



The title 'Wingston Hill' is rendered in a large, golden, textured font. The letters are cut out, revealing circular images of nature: cherry blossoms, a red maple tree, a purple tree in a field, and a forest scene. The background is a light blue gradient.

Wingston Hill

巴兩頓山

SALES BROCHURE
售樓說明書

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans¹ as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property². The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.

- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

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

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

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

¹ The details of various mortgage loan plans include the requirements for mortgagors on minimum income level, the loan limit under the first mortgage and second mortgage, the maximum loan repayment period, the change of mortgage interest rate throughout the entire repayment period, and the payment of administrative fees.

² According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following—

- (i) the external dimensions of each residential property;
- (ii) the internal dimensions of each residential property;
- (iii) the thickness of the internal partitions of each residential property;
- (iv) the external dimensions of individual compartments in each residential property.

According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.

7. Information on Availability of Residential Properties for Selection at Sales Office

- Check with the vendor which residential properties are available for selection. If a “consumption table” is displayed by the vendor at the sales office, you may check from the table information on the progress of sale on a date of sale, including which residential properties are offered for sale at the beginning of that date of sale and which of them have been selected and sold during that date of sale.
- Do not believe in rumours about the sales condition of the development and enter into a PASP rashly.

8. Register of Transactions

- Pay attention to the register of transactions for a development. A vendor must, within 24 hours after entering into a PASP with a purchaser, enter transaction information of the PASP in the register of transactions. The vendor must, within 1 working day after entering into an agreement for sale and purchase (ASP), enter transaction information of the ASP in the register of transactions. Check the register of transactions for the concerned development to learn more about the sales condition of the development.
- Never take the number of registrations of intent or cashier orders a vendor has received for the purpose of registration as an indicator of the sales volume of a development. The register of transactions for a development is the most reliable source of information from which members of the public can grasp the daily sales condition of the development.

9. Agreement for sale and purchase

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

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

- Note that if the vendor has appointed one or more than one estate agents to act in the sale of any specified residential property in the development, the price list for the development must set out the name of all the estate agents so appointed as at the date of printing of the price list.
- You may appoint any estate agent (not necessarily from those estate agency companies appointed by the vendor) to act in the purchase of any specified residential property in the development, and may also not appoint any estate agent to act on your behalf.

- Before you appoint an estate agent to look for a property, you should –
 - find out whether the agent will act on your behalf only. If the agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;
 - find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and
 - note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk.

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

For first-hand uncompleted residential properties and completed residential properties pending compliance

15. Estimated material date and handing over date

- Check the estimated material date³ for the development in the sales brochure.
 - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is inevitably later than the former.

³ Generally speaking, “material date” means the date on which the conditions of the land grant are complied with in respect of the development, or the date on which the development is completed in all respects in compliance with the approved building plans or the conditions subject to which the certificate of exemption is issued. For details, please refer to section 2 of the Ordinance.

- **Handing over date**
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
 - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
 - For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- **Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.**
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
 - strike or lock-out of workmen;
 - riots or civil commotion;
 - force majeure or Act of God;
 - fire or other accident beyond the vendor's control;
 - war; or
 - inclement weather.
 - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

Website	: www.srpa.gov.hk
Telephone	: 2817 3313
Email	: enquiry_srpa@hd.gov.hk
Fax	: 2219 2220

Other useful contacts:

Consumer Council	
Website	: www.consumer.org.hk
Telephone	: 2929 2222
Email	: cc@consumer.org.hk
Fax	: 2856 3611
Estate Agents Authority	
Website	: www.eaa.org.hk
Telephone	: 2111 2777
Email	: enquiry@eaa.org.hk
Fax	: 2598 9596
Real Estate Developers Association of Hong Kong	
Telephone	: 2826 0111
Fax	: 2845 2521

Sales of First-hand Residential Properties Authority
 Transport and Housing Bureau
 August 2017

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

- 賣方未必會把價單所涵蓋的住宅物業悉數推售，因此應留意有關的銷售安排，以了解賣方會推售的住宅物業為何。賣方會在有關住宅物業推售日期前最少三日公布銷售安排。
- 留意價單所載列的支付條款。倘買家可就購置有關住宅物業而連帶獲得價格折扣、贈品，或任何財務優惠或利益，上述資訊亦會在價單內列明。
- 如您擬選用由賣方指定的財務機構提供的各類按揭貸款計劃，在簽訂臨時買賣合約前，應先細閱有關價單內列出的按揭貸款計劃資料¹。如就該些按揭貸款計劃的詳情有任何疑問，應在簽訂臨時買賣合約前，直接向有關財務機構查詢。

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》（第621章）（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i) 露台；(ii) 工作平台；以及(iii) 陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部及內部尺寸²。售樓說明書所提供有關住宅物業外部及內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 售樓說明書

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

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

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

- 向賣方查詢清楚有哪些一手住宅物業可供揀選。若賣方在售樓處內展示「消耗表」，您可從該「消耗表」得悉在每個銷售日的銷售進度資料，包括在該個銷售日開始時有哪些住宅物業可供出售，以及在該個銷售日內有哪些住宅物業已獲揀選及售出。
- 切勿隨便相信有關發展項目銷情的傳言，倉卒簽立臨時買賣合約。

8. 成交紀錄冊

- 留意發展項目的成交紀錄冊。賣方須於臨時買賣合約訂立後的24小時內，於紀錄冊披露該臨時買賣合約的資料，以及於買賣合約訂立後一個工作天內，披露該買賣合約的資料。您可透過成交紀錄冊得悉發展項目的銷售情況。
- 切勿將賣方接獲用作登記的購樓意向書或本票的數目視為銷情指標。發展項目的成交紀錄冊才是讓公眾掌握發展項目每日銷售情況的最可靠資料來源。

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 訂立臨時買賣合約時，您須向擁有人（即賣方）支付樓價5%的臨時訂金。

¹ 按揭貸款計劃的資料包括有關按揭貸款計劃對借款人的最低收入的要求、就第一按揭連同第二按揭可獲得的按揭貸款金額上限、最長還款年期、整個還款期內的按揭利率變化，以及申請人須繳付的手續費。

² 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項—

- (i) 每個住宅物業的外部尺寸；
- (ii) 每個住宅物業的內部尺寸；
- (iii) 每個住宅物業的內部間隔的厚度；
- (iv) 每個住宅物業內個別分隔室的外部尺寸。

根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。

- 如您在訂立臨時買賣合約後五個工作日（工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子）之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金（即樓價的5%）會被沒收，而擁有人（即賣方）不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人（即賣方）必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

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

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計的關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期³。
 - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」必定較發展項目的預計關鍵日期遲。
- 收樓日期
 - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。
 - 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
 - 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
 - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。
- 認可人士可批予在預計關鍵日期之後完成發展項目
 - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
 - 工人罷工或封閉工地；
 - 暴動或內亂；
 - 不可抗力或天災；
 - 火警或其他賣方所不能控制的意外；
 - 戰爭；或
 - 惡劣天氣。
 - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
 - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

³ 一般而言，「關鍵日期」指該項目符合批地文件的條件的日期，或該項目在遵照經批准的建築圖則的情況下或按照豁免證明書的發出的條件在各方面均屬完成的日期。有關詳情請參閱條例第2條。

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

網址	: www.srpa.gov.hk
電話	: 2817 3313
電郵	: enquiry_srpa@hd.gov.hk
傳真	: 2219 2220

其他相關聯絡資料：

消費者委員會	
網址	: www.consumer.org.hk
電話	: 2929 2222
電郵	: cc@consumer.org.hk
傳真	: 2856 3611

地產代理監管局	
網址	: www.eaa.org.hk
電話	: 2111 2777
電郵	: enquiry@eaa.org.hk
傳真	: 2598 9596

香港地產建設商會	
電話	: 2826 0111
傳真	: 2845 2521

運輸及房屋局

一手住宅物業銷售監管局

2017年8月

INFORMATION ON THE DEVELOPMENT 發展項目的資料

Name of the Development

Babington Hill

Name of the street and the street number

23 Babington Path[#]

Total number of storeys

22 storeys

The above number of storeys does not include the water tank level, transfer plate, roof floor and upper roof.

Floor numbering as provided in the approved building plans for the Development

B2/F, B1/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-20/F, 21/F and 22/F Penthouse.

Omitted floor numbers

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

Refuge floor

No refuge floor is provided

This Development is an uncompleted development

1. The estimated material date for the Development, as provided by the Authorized Person for the Development is 30 April 2018.
2. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.
3. Under the land grant, the consent of the Director of Lands is not required to be given for the sale and purchase. For the purpose of the agreement for sale and purchase, the Development is deemed to be completed on the date on which an occupation permit for every building in the Development is issued.

[#] The provisional street number is subject to confirmation when the development is completed.

發展項目名稱

巴丙頓山

街道名稱及門牌號數

巴丙頓道23號[#]

樓層總數

22層

上述樓層數目不包括水缸層、轉換層、天台層及高層天台。

發展項目的經批准的建築圖則所規定的樓層號數

地庫2層、地庫1層、地下、1樓至3樓、5樓至12樓、15樓至20樓、21樓及22樓頂層。

被略去的樓層號數

不設4樓、13樓及14樓

庇護層

不設庇護層

本發展項目屬未落成發展項目

1. 由該項目的認可人士提供的該項目的預計關鍵日期為2018年4月30日。
2. 預計關鍵日期，是受到買賣合約所允許的任何延期所規限的。
3. 根據批地文件，進行該項買賣，不需獲地政總署署長同意。為買賣合約的目的，發展項目當作在佔用許可證就發展項目中的每幢建築物發出的日期落成。

[#]此臨時門牌號數有待發展項目建成時確認。

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

Vendor

Well Success Capital Investment Limited
Art Faith Corporation Limited
Come City Limited

Holding company of the Vendor

Sharberg Holdings Limited
Phoenix Power Holdings Limited
Assets Garden Holdings Limited
Sun Hung Kai Properties Limited
New World Development Company Limited

Authorized Person

Lee Kar Yan Douglas

The firm or corporation of which the Authorized Person is a proprietor, director or employee in his/her professional capacity

Andrew Lee King Fun & Associates Architects Limited

Building Contractor

Teamfield Building Contractors Limited

Solicitors for Vendor

Mayer Brown JSM

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development

Not applicable

Any other person who has made a loan for the construction of the Development

Sun Hung Kai Properties Holding Investment Limited
New World Development Company Limited

賣方

瑞興創富有限公司
藝信有限公司
霖域有限公司

賣方的控權公司

Sharberg Holdings Limited
Phoenix Power Holdings Limited
Assets Garden Holdings Limited
新鴻基地產發展有限公司
新世界發展有限公司

認可人士

李嘉胤

認可人士以其專業身份擔任經營人、董事或僱員的商號或法團

李景勳、雷煥庭建築師有限公司

承建商

添輝建築有限公司

賣方代表律師

孖士打律師行

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構
不適用

已為發展項目的建造提供貸款的任何其他人

Sun Hung Kai Properties Holding Investment Limited
新世界發展有限公司

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

(a) The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the development.	Not Applicable
(b) The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person.	Not Applicable
(c) The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person.	No
(d) The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person.	Not Applicable
(e) The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person.	Not Applicable
(f) The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person.	No
(g) The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development.	Not Applicable
(h) The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development.	Not Applicable
(i) The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors.	No
(j) The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and an authorized person for the development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor.	No
(k) The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor.	No
(l) The vendor or a building contractor for the development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	No
(m) The vendor or a building contractor for the development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor.	Not Applicable
(n) The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development holds at least 10% of the issued shares in that vendor, holding company or contractor.	No
(o) The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor.	No
(p) The vendor or a building contractor for the development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	No
(q) The vendor or a building contractor for the development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor.	Not Applicable
(r) The vendor or a building contractor for the development is a corporation, and the corporation of which an authorized person for the development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor.	No
(s) The vendor or a building contractor for the development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor.	The Building Contractor, Teamfield Building Contractors Limited, is an associate corporation of the Vendor and its holding companies.

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

(a) 賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人。	不適用
(b) 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人。	不適用
(c) 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的家人。	否
(d) 賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	不適用
(e) 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人。	不適用
(f) 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人。	否
(g) 賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(h) 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(i) 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述律師事務所的經營人的家人。	否
(j) 賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少 10%的已發行股份。	否
(k) 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少 1%的已發行股份。	否
(l) 賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書。	否
(m) 賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員。	不適用
(n) 賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少 10%的已發行股份。	否
(o) 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少 1%的已發行股份。	否
(p) 賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書。	否
(q) 賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員。	不適用
(r) 賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。	否
(s) 賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	承建商添輝建築有限公司屬賣方及其控權公司的有聯繫法團。

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

There will be no non-structural prefabricated external walls forming part of the enclosing walls of the Development.
發展項目將不會有構成圍封牆的一部分的非結構的預製外牆。

There will be curtain walls forming part of the enclosing walls of the Development.
發展項目將會有構成圍封牆的一部分的幕牆。

The range of thickness of the curtain walls is 300mm.
幕牆的厚度範圍為300毫米。

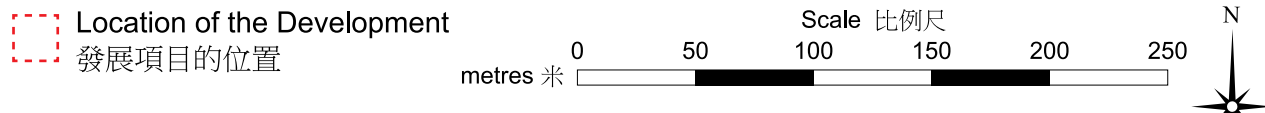
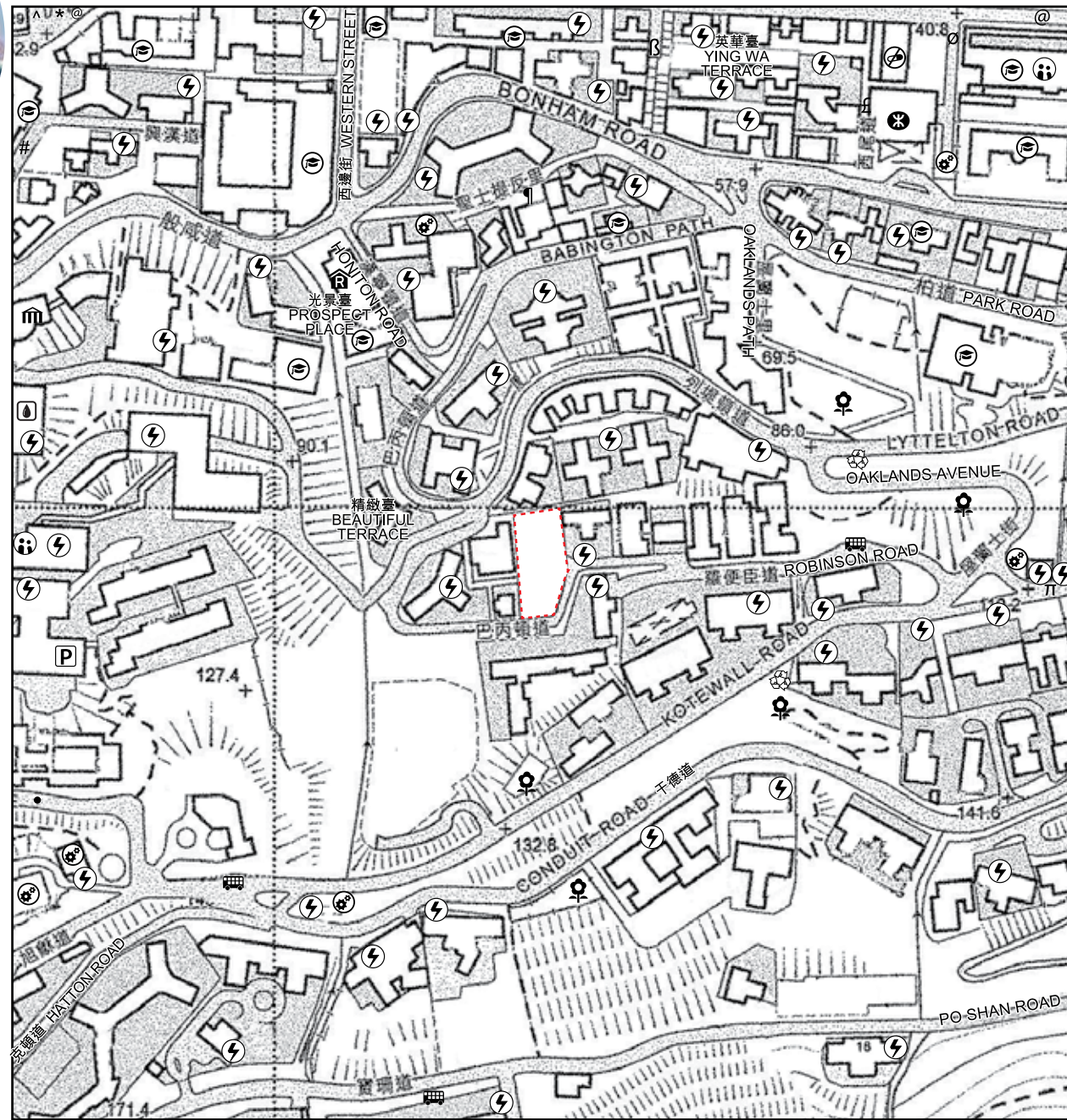
SCHEDULE OF TOTAL AREA OF THE CURTAIN WALLS OF EACH RESIDENTIAL PROPERTY 每個住宅物業的幕牆總面積表

Floor 樓層	Flat 單位	Total area of the curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
1/F 1樓	A	3.696
	B	1.779
	C	2.120
	D	2.016
2/F-3/F and 5/F 2樓至3樓及5樓	A	4.446
	B	1.645
	C	1.979
	D	1.847
6/F-12/F and 15/F-16/F 6樓至12樓及15樓至16樓	A	4.446
	B	1.645
	C	1.979
	D	1.847
	E	1.880
17/F-19/F 17樓至19樓	A	3.314
	B	1.955
	C	3.611
	D	1.880
20/F 20樓	A	3.314
	B	1.955
	C	3.611
21/F and 22/F Penthouse 21樓及22樓頂層	A	3.865
	B	3.072
	C	12.732

The Manager to be appointed under the latest draft deed of mutual covenant
KAI SHING MANAGEMENT SERVICES LIMITED

根據公契的最新擬稿獲委任的管理人
啓勝管理服務有限公司

LOCATION PLAN OF THE DEVELOPMENT 發展項目的所在位置圖



Street name(s) not shown in full in the Location Plan of the Development:
 於發展項目的所在位置圖未能顯示之街道全名:

• University Drive 大學道	# Hing Hon Road 興漢道	^ Water Street 水街	* Pok Fu Lam Road 薄扶林道	β Centre Street 正街	¶ St. Stephen's Lane 聖士提反里
∅ Eastern Street 東邊街	@ High Street 高街	£ West End Path 西尾道	π Robison Road 羅便臣道		

The Location Plan is made with reference to the Survey Sheet (Series HP5C) Sheet No. 11-SW-A dated 16 November 2017 from Survey and Mapping Office of the Lands Department with adjustments where necessary. 此位置圖是參考於2017年11月16日出版之地政總署測繪處之測繪圖(組別編號HP5C), 圖幅編號11-SW-A編製, 有需要處經修正處理。

NOTATION 圖例

- | | |
|---|--|
| Public Carpark (including Lorry Park)
公眾停車場 (包括貨車停泊處) | Social Welfare Facilities (including Elderly Centre and Home for the Mentally Disabled)
社會福利設施 (包括老人中心及弱智人士護理院) |
| Public Transport Terminal (including Rail Station)
公共交通總站 (包括鐵路車站) | Power Plant (including Electricity Sub-stations)
發電廠 (包括電力分站) |
| Public Utility Installation
公用事業設施裝置 | Museum
博物館 |
| Religious Institution (including Church, Temple and Tsz Tong)
宗教場所 (包括教堂, 廟宇及祠堂) | Public Park
公園 |
| School (including Kindergarten)
學校 (包括幼稚園) | Refuse Collection Point
垃圾收集站 |
| Oil Depot
油庫 | |
| Addiction Treatment Centre
戒毒院所 | |

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Note :

- The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
- The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reasons that the boundary of the Development is irregular.

備註:

- 賣方建議準買家到有關發展地盤作實地考察, 以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 由於發展項目的邊界不規則的技術原因, 此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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



Adopted from part of the aerial photograph taken by the Survey and Mapping Office, Lands Department at a flying height of 6,900 feet, photo No.E028308C, date of flight : 29 May 2017.
摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E028308C，飛行日期：2017年5月29日。

Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved – reproduction by permission only.

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Note :

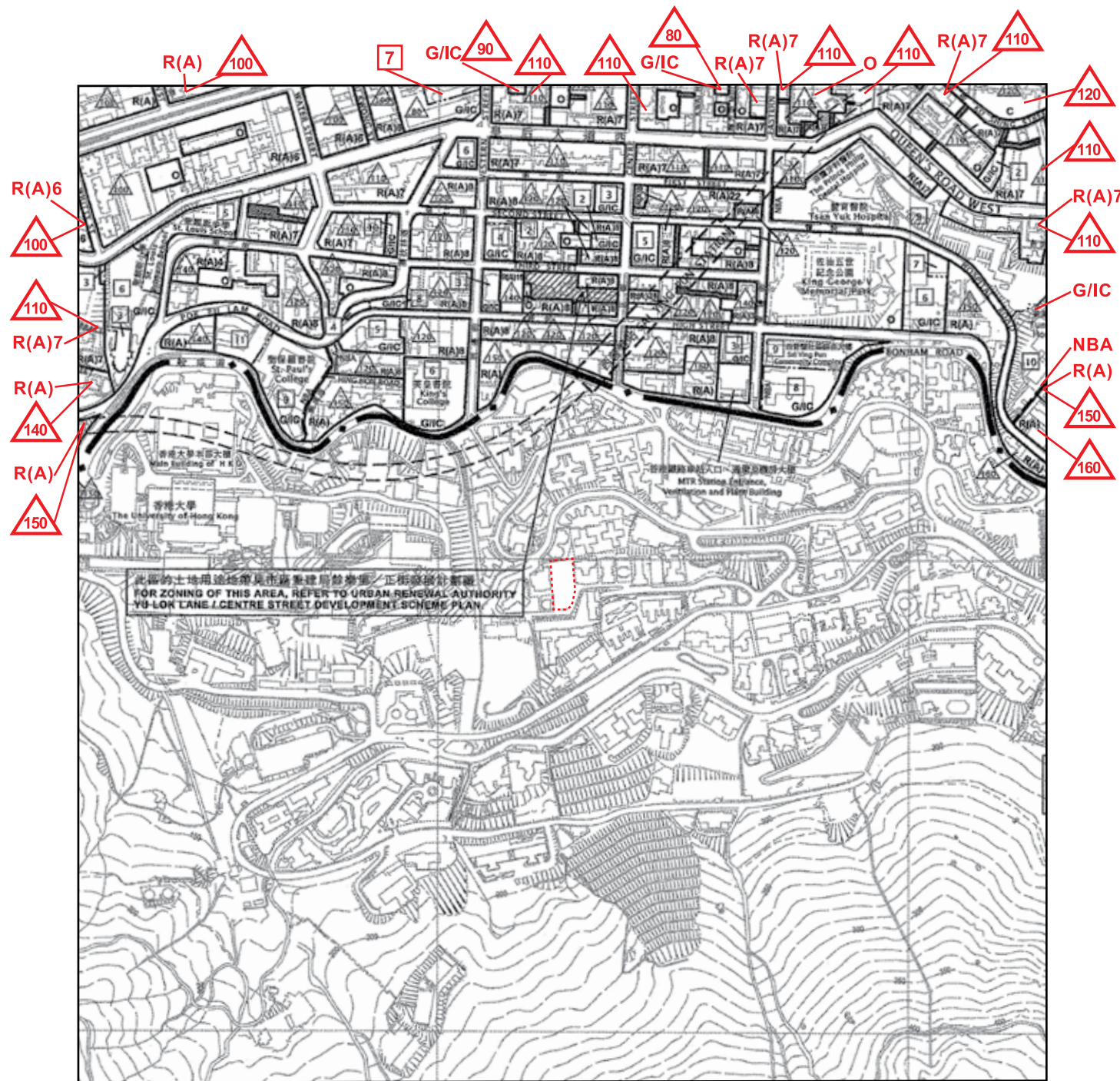
1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

● Location of the Development
發展項目的位置

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



Adopted from Part of the Approved Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/31, gazetted on 15 December 2017, with adjustments where necessary as shown in red.
 摘錄自2017年12月15日刊憲之西營盤及上環分區計劃大綱核准圖，圖則編號為S/H3/31，有需要處經修正處理，並以紅色顯示。

NOTATION 圖例

ZONES 地帶

COMMERCIAL		商業
RESIDENTIAL (GROUP A)		住宅(甲類)
GOVERNMENT, INSTITUTION OR COMMUNITY		政府、機構或社區
OPEN SPACE		休憩用地

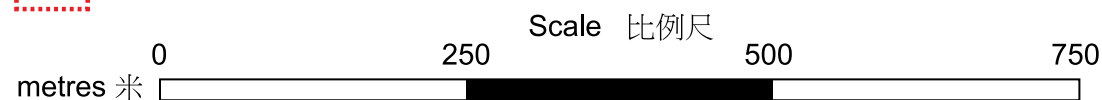
COMMUNICATIONS 交通

RAILWAY AND STATION (UNDERGROUND)		鐵路及車站(地下)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
PEDESTRIAN PRECINCT / STREET		行人專用區或街道

MISCELLANEOUS 其他

BOUNDARY OF PLANNING SCHEME		規劃範圍界線
LAND DEVELOPMENT CORPORATION / URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA		土地發展公司/市區重建局發展計劃圖範圍
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)		最高建築物高度 (樓層數目)
NON-BUILDING AREA		非建築用地

Boundary of the Development
發展項目的界線



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Note :

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

備註 :

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

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



Adopted from Part of the Draft The Peak Area Outline Zoning Plan No. S/H14/12, gazetted on 29 April 2016, with adjustments where necessary as shown in red.

摘錄自2016年4月29日刊憲之山頂區分區計劃大綱草圖，圖則編號為S/H14/12，有需要處經修正處理，並以紅色顯示。

NOTATION 圖例

ZONES		地帶
GREEN BELT		綠化地帶
COUNTRY PARK		郊野公園
COMMUNICATIONS		交通
MAJOR ROAD AND JUNCTION		主要道路及路口
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BOUNDARY OF COUNTRY PARK		郊野公園界線

Boundary of the Development
發展項目的界線

Scale 比例尺
0 250 500 750
metres 米



Note :

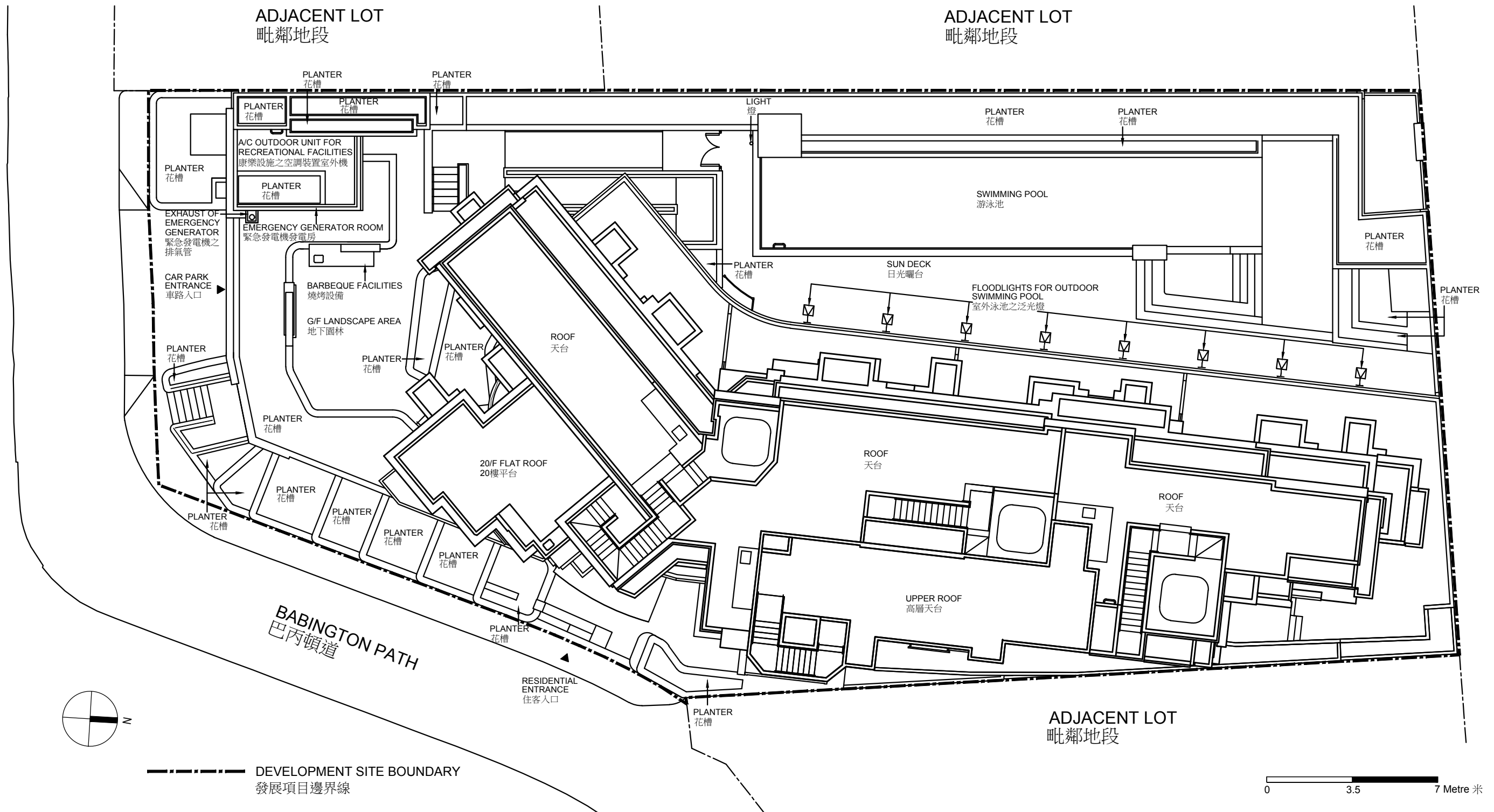
1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
2. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the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

備註：

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

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LAYOUT PLAN OF THE DEVELOPMENT 發展項目的布局圖



The estimated date of completion of the building and facilities within the Development as provided by the Authorized Person for the Development is 30 April 2018.

由發展項目的認可人士提供的位於發展項目內的建築物或設施的預計完成日期為2018年4月30日。

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

Legend of Terms and Abbreviations used on Floor Plans:

樓面平面圖中所使用名詞及簡稱之圖例：

A/C PLATFORM	= AIR CONDITIONER PLATFORM 空調機平台	M.B.	= MASTER BATHROOM 主人浴室
AIR DUCT FOR STAIRCASE PRESSURIZATION	= 樓梯增壓風管槽	M.B.R.	= MASTER BEDROOM 主人睡房
ARCHITECTURAL FEATURE	= 建築裝飾	METAL CLADDING	= 金屬蓋板
ARCHITECTURAL FEATURE ABOVE	= 建築裝飾置上	M.L. ON __ /F ONLY	= METAL LOUVRE ON __ FLOOR ONLY 金屬百葉只於 __ 樓
B.1	= BATHROOM 1 浴室 1	OPEN KITCHEN	= 開放式廚房
B.2	= BATHROOM 2 浴室 2	P.D.	= PIPE DUCT 管道槽
BAL.	= BALCONY 露台	P.D. ABOVE	= PIPE DUCT ABOVE 管道槽置上
BAL. ABOVE	= BALCONY ABOVE 露台置上	P.D. BELOW	= PIPE DUCT BELOW 管道槽置下
B.R.1	= BEDROOM 1 睡房 1	PLANTER	= 花槽
B.R.2	= BEDROOM 2 睡房 2	PLINTH	= 柱基
B.R.3	= BEDROOM 3 睡房 3	PUMP ROOM FOR POTABLE AND FLUSHING WATER TANK	= 食水及沖廁水泵房
BUILDING LINE ABOVE	= 建築線置上	R.C. CANOPY	= REINFORCED CONCRETE CANOPY 鋼筋混凝土簷篷
COMMON AREA FOR MAINTENANCE	= 供維修用的公用地方	ROOF	= 天台
COMMON FLAT ROOF	= 公用平台	REFUSE ROOM	= 垃圾房
DN	= DOWN 落	STAIRCASE PRESSURIZATION ROOM	= 樓梯增壓房
ELEC. METER CABINET	= ELECTRIC METER CABINET 電錶箱	STORE	= STORE ROOM 儲物房
FLAT ROOF	= 平台	STORE 1	= STORE ROOM 1 儲物房 1
GLASS CANOPY	= 玻璃簷篷	TOP OF CURTAIN WALL	= 幕牆頂部
H.R.	= HOSE REEL 消防喉轆	TOP OF P.D.	= TOP OF PIPE DUCT 管道槽頂部
H.R. AT H.L.	= HOSE REEL AT HIGH LEVEL 消防喉轆在高處	TOP OF VERTICAL GREENERY	= 垂直綠化頂部
JACUZZI	= 按摩池	TOP OF TRANSFER PLATE	= 轉換層頂部
KIT.	= KITCHEN 廚房	UP	= 上
LAV.1	= LAVATORY 1 洗手間 1	U.P.	= UTILITY PLATFORM 工作平台
LAV.2	= LAVATORY 2 洗手間 2	U.P. ABOVE	= UTILITY PLATFORM ABOVE 工作平台置上
LIFT	= 升降機	WATER METER CABINET	= 水錶箱
LIFT LOBBY	= 升降機大堂	YARD	= 庭院
LIFT MACHINE ROOM	= 升降機機房		
LIV./ DIN.	= LIVING ROOM / DINING ROOM 客廳/飯廳		

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

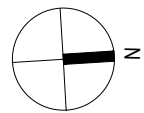
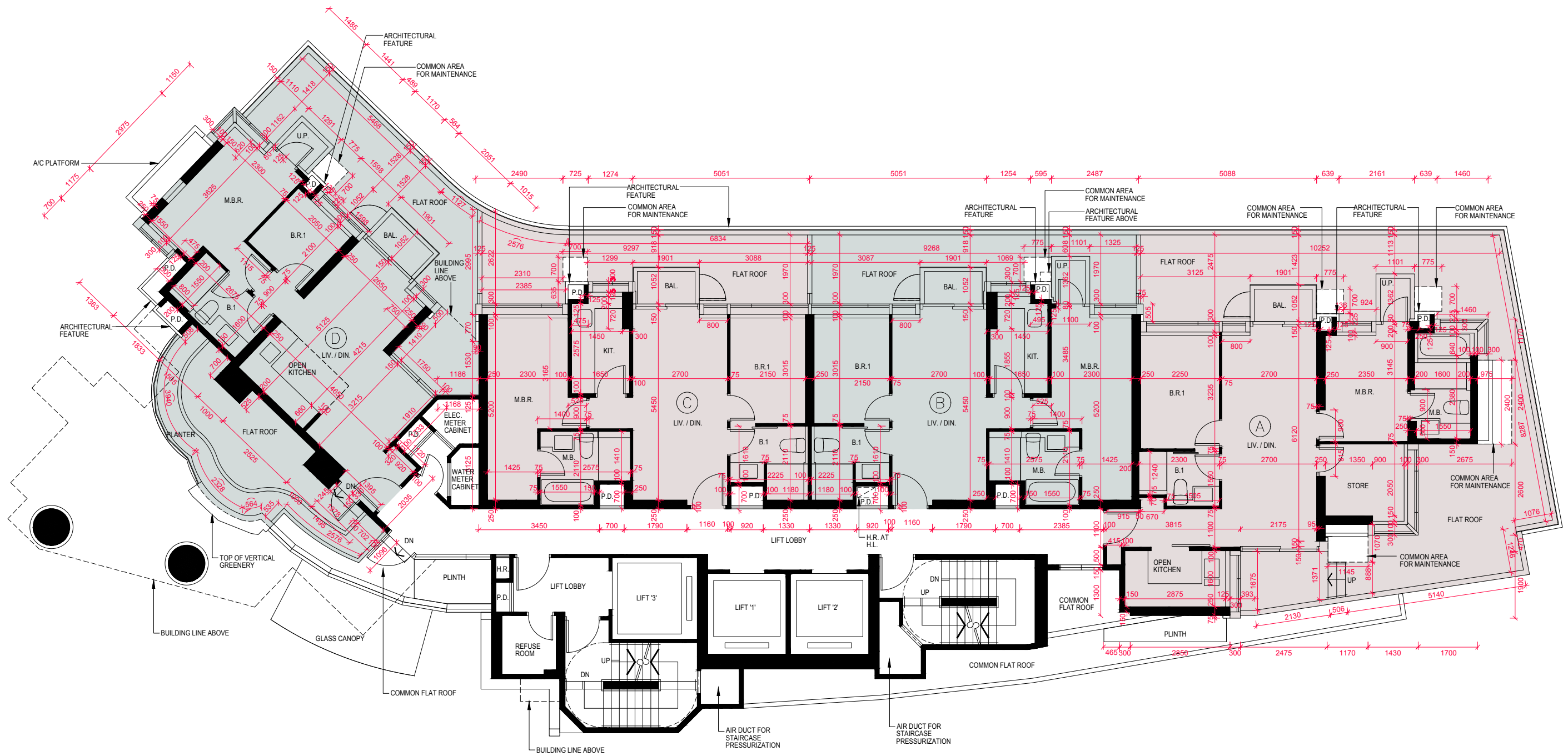
REMARKS:

1. There may be architectural features and/or exposed pipes on external walls of some floors.
2. Common pipes exposed and/or enclosed in cladding are located at/adjacent to Balcony and/or Flat Roof and/or air-conditioning platform and/or external wall of some flats.
3. There are ceiling bulkheads at Living Room / Dining Room, Bedrooms, Store Rooms, Corridors, Kitchen and/or Open Kitchen of some flats for the air-conditioning system and/or Mechanical and Electrical services.
4. The internal ceiling height within some flats may vary due to structural, architectural and/or decoration design variations.
5. Symbols of fittings and fitments shown on the floor plans, such as bathtub, sink, water closet, jacuzzi, shower, sink counter, etc, are retrieved from the latest approved building plans and are for general indication only.
6. Balconies and utility platforms are non-enclosed area.

附註:

1. 部份樓層外牆設有建築裝飾及/或外露喉管。
2. 部份單位的露台及/或平台及/或空調機平台及/或外牆設有外露及/或內藏的公用喉管。
3. 部份單位客廳/飯廳、睡房、儲物房、走廊、廚房及/或開放式廚房之假天花內裝置有空調及/或其他機電設備。
4. 部份單位之天花高度將會因應結構、建築設計及/或裝修設計上的需要而有差異。
5. 樓面平面圖上所顯示的形象裝置符號，例如浴缸、洗滌盆、坐廁、按摩池、花灑、洗滌盆櫃等乃擇自最新的經批准的建築圖則，只作一般性標誌。
6. 露台及工作平台為不可封閉的地方。

1/F FLOOR PLAN
1樓樓面平面圖



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

Each Residential Property 每個住宅物業	Flat 單位	A	B	C	D
	Floor 樓層				
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度 (毫米)	1/F 1 樓	150	150 175	150 175	150 175
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	1/F 1 樓	3010 3235 3360	3010 3110 3360	3010 3110 3360	2960 3235 3360

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的内部面積，一般比較低樓層的内部面積稍大。

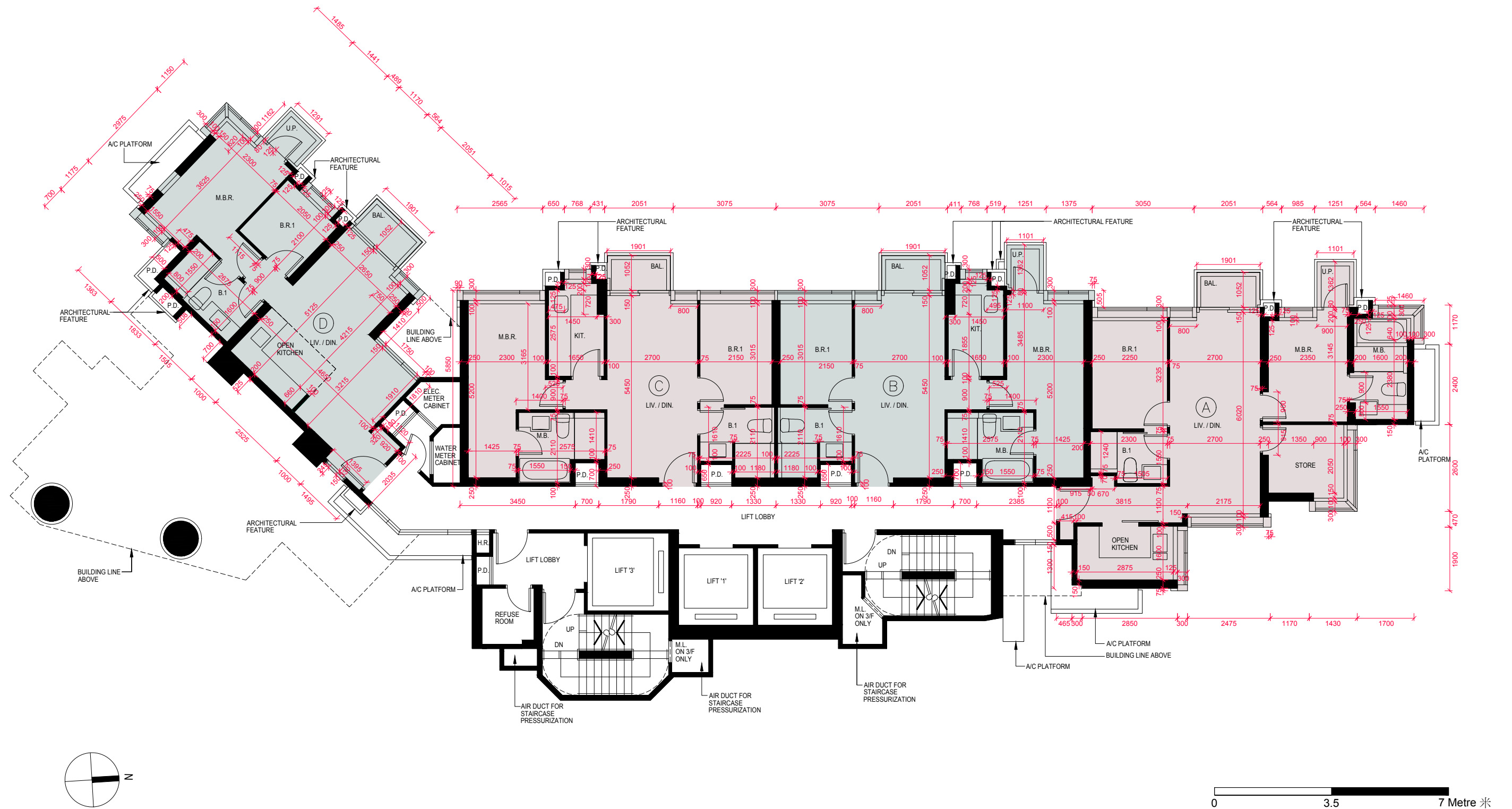
Note 1: Please refer to Pages AL01 to AL02 of this sales brochure for remarks, legend of the terms and abbreviations shown in this floor plan.

註1: 有關樓面平面圖中顯示之附註，名詞及簡稱請參閱本售樓說明書第AL01至AL02頁。

Note 2: The dimensions of floor plans are all structural dimensions in millimeter.

註2: 樓面平面圖之尺規所列之數字為以毫米標示之建築結構尺寸。

2/F - 3/F FLOOR PLAN
2樓至3樓樓面平面圖



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

Each Residential Property 每個住宅物業	Flat 單位	A	B	C	D
	Floor 樓層				
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度 (毫米)	2/F – 3/F 2 樓至 3 樓	150	150 175	150 175	150 175
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	2/F – 3/F 2 樓至 3 樓	3010 3235 3360	3010 3110 3360	3010 3110 3360	2960 3235 3360

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的内部面積，一般比較低樓層的内部面積稍大。

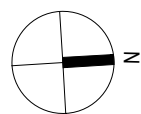
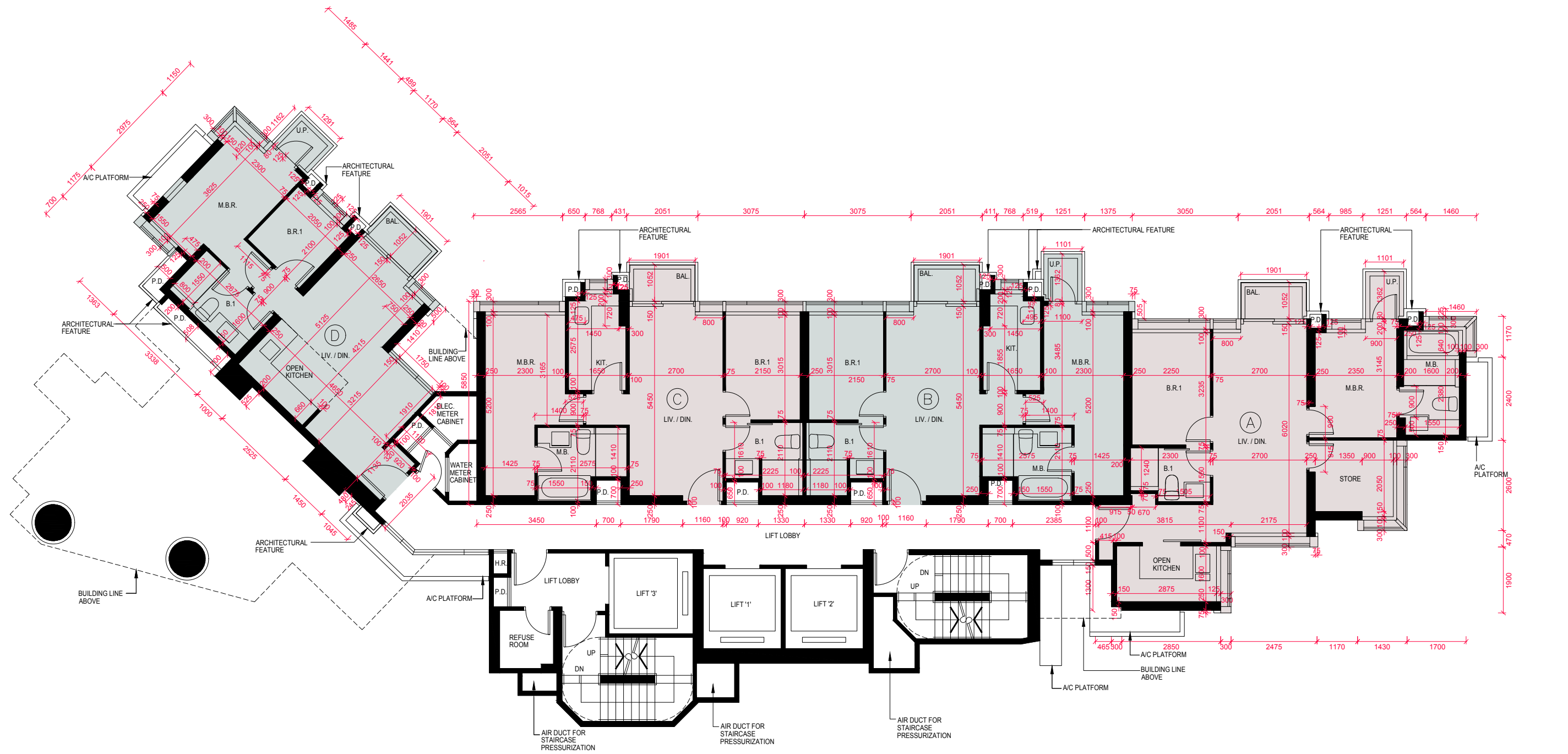
Note 1: Please refer to Pages AL01 to AL02 of this sales brochure for remarks, legend of the terms and abbreviations shown in this floor plan.

註1: 有關樓面平面圖中顯示之附註，名詞及簡稱請參閱本售樓說明書第AL01至AL02頁。

Note 2: The dimensions of floor plans are all structural dimensions in millimeter.

註2: 樓面平面圖之尺規所列之數字為以毫米標示之建築結構尺寸。

5/F FLOOR PLAN
5樓樓面平面圖



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

Each Residential Property 每個住宅物業	Flat 單位	A	B	C	D
	Floor 樓層				
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度 (毫米)	5/F 5樓	150	150 175	150 175	150 175
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	5/F 5樓	3010 3235 3360	3010 3110 3360	3010 3110 3360	2960 3235 3360

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

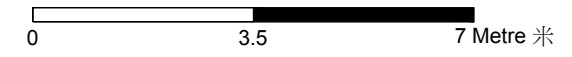
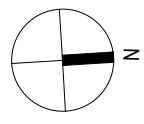
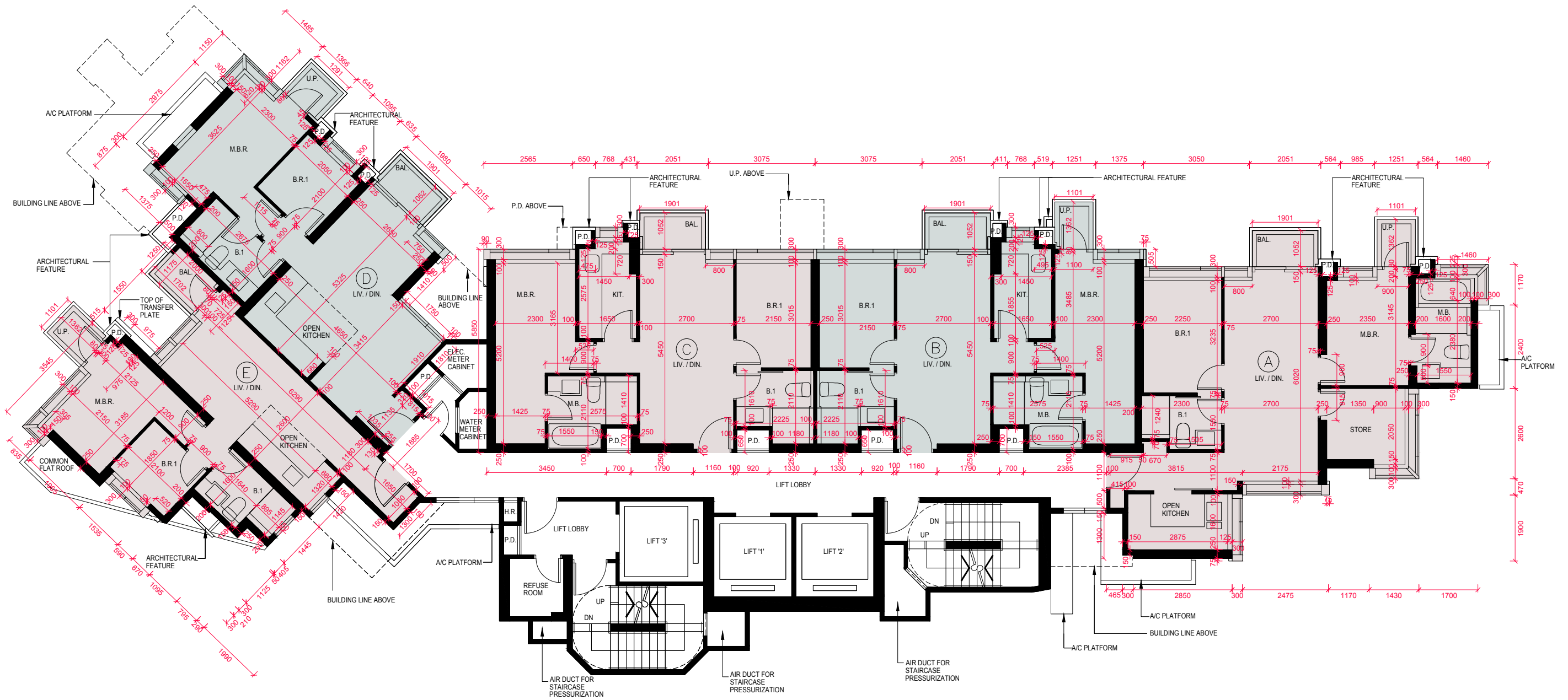
Note 1: Please refer to Pages AL01 to AL02 of this sales brochure for remarks, legend of the terms and abbreviations shown in this floor plan.

註1: 有關樓面平面圖中顯示之附註，名詞及簡稱請參閱本售樓說明書第AL01至AL02頁。

Note 2: The dimensions of floor plans are all structural dimensions in millimeter.

註2: 樓面平面圖之尺規所列之數字為以毫米標示之建築結構尺寸。

6/F FLOOR PLAN
6樓樓面平面圖



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

Each Residential Property 每個住宅物業	Flat 單位	A	B	C	D	E
	Floor 樓層					
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度 (毫米)	6/F 6樓	150	150 175	150 175	150 175	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	6/F 6樓	3010 3235 3360	3010 3110 3360	3010 3110 3360	2960 3235 3360	2960 3235 3360

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

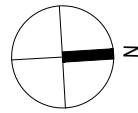
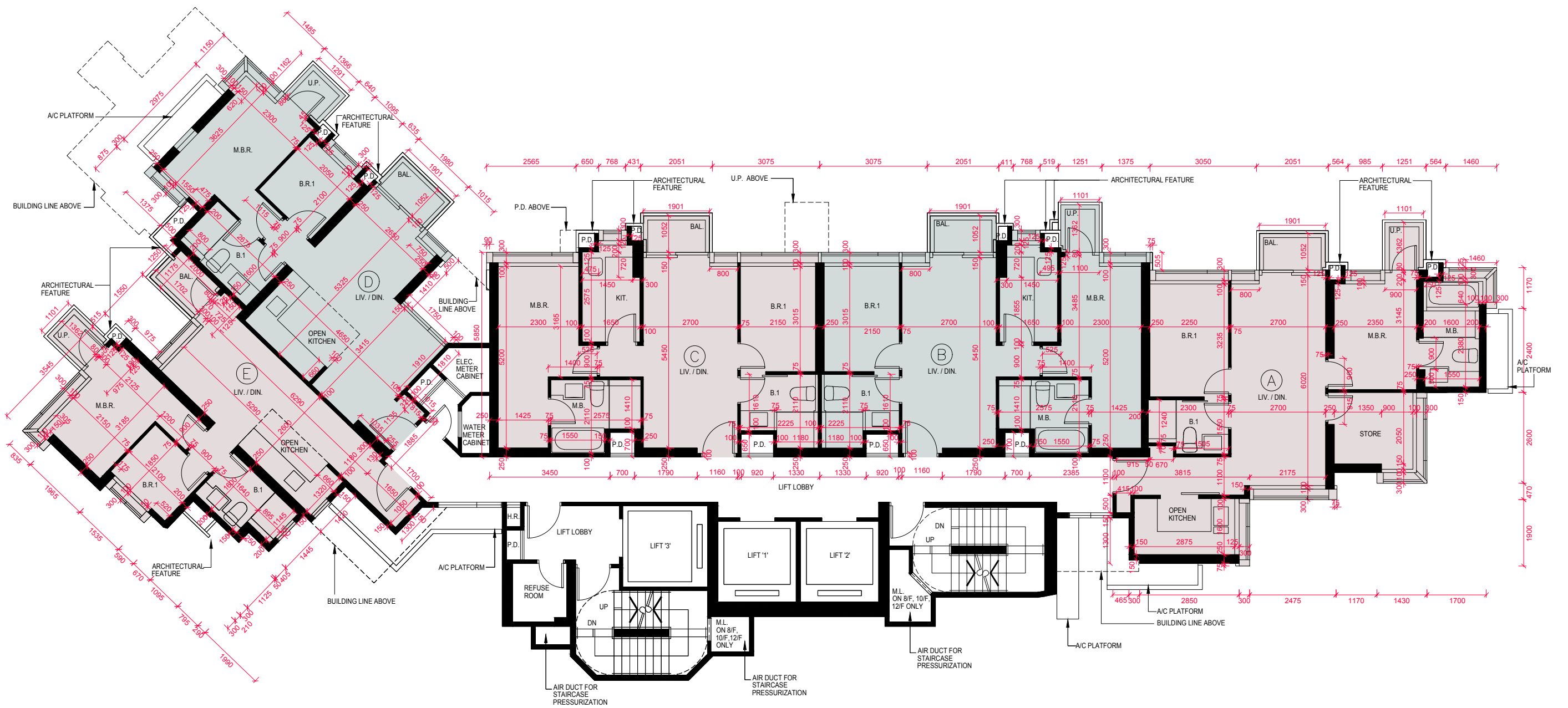
Note 1: Please refer to Pages AL01 to AL02 of this sales brochure for remarks, legend of the terms and abbreviations shown in this floor plan.

註1: 有關樓面平面圖中顯示之附註，名詞及簡稱請參閱本售樓說明書第AL01至AL02頁。

Note 2: The dimensions of floor plans are all structural dimensions in millimeter.

註2: 樓面平面圖之尺規所列之數字為以毫米標示之建築結構尺寸。

7/F - 12/F FLOOR PLAN
7樓至12樓樓面平面圖



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

Each Residential Property 每個住宅物業	Flat 單位	A	B	C	D	E
	Floor 樓層					
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度 (毫米)	7/F – 12/F 7 樓至 12 樓	150	150 175	150 175	150 175	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	7/F – 12/F 7 樓至 12 樓	3010 3235 3360	3010 3110 3360	3010 3110 3360	2960 3235 3360	2960 3235 3360

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

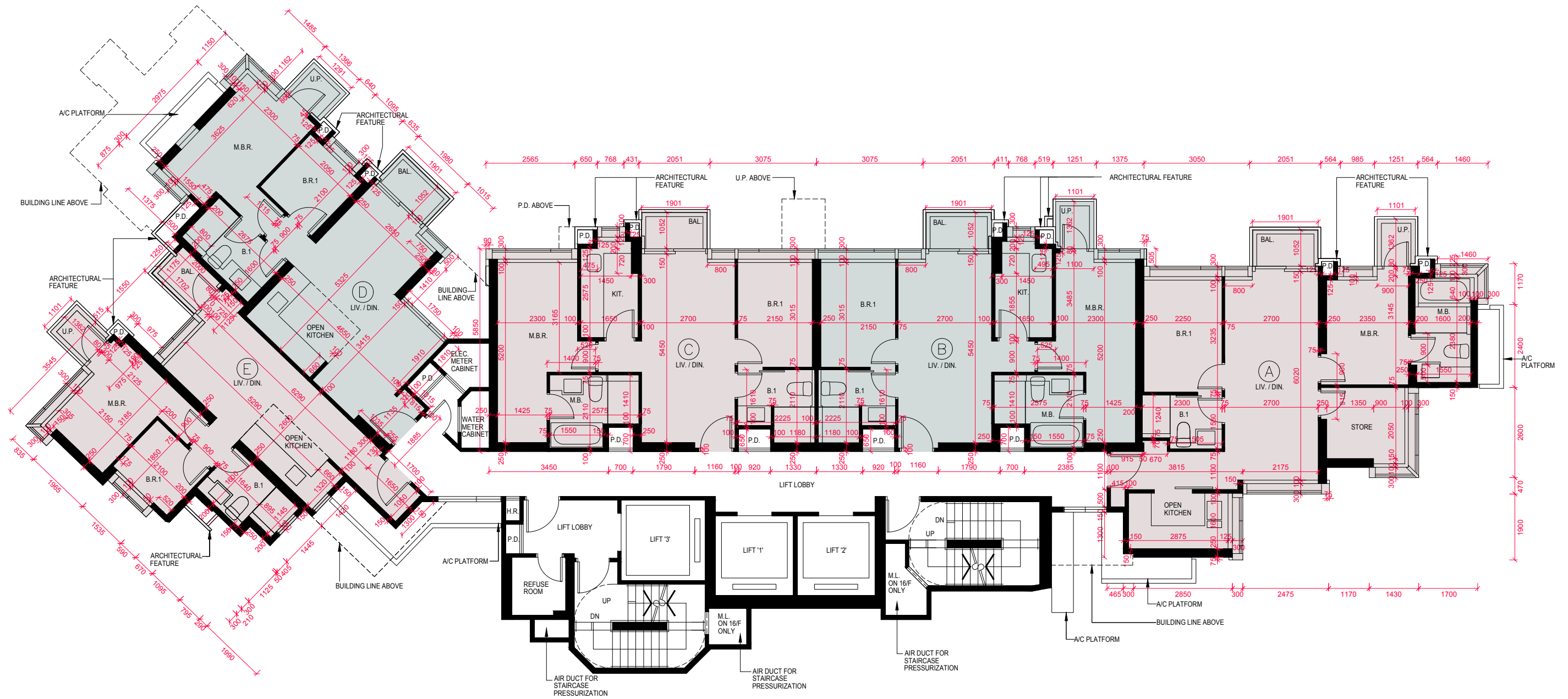
Note 1: Please refer to Pages AL01 to AL02 of this sales brochure for remarks, legend of the terms and abbreviations shown in this floor plan.

註1: 有關樓面平面圖中顯示之附註，名詞及簡稱請參閱本售樓說明書第AL01至AL02頁。

Note 2: The dimensions of floor plans are all structural dimensions in millimeter.

註2: 樓面平面圖之尺規所列之數字為以毫米標示之建築結構尺寸。

15/F - 16/F FLOOR PLAN
15樓至16樓樓面平面圖



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

Each Residential Property 每個住宅物業	Flat 單位	A	B	C	D	E
	Floor 樓層					
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度 (毫米)	15/F 15 樓	150	150 175	150 175	150 175	150
	16/F 16 樓	1500*	1500*	1500*	1500*	1500*
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	15/F 15 樓	3010 3235 3360	3010 3110 3360	3010 3110 3360	2960 3235 3360	2960 3235 3360
	16/F 16 樓	4510 4735 4860	4510 4735 4860	4460 4510 4735 4860	4460 4510 4735 4860	4510 4735 4860

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Note 1: Please refer to Pages AL01 to AL02 of this sales brochure for remarks, legend of the terms and abbreviations shown in this floor plan.

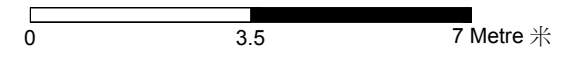
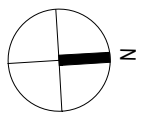
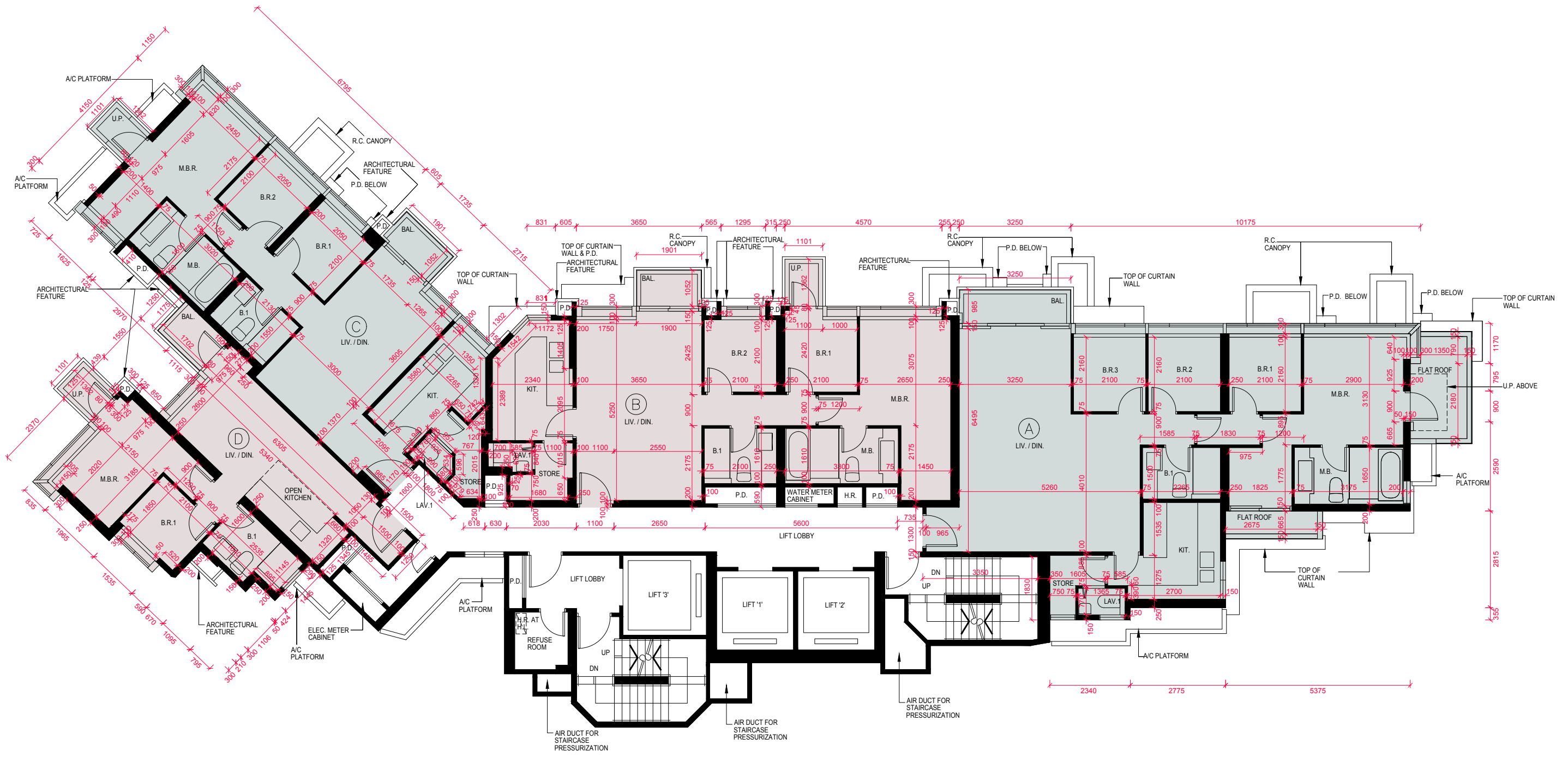
註1: 有關樓面平面圖中顯示之附註，名詞及簡稱請參閱本售樓說明書第AL01至AL02頁。

Note 2: The dimensions of floor plans are all structural dimensions in millimeter.

註2: 樓面平面圖之尺規所列之數字為以毫米標示之建築結構尺寸。

* Inclusive of the 1000mm thick transfer plate with a layer of 500mm thick mass concrete fill on top
包括1000毫米厚的轉換層及其上面的500毫米厚的混凝土填充層

17/F FLOOR PLAN
17樓樓面平面圖



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

Each Residential Property 每個住宅物業	Flat 單位	A	B	C	D
	Floor 樓層				
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度 (毫米)	17/F	150	150	150	150
	17 樓	200	175 200	175 200 225	
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	17/F	3150	3100	3100	3150
	17 樓	3375 3500	3150 3375 3500	3150 3375 3500	

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

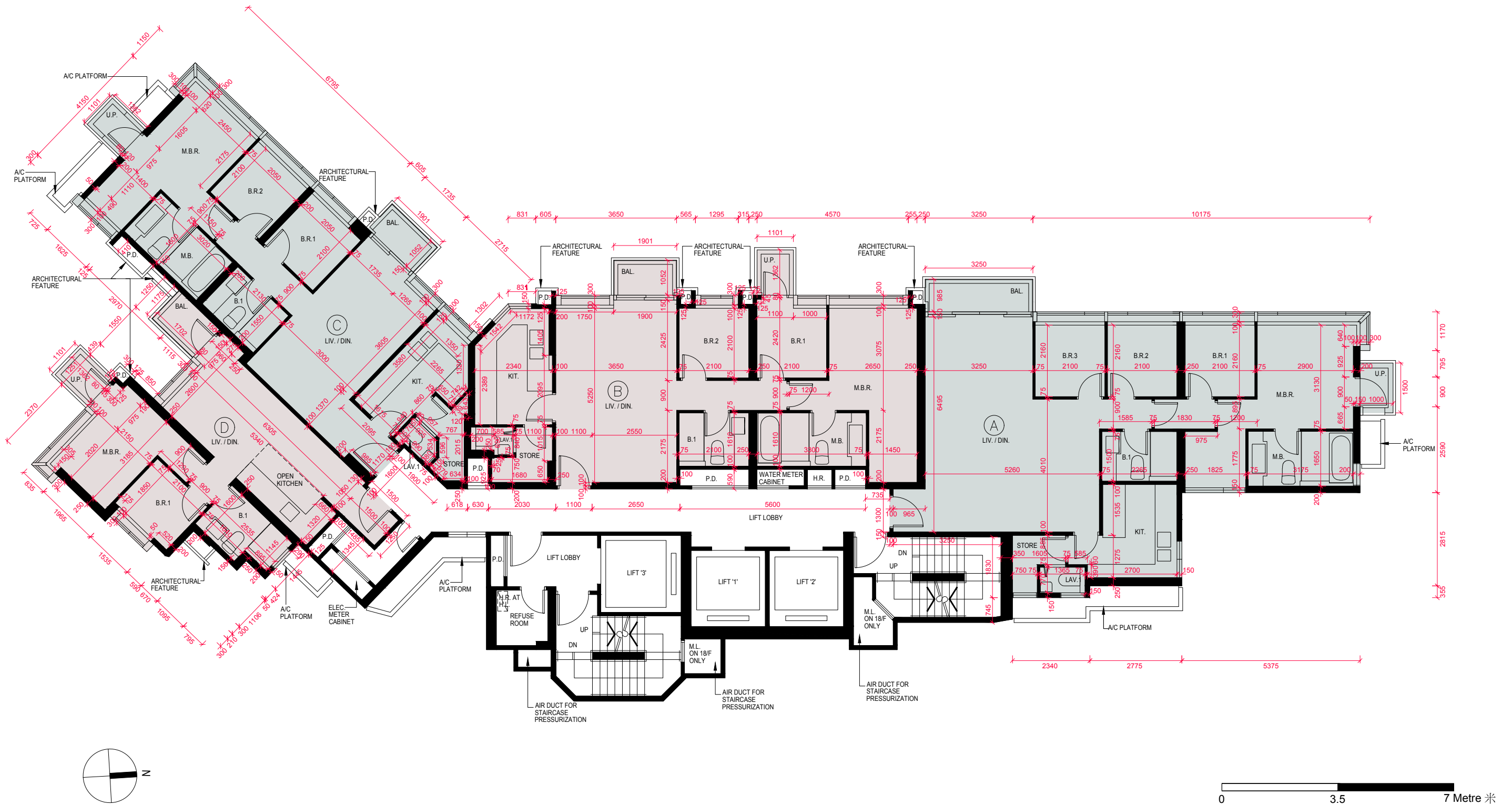
Note 1: Please refer to Pages AL01 to AL02 of this sales brochure for remarks, legend of the terms and abbreviations shown in this floor plan.

註1: 有關樓面平面圖中顯示之附註，名詞及簡稱請參閱本售樓說明書第AL01至AL02頁。

Note 2: The dimensions of floor plans are all structural dimensions in millimeter.

註2: 樓面平面圖之尺規所列之數字為以毫米標示之建築結構尺寸。

18/F - 19/F FLOOR PLAN
18樓至19樓樓面平面圖



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

Each Residential Property 每個住宅物業	Flat 單位	A	B	C	D
	Floor 樓層				
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度 (毫米)	18/F 18 樓	150 200	150 175 200	150 175 200 225	150
	19/F 19 樓	150 200	150 175 200	150 175 200 225	150 200
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	18/F 18 樓	3150 3375 3500	3100 3150 3375 3500	3100 3150 3375 3500	3150 3375 3500
	19/F 19 樓	3150 3375 3500	3100 3150 3375 3500	3100 3150 3375 3500	3150 3200 3500

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

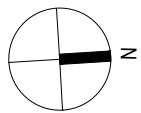
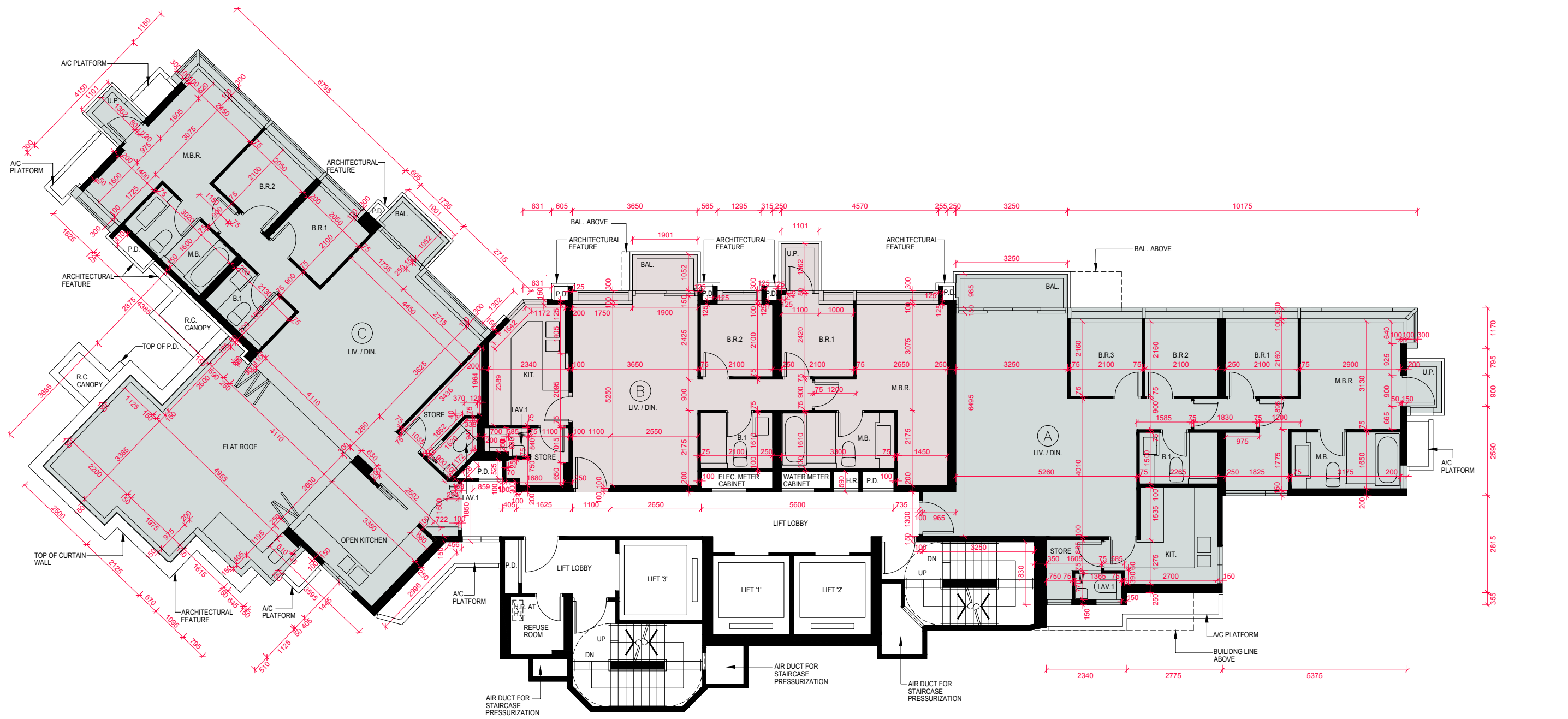
Note 1: Please refer to Pages AL01 to AL02 of this sales brochure for remarks, legend of the terms and abbreviations shown in this floor plan.

註1: 有關樓面平面圖中顯示之附註，名詞及簡稱請參閱本售樓說明書第AL01至AL02頁。

Note 2: The dimensions of floor plans are all structural dimensions in millimeter.

註2: 樓面平面圖之尺規所列之數字為以毫米標示之建築結構尺寸。

20/F FLOOR PLAN
20樓樓面平面圖



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

Each Residential Property 每個住宅物業	Flat 單位	A	B	C
	Floor 樓層			
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度 (毫米)	20/F	150	150	150
	20 樓	200	200	200
		225	225	225
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	20/F	3150	3150	3150
	20 樓	3250	3250	3200
		3350	3350	3200
		3375	3375	3500
		3500	3500	3500

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

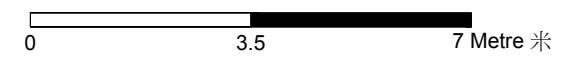
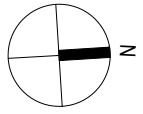
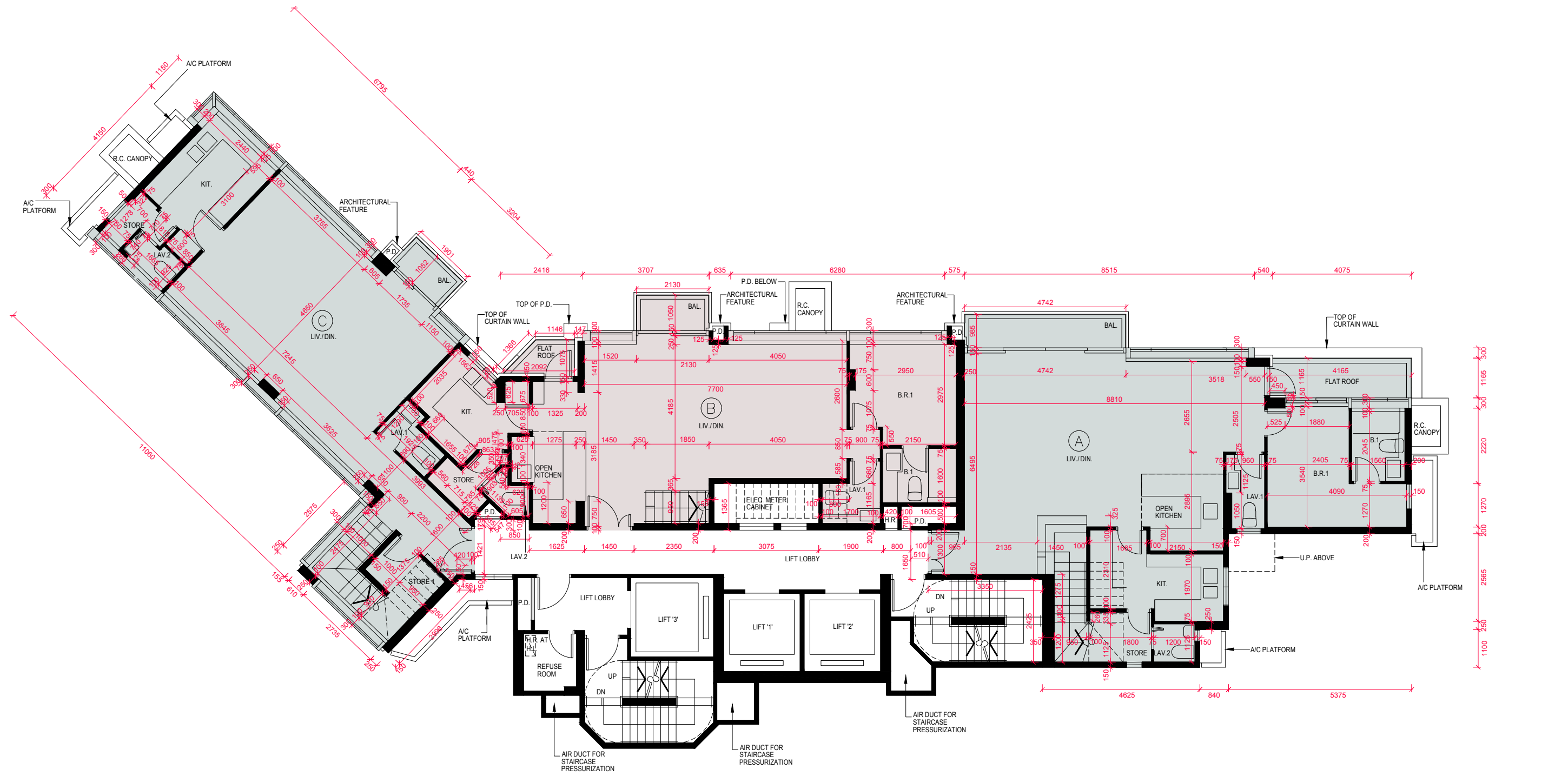
Note 1: Please refer to Pages AL01 to AL02 of this sales brochure for remarks, legend of the terms and abbreviations shown in this floor plan.

註1: 有關樓面平面圖中顯示之附註，名詞及簡稱請參閱本售樓說明書第AL01至AL02頁。

Note 2: The dimensions of floor plans are all structural dimensions in millimeter.

註2: 樓面平面圖之尺規所列之數字為以毫米標示之建築結構尺寸。

21/F PENTHOUSE FLOOR PLAN
21樓頂層樓面平面圖



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

Each Residential Property 每個住宅物業	Flat 單位	A	B	C
	Floor 樓層			
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度 (毫米)	21/F Penthouse	150	150	150
	21 樓頂層	225	175 200 225	225
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	21/F Penthouse	3150	3150	3150
	21 樓頂層	3350	3350	3350
		3375 3500	3375 3500	3375 3500

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

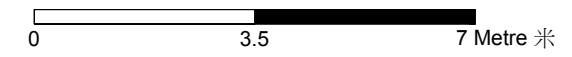
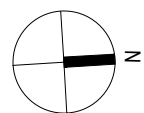
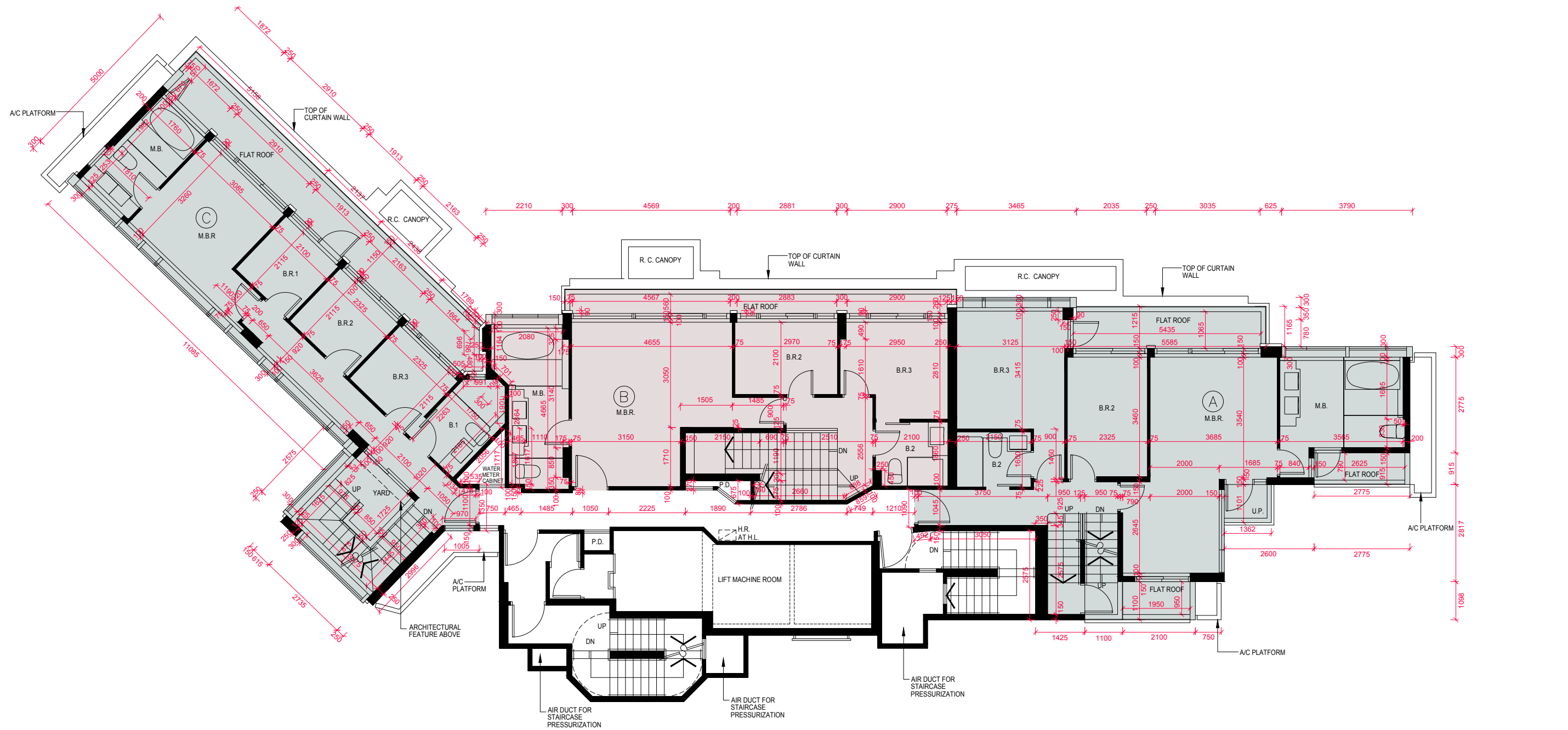
Note 1: Please refer to Pages AL01 to AL02 of this sales brochure for remarks, legend of the terms and abbreviations shown in this floor plan.

註1: 有關樓面平面圖中顯示之附註，名詞及簡稱請參閱本售樓說明書第AL01至AL02頁。

Note 2: The dimensions of floor plans are all structural dimensions in millimeter.

註2: 樓面平面圖之尺規所列之數字為以毫米標示之建築結構尺寸。

22/F PENTHOUSE FLOOR PLAN
22樓頂層樓面平面圖



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

Each Residential Property 每個住宅物業	Flat 單位	A	B	C
	Floor 樓層			
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度 (毫米)	22/F Penthouse	150	150	150
	22 樓頂層	175		175
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	22/F Penthouse	3500	3500	3500
	22 樓頂層			

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

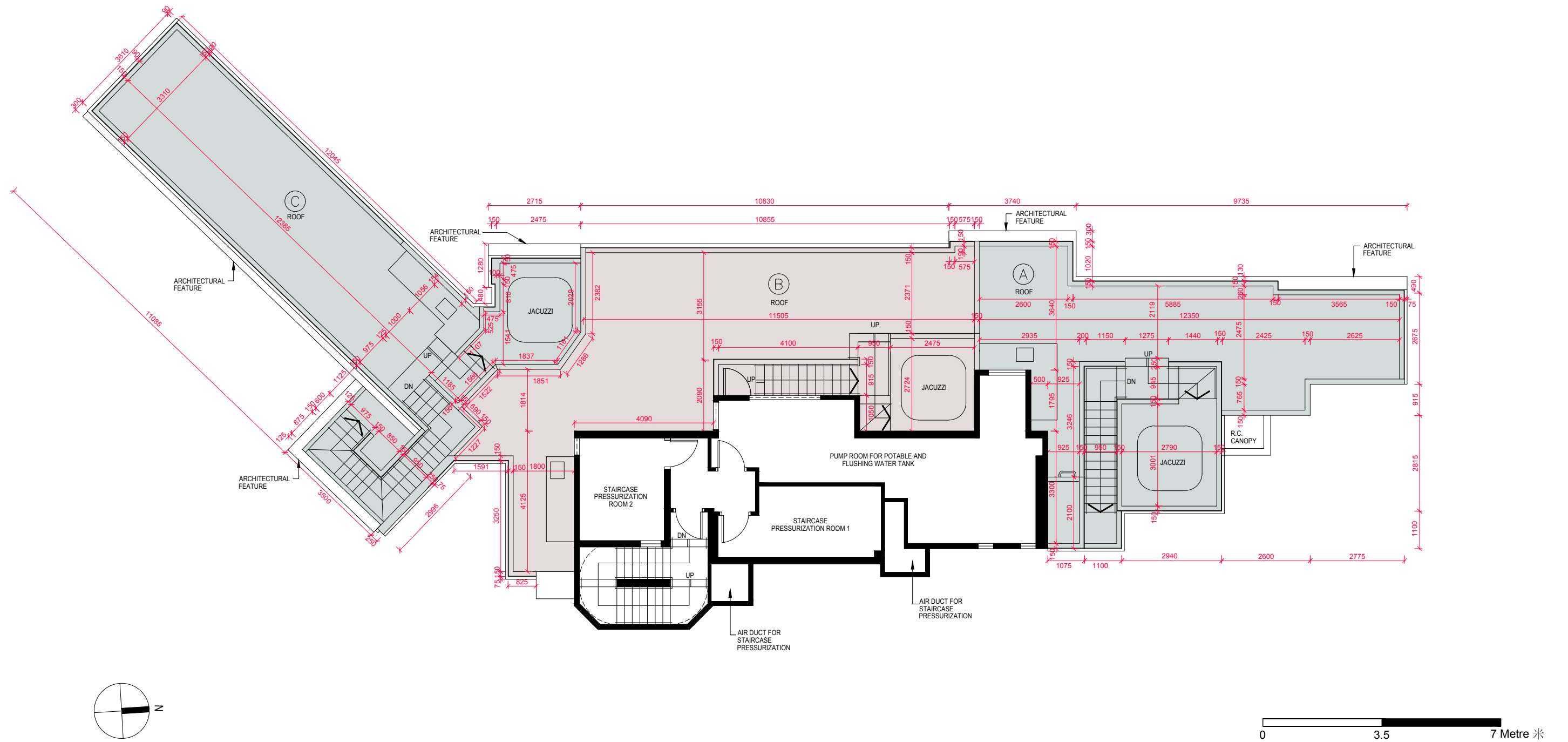
Note 1: Please refer to Pages AL01 to AL02 of this sales brochure for remarks, legend of the terms and abbreviations shown in this floor plan.

註1: 有關樓面平面圖中顯示之附註，名詞及簡稱請參閱本售樓說明書第AL01至AL02頁。

Note 2: The dimensions of floor plans are all structural dimensions in millimeter.

註2: 樓面平面圖之尺規所列之數字為以毫米標示之建築結構尺寸。

ROOF FLOOR PLAN
天台樓面平面圖



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

Each Residential Property 每個住宅物業	Flat 單位	A	B	C
	Floor 樓層			
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度 (毫米)	Roof 天台	N/A 不適用	N/A 不適用	N/A 不適用
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	Roof 天台	N/A 不適用	N/A 不適用	N/A 不適用

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Note 1: Please refer to Pages AL01 to AL02 of this sales brochure for remarks, legend of the terms and abbreviations shown in this floor plan.

註1: 有關樓面平面圖中顯示之附註，名詞及簡稱請參閱本售樓說明書第AL01至AL02頁。

Note 2: The dimensions of floor plans are all structural dimensions in millimeter.

註2: 樓面平面圖之尺規所列之數字為以毫米標示之建築結構尺寸。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米(平方呎)									
				Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Block Name 大廈名稱	Floor 樓層	Unit 單位											
Babington Hill 巴丙頓山	1/F 1樓	A	68.898 (742) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	-	-	-	38.179 (411)	-	-	-	-	-	-
		B	57.820 (622) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	-	-	-	11.283 (121)	-	-	-	-	-	-
		C	57.160 (615) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	13.328 (143)	-	-	-	-	-	-
		D	54.000 (581) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	-	-	-	33.934 (365)	-	-	-	-	-	-
	2/F-3/F 2樓至3樓	A	68.920 (742) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		B	57.737 (621) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		C	57.071 (614) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		D	53.931 (581) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:

- The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square feet, which may be slightly different from that shown in square metre.
- 4/F, 13/F and 14/F are omitted.

住宅物業的實用面積、以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註:

- 上述所列之面積是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，平方呎與平方米之數字可能有些微差異。
- 不設4樓、13樓及14樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米(平方呎)										
				Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院	
Block Name 大廈名稱	Floor 樓層	Unit 單位												
Babington Hill 巴丙頓山	5/F 5樓	A	68.920 (742) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-	
		B	57.737 (621) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-	
		C	57.071 (614) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-	
		D	54.054 (582) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-	
	6/F-12/F & 15/F-16/F 6樓至12樓及 15樓至16樓	A	68.920 (742) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-	-
		B	57.737 (621) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-	-
		C	57.071 (614) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-	-
		D	52.190 (562) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-	-
		E	46.470 (500) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:

- The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square feet, which may be slightly different from that shown in square metre.
- 4/F, 13/F and 14/F are omitted.

住宅物業的實用面積、以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註:

- 上述所列之面積是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，平方呎與平方米之數字可能有些微差異。
- 不設4樓、13樓及14樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米(平方呎)										
				Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院	
Block Name 大廈名稱	Floor 樓層	Unit 單位												
Babington Hill 巴丙頓山	17/F 17樓	A	96.885 (1043) Balcony 露台 : 3.201 (34) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	5.666 (61)	-	-	-	-	-	-	
		B	77.664 (836) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-	
		C	73.513 (791) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-	-
		D	45.777 (493) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-	-
	18/F-19/F 18樓至19樓	A	98.385 (1059) Balcony 露台 : 3.201 (34) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-	-
		B	77.664 (836) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-	-
		C	73.513 (791) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-	-
		D	45.777 (493) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:

- The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square feet, which may be slightly different from that shown in square metre.
- 4/F, 13/F and 14/F are omitted.

住宅物業的實用面積、以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註:

- 上述所列之面積是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，平方呎與平方米之數字可能有些微差異。
- 不設4樓、13樓及14樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米(平方呎)									
				Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Block Name 大廈名稱	Floor 樓層	Unit 單位											
Babington Hill 巴丙頓山	20/F 20 樓	A	98.385 (1059) Balcony 露台 : 3.201 (34) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		B	77.550 (835) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		C	87.236 (939) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	-	-	-	30.166 (325)	-	-	-	-	-	-
	21/F and 22/F Penthouse 21 樓及 22 樓 頂層	A	175.388 (1888) Balcony 露台 : 4.671 (50) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	-	-	-	11.951 (129)	-	-	52.214 (562)	-	-	-
		B	149.022 (1604) Balcony 露台 : 2.237 (24) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	6.009 (65)	-	-	65.707 (707)	-	-	-
		C	140.462 (1512) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	13.274 (143)	-	-	54.799 (590)	-	-	2.364 (25)

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:

- The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square feet, which may be slightly different from that shown in square metre.
- 4/F, 13/F and 14/F are omitted.

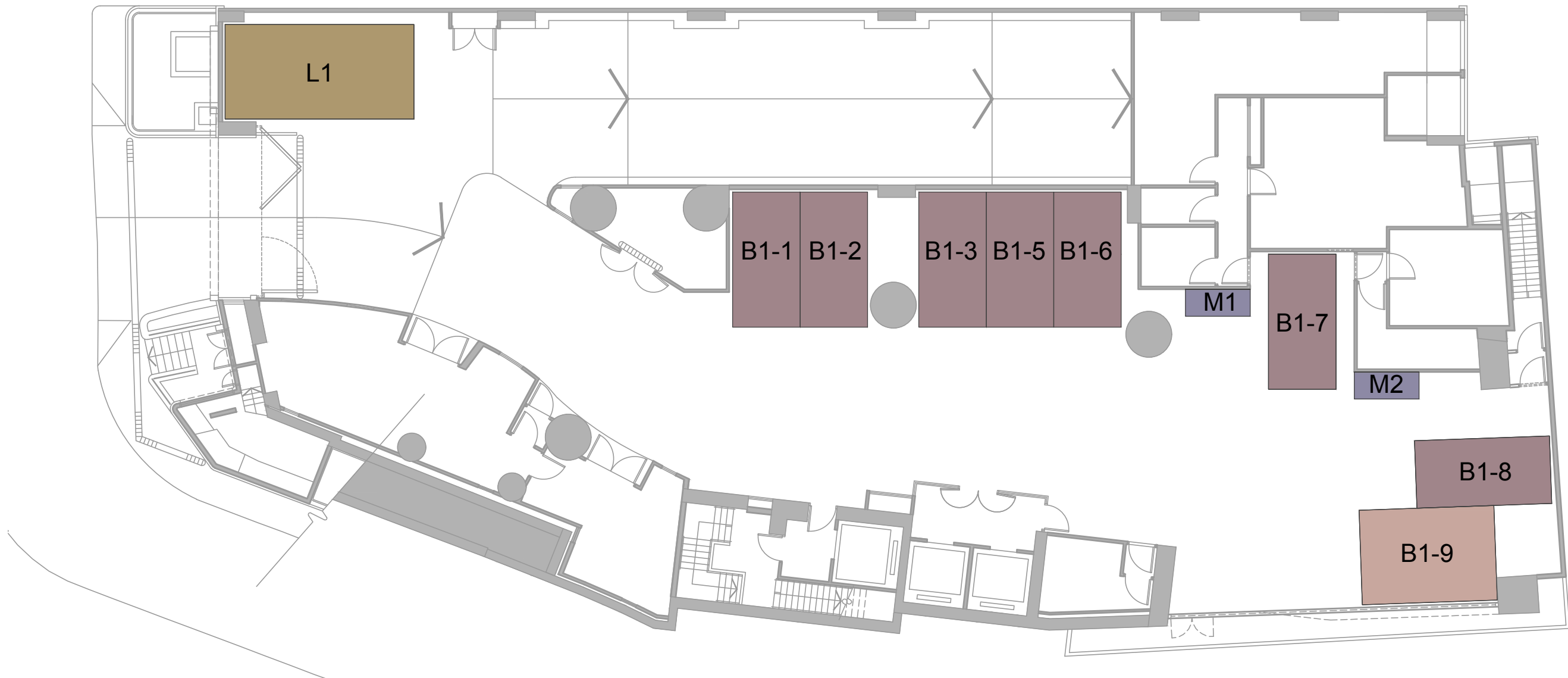
住宅物業的實用面積、以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第 8 條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表 2 第 2 部計算得出的。

備註:

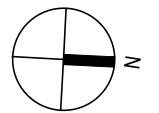
- 上述所列之面積是以英制之平方呎列明，均以 1 平方米=10.764 平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
- 不設 4 樓、13 樓及 14 樓。

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

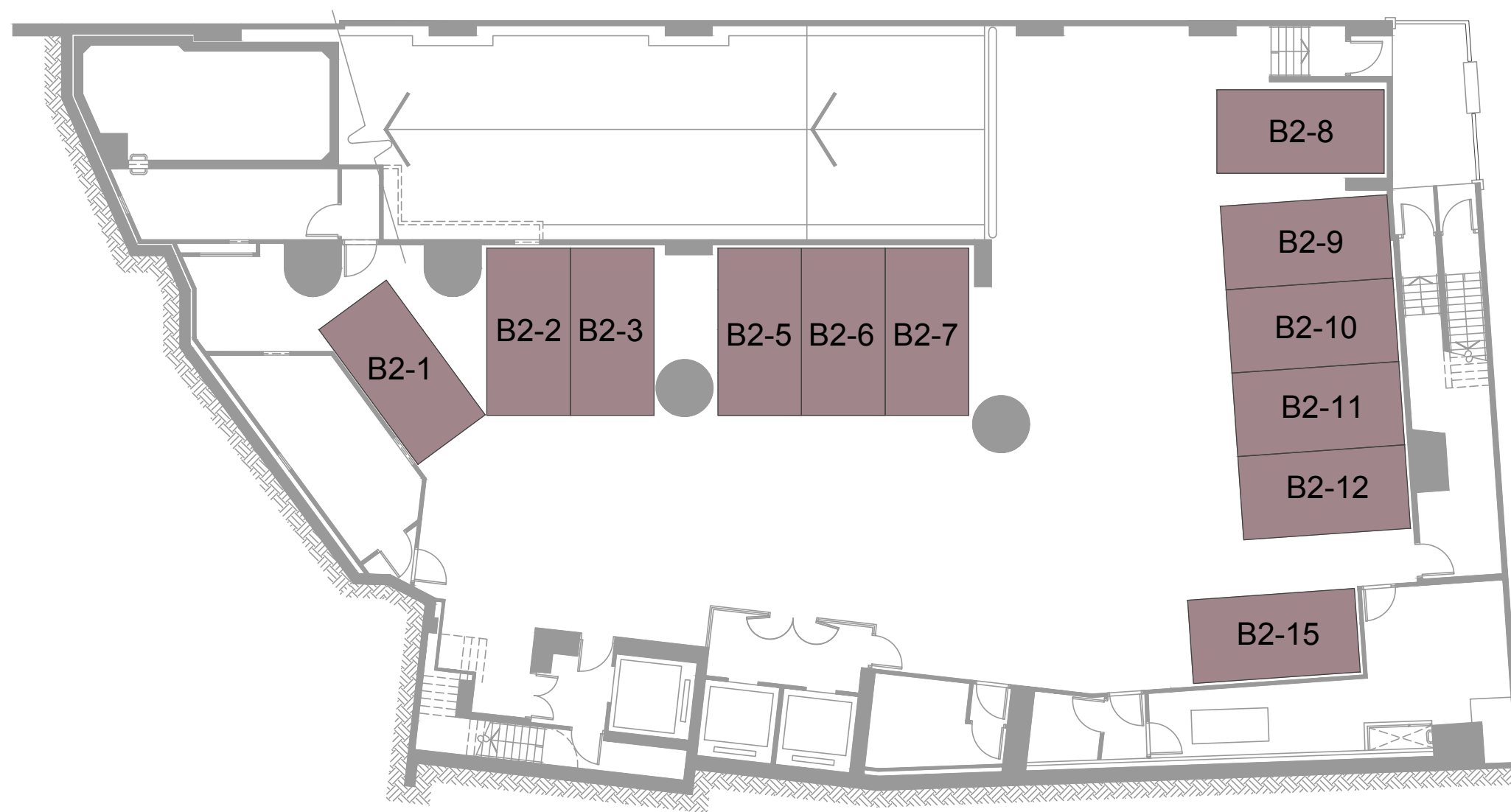
B1/F FLOOR PLAN
地庫1層樓面平面圖



Type of Parking Space 停車位類別	Location 位置	Number 數目	Dimensions (L x W) (m) 尺寸(長X寬)(米)	Area of Each of the Parking Space (sq. metre) 每個停車位面積(平方米)
Residential Parking Space 住宅停車位	B1/F 地庫1層	7	5 x 2.5	12.5
Accessible Residential / Visitor's Parking Space 暢通易達住宅/訪客停車位		1	5 x 3.5	17.5
Motor Cycle Parking Space 電單車停車位		2	2.4 x 1	2.4
Loading and Unloading Bay 上落客貨處		1	7 x 3.5	24.5



B2/F FLOOR PLAN
地庫2層樓面平面圖



Type of Parking Space 停車位類別	Location 位置	Number 數目	Dimensions (L x W) (m) 尺寸(長X寬)(米)	Area of Each of the Parking Space (sq. metre) 每個停車位面積(平方米)
 Residential Parking Space 住宅停車位	B2/F 地庫2層	12	5 x 2.5	12.5

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

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

1. 在簽署臨時買賣合約(該“臨時合約”)時須支付款額為5%的臨時訂金；
2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有；
3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約—
 - (i) 該臨時合約即告終止；
 - (ii) 有關的臨時訂金即予沒收；及
 - (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

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

1. Common parts of the Development

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

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

- (a) the Development Greenery Area (as defined in the DMC), the Development Covered Landscaped Area (as defined in the DMC) and such part of the external walls (other than those forming part of the Residential Accommodation) of the Development which are shown and coloured Green on the elevation plans certified by the Authorized Person and annexed to the DMC;
- (b) the Unobstructed Open Space (as defined in the DMC);
- (c) sprinkler tank, maintenance platform, water tank for fire services, pump room for fire services water tank, low voltage switch room, sprinkler pump room, planters, water and gas metre cabinet, sprinkler control valve and fire services & sprinkler inlet, transformer room, high voltage switch room, extra-low voltage room, check meter cabinet, pipe ducts, flat roof (not forming part of any Unit (as defined in the DMC)), emergency generator room, generator exhaust, fire services panel, lift lobby, lifts panel, lifts, aluminium claddings on canopy, vertical greenery, staircases, stairways, which are (in so far as the same are capable of being shown on plans) for the purposes of identification only shown coloured Green on the floor plans and elevation plans certified by the Authorized Person and annexed to the DMC;
- (d) such areas and facilities of and in the Land and the Development intended for common use and benefit of the Development as a whole; and
- (e) such other areas and facilities of and in the Land and the Development designated as Development Common Areas and Facilities in accordance with the DMC,

PROVIDED THAT where appropriate, if any parts of the Land and the Development other than the Residential Accommodation and the Carpark Units (as defined in the DMC):-

- (i) are covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance; and/or
- (ii) fall within the categories as specified in Schedule 1 to the Building Management Ordinance and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance,

then such parts shall be deemed to have been included as, and shall form part of, the Development Common Areas and Facilities, but excluding the Residential Common Areas and Facilities and the Carpark Common Areas and Facilities.

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

- (a) the Residential Greenery Area (as defined in the DMC), the Residential Covered Landscaped Area (as defined in the DMC) and such part of the external walls of the Residential Accommodation of the Development (other than those forming part of the Development Common

Areas and Facilities) which are shown and coloured Red on the elevation plans certified by the Authorized Person and annexed to the DMC;

- (b) Visitor Parking Space (as defined in the DMC), loading and unloading bay, watchman's counter, common corridors and lift lobbies (including wider common corridors and lift lobbies as shown coloured Red Double Hatched Black on the floor plans annexed to the DMC), the Club House (as defined in the DMC), covered landscape, pipe ducts, firemen's lift lobby, flat roof (not forming part of any Unit), landings, lifts, lift lobbies, lift machine room, lift pits, lift shafts, glass canopy, planters, staircases, stairways, staircase pressurization rooms, telecommunications and broadcasting equipment rooms, pump room for potable & flushing transit water tanks, filtration plant room for swimming pool, refuse rooms, refuse storage and material recovery chamber, common areas for maintenance, electricity meter cabinet, water meter cabinets, reinforced concrete canopies, top of curtain wall, air-conditioning platforms, air-conditioning outdoor units, air ducts for staircase pressurization, architectural features, aluminium claddings on canopy, aluminium pipe guards which are (in so far as the same are capable of being shown on plans) for the purposes of identification only shown coloured Red on the floor plans and elevation plans certified by the Authorized Person and annexed to the DMC;
- (c) such areas and facilities of and in the Residential Accommodation intended for common use and benefit of the Residential Accommodation as a whole; and
- (d) such other areas and facilities of and in the Land and the Development designated as Residential Common Areas and Facilities in accordance with the DMC

but excluding :-

- (i) the Development Common Areas and Facilities and the Carpark Common Areas and Facilities; and
- (ii) such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner (as defined in the DMC) and such facilities within the Development serving only one particular Owner.

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

- (a) fireman's lift lobby, staircases, driveways, ramps, circulation areas, electric meter rooms for electric car, access hatch to petrol interceptor, fan room, smoke vent, lighting systems, lighting conduits and fittings, drains, lighting fixtures, sprinkler system, pipes, ducts, wires, cables, valves, switches and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity, air-conditioning and other services are supplied to the Carpark Area (as defined in the DMC), such other areas and any other systems, services, devices and facilities provided or intended for the common use and benefit of the Carpark Area as a whole and not just any particular Carpark Unit and which are (insofar as the same are capable of being identified on plan) for the purposes of identification only shown coloured Yellow on the floor plans annexed to the DMC (certified by or on behalf of the Authorized Person as to the accuracy);
- (b) such areas and facilities of and in the Land and the Development intended for common use and benefit of the Carpark Area as a whole; and
- (c) such other areas and facilities of and in the Land and the Development designated as Carpark Common Areas and Facilities in accordance with the DMC,

but excluding :-

SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

- (i) the Development Common Areas and Facilities and the Residential Common Areas and Facilities; and
- (ii) 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 one particular Owner.

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

Floor	Flat				
	A	B	C	D	E
1/F	1391	1116	1134	1085	-
2/F - 3/F	1315	1092	1105	1016	-
5/F	1315	1092	1105	1018	-
6/F - 12/F and 15/F - 16/F	1315	1092	1105	981	866
17/F	1891	1490	1407	853	-
18/F - 19/F	1883	1490	1407	853	-
20/F	1883	1488	1742	-	-
21/F and 22/F Penthouse	3525	3084	2914	-	-

Remarks : There are no 4/F, 13/F and 14/F in the Development.

3. Terms of years for which the manager of the Development is appointed

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

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

- (a) Each Owner of a Unit shall contribute his due proportion of the total amount assessed under the first part (Development Common Areas and Facilities) of the annual budget which proportion shall be equal to the undivided shares of his Unit divided by the total undivided shares of the Development (excluding the undivided shares allocated to the Common Areas and Facilities);
- (b) Each Owner of a Residential Unit (as defined in the DMC) shall contribute his due proportion of the total amount assessed under the second part (Residential Common Areas and Facilities) of the annual budget which proportion shall be equal to the undivided shares of his Residential Unit divided by the total undivided shares of all Residential Units. Each Owner of a Residential Unit shall also pay a fraction of a percentage (calculated in accordance with the formula set out below) of the total amount assessed under the third part (Carpark Common Areas and Facilities) of the annual budget. The numerator of the said fraction shall be the number of undivided shares of his Residential Unit and the denominator shall be the total undivided shares of all Residential Units.

$$\text{Percentage in sub-clause (b) = } \frac{\text{Number of Visitor Parking Spaces}}{\text{Number of Car Parking Spaces} + (\text{Number of Motor Cycle Parking Spaces} \times 1/5)}$$

5. Basis on which the management fee deposit is fixed

The management fee deposit is equal to three (3) months' monthly management fee and such deposit amount shall be non-refundable but transferable.

6. The area in the Development retained by the Vendor for the Vendor's own use

Not applicable.

Note:

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

SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

發展項目公契擬稿(「公契」)有下述條文：

1. 發展項目的公用部分

「公用地方及設施」指發展項目公用地方及設施、住宅公用地方及設施、停車場公用地方及設施及所有根據副公契訂為公用地方及設施的該等發展項目內的部分及設施。

「發展項目公用地方及設施」指及包括：

- (a) 發展項目綠化地帶(按公契定義闡釋)，發展項目有蓋園林(按公契定義闡釋)及發展項目的外牆部分(不包括屬於住宅樓宇之部分)，並於公契附錄的認可人士確認的立面圖上用綠色顯示；
 - (b) 無阻礙空地(按公契定義闡釋)；
 - (c) 灑水器水箱、維修平台、消防水箱、消防水箱泵房、低壓電掣房、灑水系統泵房、花槽、水及煤氣錶櫃、灑水系統控制閥及消防及灑水器進水口、變壓器房、高壓電掣房、特低電壓房、檢測錶櫃、管道槽、平台(不構成任何單位(按公契定義闡釋)的一部分)、緊急發電機房、發電機排氣管、消防控制板、升降機大堂、升降機控制板、升降機、簷篷鋁覆面、垂直綠化、樓梯、樓梯間，其位置(如果可以在圖則上顯示)，在公契附錄的認可人士確認的樓面平面圖及立面圖上用綠色顯示，僅供識別；
 - (d) 供整個發展項目共同使用與享用的其他於該地段及發展項目內的地方及設施；及
 - (e) 根據公契訂為發展項目公用地方及設施的其他於該地段及發展項目內的地方及設施，
- 但是(如適用)，如果該地段及發展項目內任何部分(不包括住宅樓宇及停車場單位(按公契定義闡釋))：
- (i) 受建築物管理條例第2節列明「公用部分」的定義(a)段所涵蓋；及/或
 - (ii) 屬建築物管理條例第一附表指定的任何部分和受建築物管理條例第2節列明「公用部分」的定義(b)段所涵蓋，

該等部分亦應被視為包括在並構成發展項目公用地方及設施的一部分，但不包括住宅公用地方及設施及停車場公用地方及設施。

「住宅公用地方及設施」指及包括：

- (a) 住宅綠化地帶(按公契定義闡釋)，住宅有蓋園林(按公契定義闡釋)及發展項目住宅樓宇的外牆部分(不包括屬於及發展項目公用地方及設施之部分)，並於公契附錄的認可人士確認的立面圖上用紅色顯示；
- (b) 訪客車位(按公契定義闡釋)、上落客貨處、看更辦公室、公用走廊及升降機大堂(包括在公契附錄的樓面平面圖上用紅色加黑色雙斜線顯示的加闊公用走廊及升降機大堂)、會所(按公契定義闡釋)、有蓋園林、管道槽、消防升降機大堂、平台(不構成任何單位)、梯台、升降機、升降機大堂、升降機機房、升降機井底坑、升降機槽、玻璃天篷、花槽、樓梯、樓梯間、樓梯增壓房、電訊及廣播儀器房、食水及沖廁水運送水箱的泵房、供泳池的濾水機房、垃圾房、垃圾存放及物料回收房、供維修用的公用地方、電錶櫃、水錶櫃、鋼筋混凝土簷篷、玻璃幕牆頂部、冷氣機平台、室外冷氣機件、

樓梯增壓風管槽、建築特徵、簷篷鋁覆面、管道鋁罩，其位置(如果可以在圖則上顯示)在公契附錄的認可人士確認的樓面平面圖及立面圖上用紅色顯示，僅供識別；

- (c) 供整個住宅樓宇共同使用與享用的其他於該地段及發展項目內的地方及設施；及
 - (d) 根據公契訂為住宅公用地方及設施的其他於該地段及發展項目內的地方及設施，
- 但不包括：

- (i) 發展項目公用地方及設施及停車場公用地方及設施；及
- (ii) 發展項目之內供個別業主(按公契定義闡釋)享有獨家權利及特權持有、使用、佔用及享用的地方，以及發展項目之內僅服務任何個別業主的設施。

「停車場公用地方及設施」指及包括：

- (a) 消防升降機大堂、樓梯、車道、斜道、通道地方、供電動車用的電錶房、截油器進艙口、電扇房、排煙口、照明系統、照明導管及裝置、排水渠、照明燈具、灑水系統、管道、管槽、電線、電纜、閥、開關掣及其他將食水或鹹水、污水、氣體、電力、空調及其他物料輸送(不管是否通過管道)至停車場單位(按公契定義闡釋)的設施，以及在發展項目內提供或安裝供所有停車場單位共用及共享而並非僅供任何特定停車場單位使用的其他地方及系統、服務設施、裝置及設施，其位置(如可以在圖則上顯示)在公契附錄的認可人士確認的樓面平面圖上用黃色顯示，僅供識別；
 - (b) 供整個停車場共同使用與享用的其他於該地段及發展項目內的地方及設施；及
 - (c) 根據公契訂為停車場公用地方及設施的其他於該地段及發展項目內的地方及設施，
- 但不包括：
- (i) 發展項目公用地方及設施及住宅公用地方及設施；及
 - (ii) 發展項目之內供個別業主享有獨家權利及特權持有、使用、佔用及享用的地方，以及發展項目之內僅服務任何個別業主的設施。

2. 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	單位				
	A	B	C	D	E
1樓	1391	1116	1134	1085	-
2樓至3樓	1315	1092	1105	1016	-
5樓	1315	1092	1105	1018	-
6樓至12樓及15樓至16樓	1315	1092	1105	981	866
17樓	1891	1490	1407	853	-
18樓至19樓	1883	1490	1407	853	-
20樓	1883	1488	1742	-	-
21樓及22樓頂層	3525	3084	2914	-	-

附註：發展項目沒有4樓、13樓及14樓。

SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

3. 有關發展項目的管理人的委任年期

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

4. 管理開支按甚麼基準在發展項目中的住宅物業擁有人之間分擔

- (a) 每個單位業主須按照其合適比例分擔年度預算第一部分(發展項目公用地方及設施)所評估的總額，該比例相等於他的單位的不分割份數除與發展項目的總不分割份數(不包括公用地方及設施的不分割份數)。
- (b) 每個住宅單位(按公契定義闡釋) 業主須按照其合適比例分擔年度預算第二部分(住宅公用地方及設施)所評估的總額，該比例相等於他的住宅單位的不分割份數除與所有住宅單位的總不分割份數。每個住宅單位的業主還須支付年度預算第三部份(停車場公用地方及設施)評估總額的一個百分率(根據下列公式計算)之一部分。該部分的分子為他作為業主的住宅單位的不分割份數，分母則為所有住宅單位的總不分割份數。

$$(b) \text{ 分條所述的百分率} = \frac{\text{訪客車位的數目}}{\text{車位的數目} + (\text{電單車車位的數目} \times 1/5)}$$

5. 計算管理費按金的基準

管理費按金相等於 3 個月的管理開支的分擔款項，該按金不可退還，但可轉讓。

6. 賣方在發展項目中保留作自用的範圍

不適用。

備註：

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

SUMMARY OF LAND GRANT 批地文件的摘要

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

The Development is constructed on The Remaining Portion of Sub-Section 2 of Section B of Inland Lot No. 1216 (the "Land").

2. Term of years under the lease

The lease term granted under the Government Lease of Inland Lot No. 1216 dated 14 December 1889 is 999 years from 25 June 1862.

3. User restrictions applicable to the Land

The Government Lease of Inland Lot No. 1216 contains the restrictions on the trade or business of a Brazier, Slaughterman, Soap-maker, Sugar-baker, Fellmonger, Melter of tallow, Oilman, Butcher, Distiller, Victualler or Tavern Keeper, Blacksmith, Nightman, Scavenger, or any other noisy, noisome or offensive trade or business whatsoever.

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

Not Applicable.

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

Under the terms and conditions of the Government Lease of Inland Lot No. 1216, the owners shall during its term at 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, and all the walls, rails, lights, pavements, privies, sinks, drains and watercourses thereunto belonging and which shall in any wise belong or appertain unto the same in by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever, the whole to be done to the satisfaction of the Government.

6. Lease conditions that are onerous to a purchaser

Under the terms and conditions of the Government Lease of Inland Lot No. 1216, the owners shall and will during the term of the Government Lease, 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 Inland Lot No. 1216 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 Her Majesty, Her Heirs, Successors, or Assigns.

1. 發展項目所位於的土地的地段編號

發展項目建於內地段第 1216 號 B 分段第 2 小分段餘段（下稱為「該土地」）。

2. 有關租契規定的年期

日期為 1889 年 12 月 14 日的內地段第 1216 號的政府租契批出的年期為自 1862 年 6 月 25 日起計 999 年。

3. 適用於該土地的用途限制

內地段第 1216 號的政府租契有以下行業或業務的限制：黃銅匠、屠夫、製皂商、製糖商、皮革商、溶脂商、油商、肉商、釀酒商、食物供應或客棧旅舍、鐵匠、清糞商、清潔街道者，或任何其他嘈雜、惡臭或厭惡性行業或業務。

4. 按規定須興建並提供予政府或公眾使用的設施

不適用。

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

根據內地段第 1216 號的政府租契的條款和條件，擁有人須於該租期內作出一切所需及必要的修理、清潔及改動，妥善和充分地修理、維持、支持、維護、鋪蓋、清洗、洗刷、清潔、騰空、改動及保持任何時間在該地段之上的宅院或樓宇、及其他的架設物及建築物，以及所屬或附屬的一切牆壁、圍欄、燈具、行人路、盥洗室、洗滌槽、排水溝和水道，且全部須以政府滿意的方式完成，所有適當費用及收費均由擁有人承擔。

6. 對買方造成負擔的租用條件

根據內地段第 1216 號的政府租契的條款和條件，擁有人須於政府租契的租期內在必要時承擔、支付及備款支付建造、興建、維修及修改位於或屬於內地段第 1216 號或其任何部分或其所需而與附近或毗連其他物業共用的所有或任何道路、行人路、渠道、圍欄及共用牆、通風道、私人或公共排污渠及排水渠的費用和收費的合理份額和比例，而該比例由女皇陛下、其繼承人、繼任人或受讓人的測量師訂定和確定。

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

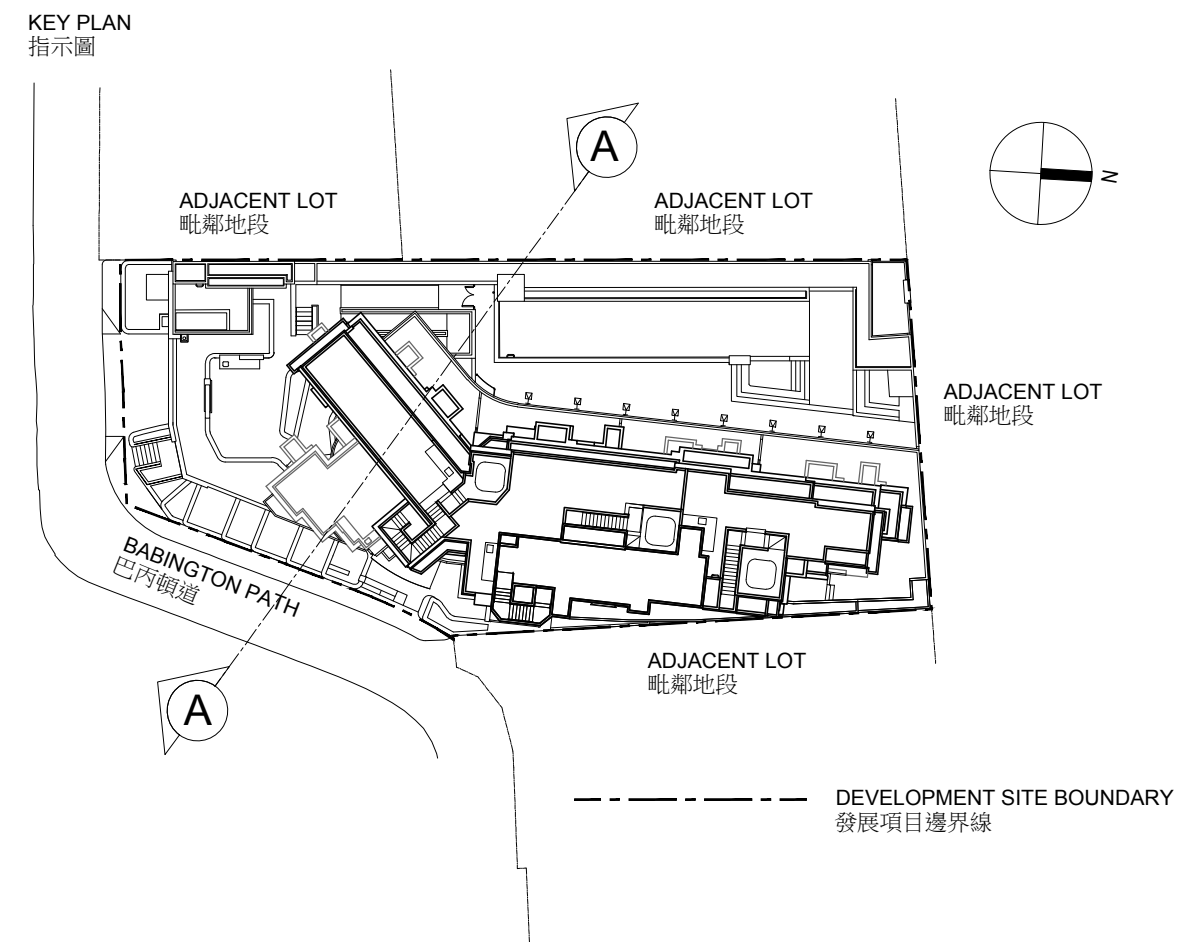
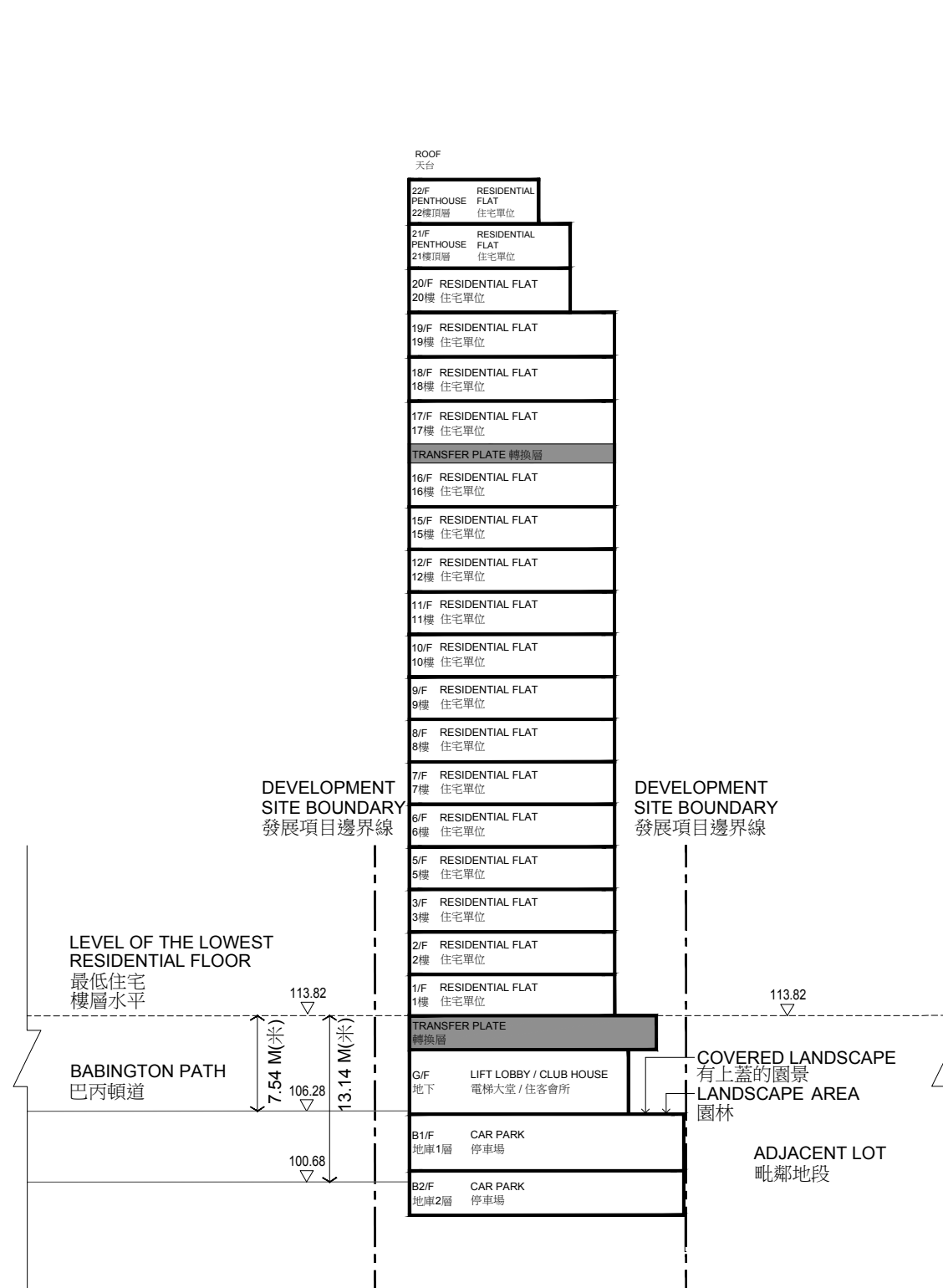
Facilities that are required under the land grant to be constructed and provided for the Government, or for public use. 根據批地文件規定須興建並提供予政府或供公眾使用的設施。	Not applicable 不適用
Facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development. 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的設施。	Not applicable 不適用
Open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development. 根據批地文件規定須由該項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的休憩用地。	Not applicable 不適用
Any part of the land (on which the Development is situated) that is dedicated to the public for the purposes of section 22(1) of the Building (Planning) Regulations (Cap. 123 sub. Leg. F). 該項目所位於的土地中為施行《建築物(規劃)規例》(第123章，附屬法例F)第22(1)條而撥供公眾用途的任何部分。	Not applicable 不適用

WARNING TO PURCHASERS 對買方的警告

- (a) The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
- (b) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
- (c) If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser,
- (i) that firm may not be able to protect the purchaser's interests; and
 - (ii) the purchaser may have to instruct a separate firm of solicitors; and
 - (iii) in the case of paragraph (c)(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.
- (a) 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。
- (b) 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
- (c) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突—
- (i) 該律師事務所可能不能夠保障買方的利益；及
 - (ii) 買方可能要聘用一間獨立的律師事務所；及
 - (iii) 如屬(c)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

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

CROSS SECTION PLAN A-A 橫截面圖 A-A



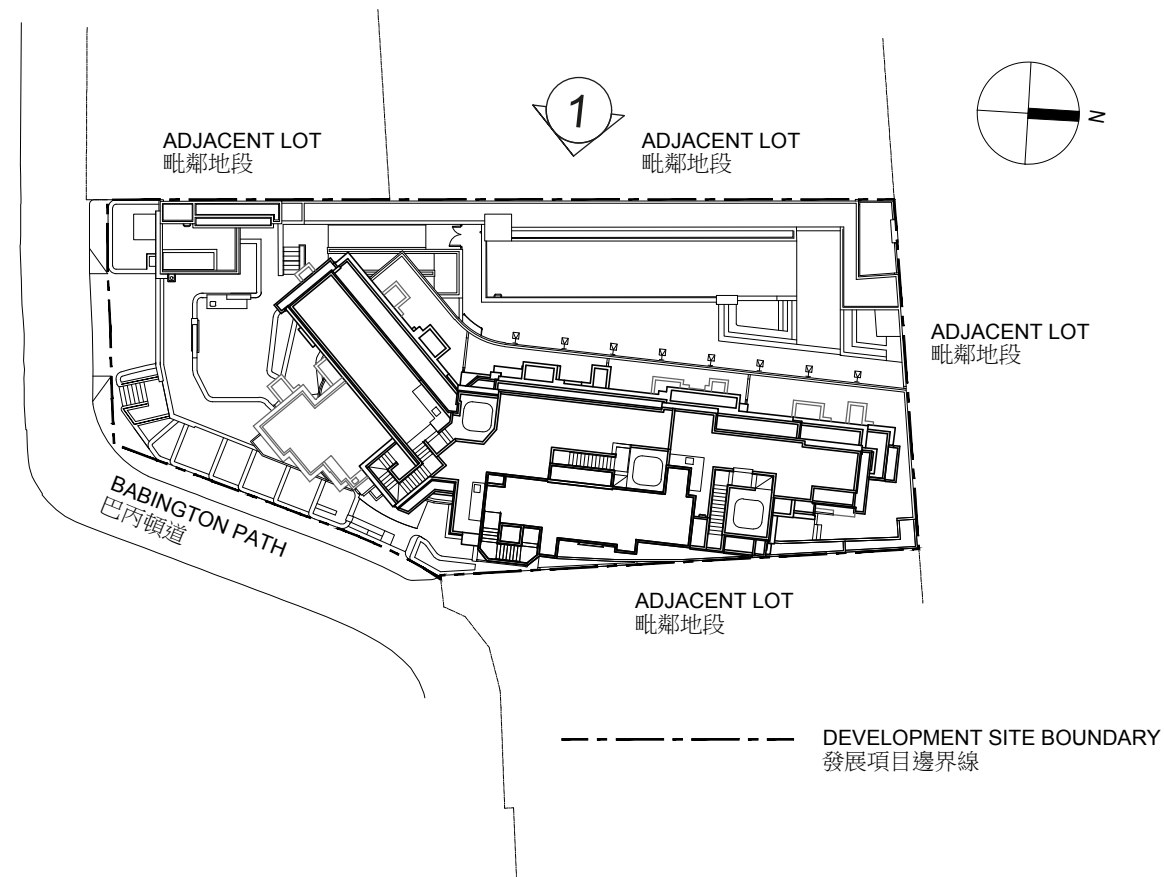
1. The part of Babington Path adjacent to the building is 100.68 to 106.28 metres above Hong Kong Principal Datum.
2. Dotted line (-----) denotes the lowest residential floor.
3. ▽ denotes height (in metre) above the Hong Kong Principal Datum.

1. 毗連建築物的一段巴丙頓道為香港主水平基準以上100.68至106.28米。
2. 虛線 (-----) 為最低住宅樓層水平。
3. ▽ 代表香港主水平基準以上的高度 (米)。

ELEVATION 1
立面1



KEY PLAN
指示圖



Authorized Person for the Development certified that the elevation shown on this plan:

- a. is prepared on the basis of the approved building plans for the Development as of 13 October 2017; and
- b. is in general accordance with the outward appearance of the Development.

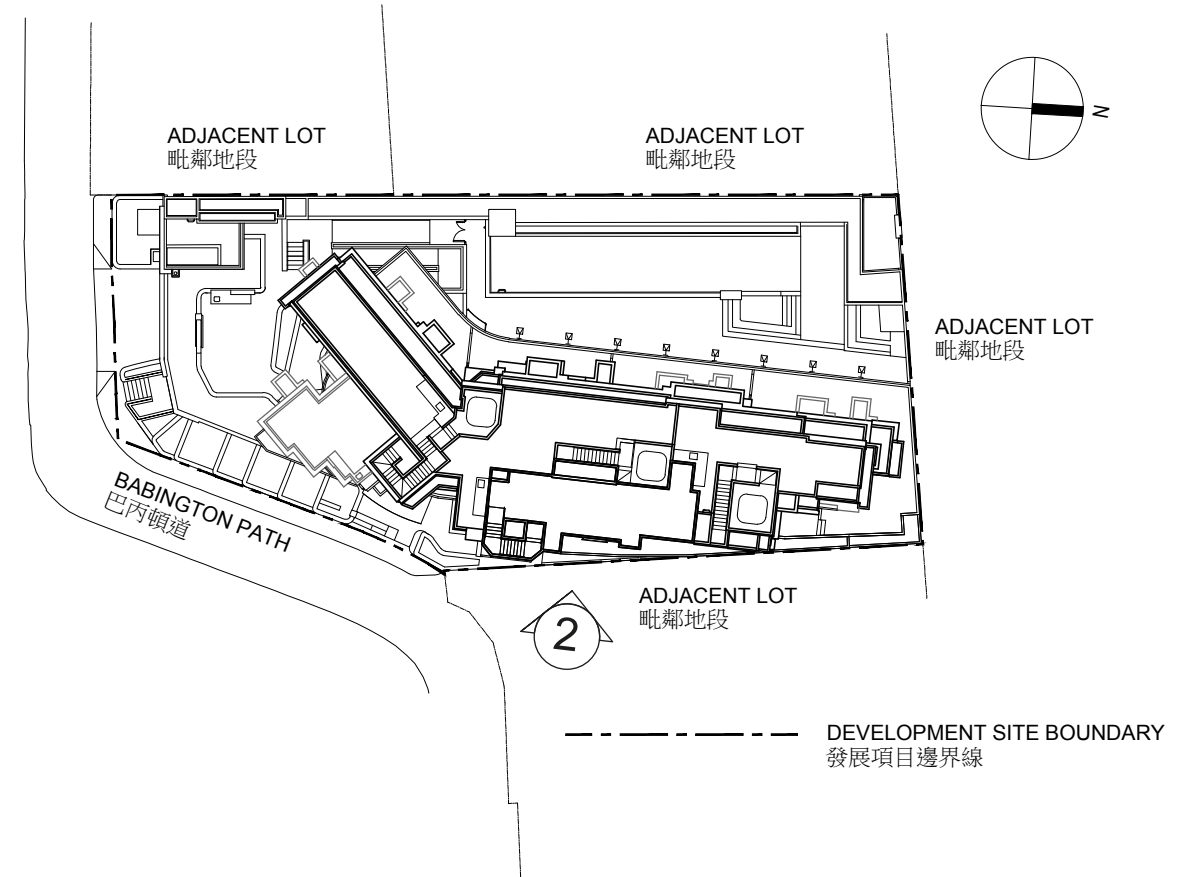
發展項目的認可人士證明本圖顯示的立面：

- a. 以2017年10月13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。

ELEVATION 2
立面2



KEY PLAN
指示圖



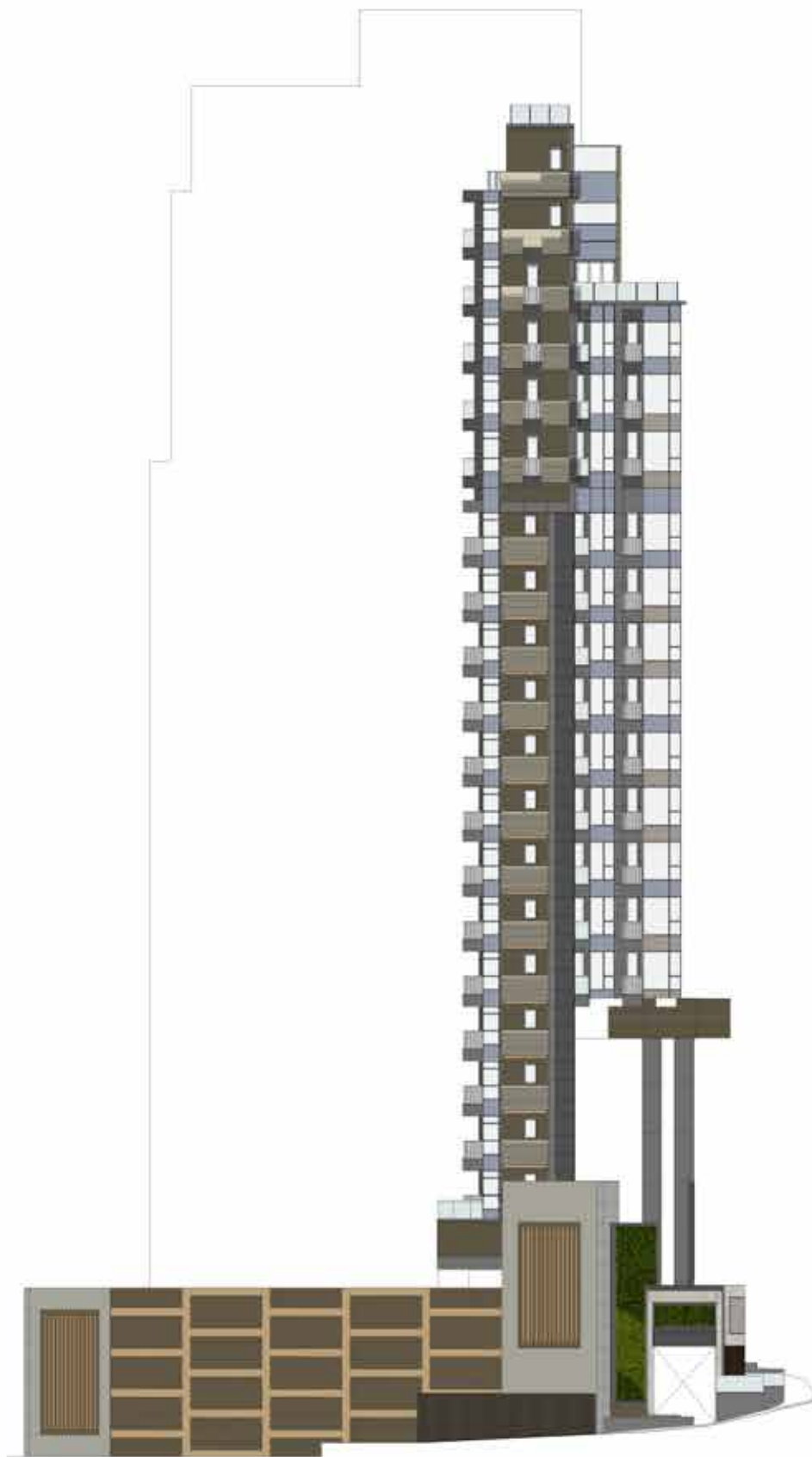
Authorized Person for the Development certified that the elevation shown on this plan:

- a. is prepared on the basis of the approved building plans for the Development as of 13 October 2017; and
- b. is in general accordance with the outward appearance of the Development.

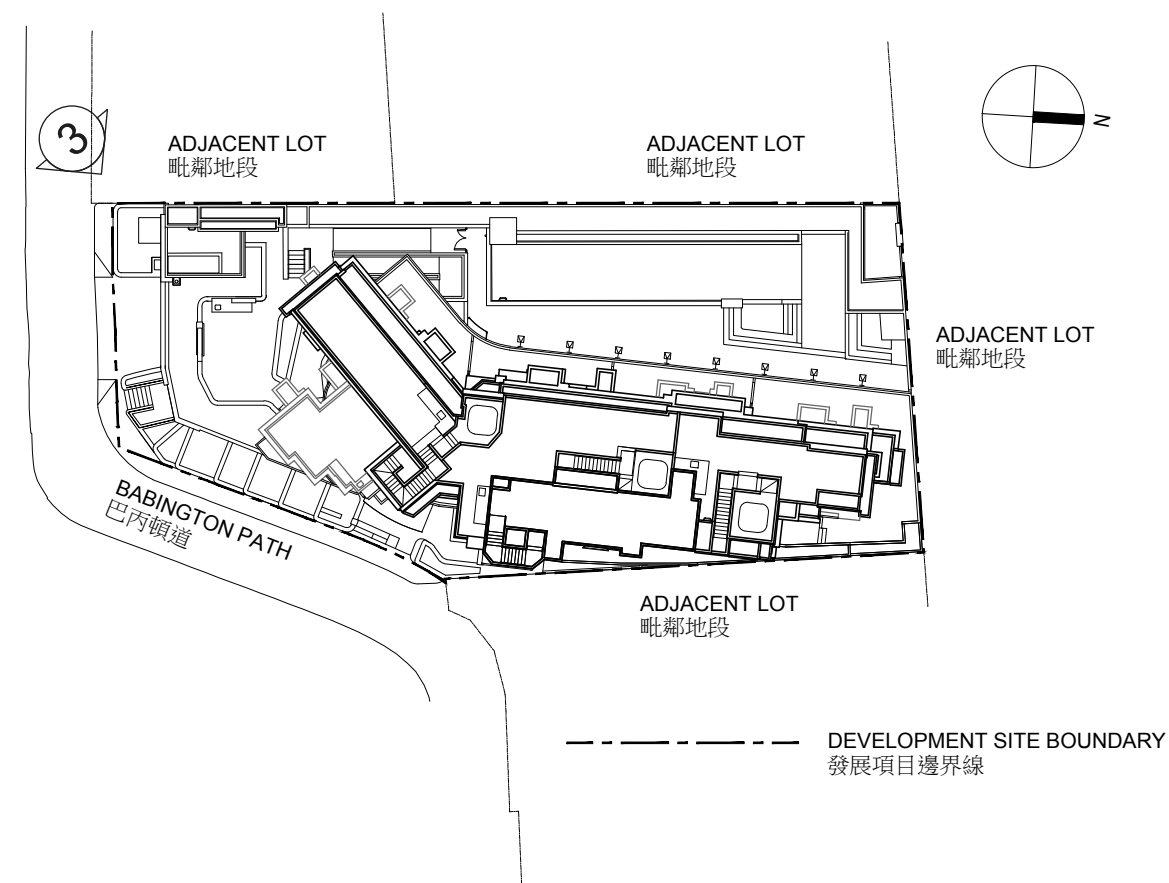
發展項目的認可人士證明本圖顯示的立面：

- a. 以2017年10月13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。

ELEVATION 3
立面3



KEY PLAN
指示圖



Authorized Person for the Development certified that the elevation shown on this plan:

- a. is prepared on the basis of the approved building plans for the Development as of 31 March 2017; and
- b. is in general accordance with the outward appearance of the Development.

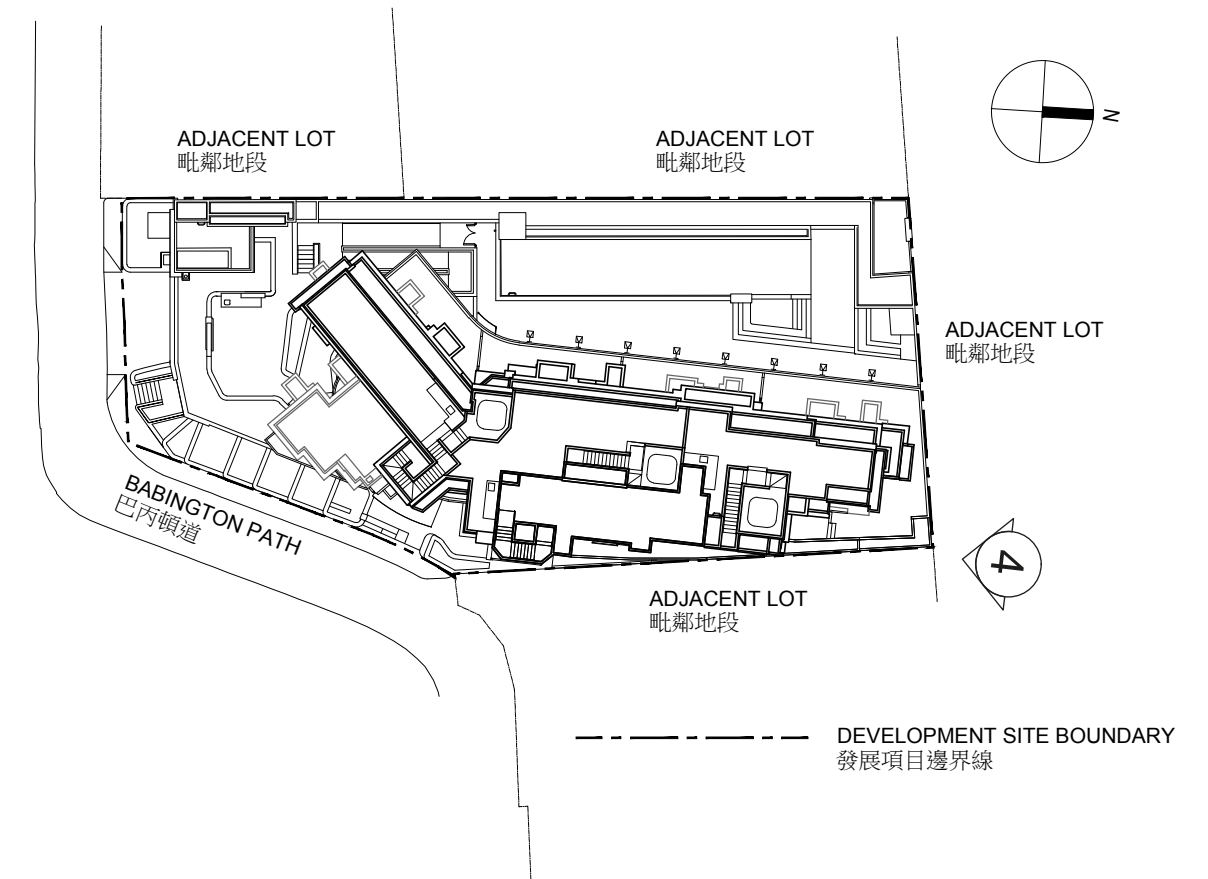
發展項目的認可人士證明本圖顯示的立面：

- a. 以2017年3月31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。

ELEVATION 4
立面4



KEY PLAN
指示圖



Authorized Person for the Development certified that the elevation shown on this plan:

- a. is prepared on the basis of the approved building plans for the Development as of 31 March 2017; and
- b. is 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2017年3月31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。

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

Description 描述		Covered 有蓋	Uncovered 露天	Total Area 總面積
Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所(包括任何供住客使用的康樂設施)	sq. ft. 平方呎	3,280	-	3,280
	sq. m. 平方米	304.730	-	304.730
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方(不論是稱為公用空中花園或有其他名稱)	sq. ft. 平方呎	-	-	-
	sq. m. 平方米	-	-	-
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方(不論是稱為有蓋及園景的遊樂場或有其他名稱)	sq. ft. 平方呎	1,032	5,074	6,106
	sq. m. 平方米	95.841	471.421	567.262

Note: Areas in square metres as specified above are based on the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest integer.
備註: 上述所列以平方米顯示之面積乃依據最近的經批准的建築圖則。以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。

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

1. A copy of the outline zoning plan relating to the development is available at www.ozp.tpb.gov.hk.
 2. A copy of the latest draft of every deed of mutual covenant as at the date on which the residential property is offered to be sold is available for inspection at the place at which the residential property is offered to be sold.
 3. The inspection is free of charge.
1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為www.ozp.tpb.gov.hk。
 2. 關於住宅物業的每一公契在將住宅物業提供出售的日期的最新擬稿存放在住宅物業的售樓處，以供閱覽。
 3. 無須為閱覽付費。

1. EXTERIOR FINISHES

Item		Description			
(a)	External Wall	Type of finishes	Tower	Curtain wall, aluminium window, aluminium cladding and tiles	
			Transfer plate	Aluminium cladding, tiles and stone cladding	
(b)	Window	Material of frame	Aluminium frame in fluorocarbon coating		
		Material of glass	Location	Material	Applicable Flats
			Living Room/ Dining Room	Clear insulated-glass-unit (IGU) and clear monolithic glass	◆ Flat D, 2/F – 3/F
				Clear IGU	◆ All other flats
			Bedroom	Clear IGU and obscure laminated glass	◆ Flat D, 1/F – 3/F, 5/F – 12/F and 15/F – 16/F
				Obscure laminated glass	◆ Flat A, 21/F and 22/F Penthouse
				Clear IGU	◆ All other flats
			Kitchen	Clear monolithic glass	◆ Flat A, 17/F – 20/F ◆ Flat C, 20/F ◆ Flat A, 21/F and 22/F Penthouse
				Clear IGU	◆ All other flats
			Open Kitchen	Clear IGU	◆ Flat A, 1/F – 3/F, 5/F – 12/F and 15/F – 16/F
				Clear monolithic glass	◆ Flat E, 6/F – 12/F and 15/F – 16/F
			Bathroom	Obscure IGU	◆ Flat A, 1/F – 3/F, 5/F – 12/F and 15/F – 16/F ◆ Flat A, B & C, 21/F and 22/F Penthouse
Obscure laminated glass	◆ All other flats with bathrooms installed with window				

1. 外部裝修物料

項目		描述			
(a)	外牆	裝修物料的類型	住宅大樓	玻璃幕牆、鋁窗、鋁板及瓷磚	
			轉換層	鋁板、瓷磚及石牆	
(b)	窗	框的用料	氟碳塗層鋁框		
		玻璃的用料	位置	用料	適用單位
			客廳/飯廳	雙層中空清玻璃及單片清玻璃	◆ 2樓至3樓D單位
				雙層中空清玻璃	◆ 其餘所有單位
			睡房	雙層中空清玻璃及夾膠半透明玻璃	◆ 1樓至3樓、5樓至12樓及15樓至16樓D單位
				夾膠半透明玻璃	◆ 21樓及22樓頂層A單位
				雙層中空清玻璃	◆ 其餘所有單位
			廚房	單片清玻璃	◆ 17樓至20樓A單位 ◆ 20樓C單位 ◆ 21樓及22樓頂層A單位
				雙層中空清玻璃	◆ 其餘所有單位
			開放式廚房	雙層中空清玻璃	◆ 1樓至3樓、5樓至12樓及15樓至16樓A單位
				單片清玻璃	◆ 6樓至12樓及15樓至16樓E單位
			浴室	雙層中空半透明玻璃	◆ 1樓至3樓、5樓至12樓及15樓至16樓A單位 ◆ 21樓及22樓頂層A、B及C單位
夾膠半透明玻璃	◆ 其餘有窗浴室之單位				

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。

1. EXTERIOR FINISHES

Item		Description						
(b)	Window	Material of glass	Location	Material	Applicable Flats			
			Store Room	Clear IGU	◆ Flat A, 1/F – 3/F, 5/F – 12/F and 15/F – 16/F			
				Clear IGU and Obscure laminated glass	◆ Flat C, 21/F and 22/F Penthouse			
				Clear monolithic glass	◆ Flat A, 17/F – 20/F ◆ Flat A, 21/F and 22/F Penthouse			
			Lavatory	Obscure IGU	◆ Flat C, 21/F and 22/F Penthouse			
				Obscure laminated glass	◆ Flat A, 21/F and 22/F Penthouse			
				Obscure monolithic glass	◆ Flat A, 17/F – 20/F ◆ Flat A, 21/F and 22/F Penthouse			
			(c)	Bay Window	Material	Not applicable		
					Window sill finishes	Not applicable		
(d)	Planter	Type of finishes	Natural stone and tiles (only for Flat D, 1/F)					
(e)	Verandah or balcony	Type of finishes	(1) Balcony					
			Location	Material	Applicable Flats			
			Floor	Natural stone	◆ All flats			
			Wall	Aluminium cladding & tiles	◆ Flat E, 6/F – 12/F and 15/F – 16/F ◆ Flat D, 17/F – 19/F			
				Aluminium cladding	◆ All other flats			
			Ceiling	Aluminium cladding	◆ All flats			
			Balustrade	Stainless steel frame with clear glass	◆ All flats			
			(2) Verandah : Not applicable					

1. 外部裝修物料

項目		描述						
(b)	窗	玻璃的用料	位置	用料	適用單位			
			儲物房	雙層中空清玻璃	◆ 1樓至3樓、5樓至12樓及15樓至16樓A單位			
				雙層中空清玻璃及夾膠半透明玻璃	◆ 21樓及22樓頂層C單位			
				單片清玻璃	◆ 17樓至20樓A單位 ◆ 21樓及22樓頂層A單位			
			洗手間	雙層中空半透明玻璃	◆ 21樓及22樓頂層C單位			
				夾膠半透明玻璃	◆ 21樓及22樓頂層A單位			
				單片半透明玻璃	◆ 17樓至20樓A單位 ◆ 21樓及22樓頂層A單位			
			(c)	窗台	用料	不適用		
					窗台板的裝飾物料	不適用		
(d)	花槽	裝修物料的類型	天然石材及瓷磚 (只供1樓D單位)					
(e)	陽台或露台	裝修物料的類型	(1) 露台					
			位置	用料	適用單位			
			地板	天然石材	◆ 所有單位			
			牆壁	鋁板及瓷磚	◆ 6樓至12樓及15樓至16樓E單位 ◆ 17樓至19樓D單位			
				鋁板	◆ 其餘所有單位			
			天花板	鋁板	◆ 所有單位			
			圍欄	不銹鋼框清玻璃	◆ 所有單位			
			(2) 陽台: 不適用					

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

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

1. EXTERIOR FINISHES

Item		Description	
(e)	Verandah or balcony	Whether it is covered	(1) Balcony : Covered (2) Verandah : Not applicable
(f)	Drying facilities for clothing	Type and material	Not applicable

2. INTERIOR FINISHES

Item		Description					
(a)	Lobby	Type of finishes	Wall	Floor	Ceiling		
		Main entrance lobby ♦ G/F	Natural stone, tiles, aluminium, stainless steel and glass	Natural stone	Plaster board suspended ceiling with emulsion paint finish, glass and stainless steel		
		Typical floor lift lobbies ♦ 1/F-3/F, 5/F-12/F and 15/F-21/F	Timber veneer, stainless steel, glass, aluminium and plastic laminate	Tiles	Plaster board suspended ceiling with emulsion paint finish and timber veneer (1/F – 3/F, 5/F – 12/F and 15/F – 16/F) and stainless steel (17/F – 21/F Penthouse).		
(b)	Internal wall and ceiling	Type of finishes	Wall	Ceiling			
		Living room / dining room (Exposed Surfaces)	Plastered with emulsion paint The following flats are provided with wooden cabinets:-	Plastered with emulsion paint and plaster board suspended ceiling finished with emulsion paint			
				Floor	Flat		
				1/F-3/F and 5/F	A & D		
				6/F-12/F and 15/F-16/F	A, D & E		
		17/F-19/F	D				
Living room / dining room (Unexposed Surfaces)	Concrete surface and brick work surface	Concrete surface					
Bedroom (Exposed Surfaces)	Plastered with emulsion paint	Plastered with emulsion paint and plaster board suspended ceiling finished with emulsion paint					
Bedroom (Unexposed Surfaces)	Concrete surface and brick work surface	Concrete surface					

1. 外部裝修物料

項目		描述	
(e)	陽台或露台	是否有蓋	(1) 露台:有蓋 (2) 陽台:不適用
(f)	乾衣設施	類型及用料	不適用

2. 室內裝修物料

項目		描述			
(a)	大堂	裝修物料的類型	牆壁	地板	天花板
		住宅大堂 ♦ 地下	天然石材、瓷磚、鋁材、不銹鋼材及玻璃	天然石材	石膏板懸吊天花髹上乳膠漆、玻璃及不銹鋼材
		各層電梯大堂 ♦ 1樓至3樓、5樓至12樓及15樓至21樓	木皮、不銹鋼材、玻璃、鋁材及膠板	瓷磚	石膏板懸吊天花髹上乳膠漆及木皮(1樓至3樓、5樓至12樓及15樓至16樓)及不銹鋼材(17樓至21樓頂層)
(b)	牆及天花板	裝修物料的類型	牆壁	天花板	
		客廳/飯廳(外露表面)	批盪並髹上乳膠漆		批盪並髹上乳膠漆及石膏板懸吊天花髹上乳膠漆
			以下單位將配置木櫃:		
			樓層	單位	
			1樓至3樓及5樓	A及D	
		6樓至12樓及15樓至16樓	A、D及E		
17樓至19樓	D				
客廳/飯廳(不外露表面)	混凝土面及磚牆面	混凝土面			
睡房(外露表面)	批盪並髹上乳膠漆	批盪並髹上乳膠漆及石膏板懸吊天花髹上乳膠漆			
睡房(不外露表面)	混凝土面及磚牆面	混凝土面			

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2. INTERIOR FINISHES

Item		Description																				
(c)	Internal floor	Material	Floor	Skirting																		
		Living room / dining room	(1) Engineered timber floor and reconstituted stone border at doorway leading to balcony, utility platform and flat roof in the following flats (if applicable): <table border="1"> <thead> <tr> <th>Floor</th> <th>Flat</th> </tr> </thead> <tbody> <tr> <td>1/F-3/F, 5/F-12/F and 15/F-19/F</td> <td>A, B & C</td> </tr> <tr> <td>20/F</td> <td>A & B</td> </tr> </tbody> </table> (2) Tiles in the following flats: <table border="1"> <thead> <tr> <th>Floor</th> <th>Flat</th> </tr> </thead> <tbody> <tr> <td>1/F-3/F, 5/F-12/F and 15/F-19/F</td> <td>D</td> </tr> <tr> <td>6/F-12/F and 15/F-16/F</td> <td>E</td> </tr> <tr> <td>1/F-3/F, 5/F-12/F and 15/F-16/F</td> <td>A Near entrance</td> </tr> </tbody> </table> (3) Natural stone in the following flats: <table border="1"> <thead> <tr> <th>Floor</th> <th>Flat</th> </tr> </thead> <tbody> <tr> <td>20/F</td> <td>C</td> </tr> <tr> <td>21/F and 22/F Penthouse</td> <td>A, B & C</td> </tr> </tbody> </table>	Floor	Flat	1/F-3/F, 5/F-12/F and 15/F-19/F	A, B & C	20/F	A & B	Floor	Flat	1/F-3/F, 5/F-12/F and 15/F-19/F	D	6/F-12/F and 15/F-16/F	E	1/F-3/F, 5/F-12/F and 15/F-16/F	A Near entrance	Floor	Flat	20/F	C	21/F and 22/F Penthouse
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Floor	Flat																					
20/F	C																					
21/F and 22/F Penthouse	A, B & C																					
	Bedroom	Engineered timber floor and reconstituted stone border at doorway leading to balcony, utility platform and flat roof (if applicable).																				

2. 室內裝修物料

項目		描述																				
(c)	內部地板	用料	地板	牆腳綫																		
		客廳/飯廳	(1) 以下單位鋪砌複合木地板並在通往露台、工作平台及平台的門戶（如有）以人造石材圍邊： <table border="1"> <thead> <tr> <th>樓層</th> <th>單位</th> </tr> </thead> <tbody> <tr> <td>1 樓至 3 樓、5 樓至 12 樓及 15 樓至 19 樓</td> <td>A、B 及 C</td> </tr> <tr> <td>20 樓</td> <td>A 及 B</td> </tr> </tbody> </table> (2) 以下單位鋪砌瓷磚： <table border="1"> <thead> <tr> <th>樓層</th> <th>單位</th> </tr> </thead> <tbody> <tr> <td>1 樓至 3 樓、5 樓至 12 樓及 15 樓至 19 樓</td> <td>D</td> </tr> <tr> <td>6 樓至 12 樓及 15 樓至 16 樓</td> <td>E</td> </tr> <tr> <td>1 樓至 3 樓、5 樓至 12 樓及 15 樓至 16 樓</td> <td>A 近門口</td> </tr> </tbody> </table> (3) 以下單位鋪砌天然石材： <table border="1"> <thead> <tr> <th>樓層</th> <th>單位</th> </tr> </thead> <tbody> <tr> <td>20 樓</td> <td>C</td> </tr> <tr> <td>21 樓及 22 樓頂層</td> <td>A、B 及 C</td> </tr> </tbody> </table>	樓層	單位	1 樓至 3 樓、5 樓至 12 樓及 15 樓至 19 樓	A、B 及 C	20 樓	A 及 B	樓層	單位	1 樓至 3 樓、5 樓至 12 樓及 15 樓至 19 樓	D	6 樓至 12 樓及 15 樓至 16 樓	E	1 樓至 3 樓、5 樓至 12 樓及 15 樓至 16 樓	A 近門口	樓層	單位	20 樓	C	21 樓及 22 樓頂層
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21 樓及 22 樓頂層	A、B 及 C																					
	睡房	複合木地板並在通往露台、工作平台及平台的門戶（如有）以人造石材圍邊。																				

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2. INTERIOR FINISHES

Item		Description						
(d)	Bathroom	Type of finishes	Wall	Floor	Ceiling			
		Exposed Surfaces	Natural stone and glass run up to false ceiling level	Natural stone	Plaster board suspended ceiling with emulsion paint finish and aluminium ceiling			
		Unexposed Surfaces	Wall behind mirror cabinet are concrete surface and brick work surface. Wall behind vanity cabinet without back panel finished with tiles	Tiles	Concrete surface			
(e)	Kitchen	Type of finishes	Wall	Floor	Ceiling	Cooking Bench		
		Exposed Surfaces	Tiles and glass run up to false ceiling level	Tiles	Plaster board suspended ceiling with emulsion paint finish and aluminium false ceiling	Reconstituted stone		
		Exposed Surfaces					◆ All flats of 1F-3/F, 5/F-12/F, 15/F-16/F ◆ Flat D, 17/F-19/F	
		Exposed Surfaces	Natural stone and glass run up to false ceiling level	Natural stone				
		Exposed Surfaces						◆ Flat A, B & C, 17/F-19/F ◆ Flat A & B, 20/F
		Exposed Surfaces						◆ Flat C, 20/F ◆ Flat C, 21/F and 22/F Penthouse
Exposed Surfaces	◆ Flat A & B, 21/F and 22/F Penthouse				Natural stone and reconstituted stone			
Unexposed Surfaces	Wall behind hanging cabinet finished with tiles. Wall behind floor cabinet and refrigerator finished with tiles.	Tiles	Concrete Surface	Not applicable				

2. 室內裝修物料

項目		描述				
(d)	浴室	裝修物料的類型	牆壁	地板	天花板	
		外露表面	天然石材及鏡至假天花高度	天然石材	石膏板懸吊天花 髹上乳膠漆及鋁天花	
		不外露表面	鏡櫃背面牆身為混凝土面及磚牆面。沒有背板的面盆櫃背牆身鋪砌瓷磚。	瓷磚	混凝土面	
(e)	廚房	裝修物料的類型	牆壁	地板	天花板	灶台
		外露表面	瓷磚及玻璃至假天花高度	瓷磚	石膏板懸吊天花髹上乳膠漆及鋁質假天花	人造石材
		◆ 1樓至3樓、5樓至12樓及15樓至16樓所有單位 ◆ 17樓至19樓D單位				
		外露表面	天然石材及玻璃至假天花高度	天然石材		人造石材
		◆ 17樓至19樓A、B及C單位 ◆ 20樓A及B單位				
◆ 20樓C單位 ◆ 21樓及22樓頂層C單位						
外露表面	吊櫃背面牆身鋪砌瓷磚。地櫃及雪櫃背之牆身鋪砌瓷磚。	瓷磚	混凝土面	不適用		
◆ 21樓及22樓頂層A及B單位						

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。

3. INTERIOR FITTINGS

Item		Description			
(a)	Doors	Material	Finishes	Accessories	
	Flat main entrance door ◆ 22/F exit door ◆ Flat A, B & C, 21/F and 22/F Penthouse	Solid core timber door	Timber veneer	Lockset, door closer, smoke seal, door stopper and eye viewer	
	Bedroom door	Solid core timber door	Timber veneer	Lockset and door stopper	
	Open kitchen door ◆ Flat A, 1/F-3/F, 5/F-12/F and 15/F-16/F ◆ Flat C, 20/F	Glass door in stainless steel frame	Clear glass	Door handle	
	Kitchen door ◆ All flats except the flats below	Glazed solid core timber door	Timber veneer and fire rated glass	Door handle, door closer, smoke seal and door stopper	
	Kitchen door ◆ Flat A & B, 21/F and 22/F Penthouse	Glass door in stainless steel frame	Clear fire rated glass	Door handle, door closer, smoke seal and door stopper	
	Kitchen door ◆ Flat C, 21/F and 22/F Penthouse	Glass door in stainless steel frame	Clear glass	Door handle and door stopper	
	Bathroom door	Solid core timber door (louvre door for bathroom without window and 1 glazed timber door for bathroom with 2 doors)	Timber veneer, plastic laminate and obscure glass (only installed to glazed timber door)	Lockset and door stopper	
	Store room door ◆ Flat A, 1/F-3/F, 5/F-12/F and 15/F-16/F	Solid core timber door	Timber veneer	Lockset and door stopper	
	Store room door ◆ Flat B & C, 17/F-19/F ◆ Flat B, 20/F ◆ Flat B & C, 21/F and 22/F Penthouse	Solid core timber door	Timber veneer, plastic laminate	Lockset and door stopper	
	Store room door ◆ Flat A, 17/F-19/F ◆ Flat A & C, 20/F ◆ Flat A, 21/F and 22/F Penthouse	Louvre door	Timber veneer, plastic laminate	Lockset and door stopper	
	Store room 1 door ◆ Flat C, 21/F and 22/F Penthouse	Solid core timber door	Mirror and plastic laminate	Lockset door closer and door stopper	
	Lavatory 1 door ◆ Flat A, B & C, 17/F-20/F Lavatory 2 door ◆ Flat A, B & C, 21/F and 22/F Penthouse	Glass door in aluminium frame	Obscure glass	Lockset	

2. 室內裝置

項目		描述			
(a)	門	用料	修飾物料	配件	
	單位大門 ◆ 22樓的後門 ◆ 21樓及22樓頂層A、B及C單位	實心木門	木皮	門鎖、氣鼓、防煙條、門擋及防盜眼	
	睡房門	實心木門	木皮	門鎖及門擋	
	開放式廚房門 ◆ 1樓至3樓、5樓至12樓及15樓至16樓A單位 ◆ 20樓C單位	不銹鋼框玻璃門	清玻璃	門把手	
	廚房門 ◆ 除下列單位外其餘所有單位	配有玻璃的實心木門	木皮及防火玻璃	門把手、氣鼓、防煙條及門擋	
	廚房門 ◆ 21樓及22樓頂層A及B單位	不銹鋼框玻璃門	防火清玻璃	門把手、氣鼓、防煙條及門擋	
	廚房門 ◆ 21樓及22樓頂層C單位	不銹鋼框玻璃門	清玻璃	門把手及門擋	
	浴室門	實心木門（如浴室沒有窗配置百葉門及如浴室有兩扇門其中一隻配有玻璃木門）	木皮、膠板及半透光玻璃（只裝配於玻璃木門）	門鎖及門擋	
	儲物房門 ◆ 1樓至3樓、5樓至12樓及15樓至16樓A單位	實心木門	木皮	門鎖及門擋	
	儲物房門 ◆ 17樓至19樓B及C單位 ◆ 20樓B單位 ◆ 21樓及22樓頂層B及C單位	實心木門	木皮及膠板	門鎖及門擋	
	儲物房門 ◆ 17樓至19樓A單位 ◆ 20樓A及C單位 ◆ 21樓及22樓頂層A單位	百葉門	木皮及膠板	門鎖及門擋	
	儲物房1門 ◆ 21樓及22樓頂層C單位	實心木門	鏡及膠板	門鎖、氣鼓及門擋	
	洗手間1門 ◆ 17樓至20樓A、B及C單位 洗手間2門 ◆ 21樓及22樓頂層A、B及C單位	鋁框玻璃門	半透光玻璃	門鎖	

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3. INTERIOR FITTINGS

Item		Description			
(a)	Doors		Material	Finishes	Accessories
		Lavatory 1 door ♦ Flat A, B & C, 21/F and 22/F Penthouse	Solid core timber door with louvre	Timber veneer and plastic laminate	Lockset and door stopper
		Balcony door, utility platform door and flat roof door	Glass door in aluminium frame	Clear glass and obscure glass (for flat roof door in master bathroom in flat A & C, 21/F and 22/F Penthouse and flat roof door in flat D, 1/F)	Lockset
(b)	Bathroom	Type and material of fittings and equipment			
		Counter-top	Natural stone		
		Basin cabinet and mirror cabinet	Timber carcass basin cabinet and mirror cabinet finished with timber veneer, plastic laminate, stainless steel and mirror		
		Wash basin and mixer	Vitreous china wash basin and chrome plated basin mixer		
		Water closet	Vitreous china water closet		
		Shower cubicle	Clear glass shower cubicle with chrome plated shower set		
		Bath tub	Master bathroom in flat A, B & C, 21/F and 22/F Penthouse	Free-standing composite stone bath tub (1500mm(L) x 800mm(W) x 550mm(H))	
			All bathrooms, except for the above	Enamelled cast iron bath tub (1500mm(L) x 700mm(W) x 430mm(H))	
			Both with chrome plated bath mixer and shower set		
		Type and material of water supply system	Please refer to "3 (j) Water Supply" below		
		Bathroom accessories	Chrome plated toilet paper holder and chrome plated towel rail		
Bathroom appliances	Bathroom fitted with TV are provided with speakers. For appliances provision, brand name and model number, please refer to the "Appliances Schedule"				
(c)	Kitchen	Type and material of fittings and finishes			
		Cooking bench	Open kitchen in flat A & B, 21/F and 22/F Penthouse	Natural stone	
			All kitchens and open kitchens except for the above	Reconstituted stone	
		Sink unit and mixer	Stainless steel sink and chrome plated mixer		
Kitchen cabinet	Timber carcass finished with plastic laminate; doors panels finished with aluminium and plastic laminate				

3. 室內裝置

項目		描述			
(a)	門		用料	修飾物料	配件
		洗手間 1 門 ♦ 21 樓及 22 樓頂層 A、B 及 C 單位	實心木門配百葉	木皮及膠板	門鎖及門擋
		露台門、工作平台門及平台門	鋁框玻璃門	清玻璃及半透光玻璃 (於 21 樓及 22 樓頂層 A 及 C 單位主人浴室之平台門及 1 樓 D 單位之平台門)	門鎖
(b)	浴室	裝置及設備的類型及用料			
		櫃台面	天然石材		
		面盤櫃及鏡櫃	木製面盤櫃及鏡櫃配以木皮、膠版、不銹鋼材及鏡		
		洗手盤及水龍頭	陶瓷洗面盆及鍍鉻冷熱水龍頭		
		座廁	陶瓷座廁		
		淋浴間	清玻璃淋浴間隔配以鍍鉻花灑套裝		
		浴缸	21 樓及 22 樓頂層 A、B 及 C 單位主人浴室	獨立複合石材浴缸(1500 毫米(長) x 800 毫米(寬) x 550 毫米(高))	
			除上述外其餘浴室	陶瓷鑄鐵浴缸(1500 毫米(長) x 700 毫米(寬) x 430 毫米(高))	
			兩者均配有鍍鉻冷熱浴缸水龍頭及花灑套裝		
		供水系統的類型及用料	請參閱下文「3(j)供水」一欄		
		潔具配件	鍍鉻廁紙架及鍍鉻毛巾棍		
浴室設備	有電視的浴室均另配揚聲器。有關設備之品牌及型號，請參閱「設備說明表」				
(c)	廚房	裝置及設備的類型及用料			
		灶台	21 樓及 22 樓頂層 A 及 B 單位開放式廚房	天然石材	
			除上述外其餘廚房及開放式廚房	人造石材	
		洗滌盆及水龍頭	不銹鋼洗滌盆及鍍鉻冷熱水龍頭		
廚櫃	木製廚櫃配膠板；鋁面及膠版飾面廚櫃門板				

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3. INTERIOR FITTINGS

Item	Description		
(c)	Kitchen	Type and material of fittings and finishes	
		Water supply system	Please refer to "3 (j) Water Supply" below
		Kitchen appliances	For appliances provision, brand name and model number, please refer to the "Appliances Schedule".
		Fire services equipment	Sprinkler head and smoke detector are provided in the following open kitchen: <ul style="list-style-type: none"> Flat A & D, 1/F-3/F and 5/F Flat A, D & E, 6/F-12/F and 15/F-16/F Flat D, 17/F-19/F Flat C, 20/F Flat A & B, 21/F and 22/F Penthouse
(d)	Bedroom	Type and material of fittings and finishes	
		Fittings	Curtains in all bedrooms of all flats
(e)	Telephone	Telephone connection points are provided in living room / dining room, master bedroom, bedroom and store room (Flat A of 1/F-3/F, 5/F-12/F and 15/F-16/F only). For location and number of connection points, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Flats".	
(f)	Aerials	Communal TV / FM points for reception of local TV / radio channels are provided in living room / dining room, master bedroom, bedroom, bathroom and store room (Flat A of 1/F-3/F, 5/F-12/F and 15/F-16/F only). For location and number of connection points, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Flats".	
(g)	Electrical installations	Electricity supply with miniature circuit breakers distribution board, lighting points and sockets outlets are provided to each residential flat. Conduits are partly concealed and partly exposed. (Note: Other than those parts of the conduits conceals within concrete, the rest of them are exposed. Exposed conduits are mostly covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete walls, pipe ducts or other materials and are not readily visible.) For location and number of power points and air-conditioner points, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Flats".	
(h)	Gas supply	Town gas connection points are provided in kitchen and bathroom connected to gas water heater and gas hob for those flats with town gas supply. For location and number of the connection points, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Flats".	
(i)	Washing machine connection point	Washing machine connection points are provided in kitchen and open kitchen; designed with water supply connection point of a pipe of 22mm in diameter and drainage connection point of a pipe of 40mm in diameter. For location and number of connection points, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Flats".	
(j)	Water supply	Copper pipe is installed for cold and hot water supply system. Water pipes are partly concealed and partly exposed. (Note: Other than those parts of the water pipes conceals within concrete, the rest of them are exposed. Most of the exposed water pipes are covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete walls, pipe ducts or other materials and are not readily visible.) Hot water is available to kitchen, open kitchen, bathroom and lavatory.	

3. 室內裝置

項目	描述		
(c)	廚房	裝置及設備的類型及用料	
		冷熱水供水系統	請參閱下文「3(j)供水」一欄
		廚房設備	有關設備之品牌及型號，請參閱「設備說明表」
		消防設備	以下單位的開放式廚房均裝設有消防花灑頭及消防煙霧偵測器: <ul style="list-style-type: none"> 1樓至3樓及5樓A及D單位 6樓至12樓及15樓至16樓A、D及E單位 17樓至19樓D單位 20樓C單位 21樓及22樓頂層A及B單位
(d)	睡房	裝置及設備的類型及用料	
		裝置	所有單位之睡房均有窗簾。
(e)	電話	客廳/飯廳、主人睡房、睡房、儲物房（只限1樓至3樓、5樓至12樓及15樓至16樓A單位）均裝有電話插座。有關接駁點的位置及數目，請參閱「住宅單位機電裝置數量說明表」。	
(f)	天線	客廳/飯廳、主人睡房、睡房、浴室及儲物房（只限1樓至3樓、5樓至12樓及15樓至16樓A單位）均裝有電視/電台天線接線座。有關接駁點的位置及數目，請參閱「住宅單位機電裝置數量說明表」。	
(g)	電力裝置	每戶配備配電箱，照明點及供電插座。導管是部分隱藏及部分外露。(註：除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管大部分以假天花，假陣、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏，並不容易看見。)有關電插座及空調機接駁點的位置及數目，請參閱「住宅單位機電裝置數量說明表」。	
(h)	氣體供應	有煤氣供應的每戶單位之煤氣供氣接駁點設於廚房及浴室中，接駁煤氣熱水爐及煤氣煮食爐。有關接駁點的位置及數目，請參閱「住宅單位機電裝置數量說明表」。	
(i)	洗衣機接駁點	洗衣機來水及去水接駁點均設於廚房及開放式廚房中。來水供應配以22毫米直徑喉管。去水配以40毫米直徑喉管。有關接駁點的位置及數目，請參閱「住宅單位機電裝置數量說明表」。	
(j)	供水	冷熱水供水系統採用銅喉管。水管是部分隱藏及部分外露。(註：除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管大部分以假天花，假陣、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏，並不容易看見。)熱水將供應至廚房、開放式廚房、浴室及洗手間。	

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4. MISCELLANEOUS

Item	Description		
(a)	Lifts	Residential passenger lift	
		Brand name	Toshiba
		Model number	CV320L
		Number	2
		Floors served	B2/F-3/F, 5/F-12/F, 15/F-20/F and 21/F Penthouse
		Residential passenger / firemen lift	
		Brand name	Toshiba
		Model number	CV320L
		Number	1
		Floors served	B2/F-3/F, 5/F-12/F, 15/F-20/F and 21/F Penthouse
(b)	Letter box	Material	Stainless steel
(c)	Refuse collection	Refuse will be collected from the refuse room of each residential floor and handled at refuse storage and recovery chamber at B1/F.	
(d)	Water meter, electricity meter and gas meter	Water meter	Individual water consumption meter for each residential flat is installed at the common water meter cabinet at respective floor.
		Electricity meter	Individual electricity consumption meter for each residential flat is installed at the common electric meter cabinet at respective floor.
		Gas meter	Individual gas consumption meter for each residential flat is installed in kitchen or bathroom for those flats with town gas supply.

5. SECURITY FACILITIES

Item	Description		
	Security system and equipment	CCTV camera	CCTV cameras are provided at main entrance lobby on G/F, carpark lift lobbies, elevators, clubhouse, carpark and carpark entrance. CCTV signal is connected to the watchman's counter in main entrance lobby at G/F.
		Visitor panel and card access control system	Visitor panel and card access security system are provided outside of main entrance at G/F. Card access security system is provided at lifts, clubhouse and letter box.
		Door phone in individual flat	Door phones are installed in each residential flat and connected to the watchman's counter in the main entrance lobby at G/F.

6. APPLIANCES

Item	Description
	For brand name and model number, please refer to the "Appliance Schedule".

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4. 雜項

項目	描述		
(a)	升降機	住宅住客升降機	
		品牌	東芝
		型號	CV320L
		數量	2
		到達的樓層	地庫 2 層至 3 樓、5 樓至 12 樓、15 樓至 20 樓及 21 樓頂層
		住宅住客升降機 / 住宅消防升降機	
		品牌	東芝
		型號	CV320L
		數量	1
		到達的樓層	地庫 2 層至 3 樓、5 樓至 12 樓、15 樓至 20 樓及 21 樓頂層
(b)	信箱	物料	不銹鋼
(c)	垃圾收集	垃圾將由每層住宅樓層之垃圾房收集，及送到地庫 1 層的垃圾及物料回收房處理。	
(d)	水錶、電錶及煤氣錶	水錶	每戶單位之獨立水錶將安裝於樓層的公共水錶箱內。
		電錶	每戶單位之獨立電錶將安裝於樓層的公共電錶箱內。
		煤氣錶	有煤氣供應的每戶單位之獨立煤氣錶將安裝於單位中的廚房或浴室。

5. 保安設施

項目	描述		
	保安系統及設備	閉路電視	地下入口大堂，停車場升降機大堂，升降機內，會所，停車場及停車場出入口均設有閉路電視。閉路電視訊號連接至地下入口大堂之管理員櫃台。
		訪客對講機及智能卡保安系統	地下大堂門外提供訪客對講機及智能卡保安系統。升降機，會所及信箱均設有智能卡保安系統。
		個別單位中的對講機	設於每個單位中的對講機將連接至地下入口大堂的管理員櫃台。

6. 設備

項目	描述
	有關設備之品牌及型號，請參閱「設備說明表」。

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

Appliance Schedule – Kitchen and Open Kitchen 設備說明表 – 廚房及開放式廚房

Location 位置	Appliance 設備	Brand Name 品牌	Model Number 型號	Floor and Flat 樓層及單位																			
				1/F-3/F and 5/F 1樓至3樓及5樓				6/F-12/F and 15/F-16/F 6樓至12樓及 15樓至16樓					17/F-19/F 17樓至19樓				20/F 20樓			21/F and 22/F Penthouse 21樓及22樓 頂層			
				A	B	C	D	A	B	C	D	E	A	B	C	D	A	B	C	A	B	C	
Kitchen and Open Kitchen 廚房及 開放式廚房	Gas Cooking Hob 氣體煮食爐	Miele	CS 1018	√	√	√	-	√	√	√	-	-	√	√	√	-	√	√	√	√	√	√	
			CS 1013-1	√	√	√	-	√	√	√	-	-	√	√	√	-	√	√	√	√	√	√	
	Induction Hob 電磁爐			CS 1212-1i	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	-
	Barbecue Grill 燒烤爐			KM 6115	-	-	-	√	-	-	-	√	√	-	-	-	√	-	-	-	-	-	-
	Tepan Yaki Grill 鐵板燒爐			CS 1312 BG	-	-	-	-	-	-	-	-	-	√	√	√	-	√	√	√	√	√	√
	Cooker Hood 抽油煙機			CS 1327Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	-
	Cooker Hood 抽油煙機			DA 3466	√	√	√	√	√	√	√	√	√	-	-	-	√	-	-	-	√	√	-
	Cooker Hood 抽油煙機			DA 3496	-	-	-	-	-	-	-	-	-	√	√	√	-	√	√	√	√	√	√
	Oven 焗爐			H 6461 B	-	-	-	-	-	-	-	-	-	√	√	√	-	√	√	√	√	√	√
	Microwave Oven 微波爐			M 6032	√	√	√	√	√	√	√	√	-	√	√	√	-	√	√	√	√	√	√
	Steam Combination Oven 蒸焗爐			DGC 6400	√	√	√	√	√	√	√	√	√	-	-	-	√	-	-	-	-	-	-
	Steamer 蒸爐			DG 6401	-	-	-	-	-	-	-	-	-	√	√	√	-	√	√	√	√	√	√
	Wine Cellar 酒櫃			KWT 6321 UG	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	√
	Coffee Machine 咖啡機			CVA 6431	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	√
	Washer 洗衣機			W 2859i WPM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	√
	Dryer 乾衣機			T 4859 Ci	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	√
	Refrigerator 雪櫃	Gaggenau 嘉格納	RY492 301	-	-	-	-	-	-	-	-	-	√	-	-	-	√	-	√	√	√	√	
			RB 472 301	-	-	-	-	-	-	-	-	-	-	√	√	-	-	√	-	-	-	-	
	Wine Cellar 酒櫃	Cristal 尼斯	CW22SBS	√	√	√	√	√	√	√	√	√	-	-	-	√	-	-	-	-	-	-	
			CW18B	-	-	-	-	-	-	-	-	-	√	√	√	-	√	√	√	-	-	-	
	Refrigerator 雪櫃	Siemens 西門子	KI34NP60HK	√	√	√	√	√	√	√	√	√	-	-	-	√	-	-	-	-	-	-	
	2 in 1 Washer Dryer 2合1洗衣乾衣機		WK14D321HK	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	-	-	-	
	Freezer 冰櫃	Subzero	ID-24F	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	-	
Exhaust Fan 抽氣扇	Panasonic 樂聲	FV-04NU1H	√	√	√	-	√	√	√	-	-	√	√	√	-	√	√	√	√	√	√		
TV 電視	Oolaa	KTV1.0	√	-	-	-	√	-	-	-	-	√	√	√	-	√	√	√	√	√	√		

- Notes:
- The symbol "√" as shown in the above table denotes "Provided".
 - The symbol "-" as shown in the above table denotes "Not provided".
 - The symbol "/" as shown in the above table denotes "the room is not available in the flat"

- 備註:
- 上表 "√" 代表提供。
 - 上表 "-" 代表不提供。
 - 上表 "/" 代表單位沒有此房間。

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

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

Appliance Schedule – Bathroom and Lavatory 設備說明表 – 浴室及洗手間

Location 位置	Appliance 設備	Brand Name 品牌	Model Number 型號	Floor and Flat 樓層及單位																		
				1/F-3/F and 5/F 1樓至3樓及5樓				6/F-12/F and 15/F-16/F 6樓至12樓及 15樓至16樓					17/F-19/F 17樓至19樓				20/F 20樓			21/F and 22/F Penthouse 21樓及22樓 頂層		
				A	B	C	D	A	B	C	D	E	A	B	C	D	A	B	C	A	B	C
Master Bathroom 主人浴室	Dehumidifier 抽濕機	Cold Magic 高美	CDH-22R2B	√	√	√	/	√	√	√	/	/	√	√	√	/	√	√	√	√	√	√
	Exhaust Fan 抽氣扇	Panasonic 樂聲	FV-04NU1H	√	√	√	/	√	√	√	/	/	√	√	√	/	√	√	√	-	-	√
	Exhaust Fan 抽氣扇	Panasonic 樂聲	FV-05NU1H	-	-	-	/	-	-	-	/	/	-	-	-	/	-	-	-	√	√	-
	TV 電視	Oolaa	BTV19(AWLS)	√	√	√	/	√	√	√	/	/	√	√	√	/	√	√	√	√	√	√
Bathroom 1 浴室 1	Dehumidifier 抽濕機	Cold Magic 高美	CDH-22R2B	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
	Exhaust Fan 抽氣扇	Panasonic 樂聲	FV-04NU1H	√	√	√	-	√	√	√	-	√	√	√	√	√	√	√	√	√	√	
	Exhaust Fan 抽氣扇	Panasonic 樂聲	FV-05NU1H	-	-	-	√	-	-	-	√	-	-	-	-	-	-	-	-	-	-	
	TV 電視	Oolaa	BTV10(B-WLS)	√	-	-	√	√	-	-	√	√	√	√	√	√	√	√	√	√	√	
Bathroom 2 浴室 2	Dehumidifier 抽濕機	Cold Magic 高美	CDH-22R2B	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	√	√	/
	Exhaust Fan 抽氣扇	Panasonic 樂聲	FV-04NU1H	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	√	√	/
	TV 電視	Oolaa	BTV10(B-WLS)	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	√	-	/
Lavatory 1 洗手間 1	Exhaust Fan 抽氣扇	Panasonic 樂聲	FV-04NU1H	/	/	/	/	/	/	/	/	/	√	√	√	/	√	√	√	√	√	√
Lavatory 2 洗手間 2	Exhaust Fan 抽氣扇	Panasonic 樂聲	FV-04NU1H	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	√	√	√

- Notes:
- The symbol "√" as shown in the above table denotes "Provided".
 - The symbol "-" as shown in the above table denotes "Not provided".
 - The symbol "/" as shown in the above table denotes "the room is not available in the flat"

- 備註:
- 上表 "√" 代表提供。
 - 上表 "-" 代表不提供。
 - 上表 "/" 代表單位沒有此房間。

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

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

Appliance Schedule – Water Heater 設備說明表 – 熱水爐

Location 位置	Appliance 設備	Brand Name 品牌	Model Number 型號	Floor and Flat 樓層及單位																		
				1/F-3/F and 5/F 1樓至3樓及5樓				6/F-12/F and 15/F-16/F 6樓至12樓及 15樓至16樓					17/F-19/F 17樓至19樓				20/F 20樓			21/F and 22/F Penthouse 21樓及22樓 頂層		
				A	B	C	D	A	B	C	D	E	A	B	C	D	A	B	C	A	B	C
Kitchen and Open Kitchen 廚房及開放式廚房	Gas Water Heater 氣體熱水爐	TGC	TNJW221TFQL	√	√	√	-	√	√	√	-	-	√	√	√	-	√	√	√	√	√	√
Master Bathroom 主人浴室	Gas Water Heater 氣體熱水爐	TGC	RJW200SFL	√	-	-	/	√	-	-	/	/	-	-	-	/	-	-	-	√	-	-
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 18 SLi	-	√	√	/	-	√	√	/	/	√	√	√	/	√	√	√	-	√	-
	Gas Water Heater 氣體熱水爐	TGC	TNJW221TFQL	-	-	-	/	-	-	-	/	/	-	-	-	/	-	-	-	-	-	√
Bathroom 1 浴室 1	Gas Water Heater 氣體熱水爐	TGC	RJW200SFL	-	-	-	-	-	-	-	-	√	-	-	-	√	-	-	-	-	-	-
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 18 SLi	-	-	-	√	-	-	-	√	-	-	-	-	-	-	-	-	√	√	√
Bathroom 2 浴室 2	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 18 SLi	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	√	√	/
Lavatory 1 洗手間 1	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6	/	/	/	/	/	/	/	/	/	-	-	-	/	-	-	-	-	√	√

- Notes:
1. The symbol “√” 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 “the room is not available in the flat”

- 備註:
1. 上表 “√” 代表提供。
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 3. 上表 “/” 代表單位沒有此房間。

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

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

Appliance Schedule – Air Conditioner (Split Type and Duct Type Air-Conditioner) 裝備說明表 – 空調機 (分體式及管道式空調機)

Location 位置	Brand Name 品牌	Model Number 型號		Floor and Flat 樓層及單位																		
				1/F-3/F and 5/F 1樓至3樓及5樓				6/F-12/F and 15/F-16/F 6樓至12樓及15樓至16樓					17/F-19/F 17樓至19樓				20/F 20樓			21/F and 22/F Penthouse 21樓及22樓 頂層		
		Indoor Unit Model Number 室內機型號	Outdoor Unit Model Number 室外機型號	A	B	C	D	A	B	C	D	E	A	B	C	D	A	B	C	A	B	C
Living room / Dining room 客廳/飯廳	Panasonic 樂聲	CS-YE18MKA	CU-YE18MKA	2	-	-	-	2	-	-	-	-	1	2	2	-	1	2	-	-	-	-
		CS-YE24MKA	CU-YE24MKA	-	1	1	2	-	1	1	2	1	1	-	-	1	1	-	2	-	-	-
		CS-E23JD4H	CU-E23JBH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	3	3
		CS-E9JD4H	CU-E9JBH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
Master Bedroom 主人睡房		CS-YE12MKA	CU-YE12MKA	1	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		CS-YE18MKA	CU-YE18MKA	-	1	1	1	-	1	1	1	1	-	1	1	-	-	1	1	-	-	-
		CS-YE24MKA	CU-YE24MKA	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-	-	-	-
		CS-E18RKDW	U-4E23JBE *	-	-	-	-	-	-	-	-	-	-	-	-	1*	-	-	-	-	-	-
Bedroom 1 睡房1		CS-E12JD4H	CU-E12JBH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	2
		CS-E18JD4H	CU-E18JBH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	2	-
		CS-YE9MKA	CU-YE9MKA	-	-	-	1	-	-	-	1	1	1	1	1	-	1	1	1	-	-	-
		CS-YE12MKA	CU-YE12MKA	1	1	1	-	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-
Bedroom 2 睡房2		CS-E9RKDW	U-4E23JBE *	-	-	-	-	-	-	-	-	-	-	-	-	1*	-	-	-	-	-	-
		CS-E12JD4H	CU-E12JBH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
		CS-E18JD4H	CU-E18JBH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-
Bedroom 3 睡房3		CS-YE9MKA	CU-YE9MKA	/	/	/	/	/	/	/	/	/	1	1	1	/	1	1	1	-	-	-
		CS-E12JD4H	CU-E12JBH	/	/	/	/	/	/	/	/	/	-	-	-	/	-	-	-	-	1	1
		CS-E18JD4H	CU-E18JBH	/	/	/	/	/	/	/	/	/	-	-	-	/	-	-	-	1	1	-
Kitchen and Open Kitchen 廚房及開放式廚房		CS-YE9MKA	CU-YE9MKA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		CS-E9JD4H	CU-E9JBH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
		CS-E12JD4H	CU-E12JBH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		CS-E18JD4H	CU-E18JBH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		CS-E23JD4H	CU-E23JBH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-
Store room 儲物房		CS-ME9PD4Z	CU-4E34PBZ #	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1#	-
	CS-ME15PD4Z	CU-4E34PBZ ^ +	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1^	-	1+	
	CS-YE9MKA	CU-YE9MKA	1	/	/	/	1	/	/	/	/	1	1	1	/	1	1	1	-	-	-	
	CS-MYE9PKZ	CU-4E34PBZ # ^ +	-	/	/	/	-	/	/	/	/	-	-	-	/	-	-	-	1^	1#	1+	

- Notes:
- The numbers as shown in the above table denotes "the number of appliances provided".
 - The symbol "-" as shown in the above table denotes "Not provided".
 - The symbol "/" as shown in the above table denotes "the room is not available in the flat"
 - The symbol "*" as shown in the above table denotes that the master bedroom and bedroom 1 in flat D of 17/F-19/F shall share the same outdoor unit.
 - The symbol "^" "#" "+" as shown in the above table denotes that the kitchen and store room in flats A, B & C of 21/F and 22/F penthouse shall share the same outdoor unit.

- 備註:
- 上表之數字代表提供的裝備數量。
 - 上表 "-" 代表不提供。
 - 上表 "/" 代表單位沒有此房間。
 - 上表 "*" 代表17至19樓D單位之主人睡房及睡房1將共用同一室外機。
 - 上表 "^" "#" "+" 代表21及22樓頂層A、B及C單位之廚房及儲物房將分別共用同一室外機。

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

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

Schedule of Mechanical and Electrical Provisions of Residential Flats 住宅單位機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		Floor and Flat 樓層及單位																		
			1/F-3/F and 5/F 1樓至3樓及5樓				6/F-12/F and 15/F-16/F 6樓至12樓及 15樓至16樓					17/F-19/F 17樓至19樓				20/F 20樓			21/F and 22/F Penthouse 21樓及22樓 頂層		
	Exposed Type 外露型	Concealed Type 非外露型	A	B	C	D	A	B	C	D	E	A	B	C	D	A	B	C	A	B	C
Flat Entrance 單位入口	Door Bell Push Button 門鈴按鈕		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Living room / Dining room 客廳/飯廳	Light Switch 電燈開關掣		4	3	3	3	4	3	3	3	3	4	3	4	3	4	3	4	3	3	4
	Lighting Point 燈位		4	3	3	4	4	3	3	4	5	4	5	5	5	4	5	6	7	4	10
	TV/FM Connection Point 電視/電台天線接線座		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Connection Point 電話插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Single Socket Outlet 單位插座		-	1	1	2	-	1	1	2	1	1	1	1	1	1	1	1	3	2	1
	Twin Socket Outlet 雙位插座		3	2	2	2	3	2	2	2	2	4	3	3	2	4	3	3	2	2	2
	Switch for A/C Unit 空調機開關掣		2	1	1	2	2	1	1	2	1	2	2	2	1	2	2	2	2	3	4
	Door Phone 門口對講機		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Miniature Circuit Breakers Board 總電掣箱		1	-	-	1	1	-	-	1	1	-	-	-	1	-	-	-	-	-
	Electric Curtain Switch 電動窗簾開關掣		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	3	3	6

- Notes:
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- 備註:
- 上表之數字代表提供的裝備數量。
 - 上表 "-" 代表不提供。
 - 上表 "/" 代表單位沒有此房間。

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

Schedule of Mechanical and Electrical Provisions of Residential Flats 住宅單位機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		Floor and Flat 樓層及單位																		
			1/F-3/F and 5/F 1樓至3樓及5樓				6/F-12/F and 15/F-16/F 6樓至12樓及 15樓至16樓					17/F-19/F 17樓至19樓				20/F 20樓			21/F and 22/F Penthouse 21樓及22樓 頂層		
	Exposed Type 外露型	Concealed Type 非外露型	A	B	C	D	A	B	C	D	E	A	B	C	D	A	B	C	A	B	C
Living room / Dining room 客廳/飯廳	Light Switch (for Kitchen) 電燈開關掣 (供廚房)		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-
	Double Pole Switch for Gas Water Heater (for Kitchen) 氣體熱水爐雙極開關掣 (供廚房)		1	1	1	-	1	1	1	-	-	1	1	1	-	1	1	1	-	-	1
	Light and Exhaust Fan Switch (for Bathroom 1) 電燈及抽氣扇開關掣 (供浴室 1)		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-
	Double Pole Switch for Electrical Water Heater (for Bathroom 1) 電熱水爐雙極開關掣 (供浴室 1)		-	-	-	1	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-
	Double Pole Switch for Gas Water Heater (for Bathroom 1) 氣體熱水爐雙極開關掣 (供浴室 1)		-	-	-	-	-	-	-	-	1	-	-	-	1	-	-	-	-	-	-
	Light and Exhaust Fan Switch (for Lavatory 1) 電燈及抽氣扇開關掣 (供洗手間 1)		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	1
	Double Pole Switch for Electrical Water Heater (for Lavatory 1) 電熱水爐雙極開關掣 (供洗手間 1)		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	-	1	1

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

Schedule of Mechanical and Electrical Provisions of Residential Flats 住宅單位機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		Floor and Flat 樓層及單位																		
			1/F-3/F and 5/F 1樓至3樓及5樓				6/F-12/F and 15/F-16/F 6樓至12樓及 15樓至16樓					17/F-19/F 17樓至19樓				20/F 20樓			21/F and 22/F Penthouse 21樓及22樓 頂層		
	Exposed Type 外露型	Concealed Type 非外露型	A	B	C	D	A	B	C	D	E	A	B	C	D	A	B	C	A	B	C
Master Bedroom 主人睡房	Light Switch 電燈開關掣		2	2	1	2	2	2	1	2	2	3	2	3	2	3	2	3	4	2	1
	Lighting Point 燈位		1	3	3	2	1	3	3	2	2	3	4	4	2	3	3	3	5	6	4
	TV/FM Connection Point 電視/電台天線接線座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1	1
	Telephone Connection Point 電話插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1	1
	Single Socket Outlet 單位插座		-	-	-	-	-	-	-	-	-	2	2	2	2	2	2	2	2	3	2
	Twin Socket Outlet 雙位插座		2	2	2	2	2	2	2	2	2	1	1	1	1	1	1	1	2	1	1
	Switch for A/C Unit 空調機開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2
	Electric Curtain Switch 電動窗簾開關掣		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4	4	1	2
	Light and Exhaust Fan Switch (for Master Bathroom) 電燈及抽氣扇開關掣 (供主人浴室)		1	1	1	/	1	1	1	/	/	1	1	1	/	1	1	1	1	1	1
	Double Pole Switch for Electrical Water Heater (for Master Bathroom) 電熱水爐雙極開關掣 (供主人浴室)		-	1	1	/	-	1	1	/	/	1	1	1	/	1	1	1	-	1	-
	Double Pole Switch for Gas Water Heater (for Master Bathroom) 氣體熱水爐雙極開關掣 (供主人浴室)		1	-	-	/	1	-	-	/	/	-	-	-	/	-	-	-	1	-	1
	Light and Exhaust Fan Switch (for Bathroom 1) 電燈及抽氣扇開關掣 (供浴室 1)		-	-	-	1	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-

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

Schedule of Mechanical and Electrical Provisions of Residential Flats 住宅單位機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		Floor and Flat 樓層及單位																		
			1/F-3/F and 5/F 1樓至3樓及5樓				6/F-12/F and 15/F-16/F 6樓至12樓及 15樓至16樓					17/F-19/F 17樓至19樓				20/F 20樓			21/F and 22/F Penthouse 21樓及22樓 頂層		
	Exposed Type 外露型	Concealed Type 非外露型	A	B	C	D	A	B	C	D	E	A	B	C	D	A	B	C	A	B	C
Bedroom 1 睡房 1	Light Switch 電燈開關掣		1	1	1	1	1	1	1	1	1	1	2	1	1	1	2	1	2	1	1
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	5	1	1
	TV/FM Connection Point 電視/電台天線接線座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Connection Point 電話插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Single Socket Outlet 單位插座		-	-	-	1	-	-	-	1	1	1	1	1	1	1	1	1	2	1	1
	Twin Socket Outlet 雙位插座		2	2	2	1	2	2	2	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for A/C Unit 空調機開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Electric Curtain Switch 電動窗簾開關掣		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	2	1	1
	Light and Exhaust Fan Switch (for Bathroom 1) 電燈及抽氣扇開關掣 (供浴室 1)		1	1	1	-	1	1	1	-	-	-	-	-	-	-	-	-	1	1	-
	Double Pole Switch for Electrical Water Heater (for Bathroom 1) 電熱水爐雙極開關掣 (供浴室 1)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-

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

Schedule of Mechanical and Electrical Provisions of Residential Flats 住宅單位機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		Floor and Flat 樓層及單位																		
			1/F-3/F and 5/F 1樓至3樓及5樓				6/F-12/F and 15/F-16/F 6樓至12樓及 15樓至16樓					17/F-19/F 17樓至19樓				20/F 20樓			21/F and 22/F Penthouse 21樓及22樓 頂層		
	Exposed Type 外露型	Concealed Type 非外露型	A	B	C	D	A	B	C	D	E	A	B	C	D	A	B	C	A	B	C
Bedroom 2 睡房 2	Light Switch 電燈開關掣		/	/	/	/	/	/	/	/	/	1	1	1	/	1	1	1	1	1	1
	Lighting Point 燈位		/	/	/	/	/	/	/	/	/	1	1	1	/	1	1	1	4	4	1
	TV/FM Connection Point 電視/電台天線接線座		/	/	/	/	/	/	/	/	/	1	1	1	/	1	1	1	1	1	1
	Telephone Connection Point 電話插座		/	/	/	/	/	/	/	/	/	1	1	1	/	1	1	1	1	1	1
	Single Socket Outlet 單位插座		/	/	/	/	/	/	/	/	/	1	1	1	/	1	1	1	2	1	1
	Twin Socket Outlet 雙位插座		/	/	/	/	/	/	/	/	/	1	1	1	/	1	1	1	1	1	1
	Switch for A/C Unit 空調機開關掣		/	/	/	/	/	/	/	/	/	1	1	1	/	1	1	1	1	1	1
	Electric Curtain Switch 電動窗簾開關掣		/	/	/	/	/	/	/	/	/	-	-	-	/	-	-	1	1	1	1

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

Schedule of Mechanical and Electrical Provisions of Residential Flats 住宅單位機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		Floor and Flat 樓層及單位																		
			1/F-3/F and 5/F 1樓至3樓及5樓				6/F-12/F and 15/F-16/F 6樓至12樓及 15樓至16樓					17/F-19/F 17樓至19樓				20/F 20樓			21/F and 22/F Penthouse 21樓及22樓 頂層		
	Exposed Type 外露型	Concealed Type 非外露型	A	B	C	D	A	B	C	D	E	A	B	C	D	A	B	C	A	B	C
Bedroom 3 睡房3	Light Switch 電燈開關掣		/	/	/	/	/	/	/	/	/	1	/	/	/	1	/	/	1	1	1
	Lighting Point 燈位		/	/	/	/	/	/	/	/	/	1	/	/	/	1	/	/	2	1	1
	TV/FM Connection Point 電視/電台天線接線座		/	/	/	/	/	/	/	/	/	1	/	/	/	1	/	/	1	1	1
	Telephone Connection Point 電話插座		/	/	/	/	/	/	/	/	/	1	/	/	/	1	/	/	1	1	1
	Single Socket Outlet 單位插座		/	/	/	/	/	/	/	/	/	1	/	/	/	1	/	/	2	1	1
	Twin Socket Outlet 雙位插座		/	/	/	/	/	/	/	/	/	1	/	/	/	1	/	/	1	1	1
	Switch for A/C Unit 空調機開關掣		/	/	/	/	/	/	/	/	/	1	/	/	/	1	/	/	1	1	1
	Electric Curtain Switch 電動窗簾開關掣		/	/	/	/	/	/	/	/	/	-	/	/	/	-	/	/	2	1	1
	Light and Exhaust Fan Switch (for Bathroom 1) 電燈及抽氣扇開關掣 (供浴室 1)		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	-	-	1
	Double Pole Switch for Electrical Water Heater (for Bathroom 1) 電熱水爐雙極開關掣 (供浴室 1)		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	-	-	1
	Light and Exhaust Fan Switch (for Bathroom 2) 電燈及抽氣扇開關掣 (供浴室 2)		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	-
	Double Pole Switch for Electrical Water Heater (for Bathroom 2) 電熱水爐雙極開關掣 (供浴室 2)		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	-

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

Schedule of Mechanical and Electrical Provisions of Residential Flats 住宅單位機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		Floor and Flat 樓層及單位																			
			1/F-3/F and 5/F 1樓至3樓及5樓				6/F-12/F and 15/F-16/F 6樓至12樓及 15樓至16樓					17/F-19/F 17樓至19樓				20/F 20樓			21/F and 22/F Penthouse 21樓及22樓 頂層			
	Exposed Type 外露型	Concealed Type 非外露型	A	B	C	D	A	B	C	D	E	A	B	C	D	A	B	C	A	B	C	
Kitchen and Open Kitchen 廚房及開放式廚房	Light Switch 電燈開關掣		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2	-	
	Double Pole Switch for Gas Water Heater 氣體熱水爐雙極開關掣		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	
	Lighting Point 燈位		3	3	3	1	3	3	3	1	1	6	3	4	1	6	3	9	7	10	4	
	Twin Socket Outlet 雙位插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3	3	3	1	
	Single Socket Outlet 單位插座		-	1	1	-	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	
	Switch for A/C Unit 空調機開關掣		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2	1	
		Gas Connection Point 煤氣供氣接駁點		1	1	1	-	1	1	1	-	1	1	1	1	1	1	1	1	1	-	1
		Socket Outlet for Refrigerator 雪櫃插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	1
		Socket Outlet for Microwave Oven 微波爐插座		1	1	1	1	1	1	1	1	-	1	1	1	-	1	1	1	1	1	1
		Fuse Spur Unit for Kitchen Cabinet Light 廚櫃燈接線座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	1
		Socket Outlet for Cooker Hood 抽油煙機插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	1
		Double Pole Switch for Exhaust Fan 抽氣扇雙極開關掣		1	1	1	-	1	1	1	-	-	1	1	1	-	1	1	1	1	1	1
		Double Pole Switch for Steam Oven/ Steamer 蒸焗爐/蒸爐雙極開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Socket Outlet for Wine Cellar 酒櫃插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	

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

Schedule of Mechanical and Electrical Provisions of Residential Flats 住宅單位機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		Floor and Flat 樓層及單位																		
			1/F-3/F and 5/F 1樓至3樓及5樓				6/F-12/F and 15/F-16/F 6樓至12樓及 15樓至16樓					17/F-19/F 17樓至19樓				20/F 20樓			21/F and 22/F Penthouse 21樓及22樓 頂層		
	Exposed Type 外露型	Concealed Type 非外露型	A	B	C	D	A	B	C	D	E	A	B	C	D	A	B	C	A	B	C
Kitchen and Open Kitchen 廚房及開放式廚房		Double Pole Switch for Induction Hob 電磁爐雙極開關掣	-	-	-	1	-	-	-	1	1	-	-	-	1	-	-	-	1	1	-
		Socket Outlet for Washer Dryer 洗衣乾衣機插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2
		Double Pole Switch for BBQ 燒烤爐雙極開關掣	-	-	-	-	-	-	-	-	-	1	1	1	-	1	1	1	1	1	1
		Double Pole Switch for Oven 焗爐雙極開關掣	-	-	-	-	-	-	-	-	-	1	1	1	-	1	1	1	1	1	1
		Fuse Spur Unit for Gas Cooking Hob 氣體煮食爐接線座	2	2	2	-	2	2	2	-	-	2	2	2	-	2	2	2	2	2	2
		Fuse Spur Unit for Gas Water Heater 氣體熱水爐接線座	1	1	1	-	1	1	1	-	-	1	1	1	-	1	1	1	1	1	1
		TV/FM Connection Point 電視/電台天線接線座	1	-	-	-	1	-	-	-	-	1	1	1	-	1	1	1	1	1	1
		Socket Outlet for TV 電視插座	1	-	-	-	1	-	-	-	-	1	1	1	-	1	1	1	1	1	1
		Socket Outlet for Coffee Machine 咖啡機插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1
		Socket Outlet for Tepan Yaki Grill 鐵板燒爐插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-
		Water Point & Drain Point for Washer Dryer 洗衣乾衣機來去水接駁位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Main Water Supply Valve 總食水掣	1	1	1	1	1	1	1	1	1	-	-	1	1	-	-	1	-	-	-
	Miniature Circuit Breakers Board 總電掣箱	-	1	1	-	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	

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

Schedule of Mechanical and Electrical Provisions of Residential Flats 住宅單位機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		Floor and Flat 樓層及單位																		
			1/F-3/F and 5/F 1樓至3樓及5樓				6/F-12/F and 15/F-16/F 6樓至12樓及 15樓至16樓					17/F-19/F 17樓至19樓				20/F 20樓			21/F and 22/F Penthouse 21樓及22樓 頂層		
	Exposed Type 外露型	Concealed Type 非外露型	A	B	C	D	A	B	C	D	E	A	B	C	D	A	B	C	A	B	C
Store room 儲物室	Light Switch 電燈開關掣		1	/	/	/	1	/	/	/	/	1	1	1	/	1	1	1	1	2	2
	Lighting Point 燈位		1	/	/	/	1	/	/	/	/	1	1	1	/	1	1	1	1	2	2
	TV/FM Connection Point 電視/電台天線接線座		1	/	/	/	1	/	/	/	/	-	-	-	/	-	-	-	-	-	-
	Telephone Connection Point 電話插座		1	/	/	/	1	/	/	/	/	-	-	-	/	-	-	-	-	-	-
	Single Socket Outlet 單位插座		2	/	/	/	2	/	/	/	/	1	1	1	/	1	1	1	1	1	1
	Switch for A/C Unit 空調機開關掣		1	/	/	/	1	/	/	/	/	1	1	1	/	1	1	1	1	1	1
		Main Water Supply Valve 總食水掣	-	/	/	/	-	/	/	/	/	1	1	-	/	1	1	-	-	-	-
		Miniature Circuit Breakers Board 總電掣箱	-	/	/	/	-	/	/	/	/	1	1	1	/	1	1	1	1	1	-
Store room 1 儲物室 1	Light Switch 電燈開關		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1
	Lighting Point 燈位		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1
		Miniature Circuit Breakers Board 總電掣箱	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1

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

Schedule of Mechanical and Electrical Provisions of Residential Flats 住宅單位機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		Floor and Flat 樓層及單位																					
			1/F-3/F and 5/F 1樓至3樓及5樓				6/F-12/F and 15/F-16/F 6樓至12樓及15樓至16樓					17/F-19/F 17樓至19樓				20/F 20樓			21/F and 22/F Penthouse 21樓及22樓 頂層					
	Exposed Type 外露型	Concealed Type 非外露型	A	B	C	D	A	B	C	D	E	A	B	C	D	A	B	C	A	B	C			
Internal staircase and corridor 室內樓梯及走廊	Light Switch 電燈開關掣		/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	1	/	/	5	4	4
	Lighting Point 燈位		/	/	/	/	/	/	/	/	/	/	/	/	2	/	/	/	2	/	/	7	9	9
	Single Socket Outlet 單位插座		/	/	/	/	/	/	/	/	/	/	/	/	-	/	/	/	-	/	/	1	-	1
	Electric Curtain Switch 電動窗簾開關掣		/	/	/	/	/	/	/	/	/	/	/	/	-	/	/	/	-	/	/	-	-	3
	Double Pole Switch for Jacuzzi Electrical Water Heater 按摩池電熱水爐雙極開關掣		/	/	/	/	/	/	/	/	/	/	/	/	-	/	/	/	-	/	/	1	1	1
	Light and Exhaust Fan Switch (for Bathroom 2) 電燈及抽氣扇開關掣 (供浴室 2)		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
Balcony and U.P. 露台及工作平台	Lighting Point 燈位		2	2	1	2	2	2	1	2	2	3	2	2	2	3	2	2	4	1	1			
Roof 天台	Weatherproof Socket Outlet 防水插座		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	2	3	3			
Master bathroom 主人浴室	Lighting Point 燈位		5	5	5	/	5	5	5	/	/	6	6	6	/	6	6	6	9	9	7			
	Gas Connection Point 煤氣供氣接駁點		-	-	-	/	-	-	-	/	/	-	-	-	/	-	-	-	-	1	-			
	Single Socket Outlet 單位插座		1	1	1	/	1	1	1	/	/	1	1	1	/	1	1	1	1	1	1			
	TV/FM Connection Point 電視/電台天線接線座		1	1	1	/	1	1	1	/	/	1	1	1	/	1	1	1	1	1	1			
	Double Pole Switch for Exhaust Fan 抽氣扇雙極開關掣		1	1	1	/	1	1	1	/	/	1	1	1	/	1	1	1	1	1	1			
	Fuse Spur Unit for Mirror Cabinet Light 鏡櫃燈接線座		1	1	1	/	1	1	1	/	/	1	1	1	/	1	1	1	1	1	1			
	Fuse Spur Unit for Dehumidifier 抽濕機接線座		1	1	1	/	1	1	1	/	/	1	1	1	/	1	1	1	1	1	1			

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

Schedule of Mechanical and Electrical Provisions of Residential Flats 住宅單位機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		Floor and Flat 樓層及單位																		
			1/F-3/F and 5/F 1樓至3樓及5樓				6/F-12/F and 15/F-16/F 6樓至12樓及 15樓至16樓					17/F-19/F 17樓至19樓				20/F 20樓			21/F and 22/F Penthouse 21樓及22樓 頂層		
	Exposed Type 外露型	Concealed Type 非外露型	A	B	C	D	A	B	C	D	E	A	B	C	D	A	B	C	A	B	C
Master Bathroom 主人浴室		Fuse Spur Unit for Gas Water Heater 氣體熱水爐接線座	1	-	-	/	1	-	-	/	/	-	-	-	/	-	-	-	1	-	1
		Socket Outlet for TV 電視插座	1	1	1	/	1	1	1	/	/	1	1	1	/	1	1	1	1	1	1
		Main Water Supply Valve 總食水掣	-	-	-	/	-	-	-	/	/	-	-	-	/	-	-	-	-	1	-
Bathroom 1 浴室1	Lighting Point 燈位		4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
		Single Socket Outlet 單位插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		TV/FM Connection Point 電視/電台天線接線座	1	-	-	1	1	-	-	1	1	1	1	1	1	1	1	1	1	1	1
		Double Pole Switch for Exhaust Fan 抽氣扇雙極開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Mirror Cabinet Light 鏡櫃燈接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Dehumidifier 抽濕機接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Gas Water Heater 氣體熱水爐接線座	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-	-	-	-	-
		Socket Outlet for TV 電視插座	1	-	-	1	1	-	-	1	1	1	1	1	1	1	1	1	1	1	1

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Schedule of Mechanical and Electrical Provisions of Residential Flats 住宅單位機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		Floor and Flat 樓層及單位																		
			1/F-3/F and 5/F 1樓至3樓及5樓				6/F-12/F and 15/F-16/F 6樓至12樓及15樓至16樓					17/F-19/F 17樓至19樓				20/F 20樓			21/F and 22/F Penthouse 21樓及22樓 頂層		
	Exposed Type 外露型	Concealed Type 非外露型	A	B	C	D	A	B	C	D	E	A	B	C	D	A	B	C	A	B	C
Bathroom 1 浴室 1		Main Water Supply Valve 總食水掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
Bathroom 2 浴室 2	Lighting Point 燈位		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	4	4	/
		Single Socket Outlet 單位插座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
		TV/FM Connection Point 電視/電台天線接線座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	-	/
		Double Pole Switch for Exhaust Fan 抽氣扇雙極開關掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
		Fuse Spur Unit for Mirror Cabinet Light 鏡櫃燈接線座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
		Fuse Spur Unit for Dehumidifier 抽濕機接線座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
		Socket Outlet for TV 電視插座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	-	/
Lavatory 1 洗手間 1		Main Water Supply Valve 總食水掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	-	/
	Lighting Point 燈位		/	/	/	/	/	/	/	/	/	1	1	1	/	1	1	1	1	2	2
		Double Pole Switch for Exhaust Fan 抽氣扇雙極開關掣	/	/	/	/	/	/	/	/	/	1	1	1	/	1	1	1	1	1	1
Lavatory 2 洗手間 2		Fuse Spur Unit for Mirror Cabinet Light 鏡櫃燈接線座	/	/	/	/	/	/	/	/	/	-	-	-	/	-	-	-	1	1	1
	Lighting Point 燈位		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	1
Lavatory 2 洗手間 2		Double Pole Switch for Exhaust Fan 抽氣扇雙極開關掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	1
			/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	1

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Schedule of Mechanical and Electrical Provisions of Residential Flats 住宅單位機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		Floor and Flat 樓層及單位													
			1/F 1樓				17/F 17樓				20/F 20樓			21/F and 22/F Penthouse 21樓及22樓 頂層		
	Exposed Type 外露型	Concealed Type 非外露型	A	B	C	D	A	B	C	D	A	B	C	A	B	C
Living room / Dining room 客廳/飯廳	Light Switch (For Flat Roof Light) 電燈開關 (供平台燈)		2	1	1	2	-	/	/	/	/	/	1	1	1	-
Master Bedroom 主人睡房			-	-	-	-	2	/	/	/	/	/	-	2	1	1
Bedroom 1 睡房1			-	-	-	-	/	/	/	/	/	/	-	-	-	1
Bedroom 2 睡房2			/	/	/	/	/	/	/	/	/	/	-	1	1	1
Bedroom 3 睡房3			/	/	/	/	/	/	/	/	/	/	-	1	1	1
Master Bathroom 主人浴室			-	-	-	/	-	/	/	/	/	/	-	1	-	-

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SERVICE AGREEMENTS 服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by The Hongkong Electric Company Limited.

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

食水及沖廁水由水務署供應。

電力由香港電燈有限公司供應。

煤氣由香港中華煤氣有限公司供應。

GOVERNMENT RENT 地稅

The Vendor will pay/has paid (as the case may be) all outstanding Government rent payable for the specified residential property up to and including the completion date of the sale and purchase of the specified residential property.

賣方將會繳付/已繳付(視屬何情況而定)有關指明住宅物業之地稅直至及包括指明住宅物業之買賣成交日期。

MISCELLANEOUS PAYMENTS BY PURCHASER 買方的雜項付款

1. On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water, electricity and gas.
2. On that delivery, the purchaser is not liable to pay to the owner a debris removal fee.

Remarks:

1. The Purchaser shall in fact pay the reimbursed deposit for water, electricity and gas to the manager of the Development.
2. There is no gas deposit to be reimbursed by the purchaser of Flat D of 1/F to 16/F (4/F, 13/F and 14/F are omitted).
3. The purchaser shall in fact pay the debris removal fee to the manager of the Development.

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金。
2. 在該交付時，買方無須向擁有人支付清理廢料的費用。

備註：

1. 買方事實上須向發展項目的管理人支付補還的水、電力及氣體的按金。
2. 沒有氣體按金須由 1 樓至 16 樓（不設 4 樓、13 樓及 14 樓）D 單位的買方補還。
3. 買方事實上須向發展項目的管理人支付清理廢料的費用。

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

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

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



MAINTENANCE OF SLOPES 斜坡維修



Not applicable

不適用

MODIFICATION 修訂

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

本發展項目現時並沒有向政府提出申請修訂批地文件。

RELEVANT INFORMATION 有關資料

1. No Gas Supply to Some Residential Units

Flat D of 1/F to 16/F (4/F, 13/F and 14/F omitted) will not be installed with gas pipes for the supply of town gas to such flats.

2. Operation of Gondola

During the cleaning and maintenance of the external walls of the Development arranged by the property manager, the gondola will be operating in the airspace outside windows and above the flat roofs and roofs (if any) of the residential properties in the Development.

3. Floodlights for Outdoor Swimming Pool

Floodlights will be provided for lighting of the outdoor swimming pool of the Development in the evening on the external face of transfer plate under 1/F. For location of the floodlights, please refer to the "Layout Plan of the Development" Section of this Sales Brochure on page AK01. Prospective purchasers please note the impact (if any) of the illumination of the floodlights on individual flats.

4. Exhaust of the Emergency Generator

Exhaust of the emergency generator of the Development will be provided in a planter on G/F landscape deck. For location of the exhaust, please refer to the "Layout Plan of the Development" Section of this Sales Brochure on page AK01. Prospective purchasers please note the impact (if any) on individual flats during the operation of the exhaust.

5. Barbeque Facilities in Landscape Area

Barbeque facilities will be provided on G/F landscape area. For location of the facilities, please refer to the "Layout Plan of the Development" Section of this Sales Brochure on page AK01. Prospective purchasers please note the impact (if any) on individual flats during the operation of the facilities.

1. 沒有煤氣供應至部分住宅單位

1 樓至 16 樓 (不設 4 樓, 13 樓及 14 樓) D 單位內並無安裝供應煤氣至該單位的氣體喉。

2. 吊船之運作

在發展項目外牆進行由管理人安排的清洗及保養期間, 吊船會在住宅物業之窗外、平台之上及天台(如有)的上空操作。

3. 室外游泳池之泛光燈

泛光燈將安裝在 1 樓以下轉換層外立面上, 於晚間照明發展項目的室外游泳池。有關泛光燈的位置, 請參閱本售樓說明書第 AK01 頁之「發展項目的布局圖」。準買家請注意上述泛光燈之燈光對個別單位造成之影響(如有)。

4. 緊急發電機之排氣管

發展項目的緊急發電機之排氣管將安裝在地下園林花槽中。有關排氣管的位置, 請參閱本售樓說明書第 AK01 頁之「發展項目的布局圖」。準買家請注意上述排氣管於運作中對個別單位造成之影響(如有)。

5. 園林中之燒烤設備

燒烤設備將安裝在地下園林中。有關設備的位置, 請參閱本售樓說明書第 AK01 頁之「發展項目的布局圖」。準買家請注意上述設備於運作中對個別單位造成之影響(如有)。

WEBSITE ADDRESS OF THE DEVELOPMENT 發展項目互聯網網址

The website address designated by the Vendor for the Development:

www.babingtonhill.com.hk

賣方就發展項目指定的互聯網網站的網址:

www.babingtonhill.com.hk

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

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

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

		Area (m ²) 面積(平方米)
Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物(規劃)條例》第23(3)(b)條不計算的總樓面面積		
1.(#)	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方(公共交通總站除外)	1,542.487
2.	Plant rooms and similar services 機房及相類設施	-
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunication and broadcasting (TBE) room, refuse storage and material recovery chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	106.163
2.2(#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水等	582.619
2.3(#)	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc. 非強制性或非必要的機房，例如空調機房、風櫃房等	52.131
Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1及第2號提供的環保設施		
3.	Balcony 露台	82.856
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	31.026
5.	Communal sky garden 公用空中花園	-
6.	Acoustic fin 隔聲鰭	-
7.	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	-
8.	Non-structural prefabricated external wall 非結構預製外牆	-
9.	Utility platform 工作平台	48.750
10.	Noise barrier 隔音屏障	-

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

		Area (m ²) 面積(平方米)
Amenity Features 適意設施		
11.	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office 供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	5.315
12.	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc. serving solely the recreational facilities 住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	304.730
13.	Covered landscaped and play area 有上蓋的園景區及遊樂場	95.841
14.	Horizontal screens/covered walkways, trellis 橫向屏障/有蓋人行道、花棚	-
15.	Larger lift shaft 擴大升降機井道	144.728
16.	Chimney shaft 煙囪管道	-
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要的機房，例如鍋爐房、衛星電視共用天線房	-
18.(#)	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽	140.231
19.	Pipe duct, air duct for non-mandatory feature or essential plant room 非強制性設施或非必要機房所需的管槽、氣槽	-
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	-
21.	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	-
22.	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall 伸出物，如空調機箱及伸出外牆超過750毫米的平台	-
Other Exempted Items 其他項目		
23.(#)	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	-
24.(#)	Other projections 其他伸出物	-
25.	Public transport terminus 公共交通總站	-
26.(#)	Party structure and common staircase 共用構築物及樓梯	-
27.(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	-
28.(#)	Public passage 公眾通道	-

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

		Area (m ²) 面積(平方米)
Bonus GFA 額外總樓面面積		
29.	Covered set back area 因建築物後移導致的覆蓋面積	-
30.	Bonus GFA 額外總樓面面積	-

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.

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。

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

發展項目的公用部分的預計能量表現或消耗

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

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

Part I 第I部分	
Provision of Central Air Conditioning 提供中央空調	NO 否
Provision of Energy Efficient Features 提供具能源效益的設施	YES 是
Energy Efficient Features proposed: 擬安裝的具能源效益的設施:-	1. Design building orientation for reducing solar heat gain; 2. Provide double IGU Low-E glazing and shading facilities; 3. Select more energy-efficient AC units; And Reduce the window-to-wall ratio. 1. 建築物座向設計以減少日照吸熱量; 2. 提供雙層中空低幅射玻璃及遮蔽裝置; 3. 選用更具能源效益的空調機組; 及降低窗牆比率。

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耗量 (註1):-						
Type of Development 發展項目類型	Location 位置	Internal Floor Area Served (m ²) 使用有關裝置的內部樓面面積 (平方米)	Annual Energy Use of Baseline Building (Note 2) 基線樓宇(註2)每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
			Electricity kWh/m ² /annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit/m ² /annum 煤氣/石油氣 用量單位/平方米/年	Electricity kWh/m ² /annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit/m ² /annum 煤氣/石油氣 用量單位/平方米/年
Domestic Development 住用發展項目	Area served by central building services installation (Note 3) 有使用中央屋宇裝備裝置(註3)的部份	10,407.2	234.7	2.8	201.6	2.8

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

Part III: The following installation(s) are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD) 第III部分: 以下裝置乃按機電工程署公布的相關實務守則設計:-			
Type of Installations 裝置類型	YES 是	NO 否	N/A 不適用
Lighting Installations 照明裝置	√		
Air Conditioning Installations 空調裝置	√		
Electrical Installations 電力裝置	√		
Lift & Escalator Installations 升降機及自動梯的裝置	√		
Performance-based Approach 以總能源為本的方法			√

Notes:

- In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.

The predicted annual energy use, in terms of electricity consumption (kWh/m²/annum) and town gas/LPG consumption (unit/m²/annum), of the development by the internal floor area served, where:

- "total annual energy use" has the same meaning of "annual energy use" under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (current version); and
 - "internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
- "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).
 - "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Buildings (February 2010 edition)(Draft).

註腳:

- 一般而言，一棟樓宇的預計"每年能源消耗量"愈低，其節約能源的效益愈高。如一棟樓宇預計的"每年能源消耗量"低於該樓宇的"基線樓宇每年能源消耗量"，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。

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

- "每年能源消耗量" 與新建樓宇BEAM Plus 標準 (現行版本) 第4節及附錄8中的「年能源消耗」具有相同涵義；及
 - 樓宇、空間或單位的 "內部樓面面積"，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。
- "基準樓宇" 與新建樓宇BEAM Plus 標準 (現行版本) 第4節及附錄8中的 "基準建築物模式 (零分標準)" 具有相同涵義。
 - "中央屋宇裝備裝置" 與屋宇裝備裝置能源效益實務守則 (2010年2月版本) (草案) 中的涵義相同。

Environment Assessment of the Building

建築物的環境評估





DATE OF PRINTING OF SALES BROCHURE 售樓說明書印製日期

Date of printing of Sales Brochure: 11 January 2018.

售樓說明書印製日期: 2018年1月11日。

POSSIBLE FUTURE CHANGE 日後可能出現改變

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

發展項目及其周邊地區日後可能出現改變。

