

曉珀
HIGH PARK

售樓說明書 SALES BROCHURE

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NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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，關於相當可能對享有有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；

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

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 —
 - 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。
- 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。

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

For all first-hand residential properties

1. Important information

- Make reference to the materials available on the Sales of First-hand Residential Properties Electronic Platform (SRPE) 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 –
 - 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).

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/her 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.

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

- 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.

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.

1. INFORMATION ON THE DEVELOPMENT, HIGH PARK

發展項目，曉珀的資料

街道名稱及門牌號數 : 界限街51號

樓層總數 : 全幢共32層(地庫至35樓，不包括天台)。

樓層號數 : 地庫、地下、1樓至3樓、5樓、6樓、7樓至35樓。

被略去的樓層號數 : 不設4、13、14、24及34樓。

庇護層 : 設於22樓(部份為空中花園)。

本發展項目屬未落成發展項目：

(a) 由該項目的認可人士提供的該項目的預計關鍵日期為2015年3月31日。

(b) 預計關鍵日期，是受到買賣合約所允許的任何延期所規限的。

(c) 為買賣合約的目的，發展項目當作在佔用許可證就該項目中的每幢建築物發出的日期落成。

Name of street and street number : No. 51 Boundary Street

Total number of storeys : Totally 32 storeys (B/F to 35/F excluding the roof).

Floor numbering : B/F, G/F, 1/F to 3/F, 5/F, 6/F, 7/F to 35/F.

Omitted floor numbers : 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

Refuge floor : 22/F is designed as refuge floor and sky garden.

This development is an uncompleted development:

(a) The estimated material date for the development, as provided by the authorized person for the development is 31st March 2015.

(b) The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.

(c) For the purpose of the agreement for sale and purchase, the development is deemed to be completed on the date on which an occupation permit for every building in the development is issued.

2. 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

賣方	： 三耀有限公司（亦為擁有人及其控權公司為恒基兆業有限公司、恒基兆業地產有限公司、謙耀置業有限公司、Good Time Limited及Broadwin Int'l Limited）	Vendor	： Triple Glory Limited (also as the owner and whose holding companies are Henderson Development Limited, Henderson Land Development Company Limited, Mightymark Investment Limited, Good Time Limited and Broadwin Int'l Limited)
發展項目的認可人士	： 李景勳•雷煥庭建築師有限公司的周曉東先生（周曉東先生為李景勳•雷煥庭建築師有限公司的副董事）	Authorized person for the development	： Mr. Zhou Xiaodong, Raymond of Andrew Lee King Fun & Associates Architects Limited (Mr. Zhou Xiaodong, Raymond is a deputy director of Andrew Lee King Fun & Associates Architects Limited)
發展項目的承建商	： 恒麗建築有限公司	Building contractor for the development	： Heng Lai Construction Company Limited
賣方代表律師	： 張葉司徒陳律師事務所	Vendor's solicitors	： Vincent T. K. Cheung, Yap & Co.
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	Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the development	： Not applicable
已為發展項目的建造提供貸款的任何其他人	： 恒基兆業地產代理有限公司	Any other person who has made a loan for the construction of the development	： Henderson Real Estate Agency Limited

3. RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

發展項目的承建商恒麗建築有限公司屬於賣方及其所有的控權公司的有聯繫法團。 除上述註明外，《一手住宅物業銷售條例》附表1第1部第3(2)及(4)條規定的資料不適用於發展項目。	Building contractor of the development, Heng Lai Construction Company Limited, is an associate corporation of the vendor and all its holding companies. The information as required under section 3(2) & (4) in Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance are not applicable to the development except those specified above.
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4. INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

發展項目將會有構成圍封牆的一部分的非結構的預製外牆。

每幢建築物的非結構的預製外牆的厚度範圍為100毫米及150毫米。

發展項目將會有構成圍封牆的一部分的幕牆。

每幢建築物的幕牆的厚度為300毫米。

每個住宅物業的非結構的預製外牆及幕牆的面積表

樓層	單位	每個住宅物業的非結構的 預製外牆的總面積(平方米)	每個住宅物業的幕牆 的總面積(平方米)
7/F – 21/F	A	1.791	-
	B	1.245	-
	C	2.068	-
23/F – 32/F	A	2.462	0.930
	B	2.342	0.930
33/F及35/F	A	3.541	2.468

There will be non-structural prefabricated external walls forming part of the enclosing walls of the development.

The range of thickness of the non-structural prefabricated external walls of each block is 100 mm and 150 mm.

There will be curtain walls forming part of the enclosing walls of the development.

The range of thickness of the curtain walls of each building is 300mm.

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

Floor	Unit	Total area of non-structural prefabricated external walls of each residential property (sq. m)	Total area of the curtain walls of each residential property (sq. m)
7/F – 21/F	A	1.791	-
	B	1.245	-
	C	2.068	-
23/F – 32/F	A	2.462	0.930
	B	2.342	0.930
33/F & 35/F	A	3.541	2.468

5. INFORMATION ON PROPERTY MANAGEMENT

物業管理的資料

管理人：尊家管業有限公司，根據有關公契的最新擬稿，將獲委任為發展項目的管理人。

Manager：H-Privilege Limited will be appointed as the Manager of the development under the latest draft deed of mutual covenant in respect of the development.

6. LOCATION PLAN OF THE DEVELOPMENT

發展項目的所在位置圖



圖例 NOTATION

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

發展項目的位置 Location of the development

比例SCALE : 0M (米) 250M (米)

於發展項目的所在位置圖未能顯示之街道全名：街道A (花墟道)
Street name not shown in full name in the location plan of the development: St. A (Flower Market Road)

摘錄自地政總署測繪處地圖組別HP5C，編號11-NW-B及地圖組別HP5C，編號11-NW-D。
Adopted from part of the scale maps from Survey and Mapping Office of Lands Department with Series HP5C, Sheet Number 11-NW-B and Series HP5C, Sheet Number 11-NW-D.

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41/2013。
The map reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR. Licence No. 41/2013.

備註：因技術性問題，此所在位置圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
Note：Due to technical reasons, this location plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

7. AERIAL PHOTOGRAPH OF THE DEVELOPMENT

發展項目的鳥瞰照片



摘錄自地政總署測繪處於2014年1月23日在旺角6,000呎飛行高度拍攝之鳥瞰照片，編號為CS48787。
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height 6,000 feet in Mong Kok. Photo No. CS48787, dated 23rd January 2014.

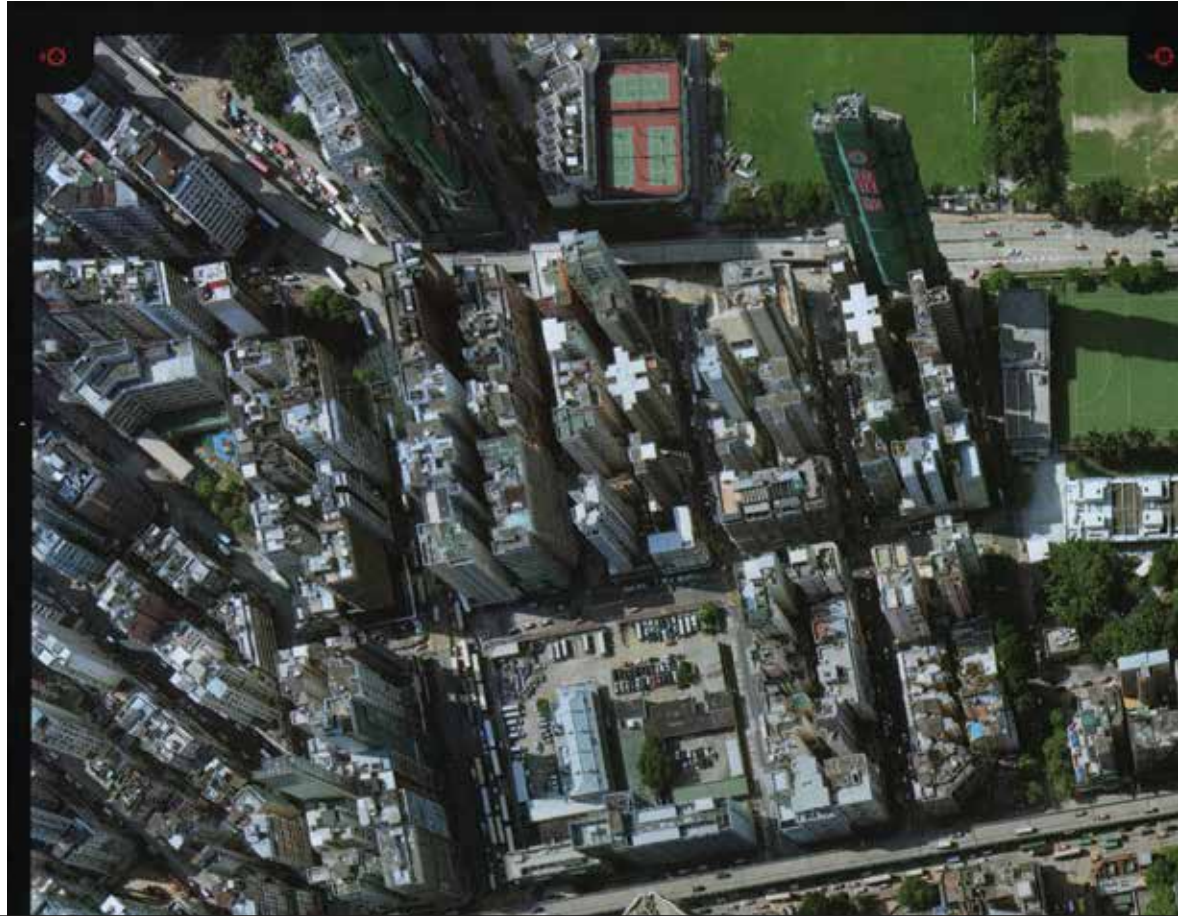
備註：因技術性問題，此鳥瞰照片所顯示的範圍超過條例的規定。
Note：Due to technical reasons, this aerial photograph has shown more than the area required under the Ordinance.

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7. AERIAL PHOTOGRAPH OF THE DEVELOPMENT

發展項目的鳥瞰照片

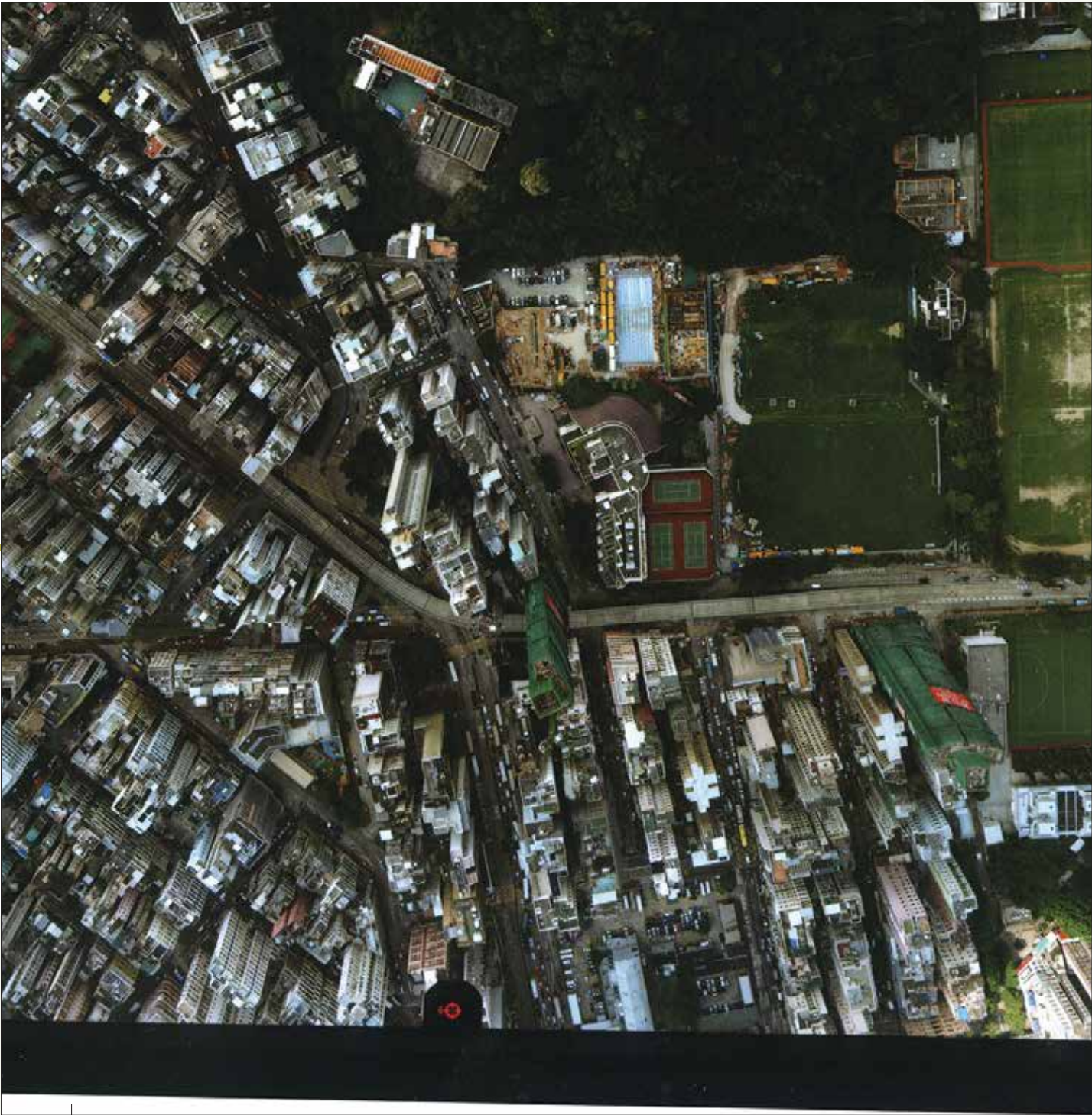
關於發展項目的鳥瞰照片並不覆蓋基本空白範圍
THIS BLANK AREA FALLS OUTSIDE THE COVERAGE OF AERIAL PHOTOGRAPH OF THE DEVELOPMENT



摘錄自地政總署測繪處於2014年7月16日在旺角2,000呎飛行高度拍攝之鳥瞰照片，編號為CW108811。
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height 2,000 feet in Mong Kok. Photo No. CW108811, dated 16th July 2014.

備註：因技術性問題，此鳥瞰照片所顯示的範圍超過條例的規定。
Note：Due to technical reasons, this aerial photograph has shown more than the area required under the Ordinance.

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THIS BLANK AREA FALLS OUTSIDE THE COVERAGE OF AERIAL PHOTOGRAPH OF THE DEVELOPMENT

摘錄自地政總署測繪處於2014年7月16日在深水埗2,000呎飛行高度拍攝之鳥瞰照片，編號為CW108702。
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height 2,000 feet in Sham Shui Po. Photo No. CW108702, dated 16th July 2014.

備註：因技術性問題，此鳥瞰照片所顯示的範圍超過條例的規定。
Note：Due to technical reasons, this aerial photograph has shown more than the area required under the Ordinance.

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7. AERIAL PHOTOGRAPH OF THE DEVELOPMENT

發展項目的鳥瞰照片



關於發展項目的鳥瞰照片並不覆蓋
本空白範圍
THIS BLANK AREA FALLS
OUTSIDE THE COVERAGE OF
AERIAL PHOTOGRAPH OF THE
DEVELOPMENT

摘錄自地政總署測繪處於2014年11月21日在大角咀6,000呎飛行高度拍攝之鳥瞰照片，編號為CS54269。
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height 6,000 feet in Tai Kok Tsui. Photo No. CS54269, dated 21st November 2014.

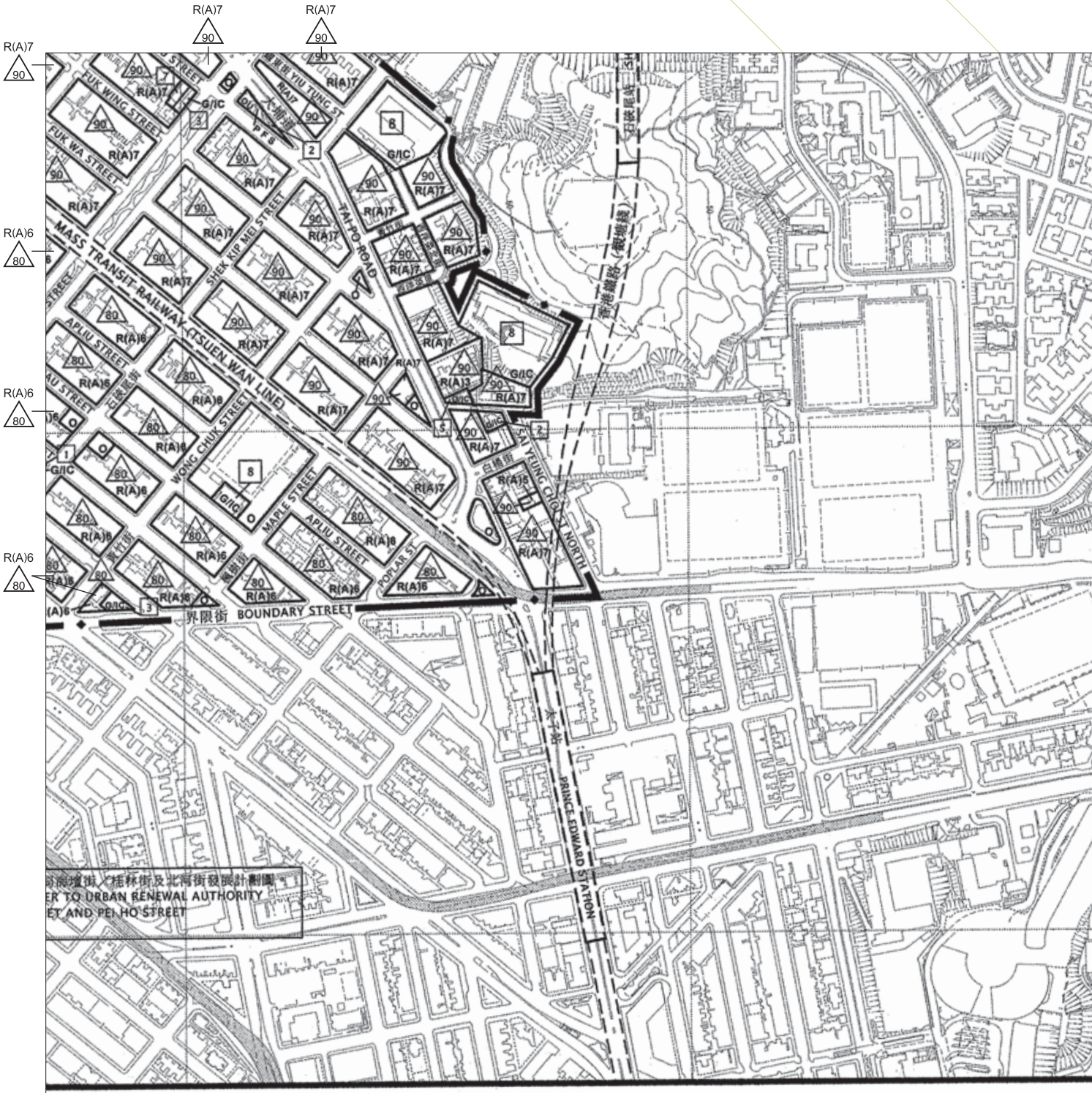
備註：因技術性問題，此鳥瞰照片所顯示的範圍超過條例的規定。
Note：Due to technical reasons, this aerial photograph has shown more than the area required under the Ordinance.

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8. OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖等



圖例 NOTATION

地帶 Zones

- 商業 Commercial
- 綜合發展區 Comprehensive Development Area
- 住宅(甲類) Residential (Group A)
- 住宅(丙類) Residential (Group C)
- 住宅(戊類) Residential (Group E)
- 政府、機構或社區 Government, Institution or Community
- 休憩用地 Open Space
- 其他指定用途 Other Specified Uses
- 綠化地帶 Green Belt

交通 Communications

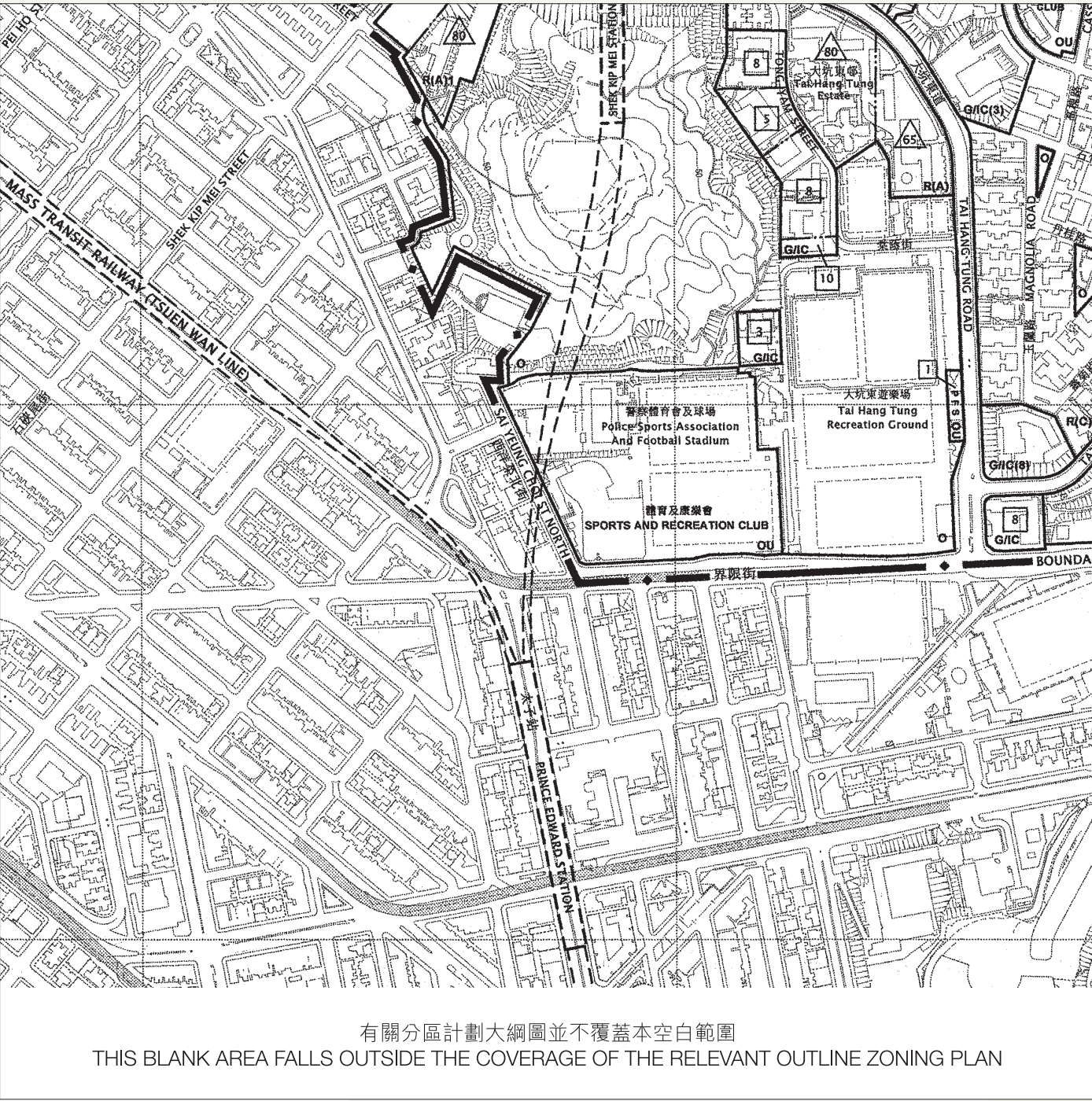
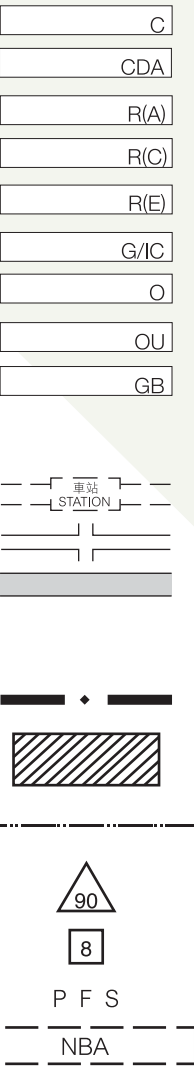
- 鐵路及車站(地下) Railway and Station (Underground)
- 主要道路及路口 Major Road and Junction
- 高架道路 Elevated Road

其他 Miscellaneous

- 規劃範圍界線 Boundary of Planning Scheme
- 市區重建局發展計劃圖範圍 Urban Renewal Authority Development Scheme Plan Area
- 建築物高度管制區界線 Building Height Control Zone Boundary
- 最高建築物高度(在主水平基準上若干米) Maximum Building Height (In Meters Above Principal Datum)
- 最高建築物高度(樓層數目) Maximum Building Height (In Number of Storeys)
- 加油站 Petrol Filling Station
- 非建築用地 Non-Building Area

摘錄自2014年1月10日刊憲之長沙灣(九龍規劃區第5區)分區計劃大綱核准圖，圖則編號為S/K5/35。 Adopted from part of the Kowloon Planning Area No.5 – Cheung Sha Wan – Approved Outline Zoning Plan with Plan No. S/K5/35 gazetted on 10th January 2014.

備註：因技術性問題，此分區計劃大綱核准圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。 Note：Due to technical reasons, this approved outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.



圖例 NOTATION

地帶 Zones

- 綜合發展區 Comprehensive Development Area
- 住宅(甲類) Residential (Group A)
- 住宅(乙類) Residential (Group B)
- 住宅(丙類) Residential (Group C)
- 政府、機構或社區 Government, Institution or Community
- 休憩用地 Open Space
- 其他指定用途 Other Specified Uses
- 綠化地帶 Green Belt

交通 Communications

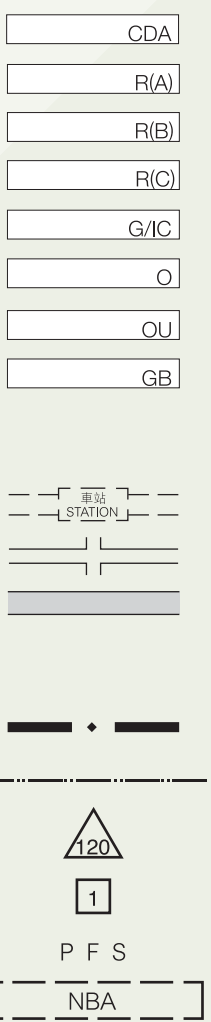
- 鐵路及車站(地下) Railway and Station (Underground)
- 主要道路及路口 Major Road and Junction
- 高架道路 Elevated Road

其他 Miscellaneous

- 規劃範圍界線 Boundary of Planning Scheme
- 建築物高度管制區界線 Building Height Control Zone Boundary
- 最高建築物高度(在主水平基準上若干米) Maximum Building Height (In Meters Above Principal Datum)
- 最高建築物高度(樓層數目) Maximum Building Height (In Number of Storeys)
- 加油站 Petrol Filling Station
- 非建築用地 Non-Building Area

摘錄自2014年7月18日刊憲之石硤尾(九龍規劃區第4區)分區計劃大綱草圖，圖則編號為S/K4/28。 Adopted from part of the Kowloon Planning Area No.4 – Shek Kip Mei – Draft Outline Zoning Plan with Plan No. S/K4/28 gazetted on 18th July 2014.

備註：因技術性問題，此分區計劃大綱草圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。 Note：Due to technical reasons, this draft outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.



有關分區計劃大綱圖並不覆蓋基本空白範圍 THIS BLANK AREA FALLS OUTSIDE THE COVERAGE OF THE RELEVANT OUTLINE ZONING PLAN

8. OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖等



圖例 NOTATION

地帶 Zones

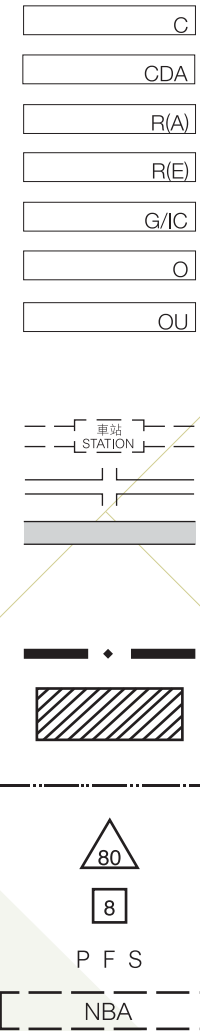
- 商業 Commercial
- 綜合發展區 Comprehensive Development Area
- 住宅(甲類) Residential (Group A)
- 住宅(戊類) Residential (Group E)
- 政府、機構或社區 Government, Institution or Community
- 休憩用地 Open Space
- 其他指定用途 Other Specified Uses

交通 Communications

- 鐵路及車站(地下) Railway and Station (Underground)
- 主要道路及路口 Major Road and Junction
- 高架道路 Elevated Road

其他 Miscellaneous

- 規劃範圍界線 Boundary of Planning Scheme
- 市區重建局發展計劃圖範圍 Urban Renewal Authority Development Scheme Plan Area
- 建築物高度管制區界線 Building Height Control Zone Boundary
- 最高建築物高度 (在主水平基準上若干米) Maximum Building Height (In Meters Above Principal Datum)
- 最高建築物高度 (樓層數目) Maximum Building Height (In Number of Storeys)
- 加油站 Petrol Filling Station
- 非建築用地 Non-Building Area

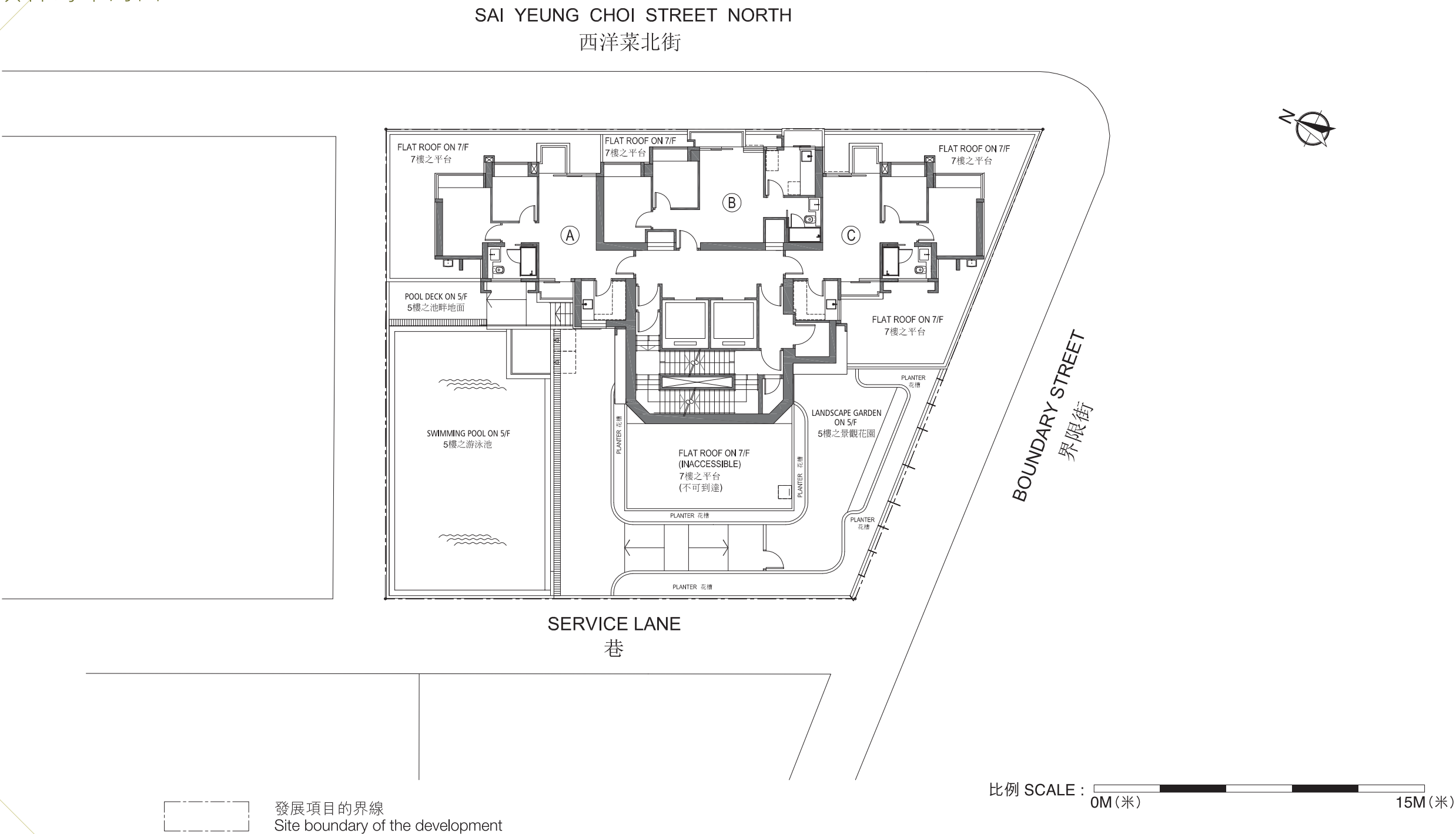


摘錄自2013年5月31日刊憲之旺角(九龍規劃區第3區)分區計劃大綱草圖，圖則編號為S/K3/30。
Adopted from part of the Kowloon Planning Area No.3 – Mong Kok – Draft Outline Zoning Plan with Plan No. S/K3/30 gazetted on 31st May 2013.

備註：因技術性問題，此分區計劃大綱草圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
Note：Due to technical reasons, this draft zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

9. LAYOUT PLAN OF THE DEVELOPMENT

發展項目的布局圖



發展項目的界線
Site boundary of the development

由發展項目的認可人士提供的該等建築物及設施的預計落成日期為2015年3月31日。
The estimated date of completion of these buildings and facilities as provided by the authorized person for the development is 31st March 2015.

10. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

7樓平面圖 7TH FLOOR PLAN



比例 SCALE : 0M(米) 5M(米)

每個住宅物業 Each Residential Property	樓層 Floor	單位 Unit		
		A	B	C
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	7/F	150	150, 175	150
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)		3500	3500	3500

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

平台空白位置為供維修大廈設備使用的公用地方。
Blank areas on the flat roof are common areas for building facility maintenance.

請參閱本售樓說明書第24頁為樓面平面圖而設之備註。
Please refer to page 24 of this sales brochure for the notes of the floor plans of residential properties.

備註：平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
Note: The dimensions of floor plans are all structural dimensions in millimeter.

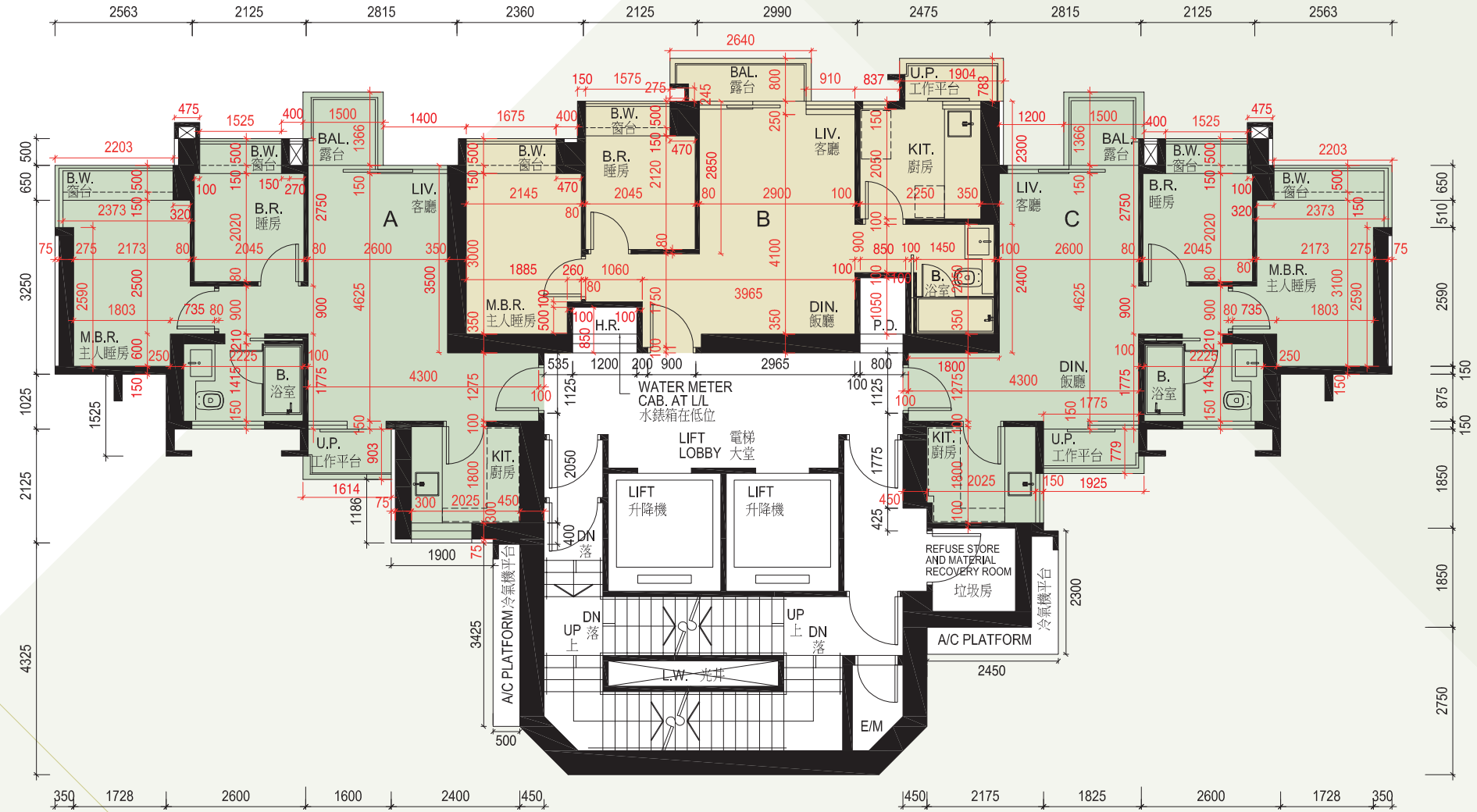
[] = 隨樓附送的嵌入式裝置
Built-in fittings provided in the units

E/M = 電錶房
Electric Meter Room

H.R. = 消防喉轆
Hose reel

P.D. = 管道
Pipe duct

8樓至21樓平面圖 8TH TO 21ST FLOOR PLAN



比例 SCALE : 0M(米) 5M(米)

每個住宅物業 Each Residential Property	樓層 Floor	單位 Unit		
		A	B	C
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	8/F 20/F	150	150, 175	150
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)		3500	3500	3500
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	21/F	200	200	200
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)		3500	3500	3500

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

請參閱本售樓說明書第24頁為樓面平面圖而設之備註。
Please refer to page 24 of this sales brochure for the notes of the floor plans of residential properties.

備註：平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
Note: The dimensions of floor plans are all structural dimensions in millimeter.

[] = 隨樓附送的嵌入式裝置
Built-in fittings provided in the units

E/M = 電錶房
Electric Meter Room

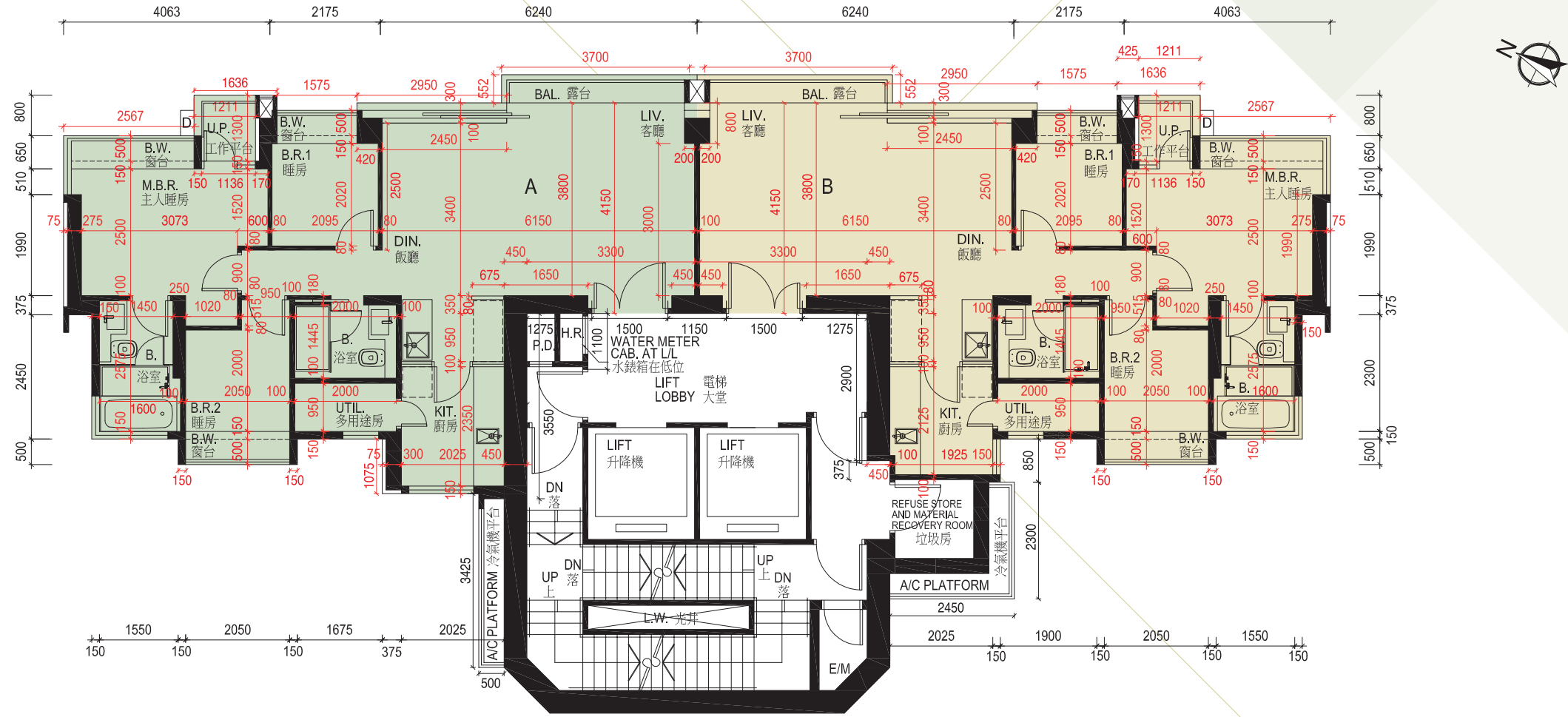
H.R. = 消防喉轆
Hose reel

P.D. = 管道
Pipe duct

10. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

23樓平面圖 23RD FLOOR PLAN



比例 SCALE : 0M(米) 5M(米)

每個住宅物業 Each Residential Property	樓層 Floor	單位 Unit	
		A	B
	23/F	150, 175, 300	150, 175, 300

樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	23/F	150, 175, 300	150, 175, 300
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	23/F	3450, 3500	3450, 3500

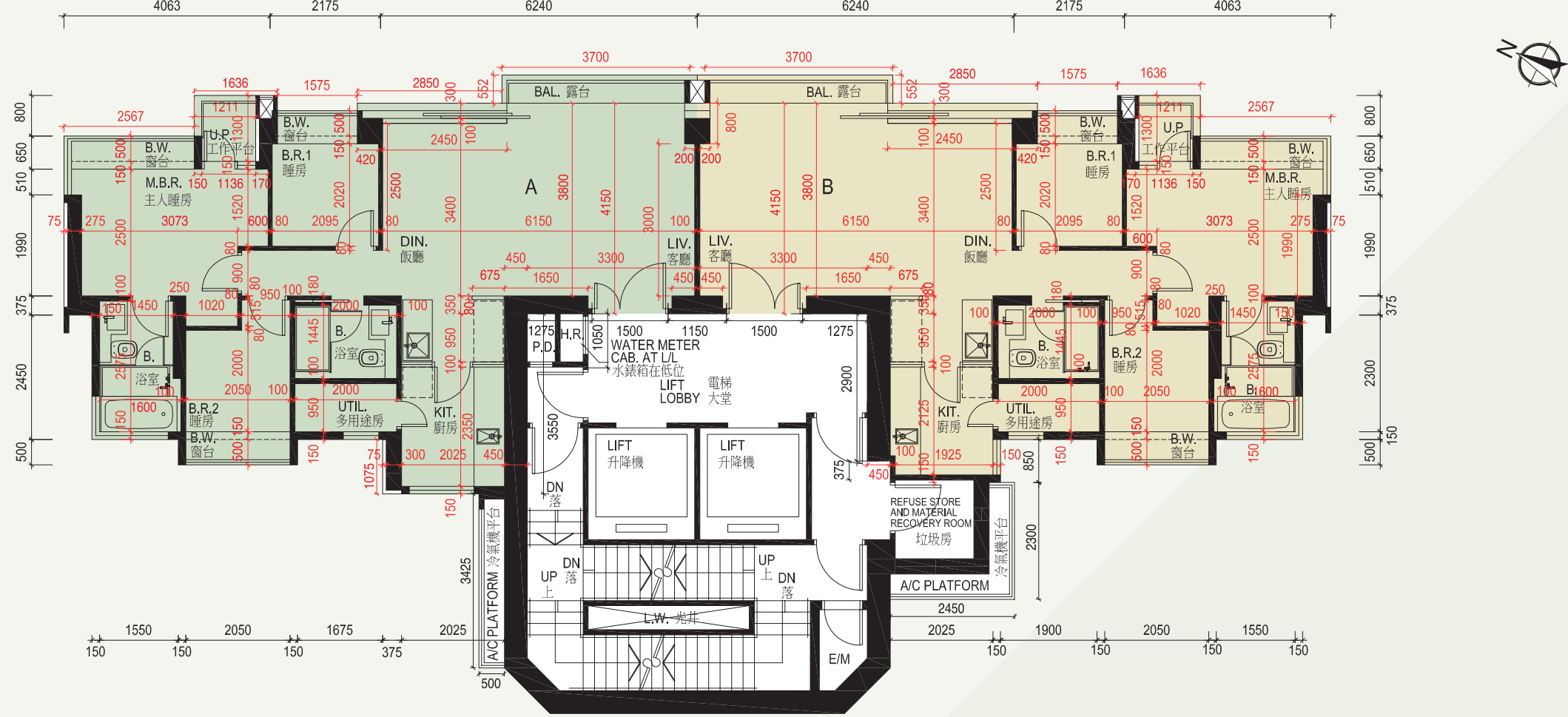
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

請參閱本售樓說明書第24頁為樓面平面圖而設之備註。
Please refer to page 24 of this sales brochure for the notes of the floor plans of residential properties.

備註：平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
Note：The dimensions of floor plans are all structural dimensions in millimeter.

- [] = 隨樓附送的嵌入式裝置
Built-in fittings provided in the units
- D = 建築柱之頂部
Top of the architectural column
- E/M = 電錶房
Electric meter room
- H.R. = 消防喉轆
Hose reel
- P.D. = 管道
Pipe duct

25樓至32樓平面圖 25TH TO 32ND FLOOR PLAN



比例 SCALE : 0M(米) 5M(米)

每個住宅物業 Each Residential Property	樓層 Floor	單位 Unit	
		A	B
	25/F - 31/F	150, 175, 300	150, 175, 300

樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	25/F - 31/F	150, 175, 300	150, 175, 300
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	25/F - 31/F	3500	3500

樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	32/F	150, 175, 300	150, 300
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	32/F	3150, 3500	3150, 3500

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

請參閱本售樓說明書第24頁為樓面平面圖而設之備註。
Please refer to page 24 of this sales brochure for the notes of the floor plans of residential properties.

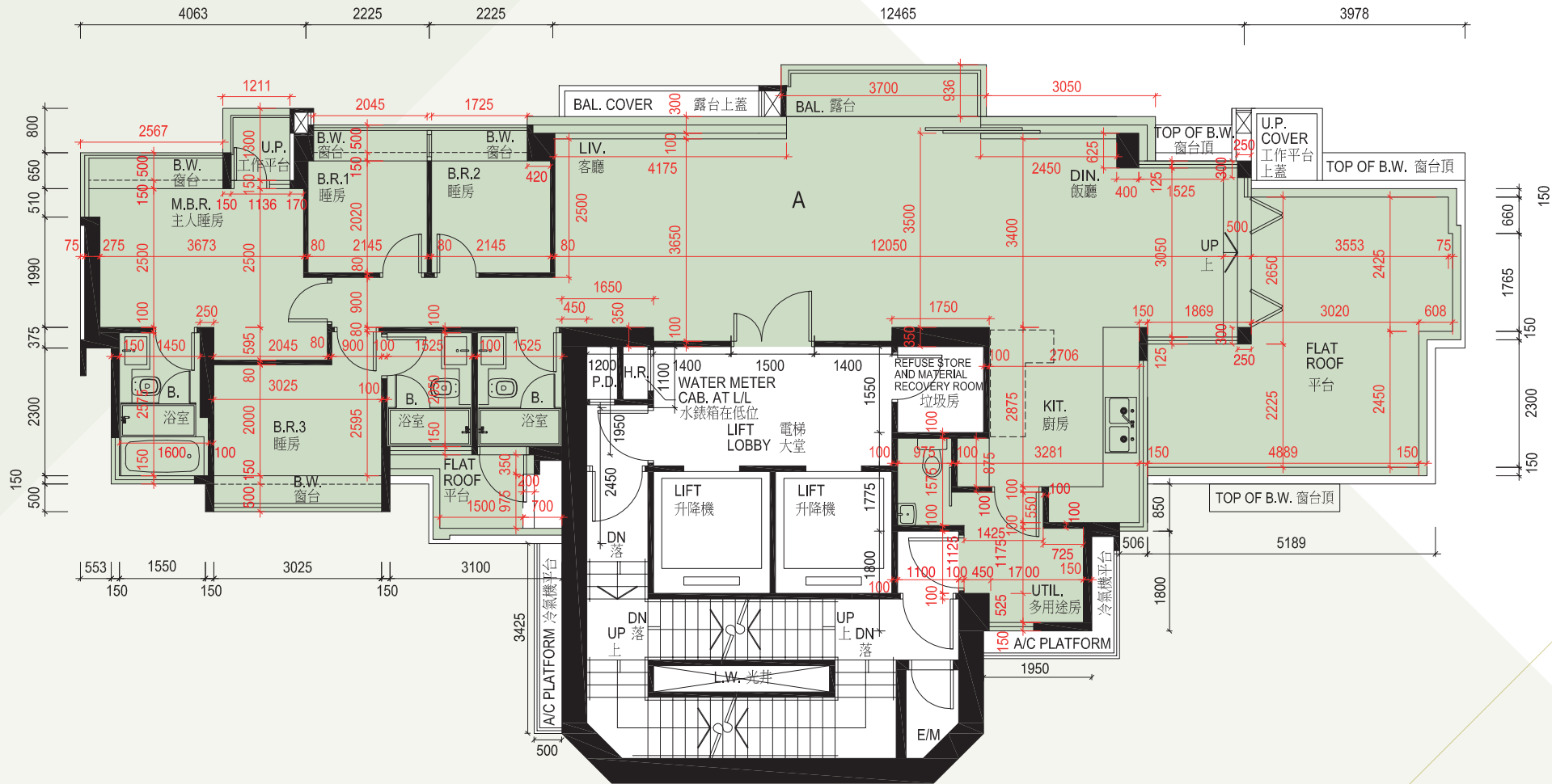
備註：平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
Note：The dimensions of floor plans are all structural dimensions in millimeter.

- [] = 隨樓附送的嵌入式裝置
Built-in fittings provided in the units
- E/M = 電錶房
Electric meter room
- H.R. = 消防喉轆
Hose reel
- P.D. = 管道
Pipe duct

10. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

33樓平面圖 33RD FLOOR PLAN



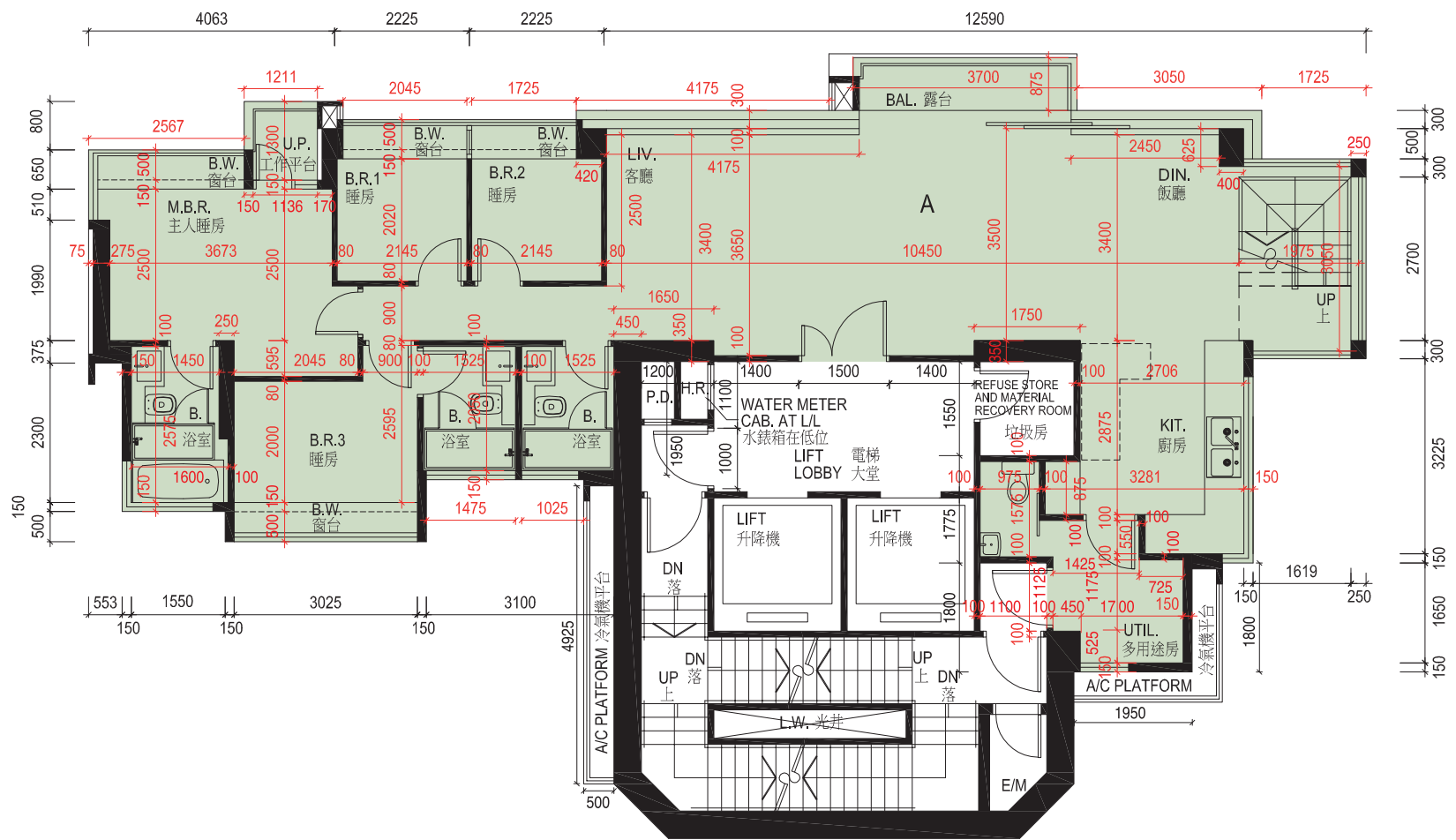
比例 SCALE : 0M(米) 5M(米)

每個住宅物業 Each Residential Property	樓層 Floor	單位 Unit A
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	33/F	150, 200
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)		3500

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
請參閱本售樓說明書第24頁為樓面平面圖而設之備註。
Please refer to page 24 of this sales brochure for the notes of the floor plans of residential properties.
備註：平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
Note：The dimensions of floor plans are all structural dimensions in millimeter.

- [---] = 隨樓附送的嵌入式裝置
Built-in fittings provided in the units
- BAL. COVER = 32樓之露台上蓋
Cover of balcony at 32/F
- E / M = 電錶房
Electric meter room
- H.R. = 消防喉轆
Hose reel
- P.D. = 管道
Pipe duct
- TOP OF B.W. = 32樓之窗台頂部
Top of bay window at 32/F
- U.P. COVER = 32樓之工作平台上蓋
Cover of utility platform at 32/F

35樓平面圖 35TH FLOOR PLAN



比例 SCALE : 0M(米) 5M(米)

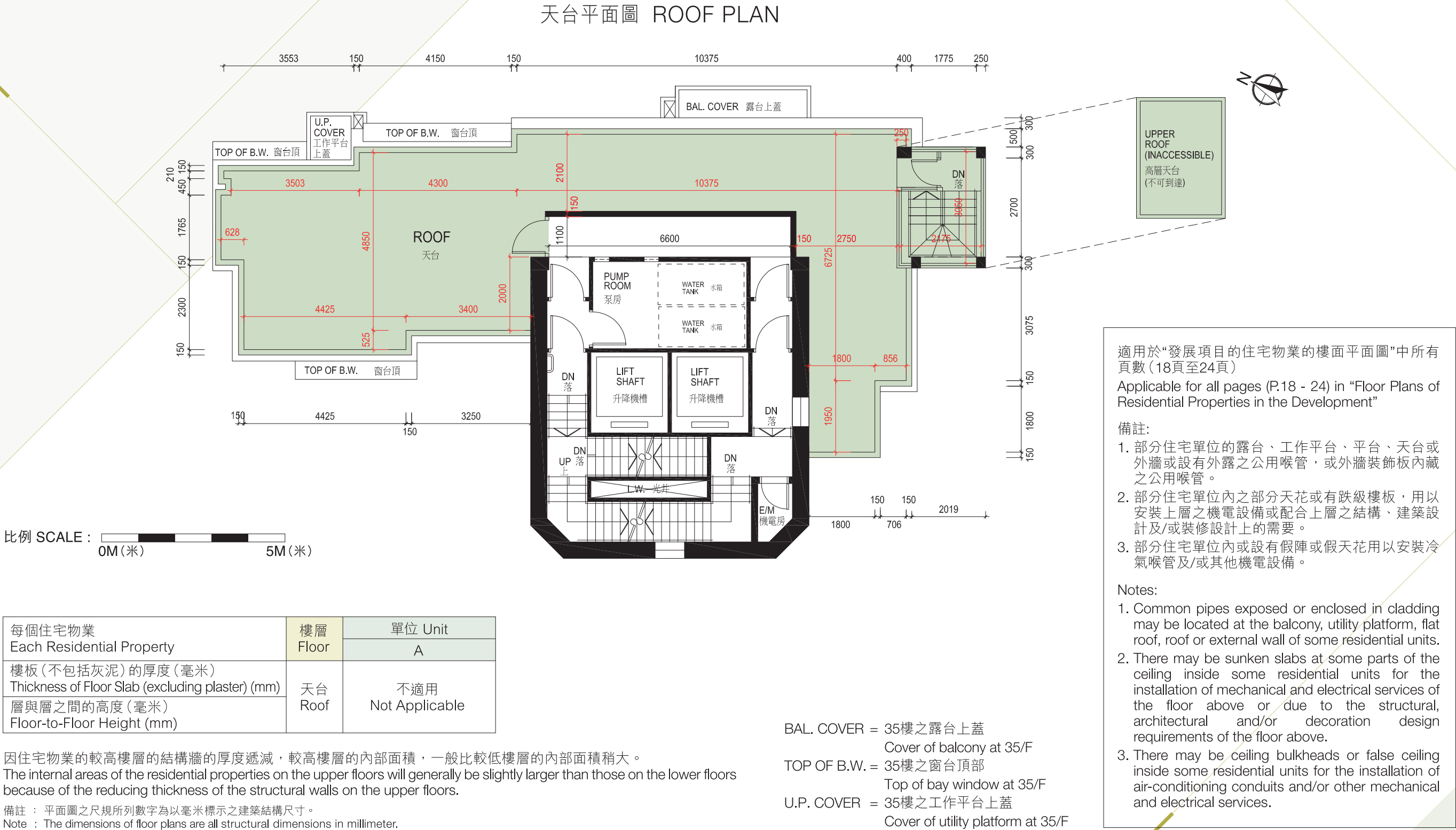
每個住宅物業 Each Residential Property	樓層 Floor	單位 Unit A
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	35/F	200, 300
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)		3500

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
請參閱本售樓說明書第24頁為樓面平面圖而設之備註。
Please refer to page 24 of this sales brochure for the notes of the floor plans of residential properties.
備註：平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
Note：The dimensions of floor plans are all structural dimensions in millimeter.

- [---] = 隨樓附送的嵌入式裝置
Built-in fittings provided in the units
- E / M = 電錶房
Electric meter room
- H.R. = 消防喉轆
Hose reel
- P.D. = 管道
Pipe duct

10. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖



11. AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) Saleable Area (including balcony, utility platform and verandah, if any) sq. m. (sq. ft.)	其他指明項目的面積(不計算入實用面積) · 平方米(平方呎) Area of other specified items (Not included in the Saleable Area), sq. m. (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
曉珀 High Park	7/F	A	43.350 (466) 露台 Balcony: — 工作平台 Utility Platform: 1.5 (16)	—	2.039 (22)	—	25.798 (278)	—	—	—	—	—	—
		B	42.452 (457) 露台 Balcony: — 工作平台 Utility Platform: 1.5 (16)	—	1.925 (21)	—	5.007 (54)	—	—	—	—	—	—
		C	40.605 (437) 露台 Balcony: — 工作平台 Utility Platform: —	—	2.039 (22)	—	36.271 (390)	—	—	—	—	—	—
	8 - 21/F	A	45.350 (488) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	—	2.039 (22)	—	—	—	—	—	—	—	—
		B	44.452 (479) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	—	1.925 (21)	—	—	—	—	—	—	—	—
		C	44.105 (475) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	—	2.039 (22)	—	—	—	—	—	—	—	—
	23 - 32/F	A	73.728 (793) 露台 Balcony: 2.061 (22) 工作平台 Utility Platform: 1.5 (16)	—	3.421 (37)	—	—	—	—	—	—	—	—
		B	72.726 (782) 露台 Balcony: 2.061 (22) 工作平台 Utility Platform: 1.5 (16)	—	3.421 (37)	—	—	—	—	—	—	—	—
	33/F	A	120.224 (1294) 露台 Balcony: 3.463 (37) 工作平台 Utility Platform: 1.5 (16)	—	5.046 (54)	—	22.588 (243)	—	—	—	—	—	—
	35/F	A	119.999 (1292) 露台 Balcony: 3.238 (35) 工作平台 Utility Platform: 1.5 (16)	—	5.046 (54)	—	—	—	—	78.632 (846)	5.386 (58)	—	—

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表二第2部的計算分別得出的。

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

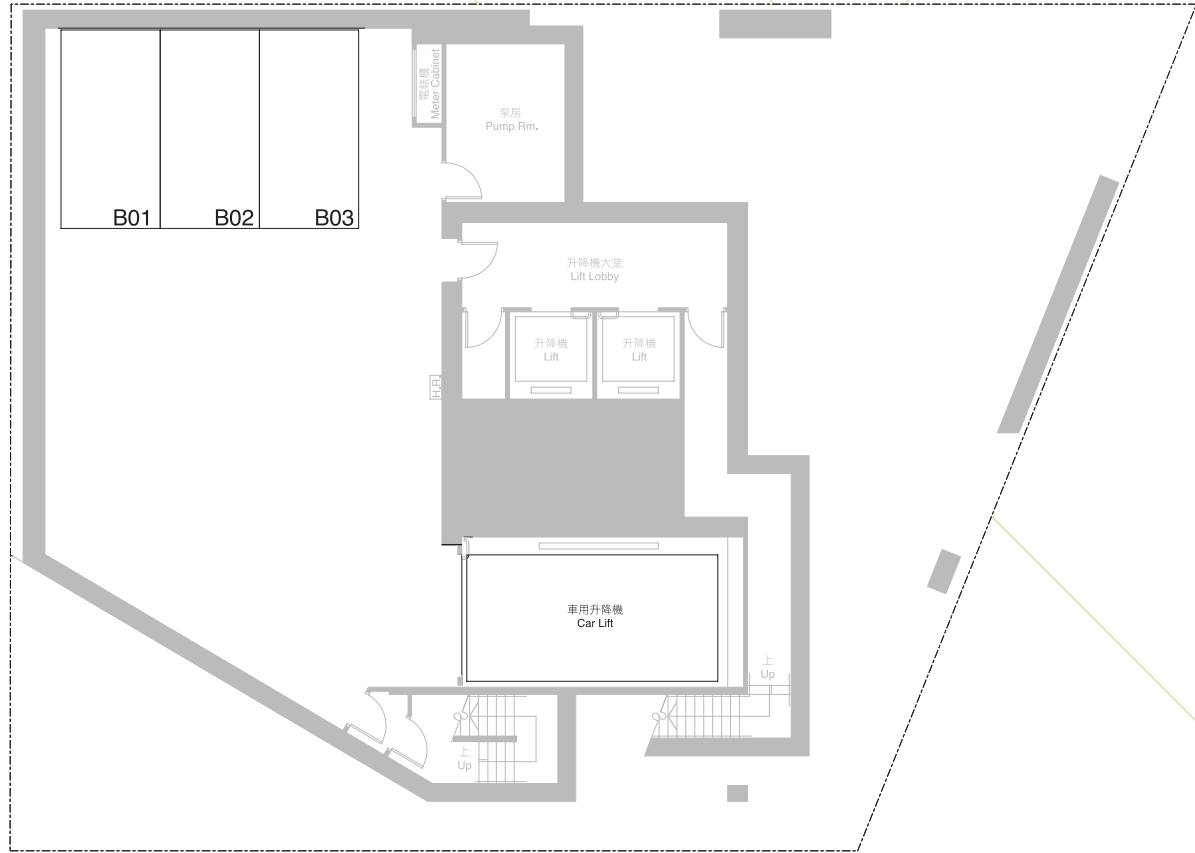
The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

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

12. FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖

地庫平面圖 BASEMENT FLOOR PLAN

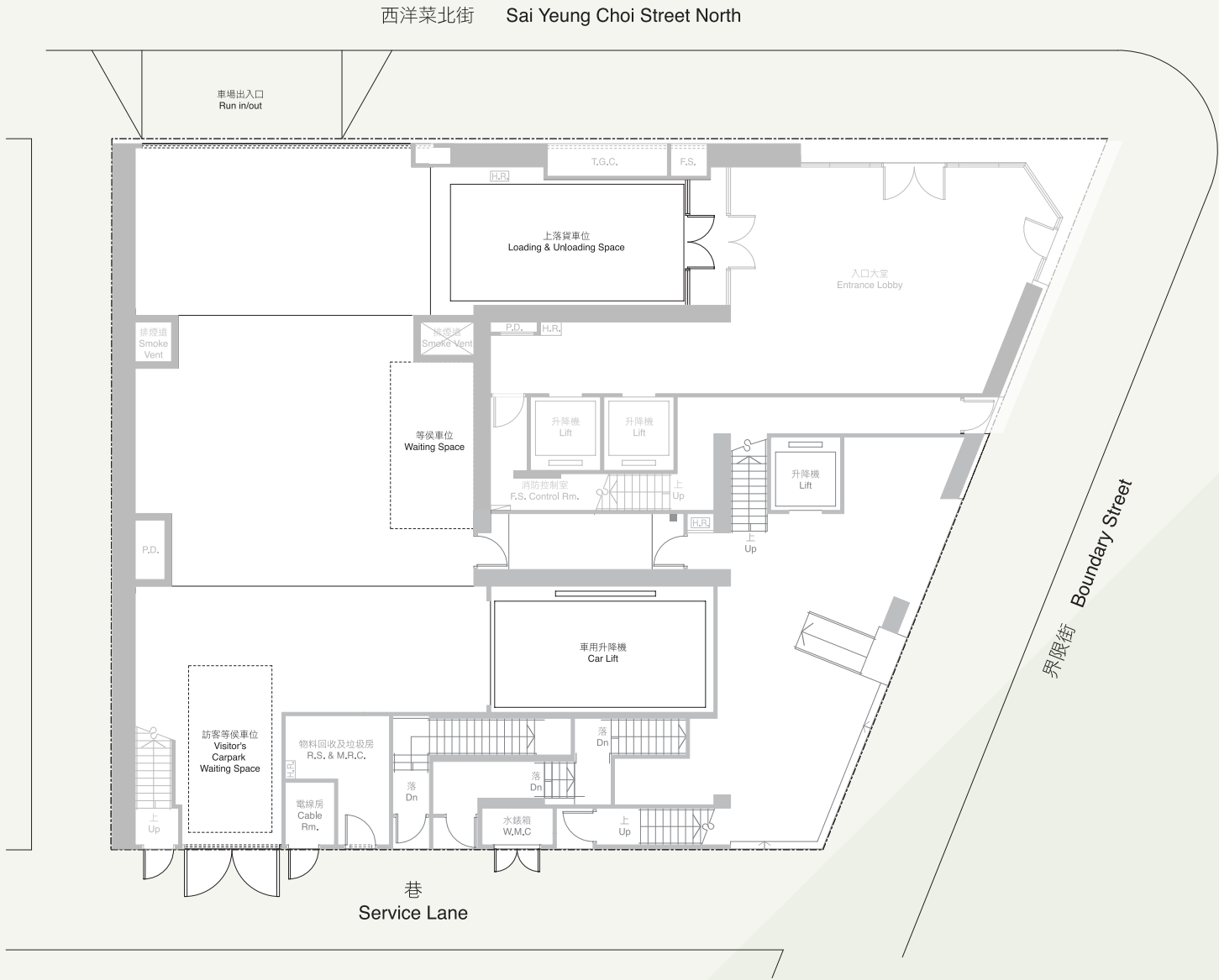


停車位數目及停車位面積 Number and Area of Parking Spaces

停車位類別 Type of Parking Space	位置 Location	數目 Number	尺寸(長 x 闊) (米) Dimension (L x W) (m)	每個車位面積(平方米) Area of each parking space (sq. m.)
私家車位 Private Car Parking Space	B/F	3	5.0 x 2.5	12.5

H.R. = 消防喉轆
Hose reel

地下平面圖 GROUND FLOOR PLAN



停車位數目及停車位面積 Number and Area of Parking Spaces

停車位類別 Type of Parking Space	位置 Location	數目 Number	尺寸(長 x 闊) (米) Dimension (L x W) (m)	每個車位面積(平方米) Area of each parking space (sq. m.)
上落貨車位 Loading and Unloading Space	G/F	1	7.0 x 3.5	24.5
等候車位 Waiting Space	G/F	1	5.0 x 2.5	12.5
訪客等候車位 Visitor's Carpark Waiting Space	G/F	1	5.0 x 2.5	12.5

F.S. = 消防及花灑控制
Fire service control /
sprinkler control

H.R. = 消防喉轆
Hose reel

P.D. = 管道
Pipe duct

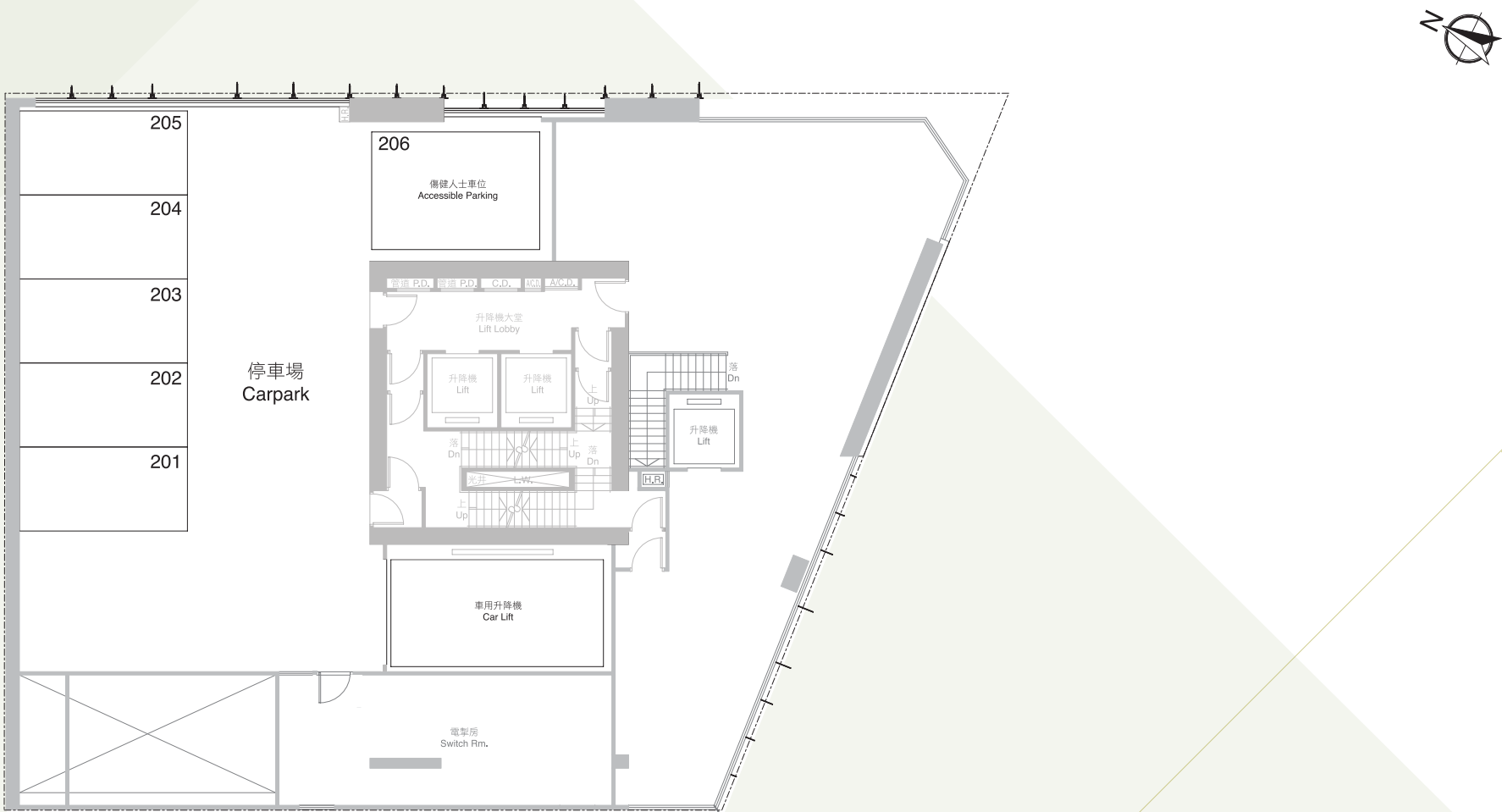
T.D. = 電話線槽
Telephone duct

T.G.C. = 煤氣制房
Towngas chamber

12. FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖

2樓平面圖 2ND FLOOR PLAN

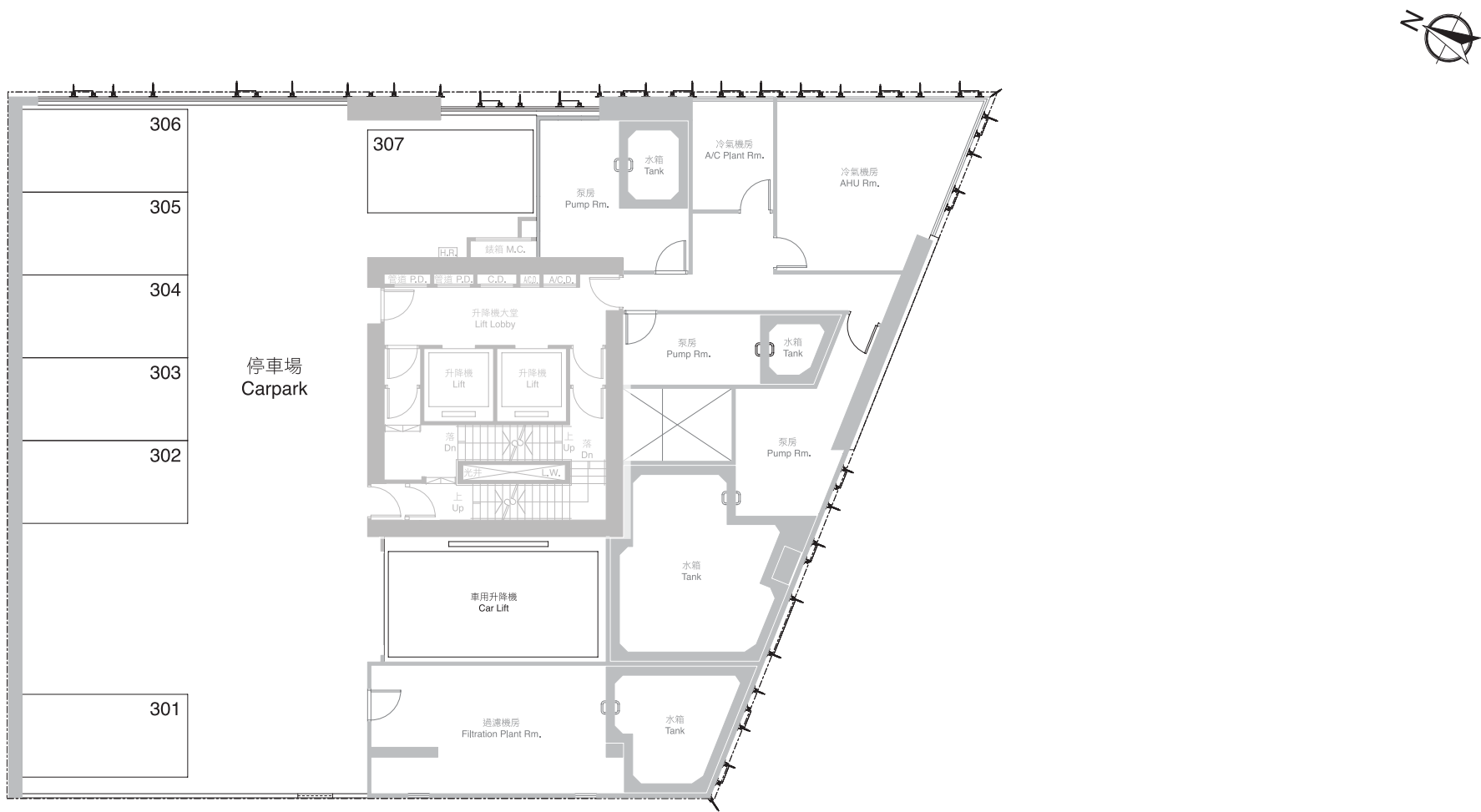


停車位數目及停車位面積 Number and Area of Parking Spaces

停車位類別 Type of Parking Space	位置 Location	數目 Number	尺寸(長 x 闊) (米) Dimension (L x W) (m)	每個車位面積(平方米) Area of each parking space (sq. m.)
私家車位 Private Car Parking Space	2/F	5	5.0 x 2.5	12.5
傷健人士車位 Accessible Parking	2/F	1	5.0 x 3.5	17.5

- A/C. D. = 冷氣槽
Air-conditioning duct
C.D. = 電線槽
Cable duct
H.R. = 消防喉轆
Hose reel

3樓平面圖 3RD FLOOR PLAN



停車位數目及停車位面積 Number and Area of Parking Spaces

停車位類別 Type of Parking Space	位置 Location	數目 Number	尺寸(長 x 闊) (米) Dimension (L x W) (m)	每個車位面積(平方米) Area of each parking space (sq. m.)
私家車位 Private Car Parking Space	3/F	7	5.0 x 2.5	12.5

- A/C. D. = 冷氣槽
Air-conditioning duct
C.D. = 電線槽
Cable duct
H.R. = 消防喉轆
Hose reel

13. SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

臨時買賣合約的摘要

1. 在簽署臨時合約時須支付款額為5%的臨時訂金。

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

3. 如買方沒有於訂立該臨時合約的日期之後5個工作日之內簽立買賣合約 —

i. 該臨時合約即告終止；

ii. 有關的臨時訂金即予沒收；及

iii. 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。
1. A preliminary deposit of 5% is payable on the signing of that preliminary agreement;

2. 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, as stakeholders;

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

i. that preliminary agreement is terminated;

ii. the preliminary deposit is forfeited; and

iii. the owner does not have any further claim against the purchaser for the failure.

14. SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

1. 發展項目的公用部分

「公用地方與設施」統指大廈公用地方與設施（供大廈整體公用及共享）、住宅公用地方與設施（供住宅發展整體公用及共享）及停車場公用地方與設施（供停車場整體公用及共享），並在適用的情況下包括《建築物管理條例》附表一所列舉的適當及相關公用部分。

大廈公用地方與設施包括但不限於大廈基座由地下至三樓的外牆（但不包括構成住宅公用地方的部分外牆）、地基、柱、樑及其他結構性支承物（構成商業發展及相關住宅單位部分除外）、使用天線廣播分導系統或電訊網絡設施的地方、公共天線、泵房、水箱、污水管及排水渠。

住宅公用地方與設施包括但不限於大廈住宅塔樓外牆並包括大廈住宅塔樓的玻璃幕牆系統（但不包括玻璃幕牆系統的可開啓部份及全部圍住或朝向住宅單位的訂明玻璃屏）、大廈基座由五樓至七樓的外牆、康樂地方與設施、入口大堂、升降機大堂、升降機、垃圾及物料回收房、及專屬住宅發展的所有機電裝置及設備。

停車場公用地方與設施包括但不限於汽車升降機及專屬停車場的所有機電裝置和設備。

2. 分配予發展項目中的每個住宅物業的不分割份數的數目

單位	樓層				
	7樓	8樓至21樓	23樓至32樓	33樓	35樓
A	47/4150	47/4150	77/4150	127/4150	137/4150
B	44/4150	46/4150	76/4150	—	—
C	45/4150	46/4150	—	—	—

*不設4樓、13樓、14樓、24樓及34樓

3. 發展項目的管理人的委任年期

管理人首屆任期由簽訂公契日期起計兩年，其後續任至按公契的條文終止為止。
4. 在發展項目中的住宅物業的業主之間分擔管理開支的基準

每個住宅單位的業主應在每個曆月首日預繳按住宅管理預算案其應繳的年度開支份額的十二份之一的管理費，以分擔發展項目的管理開支（包括管理人的酬金）。該應繳的份額比例，應與分配給其住宅單位的管理份數對分配給發展項目內所有住宅單位的管理份數的比例相同。
5. 計算管理費按金的基準

管理費按金相等於業主就其單位按首個年度管理預算案計算而須繳的三個月管理費。
6. 賣方在發展項目中保留作自用的範圍（如有的話）

不適用。

1. The common parts of the development

“Common Areas and Facilities” means collectively the Estate Common Areas and Facilities (intended for the common use and benefit of the Estate as a whole), Residential Common Areas and Facilities (intended for the common use and benefit of the Residential Development as a whole) and Car Park Common Areas and Facilities (intended for the common use and benefit of the Car Park as a whole) and, where applicable, includes those appropriate and relevant common parts specified in Schedule 1 to the Building Management Ordinance.

The Estate Common Areas and Facilities includes but not limited to the external walls of the podium from the Ground Floor to the Third Floor of the Estate (but excluding such part of the external walls which forms part of the Residential Common Areas), the foundations, columns, beams and other structural supports (except those parts which form parts of the Commercial Development and the relevant Residential Units), areas for the installation or use of aerial broadcast distribution or telecommunications network facilities, communal aerial, pump rooms, water tanks, sewers and drains.

The Residential Common Areas and Facilities includes but not limited to the external walls of the residential tower of the Estate including the curtain wall system of the residential tower of the Estate (but excluding the openable parts of the curtain wall system and those specified pieces of the glass panels wholly enclosing or fronting the Residential Unit), the external walls of the podium from the Fifth Floor to the Seventh Floor of the Estate, the recreational areas and facilities, entrance lobby, lift lobbies, lifts, refuse store and material recovery rooms, and all mechanical and electrical installations and equipment exclusively for the Residential Development.

The Car Park Common Areas and Facilities includes but not limited to the car lift, and all electrical and mechanical installations and equipment exclusively for the Car Park.

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

Unit	Floor				
	7/F	8/F - 21/F	23/F - 32/F	33/F	35/F
A	47/4150	47/4150	77/4150	127/4150	137/4150
B	44/4150	46/4150	76/4150	—	—
C	45/4150	46/4150	—	—	—

*4/F, 13/F, 14/F, 24/F and 34/F are omitted

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

The Manager is to be appointed for an initial term of two years from the date of the Deed of Mutual Covenant and to be continued thereafter until termination of the Manager's appointment in accordance with the provisions thereof.
4. The basis on which the management expenses are shared among the owners of the residential properties in the development

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

14. SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

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

The management fee deposit is equivalent to three months' management contribution based on the first annual Management Budget payable by the Owner in respect of his Unit.
6. The area (if any) in the development retained by the vendor for its own use

Not applicable.

15. SUMMARY OF LAND GRANT

批地文件的摘要

1. 發展項目位於新九龍內地段第2633號、新九龍內地段第2742號、新九龍內地段第2743號、新九龍內地段第2744號及新九龍內地段第2745號（統稱「該土地」）。

2. 5份屬於該土地的政府租契（統稱「該租契」）所規定的年期均由1898年7月1日起計75年，並有權續期24年減最後3天。該租契的年期已根據《新界土地契約（續期）條例》展延至2047年6月30日。

3. 該土地不可在事前未得到政府給予特許下被用作經營或從事銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理或任何其他產生噪音、發出惡臭或令人厭惡的行業或業務。根據一封日期為2011年11月7日並在土地註冊處以註冊摘要第12020900560014號註冊的函件，政府已給予特許在該土地上經營或從事製糖、油料（加油站除外）、售肉、食物供應及旅館的行業或業務。

4. 該租契規定承租人「此後每當有需要時便須自費修理、維持、保持、保養、鋪設、清除、擦淨、清洗、清倒、修改及保存現時或在此後任何時間豎立於該片或該幅土地上的宅院或物業及所有其他豎設物及建築物以及所有以任何方式屬於或與其相關的牆壁、斜堤、路塹、籬笆、溝渠、欄杆、燈光、行人道、廁所、洗滌槽、排水渠及水道，並以所有及各類必需的方式去進行修理、清洗及修改，達致整體令該女王陛下的工務局局長感到滿意的程度」。

5. 除上述第4段的契諾之外，該租契規定承租人「須於現批出的年期內每當有需要時便當分擔及支付製造、建造、維修及修改所批租的處所與該處所附近或毗連的其他處所共用或共同擁有的所有或任何道路、行人道、渠道、圍欄、界牆、風擋、私人或公共污水渠及排水渠所需的費用之合理部份，而該部份應由該局長訂定及核實並可作為屬欠繳租金的性質追討」。

6. 該租契規定「如有需要改善該殖民地或凡是為其他公共目的，在給予該承租人3個公曆月的通知及付予該承租人由該局長公平及公正無私地估定該土地及其上的建築物的全面及公平的補償後，該女王陛下具有全權收回、進入、重新接管所有所批租的處所或其任何部份，而當行使該項權力時，現批出的年期及現設立的產權將分別終止及變為無效」。
1. The development is situated on New Kowloon Inland Lot No.2633, New Kowloon Inland Lot No.2742, New Kowloon Inland Lot No.2743, New Kowloon Inland Lot No.2744 and New Kowloon Inland Lot No.2745 (collectively the “Land”).

2. The Land are respectively held under five Government Leases (collectively the “Leases”) for five several terms all of 75 years commencing from 1st July 1898 with right of renewal for 24 years less the last three days. The terms of the Leases have been extended to 30th June 2047 pursuant to the New Territories Leases (Extension) Ordinance.

3. The Land 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. By a letter dated 7th November 2011 and registered in the Land Registry by Memorial No.12020900560014, the Government has approved a licence to carry out the trade or business of sugar baker, oilman (excluding petrol filling station), butcher, victualler and tavern keeper in or upon the Land.

4. The Leases provide that the Lessees “shall and will from time to time and at all times hereafter when where and as often as need or occasion shall be and require at his own proper costs and charges well and sufficiently Repair Uphold Support Maintain Pave Purge Scour Cleanse Empty Amend and keep the messuage or tenement messuages or tenements and all other erections and buildings now or at any time hereafter standing upon the said piece or parcel of ground and all the Walls Banks Cuttings Hedges Ditches Rails Lights Pavements Privies Sinks Drains and Watercourses thereunto belonging and which shall in any-wise belong or appertain unto the same in by and with all and all manner of needful and necessary reparations cleansings and amendments whatsoever the whole to be done to the satisfaction of Her said Majesty's Director of Public Works”.

5. In addition to the covenant in paragraph 4 above, the Leases provide that the Lessees “will during the term hereby granted as often as need shall require bear pay and allow a reasonable share and proportion for and towards the costs and charges of making building repairing and amending all or any roads pavements channels fences and party walls draughts private or public sewers and drains requisite for or in or belonging to the demised premises or any part thereof in common with other premises near or adjoining thereto and that such proportion shall be fixed and ascertained by the said Director and shall be recoverable in the nature of rent in arrear”.

6. The Leases provide that “Her said Majesty shall have full power to resume enter into and re-take possession of all or any part of the demised premises if required for the improvement of the said Colony or for any other public purpose whatsoever Three Calendar Months’ notice being given to the said Lessee of its being so required and a full and fair compensation for the said Land and the Buildings thereon being paid to the said Lessee at a Valuation to be fairly and impartially made by the said Director and upon the exercise of such power the term and estate hereby created shall respectively cease determine and be void”.

16. INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

1. 有關的批地文件規定興建並提供予政府或供公眾使用的設施的資料
不適用。

2. 有關的批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的設施或
休憩用地的資料
不適用。

3. 發展項目所位於的土地中為施行《建築物(規劃)規例》(第123章，附屬法例F)第22(1)條而撥供公眾用途
的部分的資料
不適用。
1. **Information on any facilities that are required under the Land Grant to be constructed and provided for the Government, or for public use**
Not applicable.

2. **Information on any facilities or open space that is required under the Land Grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development**
Not applicable.

3. **Information on any part of the land (on which the development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulation (Cap. 123 sub. Leg. F)**
Not applicable.

17. WARNING TO PURCHASERS

對買方的警告

1. 此提示建議你聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表你行事。

2. 如你聘用上述的獨立的律師事務所，以在交易中代表你行事，該律師事務所將會能夠向你提供獨立意見。

3. 如你聘用代表擁有人行事的律師事務所同時代表你行事，而擁有人與你之間出現利益衝突：—
(i) 該律師事務所可能不能夠保障你的利益；及
(ii) 你可能要聘用一間獨立的律師事務所。

4. 如屬3.(ii)段的情況，你須支付的律師費用總數，可能高於如你自一開始即聘用一間獨立的律師事務所須
支付的費用。
1. You are recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for you in relation to the transaction.

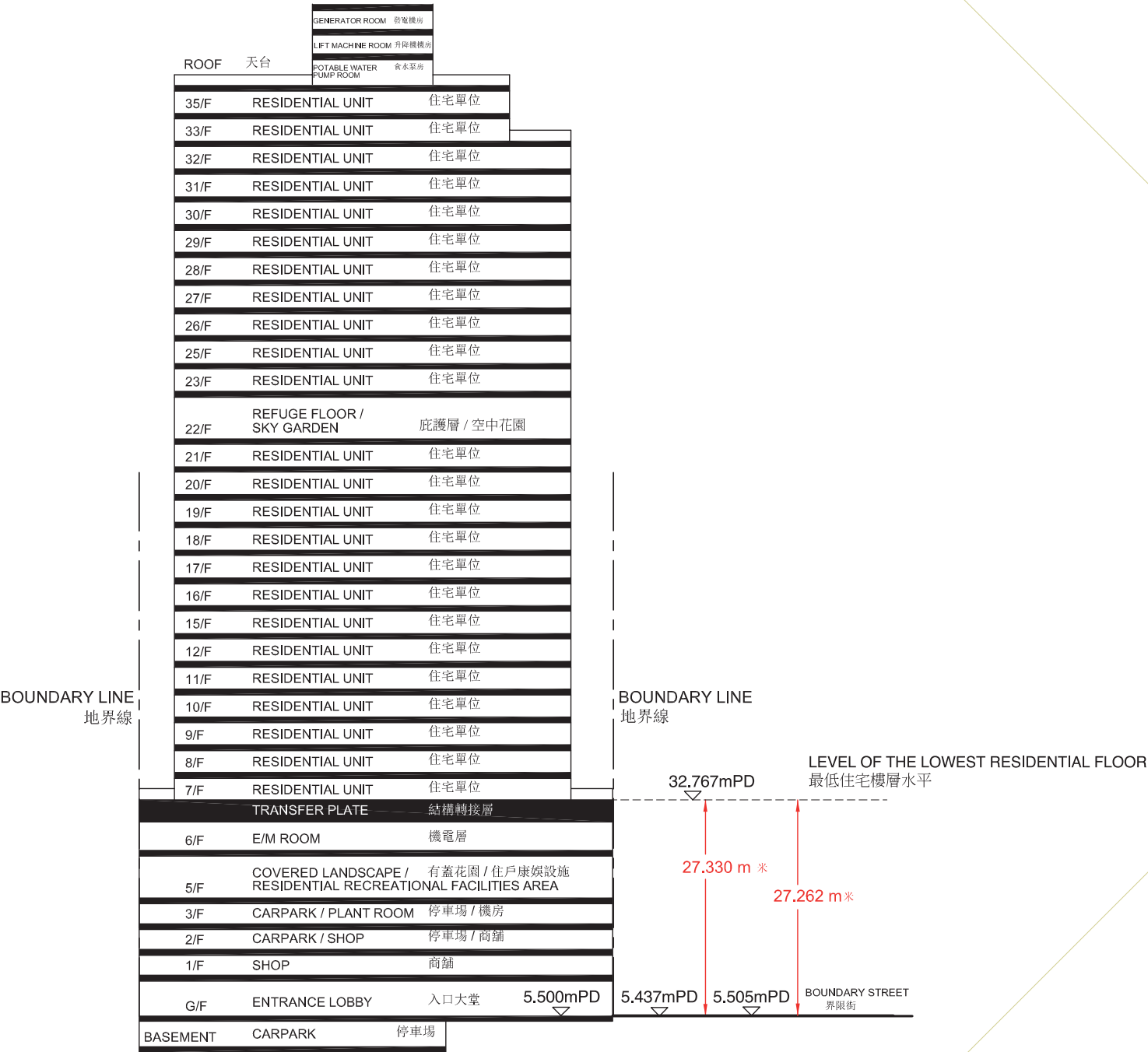
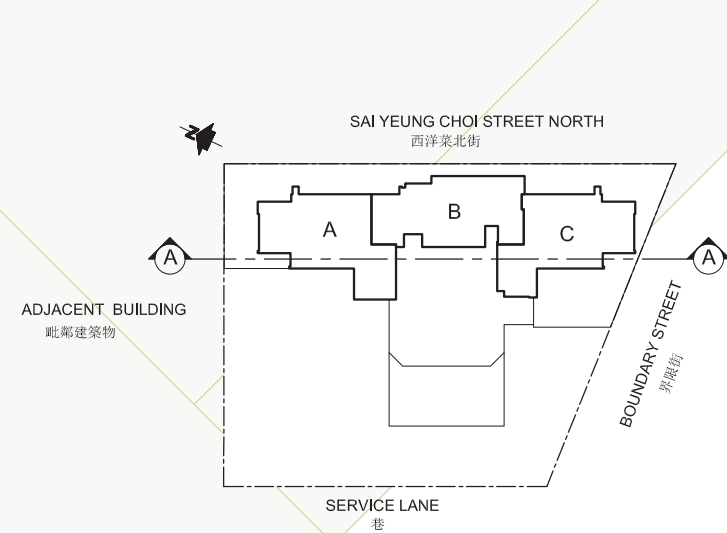
2. If you instruct such separate firm of solicitors to act for you in relation to the transaction, that firm will be able to give independent advice to you.

3. If you instruct the firm of solicitors acting for the owner to act for you as well, and a conflict of interest arises between the owner and you:-
(i) that firm may not be able to protect your interests; and
(ii) you may have to instruct a separate firm of solicitors.

4. In the case of paragraph 3.(ii), the total solicitors' fees payable by you may be higher than the fees that would have been payable if you had instructed a separate firm of solicitors in the first place.

18. CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

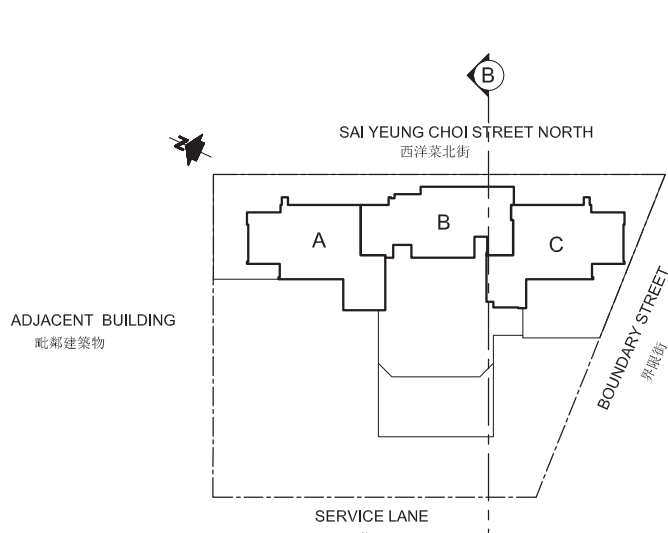
發展項目中的建築物的橫截面圖



橫截面圖 A-A
Cross - Section Plan A-A

毗鄰建築物的一段界限街，為香港主水平基準以上5.437至5.505米。
The part of Boundary Street adjacent to the building is 5.437 to 5.505 metres above the Hong Kong Principal Datum.

虛線為最低住宅樓層水平。
Dotted line denotes level of the lowest residential floor.



橫截面圖 B-B
Cross - Section Plan B-B

毗鄰建築物的一段西洋菜北街，為香港主水平基準以上5.505至5.750米。
The part of Sai Yeung Choi Street North adjacent to the building is 5.505 to 5.750 metres above the Hong Kong Principal Datum.

毗鄰建築物的一段巷，為香港主水平基準以上5.437至5.570米。
The part of service lane adjacent to the building is 5.437 to 5.570 metres above the Hong Kong Principal Datum.
虛線為最低住宅樓層水平。
Dotted line denotes level of the lowest residential floor.

19. ELEVATION PLAN

立面圖

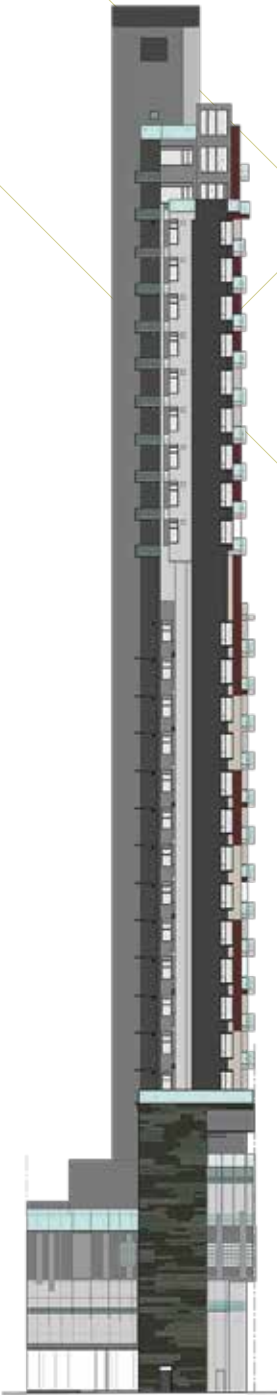
發展項目的認可人士已證明本圖所示的立面：

1. 以2014年8月21日的情況為準的該發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與該發展項目的外觀一致。

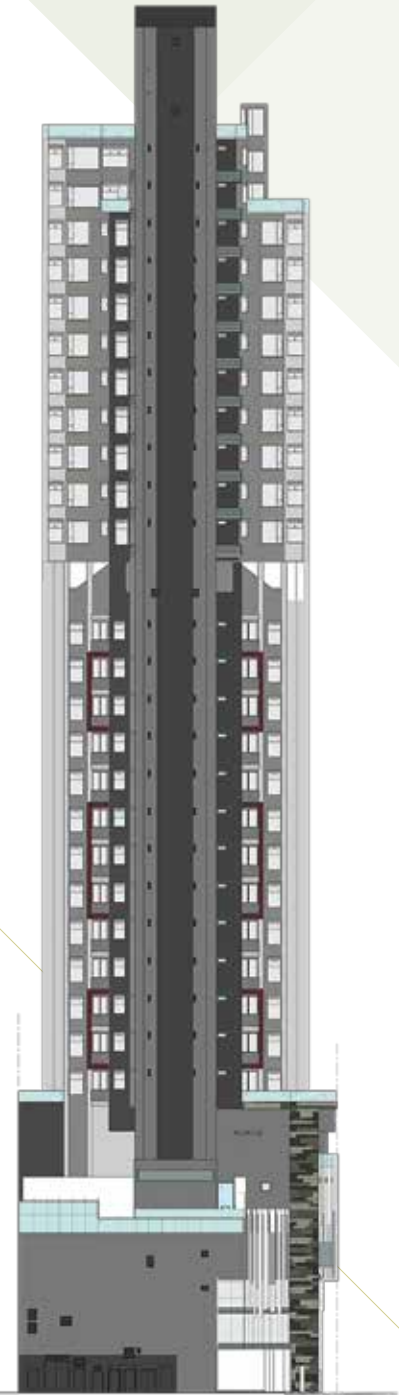
Authorized person for the development certified that the elevations shown on this plan:

1. are prepared on the basis of the approved building plans for the development as of 21st August 2014; and
2. are in general accordance with the outward appearance of the development.

南面立面圖
SOUTH ELEVATION



西南面立面圖
SOUTH-WEST ELEVATION



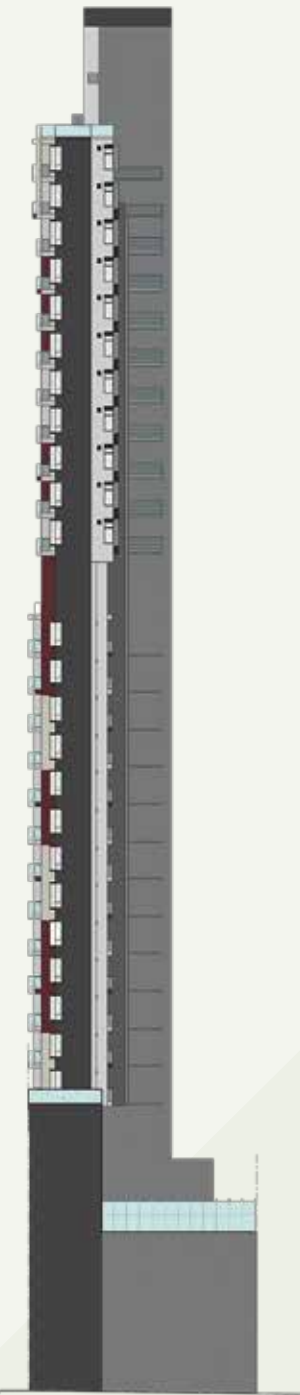
發展項目的認可人士已證明本圖所示的立面：

1. 以2014年8月21日的情況為準的該發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與該發展項目的外觀一致。

Authorized person for the development certified that the elevations shown on this plan:

1. are prepared on the basis of the approved building plans for the development as of 21st August 2014; and
2. are in general accordance with the outward appearance of the development.

北面立面圖
NORTH ELEVATION



東北面立面圖
NORTH-EAST ELEVATION



20. INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

發展項目中的公用設施的資料

地點 Location	公用設施類別 Category of Common Facilities	有上蓋遮蓋 Covered		沒有上蓋遮蓋 Uncovered	
		面積(平方米) Area (sq. m.)	面積(平方呎) Area (sq. ft.)	面積(平方米) Area (sq. m.)	面積(平方呎) Area (sq. ft.)
五樓 5/F	娛樂設施 Recreational Facilities	201.694	2171	–	–
五樓 5/F	游泳池 Swimming Pool & Pool Deck	–	–	159.908	1721
五樓 5/F	景觀花園 Landscape Garden	67.882	731	71.569	770
二十二樓 22/F	空中花園 Sky Garden	58.904	634	–	–

附註：以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。
Note：Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest square foot.

21. INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

閱覽圖則及公契

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

2. (a) 以下文件的文本存放在發售有關住宅物業的售樓處，以供閱覽—
本物業的公契在將本物業提供出售的日期的最新擬稿。
(b) 無須為閱覽付費。
1. Copies of outline zoning plans relating to the development are available for inspection at www.ozp.tpb.gov.hk.

2. (a) Copies of the following document are available for inspection at the place at which the residential property is offered to be sold –
the latest draft of deed of mutual covenant as at the date on which the residential property is offered to be sold.
(b) The inspection is free of charge.

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. 外部裝修物料

a.	外牆	基座外牆鋪砌外牆瓦、玻璃外牆、鋁飾板、鋁百頁、玻璃飾條、金屬飾條及掛石。住宅大樓外牆鋪砌外牆瓦、玻璃幕牆、鋁飾板及鋁百頁。
b.	窗	全部窗戶選用氟化炭噴塗鋁窗框及有色玻璃。
c.	窗台	鋼筋混凝土配氟化炭噴塗鋁窗框及有色玻璃。窗台板鋪砌天然石。
d.	花槽	沒有
e.	陽台或露台	(i) 露台裝有夾膠玻璃欄河，地台鋪砌地磚，牆身鋪砌鋁飾板及外牆瓦至鋁質假天花底。 (ii) 露台設有上蓋。 (iii) 沒有陽台。
f.	乾衣設施	沒有

2.1. 室內裝修物料 (7/F至21/F)

a.	大堂	
	G/F住宅入口大堂	地台鋪砌天然石。外露牆身拼配木紋飾面及不銹鋼至假天花底。石膏板假天花髹乳膠漆。
	公用升降機大堂	地台鋪砌天然石。外露牆身拼配木紋飾面及不銹鋼至假天花底。石膏板假天花髹乳膠漆。
b.	內牆及天花板	客廳、飯廳及睡房之外露牆身及天花髹乳膠漆。
c.	內部地板	客廳、飯廳及睡房之地台鋪砌複合木地板及木腳線。
d.	浴室	外露地台鋪砌天然石。外露牆身拼配牆瓦及玻璃間牆至假天花底。石膏板假天花髹乳膠漆。
e.	廚房	外露地台鋪砌天然石。外露牆身鋪砌天然石及玻璃飾面至假天花底。石膏板假天花髹乳膠漆。灶台枱面以人造石鋪砌。

2.2. 室內裝修物料 (23/F至32/F)

a.	公用升降機大堂	地台鋪砌天然石。外露牆身拼配木紋飾面及不銹鋼至假天花底。石膏板假天花髹乳膠漆。
b.	內牆及天花板	客廳、飯廳及睡房之外露牆身及天花髹乳膠漆。部分飯廳之外露牆身為牆瓦。部分飯廳之天花為石膏板假天花髹乳膠漆。
c.	內部地板	客廳、飯廳及睡房之地台鋪砌複合木地板及木腳線。部分飯廳之地台鋪砌天然石及木腳線。
d.	浴室	外露地台鋪砌天然石。外露牆身鋪砌天然石及玻璃間牆至假天花底。石膏板假天花髹乳膠漆。
e.	廚房	外露地台鋪砌天然石。外露牆身拼配牆瓦及玻璃飾面至假天花底。石膏板假天花髹乳膠漆。灶台枱面以人造石鋪砌。

2.3 室內裝修物料 (33/F及35/F)

a.	公用升降機大堂	地台鋪砌天然石。外露牆身拼配木紋飾面及不銹鋼至假天花底。石膏板假天花批盪後髹乳膠漆。
b.	內牆及天花板	客廳、飯廳及睡房之外露牆身及天花髹乳膠漆。
c.	內部地板	客廳、飯廳及睡房之地台鋪砌複合木地板及木腳線。
d.	浴室	外露地台鋪砌天然石。外露牆身拼配天然石飾面及玻璃間牆至假天花底。石膏板假天花髹乳膠漆。
e.	廚房	外露地台鋪砌天然石。外露牆身鋪砌天然石及玻璃飾面至假天花底。石膏板假天花髹乳膠漆。灶台枱面以人造石鋪砌。

3.1 室內裝置 (7/F至21/F)

a.	門	
	單位大門	裝妥防火木皮面門及門框，裝配門鎖、門鼓、門擋及防盜眼。
	睡房門	裝妥木皮面門及門框，配門鎖及門擋。
	浴室門	裝妥木皮面趟門及門框，配門鎖及門擋。
	廚房門	裝妥防火木皮面門及門框，配門鎖、門鼓及門擋。
b.	浴室	選用人造石枱面及膠板面木製鏡櫃，配以潔具包括鍍鉻洗手盤水龍頭、搪瓷洗手盤、鍍鉻淋雨式花灑、鍍鉻淋浴水龍頭，搪瓷座廁、鍍鉻毛巾架、鍍鉻廁紙架、玻璃層架、玻璃淋浴間、抽氣扇及浴室電視。冷水喉採用銅喉。熱水喉採用配有隔熱絕緣保護之銅喉。隨樓附送之設備及品牌，請參閱「設備說明」。
c.	廚房	選用膠板面木製廚櫃，人造石枱面(灶台)連不銹鋼洗滌盤及鍍鉻冷熱水龍頭。另設嵌入式雙爐頭煤氣煮食爐、微波爐、雪櫃、抽油煙機、洗衣乾衣機、廚房電視及抽氣扇。冷水喉採用銅喉。熱水喉採用配有隔熱絕緣保護之銅喉。隨樓附送之設備及品牌，請參閱「設備說明」。
d.	睡房	不適用。
e.	電話	客飯廳及睡房均裝有電話插座。接駁點的位置及數目，請參閱「機電裝置平面圖」及「住宅單位機電裝置數量說明」。
f.	天線	客飯廳及睡房裝有電視、電台接收插座。接駁點的位置及數目，請參閱「機電裝置平面圖」及「住宅單位機電裝置數量說明」。
g.	電力裝置	導管是部分隱藏及部分外露 ¹ 。客廳、飯廳、睡房、廚房及浴室外露之電掣面均裝有面板。每戶提供單相電力並裝妥微型斷路器。電插座及冷氣機接駁點的位置及數目，請參閱「機電裝置平面圖」及「住宅單位機電裝置數量說明」。
h.	氣體供應	每戶裝有煤氣喉接駁煤氣煮食爐及煤氣熱水爐，並於廚房裝有獨立煤氣錶。
i.	洗衣機接駁點	廚房設有洗衣機來去水接駁喉位，其位置請參閱「機電裝置平面圖」。
j.	供水	冷水喉採用銅喉。熱水喉採用配有隔熱絕緣保護之銅喉。水管是部分隱藏及部分外露 ² 。有熱水供應。B單位之廚房及A單位與C單位之浴室裝有煤氣熱水爐供應廚房和浴室之熱水。

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

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3.2 室內裝置 (23/F至32/F)

a.	門	
	單位大門	裝妥防火木皮面門及門框，裝配門鎖、門鼓、門擋及防盜眼。
	睡房門	裝妥木皮面門及門框，配門鎖及門擋。
	浴室門	裝妥木皮面趟門及門框配門鎖。主人房浴室均裝妥木皮面門及門框，配門鎖及門檔。
	廚房門	裝妥防火玻璃門，配門鼓。
	工作間門	裝妥玻璃飾面木門及門框，配門鎖及門擋。
b.	浴室	選用天然石枱面及膠板面木製鏡櫃，配以潔具包括鍍鉻洗手盤水龍頭、搪瓷洗手盤、鍍鉻淋雨式花灑、鍍鉻淋浴水龍頭，搪瓷座廁、鍍鉻毛巾架、鍍鉻廁紙架、天然石層架、玻璃淋浴間及抽氣扇。冷水喉採用銅喉。熱水喉採用配有隔熱絕緣保護之銅喉。隨樓附送之設備及品牌，請參閱「設備說明」。
	主人房浴室	選用天然石枱面及膠板面木製鏡櫃，配以潔具包括鍍鉻洗手盤水龍頭、搪瓷洗手盤、鍍鉻浴缸水龍頭、搪瓷鑄鐵浴缸(1500毫米長 x 700毫米闊 x 450毫米高)、鍍鉻淋雨式花灑、鍍鉻淋浴水龍頭，搪瓷座廁、鍍鉻毛巾架、鍍鉻廁紙架、天然石層架、玻璃淋浴間、抽氣扇及浴室電視。冷水喉採用銅喉。熱水喉採用配有隔熱絕緣保護之銅喉。隨樓附送之設備及品牌，請參閱「設備說明」。
c.	廚房	選用膠板面及木皮面木製廚櫃，人造石枱面(灶台)連飾面不銹鋼洗滌盤及鍍鉻冷熱水龍頭。另設嵌入式雙爐頭煤氣煮食爐、單爐頭煤氣煮食爐、抽油煙機、洗衣乾衣機、廚房電視及抽氣扇(而提供之雪櫃、酒櫃、焗爐及微波爐則位於飯廳內)。冷水喉採用銅喉。熱水喉採用配有隔熱絕緣保護之銅喉。隨樓附送之設備及品牌，請參閱「設備說明」。
d.	睡房	不適用。
e.	電話	客飯廳及睡房均裝有電話插座。接駁點的位置及數目，請參閱「機電裝置平面圖」及「住宅單位機電裝置數量說明」。
f.	天線	客飯廳及睡房裝有電視、電台接收插座。接駁點的位置及數目，請參閱「機電裝置平面圖」及「住宅單位機電裝置數量說明」。
g.	電力裝置	導管是部分隱藏及部分外露 ¹ 。客廳、飯廳、睡房、廚房及浴室外露之電掣面均裝有面板。每戶提供單相電力並裝妥微型斷路器。電插座及冷氣機接駁點的位置及數目，請參閱「機電裝置平面圖」及「住宅單位機電裝置數量說明」。
h.	氣體供應	每戶裝有煤氣喉接駁煤氣煮食爐及煤氣熱水爐，並於廚房裝有獨立煤氣錶。
i.	洗衣機接駁點	廚房設有洗衣機來去水接駁喉位，其位置請參閱「機電裝置平面圖」。
j.	供水	冷水喉採用銅喉。熱水喉採用配有隔熱絕緣保護之銅喉。水管是部分隱藏及部分外露 ² 。有熱水供應。廚房及主人房浴室裝有煤氣熱水爐供應廚房、主人房浴室和浴室之熱水。

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

3.3 室內裝置 (33/F至35/F)

a.	門	
	單位大門	裝妥防火木皮面門及門框，裝配門鎖、門鼓、門擋及防盜眼。
	睡房門	裝妥木皮面門及門框，配門鎖及門擋。
	浴室門	裝妥木皮面門及門框，配門鎖及門擋。
	廚房門	不適用
	工作間門	裝妥玻璃飾面木門及門框，防火門均裝妥仿木皮面門及門框，配門鎖及門檔。
	工作間廁所門	裝妥油漆面木趟門及門框，配門鎖。
b.	浴室	選用天然石枱面及膠板面木製鏡櫃，配以潔具包括鍍鉻洗手盤水龍頭、搪瓷洗手盤、鍍鉻淋雨式花灑、鍍鉻淋浴水龍頭，搪瓷座廁、鍍鉻毛巾架、鍍鉻廁紙架、天然石層架、玻璃淋浴間及抽氣扇。冷水喉採用銅喉。熱水喉採用配有隔熱絕緣保護之銅喉。
	主人房浴室	選用天然石枱面及膠板面木製鏡櫃，配以潔具包括鍍鉻洗手盤水龍頭、搪瓷洗手盤、鍍鉻浴缸水龍頭、搪瓷鑄鐵浴缸(1500毫米長 x 700毫米闊 x 450毫米高)、鍍鉻淋雨式花灑、鍍鉻淋浴水龍頭，搪瓷座廁、鍍鉻毛巾架、鍍鉻廁紙架、天然石層架、玻璃淋浴間、抽氣扇及浴室電視。冷水喉採用銅喉。熱水喉採用配有隔熱絕緣保護之銅喉。隨樓附送之設備及品牌，請參閱「設備說明」。
c.	廚房	選用膠板面木製廚櫃配木門板，人造石枱面(灶台)連不銹鋼洗滌盤及鍍鉻冷熱水龍頭，另設嵌入式雙爐頭煤氣煮食爐、單爐頭煤氣煮食爐、電磁爐、微波爐、焗爐、蒸爐、雪櫃、抽油煙機、洗衣乾衣機、洗碗碟機、酒櫃、廚房電視及抽氣扇。冷水喉採用銅喉。熱水喉採用配有隔熱絕緣保護之銅喉。隨樓附送之設備及品牌，請參閱「設備說明」。
d.	睡房	不適用。
e.	電話	客飯廳及睡房均裝有電話插座。接駁點的位置及數目，請參閱「機電裝置平面圖」及「住宅單位機電裝置數量說明」。
f.	天線	客飯廳及睡房裝有電視、電台接收插座。接駁點的位置及數目，請參閱「機電裝置平面圖」及「住宅單位機電裝置數量說明」。
g.	電力裝置	導管是部分隱藏及部分外露 ¹ 。客廳、飯廳、睡房、廚房及浴室外露之電掣面均裝有面板。每戶提供單相電力並裝妥微型斷路器。電插座及冷氣機接駁點的位置及數目，請參閱「機電裝置平面圖」及「住宅單位機電裝置數量說明」。
h.	氣體供應	每戶裝有煤氣喉接駁煤氣煮食爐及煤氣熱水爐，並於廚房裝有獨立煤氣錶。
i.	洗衣機接駁點	廚房均設有洗衣機來去水接駁喉位，其位置請參閱「機電裝置平面圖」。
j.	供水	冷水喉採用銅喉。熱水喉採用配有隔熱絕緣保護之銅喉。水管是部分隱藏及部分外露 ² 。有熱水供應。廚房及主人房浴室裝有煤氣熱水爐供應廚房、浴室、主人房浴室和工作間廁所之熱水。

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

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

4. 雜項

a.	升降機	
	住宅大樓升降機(L1及L2)	大廈共設有2部"日立"住客升降機(產品型號：VFI-900-CO150)，由地面往來住宅大樓及裙樓各層(B/F至35/F)。
	車用升降機	1部"安力"車用升降機(產品型號：AT standard 1000)通往停車場，往來B/F、G/F、2/F及3/F。
	商用升降機(L3)	1部"日立"商用升降機(產品型號：UAG-900-CO105)，往來G/F、1/F及2/F之商用物業部分。
b.	信箱	G/F住宅入口大堂設有住戶專用不銹鋼信箱。
c.	垃圾收集	各住宅層之公用地方均設有垃圾收集房。另中央垃圾收集房設於G/F。由清潔工人定時收集垃圾。
d.	水錶、電錶及氣體錶	每戶於單位內裝有獨立煤氣錶。另各住宅樓層之錶房均裝有每戶專用之獨立水、電錶。

5. 保安設施

a.	保安系統	入口大堂設有訪客對講機及八達通讀咭器。各住宅單位均裝置視像對講機，並設有警報掣功能連接大廈保安室或G/F住客入口大堂管理處。大廈入口大堂、停車場電梯大堂、停車場、住客康樂設施、園藝範圍及各升降機均裝有閉路電視，連接大廈保安室或大堂管理處。
b.	入口通道控制系統	G/F住客入口設有八達通控制系統。

1. Exterior Finishes

a.	External wall	Podium is finished with wall tiles, glass wall, aluminium cladding, aluminium louver, glass fins, metal fins and stone cladding. Residential tower is finished with wall tiles, curtain wall, aluminium cladding and aluminium louver.
b.	Window	All windows are fitted with fluorocarbon coating frame and tinted glass.
c.	Bay window	Reinforced concrete with fluorocarbon coating frame and tinted glass. Bay window sills of each residential unit are finished with natural stone.
d.	Planter	Not applicable
e.	Verandah or balcony	(i) Balcony is fitted with laminated glass balustrade. Floor is finished with floor tiles, walls are finished with aluminium cladding and tiles up to the level of aluminium false ceiling. (ii) Balcony is covered. (iii) There is no verandah.
f.	Drying facilities for clothing	Not applicable

2.1 Interior Finishes (7/F to 21/F)

a.	Lobby	
	G/F residential entrance lobby	Floor is finished with natural stone. Wall is finished with timber-pattern synthetic material and stainless steel (for exposed surface only) and runs up to the level of false ceiling. Gypsum board false ceiling is finished with emulsion paint.
	Lift lobby	Floor is finished with natural stone. Wall is finished with timber-pattern synthetic material and stainless steel (for exposed surface only) and runs up to the level of false ceiling. Gypsum board false ceiling is finished with emulsion paint.
b.	Internal wall and ceiling	Exposed surfaces of wall and ceiling of living room, dining room and bedrooms are finished with emulsion paint.
c.	Internal floor	Living room, dining room and bedrooms are fitted with engineered timber floor and timber skirting.
d.	Bathroom	Floor is finished with natural stone (for exposed surface only). Wall is finished with wall tiles and glass partitions (for exposed surface only) and runs up to the level of false ceiling. Gypsum board false ceiling is finished with emulsion paint.
e.	Kitchen	Floor is finished with natural stone (for exposed surface only). Wall is finished with natural stone and glass panels (for exposed surface only) and runs up to the level of false ceiling. Gypsum board false ceiling is finished with emulsion paint. Cooking bench is finished with artificial stone.

2.2 Interior Finishes (23/F to 32/F)

a.	Lift lobby	Floor is finished with natural stone. Wall is finished with timber-pattern synthetic material and stainless steel (for exposed surface only) and runs up to the level of false ceiling. Gypsum board false ceiling is finished with emulsion paint.
b.	Internal wall and ceiling	Exposed surfaces of wall and ceiling of living room, dining room and bedrooms are finished with emulsion paint. Part of the exposed surface of the wall of dining room is finished with wall tile. Part of the ceiling of dining room is finished with gypsum board false ceiling with emulsion paint.
c.	Internal floor	Living room, dining room and bedrooms are fitted with engineered timber floor and timber skirting. Part of the dining room is finished with natural stone and timber skirting.
d.	Bathroom	Floor is finished with natural stone (for exposed surface only). Wall is finished with natural stone and glass partitions (for exposed surface only) and runs up to the level of false ceiling. Gypsum board false ceiling is finished with emulsion paint.
e.	Kitchen	Floor is finished with natural stone (for exposed surface only). Wall is finished with wall tile and glass panels (for exposed surface only) and runs up to the level of false ceiling. Gypsum board false ceiling is finished with emulsion paint. Cooking bench is finished with artificial stone.

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2.3 Interior Finishes (33/F and 35/F)

a.	Lift lobby	Floor is finished with natural stone. Wall is finished with timber-pattern synthetic material and stainless steel (for exposed surface only) and runs up to the level of false ceiling. Gypsum board false ceiling is finished with emulsion paint.
b.	Internal wall and ceiling	Exposed surfaces of wall and ceiling of living room, dining room and bedrooms are finished with emulsion paint.
c.	Internal floor	Living room, dining room and bedrooms are fitted with engineered timber floor and timber skirting.
d.	Bathroom	Floor is finished with natural stone (for exposed surface only). Wall is finished with natural stone and glass partitions (for exposed surface only) and runs up to the level of false ceiling. Gypsum board false ceiling is finished with emulsion paint.
e.	Kitchen	Floor is finished with natural stone (for exposed surface only). Wall is finished with natural stone and glass panels (for exposed surface only) and runs up to the level of false ceiling. Gypsum board false ceiling is finished with emulsion paint. Cooking bench is finished with artificial stone.

3.1 Interior Fittings (7/F to 21/F)

a.	Doors	
	Unit main entrance door	Fire-rated timber veneered door with door frame, fitted with lockset, door closer, door stopper and eye viewer are provided.
	Bedroom door	Timber veneered door with door frame, fitted with lockset and door stopper are provided.
	Bathroom door	Timber veneered sliding door with door frame fitted with lockset are provided.
	Kitchen door	Fire-rated timber veneered door with door frame fitted with door closer, lockset and door stopper are provided.
b.	Bathroom	Artificial stone countertop fitted with timber cabinet finished with plastic laminate and mirror is provided. Sanitary wares and fittings include chrome plated wash basin mixer, vitreous china wash basin, chrome plated rain shower, chrome plated shower set, vitreous china water closet, chrome plated towel bar, chrome plated paper holder, glass shelf, glass shower compartment, exhaust fan and bathroom TV. Copper pipes for cold water supply are provided. Copper pipes with thermal insulation for hot water supply are provided. For the appliances provision and brand names, please refer to the “Appliances Schedule”.
c.	Kitchen	Artificial stone countertop (cooking bench) fitted with timber kitchen cabinet finished with plastic laminate, and stainless steel sink with chrome plated sink mixer, built-in twin gas burner hob, microwave oven, fridge, cooker hood, washer dryer, kitchen TV and exhaust fan are provided. Copper pipes for cold water supply are provided. Copper pipes with thermal insulation for hot water supply are provided. For the appliances provision and brand names, please refer to the “Appliances Schedule”.
d.	Bedroom	Not Applicable.
e.	Telephone	Telephone connection points are provided for living & dining room and bedrooms. For the location and number of connection points, please refer to the “Electrical & Mechanical Provision Plan” and “Schedule of Electrical & Mechanical Provisions of Residential Properties”.
f.	Aerials	TV and FM connection points are provided for living & dining room and bedrooms. For the location and number of connection points, please refer to the “Electrical & Mechanical Provision Plan” and “Schedule of Electrical & Mechanical Provisions of Residential Properties”.
g.	Electrical installations	Conduits are partly concealed and partly exposed ¹ . Exposed power points are covered with face plates for living room, dining room, bedrooms, kitchen and bathrooms. Single-phase electricity supply with miniature circuit breaker distribution board is provided for all residential units. For the location and number of power points and air-conditioner points, please refer to the “Electrical & Mechanical Provision Plan” and “Schedule of Electrical & Mechanical Provisions of Residential Properties”.
h.	Gas supply	Separate gas meter inside the kitchen with gas supply pipe is provided and connected to gas hob and gas water heater for all residential units.
i.	Washing machine connection point	Drain point and water point are provided for washing machine in kitchen. Please refer to the “Electrical & Mechanical Provision Plan” for the location of connection points.
j.	Water supply	Copper pipes for cold water supply are provided. Copper pipes with thermal insulation for hot water supply are provided. Water pipes are partly concealed and partly exposed ² . Hot water is available. Hot water supply to bathroom and kitchen is provided by gas water heater installed in kitchen (Flat B only) and bathroom (Flats A and C only).

Please refer to page 51 of this sales brochure for the remarks in electrical installations and water supply.

3.2 Interior Fittings (23/F to 32/F)

a.	Doors	
	Unit main entrance door	Fire-rated solid core timber veneered door with door frame, fitted with lockset, door closer, door stopper and eye viewer are provided.
	Bedroom door	Hollow core timber veneered door with door frame, fitted with lockset and door stopper are provided.
	Bathroom door	Timber veneered sliding door with door frame fitted with lockset are provided for bathroom. Timber veneered door with door frame, fitted with lockset and door stopper are provided for master bathroom.
	Kitchen door	Fire-rated glass door with door frame, fitted with door closer are provided.
	Utility room door	Glass finished timber door with door frame fitted with lockset and door stopper are provided.
b.	Bathroom	Natural stone countertop fitted with timber cabinet finished with plastic laminate and mirror is provided. Sanitary wares and fittings include chrome plated wash basin mixer, vitreous china wash basin, chrome plated rain shower, chrome plated shower set, vitreous china water closet, chrome plated towel bar, chrome plated paper holder, natural stone shelf, glass shower compartment and exhaust fan. Copper pipes for cold water supply are provided. Copper pipes with thermal insulation for hot water supply are provided. For the appliances provision and brand names, please refer to the “Appliances Schedule”.
	Master bathroom	Natural stone countertop fitted with timber cabinet finished with plastic laminate and mirror is provided. Sanitary wares and fittings include chrome plated wash basin mixer, vitreous china wash basin, chrome plated bath mixer, enamelled cast iron bathtub (1500mm L x 700mm W x 450mm H), chrome plated rain shower, chrome plated shower set, vitreous china water closet, chrome plated towel bar, chrome plated paper holder, natural stone shelf, glass shower compartment, exhaust fan and bathroom TV. Copper pipes for cold water supply are provided. Copper pipes with thermal insulation for hot water supply are provided. For the appliances provision and brand names, please refer to the “Appliances Schedule”.
c.	Kitchen	Artificial stone countertop (cooking bench) fitted with timber kitchen cabinet finished with plastic laminate and timber veneer, and special surfaced stainless steel sink with chrome plated sink mixer, built-in twin gas burner hob and single gas burner hob, cooker hood, washer dryer, kitchen TV and exhaust fan are provided (fridge, wine cellar, oven and microwave oven are provided but located in dining room). Copper pipes for cold water supply are provided. Copper pipes with thermal insulation for hot water supply are provided. For the appliances provision and brand names, please refer to the “Appliances Schedule”.
d.	Bedroom	Not applicable.
e.	Telephone	Telephone connection points are provided for living & dining room and bedrooms. For the location and number of connection points, please refer to the “Electrical & Mechanical Provision Plan” and “Schedule of Electrical & Mechanical Provisions of Residential Properties”.
f.	Aerials	TV and FM connection points are provided for living & dining room and bedrooms. For the location and number of connection points, please refer to the “Electrical & Mechanical Provision Plan” and “Schedule of Electrical & Mechanical Provisions of Residential Properties”.
g.	Electrical installations	Conduits are partly concealed and partly exposed ¹ . Exposed power points are covered with face plates for living room, dining room, bedrooms, kitchen and bathrooms. Single-phase electricity supply with miniature circuit breaker distribution board is provided for all residential units. For the location and number of power points and air-conditioner points, please refer to the “Electrical & Mechanical Provision Plan” and “Schedule of Electrical & Mechanical Provisions of Residential Properties”.
h.	Gas supply	Separate gas meter inside the kitchen with gas supply pipe is provided and connected to gas hob and gas water heater for all residential units.
i.	Washing machine connection point	Drain point and water point are provided for washing machine in kitchen. Please refer to the “Electrical & Mechanical Provision Plan” for the location of connection points.
j.	Water supply	Copper pipes for cold water supply are provided. Copper pipes with thermal insulation for hot water supply are provided. Water pipes are partly concealed and partly exposed ² . Hot water is available. Hot water supply to bathroom, master bathroom and kitchen is provided by gas water heater installed in kitchen and master bathroom.

Please refer to page 51 of this sales brochure for the remarks in electrical installations and water supply.

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3.3 Interior Fittings (33/F and 35/F)

a.	Doors	
	Unit main entrance door	Fire-rated timber veneered door with door frame, fitted with lockset, door closer, door stopper and eye viewer are provided.
	Bedroom door	Timber veneered door with door frame, fitted with lockset and door stopper are provided.
	Bathroom door	Timber veneered door with door frame, fitted with lockset and door stopper are provided.
	Kitchen door	Not applicable
	Utility room door	Glass finished timber door with door frame and fire-rated timber veneered door with door frame, fitted with lockset and door stopper are provided.
	Door of lavatory inside utility room	Timber sliding door with door frame with paint finish fitted with lockset are provided.
b.	Bathroom	Natural stone countertop fitted with timber cabinet finished with plastic laminate and mirror is provided. Sanitary wares and fittings include chrome plated wash basin mixer, vitreous china wash basin, chrome plated rain shower, chrome plated shower set, vitreous china water closet, chrome plated towel bar, chrome plated paper holder, natural stone shelf, glass shower compartment and exhaust fan. Copper pipes for cold water supply are provided. Copper pipes with thermal insulation for hot water supply are provided. For the appliances provision and brand names, please refer to the “Appliances Schedule”.
	Master bathroom	Natural stone countertop fitted with timber cabinet finished with plastic laminate and mirror is provided. Sanitary wares and fittings include chrome plated wash basin mixer, vitreous china wash basin, chrome plated bath mixer, enamelled cast iron bathtub (1500mm L x 700mm W x 450mm H), chrome plated rain shower, chrome plated shower set, vitreous china water closet, chrome plated towel bar, chrome plated paper holder, natural stone shelf, glass shower compartment, exhaust fan and bathroom TV. Copper pipes for cold water supply are provided. Copper pipes with thermal insulation for hot water supply are provided. For the appliances provision and brand names, please refer to the “Appliances Schedule”.
c.	Kitchen	Artificial stone countertop (cooking bench) fitted with timber kitchen cabinet finished with plastic laminate and timber door, and stainless steel sink with chrome plated sink mixer, built-in twin gas burner hob and single gas burner hob, twin induction hob, microwave oven, oven, steam oven, fridge, cooker hood, washer dryer, dishwasher, wine cellar, kitchen TV and exhaust fan are provided. Copper pipes for cold water supply are provided. Copper pipes with thermal insulation for hot water supply are provided. For the appliances provision and brand names, please refer to the “Appliances Schedule”.
d.	Bedroom	Not applicable.
e.	Telephone	Telephone connection points are provided for living & dining room and bedrooms. For the location and number of connection points, please refer to the “Electrical & Mechanical Provision Plan” and “Schedule of Electrical & Mechanical Provisions of Residential Properties”.
f.	Aerials	TV and FM connection points are provided for living & dining room and bedrooms. For the location and number of connection points, please refer to the “Electrical & Mechanical Provision Plan” and “Schedule of Electrical & Mechanical Provisions of Residential Properties”.
g.	Electrical installations	Conduits are partly concealed and partly exposed ¹ . Exposed power points are covered with face plates for living room, dining room, bedrooms, kitchen and bathrooms. Single-phase electricity supply with miniature circuit breaker distribution board is provided for all residential units. For the location and number of power points and air-conditioner points, please refer to the “Electrical & Mechanical Provision Plan” and “Schedule of Electrical & Mechanical Provisions of Residential Properties”.
h.	Gas supply	Separate gas meter inside the kitchen with gas supply pipe is provided and connected to gas hob and gas water heater for all residential units.
i.	Washing machine connection point	Drain point and water point are provided for washing machine in kitchen. Please refer to the “Electrical & Mechanical Provision Plan” for the location of connection points.
j.	Water supply	Copper pipes for cold water supply are provided. Copper pipes with thermal insulation for hot water supply are provided. Water pipes are partly concealed and partly exposed ² . Hot water is available. Hot water supply to bathroom, master bathroom, kitchen and lavatory inside utility room is provided by gas water heater installed in kitchen and master bathroom.

Please refer to page 51 of this sales brochure for the remarks in electrical installations and water supply.

4. Miscellaneous

a.	Lift	
	Residential lift (L1 & L2)	Two "Hitachi" passenger lifts (model number : VFI-900-CO150) are installed serving all residential floors and podium floors from B/F to 35/F.
	Car lift	One "Anlev" car lift (model number : AT standard 1000) to be installed for car parking floors, serving B/F, G/F, 2/F and 3/F only.
	Commercial lift (L3)	One "Hitachi" commercial lift (model number : UAG-900-CO105) is installed serving the commercial part of the development on G/F, 1/F and 2/F only.
b.	Letter box	Letter boxes finished with coloured stainless steel are installed at the G/F entrance lobby.
c.	Refuse collection	Refuse storage and material recovery room is provided at the common area on each residential floor. Refuse storage and material recovery chamber is provided on G/F for collection of refuse by cleaners.
d.	Water meter, electricity meter and gas meter	Separate gas meter is provided in each residential unit while separate meters of water and electricity for each unit are provided in the common meter rooms on each floor.

5. Security Facilities

a.	Security system	Visitor panel and "Octopus" card reader are installed at the main entrance lobby on G/F. Video door phone to be provided inside each residential unit and equipped with panic alarm function connecting to the security room or management counter at the residential entrance lobby on G/F. CCTVs are installed at main entrance lobby, lift lobbies for car park floors, car park floors, relaxation areas for residents, landscape garden and all the lifts, which are also connected to the security room or management counter.
b.	Access control system	“Octopus” card access system is provided at the entrance lobby on G/F.

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

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

設備說明表 Appliances Schedule

設備 Appliances	適用於 Available for	品牌名稱 Brand Name	產品型號 Model Number
分體式冷氣機 Split Type Air Conditioner	7樓至21樓A,B及C單位(不設13樓及14樓) Flats A, B and C of 7/F to 21/F (13/F and 14/F omitted)	Panasonic	CS/CU-PS9NKA (只於A及C單位內提供 for Flat A and Flat C only)
		Panasonic	CS/CU-PS12NKA (只於A及C單位內提供 for Flat A and Flat C only)
		Panasonic	CS-S9NKZW/CS-2S18KKZ (只於B單位內提供 for Flat B only)
		Panasonic	CS/CU-PS18NKA
	23樓至32樓A及B單位(不設24樓) Flats A and B of 23/F to 32/F (24/F omitted)	Panasonic	CS/CU-PS9NKA, CS/CU-PS12NKA and CS-S12NKZW/CS-3S27MKZ
	33樓及35樓A單位 Flat A of 33/F and 35/F	Panasonic	CS/CU-PS9NKA and CS/CU-PS18NKA
微波爐 Microwave Oven	7樓至21樓A,B及C單位(不設13樓及14樓) Flats A, B and C of 7/F to 21/F (13/F and 14/F omitted)	Siemens	HF15M562HK
抽油煙機 Cooker Hood		Siemens	LI46930
煤氣煮食爐(雙爐頭) Gas Hob (Double-burner)		Siemens	ER70762HK
二合一洗衣乾衣機 2 in 1Washer & Dryer		Siemens	WK14D540HK
雪櫃 Refrigerator		Siemens	KI38VA00HK
廚房電視 Kitchen TV		JSA	K104P
浴室電視 Bathroom TV		JSA	TMBG 10
煤氣熱水爐 Gas Water Heater		TGC	TRJW161TFQL (Flats A and C only 只限A及C單位), TRJW161TFL (Flat B only 只限B單位)
抽氣扇 Exhaust Fan		Ostberg	RFE140A
微波爐 Microwave Oven	23樓至32樓A及B單位(不設24樓) Flats A and B of 23/F to 32/F (24/F omitted)	Miele	M8261-2
焗爐 Oven		Miele	H5240B
抽油煙機 Cooker Hood		Siemens	LI46930
煤氣煮食爐(雙爐頭) Gas Hob (Double-burner)		Miele	CS1013-1
煤氣煮食爐(單爐頭) Gas Hob (Single-burner)		Miele	CS1018
二合一洗衣乾衣機 2 in 1Washer & Dryer		Siemens	WK14D540HK
雪櫃 Refrigerator		Siemens	KI38VA00HK
酒櫃 Wine Cellar		Miele	KWT4154UG-1
廚房電視 Kitchen TV		JSA	K104P
浴室電視 Bathroom TV		JSA	TMBG 15
煤氣熱水爐 Gas Water Heater		TGC	TRJW161TFQL, TRJW161TFL
抽氣扇 Exhaust Fan		Ostberg	RFE140A

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

設備說明表 Appliances Schedule

設備 Appliances	適用於 Available for	品牌名稱 Brand Name	產品型號 Model Number
微波爐 Microwave Oven	33樓及35樓A單位 Flat A of 33/F and 35/F	Miele	H5040BM
焗爐 Oven		Miele	H5460B
抽油煙機 Cooker Hood		Miele	DA422-4
電磁爐 Induction Hob		Miele	CS1212-1I
蒸爐 Steamer		Miele	DG5040
煤氣煮食爐(雙爐頭) Gas Hob (Double-burner)		Miele	CS1013-1
煤氣煮食爐(單爐頭) Gas Hob (Single-burner)		Miele	CS1018
二合一洗衣乾衣機 2 in 1 Washer & Dryer		Miele	WT2789IWPM(S/S)
洗碗碟機 Dishwasher		Miele	G5570SCVi
雪櫃 Refrigerator		Miele	KFN9758iD-3
酒櫃 Wine Cellar		Miele	KWT4154 UG-1
廚房電視 Kitchen TV		JSA	TMBG 10.1
浴室電視 Bathroom TV		JSA	TMBG 15
煤氣熱水爐 Gas Water Heater		TGC	TRJW221TFQL
抽氣扇 Exhaust Fan		Ostberg	RFE140A, LPK125B

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

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

		7/F		8/F – 21/F		23/F – 32/F	33/F	35/F
		Flats A, C 單位	Flat B 單位	Flats A, C 單位	Flat B 單位	Flats A, B 單位	Flat A 單位	Flat A 單位
客/飯廳 Living / Dining Room	電視/電台天線插座 TV / FM Outlet	1	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1
	雙位掣插座 Twin Socket	3	3	3	3	4	4	4
	空調機接駁點 Air Conditioner Point	1	1	1	1	2	3	3
	智能家居控制屏 Home Automation Pad	1	1	1	1	1	1	1
	焗爐接線座/插座 Fused Spur Unit / Socket Outlet for Oven	0	0	0	0	1	0	0
	微波爐接線座/插座 Fused Spur Unit / Socket Outlet for Microwave Oven	0	0	0	0	1	0	0
	洗衣機接線座/插座 Fused Spur Unit / Socket Outlet for Washing Machine	0	0	0	0	1	0	0
	洗衣機去水位 Drain Point for Washing Machine	0	0	0	0	1	0	0
	洗衣機來水位 Water Point for Washing Machine	0	0	0	0	1	0	0
	酒櫃接線座/插座 Fused Spur Unit / Socket Outlet for Wine Cellar	0	0	0	0	1	0	0

雪櫃接線座/插座 Fused Spur Unit / Socket Outlet for Refrigerator	智能家居控制器接線座/插座 Fused Spur Unit / Socket Outlet for HA Controller	1	1	1	1	1	1	1
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住宅單位機電裝置數量說明表 Schedule of Electrical & Mechanical Provisions of Residential Properties

		7/F		8/F – 21/F		23/F – 32/F	33/F	35/F
		Flats A, C 單位	Flat B 單位	Flats A, C 單位	Flat B 單位	Flats A, B 單位	Flat A 單位	Flat A 單位
主人房 Master Bedroom	電視/電台天線插座 TV / FM Outlet	1	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1
	雙位掣插座 Twin Socket	2	2	2	2	2	2	2
	空調機接駁點 Air Conditioner Point	1	1	1	1	1	1	1
睡房 Bedroom	電視/電台天線插座 TV / FM Outlet	1	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1
	單位掣插座 Single Socket	2	2	2	2	2	2	2
	空調機接駁點 Air Conditioner Point	1	1	1	1	1	1	1

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

		7/F		8/F – 21/F		23/F – 32/F	33/F	35/F
		Flats A, C 單位	Flat B 單位	Flats A, C 單位	Flat B 單位	Flats A, B 單位	Flat A 單位	Flat A 單位
主人房浴室 Master Bathroom	單位掣插座 Single Socket	—	—	—	—	1	1	1
	抽氣扇接線座/插座 Fused Spur Unit / Socket Outlet for Exhaust Fan	—	—	—	—	1	1	1
	浴室電視接線座/插座 Fused Spur Unit / Socket Outlet for Bathroom TV	—	—	—	—	1	1	1
	熱水爐接線座/插座 Fused Spur Unit / Socket Outlet for Gas Water Heater	—	—	—	—	1	1	1
浴室 Bathroom	單位掣插座 Single Socket	1	1	1	1	1	1	1
	抽氣扇接線座/插座 Fused Spur Unit / Socket Outlet for Exhaust Fan	1	1	1	1	1	1	1
	浴室電視接線座/插座 Fused Spur Unit / Socket Outlet for Bathroom TV	1	1	1	1	0	0	0
	熱水爐接線座/插座 Fused Spur Unit / Socket Outlet for Gas Water Heater	1	0	1	0	0	0	0
廚房 Kitchen	雙位掣插座 Twin Socket	2	2	2	2	1	2	2
	抽氣扇接線座/插座 Fused Spur Unit / Socket Outlet for Exhaust Fan	1	1	1	1	1	1	1
	洗衣機去水位 Drain Point for Washing Machine	1	1	1	1	0	1	1
	洗衣機來水位 Water Point for Washing Machine	1	1	1	1	0	1	1
	熱水爐接線座/插座 Fused Spur Unit / Socket Outlet for Gas Water Heater	0	1	0	1	1	1	1
	煤氣煮食爐接線座/插座 Fused Spur Unit / Socket Outlet for Gas Hob	0	0	0	0	1	1	1

22. FITTINGS, FINISHES AND APPLIANCES

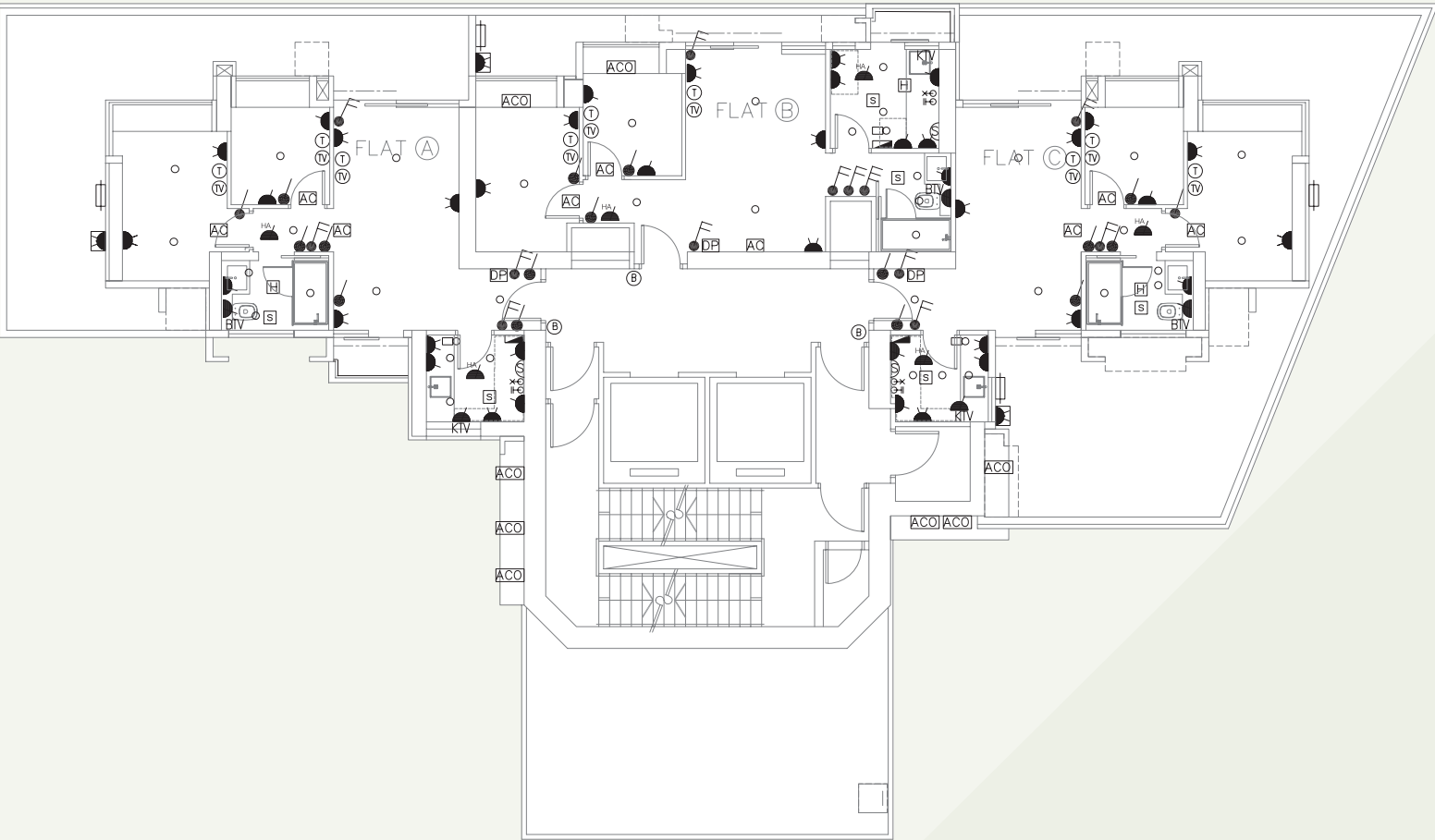
裝置、裝修物料及設備

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

		7/F		8/F – 21/F		23/F – 32/F	33/F	35/F
		Flats A, C 單位	Flat B 單位	Flats A, C 單位	Flat B 單位	Flats A, B 單位	Flat A 單位	Flat A 單位
廚房 Kitchen	電磁爐接線座/插座 Fused Spur Unit / Socket Outlet for Induction Hob	0	0	0	0	0	1	1
	抽油煙機接線座/插座 Fused Spur Unit / Socket Outlet Cooker Hood	1	1	1	1	1	1	1
	微波爐接線座/插座 Fused Spur Unit / Socket Outlet for Microwave Oven	1	1	1	1	0	1	1
	焗爐接線座/插座 Fused Spur Unit / Socket Outlet for Oven	0	0	0	0	0	1	1
	蒸爐接線座/插座 Fused Spur Unit / Socket Outlet for Steamer	0	0	0	0	0	1	1
	酒櫃接線座/插座 Fused Spur Unit / Socket Outlet for Wine Cellar	0	0	0	0	0	1	1
	雪櫃接線座/插座 Fused Spur Unit / Socket Outlet for Refrigerator	1	1	1	1	0	1	1
	洗衣機接線座/插座 Fused Spur Unit / Socket Outlet for Washing Machine	1	1	1	1	0	1	1
	洗碗碟機接線座/插座 Fused Spur Unit / Socket Outlet for Dish Washer	0	0	0	0	0	1	1
	智能家居控制器接線座/插座 Fused Spur Unit / Socket Outlet for HA Controller	1	1	1	1	1	1	1
儲物間 Utility Room	雙位掣插座 Twin Socket	—	—	—	—	1	1	1
	廁所 Lavatory	—	—	—	—	—	1	1
平台/天台 Flat Roof	防水插座 Weatherproof Socket	1	1	—	—	—	2	2

機電裝置圖
ELECTRICAL & MECHANICAL PROVISION PLAN

7樓平面圖 7TH FLOOR PLAN



圖例 NOTATION

- 視像對講機
Video Door Phone

空調機接駁點 (室外)
Air Conditioner Point (Outdoor)

空調機接駁點 (室內)
Air Conditioner Point (Indoor)

煤氣熱水爐
Gas Water Heater
- 單位掣插座
Single Socket

雙位掣插座
Twin Socket

總電掣箱
MCB Board

一掣燈掣/開關掣
1 Gang Lighting Switch / Switch
- 二掣燈掣/開關掣
2 Gang Lighting Switch / Switch

三掣燈掣/開關掣
3 Gang Lighting Switch / Switch

門鈴
Door Bell

門鈴按鈕
Door Bell Button
- 電話插座
Telephone Outlet

電視/電台天線插座
TV/FM Outlet

燈位
Lighting Point

牆燈
Wall Light
- 洗衣機去水位
Drain Point For Washing Machine

洗衣機來水位
Water Point For Washing Machine

天花燈
Ceiling Light

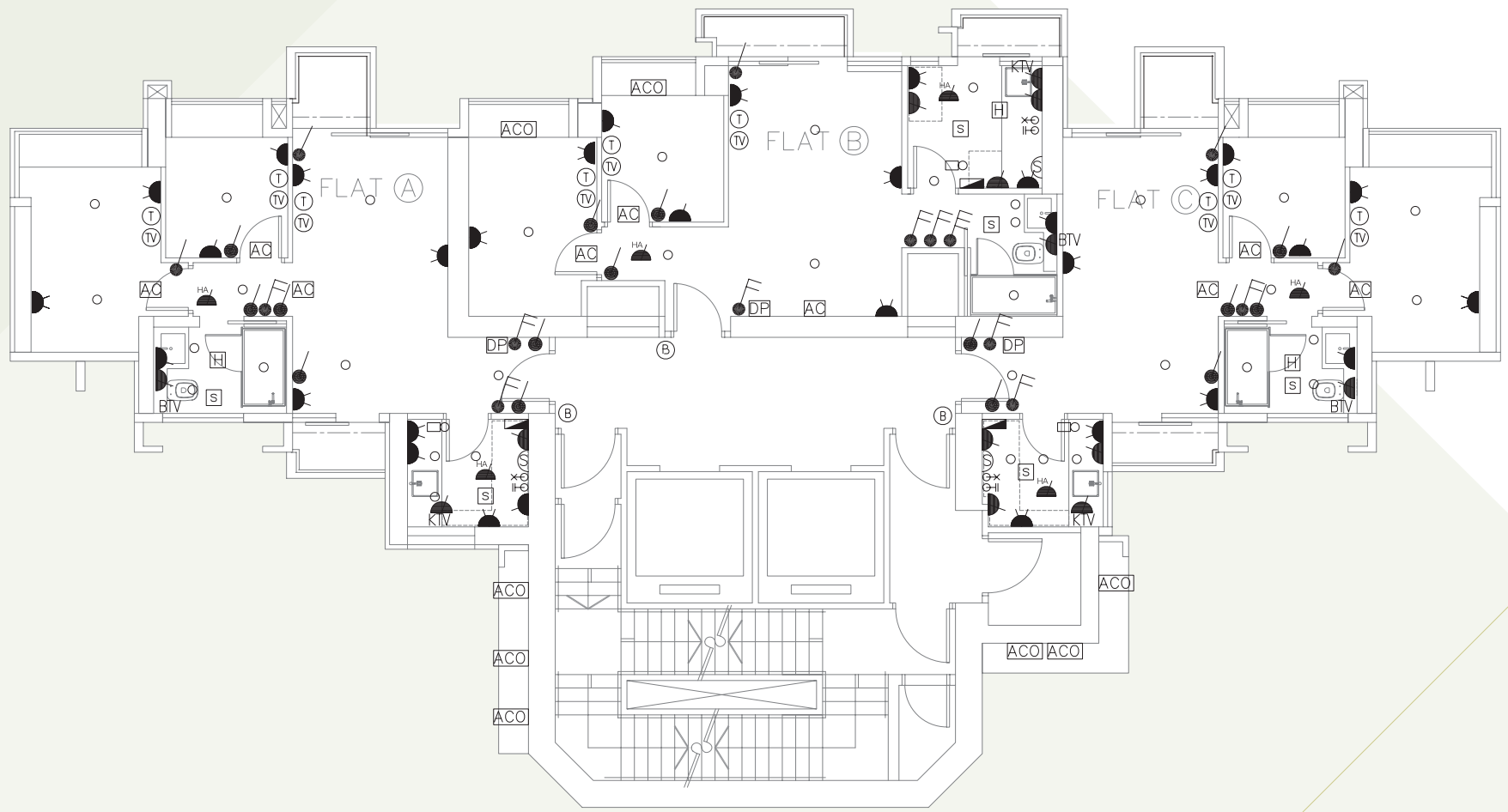
防水掣插座
Weatherproof Socket
- 接線蘇 / 插座
Fuse Spur Unit / Socket

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

機電裝置圖
ELECTRICAL & MECHANICAL PROVISION PLAN

8樓至21樓平面圖 8TH TO 21ST FLOOR PLAN

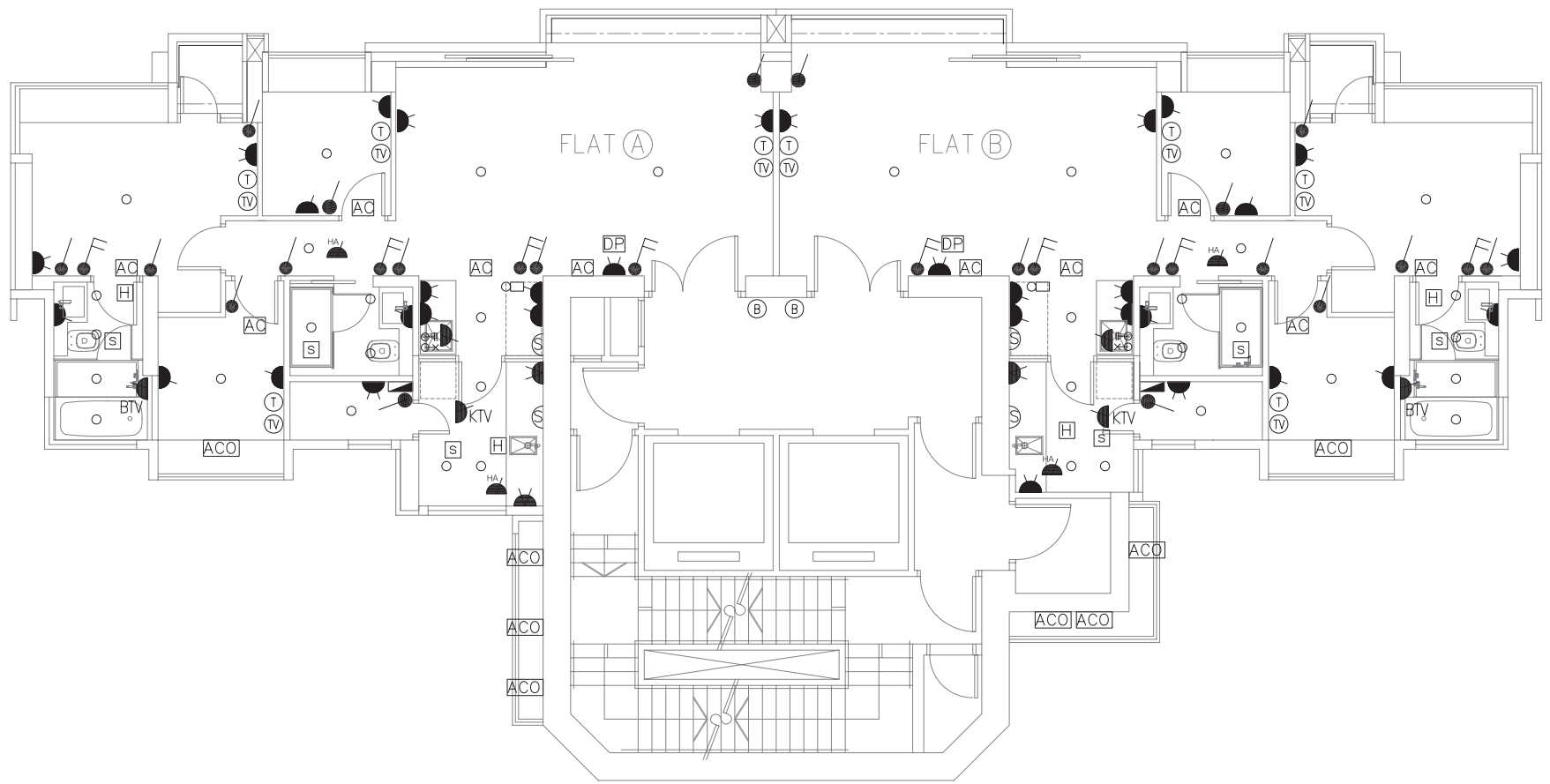


圖例 NOTATION

視像對講機 Video Door Phone	單位掣插座 Single Socket	二掣燈掣/開關掣 2 Gang Lighting Switch / Switch	電話插座 Telephone Outlet	洗衣機去水位 Drain Point For Washing Machine
空調機接駁點(室外) Air Conditioner Point (Outdoor)	雙位掣插座 Twin Socket	三掣燈掣/開關掣 3 Gang Lighting Switch / Switch	電視/電台天線插座 TV/FM Outlet	洗衣機來水位 Water Point For Washing Machine
空調機接駁點(室內) Air Conditioner Point (Indoor)	總電掣箱 MCB Board	門鈴 Door Bell	燈位 Lighting Point	天花燈 Ceiling Light
煤氣熱水爐 Gas Water Heater	一掣燈掣/開關掣 1 Gang Lighting Switch / Switch	門鈴按鈕 Door Bell Button	牆燈 Wall Light	接線蘇 / 插座 Fuse Spur Unit / Socket

機電裝置圖
ELECTRICAL & MECHANICAL PROVISION PLAN

23樓至32樓平面圖 23RD TO 32ND FLOOR PLAN



圖例 NOTATION

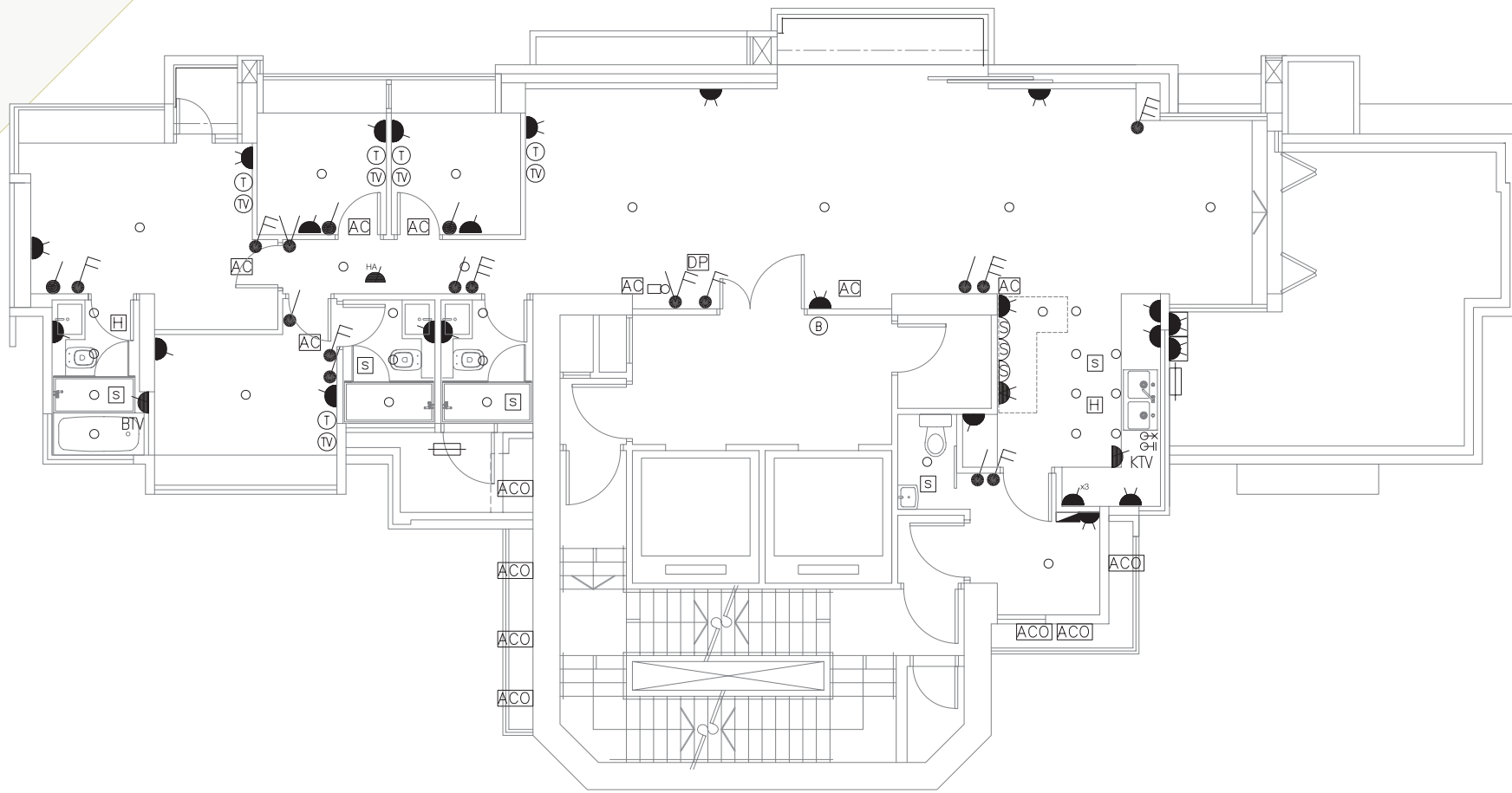
視像對講機 Video Door Phone	單位掣插座 Single Socket	二掣燈掣/開關掣 2 Gang Lighting Switch / Switch	電視/電台天線插座 TV/FM Outlet	洗衣機去水位 Water Point For Washing Machine
空調機接駁點(室外) Air Conditioner Point (Outdoor)	雙位掣插座 Twin Socket	門鈴 Door Bell	燈位 Lighting Point	天花燈 Ceiling Light
空調機接駁點(室內) Air Conditioner Point (Indoor)	總電掣箱 MCB Board	門鈴按鈕 Door Bell Button	牆燈 Wall Light	接線蘇 / 插座 Fuse Spur Unit / Socket
煤氣熱水爐 Gas Water Heater	一掣燈掣/開關掣 1 Gang Lighting Switch / Switch	電話插座 Telephone Outlet	洗衣機去水位 Drain Point For Washing Machine	

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

機電裝置圖
ELECTRICAL & MECHANICAL PROVISION PLAN

33樓平面圖 33RD FLOOR PLAN

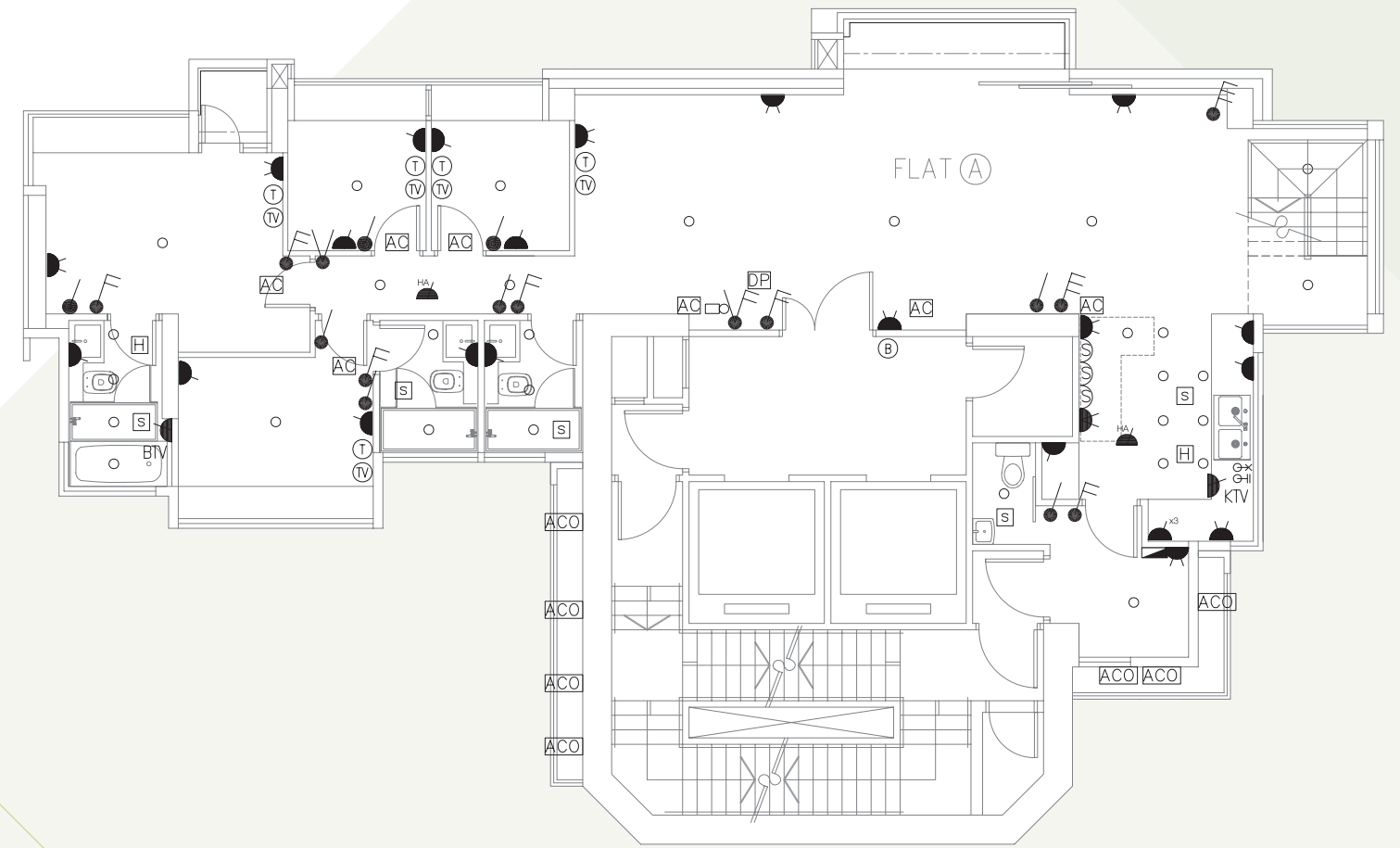


圖例 NOTATION

- | | | | | | |
|---|---|---|---------------------------|---|-------------------------------------|
| 視像對講機
Video Door Phone | 單位掣插座
Single Socket | 一掣二位燈掣/開關掣
1 Gang 2 Way Lighting Switch / Switch | 門鈴按鈕
Door Bell Button | 牆燈
Wall Light | 接線蘇 / 插座
Fuse Spur Unit / Socket |
| 空調機接駁點(室外)
Air Conditioner Point (Outdoor) | 雙位掣插座
Twin Socket | 二掣燈掣/開關掣
2 Gang Lighting Switch / Switch | 電話插座
Telephone Outlet | 洗衣機去水位
Drain Point For Washing Machine | |
| 空調機接駁點(室內)
Air Conditioner Point (Indoor) | 總電掣箱
MCB Board | 三掣燈掣/開關掣
3 Gang Lighting Switch / Switch | 電視/電台天線插座
TV/FM Outlet | 洗衣機來水位
Water Point For Washing Machine | |
| 煤氣熱水爐
Gas Water Heater | 一掣燈掣/開關掣
1 Gang Lighting Switch / Switch | 門鈴
Door Bell | 燈位
Lighting Point | 天花燈
Ceiling Light | |

機電裝置圖
ELECTRICAL & MECHANICAL PROVISION PLAN

35樓平面圖 35TH FLOOR PLAN



圖例 NOTATION

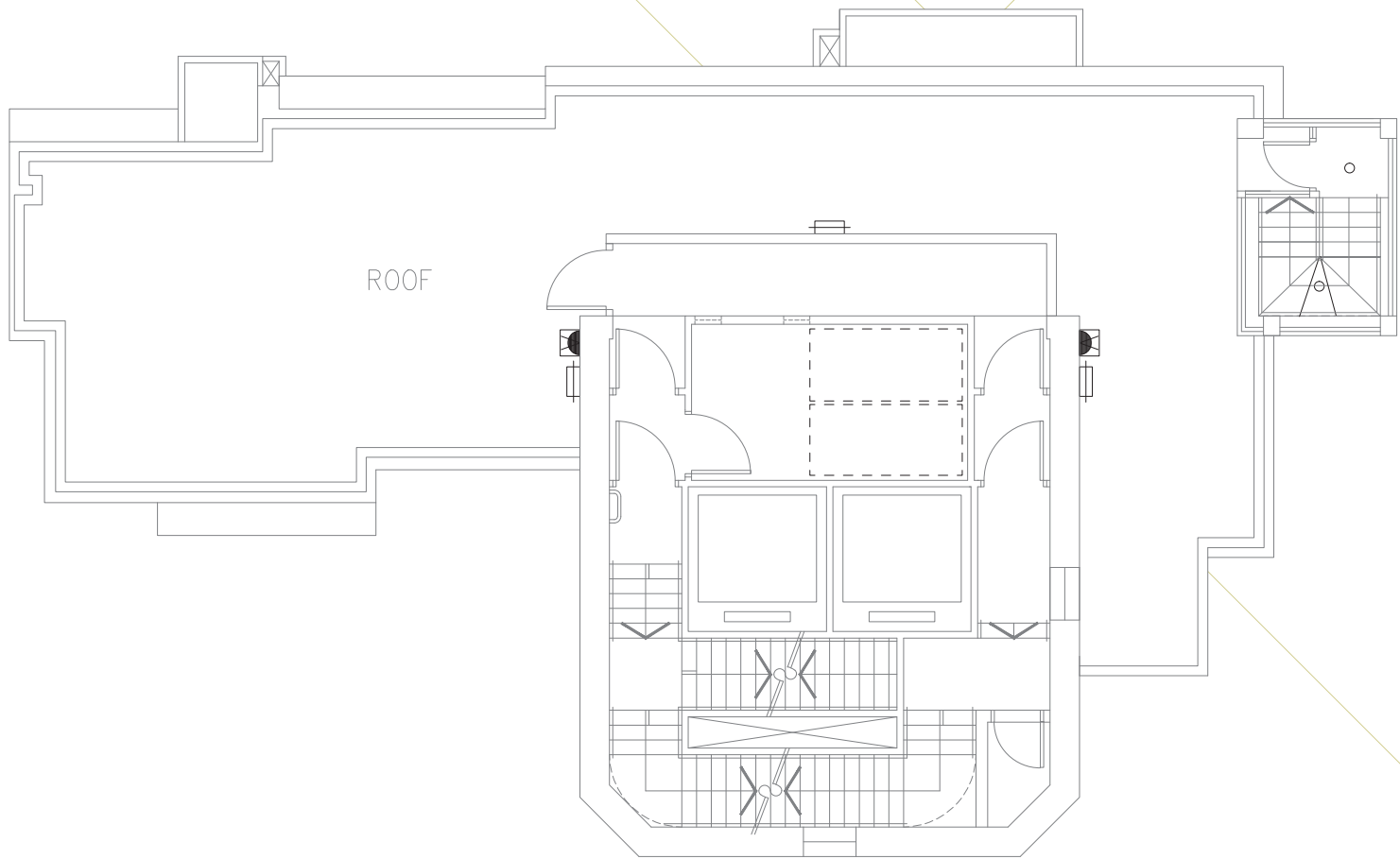
- | | | | | |
|---|---|---|---------------------------|---|
| 視像對講機
Video Door Phone | 單位掣插座
Single Socket | 二掣燈掣/開關掣
2 Gang Lighting Switch / Switch | 電話插座
Telephone Outlet | 洗衣機去水位
Drain Point For Washing Machine |
| 空調機接駁點(室外)
Air Conditioner Point (Outdoor) | 雙位掣插座
Twin Socket | 三掣燈掣/開關掣
3 Gang Lighting Switch / Switch | 電視/電台天線插座
TV/FM Outlet | 洗衣機來水位
Water Point For Washing Machine |
| 空調機接駁點(室內)
Air Conditioner Point (Indoor) | 總電掣箱
MCB Board | 門鈴
Door Bell | 燈位
Lighting Point | 天花燈
Ceiling Light |
| 煤氣熱水爐
Gas Water Heater | 一掣燈掣/開關掣
1 Gang Lighting Switch / Switch | 門鈴按鈕
Door Bell Button | 牆燈
Wall Light | 接線蘇 / 插座
Fuse Spur Unit / Socket |

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

機電裝置圖
ELECTRICAL & MECHANICAL PROVISION PLAN

天台平面圖 ROOF PLAN



圖例 NOTATION

- 燈位
Lighting Point
- ☐ 防水掣插座
Weatherproof Socket
- ☐ 牆燈
Wall Light

23. SERVICE AGREEMENTS

服務協議

食水及沖廁水由水務署供應。
電力由中華電力有限公司供應。
煤氣由香港中華煤氣有限公司供應。

Potable and flushing water is supplied by Water Supplies Department.
Electricity is supplied by CLP Power Hong Kong Limited.
Towngas is supplied by The Hong Kong and China Gas Company Limited.

24. GOVERNMENT RENT

地稅

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

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

25. MISCELLANEOUS PAYMENTS BY PURCHASER

買方的雜項付款

- 1. 在向買方交付住宅物業在空置情況下的管有權時，買方須向賣方(擁有人)補還水、電力及氣體的按金。
- 2. 在交付時，買方不須向賣方(擁有人)支付清理廢料的費用。
- 3. 水、電力及氣體的按金及清理廢料的費用的款額於售樓說明書印製日尚未決定。

附註：買方須向發展項目管理人及不須向擁有人繳付水、電力及氣體的按金及清理廢料的費用。

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

Note: The purchaser should pay to the manager and not the owner of the development the deposits for water, electricity and gas and the debris removal fee.

26. DEFECT LIABILITY WARRANTY PERIOD

欠妥之處的保養責任期

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

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

27. MAINTENANCE OF SLOPES

斜坡維修

不適用
Not applicable

28. MODIFICATION

修訂

不適用
Not applicable

29. 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

		面積(平方米) Area (m²)
根據聯合作業備考第1及第2號提供的環保設施 Green Features under Joint Practice Notes 1 and 2		
3.	露台 Balcony	115.799
4.	加闊的公用走廊及升降機大堂 Wider common corridor and lift lobby	54.84
5.	公用空中花園 Communal sky garden	58.904
6.	隔聲鰭 Acoustic fin	-
7.	翼牆、捕風器及風斗 Wing wall, wind catcher and funnel	-
8.	非結構預製外牆 Non-structural prefabricated external wall	116.67
9.	工作平台 Utility platform	87
10.	隔音屏障 Noise barrier	-
適意設施 Amenity Features		
11.	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 Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	-
12.	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 Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	238.685
13.	有上蓋的園景區及遊樂場 Covered landscaped and play area	67.882
14.	橫向屏障/有蓋人行道、花棚 Horizontal screens/covered walkways, trellis	-
15.	擴大升降機井道 Larger lift shaft	116.413
16.	煙囪管道 Chimney shaft	-

		面積(平方米) Area (m²)
根據《建築物（規劃）規例》第23(3)(b)條不計算的總樓面面積 Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1. (#)	停車場及上落客貨地方（公共交通總站除外） Carpark and loading/unloading area excluding public transport terminus	886.422
2.	機房及相類設施 Plant rooms and similar services	
2.1	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等 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.	147.635
2.2 (#)	所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等 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.	448.506
2.3	非強制性或非必要機房，例如空調機房、風櫃房等 Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	34.459

29. 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

		面積(平方米) Area (m²)
17.	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房 Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	-
18. (#)	強制性設施或必要機房所需的管槽、氣槽 Pipe duct, air duct for mandatory feature or essential plant room	27.966
19.	非強制性設施或非必要機房所需的管槽、氣槽 Pipe duct, air duct for non-mandatory or non-essential plant room	1.365
20.	環保系統及設施所需的機房、管槽及氣槽 Plant room, pipe duct, air duct for environmentally friendly system and feature	-
21.	複式住宅單位及洋房的中空 Void in duplex domestic flat and house	-
22.	伸出物，如空調機箱及伸出外牆超過750毫米的平台 Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall	-
其他項目 Other Exempted Items		
23. (#)	庇護層，包括庇護層兼空中花園 Refuge floor including refuge floor cum sky garden	88.277
24. (#)	其他伸出物 Other projections	-
25.	公共交通總站 Public transport terminus	-
26. (#)	共用構築物及樓梯 Party structure and common staircase	-
27. (#)	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積 Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	660.395
28. (#)	公眾通道 Public passage	-
29.	因建築物後移導致的覆蓋面積 Covered set back area	-
額外總樓面面積 Bonus GFA		
30.	額外總樓面面積 Bonus GFA	-

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

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.

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。

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.

賣方就該項目指定的互聯網網站的網址：
The address of the website designated by the vendor for the development:
www.highpark.com.hk

發展項目及其周邊地區日後可能出現改變。 There may be future changes to the development and the surrounding areas.
本售樓說明書印製日期：2013年9月30日 Date of printing of this Sales Brochure : 30th September 2013

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2013年12月27日 27th December 2013	12	1. 修訂比例尺 “0” 和 “250M” 為 “0M(米)” 和 “250M(米)”。 2. 補回中英文 “白楊街 Poplar Street” 之街道名稱。 3. 更新地政總署測繪處之地圖，編號 11-NW-B 及 11-NW-D。 4. 更新 “發展項目的所在位置圖” 中的圖例。 1. Revise the wordings in scale “0” and “5M” as “0M(米)” and “250M(米)” . 2. Add back the street name “白楊街 Poplar Street” in both Chinese and English characters. 3. Update the scale maps with Sheet Numbers 11-NW-B and 11-NW-D from Survey and Mapping Office of Lands Department. 4. Update the notations in the “Location Plan of the Development”.
	13	更新發展項目的鳥瞰照片。 Update the aerial photograph of the development.
	17	修訂發展項目的布局圖。 Revise the layout plan of the development.
	18 - 19	1. 增補各住宅單位部分內部及外部尺寸。 2. 修訂比例尺 “0” 和 “5M” 為 “0M(米)” 和 “5M(米)”。 3. 修訂中文 “槽位” 為 “管道”。 4. 將各住宅單位之樓板的厚度及層與層之間的高度以列表方式顯示。 5. 新增備註 “請參閱本售樓說明書第24頁為樓面平面圖而設之備註。”。 1. Add back part of the internal and external dimensions for each residential property. 2. Revise the wordings in scale “0” and “5M” as “0M(米)” and “5M(米)”. 3. Revise the chinese character “槽位” as “管道” . 4. To present the thickness of floor slab and floor-to-floor height of each residenital property in table format. 5. Add the explanatory note “Please refer to page 24 of this sales brochure for the notes of the floor plans of residential properties.”.
	20 - 21	1. 增補各住宅單位部分內部及外部尺寸。 2. 修訂比例尺 “0” 和 “5M” 為 “0M(米)” 和 “5M(米)”。 3. 刪除圖例中的 “W.M.C. 水錶箱”。 4. 修訂並將各住宅單位之樓板的厚度及層與層之間的高度以列表方式顯示。 5. 新增備註 “請參閱本售樓說明書第24頁為樓面平面圖而設之備註。”。 1. Add back part of the internal and external dimensions for each residential property. 2. Revise the wordings in scale “0” and “5M” as “0M(米)” and “5M(米)”. 3. Delete “W.M.C. Water meter chamber” from the legend. 4. Revise and present the thickness of floor slab and floor-to-floor height of each residenital property in table format. 5. Add the explanatory note “Please refer to page 24 of this sales brochure for the notes of the floor plans of residential properties.”.
	22	1. 增補33樓A單位部分內部及外部尺寸。 2. 修訂比例尺 “0” 和 “5M”為 “0M(米)” 和 “5M(米)”。 3. 刪除圖例中的 “W.M.C. 水錶箱”。 4. 修訂中文 “露台頂蓋” 為 “露台上蓋” 及 “工作台頂蓋” 為 “工作平台上蓋”。 5. 將各住宅單位之樓板的厚度及層與層之間的高度以列表方式顯示。 6. 新增備註 “請參閱本售樓說明書第24頁為樓面平面圖而設之備註。”。 1. Add back part of the internal and external dimensions of Flat A on 33/F. 2. Revise the wordings in scale “0” and “5M” as “0M(米)” and “5M(米)”. 3. Delete “W.M.C. Water meter chamber” from the legend. 4. Revise the Chinese characters “露台頂蓋” as “露台上蓋” and “工作台頂蓋” as “工作平台上蓋”。 5. To present the thickness of floor slab and floor-to-floor height of each residenital property in table format. 6. Add the explanatory note “Please refer to page 24 of this sales brochure for the notes of the floor plans of residential properties.”.

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2013年12月27日 27th December 2013	23	1. 增補35樓A單位部分內部及外部尺寸。 2. 修訂比例尺 “0” 和 “5M” 為 “0M(米)” 和 “5M(米)”。 3. 刪除圖例中的 “W.M.C. 水錶箱”。 4. 刪除電梯編號。 5. 補回中文 “水錶箱在低位”。 6. 將各住宅單位之樓板的厚度及層與層之間的高度以列表方式顯示。 7. 新增備註 “請參閱本售樓說明書第24頁為樓面平面圖而設之備註。”。 1. Add back part of the internal and external dimensions of Flat A on 35/F. 2. Revise the wordings in scale “0” and “5M” as “0M(米)” and “5M(米)” . 3. Delete “W.M.C. Water meter chamber” from the legend. 4. Delete lift numbers. 5. Add back the Chinese characters “水錶箱在低位” . 6. To present the thickness of floor slab and floor-to-floor height of each residenital property in table format. 7. Add the explanatory note “Please refer to page 24 of this sales brochure for the notes of the floor plans of residential properties.”.
	24	1. 修訂比例尺 “0” 和 “5M” 為 “0M(米)” 和 “5M(米)”。 2. 修訂中文 “露台頂蓋”為 “露台上蓋” 及 “工作台頂蓋” 為 “工作平台上蓋”。 3. 修訂天台部分內部尺寸。 4. 將各住宅單位之樓板的厚度及層與層之間的高度以列表方式顯示。 5. 新增備註表。 1. Revise the wordings in scale “0” and “5M” as “0M(米)” and “5M(米)” . 2. Revise the Chinese characters “露台頂蓋” as “露台上蓋” and “工作台頂蓋” as “工作平台上蓋” . 3. Revise part of the internal dimensions of the roof. 4. To present the thickness of floor slab and floor-to-floor height of each residenital property in table format. 5. Add the table for explanatory notes.
	27 - 29	修訂發展項目中的停車位的樓面平面圖內的標示及圖例。 Revise the characters and legends for the floor plans of parking spaces in the development.
	42	1. 修訂外部裝修物料有關窗台之描述。 2. 修訂室內裝修物料 7/F 至 21/F，23/F 至 32/F，33/F 及 35/F 有關內部地板，浴室及廚房之描述。 1. Revise the discription of exterior finishes on bay window. 2. Revise the discriptions of interior finishes on “Internal floor”, “Bathroom” and “Kitchen” from 7/F to 21/F, 23/F to 32/F, 33/F and 35/F.
	43	1. 修訂室內裝置有關睡房之描述為 “不適用”。 2. 於 “電話”，“天線” 及 “電力裝置” 欄目內修訂中文 “請參閱「機電裝置平面圖」” 為 “請參閱「機電裝置平面圖」及「住宅單位機電裝置數量說明」”。 3. 修訂室內裝置有關浴室、廚房及供水的描述。 1. Revise the Chinese description of interior fittings on bedroom as “不適用”. 2. Revise the Chinese characters in the row of “Telephone”, “Aerials” and “Electrical installations” from “「機電裝置平面圖」” as “請參閱「機電裝置平面圖」及「住宅單位機電裝置數量說明」”. 3. Revise the descriptions of interior fittings on bathroom, kitchen and water supply.
	44 - 45	1. 修訂室內裝置有關睡房之描述為 “不適用”。 2. 於 “電話”，“天線” 及 “電力裝置” 欄目內修訂中文 “請參閱「機電裝置平面圖」” 為 “請參閱「機電裝置平面圖」及「住宅單位機電裝置數量說明」”。 3. 修訂室內裝置有關浴室、主人房浴室、廚房及供水的描述。 1. Revise the Chinese description of interior fittings on bedroom as “不適用”. 2. Revise the Chinese characters in the row of “Telephone”, “Aerials” and “Electrical installations” from “「機電裝置平面圖」” as “請參閱「機電裝置平面圖」及「住宅單位機電裝置數量說明」”. 3. Revise the descriptions of interior fittings on bathroom, master bathroom, kitchen and water supply.

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2013年12月27日 27th December 2013	47	1. 修訂外部裝修物料有關窗台之描述。 2. 修訂室內裝修物料 7/F 至 21/F 及 23/F 至 32/F 有關內牆及天花板，內部地板，浴室及廚房之描述。 1. Revise the discription of exterior finishes on bay window. 2. Revise the discriptions of interior finishes on “Internal wall and ceiling”, “Internal floor”, “Bathroom”and “Kitchen” from 7/F to 21/F and 23/F to 32/F.
	48	1. 修訂室內裝修物料 33/F 及 35/F 有關內牆及天花板，內部地板，浴室及廚房之描述。 2. 修訂室內裝置有關睡房之描述為 “Not Applicable”。 3. 於 “電話”，“天線” 及 “電力裝置” 欄目內修訂英文 “please refer to the “Electrical & Mechanical Provision Plan” 為 “please refer to the “Electrical & Mechanical Provision Plan” and “Schedule of Electrical & Mechanical Provisions of Residential Properties””。 4. 修訂室內裝置有關浴室、廚房及供水的描述。 1. Revise the discriptions of interior finishes of “Internal wall and ceiling”, “Internal floor”, “Bathroom” and “Kitchen” on 33/F and 35/F. 2. Revise the description of interior fittings on bedroom as “Not Applicable”. 3. Revise the English characters in the row of “Telephone”, “Aerials” and “Electrical installations” from “please refer to the “Electrical & Mechanical Provision Plan” as “please refer to the “Electrical & Mechanical Provision Plan” and “Schedule of Electrical & Mechanical Provisions of Residential Properties””. 4. Revise the descriptions of interior fittings on bathroom, kitchen and water supply.
	49 - 50	1. 修訂室內裝置有關睡房之描述為 “Not Applicable”。 2. 於 “電話”，“天線” 及 “電力裝置” 欄目內修訂英文 “please refer to the “Electrical & Mechanical Provision Plan” 為 “please refer to the “Electrical & Mechanical Provision Plan” and “Schedule of Electrical & Mechanical Provisions of Residential Properties””。 3. 修訂室內裝置有關浴室、主人房浴室、廚房及供水的描述。 1. Revise the description of interior fittings on bedroom as “Not Applicable”. 2. Revise the English characters in the rows of “Telephone”, “Aerials” and “Electrical installations” from “please refer to the “Electrical & Mechanical Provision Plan” as “please refer to the “Electrical & Mechanical Provision Plan” and “Schedule of Electrical & Mechanical Provisions of Residential Properties””. 3. Revise the descriptions of interior fittings on bathroom, master bathroom, kitchen and water supply.
	52	修訂煤氣熱水爐的產品型號。 Revise the model number of Gas Water Heater.
	9	增補有參與發展項目的各方的關係的說明。 Add a statement for the relationship between parties involved in the development.
2014年3月26日 26th March 2014	12	更新發展項目的所在位置圖。 Update the location plan of the development.
	14	更新長沙灣分區計劃大綱核准圖及其備註。 Update the Cheung Sha Wan approved outline zoning plan and its note.
	15, 16	修訂關乎發展項目的分區計劃大綱圖的備註。 Revise the note for the outline zoning plan etc. relating to the development.
	18	補回比例尺的標示。 Add back the notations in the scale bar.

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2014年6月25日 25th June 2014	2 - 6	按一手住宅物業銷售監管局最新之一手住宅物業買家須知版本更新。 Update the notes to purchasers of first-hand residential properties as per the latest version issued by the Sales of First-hand Residential Properties Authority.
	12	更新發展項目的所在位置圖。 Update the location plan of the development.
	13	更新發展項目的鳥瞰照片。 Update the aerial photograph of the development.
2014年9月24日 24th September 2014	12	更新發展項目的所在位置圖。 Update the location plan of the development.
	13-1, 13-2	更新發展項目的鳥瞰照片。 Update the aerial photograph of the development.
	14 - 16	修訂關乎發展項目的分區計劃大綱圖等。 Revise the outline zoning plan etc. relating to the development.
	17	修訂發展項目的布局圖。 Revise the layout plan of the development.
	18 - 24	修訂發展項目的住宅物業的樓面平面圖。 Revise the floor plans of residential properties in the development.
	26 - 29	修訂發展項目中的停車場的樓面平面圖。 Revise the floor plans of parking spaces in the development.
	38 - 39	修訂立面圖。 Revise the elevation plans.
	40	修訂發展項目中的公用設施的資料。 Revise the information on common facilities in the development.
	57 - 62	修訂裝置、裝修物料及設備中的機電裝置圖。 Revise the electrical and mechanical provision plans in fittings, finishes and appliances.
	69 - 70	修訂申請建築物總樓面面積寬免的資料。 Revise the information in application for concession on gross floor area of building.
2014年12月20日 20th December 2014	12	更新發展項目的所在位置圖。 Update the location plan of the development.
	13-2	新增發展項目的鳥瞰照片。 Add an aerial photograph of the development.

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2015年3月19日 19th March 2015	12	更新發展項目的所在位置圖。 Update the location plan of the development.
	13-3	新增發展項目的鳥瞰照片。 Add the aerial photograph of the development.
	20 - 23	修訂發展項目的住宅物業的樓面平面圖。 Revise the floor plans of residential properties in the development.
	27, 28, 29	修訂發展項目中的停車位的樓面平面圖。 Revise the floor plans of parking spaces in the development.
	42 - 45, 47 - 51	修訂裝置、裝修物料及設備的內容。 Revise the contents in fittings, finishes and appliances.
	52, 53	修訂裝置、裝修物料及設備中的設備說明表。 Revise the appliances schedule in fittings, finishes and appliances.
	54, 54-1, 55, 56	修訂及新增住宅單位機電裝置數量說明表。 Revise and add the schedule of electrical & mechanical provisions of residential properties.
	57 - 61	修訂機電裝置圖。 Revise the electrical & mechanical provision plan.

