

遠晴
LE RIVIERA

Sales Brochure 售樓說明書

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NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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) 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.

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.
- 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 -

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

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

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

7. Agreement for sale and purchase

- Ensure that the preliminary agreement for sale and purchase (PASP) and agreement for sale and purchase (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.

8. 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).

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9. Appointment of estate agent

- Note that if the vendor has appointed one or more than one estate agents to act in the sale of any specified residential property in the development, the price list for the development must set out the name of all the estate agents so appointed as at the date of printing of the price list.
- You may appoint any estate agent (not necessarily from those estate agency companies appointed by the vendor) to act in the purchase of any specified residential property in the development, and may also not appoint any estate agent to act on your behalf.
- Before you appoint an estate agent to look for a property, you should -
 - find out whether the agent will act on your behalf only. If the agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;
 - find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and
 - note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk.

10. 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

11. Pre-sale Consent

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

12. Show Flats

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

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

13. Estimated material date

- Check the estimated material date¹ for the development in the sales brochure.
- Please note that:
 - For development which is subject to the Lands Department Consent Scheme, the vendor shall notify the purchaser in writing that it 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.
 - For development which is not subject to the Lands Department Consent Scheme, the vendor shall notify the purchaser in writing that it is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.

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For first-hand completed residential properties

14. 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.

15. 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 -

Telephone	2817 3313
Email	enquiry_srpa@hd.gov.hk
Fax	2219 2220

Other useful contacts -

	Telephone	Fax
Consumer Council	2929 2222	2590 6271
Estate Agents Authority	2111 2777	2598 9596
Real Estate Developers Association of Hong Kong	2826 0111	2845 2521

¹ 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.

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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」)，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，會在緊接該項目的出售日期前最少七日內向公眾發布，而有關價單和銷售安排，亦會在緊接該項目的出售日期前最少三日內公布。
- 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。

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。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境(包括交通和社區設施)；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 閱覽售樓說明書，並須特別留意以下資訊—
 - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；

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- 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
- 室內和外部的裝置、裝修物料和設備；
- 管理費按甚麼基準分擔；
- 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
- 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

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

7. 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。

8. 表達購樓意向

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

9. 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—

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- 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。

10. 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

11. 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」。

12. 示範單位

- 賣方不一定須設置示範單位供準買方或公眾參觀，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

13. 預計的關鍵日期

- 查閱售樓說明書中有關發展項目的預計的關鍵日期¹。
- 請注意：
 - 就地政總署預售樓花同意方案規管的發展項目，賣方須在合格證明書或轉讓同意書發出後的一個月內（以何者較早為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買方。
 - 至於並非地政總署預售樓花同意方案規管的發展項目，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，以書面通知買方。

適用於一手已落成住宅物業

14. 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」。

15. 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。

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

- 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。

電話	2817 3313
電郵	enquiry_srpa@hd.gov.hk
傳真	2219 2220

其他相關聯絡資料：

	電話	傳真
消費者委員會	2929 2222	2590 6271
地產代理監管局	2111 2777	2598 9596
香港地產建設商會	2826 0111	2845 2521

¹ 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。

INFORMATION ON THE DEVELOPMENT

發展項目的資料

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

23 Shau Kei Wan Main Street East

The Development consists of one multi-unit building

Total number of storeys of the multi-unit building

29 storeys (exclude Roof (Refuge Roof) and Mechanical Floors)

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

G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 32/F

Omitted floor numbers in the multi-unit building

4/F, 13/F, 14/F and 24/F

Refuge floor of the multi-unit building

Roof (Refuge Roof)

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

筲箕灣東大街23號

發展項目包括一幢多單位建築物

該幢多單位建築物的樓層的總數

29層(不包括天台(庇護層)及機房樓層)

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，1樓至3樓，5樓至12樓，15樓至23樓，25樓至32樓

該幢多單位建築物內的被略去的樓層號數

4樓，13樓，14樓及24樓

該幢多單位建築物內的庇護層

天台(庇護層)

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 Teamwell Enterprises Limited Kam Wah Investment Company Limited	賣方 添華企業有限公司 錦華置業有限公司
Holding Company of Teamwell Enterprises Limited Handsome Construction & Investment Company Limited	添華企業有限公司的控權公司 恆生建業有限公司
Holding Company of Kam Wah Investment Company Limited N/A	錦華置業有限公司的控權公司 不適用
Authorized Person for the Development Tsui Tack Kong	發展項目的認可人士 崔德剛
The firm or corporation of which an Authorized Person for the Development is a proprietor, director or employee in his or her professional capacity T.K. Tsui & Associates Limited	發展項目的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團 崔德剛建築工程師樓有限公司
Building Contractor for the Development To's Universe Construction Company Limited	發展項目的承建商 國宇建築有限公司
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
Authorized institution that has made a loan or has undertaken to provide finance for the construction N/A	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
Other person who has made a loan for the construction of the Development N/A	已為發展項目的建造提供貸款的其他人 不適用

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

(a) The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the development;	Not Applicable
(b) The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person;	Not Applicable
(c) The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person;	Not Applicable
(d) The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person;	Not Applicable
(e) The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person;	Not Applicable
(f) The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person;	Not Applicable
(g) The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development;	Not Applicable
(h) The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development;	Not Applicable
(i) The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(m) The vendor or a building contractor for the development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor;	Not Applicable
(n) The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development holds at least 10% of the issued shares in that vendor, holding company or contractor;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(q) The vendor or a building contractor for the development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor;	Not Applicable
(r) The vendor or a building contractor for the development is a corporation, and the corporation of which an authorized person for the development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor;	Not Applicable
(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.	Not Applicable

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

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

INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

There are no non-structural prefabricated external walls forming part of the enclosing walls for the Development. There are curtain walls forming part of the enclosing walls for the Development.

發展項目無構成圍封牆的一部分的非結構的預製外牆。發展項目有構成圍封牆的一部分的幕牆。

The thickness of curtain walls of the Development is 300mm.

發展項目的幕牆之厚度為300毫米。

Schedule of total area of the curtain walls of each residential property

每個住宅物業的幕牆的總面積表

Floor 樓層	Total area of curtain walls of each unit (sq.metre) 每個單位的幕牆的總面積(平方米)			
	A	B	C	D
3/F 3樓	1.733	-	-	-
5/F - 12/F, 15/F - 23/F and 25/F 5樓-12樓、15樓-23樓及25樓	1.733	-	-	-
26/F - 30/F 26樓-30樓	1.733	-	-	-
31/F 31樓	4.778	5.445		
32/F 32樓	4.778	5.445		

INFORMATION ON PROPERTY MANAGEMENT 物業管理的資料

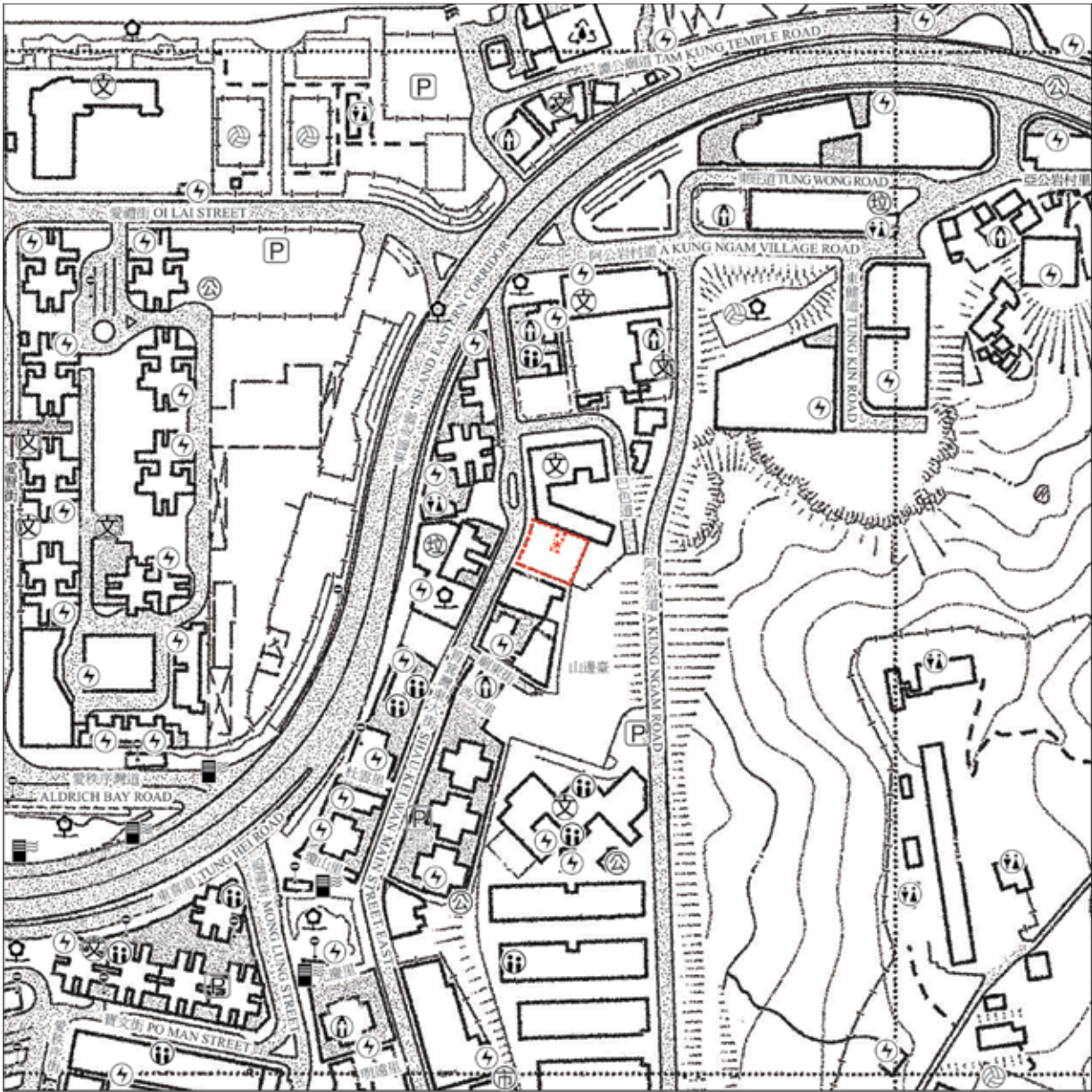
Person appointed as the manager of the Development under the latest draft deed of mutual covenant:

Jones Lang LaSalle Management Services Limited

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

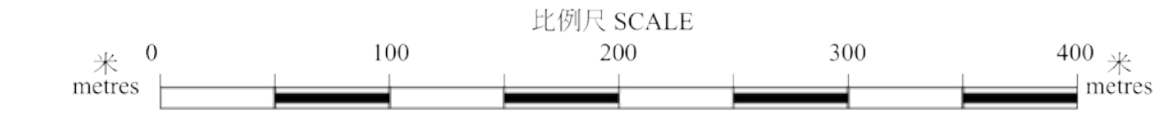
LOCATION PLAN OF THE DEVELOPMENT

發展項目的所在位置圖



Notation 圖例

- A public carpark (including a lorry park)
公眾停車場 (包括貨車停泊處)
- A public transport terminal
(including a rail station)
公共交通總站 (包括鐵路車站)
- A school (including a kindergarten)
學校 (包括幼稚園)
- Sports facilities (including a sports
ground and a swimming pool)
體育設施 (包括運動場及游泳池)
- A public convenience 公廁
- A power plant (including electricity
sub-stations)
發電廠 (包括電力分站)
- Social welfare facilities
(including an elderly centre and a home
for the mentally disabled)
社會福利設施 (包括老人中心
及弱智人士護理院)
- A religious institution (including a church,
a temple and a Tsz Tong)
宗教場所 (包括教堂、廟宇及祠堂)
- A public park 公園
- Sewage treatment works and facilities
污水處理廠及設施
- A market (including a wet market and
a wholesale market)
市場 (包括濕貨市場及批發市場)
- A refuse collection point
垃圾收集站
- A public utility installation
公用事業設施裝置
- A ventilation shaft for the Mass
Transit Railway
香港鐵路的通風井



Boundary Line of the Development
發展項目邊界

The Location Plan is prepared with reference to the Survey Sheet No. 11-SE-B dated 20 January 2014 from Survey and Mapping office of the Lands Department with adjustments where necessary.
The map is reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR. Licence No 48/2014.

所在位置圖參考地政總署測繪處日期為2014年1月20日之測繪圖編號11-SE-B，有需要的地方經修正處理。
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48/2014。

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

Street names 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：

A KUNG NGAM VILLAGE LANE 亞公岩村里

ALDRICH STREET 愛秩序街

BASEL ROAD 巴色道

KENG SHAN LANE 瓊山里

MING UN LANE 明遠里

MIU TUNG STREET 廟東街

OI YIN STREET 愛賢街

SAI YUEN LANE 西元里

SHAN PIN TERRACE 山邊臺

TO WAN LANE 杜雲里

YUEN HING LANE 元慶里

*TAI WONG LANE 大王里

Remark: Due to technical reasons (such as the shape of the Development), the Location Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註： 因技術原因(例如發展項目之形狀)，所在位置圖顯示多於《一手住宅物業銷售條例》所要求之範圍。

AERIAL PHOTOGRAPH OF THE DEVELOPMENT

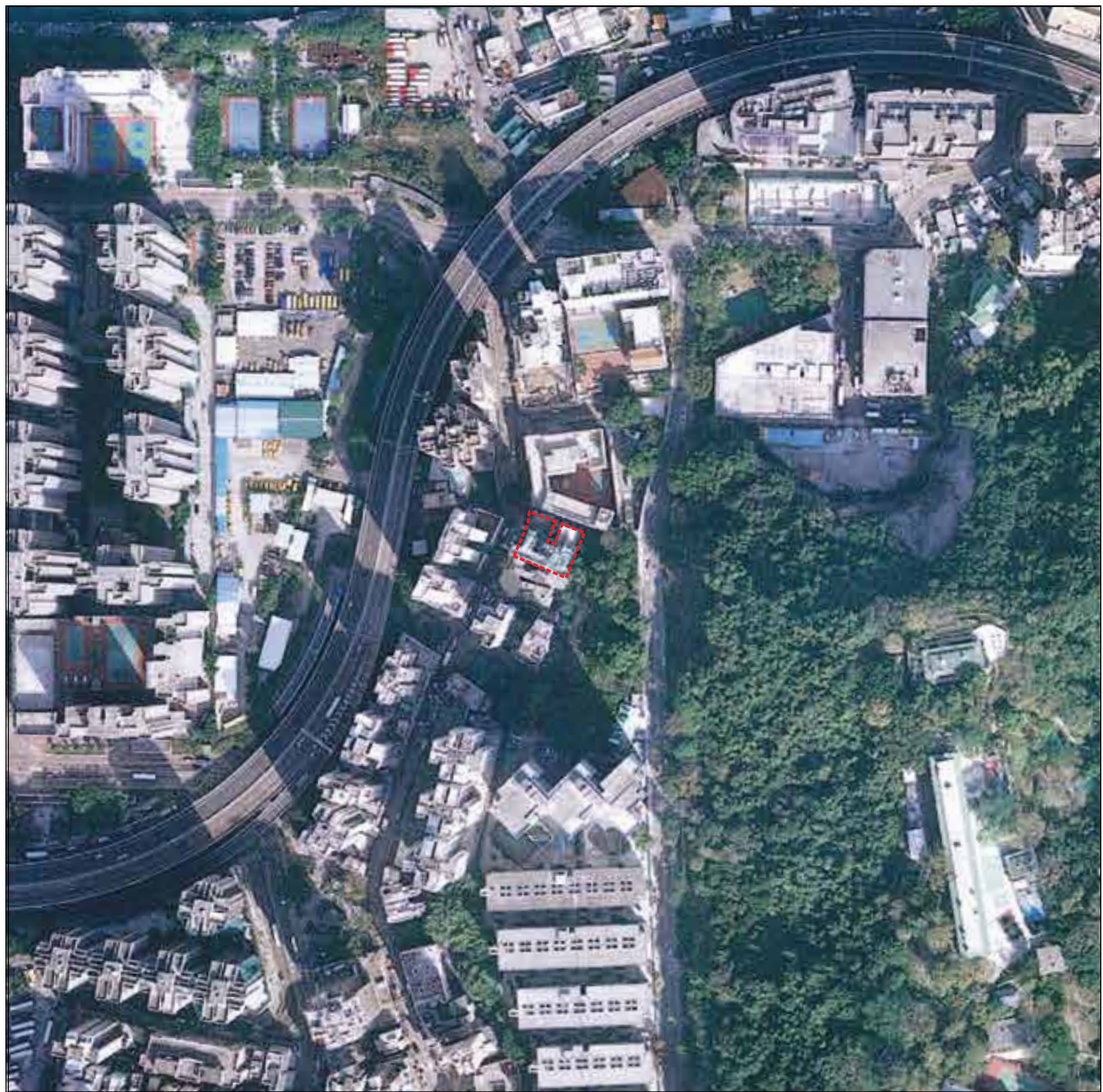
發展項目的鳥瞰照片


Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,000 feet, photo No. CS47235, date of flight: 1 January 2014.

摘錄自地政總署測繪處在6,000呎的飛行高度拍攝之鳥瞰照片，照片編號CS47235，飛行日期：2014年1月1日。

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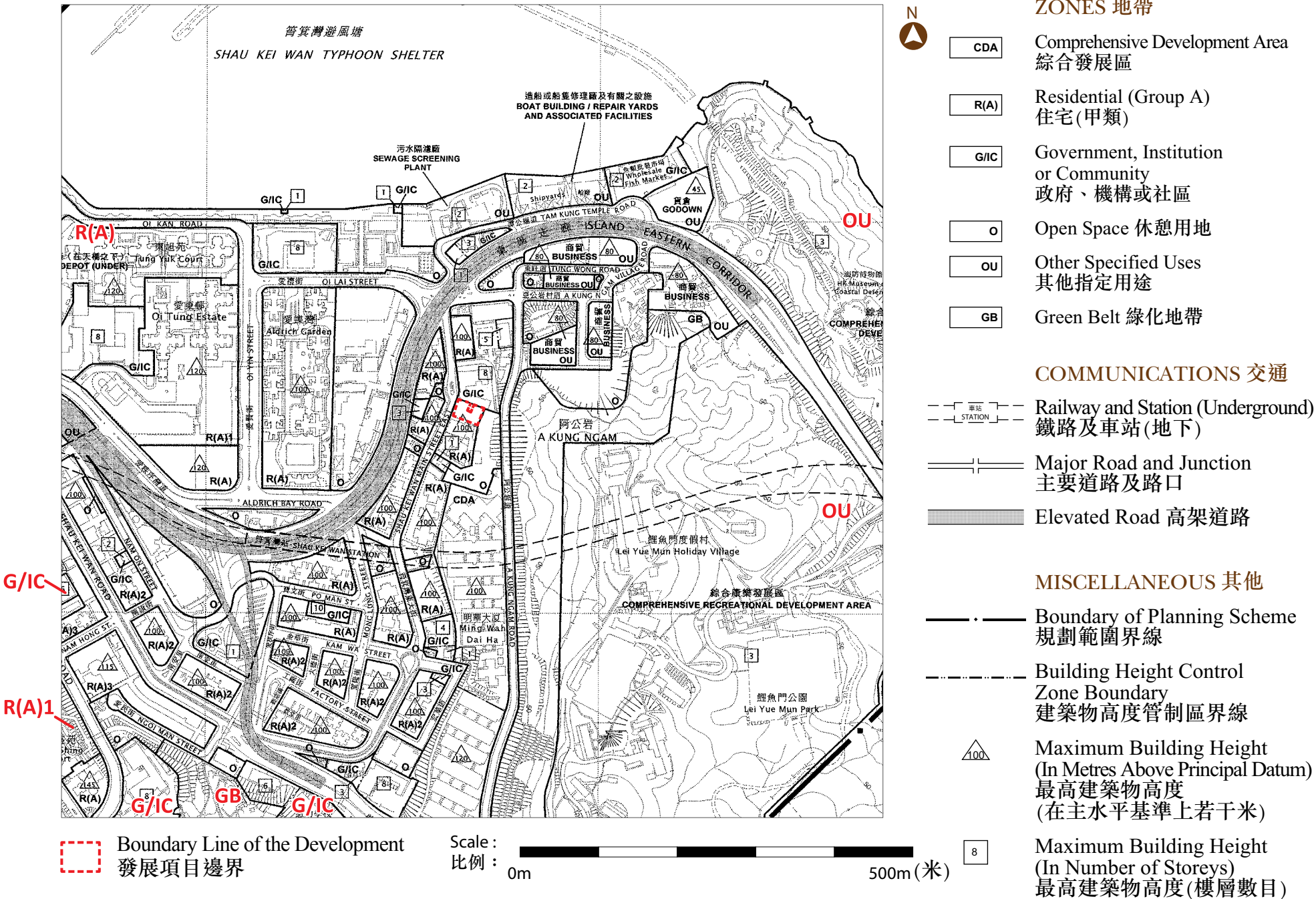
 Boundary Line of the Development
發展項目邊界

Remark: Due to technical reasons (such as the shape of the Development), the aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註：因技術原因(例如發展項目之形狀)，鳥瞰照片顯示多於《一手住宅物業銷售條例》所要求之範圍。

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 Shau Kei Wan Outline Zoning Plan No. S/H9/16, gazette date on 18 December 2009, with adjustments where necessary as shown in red.
摘錄自2009年12月18日刊憲之筲箕灣分區計劃大綱核准圖，編號S/H9/16，有需要的地方經修正處理並以紅色顯示。



Remark:

- 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.
- Due to technical reasons (such as the shape of the Development), the outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
- The outline zoning 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.

備註：

- 賣方建議準買方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的了解。
- 因技術原因(例如發展項目之形狀)，分區計劃大綱圖所顯示多於《一手住宅物業銷售條例》所要求之範圍。
- 分區計劃大綱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。

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

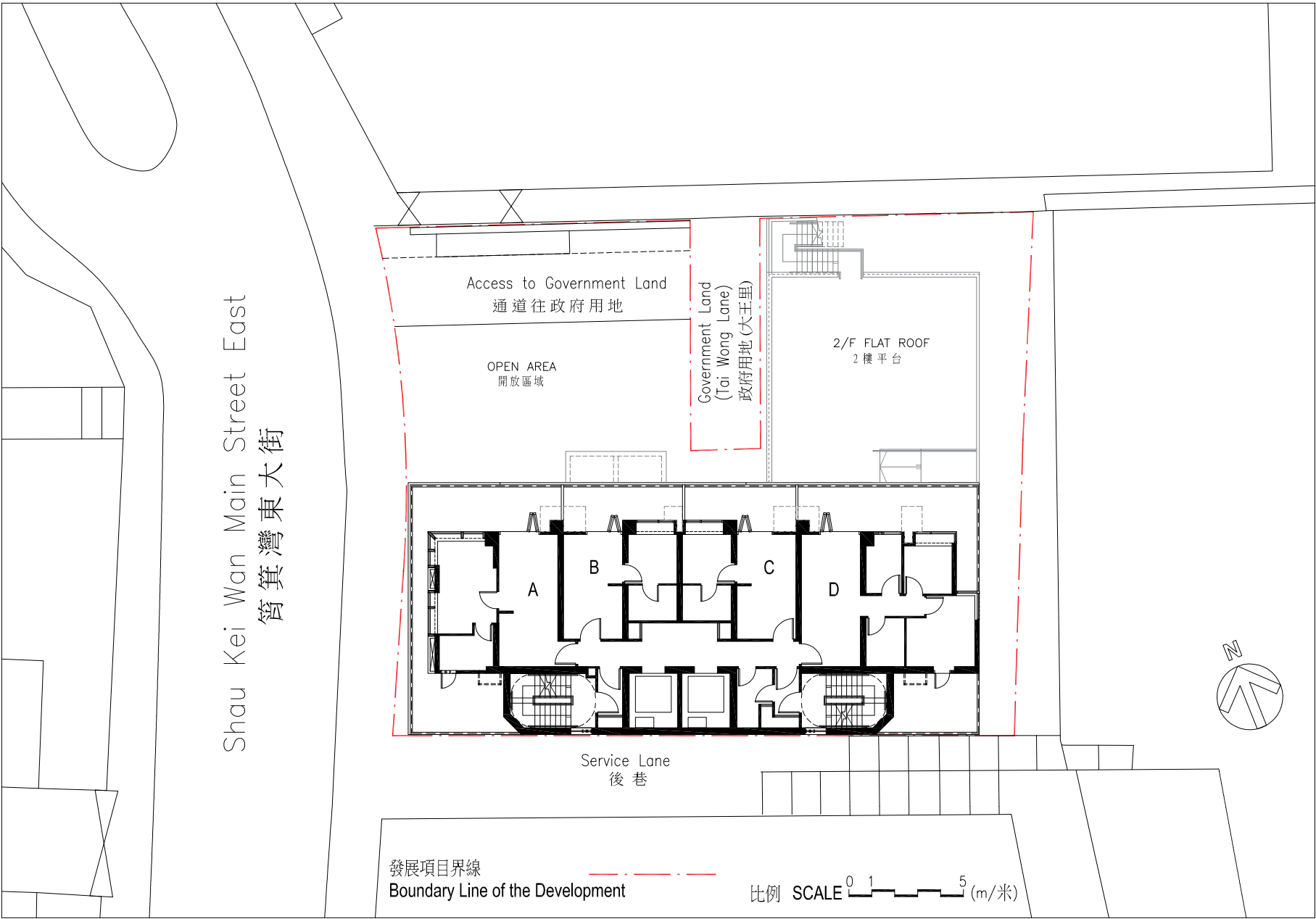
關乎發展項目的分區計劃大綱圖

Adopted from Part of the Approved Chai Wan Outline Zoning Plan No. S/H20/21, gazette date on 22 February 2013, with adjustments where necessary as shown in red.
摘錄自2013年2月22日刊憲之柴灣分區計劃大綱核准圖，編號S/H20/21，有需要的地方經修正處理並以紅色顯示。



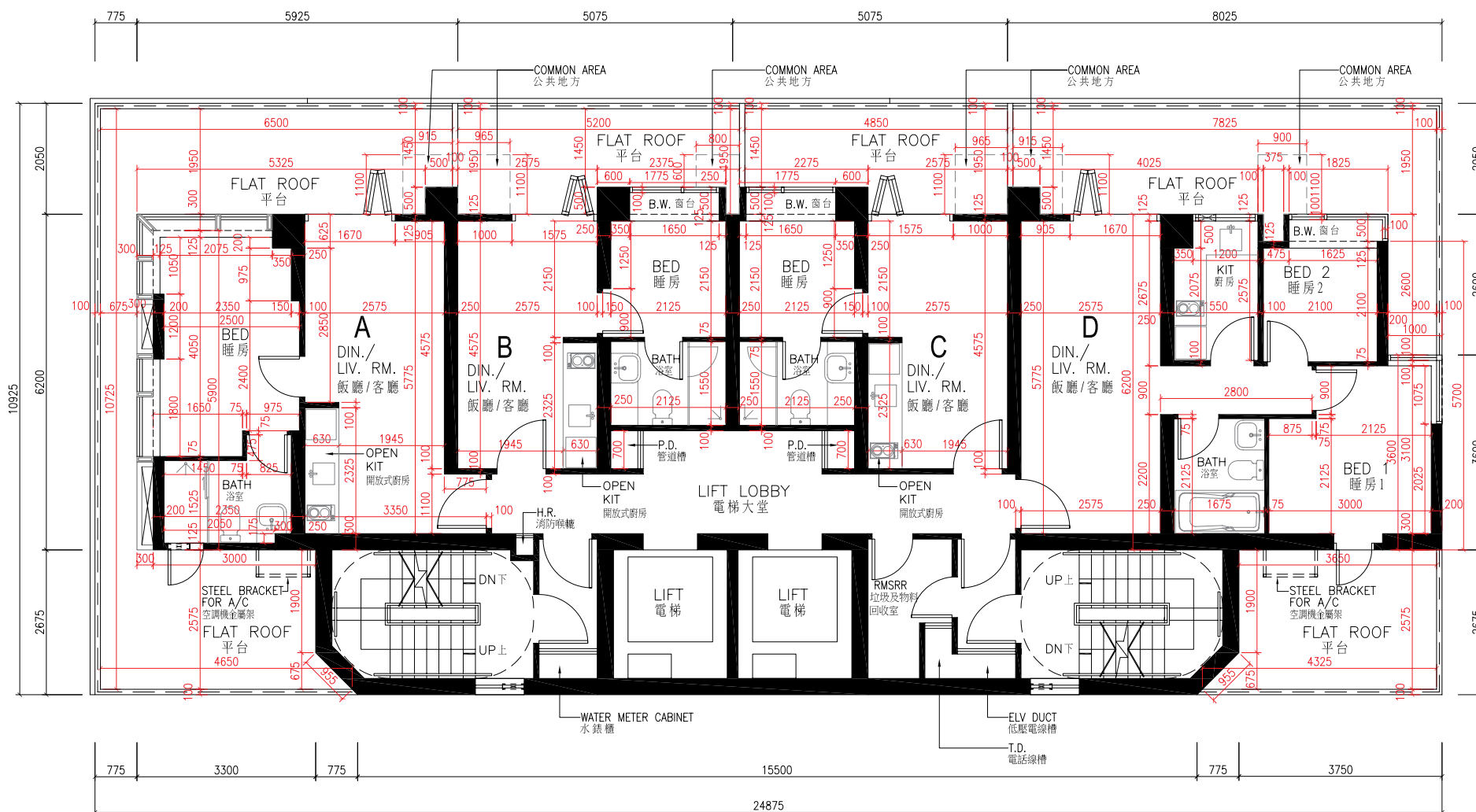
- Remark:
1. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
 2. Due to technical reasons (such as the shape of the Development), the outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
 3. The outline zoning 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.
- 備註：
1. 賣方建議準買方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的了解。
 2. 因技術原因(例如發展項目之形狀)，分區計劃大綱圖所顯示多於《一手住宅物業銷售條例》所要求之範圍。
 3. 分區計劃大綱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。

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



Remark: The layout of the residential tower of the Development shown in the plan is based on the layout applicable to 3/F.
備註：圖中所示之發展項目住宅大樓間隔參照適用於三樓之間隔。

3rd FLOOR PLAN 3樓平面圖



比例 SCALE $\overset{0}{\rule{0.5cm}{0.4pt}}\overset{1}{\rule{0.5cm}{0.4pt}}\overset{2}{\rule{0.5cm}{0.4pt}}\overset{3}{\rule{0.5cm}{0.4pt}}\overset{4}{\rule{0.5cm}{0.4pt}}\overset{5}{\rule{0.5cm}{0.4pt}}$ (m/米)

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

BATH = BATHROOM = 浴室

BED = BEDROOM = 睡房

BED 1 = BEDROOM 1 = 睡房1

BED 2 = BEDROOM 2 = 睡房2

B.W. = BAY WINDOW = 窗台

DIN./LIV. RM. = DINING/ LIVING ROOM = 飯廳/客廳

DN = DOWN = 下

ELV DUCT = EXTRA LOW VOLTAGE DUCT = 低壓電線槽

H.R. = HOSE REEL = 消防喉轆

KIT = KITCHEN = 廚房

OPEN KIT = OPEN KITCHEN = 開放式廚房

P.D. = PIPE DUCT = 管道槽

RMSRR = REFUSE STORAGE AND MATERIAL RECOVERY ROOM = 垃圾及物料回收室

STEEL BRACKET FOR A/C = STEEL BRACKET FOR

AIR-CONDITIONING = 空調機金屬架

T.D. = TELEPHONE DUCT = 電話線槽

WATER METER CABINET = 水錶櫃

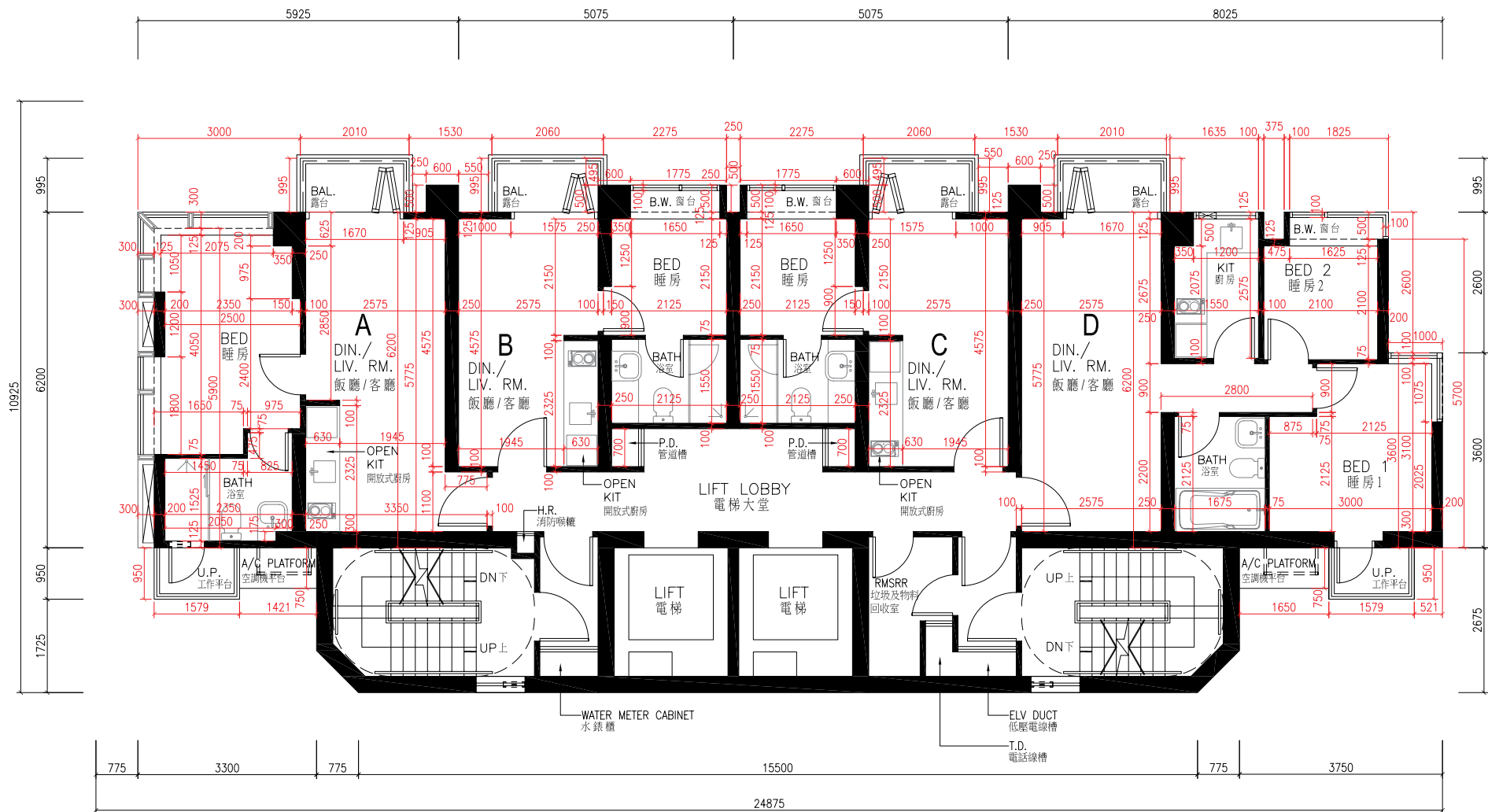
1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. Floor-to-floor height of each residential property on 3/F of the Development as provided in the approved building plans for the Development: 3.075m.
3. The thickness of floor slabs (excluding plaster) of each residential property on 3/F of the Development as provided in the approved building plans for the Development: 140mm.
4. The dimensions of the floor plans are all in millimetres.

1. 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。
2. 按發展項目的經批准的建築圖則所規定，發展項目三樓每個住宅物業的層與層之間的高度為3.075米。
3. 按發展項目的經批准的建築圖則所規定，住宅物業的樓板(不包括灰泥)的厚度為140毫米。
4. 平面圖之尺規所列數字為以毫米標示之尺寸。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

5th - 12th, 15th - 23th and 25th FLOOR PLAN
5樓至12樓，15樓至23樓和25樓平面圖



比例 SCALE 0 1 5 (m/米)

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

A/C PLATFORM = AIR-CONDITIONING PLATFORM

= 空調機平台

BAL. = BALCONY = 露台

BATH = BATHROOM = 浴室

BED = BEDROOM = 睡房

BED 1 = BEDROOM 1 = 睡房1

BED 2 = BEDROOM 2 = 睡房2

B.W. = BAY WINDOW = 窗台

DIN./LIV. RM. = DINING/ LIVING ROOM = 飯廳/客廳

DN = DOWN = 下

ELV DUCT = EXTRA LOW VOLTAGE DUCT = 低壓電線槽

H.R. = HOSE REEL = 消防喉轆

KIT = KITCHEN = 廚房

OPEN KIT = OPEN KITCHEN = 開放式廚房

P.D. = PIPE DUCT = 管道槽

RMSRR = REFUSE STORAGE AND MATERIAL RECOVERY
ROOM = 垃圾及物料回收室

T.D. = TELEPHONE DUCT = 電話線槽

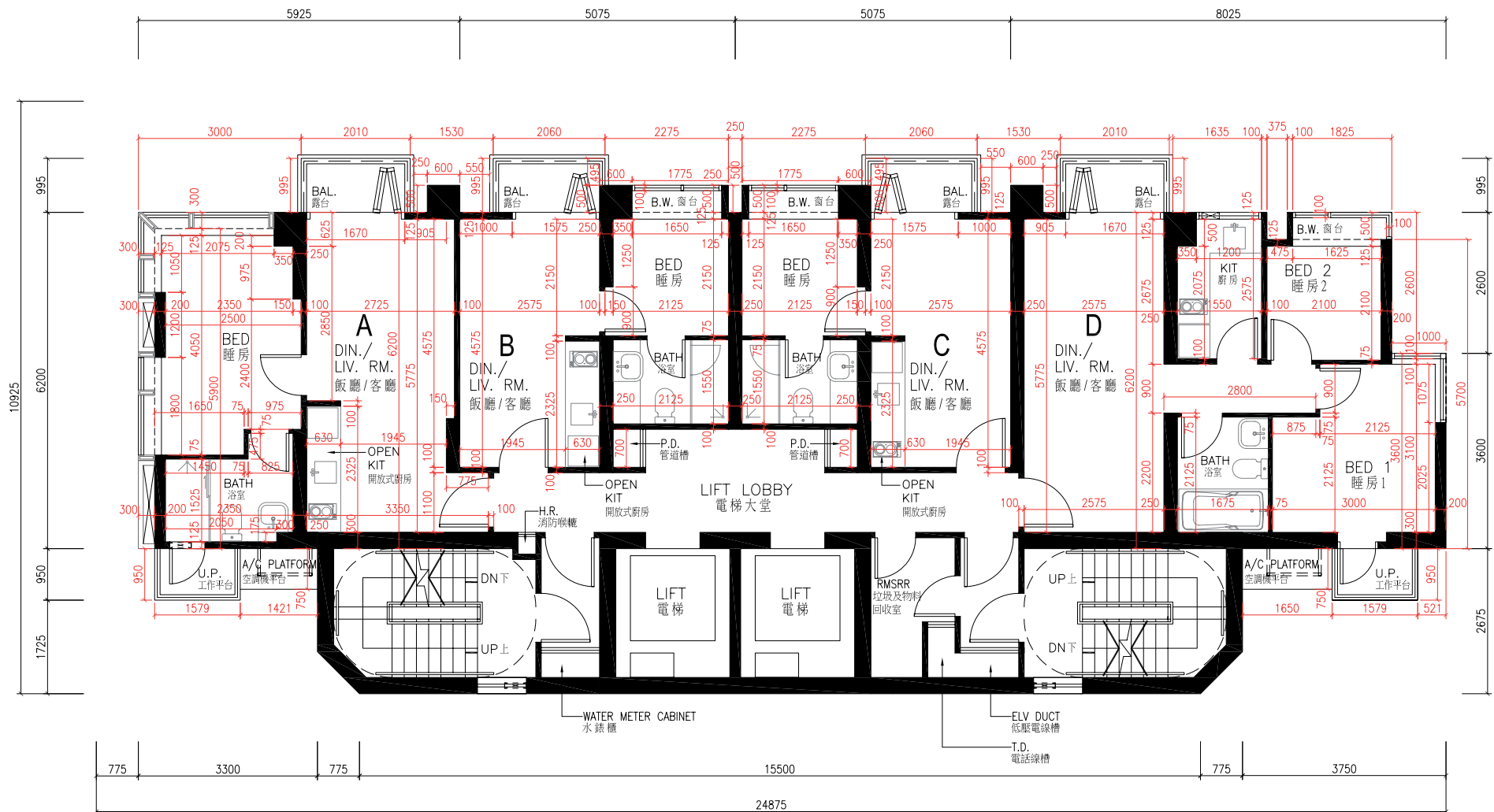
U.P. = UTILITY PLATFORM = 工作平台

WATER METER CABINET = 水錶櫃

1. 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.
 2. Floor-to-floor height of each residential property on 5/F - 12/F, 15/F -23/F and 25/F of the Development as provided in the approved building plans for the Development: 3.075m.
 3. The thickness of floor slabs (excluding plaster) of each residential property on 5/F - 12/F, 15/F -23/F and 25/F of the Development as provided in the approved building plans for the Development: 140mm, 150mm and 200mm.
 4. The dimensions of the floor plans are all in millimetres.
-
1. 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。
 2. 按發展項目的經批准的建築圖則所規定，發展項目五樓至十二樓、十五樓至二十三樓及二十五樓每個住宅物業的層與層之間的高度為3.075米。
 3. 按發展項目的經批准的建築圖則所規定，發展項目五樓至十二樓、十五樓至二十三樓及二十五樓每個住宅物業的樓板(不包括灰泥)的厚度為140毫米，150毫米及200毫米。
 4. 平面圖之尺規所列數字為以毫米標示之尺寸。

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

26th - 29th FLOOR PLAN
26樓至29樓平面圖



比例 SCALE 0 1 5 (m/米)

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

A/C PLATFORM = AIR-CONDITIONING PLATFORM
= 空調機平台

BAL. = BALCONY = 露台

BATH = BATHROOM = 浴室

BED = BEDROOM = 睡房

BED 1 = BEDROOM 1 = 睡房1

BED 2 = BEDROOM 2 = 睡房2

B.W. = BAY WINDOW = 窗台

DIN./LIV. RM. = DINING/ LIVING ROOM = 飯廳/客廳

DN = DOWN = 下

ELV DUCT = EXTRA LOW VOLTAGE DUCT = 低壓電線槽

H.R. = HOSE REEL = 消防喉轆

KIT = KITCHEN = 廚房

OPEN KIT = OPEN KITCHEN = 開放式廚房

P.D. = PIPE DUCT = 管道槽

RMSRR = REFUSE STORAGE AND MATERIAL RECOVERY
ROOM = 垃圾及物料回收室

T.D. = TELEPHONE DUCT = 電話線槽

U.P. = UTILITY PLATFORM = 工作平台

WATER METER CABINET = 水錶櫃

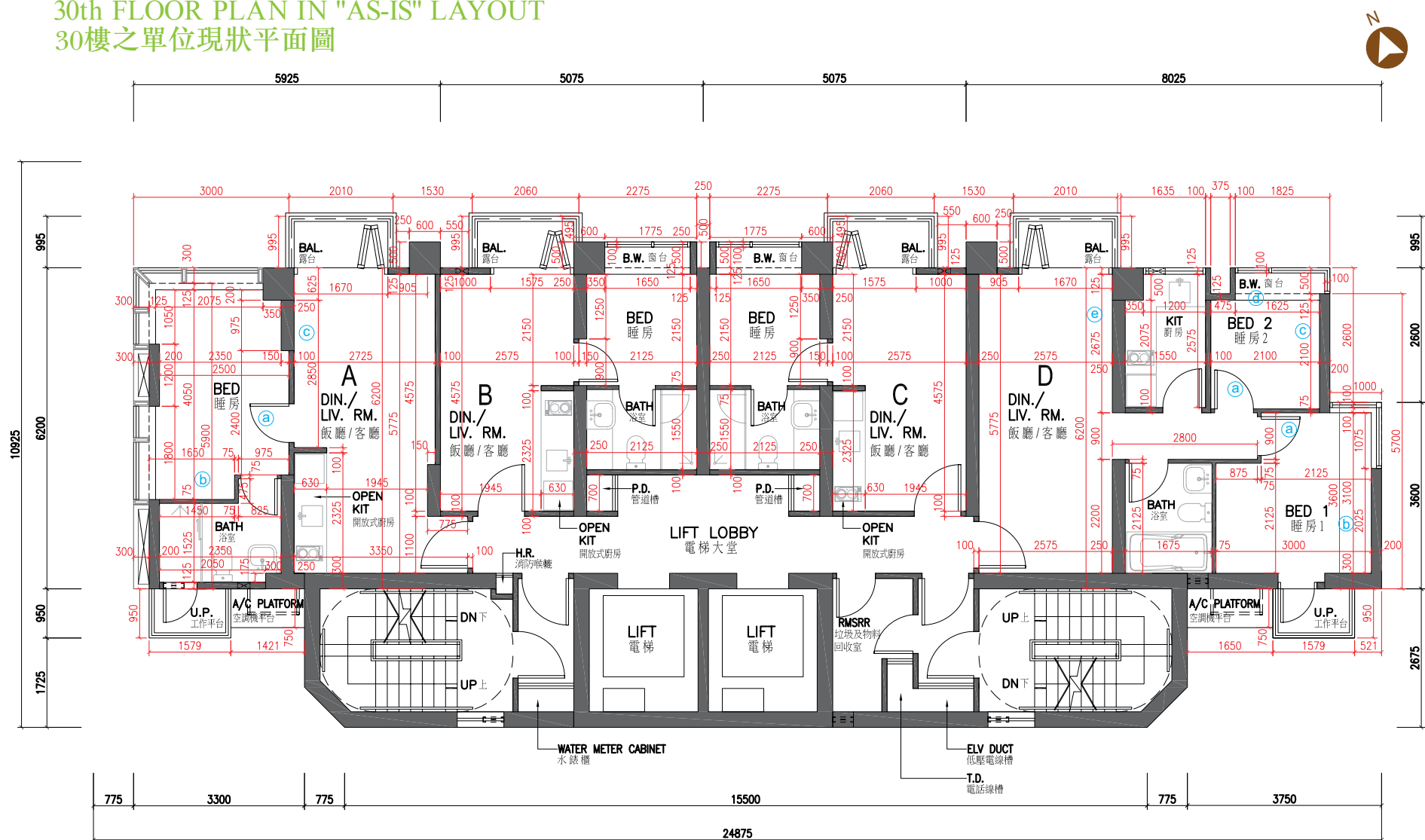
1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
 2. Floor-to-floor height of each residential property on 26/F - 29/F of the Development as provided in the approved building plans for the Development: 3.075m.
 3. The thickness of floor slabs (excluding plaster) of each residential property on 26/F - 29/F of the Development as provided in the approved building plans for the Development: 140mm, 150mm and 200mm.
 4. The dimensions of the floor plans are all in millimetres.
-
1. 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。
 2. 按發展項目的經批准的建築圖則所規定，發展項目二十六樓至二十九樓每個住宅物業的層與層之間的高度為3.075米。
 3. 按發展項目的經批准的建築圖則所規定，發展項目二十六樓至二十九樓每個住宅物業的樓板(不包括灰泥)的厚度為140毫米，150毫米及200毫米。
 4. 平面圖之尺規所列數字為以毫米標示之尺寸。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

30th FLOOR PLAN IN "AS-IS" LAYOUT

30樓之單位現狀平面圖



Flat A of 30/F has been altered by way of exempted works under the Building Ordinance:

- a) Bedroom door has been demolished. Please refer to “Fittings, Finishes and Appliances” for details.
- b) A built in wardrobe has been included in the Bedroom. Please refer to “Fittings, Finishes and Appliances” for details.
- c) A built in television shelf has been installed in the Dining / Living room. Please refer to “Fittings, Finishes and Appliances” for details.

Flat D of 30/F has been altered by way of exempted works under the Building Ordinance:

- a) Bedroom 1 door has been demolished. Please refer to “Fittings, Finishes and Appliances” for details.
- a) Bedroom 2 door has been demolished. Please refer to “Fittings, Finishes and Appliances” for details.
- b) Built in wardrobe has installed in Bedroom 1. Please refer to “Fittings, Finishes and Appliances” for details.
- c) Built in bookshelf has been installed in Bedroom 2. Please refer to “Fittings, Finishes and Appliances” for details.
- d) A built in desk has been installed in Bedroom 2. Please refer to “Fittings, Finishes and Appliances” for details.
- e) Dining / Living room includes a built in television shelf. Please refer to “Fittings, Finishes and Appliances” for details.

30樓A單位已施行獲<建築物條例>豁免的工程改動：

- a) 睡房門已被拆除。詳情請參閱 “裝置、裝修物料及設備”。
- b) 睡房設有入牆衣櫃。詳情請參閱 “裝置、裝修物料及設備”。
- c) 飯廳/客廳設有入牆電視櫃。詳情請參閱 “裝置、裝修物料及設備”。

30樓D單位已施行獲<建築物條例>豁免的工程改動：

- a) 睡房（一）門已被拆除。詳情請參閱 “裝置、裝修物料及設備”。
- a) 睡房（二）門已被拆除。詳情請參閱 “裝置、裝修物料及設備”。
- b) 睡房（一）設有入牆衣櫃。詳情請參閱 “裝置、裝修物料及設備”。
- c) 睡房（二）設有入牆書櫃。詳情請參閱 “裝置、裝修物料及設備”。
- d) 睡房（二）設有入牆書檯。詳情請參閱 “裝置、裝修物料及設備”。
- e) 飯廳/客廳設有入牆電視櫃。詳情請參閱 “裝置、裝修物料及設備”。

比例 SCALE 0 1 5 (m/米)

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

A/C PLATFORM = AIR-CONDITIONING PLATFORM
= 空調機平台

BAL. = BALCONY = 露台

BATH = BATHROOM = 浴室

BED = BEDROOM = 睡房

BED 1 = BEDROOM 1 = 睡房1

BED 2 = BEDROOM 2 = 睡房2

B.W. = BAY WINDOW = 窗台

DIN./LIV. RM. = DINING/ LIVING ROOM = 飯廳/客廳

DN = DOWN = 下

ELV DUCT = EXTRA LOW VOLTAGE DUCT = 低壓電線槽

H.R. = HOSE REEL = 消防喉轆

KIT = KITCHEN = 廚房

OPEN KIT = OPEN KITCHEN = 開放式廚房

P.D. = PIPE DUCT = 管道槽

RMSRR = REFUSE STORAGE AND MATERIAL RECOVERY
ROOM = 垃圾及物料回收室

T.D. = TELEPHONE DUCT = 電話線槽

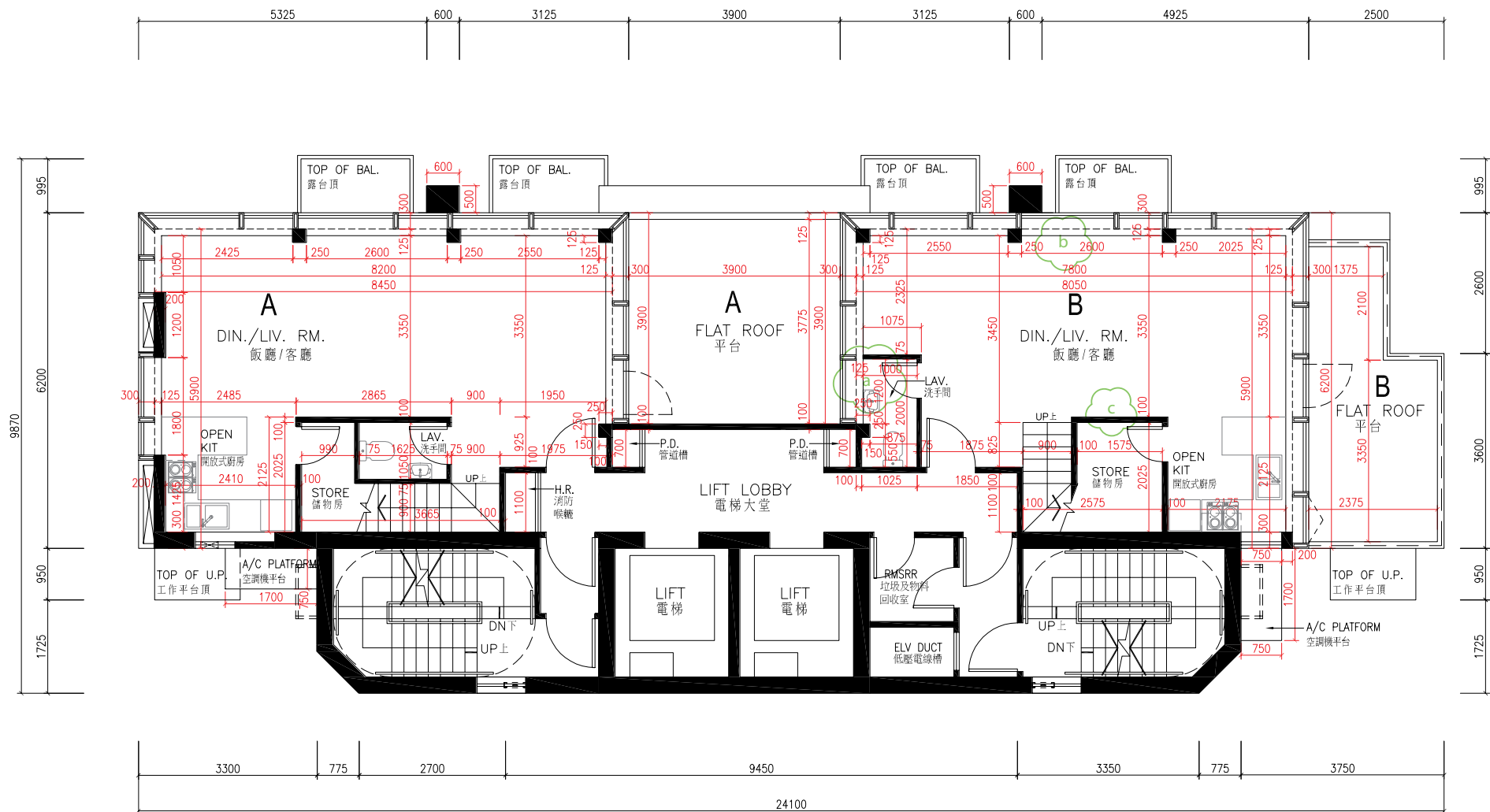
U.P. = UTILITY PLATFORM = 工作平台

WATER METER CABINET = 水錶櫃

1. Floor-to-floor height of each residential property. On 30/F of the Development as provided in the approved building plans for the Development: 3.300m.
 2. The thickness of floor slabs (excluding plaster) of each residential property on 30/F of the Development as provided in the approved building plans for the Development: 140mm, 150mm and 200mm.
 3. The dimensions of the floor plans are all in millimetres.
-
1. 按發展項目的經批准的建築圖則所規定。發展項目三十樓每個住宅物業的層與層之間的高度為3.300米。
 2. 按發展項目的經批准的建築圖則所規定，發展項目三十樓每個住宅物業的樓板(不包括灰泥)的厚度為140毫米，150毫米及200毫米。
 3. 平面圖之尺規所列數字為以毫米標示之尺寸。

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

31st LOWER DUPLEX FLOOR PLAN "AS-IS" LAYOUT
31樓複式單位下層現狀平面圖



比例 SCALE 0 1 5 (m/米)

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

A/C PLATFORM = AIR-CONDITIONING PLATFORM

= 空調機平台

DIN./LIV. RM. = DINING/ LIVING ROOM = 飯廳/客廳

DN = DOWN = 下

ELV DUCT = EXTRA LOW VOLTAGE DUCT = 低壓電線槽

FLAT ROOF = 平台

LAV. = LAVATORY = 洗手間

H.R. = HOSE REEL = 消防喉轆

OPEN KIT = OPEN KITCHEN = 開放式廚房

P.D. = PIPE DUCT = 管道槽

RMSRR = REFUSE STORAGE AND MATERIAL RECOVERY ROOM = 垃圾及物料回收室

STORE = STORE ROOM = 儲物房

TOP OF BAL. = TOP OF BALCONY = 露台頂

TOP OF U.P. = TOP OF UTILITY PLATFORM = 工作平台頂

1. 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.
 2. Floor-to-floor height of each residential property on 31/F of the Development as provided in the approved building plans for the Development: 3.300m.
 3. The thickness of floor slabs (excluding plaster) of each residential property on 31/F of the Development as provided in the approved building plans for the Development: 140mm, 150mm and 200mm.
 4. The dimensions of the floor plans are all in millimetres.
1. 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。
 2. 按發展項目的經批准的建築圖則所規定，發展項目三十一樓每個住宅物業的層與層之間的高度為3.300米。
 3. 按發展項目的經批准的建築圖則所規定，住宅物業的樓板(不包括灰泥)的厚度為140毫米，150毫米及200毫米。
 4. 平面圖之尺規所列數字為以毫米標示之尺寸。

Flat B of 31/F has been altered by way of exempted works under the Building Ordinance:

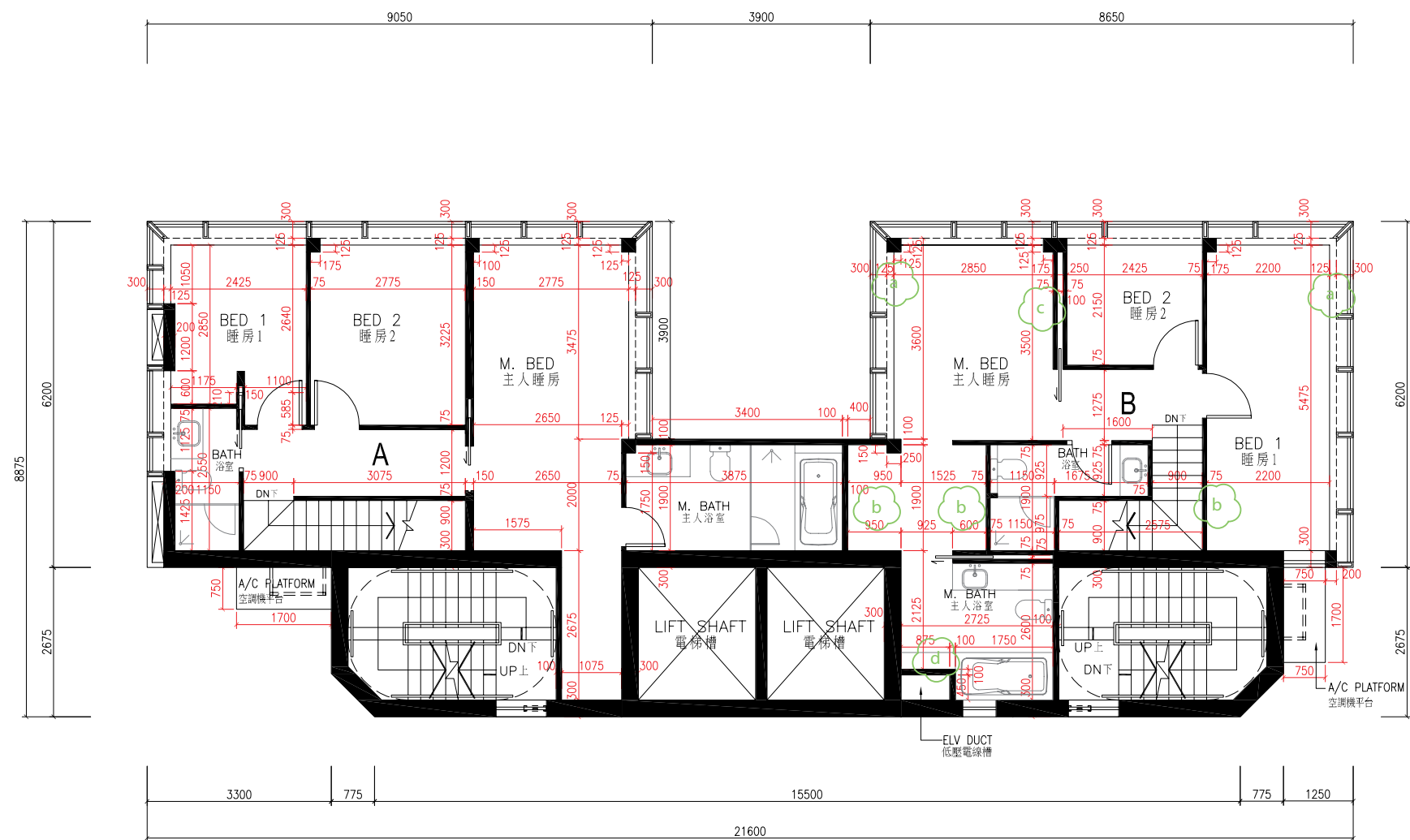
- a) A built-in cabinet has been installed in the Lavatory. Please refer to “Fittings, Finishes and Appliances” for details.
- b) A built-in television shelf has been installed in the Dining / Living room. Please refer to “Fittings, Finishes and Appliances” for details.
- c) A built-in cabinet has been installed in the Dining / Living Room. Please refer to “Fittings, Finishes and Appliances” for details.

31樓B單位已施行獲<建築物修例>豁免的工程改動:

- a) 洗手間設有入牆櫃。詳情請參閱 “裝置、裝修物料及設備”。
- b) 飯廳/客廳設有入牆電視櫃。詳情請參閱 “裝置、裝修物料及設備”。
- c) 飯廳/客廳設有入牆櫃。詳情請參閱 “裝置、裝修物料及設備”。

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

32nd UPPER DUPLEX FLOOR PLAN IN "AS-IS" LAYOUT
32樓複式單位上層現狀平面圖



比例 SCALE 0 1 5 (m/米)

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

A/C PLATFORM = AIR-CONDITIONING PLATFORM

= 空調機平台

DIN./LIV. RM. = DINING/ LIVING ROOM = 飯廳/客廳

DN = DOWN = 下

ELV DUCT = EXTRA LOW VOLTAGE DUCT = 低壓電線槽

FLAT ROOF = 平台

LAV. = LAVATORY = 洗手間

H.R. = HOSE REEL = 消防喉轆

OPEN KIT = OPEN KITCHEN = 開放式廚房

P.D. = PIPE DUCT = 管道槽

RMSRR = REFUSE STORAGE AND MATERIAL RECOVERY ROOM = 垃圾及物料回收室

STORE = STORE ROOM = 儲物房

TOP OF BAL. = TOP OF BALCONY = 露台頂

TOP OF U.P. = TOP OF UTILITY PLATFORM = 工作平台頂

1. 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.
2. Floor-to-floor height of each residential property on 31/F of the Development as provided in the approved building plans for the Development: 3.300m.
3. The thickness of floor slabs (excluding plaster) of each residential property on 31/F of the Development as provided in the approved building plans for the Development: 140mm, 150mm and 200mm.

4. The dimensions of the floor plans are all in millimetres.

1. 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。
2. 按發展項目的經批准的建築圖則所規定，發展項目三十一樓每個住宅物業的層與層之間的高度為3.300米。
3. 按發展項目的經批准的建築圖則所規定，住宅物業的樓板(不包括灰泥)的厚度為140毫米，150毫米及200毫米。
4. 平面圖之尺規所列數字為以毫米標示之尺寸。

Flat B of 32/F has been altered by way of exempted works under the Building Ordinance:

- a) A built-in television shelf has been installed in the Master Bedroom. Please refer to “Fittings, Finishes and Appliances” for details.
- a) A built-in television shelf has been installed in Bedroom 1. Please refer to “Fittings, Finishes and Appliances” for details.
- b) A built-in wardrobe has been included in the Master Bedroom. Please refer to “Fittings, Finishes and Appliances” for details.
- b) A built-in wardrobe has been included in the Master Bedroom. Please refer to “Fittings, Finishes and Appliances” for details.
- b) A built-in wardrobe has been included in Bedroom 1. Please refer to “Fittings, Finishes and Appliances” for details.
- c) A built-in headboard has been installed in the Master Bedroom. Please refer to “Fittings, Finishes and Appliances” for details.
- d) A built-in cabinet has been installed in the Master Bath. Please refer to “Fittings, Finishes and Appliances” for details.

32樓B單位已施行獲<建築物修例>豁免的工程改動:

- a) 主人睡房設有入牆電視櫃。詳情請參閱“裝置、裝修物料及設備”。
- a) 睡房(一)設有入牆電視櫃。詳情請參閱“裝置、裝修物料及設備”。
- b) 主人睡房設有入牆衣櫃。詳情請參閱“裝置、裝修物料及設備”。
- b) 主人睡房設有入牆衣櫃。詳情請參閱“裝置、裝修物料及設備”。
- b) 睡房(一)設有入牆衣櫃。詳情請參閱“裝置、裝修物料及設備”。
- c) 主人睡房設有主人床床頭板。詳情請參閱“裝置、裝修物料及設備”。
- d) 主人浴室設有入牆櫃。詳情請參閱“裝置、裝修物料及設備”。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業描述			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)									
Block Name 大廈名稱	Floor 樓層	Unit 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	Stair-hood 梯屋	Terrace 前庭	Yard 庭院
Le Riviera 遠晴	3/F 3樓	A	36.498 (393) Balcony 露台: 0.000 (0) Utility Platform 工作平台: 0.000 (0)	-	-	-	26.317 (283)	-	-	-	-	-	-
		B	23.485 (253) Balcony 露台: 0.000 (0) Utility Platform 工作平台: 0.000 (0)	-	0.887 (10)	-	7.286 (78)	-	-	-	-	-	-
		C	23.523 (253) Balcony 露台: 0.000 (0) Utility Platform 工作平台: 0.000 (0)	-	0.887 (10)	-	7.259 (78)	-	-	-	-	-	-
		D	45.483 (490) Balcony 露台: 0.000 (0) Utility Platform 工作平台: 0.000 (0)	-	0.913 (10)	-	25.229 (272)	-	-	-	-	-	-
	5/F-12/F, 15/F - 23/F &25/F 5樓至 12樓、15樓 至23樓和 25樓	A	39.997 (431) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	25.485 (274) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 0.000 (0)	-	0.887 (10)	-	-	-	-	-	-	-	-
		C	25.522 (275) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 0.000 (0)	-	0.887 (10)	-	-	-	-	-	-	-	-
		D	48.983 (527) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	0.913 (10)	-	-	-	-	-	-	-	-

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業描述			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)									
Block Name 大廈名稱	Floor 樓層	Unit 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	Stair- hood 梯屋	Terrace 前庭	Yard 庭院
Le Riviera 遠晴	26/F - 30/F 26樓至30樓	A	40.320 (434) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	25.162 (271) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 0.000 (0)	-	0.887 (10)	-	-	-	-	-	-	-	-
		C	25.522 (275) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 0.000 (0)	-	0.887 (10)	-	-	-	-	-	-	-	-
		D	48.983 (527) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	0.913 (10)	-	-	-	-	-	-	-	-
	31/F - 32/F Duplex Unit 31樓至32樓 複式 單位	A	119.100 (1282) Balcony 露台: 0.000 (0) Utility Platform 工作平台: 0.000 (0)	-	-	-	14.723 (158)	-	-	-	-	-	-
		B	110.948 (1194) Balcony 露台: 0.000 (0) Utility Platform 工作平台: 0.000 (0)	-	-	-	10.844 (117)	-	-	-	-	-	-

1. The saleable area is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-Hand) Ordinance.
3. The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-Hand Sales) Ordinance.
4. There is no verandah in the residential properties in the Development.
5. The area as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which might be slightly different from the area presented in square metres.

1. 實用面積是按《一手住宅物業銷售條例》第8條計算得出。
2. 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。
3. 其他指明項目的面積(不包括在實用面積內)是按《一手住宅物業銷售條例》附表2第2部計算得出。
4. 發展項目的住宅物業不設陽台。
5. 上述所列以平方呎列明之面積，均以1平方米=10.764 平方呎換算至平方呎，並以四捨五入至整數平方呎，以致與所標示以平方米所列明的面積有輕微分別。

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

SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

臨時買賣合約的摘要

- (a) A preliminary deposit of **5%** is payable on the signing of the preliminary agreement for sale and purchase.
 - (b) The preliminary deposit paid by the purchaser on the signing of that preliminary agreement will be held by a firm of solicitors acting for the owner / vendor, as stakeholders.
 - (c) 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 that preliminary agreement –
 - (i) the preliminary agreement is terminated;
 - (ii) the preliminary deposit is forfeited; and
 - (iii) the owner / vendor does not have any further claim against the purchaser for the failure.
- (a) 在簽署臨時買賣合約時須支付款額為**5%**的臨時訂金。
 - (b) 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/賣方行事的律師事務所以保證金保存人身份持有。
 - (c) 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/賣方不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

1. Common Parts of the Development

The deed of mutual covenant in respect of the Development (“DMC”) provides for the following common areas and common facilities:

- (a) “General Common Areas” means the Estate Common Areas and Residential Common Areas; and “General Common Facilities” means the Estate Common Facilities and Residential Common Facilities.
- (b) (i) 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 hereof and of any Sub-Deed of Mutual Covenant (“Sub-DMC”), be used by each Owner.
- (ii) 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 hereof and of any Sub-DMC, be used by all the Owners of Flats for all purposes connected with the proper use and enjoyment of the same.
- (iii) “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), caretaker room, refuse chamber, fire services control room, transformer room, switch room, flushing and potable pump room, water tanks, switch room, telecommunication & broadcasting equipment room, fire service sprinkler pump room, portable water pump room, emergency generator room, electrical ducts, pipe ducts and telephone ducts Slopes and Retaining Walls (if any) within the Lot, 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 (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 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.

- (iv) “Residential Common Areas” means such of the external walls of the Residential Tower (including but not limited to the curtain walls, architectural features, parapet walls (other than those between units), roofs and/or top 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, Wider Common Corridors, the Recreational Areas and Facilities, mail delivery room, lift machine room, lift lobbies, halls and lift shafts open areas, Private Lane, entrance lobby, [areas for the installation or use of aerial broadcast distribution or telecommunications network facilities,] passageways, staircases, corridors, planters, external walls (except such portions of the external curtain wall forming the openable window of a Flat) 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 (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 Cross Hatched Black and Yellow Hatched Black 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. For the avoidance of doubt, the openable windows do not form parts of the curtain walls.
- (v) “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 :-

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

- (a) Such of the sewers, drains, water courses, pipes, gutters, wires and cables and other service 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.

(vi) “Residential Common Facilities” means all those facilities, equipment, machines, apparatus and installations in, under or above the Lot 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, water tanks, 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.

2. Number of Undivided Shares assigned to each residential property in the Development

Undivided Shares are allocated to each residential property. They are set out in the table below titled “Allocation of Undivided Shares of the Flats”.

Allocation of Undivided Shares of the Flats

Floor	Undivided Shares for Each Residential Property			
	A	B	C	D
3/F	39/3759	24/3759	24/3759	48/3759
5/F-12/F, 15/F-23/F and 25/F	40/3759	26/3759	26/3759	49/3759
26/F-30/F	40/3759	25/3759	26/3759	49/3759
31/F-32/F Duplex Units	121/3759	112/3759	-	-

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

The Manager will be appointed for an initial term of two years from the date of the DMC. The appointment of the Manager may be terminated according to the provisions of the DMC.

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

Each Owner shall pay to the Manager monthly in advance the Management Expenses (which shall be the costs, charges and expenses necessarily and reasonably incurred in the management and maintenance of the Development as more particularly provided in the DMC) of the Development in such manner, amount and proportion as provided in the DMC by reference to the Management Shares (#) allocated to his Unit and the principles provided in the DMC.

In general, where any expenditure relates principally to the or the Residential Common Areas or the Residential Common Facilities providing services to Owners of Flats of the Development, 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; and where any expenditure relates principally to the Estate Common Areas and/or Estate Common Facilities, the expenditure shall form part of the Management Expenses of the Development as a whole and shall be borne by all Owners of the Development in accordance with the proportion that the respective Management Shares of the relevant part of the Development bear to the total number of Management Shares of the Development.

Remark (#): [The number of Undivided Shares allocated to each of the residential properties as shown in the table “Allocation of Undivided Shares of the Flats” above is the same as the number of Management Shares allocated to each of the residential properties in the Development. However, the total number of Undivided Shares in the whole Development is different from the total number of Management Shares in the whole Development. The total number of Management Shares of all residential properties is 3,606 and the total number of Management Shares of the whole Development is 3,659.]

5. Basis on which the Management Fee Deposit is fixed

The amount of Management Deposit is 3 months’ monthly Management Fee.

* No designation of 4/F, 13/F, 14/F and 24/F

SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

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

There is no area in the Development which is retained by the owner (Teamwell Enterprises Limited and Kam Wah Investment Company Limited) for own use as referred to in section 14(2)(f), Part 1, Schedule 1 of Residential Properties (First-hand Sales) Ordinance.

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

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

1. 發展項目的公用部分

發展項目公共契約(「公契」)訂明下列公用地方及公用設施：

- (a) 「一般公用地方」指「屋苑公用地方」及「住宅公用地方」；「一般公用設施」指「屋苑公用設施」及「住宅公用設施」；
- (b) (i) 「屋苑公用地方」及「屋苑公用設施」乃供所有業主使用的公用地方及設施，亦供每位業主按公契及公共契約分契(「公契分契」)的規定使用。
- (ii) 「住宅公用地方」及「住宅公用設施」乃供所有業主使用的公用地方及設施，亦供每位業主按公契分契的規定使用。
- (iii) 「屋苑公用地方」指屋苑外牆(除住宅大廈外牆及商業區的外牆)、管理員辦公室、垃圾房、消防控制室、電力變壓房、電掣房、沖廁水及食水泵房、水缸、電掣房、電訊廣播設備室、消防花灑水泵房、移動式水泵房、緊急發電機機房、電線槽、管道槽及電話線槽、設地段內的斜坡及護土牆(如有)、包含屋苑公用設施的其他地方及空間及屋苑中一個或多個部分為屋苑所有業主的共同使用和利益而設的其他地方及空間；僅為識別目的，屋苑公用地方於公契圖則(其準確性經認可人士核實)中以綠色標示(凡該等地方及空間於該等圖則上可供識別)；但不包括屬於住宅公用地方一部分的地方及空間及屋苑內任何個別業主擁有獨有權利持有、使用、佔用及享用的該等地方；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。
- (iv) 「住宅公用地方」指住宅大廈的外牆(包括但不限於幕牆、建築特色、矮牆(單位之間者除外)、天台及/或上層天台(除明確納入轉讓單位一部分的天台及上層天台外)及平台(除明確納入轉讓單位一部分的平台外)、電纜管道、排水管道、加闊的公用走廊、康樂地方及設施、信件派遞室、升降機機房、升降機大堂、住宅大廈大堂及升降機

井、私人通道、入口大堂、[供天線廣播分布設施或電訊網絡設施安裝或使用的地方]、通道、樓梯、走廊、花槽、住宅大廈外牆(除屬於住宅單位可開式窗戶一部分的外幕牆)，包含住宅公用設施的地方及空間及屋苑中一個或多個部分為住宅大廈所有業主的共同使用和利益而設的其他地方及空間；僅為識別目的，住宅公用地方於公契圖則(其準確性經認可人士核實)中以黃色底間交叉黑斜線及黃色底間黑斜線標示(凡該等地方及空間於該等圖則上可供識別)；但不包括屬於屋苑公用地方一部分的地方及屋苑內任何個別業主擁有獨有權利持有、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」而為住宅大廈所有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。為免生疑，可開式窗戶不屬於幕牆的一部分)。

- (v) 「屋苑公用設施」指所有為屋苑公用地方的共同使用、利益或服務而設，而非供個別單位業主專門使用或享用的設備、設施及系統。在不局限上文的一般性的原則下，包括：
 - (a) 污水渠、排水渠、水道、管道、雨水渠、電線及電纜及其他服務設施，不論是否在管道中，而且在屋苑之內、之下、之上或穿過屋苑，或在任何時間可能如此，而水、污水、氣體、電及任何其他服務透過前述項目供應到屋苑或其中任何一個或多個部分；
 - (b) 保安系統、機械通風系統/空調系統(如有)、滅火裝置及設備；
 - (c) 屋苑內燈柱及照明設施；
 - (d) 其他不屬於住宅公用設施一部分而為屋苑所有業主的共同使用和利益而設，而非為個別業主的使用和利益而設的設施及系統。
- (vi) 「住宅公用設施」指所有在該地段和屋苑之內、之下或之上，一般為住宅大廈利益和服務而設而非供任何住宅單位業主專門使用或享用的設施、設備、機器、器具及裝置；須包括(但不限於)為住宅大廈業主的共同使用和利益而設的開放式廚房消防裝置、升降機、信箱、照明設施、公用電視天線、水缸、碟形衛星天線(如有)、康樂設施、保安系統、消防裝置系統及其他電力、機械及衛生裝置；但不包括屬於屋苑公用設施一部分的設施、設備、機器、器具及裝置。

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

2. 分配予發展項目中每個住宅物業的不分割份數的數目

每個住宅物業均獲分配不分割份數，請見下表(標題為「住宅單位不分割份數的分配」)。

住宅單位不分割份數的分配

樓層	住宅單位之不分割份數			
	A	B	C	D
3樓	39/3759	24/3759	24/3759	48/3759
5樓-12樓、 15樓-23樓及25樓	40/3759	26/3759	26/3759	49/3759
26樓-30樓	40/3759	25/3759	26/3759	49/3759
31樓-32樓複式單位	121/3759	112/3759	-	-

* 不設4樓、13樓、14樓及24樓

3. 發展項目的管理人的委任年期

管理人首屆任期將為公契日期起兩年。管理人的委任可按公契的條款終止。

4. 在發展項目中的住宅物業的擁有人之間分擔管理開支的基準

每位業主須按公契列明的方式、款額及比例及根據其單位獲分配的管理份數(＃)及公契列明之準則，分擔發展項目每月提早向管理人繳付管理開支(指公契所詳細規定的管理及保養發展項目時必須及合理地招致的費用、收費及支出)

一般而言，如任何開支完全關乎主要為發展項目各住宅單位業主提供服務之住宅公用地方或住宅公用設施，則會計入各座住宅大廈的管理開支部份，並由各住宅單位業主按照彼等各自所持之住宅單位管理份數佔所有住宅單位管理份數總額的比例分擔；如任何開支完全關乎屋苑公用地方或屋苑公用設施，則會計入發展項目整體管理開支，並由發展項目所有業主按照發展項目相關部份的管理份數佔發展項目管理份數總額的比例分擔。

備註(＃)：上表「住宅單位不分割份數的分配」所顯示之每個住宅物業獲分配的不分割份數與每個發展項目住宅物業獲分配的管理份數相同，但整個發展項目之不分割份數總數與整個發展項目之管理份數總數不同。所有住宅物業之管理份數總數為3,606，而整個發展項目之管理份數總數為3,659。

5. 計算管理費按金的基準

管理費按金須相等於三個月之管理費。

6. 擁有人在發展項目中保留作自用的範圍(如有的話)

擁有人(添華企業有限公司及錦華置業有限公司)在發展項目中並無《一手住宅物業銷售條例》附表1第1部第14(2)(f)條所述之保留作自用的範圍。

備註：請查閱公契了解全部詳情。完整公契文本現存於售樓處，於開放時間可應要求供免費查閱，並可在支付所需影印費後取得公契之複本。

SUMMARY OF LAND GRANT

批地文件的摘要

- The Development is erected on The Remaining Portion of Section A of Shaukiwan Inland Lot No.54, The Remaining Portion of Sowkewan Lot No.54, Sub-section 2 of Section A of Sowkewan Lot No.150, Sub-section 3 of Section A of Sowkewan Lot No.150, The Remaining Portion of Section A of Sowkewan Lot No.150, Section C of Sowkewan Lot No.150, Section D of Sowkewan Lot No.150, The Remaining Portion of Sowkewan Lot No.150, Section B of Sowkewan Lot No.151, Section C of Sowkewan Lot No.151, The Remaining Portion of Sowkewan Lot No.151, Section B of Sowkewan Lot No.152, The Remaining Portion of Section C of Sowkewan Inland Lot No.152 and The Remaining Portion of Sowkewan Lot No.152 (collectively the 'Lots').
- The Lots were granted for a term of 999 years from 3rd January 1860.
- The Lots or any part thereof shall not be used for the trade or business of a brazier, slaughterman, soap-maker, sugar-baker, fellmonger, melter of tallow, oilman, butcher, distiller, victualler, or tavern-keeper, blacksmith, nightman, scavenger, or any other noisy, noisome or offensive trade or business whatever, without the previous licence of the Government, signified in writing by the Chief Executive or other person duly authorized in that behalf.
- The facilities that are required to be constructed and provided for the Government, or for public use: Not applicable.
- The Grantee shall and will from time to time and at all times at the Grantee's own proper costs and charges well and sufficiently repair, uphold, support, maintain, pave, purge, scour, cleanse, empty, amend and keep the messuages or tenements and all other erections and buildings on the Lots and all the walls, rails, lights, pavements, privies, sinks, drains, and watercourses thereunto belonging, to be done to the satisfaction of the Government.
- The Grantee is required to 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 Lots or any part thereof, in common with other premises near or adjoining thereto, and such proportion shall be fixed and ascertained by the Government.
- 發展項目興建於筲箕灣內地段第54號A分段餘段，筲箕灣地段第54號餘段，筲箕灣地段第150號A分段第2小分段，筲箕灣地段第150號A分段第3小分段，筲箕灣地段第150號A分段餘段，筲箕灣地段第150號C分段，筲箕灣地段第150號D分段，筲箕灣地段第150號餘段，筲箕灣地段第151號B分段，筲箕灣地段第151號C分段，筲箕灣地段第151號餘段，筲箕灣地段第152號B分段，筲箕灣內地段第152號C分段餘段及筲箕灣地段第152號餘段(合稱「該地段」)。
- 該地段的年期為由1860年1月3日起999年。
- 未經行政長官或其授權代表書面表示政府特許批准，該地段或其任何部分不得用作任何銅匠舖、屠宰場、肥皂製造廠、製糖廠、毛皮商舖、油脂廠、石油商、肉店、蒸餾廠、食物供應商或旅舍、鐵匠舖、掏糞工、垃圾場或任何其他產生噪音、令人噁心或其他厭惡性行業或業務。
- 按規定須興建並提供予政府或供公眾使用的設施：不適用。
- 承授人應不時並在任何時候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、改善及保持位於該地段的房屋、宅院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、柵、燈、路面、廁所、水槽、排水管和下水道，以達至政府滿意。
- 承授人須按合理的數額和比例承擔及支付為製造、建設、維修和修改全部或任何該地段或其任何部分必需的或處於或屬於該地段或其任何部分的，及與其他附近或相鄰處共用的道路、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收費，而該比例由政府釐定及確定。

請參閱批地文件了解詳情。準買家可免費查閱批地文件的副本。

For full details, please refer to the Land Grant and a copy of the Land Grant is available for inspection upon request by prospective purchasers free of charge.

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

WARNING TO PURCHASERS

對買方的警告

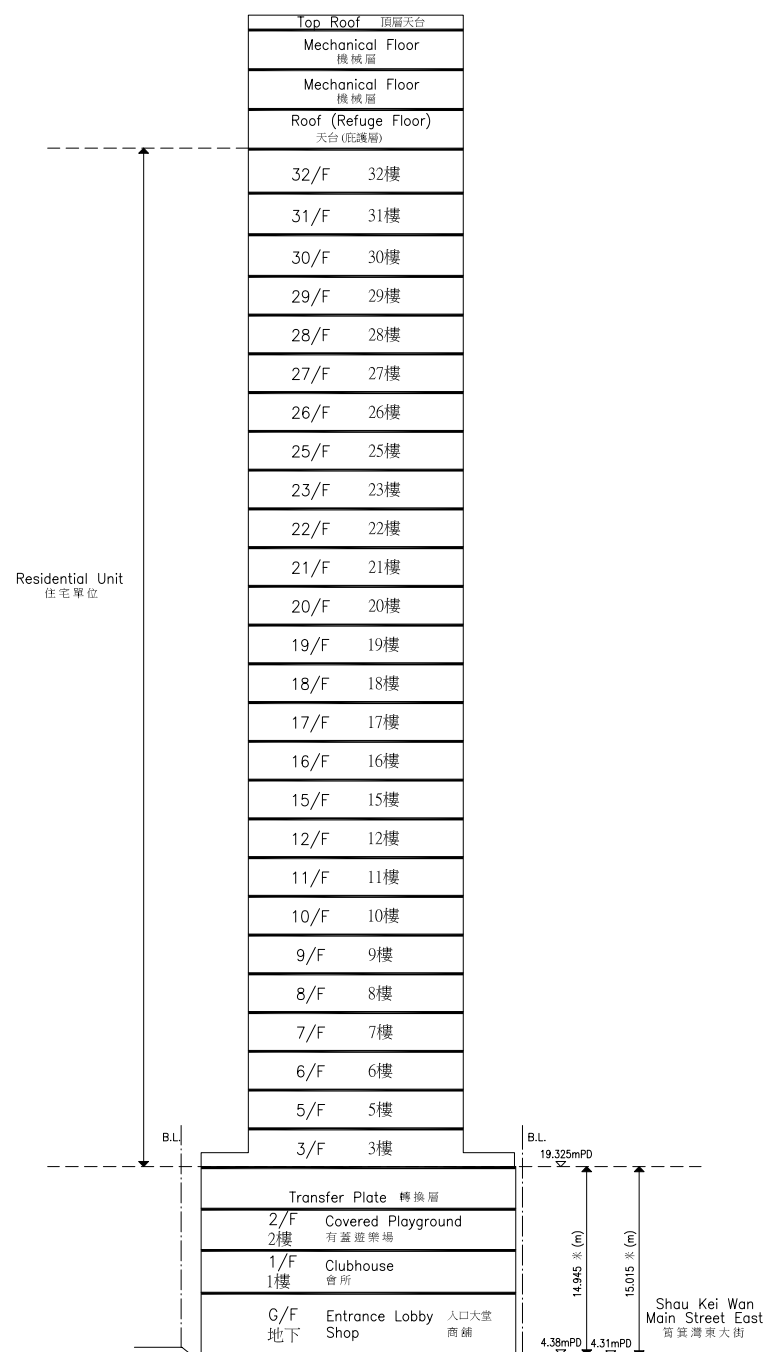
1. Purchasers are hereby recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
2. Further:
 - a. if the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser;
 - b. 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
 - c. that in the case of paragraph (2)(b)(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

1. 特此建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。
2. 另：
 - a. 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；
 - b. 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
 - c. 如屬(b)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

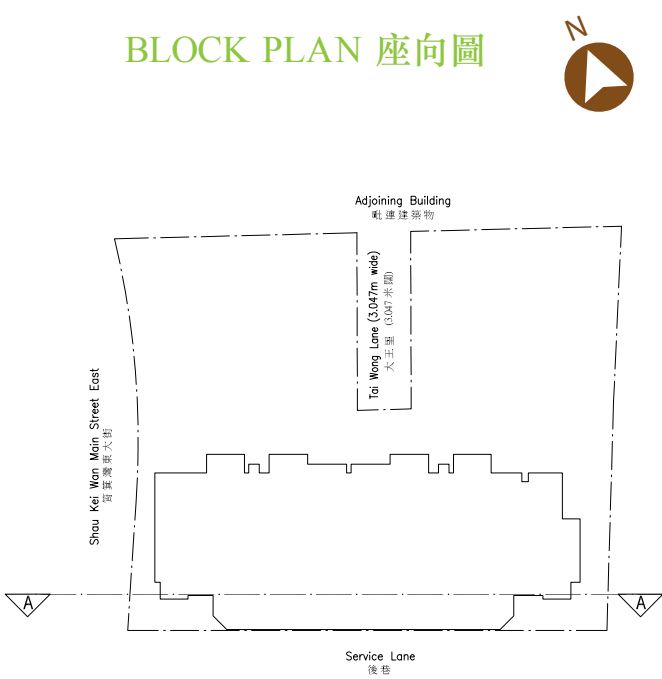
發展項目中的建築物的橫截面圖

CROSS - SECTION PLAN A - A 橫截面圖 A - A



1. The part of Shau Kei Wan Main Street East adjacent to the building is 4.31 to 4.38 metres above Hong Kong Principal Datum.
2. --- Dotted line denotes the lowest residential floor.
3. ∇ Height in metres above Hong Kong Principal Datum (HKPD).

BLOCK PLAN 座向圖



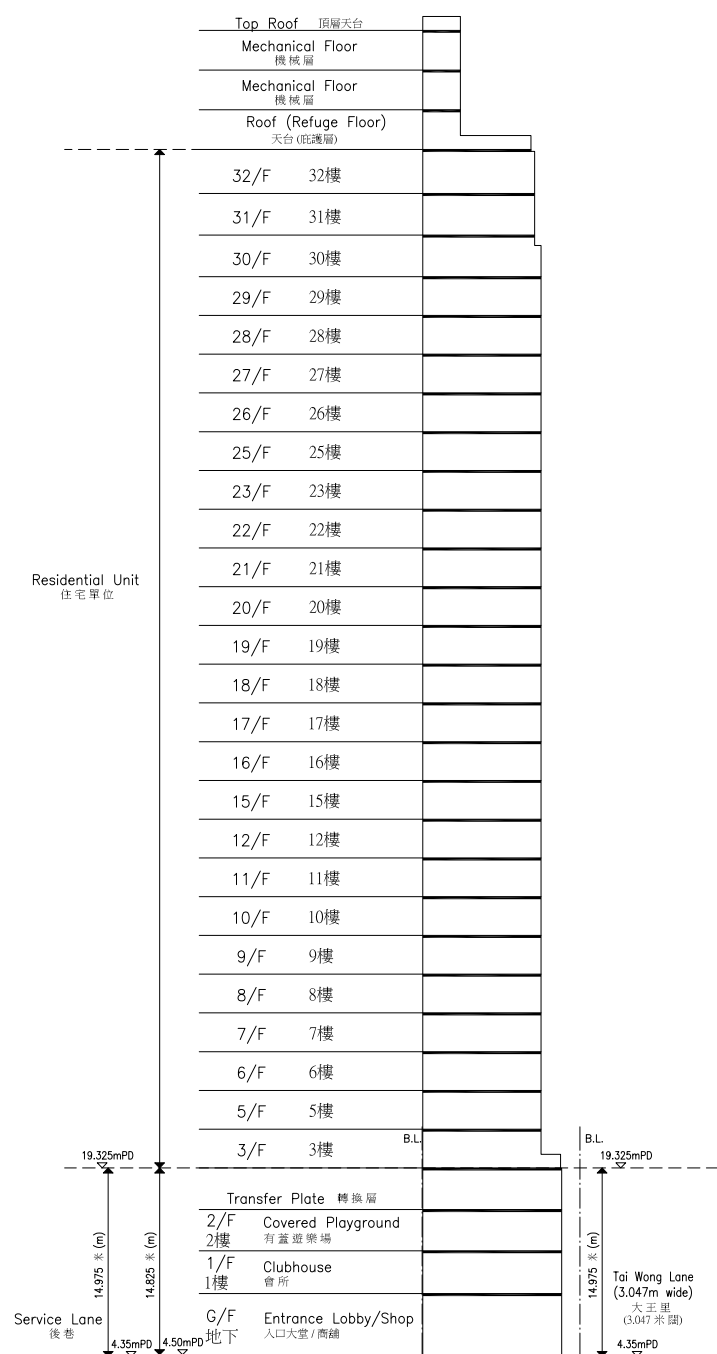
--- B.L. = 土地界線 Boundary Line

1. 毗連建築物的一段筲箕灣東大街為香港主水平基準以上4.31至4.38米。
2. --- 虛線為最低住宅樓層水平。
3. ∇ 香港主水平基準以上高度(米)。

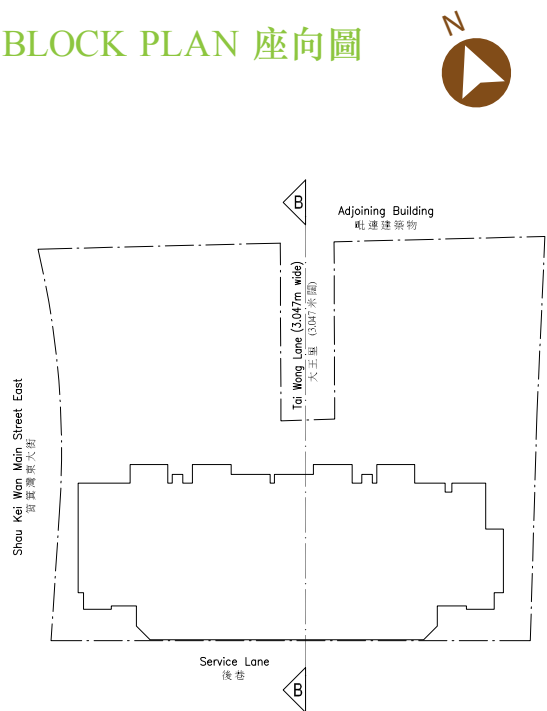
CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

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



BLOCK PLAN 座向圖

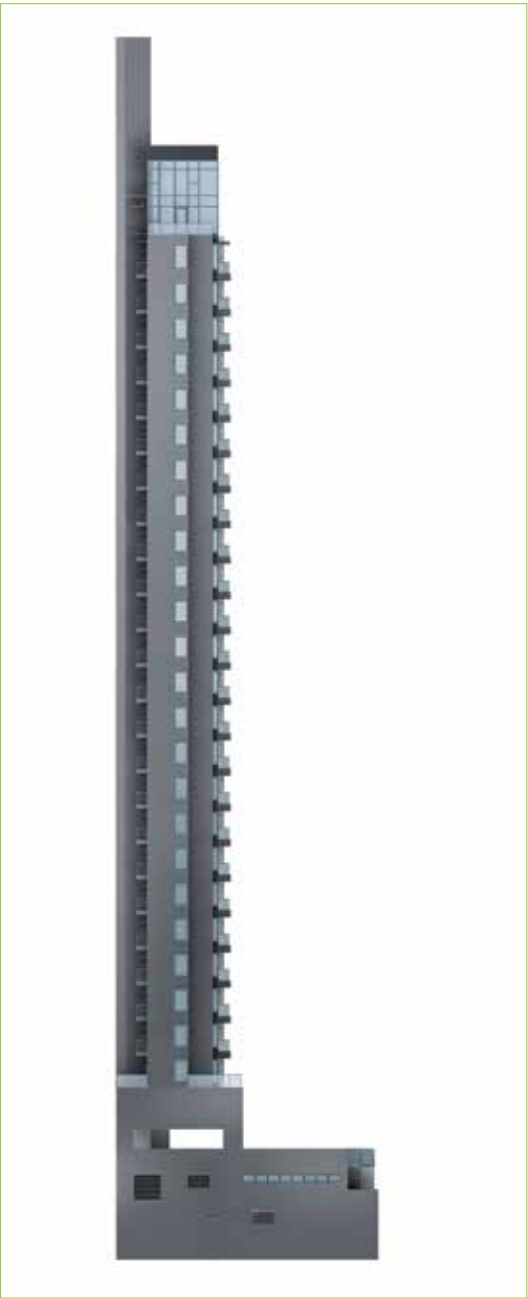


— B.L. = 土地界線 Boundary Line

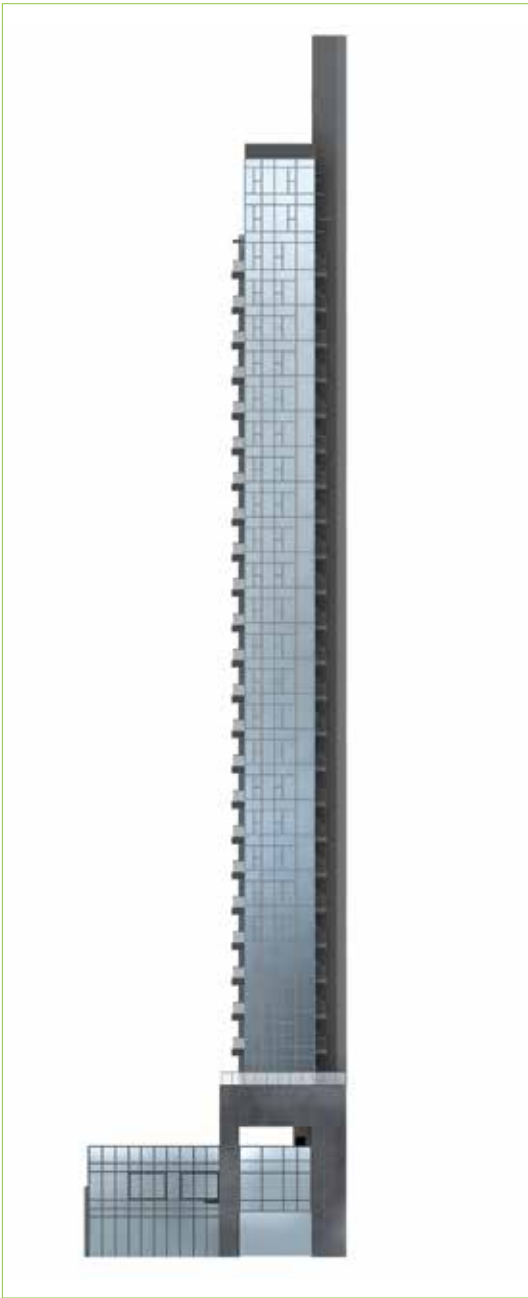
1. The part of Tai Wong Lane adjacent to the building is 4.35 metres above Hong Kong Principal Datum.
2. The part of Service Lane adjacent to the building is 4.35 metres above Hong Kong Principal Datum.
3. --- Dotted line denotes the lowest residential floor level.
4. ∇ Height in metres above Hong Kong Principal Datum (HKPD).

1. 毗連建築物的一段大王里為香港主水平基準以上4.35米。
2. 毗連建築物的一段後巷為香港主水平基準以上4.35米。
3. --- 虛線為最低住宅樓層水平。
4. ∇ 香港主水平基準以上高度(米)。

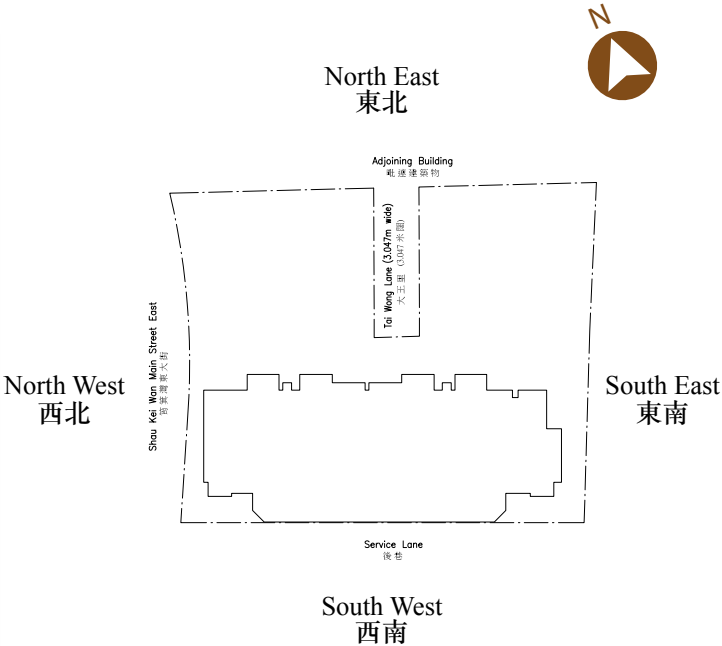
ELEVATION PLAN 立面圖



SOUTH EAST 東南面



NORTH WEST 西北面



It has been certified by the Authorized Person for the Development that the elevations:

- (a) are prepared on the basis of the approved building plans for the Development as of 12 June 2014; and
- (b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明該等立面：

- (a) 以2014年6月12日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。

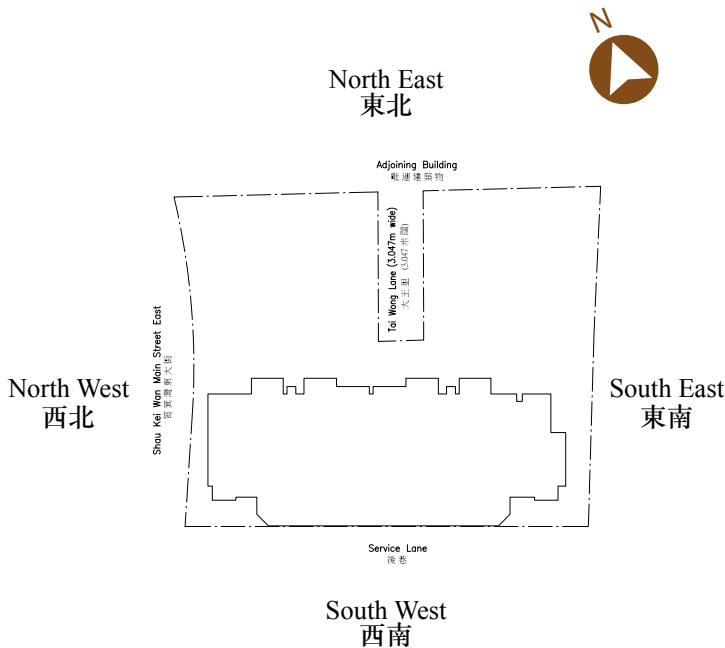
ELEVATION PLAN 立面圖



NORTH EAST 東北面



SOUTH WEST 西南面



It has been certified by the Authorized Person for the Development that the elevations:

- (a) are prepared on the basis of the approved building plans for the Development as of 12 June 2014; and
- (b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明該等立面：

- (a) 以2014年6月12日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。

INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

發展項目中的公用設施的資料

Common Facilities 公共設施		Covered area 有蓋範圍	Uncovered area 無蓋範圍
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	sq.ft. 平方呎	2,427	0
	sq.metre 平方米	225.439	0
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the development. (Whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方(不論是稱為公用空中花園或有其他名稱)	sq.ft. 平方呎	0	0
	sq.metre 平方米	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)	sq.ft. 平方呎	2,320	1,162
	sq.metre 平方米	215.573	107.996

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

備註： 上述所列以平方呎列明之面積，均以1平方米＝10.764平方呎換算至平方呎，並以四捨五入至整數平方呎，以致與所標示以平方米所列明的面積有輕微分別。

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

閱覽圖則及公契

1. The address of the website on which a copy of the outline zoning plan relating to the Development is available is: <http://www.ozp.tpb.gov.hk>.
 2. A copy of the latest draft of the deed of mutual covenant in respect of the Development as at the date on which the residential properties are offered to be sold is available for inspection free of charge at the place at which the residential properties are offered to be sold.
1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為：<http://www.ozp.tpb.gov.hk>。
 2. 發展項目的公契於住宅物業提供出售的日期的最新擬稿的文本將存放在住宅物業的售樓處，以供免費閱覽。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. Exterior Finishes	
Item	Description
(a) External Wall	Finished with ceramic tiles, aluminium cladding, louvre and grille, curtain wall, glass and metal balustrade.
(b) Window	Aluminium window frames fitted with double pane glass for living room and dining room, bedroom and kitchen.
(c) Bay Window	The material of bay window is reinforced concrete. Window sills finished with natural stone.
(d) Planter	Not Applicable
(e) Verandah or Balcony	Wall finished with ceramic tiles. Floor finished with ceramic tiles. Ceiling with aluminium panels. Fitted with glass balustrade. All balconies are covered. There is no verandah.
(f) Drying Facilities for Clothing	Not Applicable

2. Interior Finishes	
Item	Description
(a) Lobby	<p>G/F Entrance Lobby Wall finished with wooden decorative material and natural stone. Floor finished with natural stone. Ceiling finished with wooden decorative material, gypsum board painted with emulsion paint.</p> <p>3/F, 5/F-12/F, 15/F-23/F, 25/F-31/F Lift Lobby Wall finished with wooden decorative material and natural stone. Floor finished with natural stone. Ceiling finished with gypsum board & wooden board, painted with emulsion paint.</p>

1. 外部裝修物料	
細項	描述
(a) 外牆	鋪砌瓷磚、鋁板、百葉及格柵、幕牆、玻璃及金屬欄杆。
(b) 窗	客廳、飯廳、睡房及廚房採用鋁窗框連雙片玻璃。
(c) 窗台	窗台用料為鋼筋混凝土。窗台面鋪砌天然石材。
(d) 花槽	不適用
(e) 陽台或露台	牆身鋪砌瓷磚，地下舖上瓷磚。天花裝鋁板。裝有玻璃欄杆。所有露台均有蓋。沒有陽台。
(f) 乾衣設施	不適用

2. 室內裝修物料	
細項	描述
(a) 大堂	<p>地下入口大堂 牆身為木飾面及天然石材。地台鋪砌天然石材。天花裝設木飾面、石膏板，髹上乳膠漆。</p> <p>3樓，5樓至12樓，15樓至23樓，25樓至31樓升降機大堂 牆身為木飾面及天然石材。地台鋪砌天然石材。天花裝設石膏板及木板，髹上乳膠漆。</p>

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. Interior Finishes	
Item	Description
(b) Internal Wall and Ceiling	<p>3/F, 5/F-12/F, 15/F-23/F, 25/F-29/F All Flats, 30/F (Flat B & C) & Duplex Unit A (31/F-32/F) Internal wall - Living room, dining room and bedroom finished with emulsion paint where exposed. Ceiling - Ceiling of living room, dining room and bedroom is finished with emulsion paint where exposed. Part of ceiling is finished with gypsum board false ceiling with emulsion paint.</p> <p>30/F (Flat A & D) Internal wall - Living room, dining room and bedroom finished with emulsion paint and wall paper where exposed. Built-in television cabinet is provided. The back of the television cabinet finished with emulsion paint and wall paper where exposed. Ceiling - Ceiling of living room, dining room and bedroom is finished with emulsion paint where exposed. Part of ceiling is finished with gypsum board false ceiling with emulsion paint.</p> <p>31/F-32/F (Duplex Unit B) Internal wall - Living room, dining room and bedroom finished with solid wood, timber veneer, and wallpaper where exposed. Ceiling - Ceiling of living room and dining room is finished with wallpaper where exposed. Part of the ceiling is finished with false ceiling of plywood board with timber veneer and gypsum board with wallpaper. Ceiling of bedroom is finished with emulsion paint where exposed. Part of ceiling is finished with gypsum board false ceiling with emulsion paint.</p>
	<p>Flat of 3/F, 5/F-12/F, 15/F-23/F, 25/F-30/F Living room, dining room and bedroom finished with ceramic tiles and timber skirting.</p> <p>31/F-32/F Duplex Unit A and B Living room, dining room and bedroom finished with wooden flooring and timber skirting.</p>

2. 室內裝修物料	
細項	描述
(b) 內牆及天花板	<p>3樓，5樓至12樓，15樓至23樓，25樓至29樓之單位，30樓B及C單位，及複式單位A (31樓及32樓) 內牆 - 客廳、飯廳及睡房內牆的外露部分髹上乳膠漆。 天花板 - 客廳、飯廳及睡房的天花板外露部分髹上乳膠漆，部分位置設石膏板假天花並髹上乳膠漆。</p> <p>30樓 (A及D 之單位) 內牆 - 客廳、飯廳及睡房內牆的外露部分髹上乳膠漆和牆紙。飯廳 / 客廳設有入牆電視櫃。電視櫃背牆的外露部分髹上乳膠漆和牆紙。 天花板 - 客廳、飯廳及睡房的天花板外露部分髹上乳膠漆，部分位置設石膏板假天花並髹上乳膠漆。</p> <p>31樓及32樓 (複式單位B) 內牆 - 客廳、飯廳及睡房內牆的外露部分為實木、木皮飾面和牆紙。 天花板 - 客廳、飯廳的天花板外露部分貼上牆紙，部分位置設木夾板連木皮飾面假天花及石膏板假天花並貼上牆紙。睡房的天花板外露部分髹上乳膠漆，部分位置設石膏板假天花並髹上乳膠漆。</p>
	<p>3樓，5樓至12樓，15樓至23樓，25樓至30樓之單位 客廳、飯廳及睡房內部地板鋪砌瓷磚及木製牆腳線。</p> <p>31樓及32樓 (複式單位A及B) 客飯廳及睡房內部地板鋪砌木地板及木製牆腳線。</p>

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. Interior Finishes	
Item	Description
(d) Bathroom	<p>Flat of 3/F, 5/F-12/F, 15/F-23/F, 25/F-30/F Walls are finished with natural stone up to false ceiling where exposed. The wall areas behind cabinets and vanity counter are in concrete and protective screed. Floor finished with natural stone where exposed. Aluminium false ceiling is provided.</p> <p>31/F-32/F (Duplex Unit A and B) Walls are finished with artificial stones up to false ceiling where exposed. The wall areas behind cabinets and vanity counter are in concrete and protective screed. Floor finished with artificial stone where exposed. Aluminium false ceiling is provided.</p>
(e) Kitchen	<p>Open Kitchen (3/F, 5/F-12/F, 15/F-23/F, 25/F-30/F Flat A-C) Wall painted with emulsion paint where exposed, except behind back panel of the kitchen cabinet and above the false ceiling level. The wall areas behind the cabinets are in concrete and protective screed finished with emulsion paint where exposed. Floor finished with ceramic tiles. Cooking bench top is fitted with artificial stone. Stainless steel panel is fitted at the back of cooking bench. Gypsum board false ceiling with emulsion paint.</p> <p>Kitchen (3/F, 5/F-12/F, 15/F-23/F, 25/F-30/F Flat D) Wall and floor finished with ceramic tiles, except behind back panel of the kitchen cabinet and above the false ceiling level. The wall areas behind the cabinets are in concrete and protective screed finished with emulsion paint where exposed. Aluminium false ceiling is provided. Cooking bench top is fitted with artificial stone. Stainless steel panel is fitted at the back of cooking bench.</p>

2. 室內裝修物料	
細項	描述
(d) 浴室	<p>3樓，5樓至12樓，15樓至23樓，25樓至30樓之單位 牆身外露部分鋪砌天然石材至假天花底。洗手盆及櫃背牆身為混凝土及砂漿層。地台外露部分鋪砌天然石材。裝設鋁片假天花。</p> <p>31樓及32樓 (複式單位A及B) 牆身外露部分鋪砌人造石材至假天花底。洗手盆及櫃背牆身為混凝土及砂漿層。地台外露部分鋪砌人造石材。裝設鋁片假天花。</p>
(e) 廚房	<p>開放式廚房 (3樓，5至12樓，15樓至23樓，25樓至30樓 A至C 之單位) 牆身外露部分髹上乳膠漆，櫥櫃背牆身及假天花以上除外。櫥櫃背牆身為混凝土砂漿層，外露部份髹上乳膠漆。地台鋪砌瓷磚。灶台面為人造石材，灶台背裝上不銹鋼板。設石膏板假天花並髹上乳膠漆。</p> <p>廚房 (3樓，5樓至12樓，15樓至23樓，25樓至30樓 D之單位) 牆身及地台鋪砌瓷磚。櫥櫃背牆身及假天花以上除外。 櫥櫃背牆身為混凝土/砂漿層，外露部分髹上乳膠漆。裝設鋁片假天花。灶台面為人造石材，灶台背裝上不銹鋼板。</p>

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. Interior Finishes	
Item	Description
(e) Kitchen	<p>Open Kitchen (31/F-32/F Duplex Unit A) Wall finished with emulsion paint where exposed, except behind back panel of the kitchen cabinet and above the false ceiling level. Gypsum board false ceiling with emulsion paint. The wall areas behind the cabinets are in white ceramic tile where exposed, and in emulsion paint where unexposed. Floor finished with artificial stone. Cooking bench top is fitted with artificial stone. Artificial stone is fitted at the back of cooking bench.</p> <p>Open Kitchen (31/F-32/F Duplex Unit B) Wall finished with solid wood and timber veneer where exposed, except behind back panel of the kitchen cabinet and above the false ceiling level. Gypsum board false ceiling with wallpaper. The wall areas behind the cabinets are in white ceramic tile where exposed and in emulsion paint where unexposed. Floor finish with artificial stone. Cooking bench top is fitted with artificial stone. Artificial stone is fitted at the back of cooking bench.</p>

2. 室內裝修物料	
細項	描述
(e) 廚房	<p>開放式廚房 (31樓至32樓 複式單位A) 牆身外露部分髹上乳膠漆，櫥櫃背牆身及假天花以上除外。設石膏板假天花並髹上乳膠漆。櫥櫃背牆身外露部分為白色瓷磚，其餘位置髹上乳膠漆。地台鋪砌人造石材。灶台面為人造石材，灶台背裝上人造石材。</p> <p>開放式廚房 (31樓至32樓 複式單位B) 牆身外露部分為實木及木皮飾面，櫥櫃背牆身及假天花以上除外。設石膏板假天花並貼上牆紙。櫥櫃背牆身外露部分為白色瓷磚，其餘位置髹上乳膠漆。地台鋪砌人造石材。灶台面為人造石材，灶台背裝上人造石材。</p>

3. Interior Fittings	
Item	Description
(a) Doors	<p>3/F (Flat A) Main Entrance of Residential Property - Fire rated entrance door is made of solid core timber, finished with timber veneer and plastic laminate and fitted with lock set, door closer, and door viewer. Bedroom and bathroom - Door is made of hollow core timber, finished with timber veneer and fitted with metal handle and lock set. Bathroom doors fitted with louver. Flat Roof (Near Living Room) - Aluminium framed double-glazing bi-folding door with metal handle. Flat Roof (Near Bathroom) - Aluminium framed glass swing door with fabric, metal handle and lock set.</p>

3. 室內裝置	
細項	描述
(a) 門	<p>3樓 (A單位) 單位大門 - 防火大門採用木皮飾面及膠板飾面實心木門。並配以門鎖、氣鼓及防盜眼。 睡房及浴室 - 採用木皮飾面中空木門，並配以金屬手柄及門鎖。浴室門裝有百頁。 平台(近客廳) - 鋁框雙層玻璃雙摺門並配以金屬手柄。 平台(近浴室) - 鋁框雙層玻璃夾布掩門並配以金屬手柄及門鎖。</p>

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings	
Item	Description
(a) Doors	<p>3/F (Flat B, C) Main Entrance of Residential Property - Fire rated entrance door is made of solid core timber, finished with timber veneer and plastic laminate and fitted with lock set, door closer, and door viewer. Bedroom and bathroom - Door is made of hollow core timber, finished with timber veneer and fitted with metal handle and lock set. Bathroom doors fitted with louver.</p> <p>Flat Roof - Aluminium framed double-glazing bi-folding door with metal handle.</p>
	<p>3/F (Flat D) Main Entrance of Residential Property - Fire rated entrance door is made of solid core timber, finished with timber veneer and plastic laminate and fitted with lock set, door closer, and door viewer. Bedroom and bathroom - Door is made of hollow core timber, finished with timber veneer and fitted with metal handle and lock set. Bathroom doors fitted with louver.</p> <p>Kitchen - Fire rated solid core timber door finished with timber veneer and fitted with glass panel, door closer, metal door handle.</p> <p>Flat Roof (Near Living Room) - Aluminium framed double-glazing bi-folding door with metal handle.</p> <p>Flat Roof (Near Bedroom) - Aluminium framed double-glazing swing door with metal handle and lock set.</p>
	<p>5/F-12/F, 15/F-23/F, 25/F-30/F (Flat A) Main Entrance of Residential Property - Fire rated entrance door is made of solid core timber, finished with timber veneer and plastic laminate and fitted with lock set, door closer, and door viewer. Bedroom and bathroom - Door is made of hollow core timber, finished with timber veneer and fitted with metal handle and lock set. Bathroom doors fitted with louver.</p> <p>Balcony - Aluminium framed double-glazing bi-folding door with metal handle.</p> <p>Utility platform - Aluminium framed double-glazing swing door with fabric, metal handle and lock set.</p>

3. 室內裝置	
細項	描述
(a) 門	<p>3樓 (B, C單位) 單位大門 - 防火大門採用木皮飾面及膠板飾面實心木門。並配以門鎖、氣鼓及防盜眼。 睡房及浴室 - 採用木皮飾面中空木門，並配以金屬手柄及門鎖。浴室門裝有百頁。 平台 - 鋁框玻璃雙摺門並配以金屬手柄。</p>
	<p>3樓 (D單位) 單位大門 - 防火大門採用木皮飾面及膠板飾面實心木門。並配以門鎖、氣鼓及防盜眼。 睡房及浴室 - 採用木皮飾面中空木門，並配以金屬手柄及門鎖。浴室門裝有百頁。 廚房 - 選用防火木皮飾面實心木門配以玻璃，裝設氣鼓及門鎖。 平台(近客廳) - 鋁框雙層玻璃雙摺門並配以金屬手柄。 平台(近睡房) - 鋁框雙層玻璃掩門並配以金屬手柄及門鎖。</p>
	<p>5樓至12樓，15樓至23樓，25樓30樓 (A單位) 單位大門 - 防火大門採用木皮飾面及膠板飾面實心木門。並配以門鎖、氣鼓及防盜眼。 睡房及浴室 - 採用木皮飾面中空木門，並配以金屬手柄及門鎖。浴室門裝有百頁。 露台 - 鋁框玻璃雙摺門並配以金屬手柄。 工作平台 - 鋁框雙層玻璃夾布掩門並配以金屬手柄及門鎖。</p>

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings	
Item	Description
(a) Doors	<p>5/F-12/F, 15/F-23/F, 25/F-30/F (Flat B, C) Main Entrance of Residential Property - Fire rated entrance door is made of solid core timber, finished with timber veneer and plastic laminate and fitted with lock set, door closer, and door viewer. Bedroom and bathroom - Door is made of hollow core timber, finished with timber veneer and fitted with metal handle and lock set. Bathroom doors fitted with louver. Balcony - Aluminium framed double-glazing bi-folding door with metal handle.</p> <p>5/F-12/F, 15/F-23/F, 25/F-29/F (Flat D) Main Entrance of Residential Property - Fire rated entrance door is made of solid core timber, finished with timber veneer and plastic laminate and fitted with lock set, door closer, and door viewer. Bedroom and bathroom - Door is made of hollow core timber, finished with timber veneer and fitted with metal handle and lock set. Bathroom doors fitted with louver. Kitchen - Fire rated solid core timber door finished with timber veneer and fitted with glass panel, door closer, and metal handle. Balcony - Aluminium framed double-glazing bi-folding door with metal handle. Utility platform - Aluminium framed double-glazing swing door with metal handle and lock set.</p> <p>30/F (Flat A) Main Entrance of Residential Property - Fire rated entrance door is made of solid core timber, finished with timber veneer and plastic laminate and fitted with lock set, door closer, and door viewer. Bathroom - Door is made of hollow core timber, finished with timber veneer and fitted with metal handle and lock set. Bathroom doors fitted with louver. Kitchen - Fire rated solid core timber door finished with timber veneer and fitted with glass panel, door closer, and metal handle. Balcony - Aluminium framed double-glazing bi-folding door with metal handle. Utility platform - Aluminium framed double-glazing swing door with metal handle and lock set.</p>

3. 室內裝置	
細項	描述
(a) 門	<p>5樓至12樓，15樓至23樓，25樓30樓 (B, C單位) 單位大門 - 防火大門採用木皮飾面及膠板飾面實心木門。並配以門鎖、氣鼓及防盜眼。 睡房及浴室 - 採用木皮飾面中空木門，並配以金屬手柄及門鎖。浴室門裝有百頁。 露台 - 鋁框雙層玻璃雙摺門並配以金屬手柄。</p> <p>5樓至12樓，15樓至23樓，25樓至29樓 (D單位) 單位大門 - 防火大門採用木皮飾面及膠板飾面實心木門。並配以門鎖、氣鼓及防盜眼。 睡房及浴室 - 採用木皮飾面中空木門，並配以金屬手柄及門鎖。浴室門裝有百頁。 廚房 - 選用防火木皮飾面實心木門配以玻璃及裝設氣鼓及金屬手柄。 露台 - 鋁框雙層玻璃雙摺門並配以金屬手柄。 工作平台 - 鋁框雙層玻璃夾布掩門並配以金屬手柄及門鎖。</p> <p>30樓 (A單位) 單位大門 - 防火大門採用木皮飾面及膠板飾面實心木門。並配以門鎖、氣鼓及防盜眼。 浴室 - 採用木皮飾面中空木門，並配以金屬手柄及門鎖。浴室門裝有百頁。 廚房 - 選用防火木皮飾面實心木門配以玻璃及裝設氣鼓。 露台 - 鋁框雙層玻璃雙摺門並配以金屬手柄。 工作平台 - 鋁框雙層玻璃夾布掩門並配以金屬手柄及門鎖。</p>

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings	
Item	Description
(a) Doors	<p>30/F (Flat D) Main Entrance of Residential Property - Fire rated entrance door is made of solid core timber, finished with timber veneer and plastic laminate and fitted with lock set, door closer, and door viewer. Bathroom - Door is made of hollow core timber, finished with timber veneer and fitted with metal handle and lock set. Bathroom doors fitted with louver. Kitchen - Fire rated solid core timber door finished with timber veneer and fitted with glass panel, door closer, and metal handle. Balcony - Aluminium framed double-glazing bi-folding door with metal handle. Utility platform - Aluminium framed double-glazing swing door with metal handle and lock set.</p> <p>31/F-32/F (Duplex Unit A) Main Entrance of Residential Property - Fire rated entrance door is made of solid core timber, finished with timber veneer and plastic laminate and fitted with lock set, door closer, and door viewer. Store Room at Lower Duplex - Door is made of hollow core timber, finished with timber veneer and fitted with metal handle and lock set. Lavatory at Lower Duplex - Door is made of hollow core timber, finished with timber veneer and fitted with metal handle and lock set. Master Bedroom at Upper Duplex - Sliding door is made of hollow core timber, finished with timber veneer, and fitted with metal handle and lock set. Bedroom 1 & 2 at Upper Duplex - Door is made of hollow core timber, finished with timber veneer and fitted with metal handle and lock set. Master Bathroom at Upper Duplex - Door is made of hollow core timber, finished with timber veneer and fitted with metal handle and lock set.</p>

3. 室內裝置	
細項	描述
(a) 門	<p>30樓 (D單位) 單位大門 - 防火大門採用木皮飾面及膠板飾面實心木門。並配以門鎖、氣鼓及防盜眼。 浴室 - 採用木皮飾面中空木門，並配以金屬手柄及門鎖。浴室門裝有百頁。 廚房 - 選用防火木皮飾面實心木門配以玻璃及裝設氣鼓及金屬手柄。 露台 - 鋁框雙層玻璃雙摺門並配以金屬手柄。 工作平台 - 鋁框雙層玻璃夾布掩門並配以金屬手柄及門鎖。</p> <p>31樓至32樓 (複式單位A) 單位大門 - 防火大門採用木皮飾面及膠板飾面實心木門。並配以門鎖、氣鼓及防盜眼。 下層儲物室 - 採用木皮飾面中空木門，並配以金屬手柄及門鎖。 下層洗手間 - 採用木皮飾面中空木門，並配以金屬手柄及門鎖。 上層主人睡房 - 採用木皮飾面中空木門，並配以金屬手柄及門鎖。 上層睡房 1及2 - 採用木皮飾面中空木門，並配以金屬手柄及門鎖。 上層主人房浴室 - 採用木皮飾面中空木門，並配以金屬手柄及門鎖。</p>

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings	
Item	Description
(a) Doors	<p>Bathroom at Upper Duplex - Sliding door is made of hollow core timber, finished with timber veneer, and fitted with metal handle and lock set.</p> <p>Flat Roof - Aluminium framed double-glazing swing door with metal handle and lock set.</p> <p>31/F-32/F (Duplex Unit B)</p> <p>Main Entrance of Residential Property - Fire rated entrance door is made of solid core timber, finished with timber veneer and plastic laminate and fitted with lock set, door closer, and door viewer.</p> <p>Store Room at Lower Duplex - Door is made of hollow core timber, finished with timber veneer and fitted with metal handle and lock set.</p> <p>Lavatory at Lower Duplex - Door is made of hollow core timber, finished with timber veneer and fitted with metal door handle and door lock set.</p> <p>Master Bedroom at Upper Duplex - Sliding door is made of hollow core timber, finished with timber veneer, and fitted with metal handle and lock set.</p> <p>Bedroom 1 & 2 at Upper Duplex - Door is made of hollow core timber, finished with timber veneer and fitted with metal handle and lock set.</p> <p>Master Bathroom at Upper Duplex - Sliding door is made of hollow core timber, finished with timber veneer, and fitted with metal handle and lock set.</p> <p>Bathroom at Upper Duplex - Door is made of hollow core timber, finished with timber veneer and fitted with metal handle and lock set.</p> <p>Flat Roof - Aluminium framed double-glazing swing door with metal handle and lock set.</p>

3. 室內裝置	
細項	描述
(a) 門	<p>上層浴室 - 採用木皮飾面中空木趟門，並配以金屬手柄及門鎖。</p> <p>平台 - 鋁框雙層玻璃掩門並配以金屬手柄及門鎖。</p> <p>31樓至32樓 (複式單位B)</p> <p>單位大門 - 防火大門採用木皮飾面及膠板飾面實心木門。並配以門鎖、氣鼓及防盜眼。</p> <p>下層儲物室 - 採用木皮飾面中空木門，並配以金屬手柄及門鎖。</p> <p>下層洗手間 - 採用木皮飾面中空木門，並配以金屬手柄及門鎖。</p> <p>上層主人睡房 - 採用木皮飾面中空木趟門，並配以金屬手柄及門鎖。</p> <p>上層睡房 1及2 - 採用木皮飾面中空木門，並配以金屬手柄及門鎖。</p> <p>上層主人房浴室 - 採用木皮飾面中空木趟門，並配以金屬手柄及門鎖。</p> <p>上層浴室 - 採用木皮飾面中空木門，並配以金屬手柄及門鎖。</p> <p>平台 - 鋁框雙層玻璃掩門並配以金屬手柄及門鎖。</p>

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings	
Item	Description
(b) Bathroom	<p>3/F, 5/F-12/F, 15/F-23/F, 25/F-30/F (Flat A) Fitted with natural stone countertop, plastic laminate basin cabinet and mirror cabinet. Fittings and equipment include vitreous china wash basin, chrome plated brass basin mixer and hand shower, vitreous china water closet with cistern, chrome plated alloy toilet paper holder, and chrome plated alloy robe hook. Concealed copper pipes are adopted for cold and hot fresh water supply system.</p>
	<p>3/F, 5/F-12/F, 15/F-23/F, 25/F-30/F (Flat B, C) Fitted with natural stone countertop, plastic laminate basin cabinet and mirror cabinet. Fittings and equipment include vitreous china wash basin, chrome plated brass basin mixer and hand shower, vitreous china water closet with cistern, chrome plated alloy toilet paper holder, and chrome plated alloy robe hook. Concealed copper pipes are adopted for cold and hot fresh water supply system.</p>
	<p>3/F, 5/F-12/F, 15/F-23/F, 25/F-30/F (Flat D) Fitted with natural stone countertop, plastic laminate basin cabinet and mirror cabinet. Fittings and equipment include enamel steel bathtub (1500mm x 750mm x 465mm), chrome plated brass bath spout with hand shower and mixer, vitreous china wash basin, chrome plated brass basin mixer, vitreous china water closet with cistern, chrome plated alloy toilet paper holder and chrome plated alloy robe hook. Concealed copper pipes are adopted for cold and hot fresh water supply system.</p>

3. 室內裝置	
細項	描述
(b) 浴室	<p>3樓，5樓至12樓，15樓至23樓，25樓30樓 (A單位) 浴室枱面以天然石鋪砌，並配有膠板飾面櫃及鏡櫃。裝置及設備包括陶瓷洗手盆，鍍鉻洗手盆水龍頭、鍍鉻手握式花灑、陶瓷坐廁連水箱、鋁合金鍍鉻廁紙架及鋁合金鍍鉻浴袍鉤。冷熱淡水供水系統喉管均為隱藏式銅管。</p>
	<p>3樓，5樓至12樓，15樓至23樓，25樓30樓 (B, C單位) 浴室枱面以天然石鋪砌，並配有膠板飾面櫃及鏡櫃。裝置及設備包括陶瓷洗手盆、鍍鉻洗手盆水龍頭、鍍鉻手握式花灑、陶瓷坐廁連水箱、鋁合金鍍鉻廁紙架及鋁合金鍍鉻浴袍鉤。冷熱淡水供水系統喉管均為隱藏式銅管。</p>
	<p>3樓，5樓至12樓，15樓至23樓，25樓30樓 (D單位) 浴室枱面以天然石鋪砌，並配有膠板飾面櫃及鏡櫃。裝置及設備包括鋼瓷浴缸(1500毫米 x 750毫米 x 465毫米)、鍍鉻手握式花灑連水龍頭、陶瓷洗手盆、鍍鉻洗手盆水龍頭、陶瓷坐廁連水箱、鋁合金鍍鉻廁紙架及鋁合金鍍鉻浴袍鉤。冷熱淡水供水系統喉管均為隱藏式銅管。</p>

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings	
Item	Description
(b) Bathroom	<p>31/F-32/F (Duplex Unit A)</p> <p>Master Bathroom - Fitted with artificial stone countertop, timber veneer basin cabinet and wall mirror. Sanitary wares and fittings include enamel steel bathtub (1600mm x 700mm x 410mm), chrome plated brass bath spout with hand shower; chrome plated brass rain shower and mixer, vitreous china wash basin, chrome plated brass basin mixer, vitreous china water closet with concealed cistern, chrome plated alloy toilet paper holder and chrome plated alloy robe hook. Concealed copper pipes are adopted for cold and hot fresh water supply system.</p> <p>Bathroom - Fitted with artificial stone countertop, wall mirror and timber veneer basin cabinet. Fittings and equipment include vitreous china wash basin, chrome plated brass basin mixer, rain shower and hand shower, artificial stone water closet with concealed cistern, chrome plated alloy toilet paper holder, and chrome plated alloy robe hook. Concealed copper pipes are adopted for cold and hot fresh water supply system.</p> <p>Lavatory - Fitted with artificial stone countertop, artificial stone basin cabinet and wall mirror. Fittings and equipment include vitreous china wash basin, chrome plated brass basin mixer, vitreous china water closet with concealed cistern, chrome plated alloy toilet paper holder and chrome plated alloy robe hook. Concealed copper pipes are adopted for cold and hot fresh water supply system. Wash Basin cabinet with technistone finish is provided.</p>
	<p>31/F-32/F (Duplex Unit B)</p> <p>Master Bathroom - Fitted with artificial stone countertop, artificial stone basin cabinet and wall mirror. Sanitary wares and fittings include enamel steel bathtub (1600mm x 700mm x 410mm), chrome plated brass bath spout with hand shower; chrome plated brass rain shower and mixer, artificial stone wash basin, chrome plated brass basin mixer, vitreous china water closet with concealed cistern, chrome plated alloy toilet paper holder and chrome plated alloy robe hook. Concealed copper pipes are adopted for cold and hot fresh water supply system. Storage cabinet with frosted mirror finish is provided.</p>

3. 室內裝置	
細項	描述
(b) 浴室	<p>31樓至32樓 (複式單位A)</p> <p>主人房浴室 - 選用人造石枱面配有木皮飾面櫃及掛牆鏡。潔具包括陶瓷洗手盆、鍍鉻洗手盆水龍頭、鋼瓷浴缸(1600毫米 x 700毫米 x 410毫米)、鍍鉻淋浴花灑及手握式花灑連水龍頭、陶瓷坐廁連隱藏式水箱、鋁合金鍍鉻廁紙架及鋁合金鍍鉻浴袍鉤。冷熱淡水供水系統喉管均為隱藏式銅管。</p> <p>浴室 - 浴室枱面以人造石鋪砌，配有木皮飾面櫃及掛牆鏡。裝置及設備包括陶瓷洗手盆、鍍鉻洗手盆水龍頭、鍍鉻淋浴花灑及手握式花灑、陶瓷坐廁連隱藏式水箱、鋁合金鍍鉻廁紙架及鋁合金鍍鉻浴袍鉤。冷熱淡水供水系統喉管均為隱藏式銅管。</p> <p>洗手間 - 浴室枱面配有木皮檯面櫃和飾面櫃及以人造石鋪砌，配有掛牆鏡。裝置及設備包括陶瓷洗手盆、鍍鉻洗手盆水龍頭、鍍鉻手握式淋浴花灑及手握式花灑、陶瓷坐廁連隱藏式水箱、鋁合金鍍鉻廁紙架及鋁合金鍍鉻浴袍鉤。冷熱淡水供水系統喉管均為隱藏式銅管。</p>
	<p>31樓至32樓 (複式單位B)</p> <p>主人房浴室 - 選用人造石枱面配有人造石飾面櫃及掛牆鏡。潔具包括人造石洗手盆、鍍鉻洗手盆水龍頭、鋼瓷浴缸(1600毫米 x 700毫米 x 410毫米)、鍍鉻淋浴花灑及手握式花灑連水龍頭、陶瓷坐廁連隱藏式水箱、鋁合金鍍鉻廁紙架及鋁合金鍍鉻浴袍鉤。冷熱淡水供水系統喉管均為隱藏式銅管。磨砂鏡飾面之儲物櫃。</p>

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings	
Item	Description
(b) Bathroom	<p>31/F-32/F (Duplex Unit B)</p> <p>Bathroom - Fitted with artificial stone countertop, artificial stone basin cabinet and wall mirror. Fittings and equipment include vitreous china wash basin, chrome plated brass basin mixer, rain shower and hand shower, vitreous china water closet with concealed cistern, chrome plated alloy toilet paper holder and chrome plated alloy robe hook. Concealed copper pipes are adopted for cold and hot fresh water supply system. Wash Basin cabinet with technistone finish is provided.</p> <p>Lavatory - Fitted with artificial stone countertop, artificial stone basin cabinet and wall mirror. Fittings and equipment include vitreous china wash basin, chrome plated brass basin mixer, vitreous china water closet with concealed cistern, chrome plated alloy toilet paper holder and chrome plated alloy robe hook. Concealed copper pipes are adopted for cold and hot fresh water supply system. Wash Basin cabinet with technistone finish is provided.</p> <p>For appliance, please refer to ‘Appliances Schedule’</p>
(c) Kitchen	<p>3/F, 5/F-12/F, 15/F-23/F, 25/F-30/F (Flat A, B, C, D)</p> <p>Kitchen cabinet completed with Medium Density Fibre Board and laminated finishes, artificial stone countertop, stainless steel sink and sink mixer and PVC coated copper pipes with cold and hot water supply.</p> <p>31/F-32/F (Duplex Unit A and Duplex Unit B)</p> <p>Kitchen cabinet completed with Medium Density Fibre Board and semi-lacquer / laminated finishes, artificial stone countertop, stainless steel sink and sink mixer and PVC coated copper pipes with cold and hot water supply.</p> <p>For appliance, please refer to ‘Appliances Schedule’</p>

3. 室內裝置	
細項	描述
(b) 浴室	<p>浴室 - 浴室枱面配有木皮檯面櫃和飾面櫃及以人造石鋪砌，配有掛牆鏡。裝置及設備包括陶瓷洗手盆、鍍鉻洗手盆水龍頭、鍍鉻手握式淋浴花灑及手握式花灑、陶瓷坐廁連隱藏式水箱、鋁合金鍍鉻廁紙架及鋁合金鍍鉻浴袍鉤。冷熱淡水供水系統喉管均為隱藏式銅管。</p> <p>洗手間 - 浴室枱面配有木皮檯面櫃和飾面櫃及以人造石鋪砌，配有掛牆鏡。裝置及設備包括陶瓷洗手盆、鍍鉻洗手盆水龍頭、鍍鉻手握式淋浴花灑及手握式花灑、陶瓷坐廁連隱藏式水箱、鋁合金鍍鉻廁紙架及鋁合金鍍鉻浴袍鉤。冷熱淡水供水系統喉管均為隱藏式銅管。</p> <p>如欲參考有關設備，請見 “設備說明表”</p>
(c) 廚房	<p>3樓，5樓至12樓，15樓至23樓，25樓至30樓 (A, B, C, D單位)</p> <p>廚櫃選用中密度纖維板及以膠板作飾面，人造石實心枱面、不銹鋼洗滌盆及洗滌盆水龍頭。冷熱水供水系統採用包膠銅喉管。</p> <p>31樓至32樓 (複式單位A 及複式單位B)</p> <p>廚櫃選用中密度纖維板及以半亮漆 / 膠板作飾面，人造石實心枱面、不銹鋼洗滌盆及洗滌盆水龍頭。冷熱水供水系統採用包膠銅喉管。</p> <p>如欲參考有關設備，請見 “設備說明表”</p>

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings	
Item	Description
(d) Bedroom	<p>30/F (Flat A) Built-in semi-gloss lacquer paint plywood wardrobe is provided.</p> <p>30/F (Flat D) Bedroom 1 - Built in semi-gloss lacquer paint plywood wardrobe is provided. Bedroom 2 - Built-in semi-gloss lacquer paint plywood book shelves and built in high gloss ebony veneer desk with inlaid artificial leather and hairline stainless steel strips desktop are provided.</p> <p>31/F -32/F (Duplex Unit B) Master Bedroom - Built in television equipment cabinet with veneer finish, built in wardrobe with frosted mirror finish, built in wardrobe with veneer finish and fabric finished headboard for master bed are provided. Bedroom 1 - Built in television equipment cabinet with veneer finish and built in wardrobe with veneer finish are provided.</p> <p>Flats of 3/F, 5/F-12/F, 15-23/F, 25/F-29/F, 30/F (Flat B&C) Not Applicable</p>
(e) Telephone	Telephone connection points are provided for living room and bedrooms. For location and number of connection points, please refer to the “Mechanical & Electrical Provisions Plan” and “Schedule of Mechanical & Electrical Provisions of Residential Units”.
(f) Aerials	TV/FM outlets for local TV/FM radio programmes are provided in living room and bedrooms. For location and number of connection points, please refer to the “Mechanical & Electrical Provisions Plan” and “Schedule of Mechanical & Electrical Provisions of Residential Units”.

3. 室內裝置	
細項	描述
(d) 睡房	<p>30樓 (A單位) 睡房設有半光亮焗漆飾面夾板入牆衣櫃。</p> <p>30樓 (D單位) 睡房1 - 設有半光亮焗漆飾面夾板入牆衣櫃。 睡房2 - 設有半光亮焗漆飾面夾板飾面書櫃和檯面鑲嵌仿皮及拉絲鋼條的高亮光黑壇木飾面木書檯。</p> <p>31 樓至32樓 (複式單位 B) 主人睡房 - 設有木紋飾面之電視影音設備櫃、磨砂鏡飾面之衣櫃、木紋飾面之衣櫃及以布藝作飾面之主人床床頭板。 睡房1 - 設有木紋飾面之電視影音設備櫃和木紋飾面之衣櫃。</p> <p>3樓, 5樓至12樓, 15樓至23樓, 25樓至29樓各單位, 30樓 (B及C單位), 31樓至32樓 (複式單位A及B) : 不適用</p>
(e) 電話	客廳及睡房均裝設有電話插座。有關接駁點的位置及數量，請參考「機電裝置平面圖」及「住宅單位機電裝置數量說明表」。
(f) 天線	客廳及睡房均裝設有可接收本地電視節目及電台節目的電視/收音機天線插座。有關接駁點的位置及數量，請參考「住宅單位機電裝置平面圖」及「住宅單位機電裝置數量說明表」。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings	
Item	Description
(g) Electrical Installations	<p>3/F, 5/F-12/F, 15/F-23/F, 25/F-30/F (Flat A, B, C, D) Single-phase electricity supply with miniature circuit breaker distribution boards completed with residual-current device is provided. Conduit wiring concealed in walls or enclosed in false ceilings or bulkheads or cabinets for lightings and power points are provided. For location and number of sockets points and air conditioner points, please refer to the “Mechanical & Electrical Provisions Plan” and “Schedule of Mechanical & Electrical Provisions of Residential Properties”.</p> <p>31/F-32/F (Duplex Unit A and Duplex Unit B) Three-phase electricity supply with miniature circuit breaker distribution boards completed with residual-current device is provided. Conduit wiring concealed in walls or enclosed in false ceilings or bulkheads or cabinets for lightings and power points are provided. For location and number of sockets points and air conditioner points, please refer to the “Mechanical & Electrical Provisions Plan” and “Schedule of Mechanical & Electrical Provisions of Residential Properties”.</p>
(h) Gas Supply	Towngas supply pipes are provided and connected to gas water heater. A gas connection point is provided at respective flat roof (3/F Flat A, B, C), at utility platform (5/F-12/F, 15/F-23/F, 25/F-30/F Flat A), balcony (5/F-12/F, 15/F-23/F, 25/F-30/F Flat B, C) and kitchen (3/F, 5/F-12/F, 15/F-23/F, 25/F-30/F Flat D & 31/F-32/F Duplex Unit A and Duplex Unit B).
(i) Washing Machine Connection Point	15mm diameter water tap and 40mm diameter waste pipe are provided for washing machine in Kitchen. For the location of connection points, please refer to the “Mechanical & Electrical Provisions Plan”.
(j) Water Supply	Copper pipes are used for cold and hot water supply system. Water pipes are concealed in wall or enclosed in false ceilings or bulkheads or cabinets.

3. 室內裝置	
細項	描述
(g) 電力裝置	<p>3樓，5樓至12樓，15樓至23樓，25樓至30樓 (A, B, C, D單位) 提供單相電力配電箱並裝置有漏電斷路器。照明及電插座之導管暗藏於牆身或置於假天花、假陣或櫃內。有關電插座及空調機接駁點的位置及數量，請參考「機電裝置平面圖」及「機電裝置數量說明表」。</p> <p>31樓至32樓 (複式單位A 及複式單位B) 提供三相電力配電箱並裝置有漏電斷路器。照明及電插座之導管暗藏於牆身或置於假天花、假陣或櫃內。有關電插座及空調機接駁點的位置及數量，請參考「機電裝置平面圖」及「機電裝置數量說明表」。</p>
(h) 氣體供應	煤氣喉接駁煤氣熱水爐，各單位有一個煤氣接駁點於其平台(3樓A, B, C單位)、工作平台(5樓至12樓，15樓至23樓，25樓30樓A單位)、露台(5樓至12樓，15樓至23樓，25樓30樓B, C單位)及廚房內(3樓，5樓至12樓，15樓至23樓，25樓30樓D單位及31至32樓各複式單位A及複式單位B)。
(i) 洗衣機接駁點	廚房設有來水水龍頭，直徑15毫米的來水接駁位及直徑40毫米的去水接駁位供洗衣機。有關接駁點的位置，請參考「機電裝置平面圖」。
(j) 供水	冷熱水供水系統採用銅喉管。水管暗藏於牆身或置於假天花、假陣或櫃內。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

4. Miscellaneous	
Item	Description
(a) Lifts	2 no. of “Mitsubishi” NexWay S lifts serves G/F -3/F, 5/F-12/F, 15/F-23/F, 25/F-31/F.
(b) Letter Box	Metal letter boxes for each flat is provided.
(c) Refuse Collection	Refuse storage & material recovery room is provided in the common area of each residential floor (excluding 32/F). Refuse will be collected by cleaners and centrally handled at G/F Refuse Chamber.
(d) Water Meter, Electricity Meter and Gas Meter	Separate water meter for individual flat is provided at water meter cabinet at each residential floors (3/F, 5/F-12/F, 15/F-23/F, 25/F-31/F). Separate electricity meter for individual residential property is provided at electricity duct at each residential floors (3/F, 5/F-12/F, 15/F-23/F, 25/F-31/F). Separate gas meter is provided in the open kitchen or kitchen (3/F, 5/F-12/F, 15/F-23/F, 25/F-31/F).

5. Security Facilities
Video Door Phone (with panic alarm button connected to the management office) is provided for each flat on each floor. Resident entrance lobby to be provided with visitor panel.

6. Appliances
For brand names and model numbers of appliances, please refer to “Appliance Schedule” below.

The Vendor undertakes if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 of the table above are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如發展項目沒有安裝於上表第4(a) 項及第6項指明的品牌或型號的升降機或設備，便會安裝品質相若的升降機或設備。

4. 雜項	
細項	描述
(a) 升降機	設有兩部“三菱”NexWay S升降機直達由地下至3樓，5樓至12樓，15樓至23樓，25樓至31樓。
(b) 信箱	各單位設有金屬信箱。
(c) 垃圾收集	垃圾儲存及物料回收房位於大廈每層住宅樓層(32樓除外)之公用地方。垃圾由清潔工人收集，並於地下垃圾收集處集中處理。
(d) 水錶、電錶及氣體錶	每戶住宅單位之獨立水錶安裝於大廈每層住宅樓層之水錶櫃內(3樓，5樓至12樓，15樓至23樓，25樓至31樓)。 每戶住宅單位之獨立電錶安裝於大廈每層住宅樓層之電錶槽內(3樓，5樓至12樓，15樓至23樓，25樓至31樓)。 每戶個別住宅單位預留獨立煤氣錶於開於式廚房或廚房內(3樓，5樓至12樓，15樓至23樓，25樓至31樓)。

5. 保安設施
每層各住宅單位均設有視像對講機(附設警報按鈕連接管理處)，住客入口大堂設有訪客對講機。

6. 設備
有關設備的品牌及型號，請參閱以下之「設備說明表」。

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

Appliance Schedule 設備說明表
Kitchen Appliance 廚房設備

3/F, 5/F-12/F, 15/F-23/F, 25/F-30/F (Flat A, B, C, D) 3樓，5樓至12樓，15樓至23樓，25樓至30樓(A, B, C, D單位)

Appliances 設備	Brand 品牌	Model No. 型號
BUILT-IN COOKER HOOD WITH INTERNAL EXHAUST FAN (For Flat A, C and D only) 內置抽氣扇嵌入式抽油煙機 (只供應A, C 及D單位)	GUTMANN	LIANO
BUILT-IN COOKER HOOD WITH EXTERNAL EXHAUST FAN (For Flat B only) 外置抽氣扇嵌入式抽油煙機 (只供應B單位)	GUTMANN	LIANO, IG15-200
INDUCTION HOB 電磁煮食爐	GORENJE	IT310AC
BUILT-IN COMBI MICROWAVE-OVEN 嵌入式二合一微波焗爐	GORENJE	BOC5322AX
BUILT-IN REFRIGERATOR 嵌入式雪櫃	GORENJE	NRKI4181CW
WASHER DRYER 洗衣乾衣機	GORENJE	WDI63113

31/F-32/F (Duplex Units A and B) 31樓至32樓(複式單位A及複式單位B)

Appliances 設備	Brand 品牌	Model No. 型號
BUILT-IN COOKER HOOD WITH INTERNAL EXHAUST FAN 內置抽氣扇嵌入式抽油煙機	GUTMANN	LIANO
INDUCTION HOB 電磁煮食爐	GORENJE	GIT62B
BUILT-IN COMBI MICROWAVE-OVEN 嵌入式二合一微波焗爐	GORENJE	GCM334B
BUILT-IN REFRIGERATOR 嵌入式雪櫃	GORENJE	NRKI4181CW
WASHER DRYER 洗衣乾衣機	GORENJE	WDI63113
BUILT-IN FULLY-INTEGRATED DISHWASHER 嵌入式全自動洗碗碟機	GORENJE	GDV670X

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

Split Type Air-Conditioner 分體式空調機

Location 位置	Brand 品牌	Model No. 型號
<p>3/F, 5/F – 12/F, 15/F – 23/F, 25/F – 30/F Flat B & C Bedroom, Flat D Bedroom 2 3樓, 5樓至12樓, 15樓至23樓, 25樓至30樓 B及C單位睡房，D單位睡房2</p> <p>32/F Duplex Unit A Bedroom 1, Duplex Unit B Bedroom 2 32樓 複式單位A睡房1，複式單位B睡房2</p>	Panasonic 樂聲牌	CS-YE9MKA (Indoor Unit 室內機) CU-YE9MKA (Outdoor Unit 室外機)
<p>3/F, 5/F – 12/F, 15/F – 23/F, 25/F – 30/F Flat A Bedroom, Flat B & C Dining Room and Living Room, Flat D Bedroom 1 3樓, 5樓至12樓, 15樓至23樓, 25樓至30樓 A單位睡房，B及C單位飯廳及客廳，D單位睡房1</p> <p>32/F Duplex Unit A Bedroom 2 32樓 複式單位A睡房2</p>	Panasonic 樂聲牌	CS-YE12MKA (Indoor Unit 室內機) CU-YE12MKA (Outdoor Unit 室外機)
<p>31/F Duplex Units A and B Dining Room and Living Room 31樓 複式單位A和複式單位B飯廳及客廳</p> <p>32/F Duplex Unit B Master Bedroom and Bedroom 1 32樓 複式單位B主人睡房及睡房1</p>	Panasonic 樂聲牌	CS-YE18MKA (Indoor Unit 室內機) CU-YE18MKA (Outdoor Unit 室外機)

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Split Type Air Conditioner 分體式空調機

Location 位置	Brand 品牌	Model No. 型號
<p>3/F, 5/F – 12/F, 15/F – 23/F, 25/F – 30/F Flat A & D Dining Room and Living Room 3樓, 5樓至12樓, 15樓至23樓, 25樓至30樓 A及D單位飯廳和客廳</p> <p>31/F Duplex Units A and B Dining Room and Living Room 31樓 複式單位A及複式單位B飯廳及客廳</p> <p>32/F Duplex Unit A Master Bedroom 32樓 複式單位A主人睡房</p>	Panasonic 樂聲牌	<p>CS-YE24MKA (Indoor Unit 室內機)</p> <p>CU-YE24MKA (Outdoor Unit 室外機)</p>

Bathroom Appliance 浴室設備

Thermo Ventilator 浴室寶浴室換氣暖風機

Location 位置	Brand 品牌	Model No. 型號
<p>All Flats of 3/F, 5/F – 12/F, 15/F – 23/F, 25/F – 30/F, 31/F – 32/F Duplex Units A and B 3樓，5樓至12樓，15樓至23樓，25樓至30樓各單位，31樓至32樓複式單位A及B</p>	Panasonic 樂聲牌	FV-40BE2H

Booster Fan for Thermo Ventilator 浴室寶浴室換氣暖風機用加壓風扇

Location 位置	Brand 品牌	Model No. 型號
<p>3/F, 5/F – 12/F, 15/F – 23/F, 25/F – 30/F (Flat B and C) 3樓，5樓至12樓，15樓至23樓，25樓至30樓 (B及C單位)</p>	Panasonic 樂聲牌	FV-20NF3H

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Bathroom Appliance 浴室設備

Exhaust Duct Fan 抽氣風扇

Location 位置	Brand 品牌	Model No. 型號
31/F Duplex Units A and B Lavatory 31樓複式單位A及B洗手間	Panasonic 樂聲牌	FV-12NS3H
32/F Duplex Units A and B Master Bathroom 32樓複式單位A及B主人浴室	Panasonic 樂聲牌	FV-15NS3H

Other Appliances 其他設備

Name of Appliance 設備名稱	Brand 品牌	Model No. 型號
Blood Pressure Monitor 血壓計	Oregon Scientific 歐西亞	BPW800
Pedometer 計步器	Oregon Scientific 歐西亞	PE912
USB Hub USB接收器	Oregon Scientific 歐西亞	AD162
Body Composition Monitor 體組成計	Tanita 百利達	BC506
Home Automation Handheld Remote 智能家居室內遙控器	SCHNEIDER ELECTRIC 施耐德電氣	U105RHH001ZB
Wireless Router 無線路由器 - installed in open kitchen/ kitchen of flats at 3/F, 5/F-12/F, 15/F-23/F, 25/F-30/F) 已安裝於3樓，5樓至12樓，15樓至23樓，25樓至30樓單位之開放式廚房或廚房內。 - 1 router installed in open kitchen and 1 router for owner to arrange installation at 31/F- 32/F Duplex Units. 31樓-32樓複式單位開放式廚房已安裝一個路由器，另一個路由器會交由住戶安排安裝。	LINKSYS 靈科系統	EA6200

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置		Dining Room & Living Room 飯廳及客廳					
Floor 樓層	Unit 單位	2-WAY 2-GANG LIGHTING SWITCH 雙位雙控 照明開關掣	1-WAY 1-GANG LIGHTING SWITCH 單位單控照明 開關掣	VIDEO DOORPHONE 視像對講機	13A SOCKET OUTLET 13安培單位 電插座	13A TWIN SOCKET OUTLET 13安培雙位 電插座	13A TRIPLE SOCKET OUTLET 13安培三位 電插座
3/F 3樓	A	-	-	1	2	2	-
	B	-	-	1	2	2	-
	C	-	-	1	2	2	-
	D	-	1	1	2	2	-
5/F - 12/F, 15/F - 23/F, 25/F 5樓至12樓、 15樓至23樓、 25樓	A	-	1	1	2	2	-
	B	-	1	1	2	2	-
	C	-	1	1	2	2	-
	D	-	2	1	2	2	-
26/F - 30/F 26樓至30樓	A	-	1	1	2	2	-
	B	-	1	1	2	2	-
	C	-	1	1	2	2	-
	D	-	2	1	2	2	-
31/F - 32/F Duplex Unit 31樓至32樓 複式單位	A	-	1	1	1	4	-
	B	-	-	1	1	6	-

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置		Dining Room & Living Room 飯廳及客廳					
Floor 樓層	Unit 單位	TV / FM OUTLET 電視/電台天線 插座	TELEPHONE OUTLET 電話插座	DATA OUTLET 數據插座	1-WAY 2-GANG LIGHTING SWITCH 雙位單控 照明開關掣	2-WAY 1-GANG LIGHTING SWITCH 單位雙控 照明開關掣	3-WAY 1-GANG LIGHTING SWITCH 單位三控 照明開關掣
3/F 3樓	A	2	2	2	2	-	-
	B	2	2	2	2	-	-
	C	2	2	2	2	-	-
	D	2	2	2	2	-	-
5/F - 12/F, 15/F - 23/F, 25/F 5樓至12樓、 15樓至23樓、 25樓	A	2	2	2	1	-	-
	B	2	2	2	1	-	-
	C	2	2	2	1	-	-
	D	2	2	2	1	-	-
26/F - 30/F 26樓至30樓	A	2	2	2	1	-	-
	B	2	2	2	1	-	-
	C	2	2	2	1	-	-
	D	2	2	2	1	-	-
31/F - 32/F Duplex Unit 31樓至32樓 複式單位	A	2	2	2	-	-	-
	B	1	2	2	-	-	1

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置		Dining Room & Living Room 飯廳及客廳				
Floor 樓層	Unit 單位	2-WAY AND 3-WAY 2-GANG LIGHTING SWITCH 雙位雙控及三控 照明開關掣	3-WAY 2-GANG LIGHTING SWITCH 雙位三控 照明開關掣	1-WAY AND 3-WAY 2-GANG LIGHTING SWITCH 雙位單控及三控 照明開關掣	1-GANG DOUBLE POLE SWITCH WITH PILOT LIGHT 單位雙極燈掣	WEATHER PROOF TYPE 13A SOCKET OUTLET 13安培單位 防水電插座
3/F 3樓	A	-	-	-	-	-
	B	-	-	-	-	-
	C	-	-	-	-	-
	D	-	-	-	-	-
5/F - 12/F, 15/F - 23/F, 25/F 5樓至12樓、 15樓至23樓、 25樓	A	-	-	-	-	-
	B	-	-	-	-	-
	C	-	-	-	-	-
	D	-	-	-	-	-
26/F - 30/F 26樓至30樓	A	-	-	-	-	-
	B	-	-	-	-	-
	C	-	-	-	-	-
	D	-	-	-	-	-
31/F - 32/F Duplex Unit 31樓至32樓 複式單位	A	2	-	-	-	-
	B	-	-	1	-	-

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置		Kitchen & Open Kitchen 廚房及開放式廚房					
Floor 樓層	Unit 單位	2-WAY 2-GANG LIGHTING SWITCH 雙位雙控 照明開關掣	1-WAY 1-GANG LIGHTING SWITCH 單位單控照明 開關掣	VIDEO DOORPHONE 視像對講機	13A SOCKET OUTLET 13安培單位 電插座	13A TWIN SOCKET OUTLET 13安培雙位 電插座	13A TRIPLE SOCKET OUTLET 13安培三位 電插座
3/F 3樓	A	-	1	-	7	1	-
	B	-	1	-	7	1	-
	C	-	1	-	7	1	-
	D	-	2	-	7	1	-
5/F - 12/F, 15/F - 23/F, 25/F 5樓至12樓、 15樓至23樓、 25樓	A	-	1	-	7	1	-
	B	-	1	-	7	1	-
	C	-	1	-	7	1	-
	D	-	2	-	7	1	-
26/F - 30/F 26樓至30樓	A	-	1	-	7	1	-
	B	-	1	-	7	1	-
	C	-	1	-	7	1	-
	D	-	2	-	7	1	-
31/F - 32/F Duplex Unit 31樓至32樓 複式單位	A	-	3	-	4	-	1
	B	-	2	-	5	-	1

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置		Kitchen & Open Kitchen 廚房及開放式廚房					
Floor 樓層	Unit 單位	TV / FM OUTLET 電視/電台天線 插座	TELEPHONE OUTLET 電話插座	DATA OUTLET 數據插座	1-WAY 2-GANG LIGHTING SWITCH 雙位單控 照明開關掣	2-WAY 1-GANG LIGHTING SWITCH 單位雙控 照明開關掣	3-WAY 1-GANG LIGHTING SWITCH 單位三控 照明開關掣
3/F 3樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	-	-	-
5/F - 12/F, 15/F - 23/F, 25/F 5樓至12樓、 15樓至23樓、 25樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	-	-	-
26/F - 30/F 26樓至30樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	-	-	-
31/F - 32/F Duplex Unit 31樓至32樓 複式單位	A	-	-	-	-	-	-
	B	-	-	-	-	-	-

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置		Kitchen & Open Kitchen 廚房及開放式廚房				
Floor 樓層	Unit 單位	2-WAY AND 3-WAY 2-GANG LIGHTING SWITCH 雙位雙控及三控 照明開關掣	3-WAY 2-GANG LIGHTING SWITCH 雙位三控 照明開關掣	1-WAY AND 3-WAY 2-GANG LIGHTING SWITCH 雙位單控及三控 照明開關掣	1-GANG DOUBLE POLE SWITCH WITH PILOT LIGHT 單位雙極燈曲掣	WEATHER PROOF TYPE 13A SOCKET OUTLET 13安培單位 防水電插座
3/F 3樓	A	-	-	-	-	-
	B	-	-	-	-	-
	C	-	-	-	-	-
	D	-	-	-	-	-
5/F - 12/F, 15/F - 23/F, 25/F 5樓至12樓、 15樓至23樓、 25樓	A	-	-	-	-	-
	B	-	-	-	-	-
	C	-	-	-	-	-
	D	-	-	-	-	-
26/F - 30/F 26樓至30樓	A	-	-	-	-	-
	B	-	-	-	-	-
	C	-	-	-	-	-
	D	-	-	-	-	-
31/F - 32/F Duplex Unit 31樓至32樓 複式單位	A	-	-	-	-	-
	B	-	-	-	-	-

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置		Bedroom & Master Bedroom 睡房及主人睡房					
Floor 樓層	Unit 單位	2-WAY 2-GANG LIGHTING SWITCH 雙位雙控 照明開關掣	1-WAY 1-GANG LIGHTING SWITCH 單位單控照明 開關掣	VIDEO DOORPHONE 視像對講機	13A SOCKET OUTLET 13安培單位 電插座	13A TWIN SOCKET OUTLET 13安培雙位 電插座	13A TRIPLE SOCKET OUTLET 13安培三位 電插座
3/F 3樓	A	-	1	-	-	2	-
	B	-	1	-	-	2	-
	C	-	1	-	-	2	-
	D	-	2	-	3	3	-
5/F - 12/F, 15/F - 23/F, 25/F 5樓至12樓、 15樓至23樓、 25樓	A	-	1	-	-	2	-
	B	-	1	-	-	2	-
	C	-	1	-	-	2	-
	D	-	2	-	3	3	-
26/F - 30/F 26樓至30樓	A	-	1	-	-	2	-
	B	-	1	-	-	2	-
	C	-	1	-	-	2	-
	D	-	2	-	3	3	-
31/F - 32/F Duplex Unit 31樓至32樓 複式單位	A	-	3	-	-	11	-
	B	-	2	-	3	7	-

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置		Bedroom & Master Bedroom 睡房及主人睡房					
Floor 樓層	Unit 單位	TV / FM OUTLET 電視/電台天線 插座	TELEPHONE OUTLET 電話插座	DATA OUTLET 數據插座	1-WAY 2-GANG LIGHTING SWITCH 雙位單控 照明開關掣	2-WAY 1-GANG LIGHTING SWITCH 單位雙控 照明開關掣	3-WAY 1-GANG LIGHTING SWITCH 單位三控 照明開關掣
3/F 3樓	A	2	2	2	-	-	-
	B	2	1	1	-	-	-
	C	2	1	1	-	-	-
	D	4	2	2	1	-	-
5/F - 12/F, 15/F - 23/F, 25/F 5樓至12樓、 15樓至23樓、 25樓	A	2	2	2	-	-	-
	B	2	1	1	-	-	-
	C	2	1	1	-	-	-
	D	4	2	2	-	-	-
26/F - 30/F 26樓至30樓	A	2	2	2	-	-	-
	B	2	1	1	-	-	-
	C	2	1	1	-	-	-
	D	4	2	2	-	-	-
31/F - 32/F Duplex Unit 31樓至32樓 複式單位	A	7	8	8	1	-	-
	B	4	4	4	1	-	-

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置		Bedroom & Master Bedroom 睡房及主人睡房				
Floor 樓層	Unit 單位	2-WAY AND 3-WAY 2-GANG LIGHTING SWITCH 雙位雙控及三控 照明開關掣	3-WAY 2-GANG LIGHTING SWITCH 雙位三控 照明開關掣	1-WAY AND 3-WAY 2-GANG LIGHTING SWITCH 雙位單控及三控 照明開關掣	1-GANG DOUBLE POLE SWITCH WITH PILOT LIGHT 單位雙極燈掣	WEATHER PROOF TYPE 13A SOCKET OUTLET 13安培單位 防水電插座
3/F 3樓	A	-	-	-	-	-
	B	-	-	-	-	-
	C	-	-	-	-	-
	D	-	-	-	-	-
5/F - 12/F, 15/F - 23/F, 25/F 5樓至12樓、 15樓至23樓、 25樓	A	-	-	-	-	-
	B	-	-	-	-	-
	C	-	-	-	-	-
	D	-	-	-	-	-
26/F - 30/F 26樓至30樓	A	-	-	-	-	-
	B	-	-	-	-	-
	C	-	-	-	-	-
	D	-	-	-	-	-
31/F - 32/F Duplex Unit 31樓至32樓 複式單位	A	-	-	-	-	-
	B	-	3	-	-	-

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置		Bathroom, Master Bathroom & Lavatory 浴室，主人浴室及洗手間					
Floor 樓層	Unit 單位	2-WAY 2-GANG LIGHTING SWITCH 雙位雙控 照明開關掣	1-WAY 1-GANG LIGHTING SWITCH 單位單控照明 開關掣	VIDEO DOORPHONE 視像對講機	13A SOCKET OUTLET 13安培單位 電插座	13A TWIN SOCKET OUTLET 13安培雙位 電插座	13A TRIPLE SOCKET OUTLET 13安培三位 電插座
3/F 3樓	A	-	-	-	1	-	-
	B	-	-	-	1	-	-
	C	-	-	-	1	-	-
	D	-	-	-	1	-	-
5/F - 12/F, 15/F - 23/F, 25/F 5樓至12樓、 15樓至23樓、 25樓	A	-	1	-	1	-	-
	B	-	-	-	1	-	-
	C	-	-	-	1	-	-
	D	-	-	-	1	-	-
26/F - 30/F 26樓至30樓	A	-	1	-	1	-	-
	B	-	-	-	1	-	-
	C	-	-	-	1	-	-
	D	-	-	-	1	-	-
31/F - 32/F Duplex Unit 31樓至32樓 複式單位	A	-	2	-	2	-	-
	B	-	1	-	3	-	-

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置		Bathroom, Master Bathroom & Lavatory 浴室，主人浴室及洗手間					
Floor 樓層	Unit 單位	TV / FM OUTLET 電視／電台天線 插座	TELEPHONE OUTLET 電話插座	DATA OUTLET 數據插座	1-WAY 2-GANG LIGHTING SWITCH 雙位單控 照明開關掣	2-WAY 1-GANG LIGHTING SWITCH 單位雙控 照明開關掣	3-WAY 1-GANG LIGHTING SWITCH 單位三控 照明開關掣
3/F 3樓	A	-	-	-	1	-	-
	B	-	-	-	1	-	-
	C	-	-	-	1	-	-
	D	-	-	-	1	-	-
5/F - 12/F, 15/F - 23/F, 25/F 5樓至12樓、 15樓至23樓、 25樓	A	-	-	-	1	-	-
	B	-	-	-	1	-	-
	C	-	-	-	1	-	-
	D	-	-	-	1	-	-
26/F - 30/F 26樓至30樓	A	-	-	-	1	-	-
	B	-	-	-	1	-	-
	C	-	-	-	1	-	-
	D	-	-	-	1	-	-
31/F - 32/F Duplex Unit 31樓至32樓 複式單位	A	-	-	-	1	-	-
	B	-	-	-	2	-	-

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置		Bathroom, Master Bathroom & Lavatory 浴室，主人浴室及洗手間				
Floor 樓層	Unit 單位	2-WAY AND 3-WAY 2-GANG LIGHTING SWITCH 雙位雙控及三控 照明開關掣	3-WAY 2-GANG LIGHTING SWITCH 雙位三控 照明開關掣	1-WAY AND 3-WAY 2-GANG LIGHTING SWITCH 雙位單控及三控 照明開關掣	1-GANG DOUBLE POLE SWITCH WITH PILOT LIGHT 單位雙極燈曲掣	WEATHER PROOF TYPE 13A SOCKET OUTLET 13安培單位 防水電插座
3/F 3樓	A	-	-	-	1	-
	B	-	-	-	1	-
	C	-	-	-	1	-
	D	-	-	-	1	-
5/F - 12/F, 15/F - 23/F, 25/F 5樓至12樓、 15樓至23樓、 25樓	A	-	-	-	1	-
	B	-	-	-	1	-
	C	-	-	-	1	-
	D	-	-	-	1	-
26/F - 30/F 26樓至30樓	A	-	-	-	1	-
	B	-	-	-	1	-
	C	-	-	-	1	-
	D	-	-	-	1	-
31/F - 32/F Duplex Unit 31樓至32樓 複式單位	A	-	-	-	3	-
	B	-	-	-	3	-

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置		Corridor & Staircase 走廊及樓梯					
Floor 樓層	Unit 單位	2-WAY 2-GANG LIGHTING SWITCH 雙位雙控 照明開關掣	1-WAY 1-GANG LIGHTING SWITCH 單位單控照明 開關掣	VIDEO DOORPHONE 視像對講機	13A SOCKET OUTLET 13安培單位 電插座	13A TWIN SOCKET OUTLET 13安培雙位 電插座	13A TRIPLE SOCKET OUTLET 13安培三位 電插座
3/F 3樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	-	-	-
5/F - 12/F, 15/F - 23/F, 25/F 5樓至12樓、 15樓至23樓、 25樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	-	-	-
26/F - 30/F 26樓至30樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	-	-	-
31/F - 32/F Duplex Unit 31樓至32樓 複式單位	A	-	-	1	-	-	-
	B	-	-	1	-	-	-

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

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

Location 位置		Corridor & Staircase 走廊及樓梯					
Floor 樓層	Unit 單位	TV / FM OUTLET 電視/電台天線 插座	TELEPHONE OUTLET 電話插座	DATA OUTLET 數據插座	1-WAY 2-GANG LIGHTING SWITCH 雙位單控 照明開關掣	2-WAY 1-GANG LIGHTING SWITCH 單位雙控 照明開關掣	3-WAY 1-GANG LIGHTING SWITCH 單位三控 照明開關掣
3/F 3樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	-	-	-
5/F - 12/F, 15/F - 23/F, 25/F 5樓至12樓、 15樓至23樓、 25樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	-	-	-
26/F - 30/F 26樓至30樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	-	-	-
31/F - 32/F Duplex Unit 31樓至32樓 複式單位	A	-	-	-	-	-	-
	B	-	-	-	1	1	-

FITTINGS, FINISHES AND APPLIANCES

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

Location 位置		Corridor & Staircase 走廊及樓梯				
Floor 樓層	Unit 單位	2-WAY AND 3-WAY 2-GANG LIGHTING SWITCH 雙位雙控及三控 照明開關掣	3-WAY 2-GANG LIGHTING SWITCH 雙位三控 照明開關掣	1-WAY AND 3-WAY 2-GANG LIGHTING SWITCH 雙位單控及三控 照明開關掣	1-GANG DOUBLE POLE SWITCH WITH PILOT LIGHT 單位雙極燈掣	WEATHER PROOF TYPE 13A SOCKET OUTLET 13安培單位 防水電插座
3/F 3樓	A	-	-	-	-	-
	B	-	-	-	-	-
	C	-	-	-	-	-
	D	-	-	-	-	-
5/F - 12/F, 15/F - 23/F, 25/F 5樓至12樓、 15樓至23樓、 25樓	A	-	-	-	-	-
	B	-	-	-	-	-
	C	-	-	-	-	-
	D	-	-	-	-	-
26/F - 30/F 26樓至30樓	A	-	-	-	-	-
	B	-	-	-	-	-
	C	-	-	-	-	-
	D	-	-	-	-	-
31/F - 32/F Duplex Unit 31樓至32樓 複式單位	A	2	1	-	-	-
	B	1	-	-	-	-

FITTINGS, FINISHES AND APPLIANCES

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

Location 位置		Store Room 儲物室					
Floor 樓層	Unit 單位	2-WAY 2-GANG LIGHTING SWITCH 雙位雙控 照明開關掣	1-WAY 1-GANG LIGHTING SWITCH 單位單控照明 開關掣	VIDEO DOORPHONE 視像對講機	13A SOCKET OUTLET 13安培單位 電插座	13A TWIN SOCKET OUTLET 13安培雙位 電插座	13A TRIPLE SOCKET OUTLET 13安培三位 電插座
3/F 3樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	-	-	-
5/F - 12/F, 15/F - 23/F, 25/F 5樓至12樓、 15樓至23樓、 25樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	-	-	-
26/F - 30/F 26樓至30樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	-	-	-
31/F - 32/F Duplex Unit 31樓至32樓 複式單位	A	-	1	-	9	1	-
	B	-	1	-	9	1	-

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置		Store Room 儲物室					
Floor 樓層	Unit 單位	TV / FM OUTLET 電視/電台天線 插座	TELEPHONE OUTLET 電話插座	DATA OUTLET 數據插座	1-WAY 2-GANG LIGHTING SWITCH 雙位單控 照明開關掣	2-WAY 1-GANG LIGHTING SWITCH 單位雙控 照明開關掣	3-WAY 1-GANG LIGHTING SWITCH 單位三控 照明開關掣
3/F 3樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	-	-	-
5/F - 12/F, 15/F - 23/F, 25/F 5樓至12樓、 15樓至23樓、 25樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	-	-	-
26/F - 30/F 26樓至30樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	-	-	-
31/F - 32/F Duplex Unit 31樓至32樓 複式單位	A	-	-	-	-	-	-
	B	-	-	-	-	-	-

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置		Store Room 儲物室				
Floor 樓層	Unit 單位	2-WAY AND 3-WAY 2-GANG LIGHTING SWITCH 雙位雙控及三控 照明開關掣	3-WAY 2-GANG LIGHTING SWITCH 雙位三控 照明開關掣	1-WAY AND 3-WAY 2-GANG LIGHTING SWITCH 雙位單控及三控 照明開關掣	1-GANG DOUBLE POLE SWITCH WITH PILOT LIGHT 單位雙極燈曲掣	WEATHER PROOF TYPE 13A SOCKET OUTLET 13安培單位 防水電插座
3/F 3樓	A	-	-	-	-	-
	B	-	-	-	-	-
	C	-	-	-	-	-
	D	-	-	-	-	-
5/F - 12/F, 15/F - 23/F, 25/F 5樓至12樓、 15樓至23樓、 25樓	A	-	-	-	-	-
	B	-	-	-	-	-
	C	-	-	-	-	-
	D	-	-	-	-	-
26/F - 30/F 26樓至30樓	A	-	-	-	-	-
	B	-	-	-	-	-
	C	-	-	-	-	-
	D	-	-	-	-	-
31/F - 32/F Duplex Unit 31樓至32樓 複式單位	A	-	-	-	-	-
	B	-	-	-	-	-

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置		Utility Platform 工作平台					
Floor 樓層	Unit 單位	2-WAY 2-GANG LIGHTING SWITCH 雙位雙控 照明開關掣	1-WAY 1-GANG LIGHTING SWITCH 單位單控照明 開關掣	VIDEO DOORPHONE 視像對講機	13A SOCKET OUTLET 13安培單位 電插座	13A TWIN SOCKET OUTLET 13安培雙位 電插座	13A TRIPLE SOCKET OUTLET 13安培三位 電插座
3/F 3樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	-	-	-
5/F - 12/F, 15/F - 23/F, 25/F 5樓至12樓、 15樓至23樓、 25樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	1	-	-	-	-
26/F - 30/F 26樓至30樓	A	-	1	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	1	-	-	-	-
31/F - 32/F Duplex Unit 31樓至32樓 複式單位	A	-	-	-	-	-	-
	B	-	-	-	-	-	-

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

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

Location 位置		Utility Platform 工作平台					
Floor 樓層	Unit 單位	TV / FM OUTLET 電視/電台天線 插座	TELEPHONE OUTLET 電話插座	DATA OUTLET 數據插座	1-WAY 2-GANG LIGHTING SWITCH 雙位單控 照明開關掣	2-WAY 1-GANG LIGHTING SWITCH 單位雙控 照明開關掣	3-WAY 1-GANG LIGHTING SWITCH 單位三控 照明開關掣
3/F 3樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	-	-	-
5/F - 12/F, 15/F - 23/F, 25/F 5樓至12樓、 15樓至23樓、 25樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	-	-	-
26/F - 30/F 26樓至30樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	-	-	-
31/F - 32/F Duplex Unit 31樓至32樓 複式單位	A	-	-	-	-	-	-
	B	-	-	-	-	-	-

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置		Utility Platform 工作平台				
Floor 樓層	Unit 單位	2-WAY AND 3-WAY 2-GANG LIGHTING SWITCH 雙位雙控及三控 照明開關掣	3-WAY 2-GANG LIGHTING SWITCH 雙位三控 照明開關掣	1-WAY AND 3-WAY 2-GANG LIGHTING SWITCH 雙位單控及三控 照明開關掣	1-GANG DOUBLE POLE SWITCH WITH PILOT LIGHT 單位雙極燈掣	WEATHER PROOF TYPE 13A SOCKET OUTLET 13安培單位 防水電插座
3/F 3樓	A	-	-	-	-	-
	B	-	-	-	-	-
	C	-	-	-	-	-
	D	-	-	-	-	-
5/F - 12/F, 15/F - 23/F, 25/F 5樓至12樓、 15樓至23樓、 25樓	A	-	-	-	-	1
	B	-	-	-	-	-
	C	-	-	-	-	-
	D	-	-	-	-	1
26/F - 30/F 26樓至30樓	A	-	-	-	-	1
	B	-	-	-	-	-
	C	-	-	-	-	-
	D	-	-	-	-	1
31/F - 32/F Duplex Unit 31樓至32樓 複式單位	A	-	-	-	-	-
	B	-	-	-	-	-

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置		Flat Roof 平台					
Floor 樓層	Unit 單位	2-WAY 2-GANG LIGHTING SWITCH 雙位雙控 照明開關掣	1-WAY 1-GANG LIGHTING SWITCH 單位單控照明 開關掣	VIDEO DOORPHONE 視像對講機	13A SOCKET OUTLET 13安培單位 電插座	13A TWIN SOCKET OUTLET 13安培雙位 電插座	13A TRIPLE SOCKET OUTLET 13安培三位 電插座
3/F 3樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	-	-	-
5/F - 12/F, 15/F - 23/F, 25/F 5樓至12樓、 15樓至23樓、 25樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	-	-	-
26/F - 30/F 26樓至30樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	-	-	-
31/F - 32/F Duplex Unit 31樓至32樓 複式單位	A	-	-	-	-	-	-
	B	-	-	-	-	-	-

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置		Flat Roof 平台					
Floor 樓層	Unit 單位	TV / FM OUTLET 電視/電台天線 插座	TELEPHONE OUTLET 電話插座	DATA OUTLET 數據插座	1-WAY 2-GANG LIGHTING SWITCH 雙位單控 照明開關掣	2-WAY 1-GANG LIGHTING SWITCH 單位雙控 照明開關掣	3-WAY 1-GANG LIGHTING SWITCH 單位三控 照明開關掣
3/F 3樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	1	-	-
5/F - 12/F, 15/F - 23/F, 25/F 5樓至12樓、 15樓至23樓、 25樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	-	-	-
26/F - 30/F 26樓至30樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	-	-	-
31/F - 32/F Duplex Unit 31樓至32樓 複式單位	A	-	-	-	-	-	-
	B	-	-	-	-	-	-

FITTINGS, FINISHES AND APPLIANCES

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

Location 位置		Flat Roof 平台				
Floor 樓層	Unit 單位	2-WAY AND 3-WAY 2-GANG LIGHTING SWITCH 雙位雙控及三控 照明開關掣	3-WAY 2-GANG LIGHTING SWITCH 雙位三控 照明開關掣	1-WAY AND 3-WAY 2-GANG LIGHTING SWITCH 雙位單控及三控 照明開關掣	1-GANG DOUBLE POLE SWITCH WITH PILOT LIGHT 單位雙極燈曲掣	WEATHER PROOF TYPE 13A SOCKET OUTLET 13安培單位 防水電插座
3/F 3樓	A	-	-	-	-	2
	B	-	-	-	-	1
	C	-	-	-	-	1
	D	-	-	-	-	1
5/F - 12/F, 15/F - 23/F, 25/F 5樓至12樓、 15樓至23樓、 25樓	A	-	-	-	-	-
	B	-	-	-	-	-
	C	-	-	-	-	-
	D	-	-	-	-	-
26/F - 30/F 26樓至30樓	A	-	-	-	-	-
	B	-	-	-	-	-
	C	-	-	-	-	-
	D	-	-	-	-	-
31/F - 32/F Duplex Unit 31樓至32樓 複式單位	A	-	-	-	-	-
	B	-	-	-	-	-

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

MECHANICAL & ELECTRICAL PROVISIONS PLAN 機電裝置平面圖

LEGEND 圖例：

	DRAIN POINT FOR WASHER DRYER 洗衣乾衣機用去水位		SINGLE SOCKET OUTLET FOR HOME AUTOMATION CONTROLLER (FOR LIGHTING) 13安培單位電插座供智能家居系統控制器 (供燈光控制)
	WATER POINT FOR WASHER DRYER 洗衣乾衣機用供水位		SINGLE SOCKET OUTLET FOR HOME AUTOMATION (FOR ROUTER, VIDEO DOOR PHONE & ZIGBEE INTERFACE) 13安培單位電插座供智能家居系統 (供路由器, 視像對講機及ZIGBEE接口)
	SMOKE DETECTOR 煙霧探測器		SINGLE SOCKET OUTLET FOR HOME AUTOMATION MODEM 13安培單位電插座供網絡數據機用
	CONCEALED TYPE SPRINKLER HEAD 隱蔽式消防自動噴淋頭		SINGLE SOCKET OUTLET FOR HOME AUTOMATION CONVERTER 13安培單位電插座供智能家居系統接換器用
	SPRINKLER HEAD (INSIDE FALSE CEILING) 消防自動噴淋頭 (於假天花內)		SINGLE SOCKET OUTLET FOR VIDEO DOOR PHONE 13安培單位電插座供視像對講機用
	AIR-CONDITIONING INDOOR UNIT 分體式空調機室內機		SINGLE SOCKET OUTLET FOR HOME AUTOMATION ZIGBEE INTERFACE 13安培單位電插座供智能家居系統ZIGBEE接口用
	AIR-CONDITIONING OUTDOOR UNIT 分體式空調機室外散熱機		HOME AUTOMATION REPEATER 智能家居系統增訊器
	EXHAUST FAN 抽氣風扇		FUSE SPUR UNIT FOR COMBI MICROWAVE-OVEN 電源接線器供嵌入式二合一微波焗爐
	BOOSTER FAN FOR THERMO VENTILATOR 浴室寶暖風機用加壓風扇		FUSE SPUR UNIT FOR DOOR BELL & TOWN GAS WATER HEATER 電源接線器供門鐘及煤氣熱水爐
	THERMO VENTILATOR 浴室寶暖風機		FUSE SPUR UNIT FOR INDUCTION HOB 電源接線器供電磁煮食爐
	60A SINGLE PHASE MCB BOARD 單相60安培電力配電箱		FUSE SPUR UNIT FOR DOOR BELL 電源接線器供門鐘
	60 TPN MCB BOARD 三相60安培電力配電箱		FUSE SPUR UNIT FOR TOWN GAS WATER HEATER 電源接線器供煤氣熱水爐
	HOME AUTOMATION POINT FOR AIR-CONDITIONING 智能家居系統裝置點供空調機用		WEATHER PROOF TYPE ISOLATOR SWITCH FOR AIR-CONDITIONING OUTDOOR UNIT 防水隔離開關供分體式空調機室外散熱機用
	HOME AUTOMATION ZIGBEE PLUG ADAPTOR 智能家居系統光暗調節轉接器		VIDEO DOORPHONE 視像對講機
	13A SINGLE SOCKET OUTLET 13安培單位電插座		FUSE SPUR UNIT 電源接線器
	WEATHER PROOF TYPE 13A SOCKET OUTLET 13安培單位防水電插座		FUSE SPUR UNIT FOR EXHAUST AIR FAN BOOSTER FAN FOR THERMO VENTILATOR 電源接線器供抽氣風扇或浴室寶暖風機用加壓風扇
	13A TWINS SOCKET OUTLET 13安培雙位電插座		FUSE SPUR UNIT FOR AIR-CONDITIONING UNIT 電源接線器供分體式空調機
	LIFT UP TYPE 13A TRIPLE SOCKET OUTLET 升降式13安培三位電插座		FUSE SPUR UNIT FOR THERMO VENTILATOR 電源接線器供浴室寶暖風機
	SINGLE SOCKET OUTLET FOR COOKER HOOD 嵌入式抽油煙機用13安培單位電插座		DOOR BELL 門鐘
	SINGLE SOCKET OUTLET FOR REFRIGERATOR 13安培單位電插座供嵌入式雪櫃用		DOOR BELL PUSH BUTTON 門鐘按鈕
	SINGLE SOCKET OUTLET FOR WASHER DRYER 13安培單位電插座供洗衣乾衣機用		
	SHAVER UNIT 115/240V 鬚刨插座 115/240V		
	SINGLE SOCKET OUTLET FOR DISHWASHER 13安培單位電插座供嵌入式全自動洗碗碟機用		
	SINGLE SOCKET OUTLET FOR HOME AUTOMATION CONTROLLER (FOR AIR-CONDITIONING) 13安培單位電插座供智能家居系統控制器 (供冷氣控制)		

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

MECHANICAL & ELECTRICAL PROVISIONS PLAN 機電裝置平面圖

LEGEND 圖例：

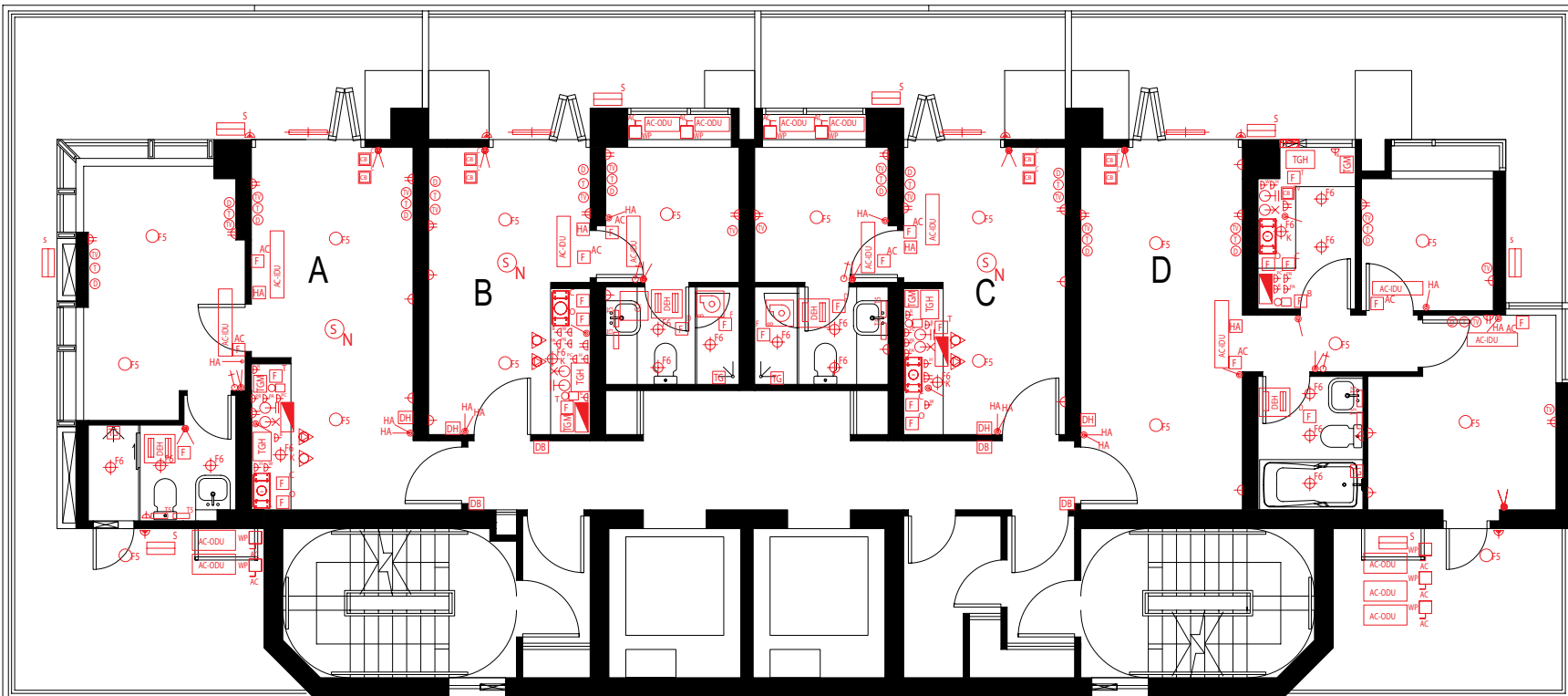
	DATA OUTLET 數據插座		2-WAY AND 3-WAY 2-GANG LIGHTING SWITCH WITH HOME AUTOMATION FUNCTIONWITH DIMMING FUNCTION 智能家居系統雙位雙控及三控照明光暗開關掣
	TEL. OUTLET 電話插座		2-WAY 1-GANG LIGHTING SWITCH WITH HOME AUTOMATION FUNCTION AND ON/OFF FUNCTION(REMOTE SWITCH WITH BATTERY) 智能家居系統單位雙控照明開關掣(遙控掣附電池)
	TV/FM OUTLET 電視/電台天線插座		3-WAY 1-GANG LIGHTING SWITCH WITH HOME AUTOMATION FUNCTION AND ON/OFF FUNCTION (REMOTE SWITCH WITH BATTERY) 智能家居系統單位三控照明開關掣(遙控掣附電池)
	LAMP HOLDER 燈位		1-WAY AND 3-WAY 2-GANG LIGHTING SWITCH WITH HOME AUTOMATION FUNCTION AND ON/OFF FUNCTION (REMOTE SWITCH WITH BATTERY) 智能家居系統雙位單控及三控照明開關掣(遙控掣附電池)
	DOWNLIGHT 筒燈		2-WAY AND 3-WAY 2-GANG LIGHTING SWITCH WITH HOME AUTOMATION FUNCTION AND ON/OFF FUNCTION (REMOTE SWITCH WITH BATTERY) 智能家居系統雙位雙控及三控照明開關掣(遙控掣附電池)
	BEDSIDE WALL LAMP 床邊牆燈		1-WAY 1-GANG LIGHTING SWITCH WITH HOME AUTOMATION FUNCTION AND ON/OFF FUNCTION 智能家居系統單位單控照明開關掣
	STAIRCASE STEP LIGHT 樓梯地腳燈		3-WAY 2-GANG LIGHTING SWITCH WITH HOME AUTOMATION FUNCTION AND DIMMING FUNCTION 智能家居系統雙位三控照明光暗開關掣
	KITCHEN CABINET DOWNLIGHT 廚櫃筒燈		JUNCTION BOX FOR CLIENT WIRING (LIGHTING SWITCH/LAMP HOLDER) 住戶自行拉線過路箱(照明開關掣/燈位)
	SPOTLIGHT 射燈		MOTORIZED CURTAIN 電動窗簾
	LED LIGHT BAR LED 燈帶		MOTORIZED CURTAIN CONTROL 電動窗簾控制
	VERTICAL LINEAR LED LED 直身燈帶		JUNCTION BOX FOR CLIENT WIRING (HOME AUTOMATION CONTROL FOR AIR-CONDITIONING UNIT) 住戶自行拉線過路箱(智能家居系統供冷氣機用)
	MIRROR CABINET LIGHT 鏡櫃燈		JUNCTION BOX FOR CLIENT WIRING (TV POINT) 住戶自行拉線過路箱(電視/電台天線)
	WEATHER PROOF WALL LAMP 防水牆燈		TOWN GAS METER 煤氣錶
	WALL MOUNTED TYPE FLORESCENT LAMP 掛牆式光管燈		TOWN GAS WATER HEATER 煤氣熱水爐
	GYPSUM BOARD FALSE CEILING 石膏板假天花		TOWN GAS TEMPERATURE CONTROL AND ON/OFF SWITCH 煤氣熱水爐溫度控制及開關掣
	1-WAY 1-GANG LIGHTING SWITCH 單位單控照明開關掣		COOKER HOOD WITH BUILT-IN FAN 內置抽氣扇嵌入式抽油煙機
	1-WAY 2-GANG LIGHTING SWITCH 雙位單控照明開關掣		COOKER HOOD WITH EXTERNAL FAN 外置抽氣扇嵌入式抽油煙機
	1-GANG DOUBLE POLE SWITCH WITH PILOT LIGHT 單位雙極燈掣		
	1-WAY 1-GANG LIGHTING SWITCH WITH HOME AUTOMATION FUNCTION AND DIMMING FUNCTION 智能家居系統單位單控照明光暗開關掣		
	1-WAY 2-GANG LIGHTING SWITCH WITH HOME AUTOMATION FUNCTION AND DIMMING FUNCTION 智能家居系統雙位單控照明光暗開關掣		
	2-WAY 1-GANG LIGHTING SWITCH WITH HOME AUTOMATION FUNCTION AND DIMMING FUNCTION 智能家居系統單位雙控照明光暗開關掣		
	3-WAY 1-GANG LIGHTING SWITCH WITH HOME AUTOMATION FUNCTION AND DIMMING FUNCTION 智能家居系統單位三控照明光暗開關掣		

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

MECHANICAL & ELECTRICAL PROVISIONS PLANS

機電裝置平面圖

3rd FLOOR
3樓



比例 SCALE 0 1 (m/米)

Note:
Please refer to the Legend on P.92 and P.93 of this Sales Brochure.

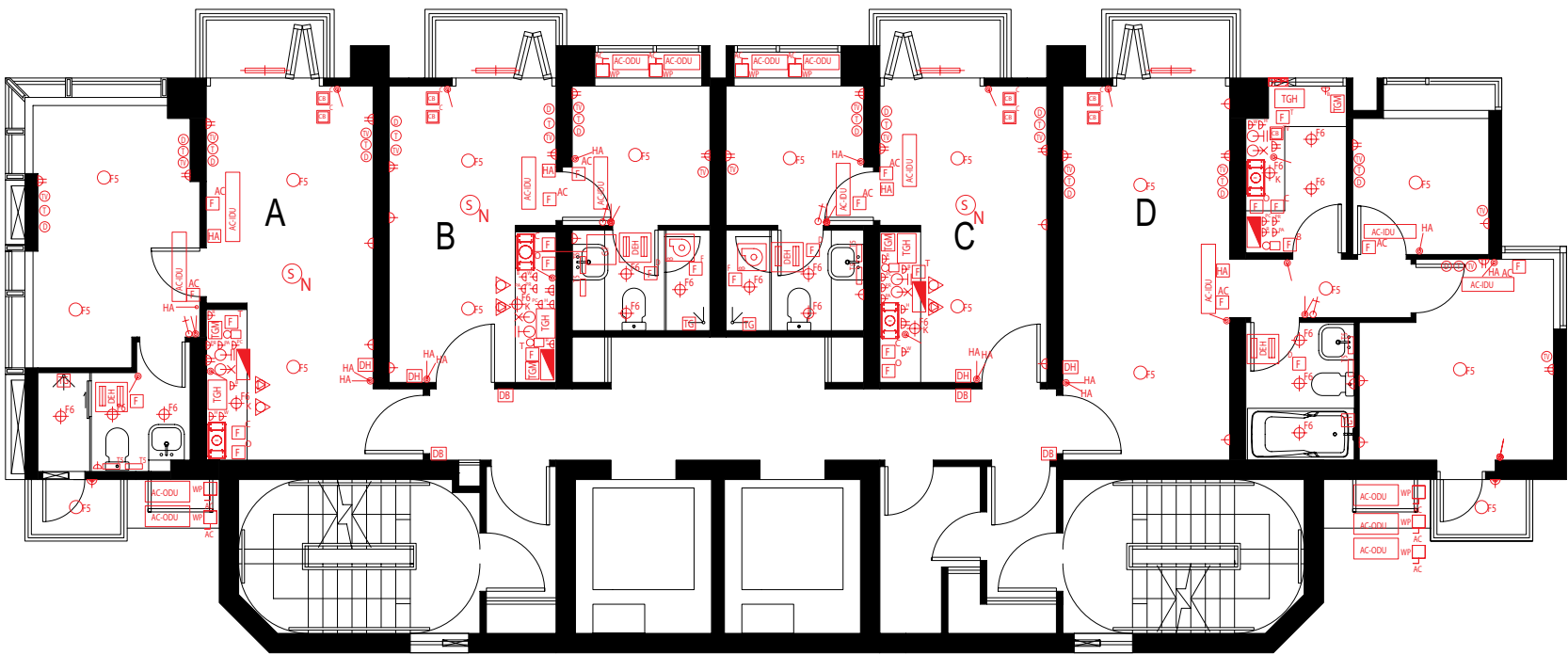
備註：
請參閱載於本售樓說明書第92及93頁的圖例。

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

MECHANICAL & ELECTRICAL PROVISIONS PLANS

機電裝置平面圖

5th - 12th, 15th - 23th, 25th FLOOR
5樓至12樓，15樓至23樓，25樓



比例 SCALE 0 1 5 (m/米)

Note:
Please refer to the Legend on P.92 and P.93 of this Sales Brochure.

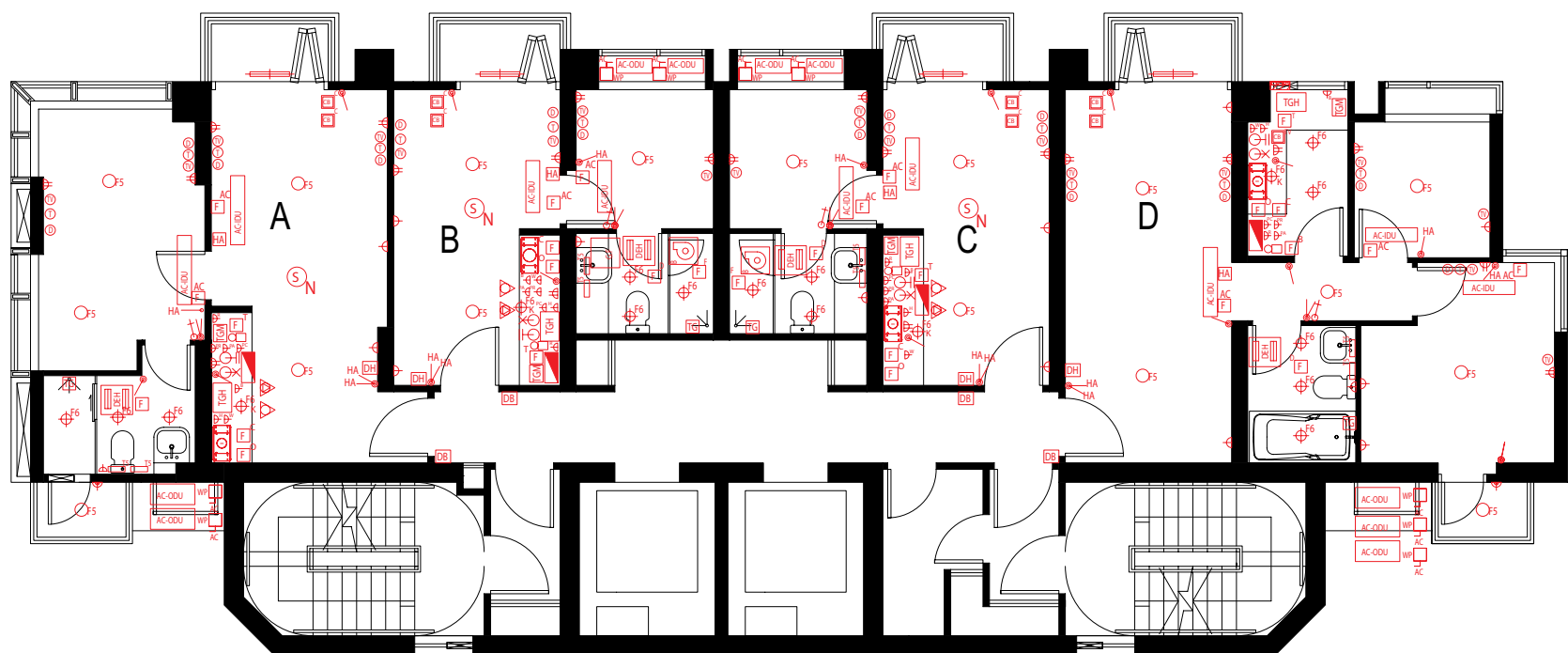
備註：
請參閱載於本售樓說明書第92及93頁的圖例。

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

MECHANICAL & ELECTRICAL PROVISIONS PLANS

機電裝置平面圖

26th - 29th FLOOR
26樓至29樓



比例 SCALE 0 1 (m/米)

Note:
Please refer to the Legend on P.92 and P.93 of this Sales Brochure.

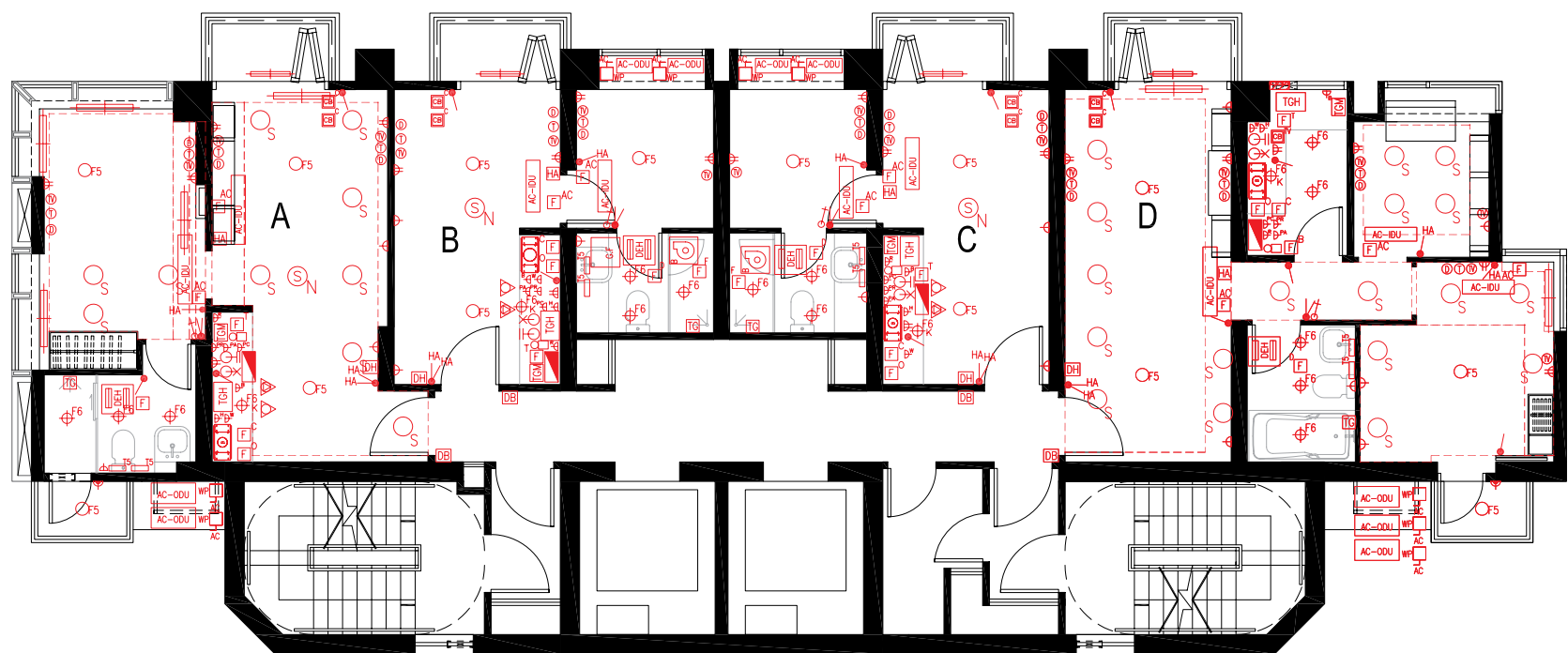
備註：
請參閱載於本售樓說明書第92及93頁的圖例。

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

MECHANICAL & ELECTRICAL PROVISIONS PLANS

機電裝置平面圖

30th FLOOR IN "AS-IS" LAYOUT
30樓之單位現狀



比例 SCALE 0 1 5 (m/米)

Note:
Please refer to the Legend on P.92 and P.93 of this Sales Brochure.

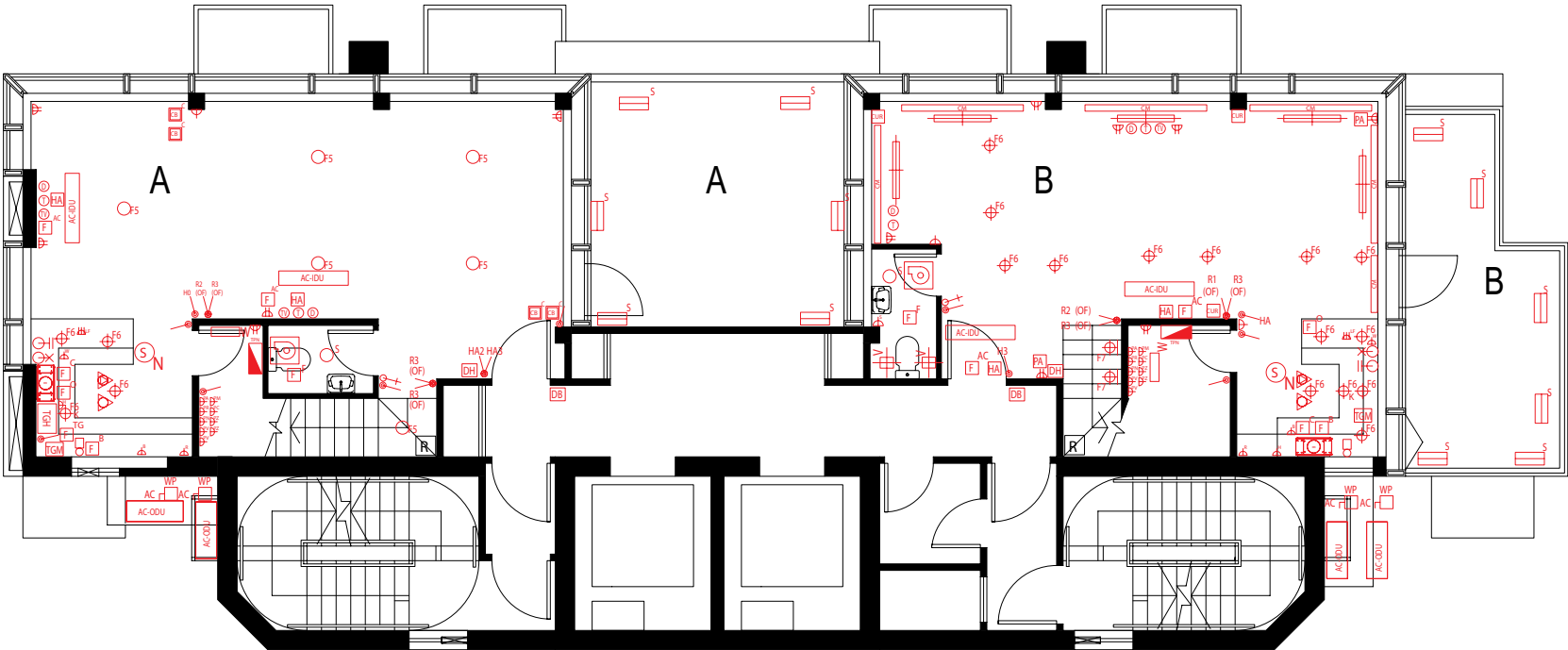
備註：
請參閱載於本售樓說明書第92及93頁的圖例。

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

MECHANICAL & ELECTRICAL PROVISIONS PLANS

機電裝置平面圖

31st LOWER DUPLEX FLOOR
31樓複式單位下層



比例 SCALE 0 1 (m/米)

Note:
Please refer to the Legend on P.92 and P.93 of this Sales Brochure.

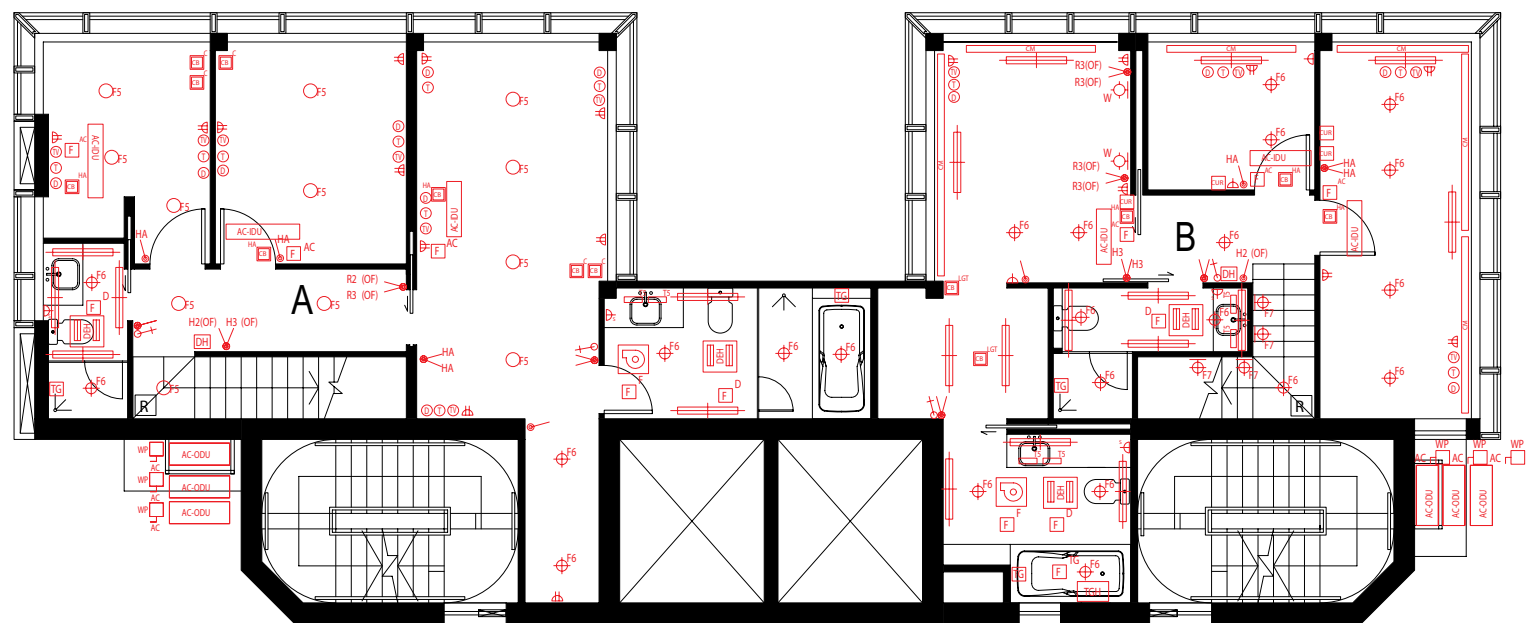
備註：
請參閱載於本售樓說明書第92及93頁的圖例。

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

MECHANICAL & ELECTRICAL PROVISIONS PLANS

機電裝置平面圖

32nd UPPER DUPLEX FLOOR
32樓複式單位上層



比例 SCALE 0 1 5 (m/米)

Note:
Please refer to the Legend on P.92 and P.93 of this Sales Brochure.

備註：
請參閱載於本售樓說明書第92及93頁的圖例。

SERVICE AGREEMENTS

服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by The Hongkong Electric Company Limited.

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

食水及沖廁水由水務署供應。

電力由香港電燈有限公司供應。

煤氣由香港中華煤氣有限公司供應。

GOVERNMENT RENT

地稅

The owner of a residential property is liable for the Government rent of that residential property up to and including the date of completion of the sale and purchase of that residential property.

住宅物業擁有人有法律責任繳付該住宅物業直至該住宅物業買賣完成日(包括該日)為止之地稅。

MISCELLANEOUS PAYMENTS BY PURCHASER

買方的雜項付款

1. On delivery of the vacant possession of the specified residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water, electricity and gas; and
2. On that delivery, the purchaser is not liable to pay to the owner a debris removal fee.
3. The Purchaser is liable to pay the above deposits and fee on that delivery notwithstanding that the exact amount is yet to be ascertained at the date on which the sales brochure is printed.

Remark: It is the case that the debris removal fee is payable to the manager instead of the owner.

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金；及
2. 在交付時，買方不須向擁有人支付清理廢料的費用。
3. 縱使確實金額在售樓說明書的印製日期仍有待確定，買方仍須在交付時繳付上述按金及費用。

備註：清理廢料的費用須向管理人而非擁有人支付。

DEFECT LIABILITY WARRANTY PERIOD

欠妥之處的保養責任期

The vendor shall, at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 6 months after the date of completion of the sale and purchase of the residential Property, remedy any defects to that property, or the fittings, finishes or appliances incorporated into the Property as set out in the agreement for sale and purchase concerned, caused otherwise than by the act or neglect of the Purchaser.

凡物業或於買賣合約列出裝設於物業內的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，則賣方在接獲買方在買賣成交日期後的6個月內送達的書面通知後，須於合理地切實可行的範圍內盡快自費作出補救。

MAINTENANCE OF SLOPES

斜坡維修

Not Applicable

不適用

MODIFICATION

修訂

Not Applicable

不適用

WEBSITE OF THE DEVELOPMENT

發展項目之互聯網網址

The address of the website designated by the vendor for Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: **www.le-riviera.com**

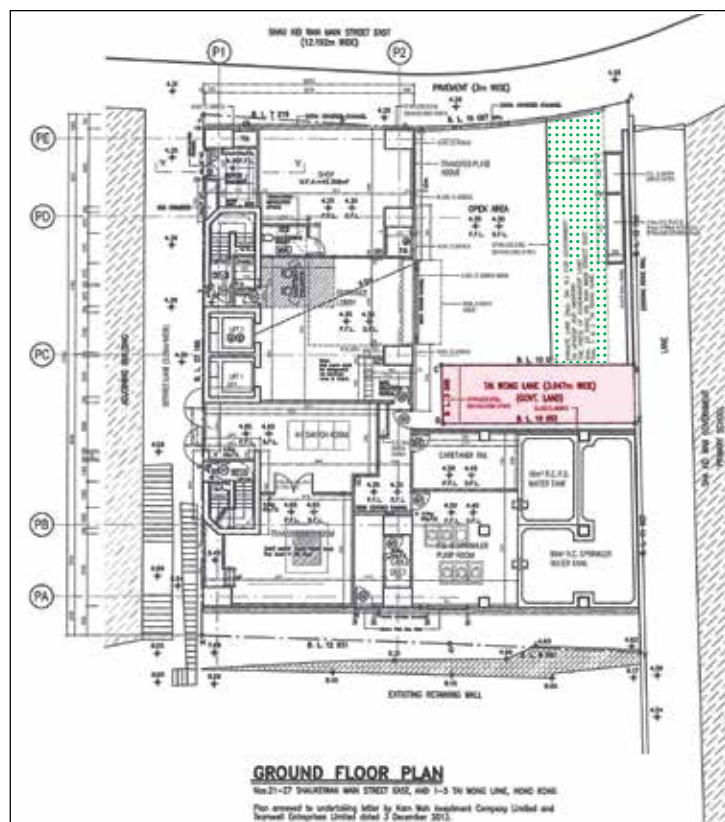
賣方為施行《一手住宅物業銷售條例》第2部而就發展項目指定的互聯網網站的網址：

www.le-riviera.com

RELEVANT INFORMATION 有關資料

The Vendor (Teamwell Enterprises Limited and Kam Wah Investment Company Limited) has given an undertaking to the Building Authority pursuant to a undertaking letter dated 3 December 2013 registered in the Land Registry by Memorial No. 14052701360032 (the “**Undertaking Letter**”), to give access to the Government of Hong Kong Special Administrative Region (the “**Government**”) (by way of a paved walkway as shown dotted green in the plan annexed to the Undertaking Letter (reproduced below) (the “**Plan**”)), in order to upkeep and maintain, that piece of Government land strip (shall it remain to be a Government land) as shown coloured pink in the said Plan, for the residual term of the Land Grant as if an absolute owner of that strip. The said Undertaking Letter is also binding on the assigns and successors in title of the Vendor.

賣方(添華企業有限公司及錦華置業有限公司)已根據一封日期為2013年12月3日並以註冊摘要編號14052701360032在土地註冊處註冊的承諾函(下稱「**該承諾函**」),向建築事務監督作出承諾,向香港特別行政區政府(下稱「**政府**」)提供通道(通過在夾附於該承諾函的圖則(載錄如下圖)(下稱「**該圖則**」)上用綠色點顯示的鋪砌行人道),以在批地文件的剩餘年期內,保養及維護在該圖則上以粉紅色顯示的該塊政府土地(如其繼續為政府土地),如同該土地的絕對擁有人。而該承諾函對賣方的受讓人及繼承人亦具有約束力。



Clause 5.1.42 of the Deed of Mutual Covenant (the “**DMC**”) in respect of the Development stipulates that, each of the Owners (as defined in the DMC) undertakes to permit to give access to and grant and reserve the rights in favour of the Government, the Director of Lands its or their officers contractors and workmen relating to the Access to Government Land (as defined in the DMC) or any part thereof for the purpose of inspecting upkeeping maintaining and repairing the Government land known as Tai Wong Lane.

發展項目大廈公契(下稱「**公契**」)第5.1.42條規定,每位業主(定義見公契)承諾就「政府土地通道」(定義見公契)或其任何部分,准許政府、地政總署署長、彼或彼等之職員、承辦商及工作人員通行、向彼等授予及保留權利,以檢查、保養、維護及維修該稱為「大王里」的政府土地。

Note:

The above plan is reproduced from the plan annexed to the Undertaking Letter. This plan is for showing the location of the area dotted green and the area coloured pink in the Plan only. Other matters shown in this plan may not reflect their latest conditions.

備註:

上圖是複印自附於該承諾函的圖則,僅作顯示圖則上用綠色點顯示的範圍及用粉紅色顯示的範圍,圖中所示之其他事項未必能反映其最新狀況。

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

獲寬免總樓面面積的設施分項

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.

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。

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		Area (sq.metre) 面積 (平方米)
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)	-
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、垃圾站等	120.112
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	214.227
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	11.887
Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1及第2號提供的環保設施		
3	Balcony 露台	184.000
4	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	20.625

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

5	Communal sky garden 公用空中花園	-
6	Acoustic fin 隔聲鰭	-
7	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	-
8	Non-structural prefabricated external wall 非結構預製外牆	-
9	Utility platform 工作平台	69.000
10	Noise barrier 隔音屏障	-
Amenity Features 適意設施		
11	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office 供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	9.785
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	225.439
13	Covered landscaped and play area 有上蓋的園景區及遊樂場	215.573
14	Horizontal screens / covered walkways, trellis 橫向屏障/有蓋人行道、花棚	-
15	Larger lift shaft 擴大升降機井道	149.396
16	Chimney shaft 煙囪管道	-
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room. 其他非強制性或非必要機房，例如爐房、衛星電視共用天線房	-
18(*)	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽	-
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	-
20	Plant room, pipe duct, air duct for environmental friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	-

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

21	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	-
22	Projections such as air-conditioning box and platform with a projection of more than 750mm from the external wall 伸出物，如空調機箱或伸出外牆超過750毫米的平台	-
Other Exempted Items 其他寬面項目		
23(*)	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	-
24(*)	Other projections 其他伸出物	-
25(*)	Public transport terminus 公共交通總站	-
26(*)	Party structure and common staircase 共用構築物及樓梯	-
27(*)	Horizontal area of staircases 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及垂直管道的水平面積	79.530
28(*)	Public passage 公眾通道	-
29	Covered set back area 因樓宇後移導致的覆蓋面積	-
Bonus GFA 額外總樓面面積		
30	Bonus GFA 額外總樓面面積	-

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

備註*：上述表格是根據屋宇署所出的《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。

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

Environmental Assessment of the Building and Information on the Estimated Energy Performance or Consumption for the Common Parts of the Development.

The approved general building plans of this Development are not subject to the requirements stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-151 issued by the Building Authority. Environmental assessment and information on the estimated energy performance or consumption for the common parts of this Development were not required to be submitted to the Building Authority as a prerequisite for the granting of gross floor area concessions.

有關建築物的環境評估及發展項目的預計能量表現或消耗的資料

本發展項目的經批准一般建築圖則不受由建築事務監督發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》APP-151規定規限。本發展項目的環境評估及公用部份的預計能量表現或消耗的資料無須呈交建築事務監督，以作為批予總樓面面積寬免的先決條件。

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

Date of Printing of this Sales Brochure: 23 July 2014
本售樓說明書印製日期：2014年7月23日

CHANGES 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。

EXAMINATION RECORD

檢視紀錄

Examination/ Revision Date 檢視/修改日期	Revision Made 所作修改		
	Page Number in version with print date on 18 July, 2014 2014年7月18日印製版本 之頁次	Page Number in revised version with examination date on 23 July, 2014 2014年7月23日檢視版本 之頁次	Revision Made 所作修改
23 July, 2014 2014年7月23日	28	28	Floor plans is replaced 更換平面圖
	52 - 53, 56 - 58, 61, 63 & 66	52 - 53, 56 - 58, 61, 63 & 66	Fittings, finishes and appliances schedule is updated 更新裝置、裝修物料及設備說明
	100	100	Miscellaneous payments by purchaser is updated 更新買方的雜項付款
	102	102	Relevant information is updated 更新有關資料
23 October, 2014 2014年10月23日	10		Relevant information is updated 更新有關資料
	22, 24, 26, 28, 30-33		Floor plans is replaced 更換平面圖
	52, 54, 57-60A, 61		Fittings, finishes and appliances schedule is updated 更新裝置、裝修物料及設備說明

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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。

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).