

MADERA
GARDEN



SALES BROCHURE | 售樓說明書

MADERA
GARDEN



01 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

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.

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

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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.
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 Salesperson 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.

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- 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.
- 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.

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.

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
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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，關於相當可能對享有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。

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—

- 每個住宅物業的外部尺寸；
- 每個住宅物業的內部尺寸；
- 每個住宅物業的內部間隔的厚度；
- 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。

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。
- 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

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。

01 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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 –
 - 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。

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

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。

02 INFORMATION ON THE DEVELOPMENT

發展項目的資料

Name of the Development

Madera Garden

Name of the street at which the Development is situated and street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development

5 Victory Avenue

(Note: This provisional street number is subject to confirmation when the Development is completed.)

The Development consists of one multi-unit building

Total number of storeys of this multi-unit building

26 storeys (exclusive of roof, upper roof 1, upper roof 2 and upper roof 3)

Floor numbering in this multi-unit building as provided in the approved building plans for the Development

G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 29/F, roof, upper roof 1, upper roof 2 and upper roof 3

Omitted floor numbers in this multi-unit building in which the floor numbering is not in consecutive order

4/F, 13/F, 14/F & 24/F

Refuge floor (if any) of this multi-unit building

Not applicable

The estimated material date for the Development as provided by the Authorized Person for the Development: 30th September 2022

The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.

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.

Note:

“Material date” means the date on which the development is completed in all respects in compliance with the approved building plans.

發展項目名稱

芳菲

發展項目所位於的街道的名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數

勝利道5號

(備註：此臨時門牌號數有待發展項目建成時確認。)

發展項目包含一幢多單位建築物

該幢多單位建築物的樓層的總數

26層 (不包括天台、高層天台1、高層天台2及高層天台3)

發展項目的經批准的建築圖則所規定的該幢多單位建築物內的樓層號數

地下、一樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至二十九樓、天台、高層天台1、高層天台2及高層天台3

該幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數

四樓、十三樓、十四樓及二十四樓

該幢多單位建築物內的庇護層(如有)

不適用

由發展項目的認可人士提供的發展項目的預計關鍵日期：2022年9月30日

預計關鍵日期是受到買賣合約的所允許的任何延期所規限的。

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。

備註：

「關鍵日期」指發展項目在遵照經批准的建築圖則的情況下在各方面均屬完成的日期。

03 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

Gainwin Enterprises Limited

賣方

佳運企業有限公司

Holding companies of the Vendor

Not Applicable

賣方的控權公司

不適用

Authorized Person for the Development

Lai Siu Kin

發展項目的認可人士

黎紹堅

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

Lu Tang Lai Architects Limited

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團
呂鄧黎建築師有限公司

Building Contractor for the Development

Ching Lee Engineering Limited

發展項目的承建商

正利工程有限公司

The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development

Woo Kwan Lee & Lo

就發展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
胡關李羅律師行

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

Not Applicable

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

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

Hip Shing Hong Development Company Limited

已為發展項目的建造提供貸款的任何其他人
協成行有限公司

04 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; 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；	Not Applicable 不適用
(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; 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；	Not Applicable 不適用
(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; 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；	No 否
(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; 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；	Not Applicable 不適用
(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; 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；	Not Applicable 不適用
(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; 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；	No 否
(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; 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；	Not Applicable 不適用
(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; 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；	Not Applicable 不適用
(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; 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；	No 否
(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; 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；	No 否
(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; 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；	Not Applicable 不適用
(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; 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；	No 否
(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; 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；	Not Applicable 不適用
(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; 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；	No 否
(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; 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；	Not Applicable 不適用
(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; 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；	No 否
(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; 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；	Not Applicable 不適用
(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; 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份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；	No 否
(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. 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。	No 否

05 INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

There will be non-structural prefabricated external walls forming part of the enclosing walls of the Development.
發展項目將會有構成圍牆的一部份的非結構的預製外牆。

The thickness of non-structural prefabricated external walls is 150mm.
非結構的預製外牆的厚度為150毫米。

There will be curtain wall forming part of the enclosing walls of the Development.
發展項目將會有構成圍牆的一部份的幕牆。

The thickness of curtain wall is 200mm.
幕牆的厚度為200毫米。

Schedule of total area of non-structural prefabricated external walls and curtain walls of each residential property

每個住宅物業的非結構的預製外牆及幕牆總面積表

Floor 樓層	Flat 單位	The total area of curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)	The total area of non-structural prefabricated external wall of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)
2/F 2樓	A	1.020	0.805
	B	0.361	0.792
	C	-	1.629
3/F, 5/F, 6/F, 9/F - 11/F, 16/F - 18/F, 21/F - 23/F, 27/F, 28/F 3樓, 5樓, 6樓, 9樓至11樓, 16樓至 18樓, 21樓至23樓, 27樓, 28樓	A	0.444	0.805
	B	0.361	0.792
	C	-	1.944
7/F, 8/F, 12/F, 15/F, 19/F, 20/F, 25/F, 26/F 7樓, 8樓, 12樓, 15樓, 19樓, 20樓, 25樓, 26樓	A	1.020	0.805
	B	0.361	0.792
	C	-	1.944
29/F 29樓	A	0.805	1.597
	B	-	1.944

06 INFORMATION ON PROPERTY MANAGEMENT

物業管理的資料


The person appointed as the manager of the Development under the latest draft deed of mutual covenant
Jones Lang LaSalle Management Services Limited

根據有關公契的最新擬稿，獲委任為發展項目管理人的人
仲量聯行物業管理有限公司

07 LOCATION PLAN OF THE DEVELOPMENT

發展項目的所在位置圖



 Location of the Development
發展項目的位置

Scale 比例尺
0 50 100 150 200 250M(米)

The map is reproduced with permission of the Director of Lands. © The Government of the Hong Kong SAR. Licence No. 55/2021.
地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號 55/2021。

Notes :

1. 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.
2. 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.



This Location Plan is prepared by the Vendor with reference to the Survey Sheet No. 11-NW-D dated 5th July 2021 from Survey and Mapping Office of the Lands Department.
此位置圖是參考2021年7月5日出版之地政總署測繪處之測繪圖，圖幅編號11-NW-D，並由賣方擬備。

NOTATION 圖例

- | | |
|--|---|
|  公共交通總站 (包括鐵路車站)
Public Transport Terminal
(including Rail Station) |  宗教場所 (包括教堂、廟宇及祠堂)
Religious Institution
(including Church, Temple and Tsz Tong) |
|  公園
Public Park |  學校 (包括幼稚園)
School (including Kindergarten) |
|  油站
Petrol Filling Station |  圖書館
Library |
|  發電廠 (包括電力分站)
Power Plant
(including Electricity Sub-stations) |  體育設施 (包括運動場及游泳池)
Sports Facilities
(including Sports Ground and Swimming Pool) |
|  公眾停車場 (包括貨車停泊處)
Public Car Park
(including Lorry Park) |  垃圾收集站
Refuse Collection Point |
|  公廁
Public Convenience |  社會福利設施 (包括老人中心及弱智人士護理院)
Social Welfare Facilities
(including Elderly Centre and Home for the Mentally Disabled) |
|  公用事業設施裝置
Public Utility Installation | |

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：

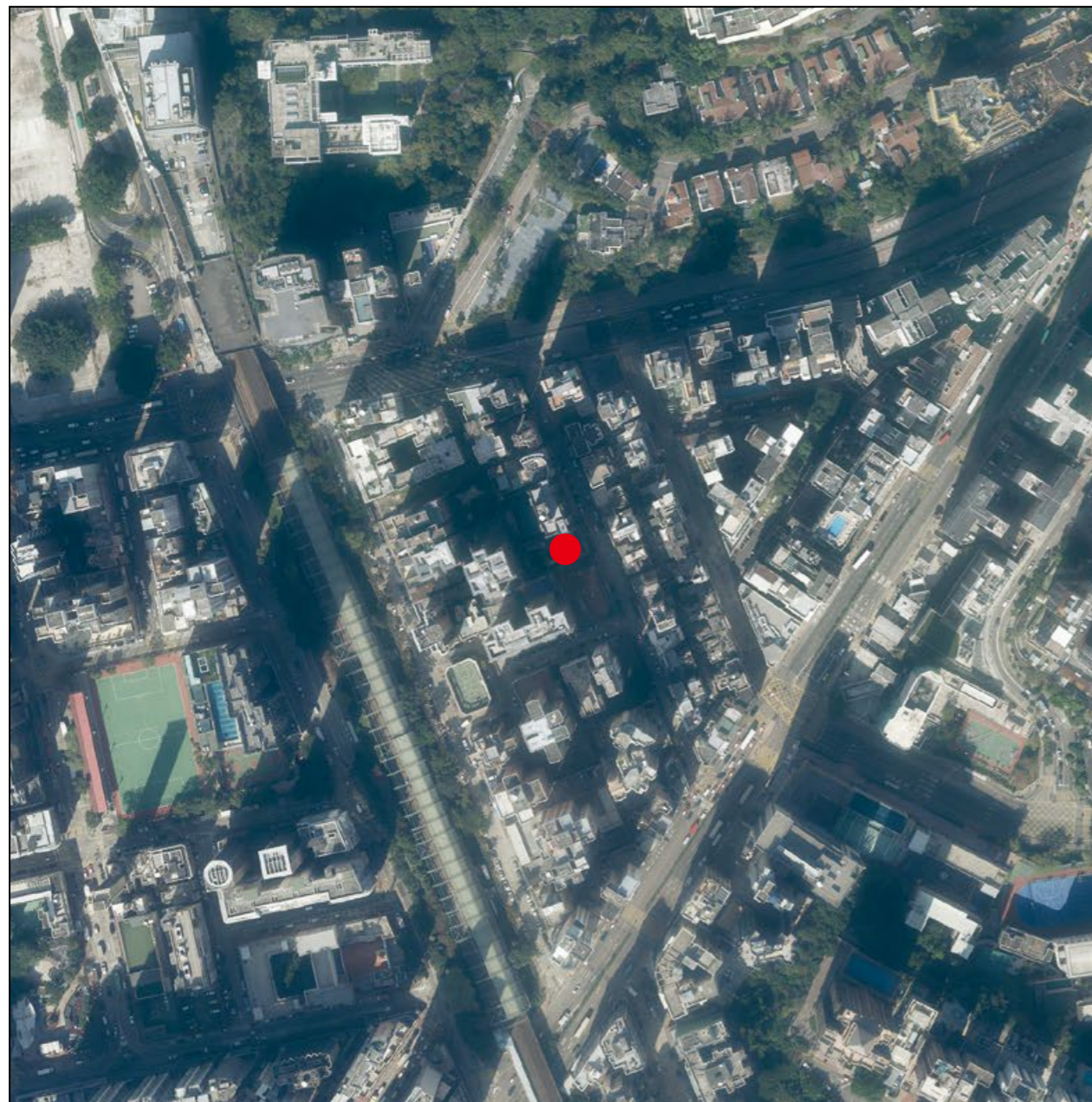
- | | | |
|------------------------------|---------------------------------|--------------------------|
| * HO MAN TIN STREET
何文田街 | # HO MAN TIN HILL ROAD
何文田山道 | ¶ KWONG WA STREET
廣華街 |
| β SOY STREET
豉油街 | ¥ MAN WAN ROAD
文運道 | † YAU MOON STREET
祐滿街 |
| π SAN FRANCISCO PATH
舊金山徑 | | |

備註：

1. 賣方建議準買家到該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。
2. 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。

08 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, photograph no. E117773C, date of flight : 7th December 2020.

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E117773C，飛行日期：2020年12月7日。

● Location of the Development
發展項目的位置

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香港特別行政區政府地政總署測繪處 © 版權所有，未經許可，不得複製。

Notes :

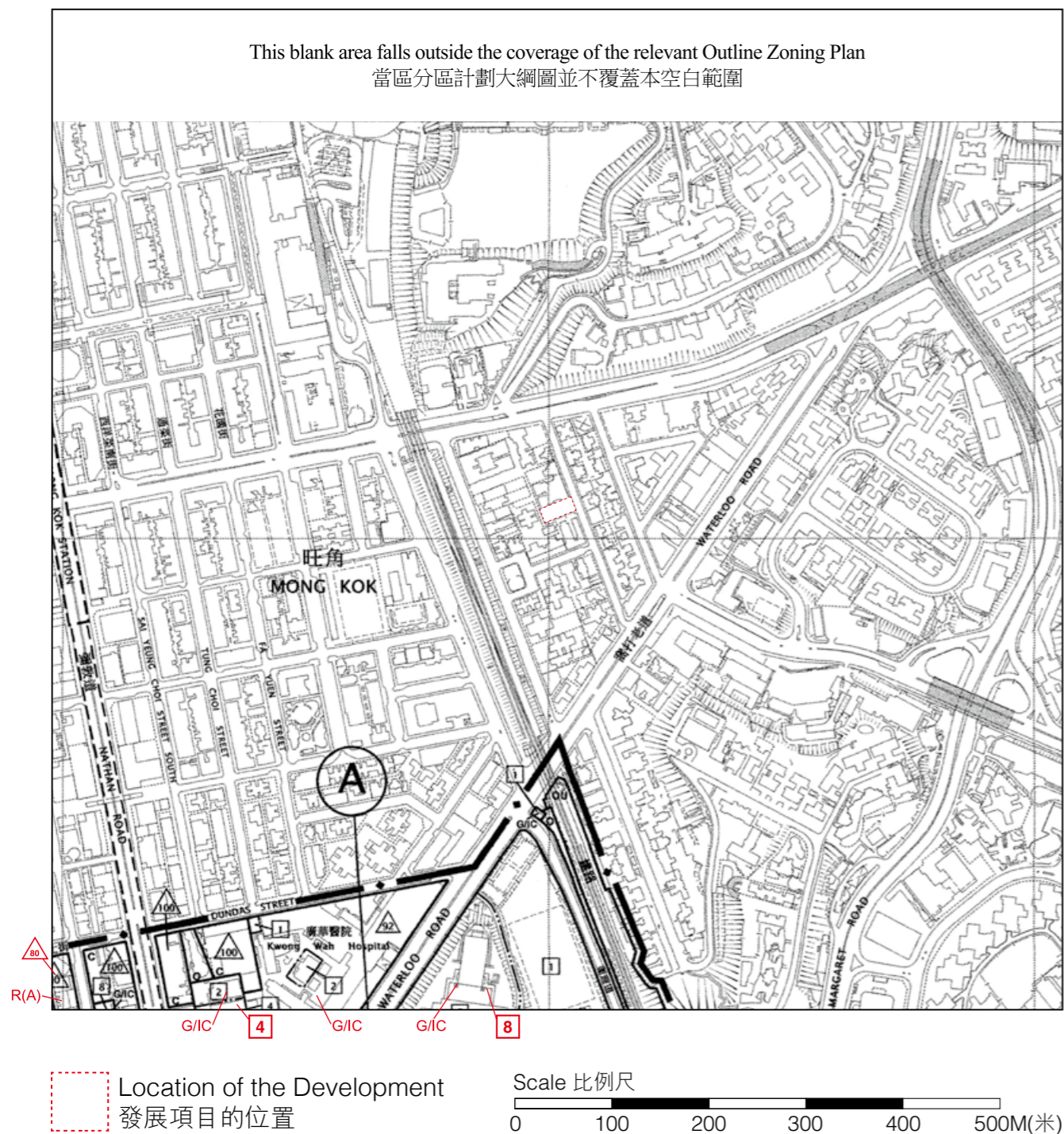
1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
3. 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.

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。
3. 賣方建議準買家到該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。

09 OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖



Adopted from part of the Draft Yau Ma Tei Outline Zoning Plan No. S/K2/22, gazetted on 16th May 2014, with adjustments where necessary as shown in red.

摘錄自2014年5月16日刊憲之油麻地分區計劃大綱草圖編號S/K2/22，有需要處經修正處理，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
OTHER SPECIFIED USES		其他指定用途

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

MISCELLANEOUS 其他

BOUNDARY OF PLANNING SCHEME		規劃範圍界線
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)

The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. ©The Government of Hong Kong SAR.

Notes :

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 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 technical reason that the boundary of the Development is irregular.

此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

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。

09 OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖



Adopted from part of the Approved Ho Man Tin Outline Zoning Plan No. S/K7/24, gazetted on 18th September 2015, with adjustments where necessary as shown in red.

摘錄自2015年9月18日刊憲之何文田分區計劃大綱核准圖編號S/K7/24，有需要處經修正處理，以紅色顯示。

NOTATION 圖例

ZONES 地帶

COMMERCIAL		商業
RESIDENTIAL (GROUP A)		住宅(甲類)
RESIDENTIAL (GROUP B)		住宅(乙類)
RESIDENTIAL (GROUP C)		住宅(丙類)
GOVERNMENT, INSTITUTION OR COMMUNITY		政府、機構或社區
OPEN SPACE		休憩用地
OTHER SPECIFIED USES		其他指定用途

COMMUNICATIONS 交通

MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路

MISCELLANEOUS 其他

BOUNDARY OF PLANNING SCHEME		規劃範圍界線
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)
PETROL FILLING STATION		加油站

The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. ©The Government of Hong Kong SAR.

Notes :

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 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 technical reason that the boundary of the Development is irregular.

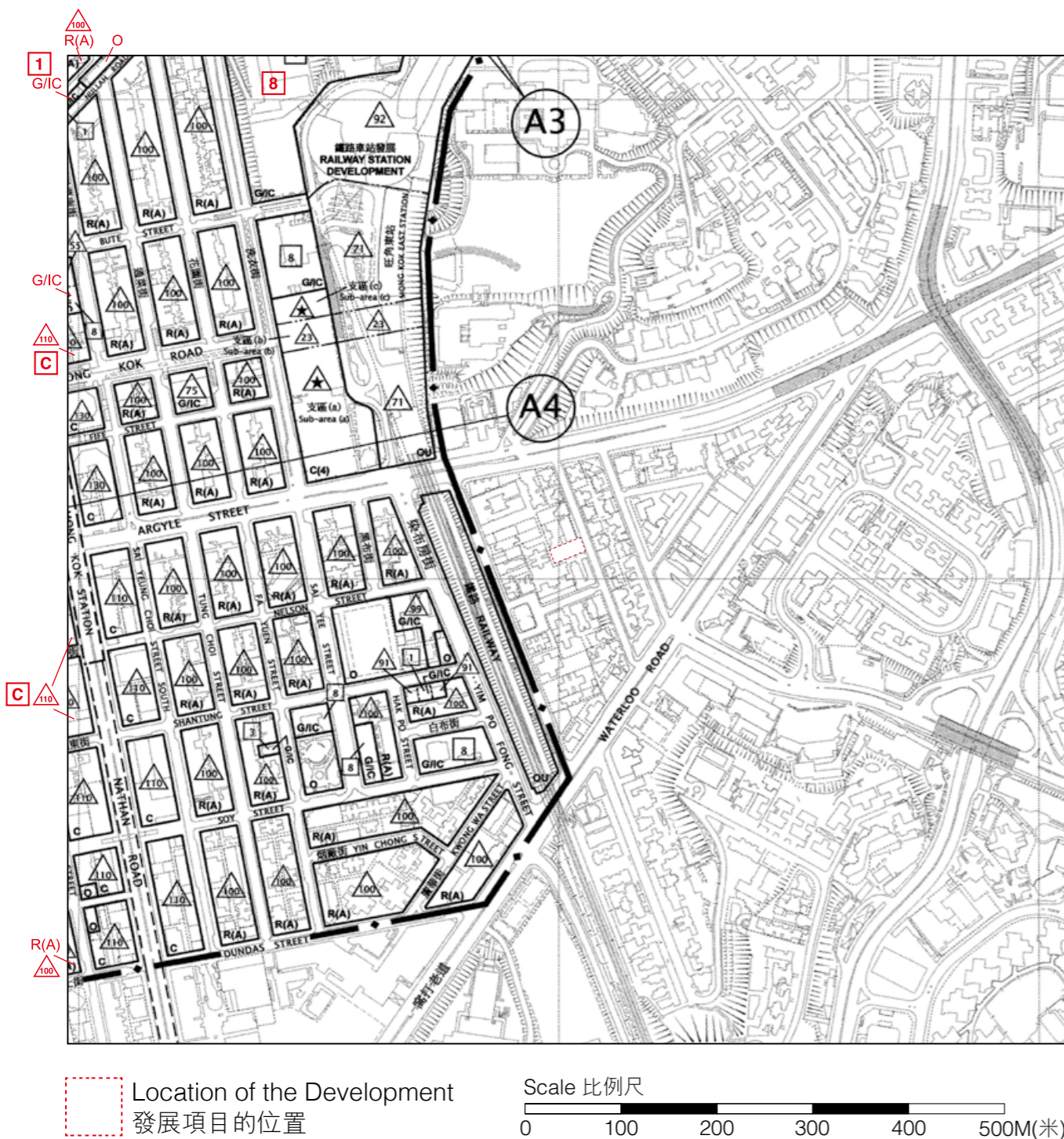
此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

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。

09 OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖



Adopted from part of the Draft Mong Kok Outline Zoning Plan No. S/K3/33, gazetted on 16th April 2021, with adjustments where necessary as shown in red.
 摘錄自2021年4月16日刊憲之旺角分區計劃大綱草圖編號S/K3/33，有需要處經修正處理，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
OTHER SPECIFIED USES		其他指定用途

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

MISCELLANEOUS 其他

BOUNDARY OF PLANNING SCHEME		規劃範圍界線
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 RESTRICTION AS STIPULATED ON THE NOTES		《註釋》內訂明最高建築物高度限制
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)		最高建築物高度 (樓層數目)

The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. ©The Government of Hong Kong SAR.

Notes:

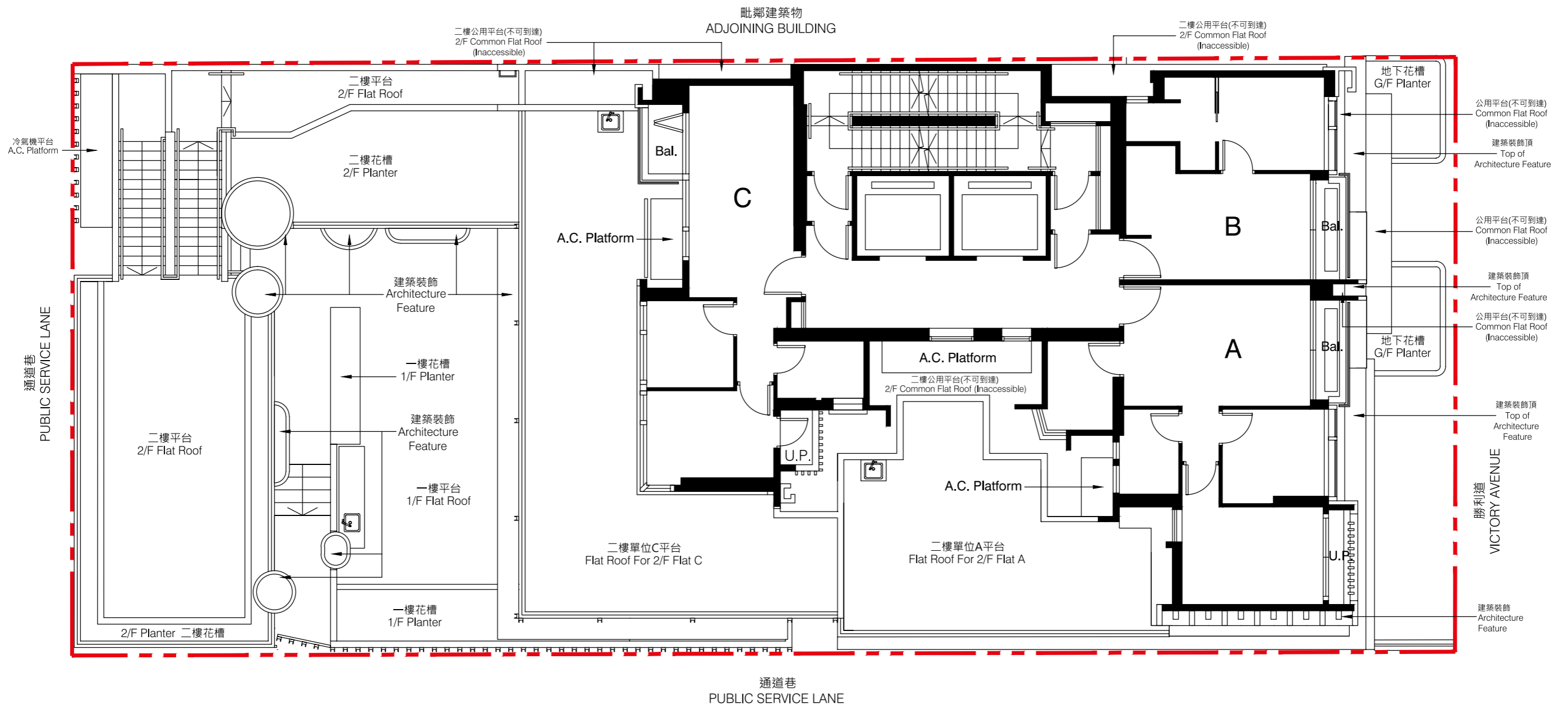
1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development 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 technical reason that the boundary of the Development is irregular.

此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

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。

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



Boundary line of the Development
發展項目的地界線

- A.C. Platform = Air-conditioner Platform 冷氣機平台
- Bal. = Balcony 露台
- U.P. = Utility Platform 工作平台

The estimated date of completion of the building and facilities, as provided by the Authorized Person for the Development: 30th September 2022
該發展項目的認可人士提供的該等建築物或設施預計落成日期：2022年9月30日

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

備註：
圖中所示之發展項目住宅物業布局是參照用於3樓的住宅物業平面圖製作而成。

1 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

LEGEND FOR FLOOR PLAN

平面圖圖例

A.C. PLATFORM	= AIR CONDITIONER PLATFORM	= 冷氣機平台
A.C. PLATFORM ABOVE	= AIR CONDITIONER PLATFORM ABOVE	= 上層為冷氣機平台
BATH	= BATHROOM	= 浴室
BAL.	= BALCONY	= 露台
BAL. ABOVE	= BALCONY ABOVE	= 上層為露台
C. O. BAL.	= COVER OF BALCONY	= 下層露台上蓋
C.O. U.P.	= COVER OF UTILITY PLATFORM	= 下層工作平台上蓋
DINING	= DINING ROOM	= 飯廳
DN	= DOWN	= 下
EAVE AT H/L	= EAVE AT HIGH LEVEL	= 高位為窗簷
EAVE AT H/L & L/L	= EAVE AT HIGH LEVEL AND LOW LEVEL	= 高位及低位為窗簷
E.M.C. AT H/L	= ELECTRICAL METER CABINET AT HIGH LEVEL	= 高位為電錶櫃
H.R.	= HOSE REEL	= 消防喉轆
LIVING	= LIVING ROOM	= 客廳
OPEN KIT.	= OPEN KITCHEN	= 開放式廚房
STORE	= STORE ROOM	= 儲物室
T.O.A.C.PLATFORM	= TOP OF AIR CONDITIONER PLATFORM	= 冷氣機平台頂
T.O.C.W.	= TOP OF CURTAIN WALL	= 玻璃幕牆頂
T.O.EAVE	= TOP OF EAVE	= 窗簷頂
U.P.	= UTILITY PLATFORM	= 工作平台
U.P. ABOVE	= UTILITY PLATFORM ABOVE	= 上層為工作平台

Notes applicable to the floor plans of this section:

1. Common pipes exposed are located at / adjacent to the balcony and / or utility platform and / or flat roof and / or air conditioner platform and / or external wall of some residential properties. For details, please refer to the latest approved building plans and / or approved drainage plans.
2. There may be sunken slabs and / or bulkheads and / or false ceilings for the installation of mechanical and electrical services at some of the residential properties.
3. The dimensions on the floor plans are all structural dimensions in millimeter.
4. The indications of fittings such as windows, door leafs, kitchen cabinets, drain points, shower cubicles and the door leafs thereof, sinks, water closets, washbasins etc. shown on the floor plans are indications of their approximate locations only and not indications of their actual sizes, locations, designs and shapes.

適用於本節各樓面平面圖之備註：

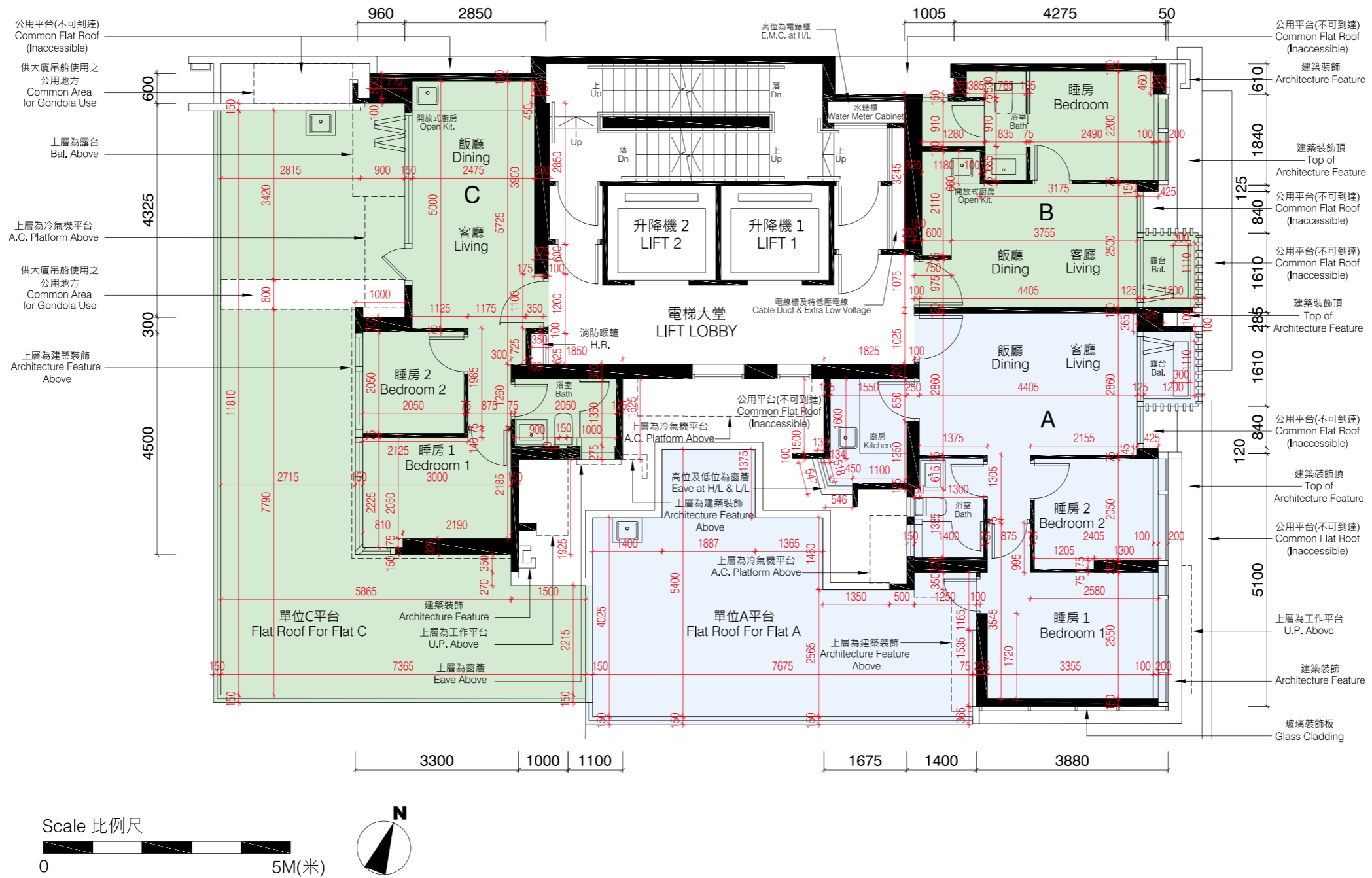
1. 部份住宅物業的露台及 / 或工作平台及 / 或平台及 / 或冷氣機平台及 / 或外牆上 / 附近設有外露公用喉管。請查閱最新之批准建築圖則及 / 或批准排水圖則以了解詳情。
2. 部份住宅物業有跌級樓板及 / 或裝飾橫樑及 / 或假天花，以安裝機電設備。
3. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
4. 樓面平面圖所示之裝置如窗、門葉、廚櫃、去水位、淋浴間及其門葉、洗滌盆、座廁、面盆等只供展示其大約位置而非展示其實際大小、位置、設計及形狀。

1 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

2/F FLOOR PLAN

二樓平面圖



Notes:

1. Please refer to page 17 of this sales brochure for the legend of the terms and abbreviations for the floor plans and notes that are applicable thereto.
2. The dimensions of floor plans are all structural dimensions in millimetre.

備註:

1. 以上樓面平面圖中顯示之名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第17頁之說明。
2. 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。

1 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

2/F 二樓	Flat 單位		
	A	B	C
Thickness of Floor Slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板厚度 (不包括灰泥) (毫米)	125, 150	125, 150	125, 150
Floor-to-Floor Height (note: refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (註：指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	2825 3150	2825 3150	3150

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

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

Notes:

1. Please refer to page 17 of this sales brochure for the legend of the terms and abbreviations for the floor plans and notes that are applicable thereto.
2. The dimensions of floor plans are all structural dimensions in millimetre.

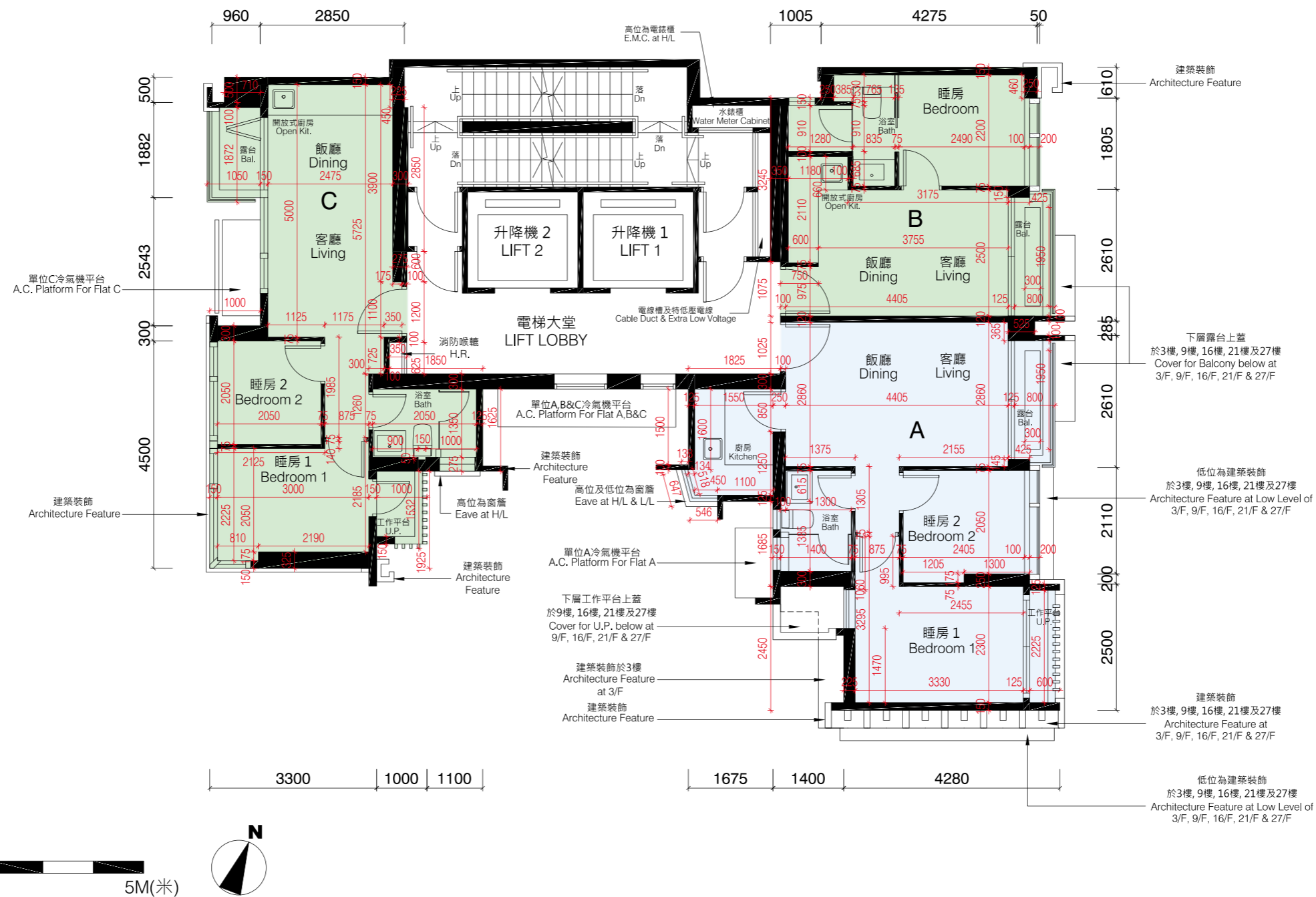
備註：

1. 以上樓面平面圖中顯示之名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第17頁之說明。
2. 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。

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

3/F, 5/F, 6/F, 9/F - 11/F, 16/F - 18/F, 21/F - 23/F and 27/F FLOOR PLAN

三樓，五樓，六樓，九樓至十一樓，十六樓至十八樓，二十一樓至二十三樓及二十七樓平面圖



Notes:

1. Please refer to page 17 of this sales brochure for the legend of the terms and abbreviations for the floor plans and notes that are applicable thereto.
2. The dimensions of floor plans are all structural dimensions in millimetre.

備註：

1. 以上樓面平面圖中顯示之名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第17頁之說明。
2. 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。

1 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

3/F, 5/F, 9/F-10/F, 16/F-17/F, 21-22/F, 27/F 三樓，五樓，九樓至十樓，十六樓至十七樓，二十一樓至二十二樓，二十七樓	Flat 單位		
	A	B	C
Thickness of Floor Slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板厚度 (不包括灰泥) (毫米)	125, 150, 175	125, 150	125, 150
Floor-to-Floor Height (note: refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (註：指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	3150	3150	3150

6/F, 11/F, 18/F, 23/F 六樓，十一樓，十八樓，二十三樓	Flat 單位		
	A	B	C
Thickness of Floor Slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板厚度 (不包括灰泥) (毫米)	125, 150	125, 150	125, 150
Floor-to-Floor Height (note: refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (註：指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	2825 3150	2825 3150	3150

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

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

Notes:

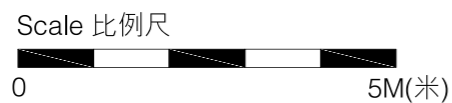
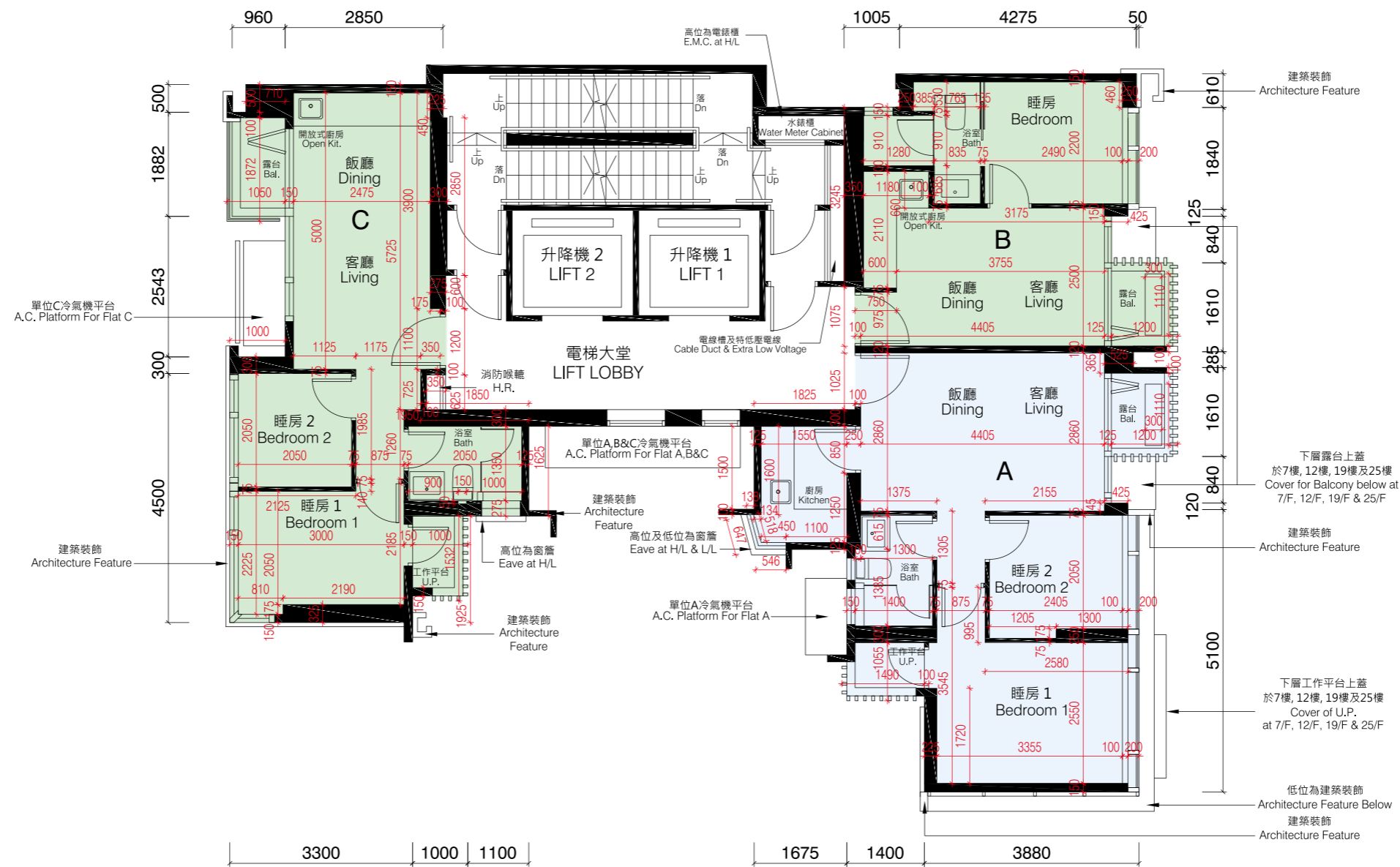
- Please refer to page 17 of this sales brochure for the legend of the terms and abbreviations for the floor plans and notes that are applicable thereto.
- The dimensions of floor plans are all structural dimensions in millimetre.

備註：

- 以上樓面平面圖中顯示之名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第17頁之說明。
- 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。

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

7/F, 8/F, 12/F, 15/F, 19/F, 20/F, 25/F and 26/F FLOOR PLAN 七樓，八樓，十二樓，十五樓，十九樓，二十樓，二十五樓及二十六樓平面圖



Notes:

- Please refer to page 17 of this sales brochure for the legend of the terms and abbreviations for the floor plans and notes that are applicable thereto.
- The dimensions of floor plans are all structural dimensions in millimetre.

備註：

- 以上樓面平面圖中顯示之名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第17頁之說明。
- 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。

1 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

7/F, 12/F, 19/F, 25/F 七樓，十二樓，十九樓，二十五樓	Flat 單位		
	A	B	C
Thickness of Floor Slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板厚度 (不包括灰泥) (毫米)	125, 150	125, 150	125, 150
Floor-to-Floor Height (note: refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (註：指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	3150	3150	3150

8/F, 15/F, 20/F, 26/F 八樓，十五樓，二十樓，二十六樓	Flat 單位		
	A	B	C
Thickness of Floor Slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板厚度 (不包括灰泥) (毫米)	125, 150	125, 150	125, 150
Floor-to-Floor Height (note: refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (註：指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	2825 3150	2825 3150	3150

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

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

Notes:

- Please refer to page 17 of this sales brochure for the legend of the terms and abbreviations for the floor plans and notes that are applicable thereto.
- The dimensions of floor plans are all structural dimensions in millimetre.

備註：

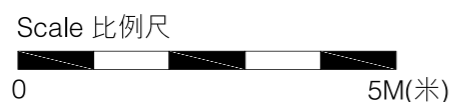
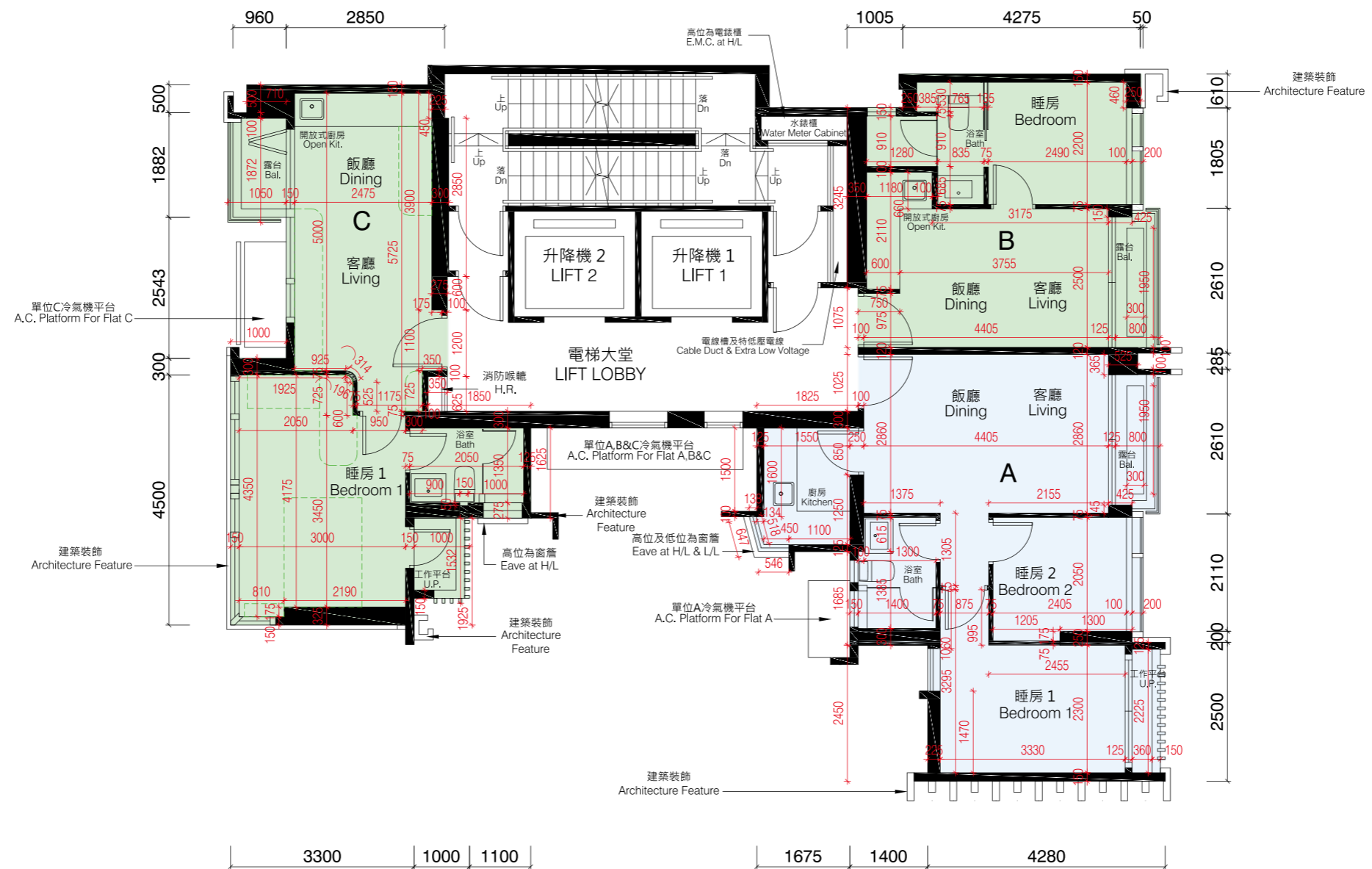
- 以上樓面平面圖中顯示之名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第17頁之說明。
- 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。

1 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

28/F FLOOR PLAN

二十八樓平面圖



Built-in Fittings Provided in the Flat
隨樓附送嵌入式裝置

Notes:

1. Please refer to page 17 of this sales brochure for the legend of the terms and abbreviations for the floor plans and notes that are applicable thereto.
2. The dimensions of floor plans are all structural dimensions in millimetre.

備註：

1. 以上樓面平面圖中顯示之名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第17頁之說明。
2. 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。

1 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

28/F 二十八樓	Flat 單位		
	A	B	C
Thickness of Floor Slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板厚度 (不包括灰泥) (毫米)	125, 175, 200	125, 200	125, 150
Floor-to-Floor Height (note: refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (註：指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	2800 2850 3050 3150	2800 2900 3150	3150

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

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

Notes:

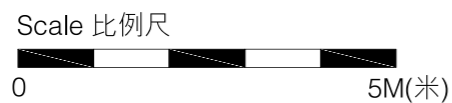
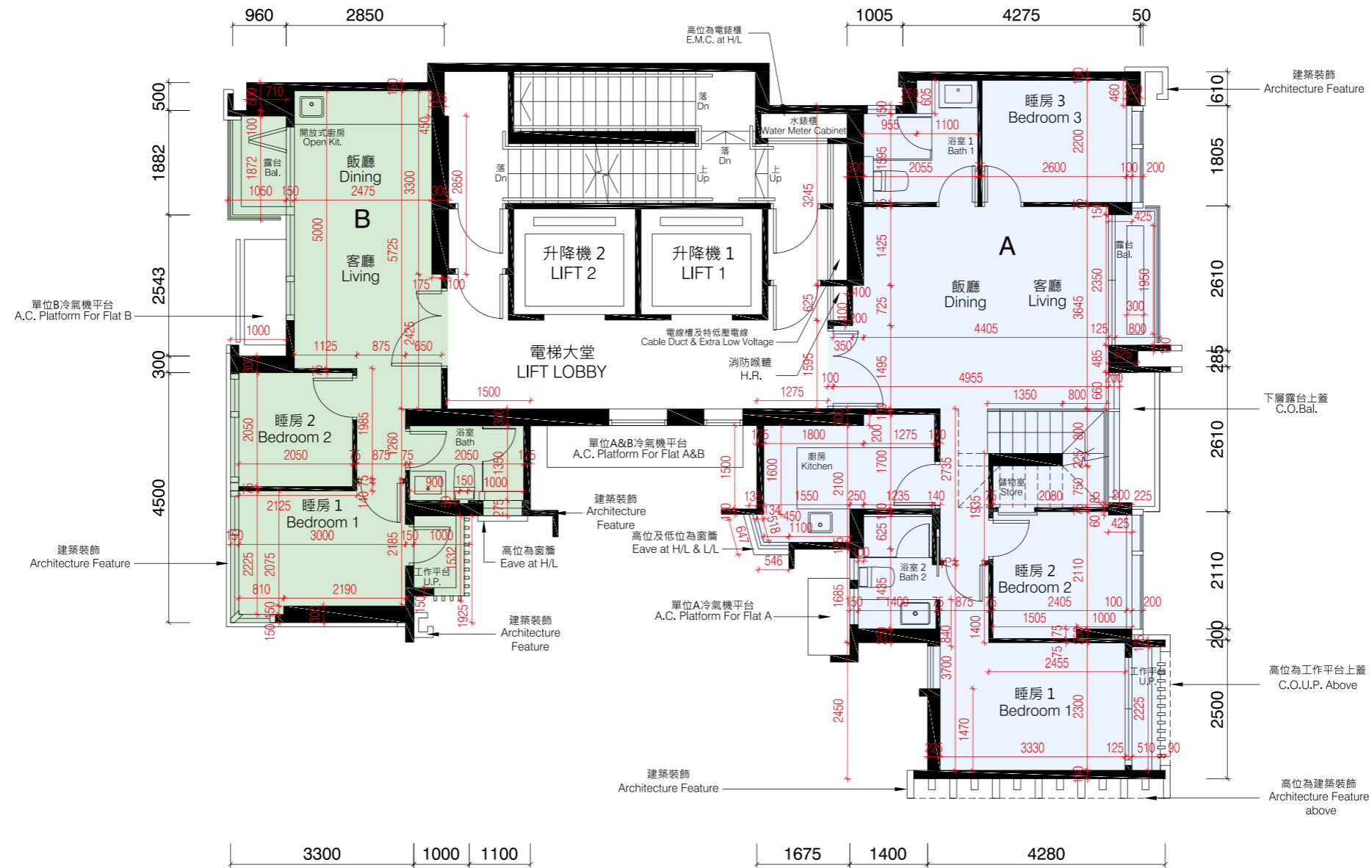
1. Please refer to page 17 of this sales brochure for the legend of the terms and abbreviations for the floor plans and notes that are applicable thereto.
2. The dimensions of floor plans are all structural dimensions in millimetre.

備註：

1. 以上樓面平面圖中顯示之名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第17頁之說明。
2. 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。

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

29/F FLOOR PLAN 二十九樓平面圖



Notes:

1. Please refer to page 17 of this sales brochure for the legend of the terms and abbreviations for the floor plans and notes that are applicable thereto.
2. The dimensions of floor plans are all structural dimensions in millimetre.

備註：

1. 以上樓面平面圖中顯示之名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第17頁之說明。
2. 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。

1 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

29/F 二十九樓	Flat 單位	
	A	B
Thickness of Floor Slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板厚度 (不包括灰泥) (毫米)	175	175
Floor-to-Floor Height (note: refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (註：指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	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 the reducing thickness of the structural walls on the upper floors.

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

Notes:

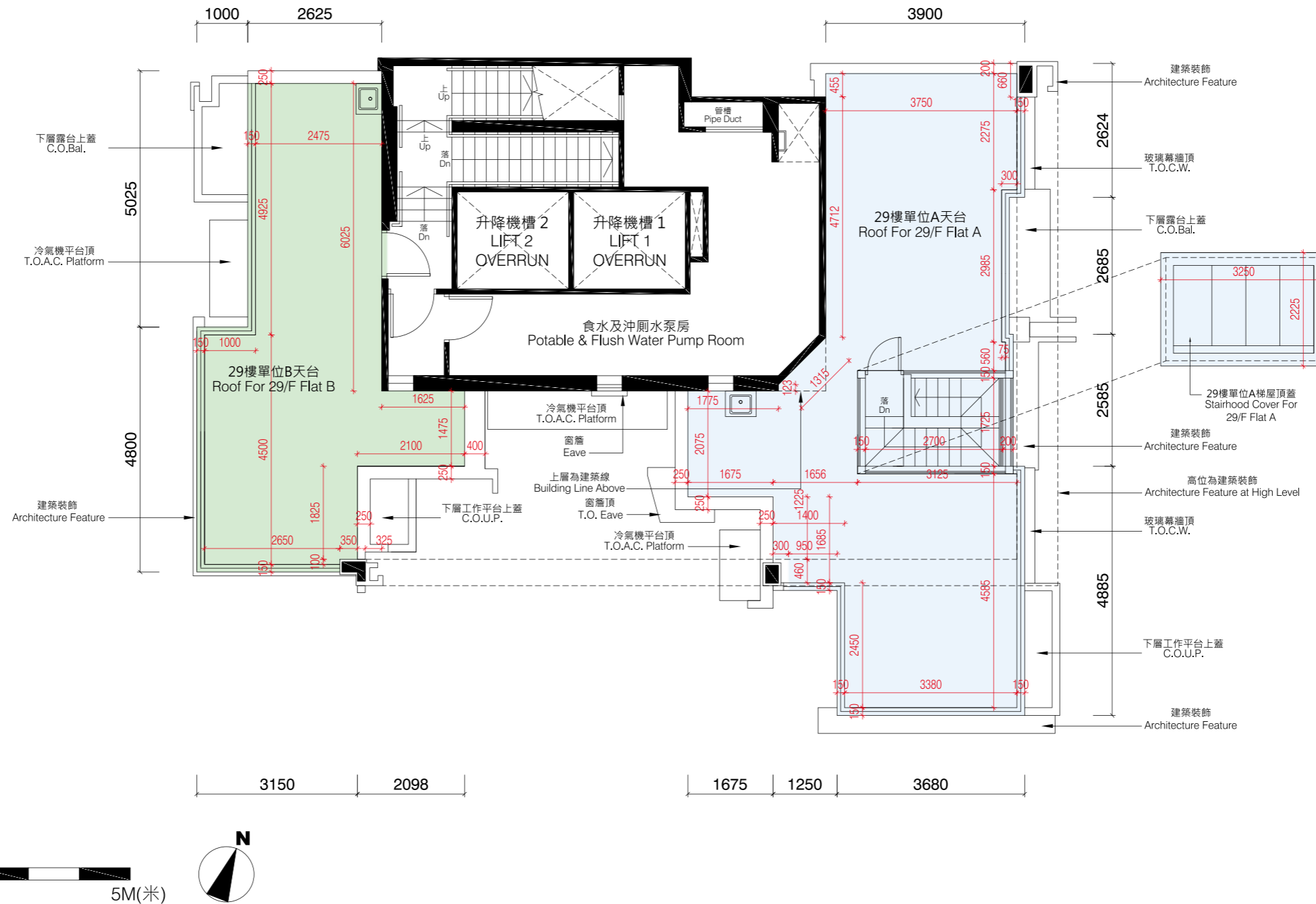
1. Please refer to page 17 of this sales brochure for the legend of the terms and abbreviations for the floor plans and notes that are applicable thereto.
2. The dimensions of floor plans are all structural dimensions in millimetre.

備註：

1. 以上樓面平面圖中顯示之名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第17頁之說明。
2. 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。

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

ROOF FLOOR PLAN 天台平面圖



Notes:

1. Please refer to page 17 of this sales brochure for the legend of the terms and abbreviations for the floor plans and notes that are applicable thereto.
2. The dimensions of floor plans are all structural dimensions in millimetre.

備註:

1. 以上樓面平面圖中顯示之名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第17頁之說明。
2. 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。

1 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

ROOF 天台	Flat 單位	
	A	B
Thickness of Floor Slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板厚度 (不包括灰泥) (毫米)	N/A 不適用	N/A 不適用
Floor-to-Floor Height (note: refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (註：指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	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 the reducing thickness of the structural walls on the upper floors.

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

Notes:

1. Please refer to page 17 of this sales brochure for the legend of the terms and abbreviations for the floor plans and notes that are applicable thereto.
2. The dimensions of floor plans are all structural dimensions in millimetre.

備註：

1. 以上樓面平面圖中顯示之名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第17頁之說明。
2. 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。

12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT NT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (Including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Floor 樓層	Flat 單位		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
2/F 二樓	A	43.174 (465) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	0.05 (1)	-	28.884 (311)	-	-	-	-	-	-
	B	26.576 (286) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-
	C	34.984 (377) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	45.285 (487)	-	-	-	-	-	-
3/F, 5/F, 6/F, 9/F - 11/F, 16/F - 18/F, 21/F - 23/F, 27/F and 28/F 三樓, 五樓, 六樓, 九樓至十一樓, 十六樓 至十八樓, 二十一樓至 二十三樓, 二十七樓及 二十八樓	A	43.178 (465) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	0.05 (1)	-	-	-	-	-	-	-	-
	B	26.576 (286) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-
	C	38.484 (414) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

1. The saleable area of each residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The floor area of every one of the balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
3. The areas of other specified items (if any), to the extent that they form part of the residential property (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

1. 住宅物業的實用面積是按《一手住宅物業銷售條例》第8條計算得出的。
2. 在構成住宅物業的一部份的範圍內的每一露台、工作平台及陽台(如有)之樓面面積是按《一手住宅物業銷售條例》第8條計算得出的。
3. 在構成住宅物業的一部份的範圍內的其他指明項目(如有)的面積(不計算入實用面積)是按《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes:

- (1) The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from the areas presented in square metres.
- (2) There is no verandah in the residential properties of the Development.
- (3) 4/F, 13/F, 14/F and 24/F for the residential property are omitted.
- (4) The symbol "-" as shown in the above table denotes "Not Provided".

備註:

- (1) 以平方呎列出的面積由以平方米列出的面積以1平方米 = 10.764平方呎換算, 並以四捨五入至整數, 與以平方米表述之面積可能有些微差異。
- (2) 發展項目的住宅物業並無陽台。
- (3) 住宅物業不設4樓、13樓、14樓及24樓。
- (4) 上表「-」代表「不提供」。

12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT NT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (Including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Floor 樓層	Flat 單位		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
7/F, 8/F, 12/F, 15/F, 19/F, 20/F, 25/F and 26/F 七樓, 八樓, 十二樓, 十五樓, 十九樓, 二十樓, 二十五樓及 二十六樓	A	44.674 (481) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	0.05 (1)	-	-	-	-	-	-	-	-
	B	26.576 (286) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-
	C	38.484 (414) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
29/F 二十九樓	A	68.933 (742) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	0.05 (1)	-	-	-	-	45.034 (485)	6.174 (66)	-	-
	B	38.702 (417) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	28.564 (307)	-	-	-

1. The saleable area of each residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The floor area of every one of the balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
3. The areas of other specified items (if any), to the extent that they form part of the residential property (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

1. 住宅物業的實用面積是按《一手住宅物業銷售條例》第8條計算得出的。
2. 在構成住宅物業的一部份的範圍內的每一露台、工作平台及陽台(如有)之樓面面積是按《一手住宅物業銷售條例》第8條計算得出的。
3. 在構成住宅物業的一部份的範圍內的其他指明項目(如有)的面積(不計算入實用面積)是按《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes:

- (1) The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from the areas presented in square metres.
- (2) There is no verandah in the residential properties of the Development.
- (3) 4/F, 13/F, 14/F and 24/F for the residential property are omitted.
- (4) The symbol "-" as shown in the above table denotes "Not Provided".

備註:

- (1) 以平方呎列出的面積由以平方米列出的面積以1平方米 = 10.764平方呎換算, 並以四捨五入至整數, 與以平方米表述之面積可能有些微差異。
- (2) 發展項目的住宅物業並無陽台。
- (3) 住宅物業不設4樓、13樓、14樓及24樓。
- (4) 上表「-」代表「不提供」。

13 FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖

Not applicable

不適用

14 SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

臨時買賣合約的摘要

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase (the “preliminary agreement”);
2. The preliminary deposit paid by the purchaser on the signing of the preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders;
3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into 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。

15 SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

The draft Deed of Mutual Covenant Incorporating Management Agreement of the Development (“DMC”) provides for the following Common Areas and Common Facilities: -

A. Common parts of the Development

- (i) “Estate Common Areas” means such of the external walls of the Estate (other than the external walls of the Residential Tower and the external walls of the Commercial Accommodation), refuse storage and material recovery chamber, entrance lobby, fire service inlet, F.S. water tank, F.S. pump room, F.S. tank, sprinkler water pump room, sprinkler water tank, fire services control room, flushing and potable water pump room, potable water tanks, switch room, emergency generator room, Telecommunication & broadcasting equipment room, areas for the installation or use of aerial broadcast distribution or telecommunications network facilities, cable ducts, transformer room, accommodation for electric cables and associated facilities, potable water tank room, sump pit room, potable and flushing water up feed pump room, flushing water tank & flushing water plumb room, ELV riser duct, cable riser duct, A/C platforms, flat roof, electrical ducts, pipe ducts and telephone ducts, Slopes and Retaining Walls (if any) within the Land, other areas and spaces containing the Estate Common Facilities and other areas and spaces in any part or parts of the Estate which are for the common use and benefit of all the Owners of the Estate, and for the purpose of identification only, the Estate Common Areas are shown on the DMC Plans annexed (insofar as such areas and spaces are identifiable on such plans) certified as to their accuracy by or for and on behalf of the Authorized Person and thereon coloured Yellow EXCLUDING those areas being part of the Residential Common Areas and such areas within the Estate in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner PROVIDED THAT, where any part of the Estate falls under the definition of “common parts” set out in section 2 of the Building Management Ordinance and which are for the common use and benefit of all the Owners of the Estate, such parts shall be deemed to have been included as, and shall form part of, the Estate Common Areas.
- (ii) “Estate Common Facilities” means all equipment, facilities and systems for the use, benefit or service of the Estate Common Areas only but no owner of any Unit has the exclusive right to use or enjoy the same and without limiting the generality of the foregoing, include :-
 - (a) Such of the sewers, drains, water courses, pipes, gutters, wires and cables and associated facilities and other service and associated facilities whether ducted or otherwise which are or at any time may be in, under or over or passing through the Estate through which water, sewage, gas, electricity and any other services are supplied to the Estate or any part or parts thereof;
 - (b) Security system, mechanical ventilation / air-conditioning (if any), fire prevention and fire fighting system installation and equipment;
 - (c) Lamp posts and lighting within the Estate; and
 - (d) Other facilities and systems other than those being part of the Residential Common Facilities for the use and benefit of all the Owners of the Estate and not for the use and benefit of any particular Owner.
- (iii) “Residential Common Areas” means such of the external walls of the Residential Tower (including but not limited to the A/C platform, water meter cabinet, cover of balcony, cover of utility platform, parapet walls (other than those between units), roofs and/or upper roof (unless otherwise specifically included in the Unit assigned) and flat roofs (unless otherwise specifically included in the Unit assigned), cable ducts, drainage pipe ducts, the Recreational Areas and Facilities, lift machine room, lift lobbies, halls and lift shafts, entrance lobby, metal cladding, passageways, staircases, corridors, planters, external walls of the Residential Tower, such areas and spaces containing the Residential Common Facilities and other areas and spaces in any part or parts of the Estate which are for the common use and benefit of all the Owners of the Residential Tower, and for the purpose of identification only the Residential Common Areas are shown on the DMC Plans annexed (insofar as such areas and spaces are identifiable on such plans) certified as to their accuracy by or for and on behalf of the Authorized Person and thereon coloured Green EXCLUDING those areas being part of the Estate Common Areas and such areas within the Estate in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner PROVIDED THAT, where any part of the Estate falls under the definition of “common parts” set out in section 2 of the Building Management Ordinance and which are for the common use and benefit of all the Owners of the Residential Tower, such parts shall be deemed to have been included as, and shall form part of, the Residential Common Areas.
- (iv) “Residential Common Facilities” means all those facilities, equipment, machines, apparatus and installations in, under or above the Land and the Estate for the general benefit and service of the Residential Tower only but no Owner of any Flat has the exclusive right to use or enjoy the same and shall include (but not limited to) Fire Service Installations for Open Kitchen, lifts, mail boxes, lighting, communal television antennae, satellite dishes (if any), recreational facilities, security system, fire service installation system and other electrical, mechanical and sanitary installations which are for the common use and benefit of the Owners of the Residential Tower EXCLUDING those being part of the Estate Common Facilities.
- (v) “General Common Areas” means the Estate Common Areas and Residential Common Areas.
- (vi) “General Common Facilities” means the Estate Common Facilities and Residential Common Facilities.
- (vii) (a) The Estate Common Areas and the Estate Common Facilities shall be deemed to be common areas and facilities for the benefit of all the Owners which areas and facilities may, subject to the provisions of the DMC and of any Sub-Deed of Mutual Covenant (“SDMC”), be used by each Owner.

15 SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

- (b) The Residential Common Areas and the Residential Common Facilities shall be deemed to be common areas and facilities for the benefit of all the Owners of Flats which areas and facilities may, subject to the provisions of the DMC and of any SDMC, be used by all the Owners of Flats for all purposes connected with the proper use and enjoyment of the same.
- (viii) No Owner shall alter, repair, connect to or in any other way interfere with or affect the General Common Areas or the General Common Facilities without the prior written consent of the Manager.
- (ix) No Owner (including the First Owner) shall have the right to convert any parts of the General Common Areas to his own use or for his own benefit unless approved by the Owners' Committee or the Owners' Corporation (if formed).
- (x) No part of the General Common Areas shall be obstructed or incumbered nor shall any refuse or other matter or things be placed or left thereon nor shall any part thereof be used for any business or private purpose and no Owner shall do or suffer or permit to be done anything therein as may be or become a nuisance or cause annoyance to any other Owners or Occupiers of the Estate.

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

Floor \ Flat	A	B	C	Sub-Total
2	45	26	38	109
3	43	26	38	107
5	43	26	38	107
6	43	26	38	107
7	44	26	38	108
8	44	26	38	108
9	43	26	38	107
10	43	26	38	107
11	43	26	38	107
12	44	26	38	108
15	44	26	38	108
16	43	26	38	107
17	43	26	38	107
18	43	26	38	107
19	44	26	38	108
20	44	26	38	108
21	43	26	38	107
22	43	26	38	107
23	43	26	38	107
25	44	26	38	108
26	44	26	38	108
27	43	26	38	107
28	43	26	38	107
29	78	40	-	118

Note: There are no 4th, 13th, 14th and 24th floors.

C. Term of years for which the Manager of the Development is appointed

The Manager will be appointed under the DMC as the Manager of the Development for an initial term of not exceeding two years commencing from the date of the DMC and to be continued thereafter, subject to the provisions for termination contained in the DMC.

D. Basis on which the Management Expenses are shared among the owners of residential properties in the Development

- (i) The Management Expenses shall be apportioned between the Owners of the Estate in the following manner :-
- (a) Where any expenditure relates principally to the Residential Common Areas or the Residential Common Facilities providing services to Owners of Flats of the Estate, the expenditure shall form part of the Management Expenses of the Residential Tower and shall be borne by the Owners of Flats according to the proportions borne by the number of the Management Shares of their respective Flats to the total number of Management Shares allocated to all the Flats.
- (b) Where any expenditure relates principally to (i) the Estate Common Areas and/or Estate Common Facilities, or (ii) does not fall under any of the sub-paragraphs (a) above and (c) below, the expenditure shall form part of the Management Expenses of the Estate as a whole and shall be borne by all Owners of the Estate in accordance with the proportion that the respective Management Shares of the relevant part of the Estate bear to the total number of Management Shares of the Estate.
- (c) Notwithstanding anything contained in sub-clauses (a) and (b) above, (i) where any expenditure relates solely to or is solely for the benefit of any Unit and no Owner other than the Owner entitled to the exclusive right and privilege to hold, use and occupy that Unit will receive any material benefit therefrom, then the full amount of such expenditure shall be borne by the Owner of such Unit and (ii) where any expenditure relates solely to or is solely for the benefit of a group of Owners but does not relate to or is not for the benefit of the other Owners, the full amount of such expenditure shall be apportioned between such Owners in proportion to their respective Management Shares.

E. Basis on which the Management Fee Deposit is fixed

The amount of management Fee Deposit is 3 months' management fee.

F. Area (if any) in the Development retained by the owner for its own use

Not applicable.

Note:

- (1) Please refer to the DMC for full details. A full script of the DMC is available for inspection free of charge in the sales office.
- (2) Unless otherwise defined in the sales brochure, capitalized terms used in the above shall have the same meaning of such terms in the DMC.

15 SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

發展項目公契及管理協議(「公契」) 擬稿訂明下列公用地方及公用設施：-

A. 發展項目的公用部分

- (i) 「屋苑公用地方」指屋苑的外牆(住宅大廈的外牆及商業樓宇的外牆除外)、垃圾及物料回收房、入口大堂、消防入進水處、消防水箱、消防泵房、消防箱、灑水器水泵房、灑水器水箱、消防控制房、鹹水及食水泵房、食用水水箱、電掣房、應急發電房、電訊網絡及廣播設備房、用作安裝或使用天線廣播分導或電訊網絡設施的地方、電纜管、變壓器房、電纜及關連設施裝置、食用水水箱房、集水坑房、食水及鹹水泵房、鹹水水缸及鹹水泵房、低壓電線管道、電線管道、空調平台、平台、電力管、管槽及電話線管、土地內的斜坡及擋土牆(如有)、設有屋苑公用設施的其他地方及範圍以及供所有屋苑業主共用與共享的其他屋苑地方和範圍，其準確性經認可人士核實及為識別目的於公契圖則中以黃色標示的屋苑公用地方(凡該等地方及範圍於該等圖則上可供識別)；但不包括部份的該等地方及屋苑內任何個別業主擁有獨家權利持有、使用、佔用及享用的住宅公用地方；如屋苑任何部分屬於《建築物管理條例》第2條所指的「公用部分」而為屋苑所有業主的共同使用和利益而設，該等部分將被視作納入屋苑公用地方一部分。
- (ii) 「屋苑公共設施」指僅供屋苑公用地方使用、享用或服務，而並無任何單位業主有獨家權利使用或享用的所有設備、設施及系統，在不限制前述的概括性的原則下，包括：-
- (a) 污水渠、排水渠、水道、管道、明渠、電線及電纜及相關設施及目前或任何時候在該地段之內、之下、之上或經過該屋苑供應水、污水、煤氣、電力及其他服務給屋苑或其任何部份的其他服務及相關設施(不論是否有上套管)；
- (b) 安全系統、機械通風/空調(如有)，防火和滅火系統的安裝和設備；
- (c) 屋苑內的路燈及照明；及
- (d) 除為住宅公用設施一部份外，供所有屋苑業主共用及共享而非供個別業主使用及享用的其他設施及系統。
- (iii) 「住宅公用地方」指住宅大廈的外牆，包括但不限於冷氣機平台、水錶櫃、露台頂、工作平台頂、護牆(單位之間的護牆除外)、天台及/或屋頂(特別被分配予單位的除外)及平台(特別被分配予單位的除外)、電纜管、排水管槽、康樂地方及設施、升降機機房、升降機大堂、禮堂及升降機槽、入口大堂、金屬面版、通道、樓梯、走廊、花槽、住宅大廈的外牆、裝有住宅公用設施的該等地方及範圍及屋苑任何部份內為所有住宅大廈業主共用及共享的其他地方及範圍；但不包括屬屋苑公用地方一部份的該等地方及屋苑內任何個別業主有獨家權利及特權持有、使用、佔用及享用的該等地方，其準確性經認可人士核實及為識別目的於公契圖則中以綠色標示的住宅公用地方(凡該等地方及範圍於該等圖則上可供識別)；但不包括屋苑公用地方及屋苑內任何個別業主擁有獨家權利持有、使用、佔用及享用的地方；如屋苑任何部分屬於《建築物管理條例》第2條所指的「公用部分」而為所有住宅大廈業主的共同使用和利益而設，該等部分將被視作納入住宅公用地方一部分。
- (iv) 「住宅公用設施」指位於土地及屋苑之內、之下或之上僅為住宅大廈的整體享用及服務而並無個別住宅業主有獨家權利使用或享用的所有設施、設備、機器、器具及裝備，包括並不限於開放式廚房的消防裝置、升降機、信箱、照明、公用電視天線、碟形衛星接收器(如有)、康樂設施、保安系統、消防服務裝置系統及供住宅大廈的業主共用及共享的其他電子、機械及衛生裝置，為屋苑公用設施一部份的該等設施除外。
- (v) 「一般公用地方」指屋苑公用地方及住宅公用地方。
- (vi) 「一般公用設施」指屋苑公用設施及住宅公用設施。
- (vii) (a) 屋苑公用地方及屋苑公用設施將被視作所有業主的利益而設之公用地方及設施，亦可根據公契及任何副公契「副公契」之條文，供每位業主使用。
- (b) 住宅公用地方及住宅公用設施將被視作所有住宅業主的利益而設之公用地方及設施，亦可根據公契及任何副公契的條文，供每位住宅業主正當使用及享用。
- (viii) 業主不得在未有管理人的事先書面同意下改變、維修、連接或以任何其他方式擾亂或影響一般公用地方或一般公用設施。
- (ix) 業主(包括第一業主)無權將一般公用地方的任何一部份改作自用或為自己的利益，除非獲業主委員會或業主立案法團(如已成立)批准。
- (x) 業主不得阻塞或阻礙一般公用地方，或於一般公用地方放置或棄置垃圾或其他物件。業主不得使用一般公用地方的任何部分作商業或私人用途。業主亦不得於一般公用地方作出或容許任何對屋苑其他業主或佔用人造成滋擾的行為。

15 SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

B. 分配予發展項目中每個住宅物業的不分割份數的數目

樓層 \ 單位	A	B	C	小計
2	45	26	38	109
3	43	26	38	107
5	43	26	38	107
6	43	26	38	107
7	44	26	38	108
8	44	26	38	108
9	43	26	38	107
10	43	26	38	107
11	43	26	38	107
12	44	26	38	108
15	44	26	38	108
16	43	26	38	107
17	43	26	38	107
18	43	26	38	107
19	44	26	38	108
20	44	26	38	108
21	43	26	38	107
22	43	26	38	107
23	43	26	38	107
25	44	26	38	108
26	44	26	38	108
27	43	26	38	107
28	43	26	38	107
29	78	40	-	118

備註：不設四、十三、十四及二十四樓。

C. 有關發展項目的管理人的委任年期

管理人將會根據公契被委任為發展項目的管理人，首屆任期為公契日期起計不多於兩年，並在其後續任，但受公契中的終止條文規限。

D. 管理開支按甚麼基準在發展項目中的住宅物業的擁有人之間分擔

(i) 屋苑的業主須按以下方式攤分管理開支：-

(a) 如任何開支主要關乎為屋苑住宅業主提供服務之住宅公用地方或住宅公用設施，則該等開支須計入各座住宅大廈的管理開支部份，並由住宅業主按照各自所持之住宅管理份數佔分配予所有住宅管理份數總額的比例分擔。

(b) 如任何開支主要關乎(i)屋苑公用地方及/或屋苑公用設施，或(ii)不屬於上述第(a)及下述(c)分段，則該等開支須計入屋苑整體管理開支部份，並由屋苑所有業主按照屋苑相關部份的管理份數佔屋苑管理份數總額的比例分擔。

(c) 儘管上述第(a)及(b)分段已有任何規定，(i)凡任何開支純粹涉及或純粹為任何單位的利益而設，而除具專有權利及特權持有、使用及佔用該單位的業主外，沒有其他業主會由此得到重大利益的，則該等開支須全數由該單位的業主獨力承擔；及(ii)凡任何開支純粹涉及一組業主或純粹為一組業主的利益而設，但並不涉及其他業主或並非為其他業主的利益而設，則該等開支須全數由該等業主按其各自之管理份數分攤。

E. 計算管理費按金的基準

管理費按金相等於三個月之管理費。

F. 擁有人在發展項目中保留作自用的範圍 (如有的話)

不適用。

附註：

(1) 全部詳情請參閱公契。完整的公契文本可於售樓處免費參閱。

(2) 除非本售樓說明書另設定義，否則上述名詞具有公契中該等名詞的相同意義。

16 SUMMARY OF LAND GRANT

批地文件的摘要

(a) The lot number of the land on which the development is situated

The development is constructed on all those pieces or parcels of ground registered in the Land Registry as The Remaining Portion of Kowloon Inland Lot No.1327 ("the Lot").

(b) The term of years under the lease

According to the Government Lease for Kowloon Inland Lot No.1327 ("the Government Lease"), the Lot is granted for a term of 75 years commencing from the 1st day of December 1913 with a right of renewal for a further term of 75 years. By virtue of the provisions of the Government Leases Ordinance (Cap.40), new Government Leases were deemed to have been granted for the respective further terms of 75 years commencing from the 1st day of December 1988 immediately upon the expiration of the original terms of 75 years.

(c) The user restrictions applicable to that land

The grantee or any other person or persons shall not nor will during the continuance of the Government Lease use, exercise, or follow, in or upon the Lot demised by the Government Lease or any part thereof, the trade or business of a brazier, slaughterman, soap-maker, sugar-baker, fellmonger, melter of tallow, oilman, butcher, distiller, victualler or tavern-keeper, blacksmith, nightman, scavenger or any other noisy noisome or offensive trade or business whatever without the previous licence of the Government.

(d) The facilities that are required to be constructed and provided for the Government, or for public use

Not applicable.

(e) The grantee's obligations to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside that land

- (i) The grantee and his assigns shall and will before the expiration of 6 years of the term granted under the Government Lease, at his or their own proper costs and charges, erect, build and completely finish fit for use, in a good, substantial and workmanlike manner and with the best materials of their respective kinds, one or more good substantial and safe brick or stone messuage or tenement, messuages or tenements, upon some part of the Lot, with proper fences, walls, sewers, drains and other usual or necessary appurtenances, which said messuage or tenement, messuages or tenements, shall be of such rate of building, elevation, character and description, and shall front and range in such manner as the Government shall determine.
- (ii) The grantee shall from time to time, and at all times when, where, and as often as need or occasion shall be and require, 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, erections and buildings, now or at any time hereafter standing upon the Lot and all the walls, banks, cuttings, hedges, ditches, rails, lights, pavement, 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 relevant government departments.

(f) The lease conditions that are onerous to a purchaser

- (i) The grantee shall and will during the term granted by the Government Lease pay and cause to be paid to the Government the yearly rents clear of all deductions.
- (ii) The grantee shall and will during the term granted by the Government Lease pay and discharge all taxes, rates, charges and assessments whatsoever which may be assessed or charged upon or in respect of the Lot or any part thereof.
- (iii) The grantee shall peaceably and quietly deliver up to the Government the messuage or tenement messuages or tenements erections buildings and premises being so well and sufficiently repaired sustained and amended at the end or sooner determination of the term granted under the Government Lease.
- (iv) The grantee shall and will during the term granted by 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 the Lot demised by the Government Lease or any part thereof in common with other premises near or adjoining thereto and that such proportion shall be fixed and ascertained by the Government and shall be recoverable in the nature of rent in arrear.
- (v) The grantee and his assigns shall not and will not let, underlet, mortgage, assign, or otherwise part with, all or any part of the Lot, for all or any part of the respective term granted under the respective lease, without at the same time registering such alienation in the Land Registry and paying all reasonable fees and other expenses thereon.
- (vi) The Government shall have full power to resume enter into and re-take possession of all or any part of the Lot demised by the Government Lease if required for the improvement of Hong Kong or for any other public purpose whatsoever three calendar month's notice being given to the grantee of its being so required, and a full and fair compensation for the Lot and the buildings thereon being paid to the grantee at a valuation to be fairly and impartially made by the Government and upon the exercise of such power the term and estate created by the Government Lease shall respectively cease determine and be void.

- Note: 1. For full details, please refer to the Land Grant. Full script of the Land Grant is available for inspection upon request at the sales office and copies of the Land Grant can be obtained upon paying necessary photocopying charges.
2. The "grantee" as mentioned in this section means the "Purchaser" under the Land Grant and where the context so admits or requires include his executors, administrators and assigns and in case of a corporation its successors and assigns.

16 SUMMARY OF LAND GRANT

批地文件的摘要

(a) 發展項目所位於的土地的地段編號

發展項目興建於土地註冊處註冊的九龍內地段第 1327 號餘段 (「該地段」)。

(b) 有關租契規定的年期

根據九龍內地段第 1327 號的政府租契 (「該政府租契」)、該地段的批地年期為 75 年，由 1913 年 12 月 1 日起計，並有權續期 75 年。根據《政府租契條例》(第 40 章)，該政府租契將當作已在原租契期滿後續期，新政府租契批地年期由 1988 年 12 月 1 日起計 75 年。

(c) 適用於該土段的用途限制

除非預先取得政府部門的有關執照或許可證，否則該地段的承授人或任何其他人士在該政府租契期間、不得在該政府租契批租的地段或其中任何部分之上或之內從事銅工、屠宰、肥皂製造、製糖、皮革、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾處理等行業或生意，或任何其他產生噪音、有惡臭的、有礙健康的或厭惡性之貿易或行業。

(d) 按規定須興建並提供予政府或供公眾使用的設施

不適用。

(e) 有關承授人在該地段內外鋪設、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

(i) 承授人及其承讓人須在政府租契下之年期的 6 年屆滿前，適當的自費在該地段之上，以良好、妥善及有效及使用各種最好的物料的方式搭建、建築以及完成一棟或多棟良好、堅固及安全的磚塊或石材結構的院宅或物業，配備適當的圍欄、牆壁、污水渠、排水渠以及所有其他通常或必要的附屬設施，所有院宅或物業的建築、高度、特性及描述應保持一致的標準，也應當保持政府決定的風格。

(ii) 該地段的承授人應不時，並且在任何時候，當有需要時 (無論何時、何地) 自費充分及妥善地修復、維持、支持、保養、鋪設、清洗、洗滌、打掃、排污、改善及保持現在或將來任何時候位於該地段的房屋、宅院、物業及所有其他豎設物及建築物，以及所有附屬及與其有關的牆、堤岸、路塹、籬笆、溝渠、柵、燈、路面、廁所、水槽、排水管和水道，以達至有關政府部門滿意程度。

(f) 對買方造成負擔的租用條件

(i) 該地段的承授人須支付和繳納該地段每年應付的地租，不得在應繳地租內扣除任何款項。

(ii) 該地段的承授人須支付和繳納該地段或其任何部份的一切費用包括稅款、差餉、雜費或評定費用等。

(iii) 該地段的承授人須於政府租契批出的年期完結或提前終止時，和平地及安靜地交予政府良好及充分修葺、維持及修改妥善的狀態下的宅院或物業或豎設物、建築

物及處所。

(iv) 承授人必須在該政府租契批租的租期期間、根據情況需要承擔、支付及分攤有關建造、建設、維修和修改全部或任何該地段必需的或在該地段內或屬於該地段或其任何部份與其他附近的處所或與其相鄰的處所共用的道路、行人路、水道、圍欄及分隔牆壁、通風設備、私人或公共下水道及排水管的費用及開支之合理部分及比例。有關比例由政府釐定與確認、如有欠交則作欠租追收。

(v) 承授人或其承讓人就有關租契規定的有關年期的全部或任何部分而言，不可出租、分租、按揭、轉讓或以任何方式處置該地段的全部或部份予他人，除非同時在土地註冊處登記有關的文件並支付所有合理費用和其他有關開支。

(vi) 政府具有充分權力收回、進入及取回該政府租契批租的該地段之全部或任何部分，如有需要用以作改善香港或任何其他公共用途，惟需提前 3 個曆月通知承授人上述要求和根據政府公平及不偏不倚的估價，向承授人支付該土地及其上的建築物的全部及公平的補償。在政府行使上述權力後，該政府租契的租期及產業權將停止、終止及無效。

備註：1. 請查閱「批地文件」以了解全部詳情。「批地文件」全文已備於售樓處，歡迎在營業時間免費索取閱覽，並可在支付必要的影印費用後獲取「批地文件」影印副本。

2. 本節所載的「承授人」指批地文件訂明的「買方」，如上下文意允許或規定則包括其遺產執行人、遺產管理人及受讓人；如屬公司則包括其繼承人及受讓人。

17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

Not applicable

不適用

18 WARNING TO PURCHASERS

對買方的警告

- (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.

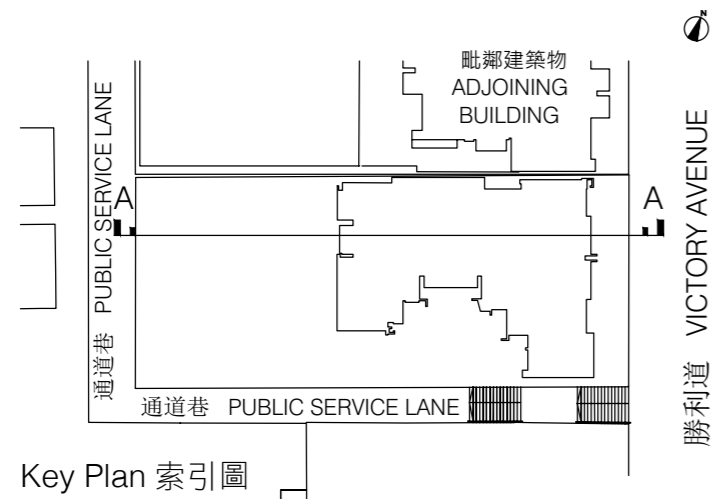
- (a) 現建議買方聘用一間獨立的律師事務所 (代表擁有人行事者除外)，以在交易中代表買方行事。
- (b) 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
- (c) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突—
 - (i) 該律師事務所可能不能夠保障買方的利益；及
 - (ii) 買方可能要聘用一間獨立的律師事務所；及
 - (iii) 如屬 (c)(ii) 段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

19 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



Key Plan 索引圖

Red dotted line denotes the level of the lowest residential floor
 紅色虛線為最低住宅樓層水平

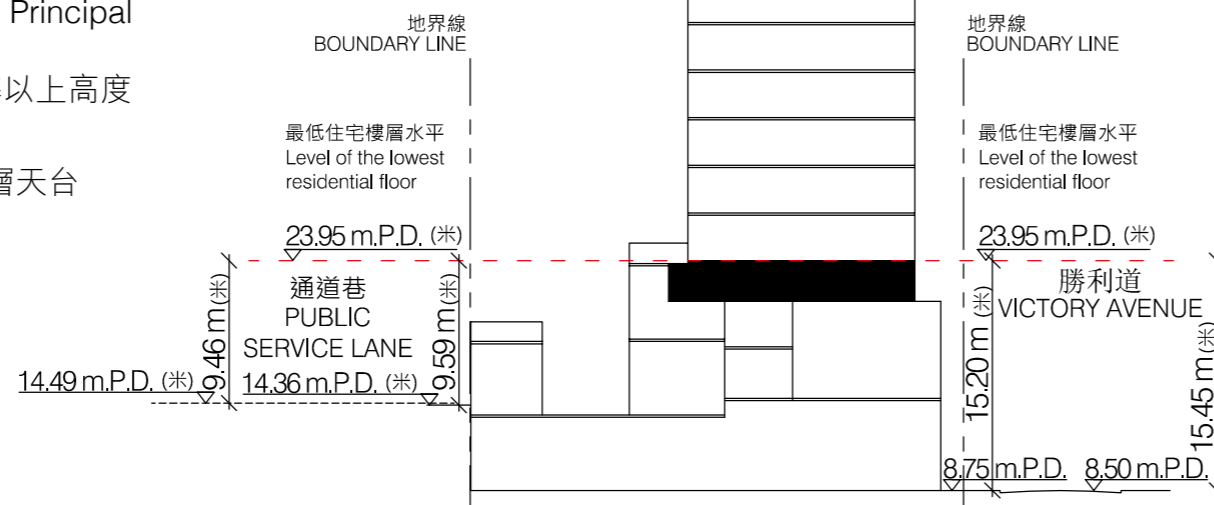
The part of Victory Avenue adjacent to the building is 8.50 to 8.75 metres above the Hong Kong Principal Datum. (m.P.D.)
 毗鄰建築物的一段勝利道為香港主水平基準以上8.50至8.75米。

The part of Public Service Lane adjacent to the building is 14.36 to 14.49 metres above the Hong Kong Principal Datum. (m.P.D.)
 毗鄰建築物的一段通道巷為香港主水平基準以上14.36至14.49米。

LEGEND 圖例

Denotes height in metres above Hong Kong Principal Datum (mpd)
 為香港主水平基準以上高度 (以米訂算)

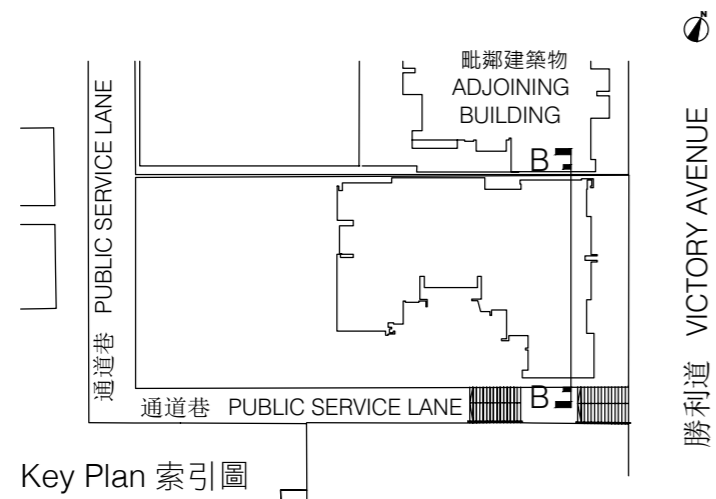
UR UPPER ROOF 高層天台



高層天台 3	UR3	天台頂	ROOF TOP
高層天台 2	UR2	機房	PLANT ROOM
高層天台 1	UR1	機房	PLANT ROOM
天台	R/F	天台	ROOF
29樓	29/F	住宅樓層	RESIDENTIAL UNITS
28樓	28/F	住宅樓層	RESIDENTIAL UNITS
27樓	27/F	住宅樓層	RESIDENTIAL UNITS
26樓	26/F	住宅樓層	RESIDENTIAL UNITS
25樓	25/F	住宅樓層	RESIDENTIAL UNITS
23樓	23/F	住宅樓層	RESIDENTIAL UNITS
22樓	22/F	住宅樓層	RESIDENTIAL UNITS
21樓	21/F	住宅樓層	RESIDENTIAL UNITS
20樓	20/F	住宅樓層	RESIDENTIAL UNITS
19樓	19/F	住宅樓層	RESIDENTIAL UNITS
18樓	18/F	住宅樓層	RESIDENTIAL UNITS
17樓	17/F	住宅樓層	RESIDENTIAL UNITS
16樓	16/F	住宅樓層	RESIDENTIAL UNITS
15樓	15/F	住宅樓層	RESIDENTIAL UNITS
12樓	12/F	住宅樓層	RESIDENTIAL UNITS
11樓	11/F	住宅樓層	RESIDENTIAL UNITS
10樓	10/F	住宅樓層	RESIDENTIAL UNITS
9樓	9/F	住宅樓層	RESIDENTIAL UNITS
8樓	8/F	住宅樓層	RESIDENTIAL UNITS
7樓	7/F	住宅樓層	RESIDENTIAL UNITS
6樓	6/F	住宅樓層	RESIDENTIAL UNITS
5樓	5/F	住宅樓層	RESIDENTIAL UNITS
3樓	3/F	住宅樓層	RESIDENTIAL UNITS
2樓	2/F	住宅樓層	RESIDENTIAL UNITS
		結構轉接層	TRANSFER PLATE
1樓	1/F	住客康樂設施 / 機房	RESIDENTIAL RECREATIONAL FACILITIES / PLANT ROOM
地下	G/F	商舖 / 入口大堂 / 機房	SHOP / ENTRANCE LOBBY / PLANT ROOM

19 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 B-B 橫截面圖 B-B

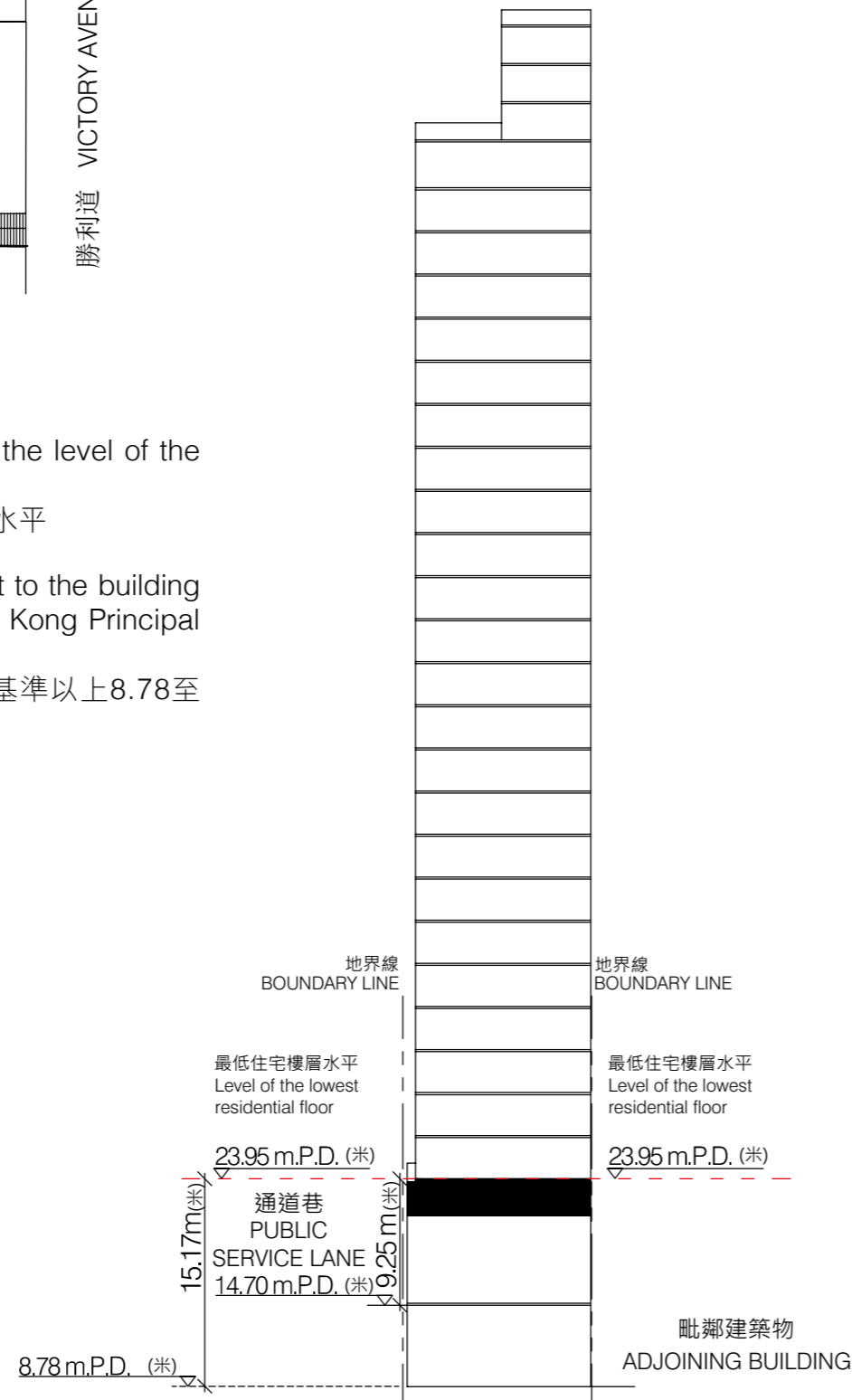


Red dotted line denotes the level of the lowest residential floor
紅色虛線為最低住宅樓層水平

The part of Public Service Lane adjacent to the building is 8.78 to 14.70 metres above the Hong Kong Principal Datum. (m.P.D.)
毗鄰建築物的一段通道巷為香港主水平基準以上8.78至14.70米。

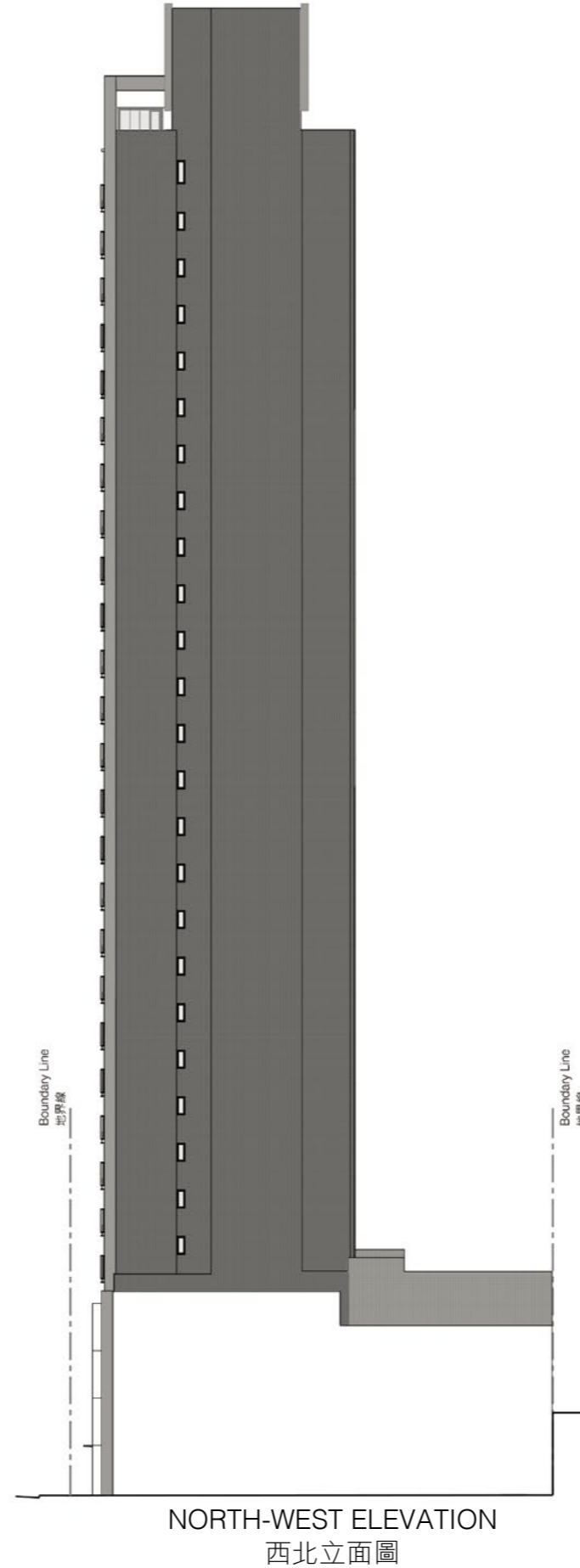
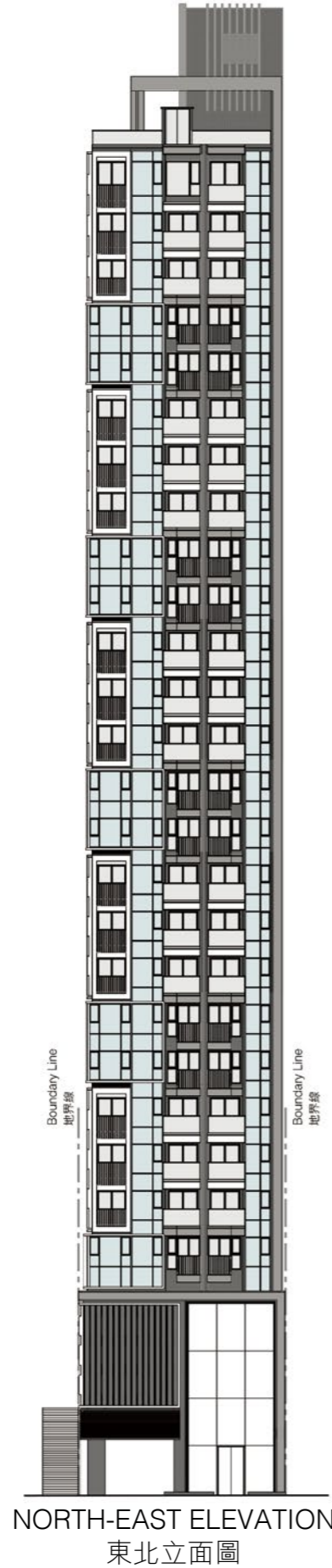
LEGEND 圖例

- ▽ Denotes height in metres above Hong Kong Principal Datum (mpd)
為香港主水平基準以上高度 (以米訂算)
- UR UPPER ROOF 高層天台



高層天台 3	UR3	天台頂	ROOF TOP
高層天台 2	UR2	機房	PLANT ROOM
高層天台 1	UR1	機房	PLANT ROOM
天台	R/F	天台	ROOF
29樓	29/F	住宅樓層	RESIDENTIAL UNITS
28樓	28/F	住宅樓層	RESIDENTIAL UNITS
27樓	27/F	住宅樓層	RESIDENTIAL UNITS
26樓	26/F	住宅樓層	RESIDENTIAL UNITS
25樓	25/F	住宅樓層	RESIDENTIAL UNITS
23樓	23/F	住宅樓層	RESIDENTIAL UNITS
22樓	22/F	住宅樓層	RESIDENTIAL UNITS
21樓	21/F	住宅樓層	RESIDENTIAL UNITS
20樓	20/F	住宅樓層	RESIDENTIAL UNITS
19樓	19/F	住宅樓層	RESIDENTIAL UNITS
18樓	18/F	住宅樓層	RESIDENTIAL UNITS
17樓	17/F	住宅樓層	RESIDENTIAL UNITS
16樓	16/F	住宅樓層	RESIDENTIAL UNITS
15樓	15/F	住宅樓層	RESIDENTIAL UNITS
12樓	12/F	住宅樓層	RESIDENTIAL UNITS
11樓	11/F	住宅樓層	RESIDENTIAL UNITS
10樓	10/F	住宅樓層	RESIDENTIAL UNITS
9樓	9/F	住宅樓層	RESIDENTIAL UNITS
8樓	8/F	住宅樓層	RESIDENTIAL UNITS
7樓	7/F	住宅樓層	RESIDENTIAL UNITS
6樓	6/F	住宅樓層	RESIDENTIAL UNITS
5樓	5/F	住宅樓層	RESIDENTIAL UNITS
3樓	3/F	住宅樓層	RESIDENTIAL UNITS
2樓	2/F	住宅樓層	RESIDENTIAL UNITS
		結構轉接層	TRANSFER PLATE
1樓	1/F	住客康樂設施 / 機房	RESIDENTIAL RECREATIONAL FACILITIES / PLANT ROOM
地下	G/F	商舖 / 入口大堂 / 機房	SHOP/ ENTRANCE LOBBY / PLANT ROOM

20 ELEVATION PLAN 立面圖

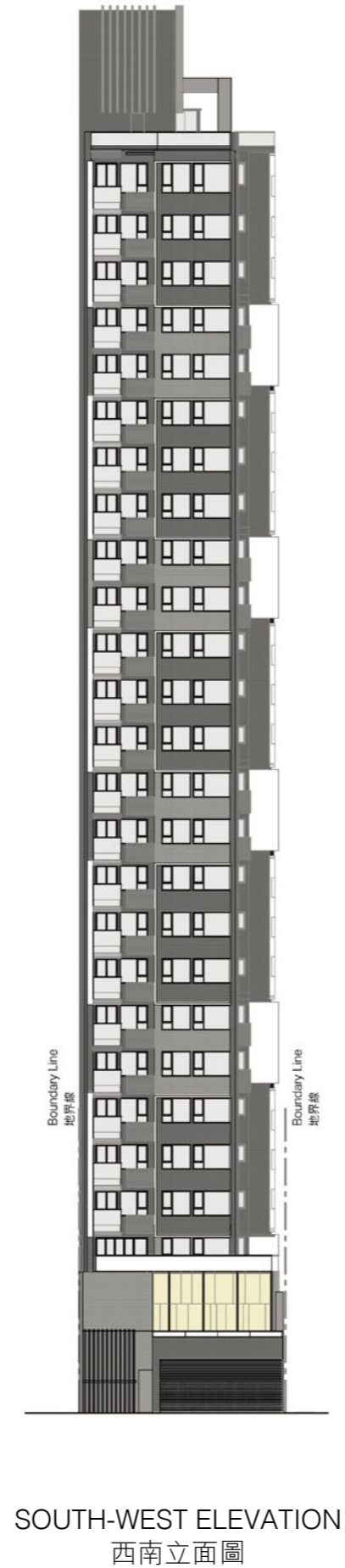
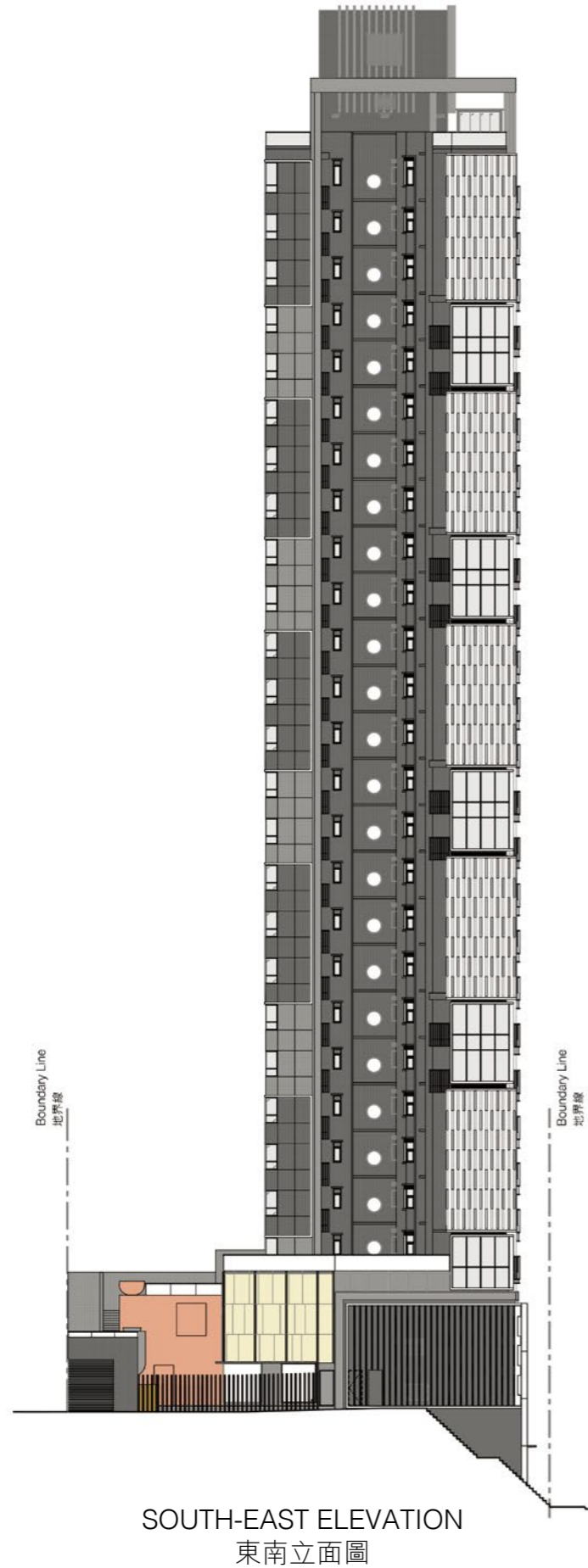


Authorized Person for the Development certified that the elevations shown on these plans:

- (a) are prepared on the basis of the approved building plans for the Development as of 16th April 2021; and
- (b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：
 (a) 以2021年4月16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。

20 ELEVATION PLAN 立面圖



Authorized Person for the Development certified that the elevations shown on these plans:

- (a) are prepared on the basis of the approved building plans for the Development as of 16th April 2021; and
- (b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：
 (a) 以2021年4月16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。

21 INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

發展項目中的公用設施的資料

Common Facilities 公共設施	Covered 有蓋		Uncovered 無蓋		Total Area 總面積	
	Area (sq. ft.) 平方呎	Area (sq. m.) 平方米	Area (sq. ft.) 平方呎	Area (sq. m.) 平方米	Area (sq. ft.) 平方呎	Area (sq. m.) 平方米
Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所 (包括供住客使用的任何康樂設施)	1,008	93.627	532	49.433	1,540	143.060
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)	0	0	0	0	0	0
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)	0	0	0	0	0	0

Note:

The area specified above in square feet is converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest square feet, which may be slightly different from the area presented in square metres.

備註：

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

22 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 in respect of the residential property as at the date on which the specified 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指明住宅物業提供出售的日期的最新擬稿的文本存放在住宅物業的售樓處，以供閱覽。
3. 無須為閱覽付費。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. EXTERIOR FINISHES 外部裝修物料

Item 細項		Description 描述				
a.	External Wall 外牆	Type of finishes 裝修物料的類型	<p>Podium: with glass canopy, aluminium windows, ceramic tiles, glass wall, glass cladding, aluminium cladding, aluminium feature, metal louvre and external painting. 基座：配以玻璃簷篷、鋁窗、瓷磚、玻璃外牆、玻璃飾板、鋁飾板、鋁飾條、金屬百葉及外牆漆。</p> <p>Residential tower: with curtain wall, aluminium windows, ceramic tiles, metal grille, glass balustrade, glass cladding, aluminium cladding, aluminium feature, metal louvre and aluminium cladding. 住宅大樓：配以幕牆、鋁窗、瓷磚、金屬格柵、玻璃欄河、玻璃飾板、鋁飾板、鋁飾條、金屬百葉及鋁飾板。</p>			
b.	Window 窗	Material of frame 框的用料	Fluorocarbon coated aluminium frame. 氟碳噴塗層鋁質窗框。			
		Material of glass 玻璃的用料	Window at living room and dining room 客廳及飯廳之窗戶	Flats A & B at 2/F, 7/F, 8/F, 12/F, 15/F, 19/F, 20/F, 25/F, 26/F and 29/F and Flat C at 3/F, 5/F to 12/F, 15/F to 23/F and 25/F to 28/F 二樓、七樓、八樓、十二樓、十五樓、十九樓、二十樓、二十五樓、二十六樓及二十九樓A及B單位及三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至二十八樓C單位	Insulated Glazing Unit (IGU) with low-e coating glass. 低輻射鍍膜雙層中空玻璃。	
			Window at curtain wall of bedrooms 睡房之幕牆之窗戶	Flats A & B at 2/F, 3/F, 5/F to 12/F, 15/F to 23/F and 25/F to 28/F and Flat A at 29/F 二樓、三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至二十八樓A及B單位及二十九樓A單位	Insulated Glazing Unit (IGU) with low-e coating glass. 低輻射鍍膜雙層中空玻璃。	
			Window at bedroom 睡房之窗戶	Flat A at 3/F, 5/F, 6/F, 9/F to 11/F, 16/F to 18/F, 21/F to 23/F, 27/F to 29/F, Flat C at 2/F, 3/F, 5/F to 12/F, 15/F to 23/F and 25/F to 28/F and Flat B at 29/F 三樓、五樓、六樓、九樓至十一樓、十六樓至十八樓、二十一樓至二十三樓、二十七樓至二十九樓A單位、二樓、三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至二十八樓C單位及二十九樓B單位	Insulated Glazing Unit (IGU) with low-e coating glass. 低輻射鍍膜雙層中空玻璃。	
			Window at bathroom. 浴室之窗戶。	Frosted tinted tempered glass. 強化磨砂有色玻璃。		
			Window at kitchen. 廚房之窗戶。	Tinted tempered glass. 強化有色玻璃。		
c.	Bay Window 窗台	Material and Window sill finishes 用料及窗台板的裝修物料	Reconstituted Stone. (For Flat A at 2/F, 3/F, 5/F to 12/F, 15/F to 23/F and 25/F to 29/F only) 人造石。(只限二樓、三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至二十九樓A單位)			
d.	Planter 花槽	Type of finishes 裝修物料的類型	Not applicable. 不適用。			

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. EXTERIOR FINISHES 外部裝修物料

Item 細項		Description 描述			
e.	Verandah or balcony 陽台或露台	Type of finishes 裝修物料的類型	Balcony is fitted with: 露台採用：		
		Floor 地板	Flat C at 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 28/F and Flat B at 29/F 三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至二十八樓C單位及二十九樓B單位	Ceramic tiles and outdoor wood deck. 瓷磚及戶外木地台。	
			Flats A & B at 2/F, 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 28/F and Flat A at 29/F 二樓、三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至二十八樓A及B單位及二十九樓A單位	Ceramic tiles, cement sand screeding and outdoor wood deck. 瓷磚、英泥沙批盪面及戶外木地台。	
		Wall 牆身	Ceramic tiles with aluminium cladding. 鋪砌瓷磚配以鋁飾板。		
		Ceiling 天花	Aluminium false ceiling. 配以鋁質假天花。		
		Balustrade 欄杆	Flats A & B at 3/F, 5/F, 6/F, 9/F to 11/F, 16/F to 18/F, 21/F to 23/F, 27/F to 29/F and Flat C at 3/F, 5/F to 12/F, 15/F to 23/F and 25/F to 28/F 三樓、五樓、六樓、九樓至十一樓、十六樓至十八樓、二十一樓至二十三樓、二十七樓至二十九樓A及B單位及三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至二十八樓C單位	Clear tempered glass balustrade with metal top rail. 強化清玻璃欄杆配以金屬頂蓋。	
			Flats A & B at 2/F, 7/F, 8/F, 12/F, 15/F, 19/F, 20/F, 25/F & 26/F 二樓、七樓、八樓、十二樓、十五樓、十九樓、二十樓、二十五樓及二十六樓A及B單位	Metal balustrade. 金屬欄杆。	
		Whether it is covered 是否有蓋	Balcony is covered. 露台設有上蓋。		
Verandah 陽台	Not applicable. 不適用。				
f.	Drying facilities for clothing 乾衣設施	Type and material 類型及用料	Not applicable. 不適用。		

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. INTERIOR FINISHES 室內裝修物料

Item 細項		Description 描述			
a.	Lobby 大堂	Types of finishes 裝修物料的類型	Wall 牆壁	Floor 地板	Ceiling 天花板
		Residential entrance lobby on G/F 地下住宅入口大堂	Ceramic tile, mirror, wood veneer panel, timber feature and polyurethane concrete to exposed surface. 外露部分以瓷磚、鏡、木皮飾面、木裝飾及聚氨酯混凝土鋪砌。	Ceramic tile. 瓷磚。	Gypsum board false ceiling finished with emulsion paint and timber strip. 石膏板假天花髹乳膠漆及木條子。
		Lift lobby on Residential Floors 住宅樓層升降機大堂	Ceramic tile, glass, stainless steel and wood veneer panel to exposed surface. 外露部分以瓷磚、玻璃、不銹鋼及木皮飾面鋪砌。	Ceramic tile and stainless steel. 瓷磚及不銹鋼。	Gypsum board false ceiling finished with emulsion paint and timber strip. 石膏板假天花髹乳膠漆及木條子。
b.	Internal wall and ceiling 內牆及天花板	Types of finishes 裝修物料的類型	Wall 牆壁	Ceiling 天花板	
		Living room and dining room 客廳及飯廳	Emulsion paint and wall fabric on exposed surface. (For Flat C at 28/F only) 外露部分髹上乳膠漆併配牆布。 (只限二十八樓C單位)	Emulsion paint where exposed and gypsum board ceiling & bulkhead finished with emulsion paint and timber louvre finished with paint. 外露部分、石膏板假天花及假陣髹乳膠漆及木質百葉併配油漆。	
			Emulsion paint on exposed surface. (Except Flat C at 28/F) 外露部分髹上乳膠漆。(二十八樓C單位除外)	Emulsion paint where exposed and gypsum board ceiling & bulkhead finished with emulsion paint. 外露部分、石膏板假天花及假陣髹乳膠漆。	
		Bedroom 睡房	Emulsion paint, wall fabric and wood veneer panel on exposed surface. (For Flat C at 28/F only) 外露部分髹上乳膠漆併配牆布及木皮飾面。 (只限二十八樓C單位)	Emulsion paint where exposed, gypsum board ceiling & bulkhead finished with emulsion paint and timber louvre. 外露部分、石膏板假天花及假陣髹乳膠漆及木質百葉。	
Emulsion paint on exposed surface. (Except Flat C at 28/F) 外露部分髹上乳膠漆。(二十八樓C單位除外)	Emulsion paint where exposed and gypsum board ceiling & bulkhead finished with emulsion paint. 外露部分、石膏板假天花及假陣髹乳膠漆。				
c.	Internal floor 內部地板	Types of material 裝修物料的用料	Floor 地板	Skirting 牆腳線	
		Living room and dining room 客廳及飯廳	Engineered timber flooring, stainless steel and reconstituted stone on exposed surface (For Flat C at 28/F only) 外露部分以複合木地板、不銹鋼及人造石鋪砌。 (只限二十八樓C單位)	Timber skirting. 木腳線。	
			Ceramic tiles on exposed surface. (Except Flat C at 28/F) 外露部分以瓷磚鋪砌。(二十八樓C單位除外)		
Bedroom 睡房	Engineered timber flooring on exposed surface (For Flat C at 28/F only) 外露部分以複合木地板鋪砌。(只限二十八樓C單位)	Timber skirting. 木腳線。			
	Ceramic tiles on exposed surface. (Except Flat C at 28/F) 外露部分以瓷磚鋪砌。(二十八樓C單位除外)				

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. INTERIOR FINISHES 室內裝修物料

Item 細項		Description 描述				
d.	Bathroom 浴室	Types of finishes 裝修物料的類型	Wall 牆壁	Floor 地板	Ceiling 天花板	
			Ceramic tiles and reconstituted stone on exposed surface. (For Flat C at 28/F only) 外露部分以瓷磚及人造石鋪砌。 (只限二十八樓C單位)	Reconstituted stone and stainless steel on exposed surface. (For Flat C at 28/F only) 外露部分以人造石及不銹鋼鋪砌。 (只限二十八樓C單位)	Gypsum board ceiling finished with emulsion paint. (For Flat C at 28/F only) 石膏板假天花髹乳膠漆。 (只限二十八樓C單位)	
			Reconstituted stone on exposed surface. (Except Flat C at 28/F) 外露部分以人造石鋪砌。 (二十八樓C單位除外)	Reconstituted stone on exposed surface. (Except Flat C at 28/F) 外露部分以人造石鋪砌。 (二十八樓C單位除外)	Aluminium false ceiling. (Except Flat C at 28/F) 鋁質假天花。 (二十八樓C單位除外)	
		Whether the wall finishes run up to the ceiling 牆壁的裝修物料是否鋪至天花板	Run up to false ceiling level. 鋪至假天花水平。			
e.	Kitchen 廚房	Types of finishes 裝修物料的類型	Wall 牆壁	Floor 地板	Ceiling 天花板	Cooking Bench 灶台
			Emulsion paint, reconstituted stone and glass on exposed surface. (For Flat C at 28/F only) 外露部分髹上乳膠漆並以人造石及玻璃鋪砌。 (只限二十八樓C單位)	Engineered timber flooring on exposed surface. (For Flat C at 28/F only) 外露部分以複合木地板鋪砌。 (只限二十八樓C單位)	Emulsion paint where exposed and gypsum board ceiling & bulkhead finished with emulsion paint. 外露部分、石膏板假天花及假陣髹乳膠漆。	Reconstituted stone. 人造石。
			Reconstituted stone on exposed surface. (Except Flat C at 28/F) 外露部分以人造石鋪砌。 (二十八樓C單位除外)	Ceramic tiles on exposed surface. (Except Flat C at 28/F) 外露部分以瓷磚鋪砌。 (二十八樓C單位除外)		
		Whether the wall finishes run up to the ceiling 牆壁的裝修物料是否鋪至天花板	Run up to false ceiling level. 鋪至假天花水平。			

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS 室內裝置

Item 細項		Description 描述		
a.	Doors 門	Material, finishes and accessories 用料、裝修物料及配件		
		Main entrance door 單位大門	Fire-rated solid core timber door with timber veneer, fitted with digital door lock with handle, door closer, door stopper and eye viewer. 實心防火木門配以木皮飾面，配以電子門鎖連拉手、門鼓、門擋及防盜眼。	
		Balcony door 露台門	Flats A & B at 3/F, 5/F, 6/F, 9/F to 11/F, 16/F to 18/F, 21/F to 23/F, 27/F to 28/F and Flat A at 29/F 三樓、五樓、六樓、九樓至十一樓、十六樓至十八樓、二十一樓至二十三樓、二十七樓至二十八樓A及B單位及二十九樓A單位	Fluorocarbon coated aluminium frame sliding door with tinted tempered glass fitted with lockset with handle. 氟碳噴塗鋁框趟門配以強化有色玻璃，配以門鎖連拉手。
			Flats A & B at 2/F, 7/F, 8/F, 12/F, 15/F, 19/F, 20/F, 25/F and 26/F, Flat C at 3/F, 5/F to 12/F, 15/F to 23/F and 25/F to 28/F and Flat B at 29/F 二樓、七樓、八樓、十二樓、十五樓、十九樓、二十樓、二十五樓及二十六樓A及B單位、三樓、五樓至十二樓、十五樓至二十三樓及二十五樓至二十八樓C單位及二十九樓B單位	Fluorocarbon coated aluminium frame folding door with tinted tempered glass fitted with lockset with handle. 氟碳噴塗鋁框摺門配以強化有色玻璃，配以門鎖連拉手。
		Utility platform door 工作平台門	Flat A at 7/F, 8/F, 12/F, 15/F, 19/F, 20/F, 25/F and 26/F, Flat C at 3/F, 5/F to 12/F, 15/F to 23/F and 25/F to 28/F and Flat B at 29/F 七樓、八樓、十二樓、十五樓、十九樓、二十樓、二十五樓及二十六樓A單位、三樓、五樓至十二樓、十五樓至二十三樓及二十五樓至二十八樓C單位及二十九樓B單位	Fluorocarbon coated aluminium frame door with tinted tempered glass fitted with lockset with handle and door stopper. 氟碳噴塗鋁框門配以強化有色玻璃，配以門鎖連拉手及門擋。
			Flat A at 3/F, 5/F, 6/F, 9/F to 11/F, 16/F to 18/F, 21/F to 23/F, 27/F to 29/F 三樓、五樓、六樓、九樓至十一樓、十六樓至十八樓、二十一樓至二十三樓、二十七樓至二十九樓A單位	Fluorocarbon coated aluminium frame sliding door with tinted tempered glass fitted with lockset with handle. 氟碳噴塗鋁框趟門配以強化有色玻璃，配以門鎖連拉手。
		Bedroom door 睡房門	Flat C at 28/F 二十八樓C單位	Hollow core timber door with paint and wood veneer fitted with handle, lockset, door closer and door stopper. 中空木門併配油漆及木皮飾面，配以拉手、門鎖、門鼓及門擋。
			Other flats except Flat C at 28/F 除二十八樓C單位以外其他單位	Hollow core timber door with plastic laminate and wood veneer fitted with handle, lockset and door stopper. 中空木門併配膠板及木皮飾面，配以拉手、門鎖及門擋。
		Bathroom door 浴室門	Flats A & C at 2/F, 3/F, 5/F to 12/F, 15/F to 23/F and 25/F to 27/F, Flat A at 28/F and Flat A (Bathroom 1) & B at 29/F 二樓、三樓、五樓至十二樓、十五樓至二十三樓及二十五樓至二十七樓A及C單位、二十八樓A單位及二十九樓A (浴室1) 及B單位	Hollow core timber door with plastic laminate and wood veneer fitted with handle, lockset and door stopper. 中空木門併配膠板及木皮飾面，配以拉手、門鎖及門擋。
			Flat B at 2/F, 3/F, 5/F to 12/F, 15/F to 23/F and 25/F to 28/F and Flat A (Bathroom 2) at 29/F 二樓、三樓、五樓至十二樓、十五樓至二十三樓及二十五樓至二十八樓B單位及二十九樓A (浴室2) 單位	Hollow core timber sliding door with plastic laminate and wood veneer fitted with handle and lockset. 中空木趟門併配膠板及木皮飾面，配以拉手及門鎖。
			Flat C at 28/F 二十八樓C單位	Hollow core timber door with paint fitted with handle, lockset and door stopper. 中空木門併配油漆飾面，配以拉手、門鎖及門擋。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS 室內裝置

Item 細項		Description 描述				
a.	Doors 門	Material, finishes and accessories 用料、裝修物料及配件				
		Kitchen door 廚房門	Flat A at 2/F, 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 29/F 二樓、三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至二十九樓A單位	Fire-rated solid core timber door with plastic laminate and wood veneer fitted with handle, door closer and door stopper. 實心防火木門併配膠板及木皮飾面，配以拉手、門鼓及門擋。		
		Store Room Door 儲物室門	Flat A at 29/F 二十九樓A單位	Hollow core timber door with plastic laminate and wood veneer finish fitted with handle and lockset. 中空木門併配膠板及木皮飾面，配以拉手及門鎖。		
		Door to Flat Roof 平台門	Flat A at 2/F 二樓A單位	Fluorocarbon coated aluminium frame door with tinted tempered glass fitted with lockset with handle and door stopper. 氟碳噴塗鋁框門配以強化有色玻璃，配以門鎖連拉手及門擋。		
			Flat C at 2/F 二樓C單位	Fluorocarbon coated aluminium frame folding door with tinted tempered glass fitted with lockset with handle and door stopper. 氟碳噴塗鋁框摺門配以強化有色玻璃，配以門鎖連拉手及門擋。		
		Stairhood Door 梯屋門	Flat A at 29/F 二十九樓A單位	Fluorocarbon coated aluminium frame door with tinted tempered glass fitted with lockset with handle. 氟碳噴塗鋁框門配以強化有色玻璃，配以門鎖連拉手。		
Door to Roof 天台門	Flat B at 29/F 二十九樓B單位	Galvanized steel door fitted with door lock and handle. 鍍鋅鐵門，配以拉手及門鎖。				
b.	Bathroom 浴室	(i) Type and material of fittings and equipment 裝置及設備的類型及用料	Fittings and equipment 裝置及設備		Type 類型	Material 用料
			Vanity cabinet 浴室櫃	Basin Countertop 洗手盆枱面		Reconstituted stone 人造石
				Mirror cabinet 鏡櫃		Wooden cabinet with mirror and plastic laminate (Except Flat C at 28/F) 配以鏡及膠板飾面之木櫃 (二十八樓C單位除外)
						Wooden cabinet with mirror, plastic laminate and metal (For Flat C at 28/F only) 配以鏡、膠板及金屬飾面之木櫃 (只限二十八樓C單位)
				Basin cabinet 洗手盆櫃		Wooden cabinet with plastic laminate (Except Flat C at 28/F) 配以膠板飾面之木櫃 (二十八樓C單位除外)
	Wooden cabinet with reconstituted stone and plastic laminate (For Flat C at 28/F only) 配以人造石及膠板飾面之木櫃 (只限二十八樓C單位)					

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS 室內裝置

Item 細項		Description 描述					
b.	Bathroom 浴室	(i) Type and material of fittings and equipment 裝置及設備的類型及用料	Bathroom fittings 潔具	Wash basin mixer 洗手盆水龍頭	Chrome plated 鍍鉻		
				Wash basin 洗手盆	Vitreous China 搪瓷		
				Water closet 座廁	Vitreous China 搪瓷		
				Towel rack 浴巾架	Chrome plated 鍍鉻		
				Robe hook 掛勾	Chrome plated 鍍鉻		
				Paper holder 廁紙架	Chrome plated 鍍鉻		
	(ii) Type and material of water supply system 供水系統的類型及用料	See "Water supply" below for type and material of water supply system. 供水系統的類型及用料見下文「供水」一欄。					
	(iii) Type and material of bathing facilities (including shower or bath tub, if applicable) 沐浴設施(包括花灑或浴缸(如適用的話))	Shower 花灑	Shower compartment 淋浴間	Laminated Clear Glass 夾膠清玻璃			
Shower mixer and shower set 花灑龍頭及花灑套裝			Chrome plated 鍍鉻				
	(iv) Size of bath tub, if applicable 浴缸大小(如適用的話)		Not applicable. 不適用。				
c.	Kitchen 廚房	Material 用料					
		(i) Sink unit 洗滌盆	Stainless steel 不銹鋼				
		(ii) Water supply system 供水系統	See "Water supply" below for material of water supply system. 供水系統的用料見下文「供水」一欄。				
				Material 用料		Finishes 裝修物料	
		(iii) Kitchen cabinet 廚櫃	Timber cabinet with timber door panels 木櫃配木門板	Flat C at 28/F 二十八樓C單位	Wood veneer 木皮面料		
				Other flats except Flat C at 28/F 除二十八樓C單位以外其他單位	Plastic laminate 膠板面料		
(iv) Type of all other fittings and equipment 所有其他裝置及設備的類型	Chrome plated sink mixer 鍍鉻洗滌盆水龍頭 Sprinkler head(s) and sounder-base smoke detector are fitted in or near open kitchen for all flats. 所有單位之開放式廚房內或附近安裝消防花灑頭及設有聲響報警基座的煙霧偵測器。						
d.	Bedroom 睡房	Type and material of Fittings (including built-in wardrobe) 裝置(包括嵌入式衣櫃)的類型及用料	For Flat C at 28/F only 只限二十八樓C單位	Built-in wardrobe fitted with glass, metal and timber, wooden shelves, wooden desk, wooden bed frame, wooden cabinet, fabric roller blind, metal track and wooden pelmet 配以玻璃、金屬及木嵌入式衣櫃、木層板、木桌、木床架、木櫃、布捲簾、金屬路軌及木擋板。			

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS 室內裝置

Item 細項		Description 描述		
e.	Telephone 電話	Location and number of connection points 接駁點的位置及數目	Please refer to "Schedule of Mechanical & Electrical Provisions of Residential Units". 請參閱「住宅單位機電裝置說明表」。	
f.	Aerials 天線	Location and number of connection points 接駁點的位置及數目	Please refer to "Schedule of Mechanical & Electrical Provisions of Residential Units". 請參閱「住宅單位機電裝置說明表」。	
g.	Electrical installations 電力裝置	(i) Electrical fittings (including safety devices) 供電附件 (包括安全裝置)	Electrical fittings 供電附件 Safety devices 安全裝置	Faceplate for all switches and power sockets. 提供電掣及插座之面板。 Three phase electricity supply distribution board completed with miniature circuit breaker and residual current device. 三相電力配電箱配置微型斷路器及漏電斷路器。
		(ii) Whether conduits are concealed or exposed 導管是隱藏或外露	Conduits are partly concealed and partly exposed ^① . 導管是部份隱藏及部份外露 ^① 。	
		(iii) Location and number of power points and air-conditioner points 電插座及空調機接駁點的位置及數目	Please refer to "Schedule of Mechanical & Electrical Provisions of Residential Units". 請參閱「住宅單位機電裝置說明表」。	
h.	Gas supply 氣體供應	Type, system and Location 類型、系統及位置	Not applicable. 不適用。	
i.	Washing machine connection point 洗衣機接駁點	Location 位置	Please refer to "Schedule of Mechanical & Electrical Provisions of Residential Units". 請參閱「住宅單位機電裝置說明表」。	
		Design 設計	50mm diameter drain point and 22mm diameter water point are provided for washing machine. 設有直徑50毫米的洗衣機去水接駁喉位及直徑22毫米的來水接駁喉位。	
j.	Water Supply 供水	(i) Material of water pipes 水管的用料	Plastic coated copper pipes are used for cold and hot water supply system. Unplasticized Polyvinyl Chloride pipes are used for flushing water system. 冷熱供水系統採用膠層保護之銅喉。沖廁水供水系統採用膠喉管。	
		(ii) Whether water pipes are concealed or exposed 水管是隱藏或外露	Water pipes are partly concealed and partly exposed ^② . 水管是部份隱藏及部份外露 ^② 。	
		(iii) Whether hot water is available 有否熱水供應	Yes 有	

Notes:

- ① Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.
- ② Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.

備註:

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

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

4. MISCELLANEOUS 雜項

Item 細項		Description 描述			
a.	Lifts 升降機	(i) Brand name and model number 品牌名稱及產品型號	Brand Name 品牌名稱	Mitsubishi 三菱	
			Model Number 產品型號	NexWay-S	
		(ii) Number and floors served by them 升降機的數目及到達的樓層	Number of lifts 升降機的數目	2	
			Floors served by the lifts 升降機到達的樓層	G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 23/F and 25/F to 29/F. 地下、一樓至三樓、五樓至十二樓、十五樓至二十三樓及二十五樓至二十九樓。	
b.	Letter box 信箱	Material 用料	Timber 木		
c.	Refuse collection 垃圾收集	(i) Means of refuse collection 垃圾收集的方法	Collected by cleaners. 由清潔工人收集垃圾。		
		(ii) Location of refuse room 垃圾房的位置	Refuse Storage and Material Recovery Chamber is located on 1/F. 垃圾及物料回收房設於一樓。		
d.	Water meter, electricity meter and gas meter 水錶、電錶及氣體錶		Water meter 水錶	Electricity meter 電錶	Gas meter 氣體錶
		(i) Location 位置	Inside water meter cabinet located at the common area on each residential floor. 每層住宅層公共部分之水錶櫃內。	Inside electrical meter cabinet located at the common area on each residential floor. 每層住宅層公共部分之電錶櫃內。	Not applicable. 不適用。
		(ii) Whether they are separate or communal meters for residential properties 就住宅單位而言是獨立抑或公用的錶	Separate meter. 獨立錶。	Separate meter. 獨立錶。	

5. SECURITY FACILITIES 保安設施

Security system and equipment (including details of built-in provisions and their locations) 保安系統及設備 (包括嵌入式的裝備及其位置的細節及其位置)	Access control and security system 入口通道控制及保安系統	a. Visitor doorphone is installed at the G/F residential entrance lobby. 地下住宅入口大堂設有訪客對講機。
		b. Card reader is provided for access control to the G/F residential entrance lobby, 1/F club house and residential lifts. 地下住宅入口大堂、一樓會所及住宅升降機裝有讀卡器。
	CCTV 閉路電視	CCTVs are installed at G/F residential entrance lobby, 1/F lift lobby and R/F staircase exit and all the residential lifts connecting directly to the caretaker counter. 地下住宅入口大堂、一樓升降機大堂及天台樓梯出口及所有住宅升降機內均裝有閉路電視，並直接連接管理處。

6. APPLIANCES 設備

Please refer to the "Appliances Schedule".
請參閱「設備說明表」。

The Vendor undertakes that if lifts or appliances of the specified brand name or model number under items 4a and 6 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第4a及6細項下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。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表

2/F 二樓

Location 位置	Description 描述		Flat 單位		
			A	B	C
a. Living Room / Dining Room 客廳 / 飯廳	TV / FM outlet 電視 / 電台天線插座		2	2	2
	Telephone and broadband outlet 電話及寬頻插座		2	2	2
	13A twins socket outlet 13A雙位插座		4	4	3
	Lighting switch 燈掣		2	-	2
	Lighting switch 燈掣	For Living Room / Dining Room and Open Kitchen 供客廳 / 飯廳及開放式廚房	-	1	-
	Lighting switch 燈掣	For Bathroom 供浴室	1	-	1
	Lighting switch 燈掣	For Kitchen 供廚房	1	-	-
	Lighting switch 燈掣	For Balcony 供露台	1	1	-
	Lighting point 燈位		3	2	3
	Water heater switch 熱水爐開關掣	For Bathroom 供浴室	1	-	1
	Water heater switch 熱水爐開關掣	For Kitchen 供廚房	1	-	-
	Exhaust fan switch 抽氣扇開關掣	For Kitchen 供廚房	1	-	-
	Air-conditioning indoor unit switch 室內冷氣機開關掣	For air-conditioning indoor unit 供室內冷氣機	1	1	1

Remark:
The symbol "-" as shown in the above table denotes "Not provided" or "Not Applicable".

備註：
上表「-」代表不提供或不適用。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表

2/F 二樓

Location 位置	Description 描述	Flat 單位		
		A	B	C
b. Bedroom 1 / Bedroom 睡房 1 / 睡房	TV / FM outlet 電視 / 電台天線插座	1	1	1
	Telephone and broadband outlet 電話及寬頻插座	1	1	1
	13A twin socket outlet 13A雙位插座	3	2	2
	Lighting switch 燈掣	1	1	1
	Lighting point 燈位	1	1	1
	Lighting switch 燈掣	-	1	-
	Lighting switch 燈掣	1	-	-
	Lighting switch 燈掣	-	1	-
	Water heater switch 熱水爐開關掣	-	1	-
	Exhaust Fan switch 抽氣扇開關掣	-	1	-
	Air-conditioning indoor unit switch 室內冷氣機開關掣	1	1	1
c. Bedroom 2 睡房 2	TV / FM outlet 電視 / 電台天線插座	1	-	1
	Telephone and broadband outlet 電話及寬頻插座	1	-	1
	13A twin socket outlet 13A雙位插座	2	-	2
	Lighting switch 燈掣	1	-	1
	Lighting point 燈位	1	-	1
	Air-conditioning indoor unit switch 室內冷氣機開關掣	1	-	1

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23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表

2/F 二樓

Location 位置	Description 描述	Flat 單位			
		A	B	C	
d. Kitchen / Open Kitchen 廚房 / 開放式廚房	13A single socket outlet 13A單位插座	For electrical appliance installed (Non-exposed type) 供已安裝電器(非外露型)	3	3	3
	13A twins socket outlet 13A雙位插座		1	1	1
	Lighting point 燈位		2	1	-
	Lighting switch 燈掣	For Flat Roof 供平台	-	-	1
	Water heater switch 熱水爐開關掣		-	-	1
	Water and drain point 來水及去水位	For Washer Dryer (Non-exposed type) 供洗衣乾衣機 (非外露型)	1	1	1
	Miniature circuit breakers distribution board 總電掣箱	(Non-exposed type) (非外露型)	1	1	1
	Connection unit 接線位	For Induction Cooker (Non-exposed type) 供電磁爐 (非外露型)	1	1	1
	Fuse spur unit 接線位連保險絲	For Exhaust Fan (Non-exposed type) 供抽氣扇 (非外露型)	1	-	-
	32A triple pole isolator switch 32A三極電路隔離開關掣	For Water Heater (Non-exposed type) 供熱水爐 (非外露型)	1	-	1
e. Bathroom 浴室	Lighting point 燈位		3	3	3
	13A single socket 13A單位插座	(Non-exposed type) (非外露型)	1	1	1
	Connection unit 接線位	For Thermo Ventilator (Non-exposed type) 供浴室寶 (非外露型)	1	1	1
	Fuse spur unit 接線位連保險絲	For Exhaust Fan (Non-exposed type) 供抽氣扇 (非外露型)	-	1	-
	32A triple pole isolator switch 32A三極電路隔離開關掣	For Water Heater (Non-exposed type) 供熱水爐 (非外露型)	1	1	1

Remark:
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備註：
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23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表

2/F 二樓

Location 位置		Description 描述		Flat 單位		
				A	B	C
f.	Balcony 露台	Lighting point 燈位		1	1	-
g.	Flat Roof 平台	Weatherproof type 13A socket outlet 13A防水單位插座		2	-	2
		Lighting point 燈位		4	-	4
		Weatherproof type 20A double pole isolator switch 20A防水雙極電路隔離開關掣	For air-conditioning outdoor unit 供室外冷氣機	2*	2*	2*

* Located in a flat roof which is a common part of the Development.

* 設於屬發展項目公用部分之平台內。

Remark:

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

備註：

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23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表

3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 27/F 三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至二十七樓

Location 位置	Description 描述		Flat 單位		
			A	B	C
a. Living Room / Dining Room 客廳 / 飯廳	TV / FM outlet 電視 / 電台天線插座		2	2	2
	Telephone and broadband outlet 電話及寬頻插座		2	2	2
	13A twins socket outlet 13A雙位插座		4	4	3
	Lighting switch 燈掣		2	-	2
	Lighting switch 燈掣	For Living Room / Dining Room and Open Kitchen 供客廳 / 飯廳及開放式廚房	-	1	-
	Lighting switch 燈掣	For Bathroom 供浴室	1	-	1
	Lighting switch 燈掣	For Kitchen 供廚房	1	-	-
	Lighting switch 燈掣	For Balcony 供露台	1	1	-
	Lighting point 燈位		3	2	3
	Water heater switch 熱水爐開關掣	For Bathroom 供浴室	1	-	1
	Water heater switch 熱水爐開關掣	For Kitchen 供廚房	1	-	-
	Exhaust fan switch 抽氣扇開關掣	For Kitchen 供廚房	1	-	-
	Air-conditioning indoor unit switch 室內冷氣機開關掣	For air-conditioning indoor unit 供室內冷氣機	1	1	1

Remark:
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23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表

3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 27/F 三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至二十七樓

Location 位置	Description 描述	Flat 單位		
		A	B	C
b. Bedroom 1 / Bedroom 睡房 1 / 睡房	TV / FM outlet 電視 / 電台天線插座	1	1	1
	Telephone and broadband outlet 電話及寬頻插座	1	1	1
	13A twin socket outlet 13A雙位插座	3	2	2
	Lighting switch 燈掣	1	1	1
	Lighting point 燈位	1	1	1
	Lighting switch 燈掣	-	1	-
	Lighting switch 燈掣	1	-	1
	Lighting switch 燈掣	-	1	-
	Water heater switch 熱水爐開關掣	-	1	-
	Exhaust Fan switch 抽氣扇開關掣	-	1	-
	Air-conditioning indoor unit switch 室內冷氣機開關掣	1	1	1
c. Bedroom 2 睡房 2	TV / FM outlet 電視 / 電台天線插座	1	-	1
	Telephone and broadband outlet 電話及寬頻插座	1	-	1
	13A twin socket outlet 13A雙位插座	2	-	2
	Lighting switch 燈掣	1	-	1
	Lighting point 燈位	1	-	1
	Air-conditioning indoor unit switch 室內冷氣機開關掣	1	-	1

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23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表

3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 27/F 三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至二十七樓

Location 位置	Description 描述	Flat 單位			
		A	B	C	
d. Kitchen / Open Kitchen 廚房 / 開放式廚房	13A single socket outlet 13A單位插座	For electrical appliance installed (Non-exposed type) 供已安裝電器 (非外露型)	3	3	3
	13A twins socket outlet 13A雙位插座		1	1	1
	Lighting point 燈位		2	1	-
	Lighting switch 燈掣	For Balcony 供露台	-	-	1
	Water heater switch 熱水爐開關掣		-	-	1
	Water and drain point 來水及去水位	For Washer Dryer (Non-exposed type) 供洗衣乾衣機 (非外露型)	1	1	1
	Miniature circuit breakers distribution board 總電掣箱	(Non-exposed type) (非外露型)	1	1	1
	Connection unit 接線位	For Induction Cooker (Non-exposed type) 供電磁爐 (非外露型)	1	1	1
	Fuse spur unit 接線位連保險絲	For Exhaust Fan (Non-exposed type) 供抽氣扇 (非外露型)	1	-	-
	32A triple pole isolator switch 32A三極電路隔離開關掣	For Water Heater (Non-exposed type) 供熱水爐 (非外露型)	1	-	1
e. Bathroom 浴室	Lighting point 燈位		3	3	3
	13A single socket 13A單位插座	(Non-exposed type) (非外露型)	1	1	1
	Connection unit 接線位	For Thermo Ventilator (Non-exposed type) 供浴室寶 (非外露型)	1	1	1
	Fuse spur unit 接線位連保險絲	For Exhaust Fan (Non-exposed type) 供抽氣扇 (非外露型)	-	1	-
	32A triple pole isolator switch 32A三極電路隔離開關掣	For Water Heater (Non-exposed type) 供熱水爐 (非外露型)	1	1	1

Remark:
The symbol "-" as shown in the above table denotes "Not provided" or "Not Applicable".

備註：
上表「-」代表不提供或不適用。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表

3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 27/F 三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至二十七樓

Location 位置		Description 描述		Flat 單位		
				A	B	C
f.	Balcony 露台	Lighting point 燈位		1	1	1
g.	Utility Platform 工作平台	Lighting point 燈位		1	-	1
h.	A/C Platform 冷氣機平台	Weatherproof type 20A double pole isolator switch 20A防水雙極電路隔離開關掣	For air-conditioning outdoor unit 供室外冷氣機	2*	2*	2*

* Located in an A/C platform which is a common part of the Development.

* 設於屬發展項目公用部分之冷氣機平台內。

Remark:

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

備註：

上表「-」代表不提供或不適用。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表

28/F 二十八樓

Location 位置	Description 描述	Flat 單位		
		A	B	C
a. Living Room / Dining Room 客廳 / 飯廳	TV / FM outlet 電視 / 電台天線插座	2	2	1
	Telephone and broadband outlet 電話及寬頻插座	2	2	1
	13A twins socket outlet 13A雙位插座	4	4	-
	13A twins socket with USB outlet 13A雙位連USB插座	-	-	4
	Lighting switch 燈掣	2	-	-
	Lighting switch 燈掣	-	1	1
	Lighting switch 燈掣	1	-	-
	Lighting switch 燈掣	1	-	-
	Lighting switch 燈掣	-	-	1
	Lighting switch 燈掣	1	1	-
	Lighting point 燈位	3	2	5
	Water heater switch 熱水爐開關掣	1	-	-
	Water heater switch 熱水爐開關掣	1	-	-
	Exhaust fan switch 抽氣扇開關掣	1	-	-
Air-conditioning indoor unit switch 室內冷氣機開關掣	1	1	1	

Remark:
The symbol "-" as shown in the above table denotes "Not provided" or "Not Applicable".

備註：
上表「-」代表不提供或不適用。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表

28/F 二十八樓

Location 位置	Description 描述	Flat 單位			
		A	B	C	
b. Bedroom 1 / Bedroom 睡房 1 / 睡房	TV / FM outlet 電視 / 電台天線插座	1	1	1	
	Telephone and broadband outlet 電話及寬頻插座	1	1	1	
	13A twin socket outlet 13A雙位插座	3	2	1	
	13A twins socket with USB outlet 13A雙位連USB插座	-	-	3	
	Lighting switch 燈掣	1	1	1	
	Lighting point 燈位	1	1	8	
	Lighting switch 燈掣		For Living Room / Dining Room 供客廳 / 飯廳	1	-
	Lighting switch 燈掣		Dimmer Switch 調光器開關	-	1
	Lighting switch 燈掣		For Utility Platform 供工作平台	1	-
	Lighting switch 燈掣		For Bathroom 供浴室	1	1
	Water heater switch 熱水爐開關掣		For Bathroom 供浴室	-	1
	Exhaust Fan switch 抽氣扇開關掣		For Bathroom 供浴室	-	1
	Air-conditioning indoor unit switch 室內冷氣機開關掣		For air-conditioning indoor unit 供室內冷氣機	1	1
c. Bedroom 2 睡房 2	TV / FM outlet 電視 / 電台天線插座	1	-	-	
	Telephone and broadband outlet 電話及寬頻插座	1	-	-	
	13A twin socket outlet 13A雙位插座	2	-	-	
	Lighting switch 燈掣	1	-	-	
	Lighting point 燈位	1	-	-	
	Air-conditioning indoor unit switch 室內冷氣機開關掣		For air-conditioning indoor unit 供室內冷氣機	1	-

Remark:
The symbol "-" as shown in the above table denotes "Not provided" or "Not Applicable".

備註：
上表「-」代表不提供或不適用。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表

28/F 二十八樓

Location 位置	Description 描述	Flat 單位			
		A	B	C	
d. Kitchen / Open Kitchen 廚房 / 開放式廚房	13A single socket outlet 13A單位插座	For electrical appliance installed 供已安裝電器	3	3	3
	13A twins socket outlet 13A雙位插座		1	1	1
	Lighting point 燈位		2	1	1
	Lighting switch 燈掣	For Balcony 供露台	-	-	1
	Water heater switch 熱水爐開關掣		-	-	1
	Water and drain point 來水及去水位	For Washer Dryer 供洗衣乾衣機	1	1	1
	Miniature circuit breakers distribution board 總電掣箱	(Non-exposed type) (非外露型)	1	1	1
	Connection unit 接線位	For Induction Cooker 供電磁爐	1	1	1
	Fuse spur unit 接線位連保險絲	For Exhaust Fan (Non-exposed type) 供抽氣扇 (非外露型)	1	-	-
	32A triple pole isolator switch 32A三極電路隔離開關掣	For Water Heater (Non-exposed type) 供熱水爐 (非外露型)	1	-	1
e. Bathroom 浴室	Lighting point 燈位		3	3	2
	13A single socket 13A單位插座	(Non-exposed type) (非外露型)	1	1	1
	Connection unit 接線位	For Thermo Ventilator (Non-exposed type) 供浴室寶 (非外露型)	1	1	1
	Fuse spur unit 接線位連保險絲	For Exhaust Fan (Non-exposed type) 供抽氣扇 (非外露型)	-	1	-
	32A triple pole isolator switch 32A三極電路隔離開關掣	For Water Heater (Non-exposed type) 供熱水爐 (非外露型)	1	1	1

Remark:
The symbol "-" as shown in the above table denotes "Not provided" or "Not Applicable".

備註：
上表「-」代表不提供或不適用。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表

28/F 二十八樓

Location 位置		Description 描述		Flat 單位		
				A	B	C
f.	Balcony 露台	Lighting point 燈位		1	1	1
g.	Utility Platform 工作平台	Lighting point 燈位		1	-	1
h.	A/C Platform 冷氣機平台	Weatherproof type 20A double pole isolator switch 20A 防水雙極電路隔離開關掣	For air-conditioning outdoor unit 供室外冷氣機	2*	2*	2*

* Located in an A/C platform which is a common part of the Development.

* 設於屬發展項目公用部分之冷氣機平台內。

Remark:

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

備註：

上表「-」代表不提供或不適用。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表

29/F 二十九樓

Location 位置	Description 描述	Flat 單位		
		A	B	
a. Living Room / Dining Room 客廳 / 飯廳	TV / FM outlet 電視 / 電台天線插座	2	2	
	Telephone and broadband outlet 電話及寬頻插座	2	2	
	13A twins socket outlet 13A雙位插座	4	3	
	Lighting switch 燈掣	2	2	
	Lighting switch 燈掣	For Bathroom / Bathroom 1 供浴室 / 浴室 1	1	1
	Lighting switch 燈掣	For Kitchen 供廚房	1	-
	Lighting switch 燈掣	For Balcony 供露台	1	-
	Lighting switch 燈掣	For Stairhood 供梯屋	1	1
	Lighting point 燈位		3	3
	Water heater switch 熱水爐開關掣	For Bathroom / Bathroom 1 供浴室 / 浴室 1	1	1
	Water heater switch 熱水爐開關掣	For Kitchen 供廚房	1	-
	Exhaust fan switch 抽氣扇開關掣	For Kitchen 供廚房	1	-
	Exhaust fan switch 抽氣扇開關掣	For Bathroom 1 供浴室 1	1	-
Air-conditioning indoor unit switch 室內冷氣機開關掣	For air-conditioning indoor unit 供室內冷氣機	1	1	

Remark:
The symbol "-" as shown in the above table denotes "Not provided" or "Not Applicable".

備註：
上表「-」代表不提供或不適用。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表

29/F 二十九樓

Location 位置		Description 描述		Flat 單位	
				A	B
b.	Bedroom 1 睡房 1	TV / FM outlet 電視 / 電台天線插座		1	1
		Telephone and broadband outlet 電話及寬頻插座		1	1
		13A twin socket outlet 13A雙位插座		3	2
		Lighting switch 燈掣		1	1
		Lighting point 燈位		1	1
		Lighting switch 燈掣	For Utility Platform 供工作平台	1	1
		Lighting switch 燈掣	For Bathroom 2 供浴室 2	1	-
		Water heater switch 熱水爐開關掣	For Bathroom 2 供浴室 2	1	-
		Air-conditioning indoor unit switch 室內冷氣機開關掣	For air-conditioning indoor unit 供室內冷氣機	1	1

Remark:
The symbol "-" as shown in the above table denotes "Not provided" or "Not Applicable".

備註：
上表「-」代表不提供或不適用。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表

29/F 二十九樓

Location 位置	Description 描述	Flat 單位	
		A	B
c. Bedroom 2 睡房 2	TV / FM outlet 電視 / 電台天線插座	1	1
	Telephone and broadband outlet 電話及寬頻插座	1	1
	13A twin socket outlet 13A雙位插座	2	2
	Lighting switch 燈掣	1	1
	Lighting switch 燈掣	1	-
	Lighting point 燈位	1	1
	Air-conditioning indoor unit switch 室內冷氣機開關掣	1	1
d. Bedroom 3 睡房 3	TV / FM outlet 電視 / 電台天線插座	1	-
	Telephone and broadband outlet 電話及寬頻插座	1	-
	13A twin socket outlet 13A雙位插座	2	-
	Lighting switch 燈掣	1	-
	Lighting point 燈位	1	-
	Air-conditioning indoor unit switch 室內冷氣機開關掣	1	-
e. Store Room 儲物室	Lighting point 燈位	1	-

Remark:
The symbol "-" as shown in the above table denotes "Not provided" or "Not Applicable".

備註：
上表「-」代表不提供或不適用。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表

29/F 二十九樓

Location 位置	Description 描述	Flat 單位		
		A	B	
f. Kitchen / Open Kitchen 廚房 / 開放式廚房	13A single socket outlet 13A單位插座	For electrical appliance installed (Non-exposed type) 供已安裝電器 (非外露型)	5	3
	13A twins socket outlet 13A雙位插座		1	1
	Lighting point 燈位		2	-
	Lighting switch 燈掣	For Balcony 供露台	-	1
	Water heater switch 熱水爐開關掣		-	1
	Water and drain point 來水及去水位	For Washer Dryer (Non-exposed type) 供洗衣乾衣機 (非外露型)	1	1
		For Dish Washer (Non-exposed type) 供洗碗機 (非外露型)	1	-
	Miniature circuit breakers distribution board 總電掣箱	(Non-exposed type) (非外露型)	1	1
	Connection unit 接線位	For electrical appliance installed (Non-exposed type) 供已安裝電器 (非外露型)	2	2
	Fuse spur unit 接線位連保險絲	For Exhaust Fan (Non-exposed type) 供抽氣扇 (非外露型)	1	-
32A triple pole isolator switch 32A三極電路隔離開關掣	For Water Heater (Non-exposed type) 供熱水爐 (非外露型)	1	1	
g. Bathroom / Bathroom 1 浴室 / 浴室 1	Lighting point 燈位		3	3
	13A single socket 13A單位插座	(Non-exposed type) (非外露型)	1	1
	Connection unit 接線位	For Thermo Ventilator (Non-exposed type) 供浴室寶 (非外露型)	1	1
	Fuse spur unit 接線位連保險絲	For Exhaust Fan (Non-exposed type) 供抽氣扇 (非外露型)	1	-
	32A triple pole isolator switch 32A三極電路隔離開關掣	For Water Heater (Non-exposed type) 供熱水爐 (非外露型)	1	1

Remark:
The symbol "-" as shown in the above table denotes "Not provided" or "Not Applicable".

備註：
上表「-」代表不提供或不適用。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表

29/F 二十九樓

Location 位置		Description 描述		Flat 單位	
				A	B
h.	Bathroom 2 浴室 2	Lighting point 燈位		3	-
		13A single socket outlet 13A單位插座	(Non-exposed type) (非外露型)	1	-
		Connection unit 接線位	For Thermo Ventilator (Non-exposed type) 供浴室寶 (非外露型)	1	-
		32A triple pole isolator switch 32A三極電路隔離開關掣	For Water Heater (Non-exposed type) 供熱水爐 (非外露型)	1	-
i.	Balcony 露台	Lighting point 燈位		1	1
j.	Utility Platform 工作平台	Lighting point 燈位		1	1
k.	A/C Platform 冷氣機平台	Weatherproof type 20A double pole isolator switch 20A防水雙極電路隔離開關掣	For air-conditioning outdoor unit 供室外冷氣機	3*	2*
l.	Stairhood 梯屋	Lighting point 燈位		2	-
		Lighting switch 燈掣		1	-
		Lighting switch 燈掣	For Roof 供天台	1	-
m.	Roof 天台	Weatherproof type 13A socket outlet 13A防水單位插座		4	2
		Lighting point 燈位		7	5
		Miniature circuit breakers distribution board (covered by weatherproof box) 總電掣箱 (由防水箱保護)		-	1
		Weatherproof type lighting switch 防水燈掣		-	1

* Located in an A/C platform which is a common part of the Development.

* 設於屬發展項目公用部分之冷氣機平台內。

Remark:

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

備註：

上表「-」代表不提供或不適用。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

APPLIANCES SCHEDULE 設備說明表

Location 位置	Appliance 設備	Brand 品牌	Floor 樓層	2/F, 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 27/F 二樓、三樓、五樓至十二 樓、十五樓至二十三樓、 二十五樓至二十七樓			28/F 二十八樓			29/F 二十九樓		
			Flat 單位	A	B	C	A	B	C	A	B	
			Model No. 型號									
Kitchen / Open Kitchen 廚房 / 開放式廚房	Telescopic Cooker Hood 拉趟式抽油煙機	Siemens 西門子	LI67SA531B	✓	✓	✓	✓	✓	✓	✓	-	-
	Built-In Induction Hob 嵌入式電磁爐	Siemens 西門子	EH375FBB1E	✓	✓	✓	✓	✓	✓	✓	-	-
	Built-In Refrigerator 嵌入式雪櫃	De Dietrich	DRP1905JE	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Built-In Washer Dryer 嵌入式洗衣乾衣機	De Dietrich	DLZ8285U	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Slim Line Cooker Hood 纖巧型抽油煙機	Miele	DA3466HP	-	-	-	-	-	-	-	✓	✓
	Built-In Induction Hob 嵌入式電磁爐	Miele	CS1212-1i	-	-	-	-	-	-	-	-	✓
	Built-In Induction Hob 嵌入式電磁爐	Miele	KM7201	-	-	-	-	-	-	-	✓	-
	Built-In Steam Oven 嵌入式蒸焗爐	Miele	DGC7440	-	-	-	-	-	-	-	✓	✓
	Built-In Wine Cellar 嵌入式酒櫃	Vinvautz	VZ07SSUG	-	-	-	-	-	-	-	✓	-
	Built-In Dish Washer 嵌入式洗碗機	Siemens 西門子	SR9EX20MG	-	-	-	-	-	-	-	✓	-
	Instantaneous Water Heater 即熱式電熱水器	Stiebel Eltron 斯寶亞創	DHM 6	✓	-	✓	✓	✓	-	✓	✓	✓
	Exhaust Fan 抽氣扇	Systemair	B-15 Matic	✓	-	-	✓	-	-	-	✓	-
Bathroom / Bathroom 1 浴室 / 浴室 1	Thermo Ventilator 浴室寶	Panasonic 樂聲牌	FV-40BE2H	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Exhaust Fan 抽氣扇	Systemair	CBF 125M	-	✓	-	-	✓	-	✓	-	-
	Instantaneous Water Heater 即熱式電熱水器	Stiebel Eltron 斯寶亞創	DHB-E 18/21/24 LCD	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bathroom 2 浴室 2	Thermo Ventilator 浴室寶	Panasonic 樂聲牌	FV-40BE2H	-	-	-	-	-	-	-	✓	-
	Instantaneous Water Heater 即熱式電熱水器	Stiebel Eltron 斯寶亞創	DHB-E 18/21/24 LCD	-	-	-	-	-	-	-	✓	-

The Vendor undertakes that if appliances of the specified brand name or model number are not installed in the Development, 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設備，便會安裝品質相若的設備。

Remarks:

- The symbol "✓" as shown in the above table denotes "Provided".
- The symbol "-" as shown in the above table denotes "Not provided" or "Not Applicable".

備註：

- 上表「✓」代表提供。
- 上表「-」代表不提供或不適用。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

APPLIANCES SCHEDULE 設備說明表

Location 位置	Appliance 設備	Brand 品牌	Floor 樓層	2/F, 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 27/F 二樓、三樓、五樓至十二 樓、十五樓至二十三樓、 二十五樓至二十七樓			28/F 二十八樓			29/F 二十九樓	
			Flat 單位	A	B	C	A	B	C	A	B
			Model No. 型號								
Living / Dining Room 客廳 / 飯廳	Split Type Air-conditioner Indoor Unit 分體式冷氣機(室內機)	Panasonic 樂聲牌	CS-YE24UKA1	✓	✓	✓	✓	✓	✓	✓	✓
	Split Type Air-conditioner Outdoor Unit 分體式冷氣機(室外機)	Panasonic 樂聲牌	CU-YE24UKA1	✓	✓	✓	✓	✓	✓	✓	✓
Bedroom 1 / Bedroom 睡房 1 / 睡房	Split Type Air-conditioner Indoor Unit 分體式冷氣機(室內機)	Panasonic 樂聲牌	CS-Z42TKEW	✓	-	✓	✓	-	-	-	✓
			CS-YE12UKA1	-	✓	-	-	✓	✓	-	-
			CS-YE24UKA1	-	-	-	-	-	-	✓	-
	Split Type Air-conditioner Outdoor Unit 分體式冷氣機(室外機)	Panasonic 樂聲牌	CU-4E23PBE (Share with Bedroom 2) (與睡房2共用)	✓	-	✓	✓	-	-	-	✓
			CU-YE12UKA1	-	✓	-	-	✓	✓	-	-
			CU-YE24UKA1	-	-	-	-	-	-	✓	-
Bedroom 2 睡房 2	Split Type Air-conditioner Indoor Unit 分體式冷氣機(室內機)	Panasonic 樂聲牌	CS-Z35TKEW	✓	-	✓	✓	-	-	✓	✓
	Split Type Air-conditioner Outdoor Unit 分體式冷氣機(室外機)	Panasonic 樂聲牌	CU-4E23PBE (Share with Bedroom 1) (與睡房1共用)	✓	-	✓	✓	-	-	-	✓
			CU-4E23PBE (Share with Bedroom 3) (與睡房3共用)	-	-	-	-	-	-	✓	-
Bedroom 3 睡房 3	Split Type Air-conditioner Indoor Unit 分體式冷氣機(室內機)	Panasonic 樂聲牌	CS-Z42TKEW	-	-	-	-	-	-	✓	-
	Split Type Air-conditioner Outdoor Unit 分體式冷氣機(室外機)	Panasonic 樂聲牌	CU-4E23PBE (Share with Bedroom 2) (與睡房2共用)	-	-	-	-	-	-	✓	-

The Vendor undertakes that if appliances of the specified brand name or model number are not installed in the Development, 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設備，便會安裝品質相若的設備。

Remarks:

- The symbol "✓" as shown in the above table denotes "Provided".
- The symbol "-" as shown in the above table denotes "Not provided" or "Not Applicable".

備註：

- 上表「✓」代表提供。
- 上表「-」代表不提供或不適用。

24 SERVICE AGREEMENTS 服務協議

Portable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

No gas supply.

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

無氣體供應。

25 GOVERNMENT RENT 地稅

The Vendor will pay/has paid (as the case may be) all outstanding Government rent in respect of the specified residential property up to and including the date of the Assignment of the residential property.

賣方將會繳付/已繳付（視情況而定）指明住宅物業之地稅直至包括住宅物業之買賣成交日期。

26 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 and electricity.
2. On that delivery, the purchaser is not liable to pay to the owner a debris removal fee.
3. The amount of deposits for water and electricity and debris removal fee is yet to be ascertained at the date on which the sales brochure is printed.

Note :

1. It may be the case that the purchaser should pay to the Manager and not the owner of the Development the deposits for communal water and electricity meters and debris removal fee.
2. No gas supply is provided to the residential properties.

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及電力的按金。
2. 在交付時，買方不須向擁有人支付清理廢料的費用。
3. 水及電力的按金及清理廢料的費用的款額於售樓說明書印製日期尚未決定。

備註：

1. 買方可能須向發展項目管理人而非擁有人繳付公用水及電力錶按金及清理廢料的費用。
2. 住宅物業不設氣體供應。

27 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。

28 MAINTENANCE OF SLOPES 斜坡維修

Not Applicable

不適用

29 MODIFICATION 修訂

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

本發展項目現時並沒有向政府提出申請修改批地文件。

1. Operation of gondola

During the regular and specially arranged inspection, cleaning, maintenance, repairing, altering, renewing, rebuilding, painting or decorating of the external walls (including the curtain wall structures, glass of curtain walls, windows, balconies and utility platforms forming part of a residential unit) and the Common Areas and Facilities (particularly the Residential Common Areas on the flat roofs of Flat C on 2/F) of the Development, and during the inspection, repairing, cleaning or change of the air-conditioners of residential flats placed on the air-conditioner platforms, as arranged by the DMC Manager, gondola(s) (whether its installation is permanently or temporarily) will be parked on the flat roofs and operated in air space directly above the flat roofs and the roofs as well as outside the windows and the balconies and the utility platforms of the residential units. The DMC manager shall have an access to Flat A and Flat C on 2/F and Flat A and Flat B on 29/F of the Development to carry out the relative operation work of gondola.

2. Placement of outdoor air-conditioning units on air-conditioner platforms

Some outdoor air-conditioning units (either served for its own residential unit or for other residential units) are placed on the air-conditioning plinths at common flat roof on 2/F and the air-conditioners platform outside Flat A and Flat C on 3/F, 5/F to 12/F, 15/F to 23/F and 25/F to 28/F and Flat A and Flat B on 29/F of the Development. The placement of these outdoor air-conditioning units may affect the enjoyment of these residential units in terms of heat and noise or other aspects. For the locations of these outdoor air-conditioning units, please refer to "Floor Plans of Residential Properties in the Development".

3. Sunken slabs have been provided for planting at the balcony of Flat A and Flat B on 2/F, 3/F, 5/F to 12/F, 15/F to 23/F and 25/F to 28/F and Flat A on 29/F of the Development.

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

5. No gas pipes for the supply of town gas will be provided to the residential properties in the Development.

1. 吊船操作

在公契管理人安排為發展項目的外牆（包括構成住宅單位一部分的玻璃幕牆結構、玻璃幕牆玻璃、窗戶、露台及工作平台）及公用地方與設施（尤其是位於2樓C單位的平台）而需進行定期及特別安排的檢查、清潔、保養、維修、改動、翻新、重建、油漆或裝飾期間，以及為住宅單位檢查、維修、清潔或更換安放冷氣機平台上的冷氣機期間，吊船（不論是永久或臨時的吊船位置）將會停泊在住宅單位的平台上，並在住宅單位的平台及天台上空操作，以及在住宅單位的窗外、露台及工作平台外操作。公契管理人有權進入發展項目的2樓A單位及C單位，以及29樓A及B單位進行相關的吊船操作。

2. 冷氣機平台上放置室外冷氣機

部分室外冷氣機（不論是為該住宅單位而設或是為其他住宅單位而設）放置在發展項目2樓公用平台、3樓、5樓至12樓、15樓至23樓及25樓至28樓A單位及C單位外的冷氣機平台以及29樓A單位及B單位外的冷氣機平台上。該等室外冷氣機的放置可能對該等住宅單位的享用、諸如熱氣及噪音或其他方面造成影響。有關室外冷氣機的位置，請參閱「發展項目的住宅物業的樓面平面圖」。

3. 發展項目2樓、3樓、5樓至12樓、15樓至23樓及25至28樓A單位及B單位及29樓A單位的露台設有供種植用之下沉式地台。

4. 發展項目內有些住宅物業的景觀可能受安裝於該住宅物業外的建築裝飾影響。有關該等建築裝飾的位置，請參閱本售樓說明書的「發展項目的住宅物業樓面平面圖」。

5. 發展項目內的住宅物業將不會設有煤氣供應的管道。

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

		Area (m ²) 面積 (平方米)
Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		
1	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方(公共交通總站除外)	N/A 不適用
2	Plant rooms and similar services 機房及相類設施	
2.1*	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	52.631
2.2*	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc 所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	437.428
2.3*	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、風櫃房等	11.503

		Area (m ²) 面積 (平方米)
Green Features under Joint Practice Notes 1 and 2 根據《聯合作業備考》第1號及第2號提供的環保設施		
3*	Balcony 露台	72.000
4	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	N/A 不適用
5	Communal sky garden 公用空中花園	N/A 不適用
6	Acoustic fin 隔聲鰭	N/A 不適用
7	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	N/A 不適用
8*	Non-structural prefabricated external wall 非結構性預製外牆	112.725
9*	Utility platform 工作平台	37.500
10	Noise barrier 隔音屏障	N/A 不適用
Amenity Features 適意設施		
11	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office 供保安人員和管理處員工使用的櫃檯、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	N/A 不適用
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	N/A 不適用
13	Covered landscaped and play area 有上蓋的園景區及遊樂場	N/A 不適用
14	Horizontal screens/ covered walkways, trellis 橫向屏障 / 有蓋人行道、花棚	N/A 不適用
15*	Larger lift shaft 擴大升降機井道	119.365
16	Chimney shaft 煙囪管道	N/A 不適用

31 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		
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	N/A 不適用
18*	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽	42.809
19	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽、氣槽	N/A 不適用
20	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	N/A 不適用
21	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	N/A 不適用
22	Projections such as air-conditioning box and platform with a projection of more than 750mm 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	N/A 不適用
Other Exempted Items 其他項目		
23	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	N/A 不適用
24	Other projections 其他伸出物	N/A 不適用
25	Public transport terminus (PTT) 公共交通總站	N/A 不適用
26	Party structure and common staircase 共用構築物及樓梯	N/A 不適用
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	49.294
28	Public passage 公眾通道	N/A 不適用
29	Covered set back area 因建築物後移導致的覆蓋面積	N/A 不適用

		Area (m ²) 面積(平方米)
Bonus GFA 額外總樓面面積		
30	Bonus GFA 額外總樓面面積	N/A 不適用

Note:

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

備註：

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

31 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

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

Green Building Certification

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

Provisional SILVER



Application no.: PAS0037/21

綠色建築認證

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

**暫定評級
銀級**



申請編號: PAS0037/21

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

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

於印製售樓說明書前呈交予建築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部份	
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	<ol style="list-style-type: none"> High performance split type AC Unit 高效能分體式空調機 Energy Efficiency Lighting 節能燈 Energy Saving Lift (Variable Voltage Variable Frequency) (VVVF) 節能電梯 (變壓變頻 VVVF)

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 ^(附註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) 基線樓宇每年能源消耗量 ^(附註2)		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) 中央屋宇裝備裝置 ^(附註3)	1079.5	131.7	N.A. 不適用	110.3	N/A 不適用

31 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	Not Applicable 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:
(a) "total annual energy use" has the same meaning of "annual energy use" under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (version 1.2); and
(b) "internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and / or party walls.
- "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" under Section 4 and Appendix 8 of the BEAM Plus for New Building (version 1.2).
- "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Buildings (2018 Edition).

附註:

- 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關裝置的內部樓面面積所得出的商，其中：
a. 「每年能源消耗量」與新建樓宇 BEAM Plus 標準(1.2版)第4節及附錄8中的「年能源消耗」具有相同涵義；及
b. 樓宇、空間或單位的「內部樓面面積」，指外牆及/或共用牆的內壁之內表面量度出來的樓面面積。
- 「基準樓宇」與新建樓宇 BEAM Plus 標準(1.2版)第4節及附錄8中的「基準建築物模型(零分標準)」具有相同涵義。
- 「中央屋宇裝備裝置」與樓宇的屋宇裝備裝置能源效益實務守則(2018年版)中的涵義相同。

32 WEBSITE ADDRESS DESIGNATED BY THE VENDOR FOR THE DEVELOPMENT 賣方就發展項目指定的互聯網網址

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

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

33 POSSIBLE FUTURE CHANGE 日後可能出現的改變

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。

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

Date of printing of this sales brochure: 9th July 2021

本售樓說明書印製日期：2021年7月9日

