

1. The numbers as shown in the above table denote the numbers provided.
2. The symbol "-" as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. Owners of residential units with open kitchens should also allow registered fire service installation contractors to access the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表顯示的數目代表提供的數量。
2. 上表所示之「-」代表「不提供」。
3. 上表所示之「 / 」代表「不適用」。
4. 上表所示之「#」代表「消防裝置及設備」。開放式廚房住宅單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的住宅單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

| Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表 | | | | | | | |
|---|---|---|---|---|---|---|---|
| Location<br>位置 | Exposed Type<br>外露型 | Non-exposed Type<br>非外露型 | 21/F - 23/F and 25/F<br>21 樓至 23 樓及 25 樓 | | | | |
| | | | Unit A<br>單位 A | Unit B<br>單位 B | Unit C<br>單位 C | Unit D<br>單位 D | Unit E<br>單位 E |
| Shower Room<br>浴室 | | Switched Single Socket Outlet<br>單頭插座連開關掣 | 1 | 1 | 1 | / | 1 |
| | | Switched Twin Socket Outlet<br>雙頭插座連開關掣 | - | - | - | / | - |
| | | Fuse Spur Unit for Thermo Ventilator<br>菲士蘇供浴室寶 | 1 | 1 | 1 | / | 1 |
| | | Remote Control for Gas Water Heater<br>煤氣熱水爐遙控器 | 1 | 1 | 1 | / | 1 |
| Balcony and Utility Platform<br>露台及工作平台 | Lighting Point<br>燈位 | | 1 | 1 | 1 | / | 1 |
| | Switched Single Socket Outlet<br>單頭插座連開關掣 | | 1 | 1 | 1 | / | 1 |
| | Split Type Air-conditioner Outdoor Unit<br>分體式冷氣機（室外機）開關掣 | | 1 | 1 | 1 | / | 1 |
| | Emergency Stop Button for<br>Split Type Air-conditioner Outdoor Unit<br>分體式冷氣機（室外機）緊急暫停掣 | | 1 | 1 | 1 | / | 1 |
| | | Fuse Spur Unit for Gas Water Heater<br>菲士蘇供煤氣熱水爐 | 1 | 1 | 1 | / | 1 |

Note:

1. The numbers as shown in the above table denote the numbers provided.
2. The symbol "-" as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. Owners of residential units with open kitchens should also allow registered fire service installation contractors to access the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表顯示的數目代表提供的數量。
2. 上表所示之「-」代表「不提供」。
3. 上表所示之「 / 」代表「不適用」。
4. 上表所示之「#」代表「消防裝置及設備」。開放式廚房住宅單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的住宅單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

# 24 SERVICE AGREEMENTS
# 服務協議

Potable and flushing water is supplied by Water Supplies Department.

食水及沖廁水由水務署供應。

Electricity is supplied by CLP Power Hong Kong Limited.

電力由中華電力有限公司供應。

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

煤氣由香港中華煤氣有限公司供應。

# 25 Government Rent
# 地稅

The Vendor (the Owner) is liable for the Government rent payable for the residential property up to and including the date of completion of the sale and purchase of that residential property.

賣方（擁有人）有法律責任繳付指明住宅物業直至該住宅物業買賣完成日期（包括該日）為止。

# 26 Miscellaneous Payments by Purchaser
# 買方的雜項付款

1. On the delivery of the vacant possession of the specified residential property to the purchaser, the purchaser is liable to reimburse the vendor (the owner) for the deposits for water and electricity.

2. On that delivery, the purchaser is not liable to pay to the vendor (the owner) a debris removal fee.

Note:

On that delivery, the purchaser is liable to pay a debris removal fee to the manager of the Development and not the vendor (the owner) under the Deed of Mutual Covenant, and where the vendor (the owner) has paid that debris removal fee, the purchaser shall reimburse the vendor (the owner) for the same.

1. 在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向賣方（擁有人）補還水及電力的按金。

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：

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

# 27 Defect Liability Warranty period
# 欠妥之處的保養責任期

The vendor shall, at its own cost and as soon as reasonably practicable after receipt of a written notice served by the purchaser within 6 months after the date of completion of the sale and purchase of the residential property, 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.

凡住宅物業或於買賣合約列出裝設於住宅物業內的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方的行為或疏忽造成，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，須於合理地切實可行的範圍內，盡快自費作出補救。

## 28 Maintenance of Slopes
## 斜坡維修

Not applicable.

不適用。

## 29 Modification
## 修訂

No existing application for a modification of the land grant for this Development has been made to the Government.

本發展項目現時沒有向政府提出申請修訂批地文件。

**1. Operation of gondola**

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

**2. Areas for air-conditioning of the residential properties**

Under the deed of mutual covenant ("DMC"), no individual air-conditioner platforms, air-conditioning or other units shall be installed through any window or external walls and any part thereof other than at areas for air conditioning of the residential properties and all possible measures shall be taken to prevent excessive noise, condensation or dripping on to any part of the lot or the Development.

For the locations of the areas for air-conditioning of the residential units, please refer to “Floor Plans of Residential Properties in the Development”.

**3. Open kitchen**

Under the DMC, in compliance with the requirements in the Fire Safety Management Plan, owners of the residential properties with open kitchen shall at all reasonable times on reasonable notice (except in an emergency when no notice is required) allow the Manager and the registered fire services installation contractor(s) to enter into his residential property to carry out check, inspection, testing or maintenance of the fire services installations therein (at the cost of the relevant owners) or verify observance and compliance of provisions referred to in the DMC.

**4. Lighting at the external wall of the Development**

There may be decorative lighting and illuminated signs or signboard at the MR/F of the Development. Prospective purchasers should note the possible impact (if any) of the said features on the individual residential properties.

Lightings are installed at the 26/F Clubhouse of the Development and may be turned on from time to time. The illumination of these lighting may affect the enjoyment of some residential units in the Development on terms of views, lighting and other aspects of the surrounding environment.

**5. Exhaust louvers**

There may be exhaust louvers connecting from the shops on G/F to 2/F for exhaust from air-conditioning system and business operations (including restaurant (if any)). The alignment and position of the exhaust louvers may be changed from time to time and are subject to compliance with the relevant statutory requirements and the directions from the relevant governmental authorities. Prospective purchasers should note the possible effect (if any) of such exhaust louvers on individual residential properties.

**6. Pipes**

Some common pipes and/or exposed pipes are located on the external walls at or adjacent to the flat roofs and/or balcony and/or 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.

**7. Lightning Rod**

Lightning rod at Top Roof. Prospective purchasers should note the possible impact (if any) of the above facilities on individual residential properties.

**8. Layout and Use of Commercial Accommodation**

The Vendor may from time to time amend the plans of the Commercial Accommodation and change the layout of the Commercial Accommodation (including but not limited to the number and size of the shops). The Vendor has not made any representation or warranty as to the number and type(s) of shops to be provided in the Commercial Accommodation.

**9. Renovation or Alteration Works**

Prior to carrying out any renovation or alteration works to a residential property (including any non-structural solid concrete blocks thereof), the owner of the residential property should at his own costs and expenses consult all relevant professionals to ensure that there are no safety issues in relation to such works, and such works will not interfere with the integrity of the building structure and will not contravene any land grant conditions, the Buildings Ordinance, all other relevant Ordinances and regulations. The owner should also comply with all relevant requirements under the House Rules of the Development (including obtaining the approval by the manager of the Development to commence the works).

# 30 RELEVANT INFORMATION 有關資料

## 1. 吊船的操作

發展項目管理人有權於發展項目操作吊船且為免生疑，發展項目管理人可以於任何住宅單位或商業用部分的露台、工作平台、平台或天台或其他部分上空操作吊船或使其進入或穿過任何住宅單位或商業用部分的露台、工作平台、平台或天台或其他部分上空。

## 2. 住宅物業的空調機範圍

根據公契，除安裝於住宅物業的空調機範圍內，不得通過任何窗戶或外牆及其任何部分安裝單獨的空調機平台、空調機或其他機體，並應採取一切可能的措施防止過度噪音、冷凝水或滴水到該地段或發展項目的任何部分。

有關住宅物業的空調機範圍的位置，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. 開放式廚房

根據公契，為遵守《消防安全管理計劃》內的要求，開放式廚房的住宅物業的業主必須在任何合理時間（緊急情況除外）允許管理人及註冊消防裝置承辦商，進入其住宅物業以進行檢查、檢視、測試或維護該住宅物業內的消防裝置（費用及支出由相關業主承擔），或核實是否遵守及符合公契所述的規定。

## 4. 發展項目的外牆設有外牆裝飾燈

發展項目主天台可能設有裝飾照明或發光的招牌。準買家請注意上述特色裝置對個別住宅物業造成之影響（如有）。

位於發展項目 26 樓會所有安裝照明系統及可能不時開啟。該等照明可能對發展項目住宅物業的享用，諸如景觀、光及對周邊環境的其他方面造成影響。

## 5. 排氣口

位於地下至 2 樓的商鋪及會安裝排氣口以給空調系統及經營之業務（包括餐廳（如有））作出排氣。排氣口的排列及位置或會不時更改，並須符合相關法例要求及有關政府部門的指引。準買家請注意上述排氣口對個別住宅物業可能造成的影響（如有）。

## 6. 喉管

發展項目部分住宅單位的平台及 / 或露台的外牆或毗鄰平台及 / 或露台及 / 或工作平台的外牆裝有公用喉管及 / 或外露喉管。部分住宅單位的景觀可能因此受到影響。

## 7. 避雷針

避雷針在頂層天台，請準買家注意上述設施對個別住宅物業造成的影響（如有）。

## 8. 商用部分布局及用途

賣方可能不時修改商用部分之圖則及改變商用部分之布局（包括但不限於店鋪之數目及面積）。賣方並無就商用部分將提供之店鋪數目及種類作出任何陳述或保證。

## 9. 裝修或改建工程

在對住宅物業（包括其任何非結構混凝土隔牆）進行任何裝修或改建工程之前，住宅物業的業主應自費諮詢所有相關專業人士，以確保該等工程不存在任何安全問題，且該等工程不會妨礙樓宇結構的完整性及不會違反任何批地條件條款、《建築物條例》、所有其他相關條例及規例。業主亦應遵守發展項目的屋苑守則下的所有相關規定（包括取得發展項目的管理人的批准展開工程）。

# 31 WEBSITE ADDRESS
# 項目官方互聯網網址

The address of the website designated by the Vendor for Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance (Cap 621): oneliberty.com.hk

賣方為施行《一手住宅物業銷售條例》(第 621 章)第 2 部而就發展項目指定的互聯網網站的網址：oneliberty.com.hk

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

## Breakdown of GFA Concessions Obtained for All Features

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.

## 獲寬免總樓面面積的設施分項

於印製售樓説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。如印製售樓説明書時尚未呈交最終修訂圖則予建築事務監督，則有 (#) 號的資料可以由認可人士提供的資料作為基礎。直至最終修訂圖則於發出佔用許可證前呈交予並獲建築事務監督批准前，以下分項資料仍可能有所修改

| | | Area (sq. m.)<br>面積（平方米） |
|---|---|---|
| **Disregarded GFA under Building (Planning) Regulations 23(3)(b)<br>根據《建築物（規劃）規例》第 23（3）(b) 條不計算的總樓面面積** | | |
| 1.(#) | Carpark and loading/unloading area excluding public transport terminus<br>停車場及上落客貨地方（公共交通總站除外） | Not Applicable<br>不適用 |
| 2. | Plant rooms and similar services<br>機房及相類設施 | |
| 2.1(#) | Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate tele- communications equipment room, refuse storage chamber, etc.<br>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 | 56.153 |
| 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.<br>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 | 232.379 |
| 2.3. | Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.<br>非強制性或非必要機房，例如空調機房、送風櫃房等 | 2.460 |

| | | Area (sq. m.)<br>面積（平方米） |
|---|---|---|
| **Green Features under Joint Practice Notes 1 and 2<br>根據聯合作業備考第 1 及第 2 號提供的環保設施** | | |
| 3.(#) | Balcony<br>露台 | 91.731 |
| 4. | Wider common corridor and lift lobby<br>加闊的公用走廊及升降機大堂 | Not Applicable<br>不適用 |
| 5. | Communal sky garden<br>公用空中花園 | Not Applicable<br>不適用 |
| 6.(#) | Acoustic fin<br>隔聲鰭 | Not Applicable<br>不適用 |
| 7. | Wing wall, wind catcher and funnel<br>翼牆、捕風器及風斗 | Not Applicable<br>不適用 |
| 8.(#) | Non-structural prefabricated external wall<br>非結構預製外牆 | Not Applicable<br>不適用 |
| 9.(#) | Utility platform<br>工作平台 | 69.203 |
| 10. | Noise barrier<br>隔音屏障 | Not Applicable<br>不適用 |

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

| | | Area (sq. m.)<br>面積（平方米） |
|---|---|---|
| **Amenity Features<br>適意設施** | | |
| 11.(#) | Caretaker's quarters, counter, office, store, guard room and lavatory for watch-man and management staff and owners' corporation office<br>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 | Not Applicable<br>不適用 |
| 12.(#) | Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities<br>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 | 75.759 |
| 13.(#) | Covered landscaped and play area<br>有蓋園景區及遊樂場地 | Not Applicable<br>不適用 |
| 14.(#) | Horizontal screens/covered walkways and trellis<br>橫向屏障 / 有蓋人行道及花棚 | Not Applicable<br>不適用 |
| 15.(#) | Larger lift shaft<br>擴大升降機槽 | Not Applicable<br>不適用 |
| 16. | Chimney shaft<br>煙囪管道 | Not Applicable<br>不適用 |
| 17. | Other non-mandatory or non-essential plant room, such as boiler room, satellite mas- ter antenna television (SMATV) room<br>其他非強制性或非必要機房，例如鍋爐房、衞星電視共用天線房 | Not Applicable<br>不適用 |
| 18.(#) | Pipe duct, air duct and vertical riser for mandatory feature or essential plant room<br>強制性設施或必要機房所需的管槽、氣槽及垂直立管 | 65.127 |
| 19. | Pipe duct, air duct for non-mandatory or non-essential plant room<br>非強制性設施或非必要機房所需的管槽及氣槽 | Not Applicable<br>不適用 |
| 20. | Plant room, pipe duct, air duct for environmentally friendly system and feature<br>環保系統及設施所需的機房、管槽及氣槽 | Not Applicable<br>不適用 |
| 21. | Void in duplex domestic flat and house<br>複式住宅單位及洋房的中空空間 | Not Applicable<br>不適用 |
| 22. | Sunshade and reflector<br>遮陽篷及反光罩 | Not Applicable<br>不適用 |
| 23. | Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window<br>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 | Not Applicable<br>不適用 |
| 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<br>《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 | Not Applicable<br>不適用 |

| | | Area (sq. m.)<br>面積（平方米） |
|---|---|---|
| **Other Exempted Items<br>其他項目** | | |
| 25. | Refuge floor including refuge floor cum sky garden<br>庇護層，包括庇護層兼空中花園 | Not Applicable<br>不適用 |
| 26. | Covered area under large projecting/overhanging feature<br>大型伸出 / 外懸設施下的有蓋地方 | Not Applicable<br>不適用 |
| 27. | Public transport terminus<br>公共交通總站 | Not Applicable<br>不適用 |
| 28. | Party structure and common staircase<br>共用構築物及公用樓梯 | Not Applicable<br>不適用 |
| 29.(#) | Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA<br>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 | 22.472 |
| 30. | Public passage<br>公眾通道 | Not Applicable<br>不適用 |
| 31. | Covered set back area<br>有蓋的後移部分 | Not Applicable<br>不適用 |
| **Bonus GFA<br>額外總樓面面積** | | |
| 32. | Bonus GFA<br>額外總樓面面積 | Not Applicable<br>不適用 |
| **Additional Green Features under Joint Practice Note (No. 8)<br>根據聯合作業備考（第 8 號）提供的額外環保設施** | | |
| 33. | Buildings adopting Modular Integrated Construction<br>採用「組裝合成」建築法的樓宇 | Not Applicable<br>不適用 |

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.

備註：

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

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

## The Environmental Assessment of the Building
## 有關建築物的環境評估







## 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:

## 發展項目的公用部分的預計能量表現或消耗

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

| **Part I**<br>**第 I 部分** | |
|---|---|
| Provision of Central Air Conditioning<br>提供中央空調 | No<br>否 |
| Provision of Energy Efficient Features<br>提供具能源效益的設施 | Yes<br>是 |
| Energy Efficient Features proposed<br>擬安裝的具能源效益的設施 | 1. High Efficiency Lighting<br>高效能照明系統<br>2. High Efficiency A/C Unit<br>高效能空調機組 |

**Part II:The predicted annual energy use of the proposed building / part of building (Note 1)**
**第 II 部分：擬興建樓宇 / 部分樓宇預計每年能源消規量（註腳 1）**

| Location<br>位置 | Internal Floor Area Served ($m^2$)<br>使用有關裝置的內部樓面面積（平方米） | Annual Energy Use of Baseline Building (Note 2)<br>基線樓宇（註腳 2）每年能源消耗量 | | Annual Energy Use of Proposed Building<br>擬興建樓宇每年能源消耗量 | |
|---|---|---|---|---|---|
| | | Electricity<br>kWh/$m^2$/annum<br>電力<br>千瓦小時 / 平方米 / 年 | Town Gas/LPG<br>unit/$m^2$/annum<br>煤氣 / 石油氣<br>用量單位 / 平方米 / 年 | Electricity<br>kWh/$m^2$/annum<br>電力<br>千瓦小時 / 平方米 / 年 | Town Gas/LPG<br>unit/$m^2$/annum<br>煤氣 / 石油氣<br>用量單位 / 平方米 / 年 |
| Area served by central building services installation (Note 3)<br>有使用中央屋宇裝備裝置的部分（註腳 3） | 1,103 | 89.9 | 3.7 | 72.3 | 3.7 |

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

| Type of Installations<br>裝置類型 | Yes<br>是 | No<br>否 | Not Applicable<br>不適用 |
|---|---|---|---|
| Lighting Installations<br>照明裝置 | ✓ | | |
| Air Conditioning Installations<br>空調裝置 | ✓ | | |
| Electrical Installations<br>電力裝置 | ✓ | | |
| Lift & Escalator Installations<br>升降機及自動梯的裝置 | ✓ | | |
| Performance-based Approach<br>以總能源為本的方法 | | | ✓ |

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

Note:

1. In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency. The predicted annual energy use, in terms of electricity consumption (kWh/m²/annum) and town gas/ LPG consumption (unit/m²/annum), of the Development by the internal floor area served, where:
   (a) "total annual energy use" has the same meaning of "annual energy use" 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 Installation issued by the Electrical and Mechanical Services Department.

備註：

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BEAMPlus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. "基線樓宇"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。

# 33 DATE OF PRINTING OF SALES BROCHURE + POSSIBLE FUTURE CHANGE
# 印製日期及日後可能出現的改變聲明

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

Date on which the sales brochure is print: 17 September 2026

發展項目及其周邊地區日後可能出現改變。

售樓説明書的印製日期：2026 年 9 月 17 日

# 34 EXAMINATION RECORD 檢視紀錄

| Examination/Revision Date<br>檢視 / 修改日期 | Examination/Revision Date<br>檢視 / 修改日期 | |
|---|---|---|
| | Page Number<br>頁次 | Revision Made<br>所作修改 |
| 17 September 2026<br>2026 年 9 月 17 日 | 26, 29 | Area of residentail properties in the development is updated.<br>更新發展項目中的住宅物業的面積表。 |
| | 54 | Fittings, Finishes & Appliances is updated.<br>更新裝置、裝修物料及設備。 |

This page is left blank intentionally.
本頁故意留白。

This page is left blank intentionally.
本頁故意留白。

This page is left blank intentionally.
本頁故意留白。