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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq.m. (sq.ft.) 實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq.m. (sq.ft.) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
TOWER H1 H1座	1/F-4/F 一樓至四樓	A	61.964 (667) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.348 (4)	--	--	--	--	--	--	--	--
		B	41.203 (444) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.142 (2)	--	--	--	--	--	--	--	--
		C	52.762 (568) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.252 (3)	--	--	--	--	--	--	--	--
		D	43.808 (472) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.093 (1)	--	--	--	--	--	--	--	--
		E	52.648 (567) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.224 (2)	--	--	--	--	--	--	--	--
		F	44.201 (476) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.094 (1)	--	--	--	--	--	--	--	--
		G	61.081 (657) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.347 (4)	--	--	--	--	--	--	--	--

The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance. The area of other specified items (not included in the saleable area) is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.
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Notes 附註:
The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
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There is no verandah in the residential properties of the Development.
發展項目住宅物業並無陽台。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq.m. (sq.ft.) 實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq.m. (sq.ft.) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
TOWER H1 H1座	5/F-21/F 五樓至二十一樓	A	61.964 (667) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.348 (4)	--	--	--	--	--	--	--	--
		B	41.203 (444) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.142 (2)	--	--	--	--	--	--	--	--
		C	52.762 (568) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.252 (3)	--	--	--	--	--	--	--	--
		D	43.808 (472) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.093 (1)	--	--	--	--	--	--	--	--
		E	52.648 (567) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.224 (2)	--	--	--	--	--	--	--	--
		F	51.811 (558) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.178 (2)	--	--	--	--	--	--	--	--
		G	61.081 (657) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.347 (4)	--	--	--	--	--	--	--	--

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There is no verandah in the residential properties of the Development.
發展項目住宅物業並無陽台。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq.m. (sq.ft.) 實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq.m. (sq.ft.) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
TOWER H1 H1座	22/F 二十二樓	A	61.964 (667) Balcony 露台：2.000 (22) Utility Platform 工作平台：--	--	0.348 (4)	--	--	--	--	--	--	--	--
		B	41.203 (444) Balcony 露台：2.000 (22) Utility Platform 工作平台：--	--	0.142 (2)	--	--	--	--	--	--	--	--
		C	52.762 (568) Balcony 露台：2.000 (22) Utility Platform 工作平台：--	--	0.252 (3)	--	--	--	--	--	--	--	--
		D	43.808 (472) Balcony 露台：2.000 (22) Utility Platform 工作平台：--	--	0.093 (1)	--	--	--	--	--	--	--	--
		E	52.648 (567) Balcony 露台：2.000 (22) Utility Platform 工作平台：--	--	0.224 (2)	--	--	--	--	--	--	--	--

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Notes 附註:
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There is no verandah in the residential properties of the Development.
發展項目住宅物業並無陽台。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq.m. (sq.ft.) 實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq.m. (sq.ft.) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
TOWER H2 H2座	1/F-4/F 一樓至四樓	A	43.646 (470) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.121 (1)	--	--	--	--	--	--	--	--
		B	42.531 (458) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.095 (1)	--	--	--	--	--	--	--	--
		C	42.419 (457) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.114 (1)	--	--	--	--	--	--	--	--
		D	41.803 (450) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.096 (1)	--	--	--	--	--	--	--	--
		E	41.740 (449) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.114 (1)	--	--	--	--	--	--	--	--
		F	43.876 (472) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.095 (1)	--	--	--	--	--	--	--	--
		G	50.104 (539) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.251 (3)	--	--	--	--	--	--	--	--

The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance. The area of other specified items (not included in the saleable area) is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.
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發展項目住宅物業並無陽台。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq.m. (sq.ft.) 實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq.m. (sq.ft.) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
TOWER H2 H2座	5/F-13/F 五樓至十三樓	A	43.646 (470) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.121 (1)	--	--	--	--	--	--	--	--
		B	50.126 (540) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.178 (2)	--	--	--	--	--	--	--	--
		C	42.419 (457) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.114 (1)	--	--	--	--	--	--	--	--
		D	41.803 (450) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.096 (1)	--	--	--	--	--	--	--	--
		E	41.740 (449) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.114 (1)	--	--	--	--	--	--	--	--
		F	43.876 (472) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.095 (1)	--	--	--	--	--	--	--	--
		G	50.104 (539) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.251 (3)	--	--	--	--	--	--	--	--

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq.m. (sq.ft.) 實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq.m. (sq.ft.) 平方米 (平方呎)									
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TOWER H2 H2座	14/F-21/F 十四樓至二十一樓	A	43.646 (470) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.121 (1)	--	--	--	--	--	--	--	--
		B	50.126 (540) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.178 (2)	--	--	--	--	--	--	--	--
		C	42.419 (457) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.114 (1)	--	--	--	--	--	--	--	--
		D	41.803 (450) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.096 (1)	--	--	--	--	--	--	--	--
		E	41.740 (449) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.114 (1)	--	--	--	--	--	--	--	--
		F	51.471 (554) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.179 (2)	--	--	--	--	--	--	--	--
		G	50.104 (539) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.251 (3)	--	--	--	--	--	--	--	--

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發展項目住宅物業並無陽台。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq.m. (sq.ft.) 實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq.m. (sq.ft.) 平方米 (平方呎)									
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TOWER H3 H3座	1/F-13/F 一樓至十三樓	A	52.235 (562) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.251 (3)	--	--	--	--	--	--	--	--
		B	42.546 (458) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.095 (1)	--	--	--	--	--	--	--	--
		C	52.649 (567) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.223 (2)	--	--	--	--	--	--	--	--
		D	43.048 (463) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.093 (1)	--	--	--	--	--	--	--	--
		E	62.694 (675) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.347 (4)	--	--	--	--	--	--	--	--
		F	41.054 (442) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.121 (1)	--	--	--	--	--	--	--	--
		G	61.326 (660) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.347 (4)	--	--	--	--	--	--	--	--

The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance. The area of other specified items (not included in the saleable area) is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.
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Notes 附註:
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There is no verandah in the residential properties of the Development.
發展項目住宅物業並無陽台。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq.m. (sq.ft.) 實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq.m. (sq.ft.) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
TOWER H3 H3座	14/F-21/F 十四樓至二十一樓	A	52.235 (562) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.251 (3)	--	--	--	--	--	--	--	--
		B	50.141 (540) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.178 (2)	--	--	--	--	--	--	--	--
		C	52.649 (567) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.223 (2)	--	--	--	--	--	--	--	--
		D	43.048 (463) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.093 (1)	--	--	--	--	--	--	--	--
		E	62.694 (675) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.347 (4)	--	--	--	--	--	--	--	--
		F	41.054 (442) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.121 (1)	--	--	--	--	--	--	--	--
		G	61.326 (660) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.347 (4)	--	--	--	--	--	--	--	--

The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance. The area of other specified items (not included in the saleable area) is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.
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Notes 附註:
The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
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There is no verandah in the residential properties of the Development.
發展項目住宅物業並無陽台。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq.m. (sq.ft.) 實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq.m. (sq.ft.) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
TOWER L1 L1座	1/F 一樓	A	43.400 (467) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.134 (1)	--	--	--	--	--	--	--	--
		B	42.979 (463) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.161 (2)	--	--	--	--	--	--	--	--
		C	30.847(332) Balcony 露台 : -- Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		D	30.869(332) Balcony 露台 : -- Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		E	30.869(332) Balcony 露台 : -- Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		F	30.847(332) Balcony 露台 : -- Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		G	42.979 (463) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.161 (2)	--	--	--	--	--	--	--	--
		H	43.392 (467) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.134 (1)	--	--	--	--	--	--	--	--

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發展項目住宅物業並無陽台。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq.m. (sq.ft.) 實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq.m. (sq.ft.) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
TOWER L1 L1座	2/F-4/F 二樓至四樓	A	43.400 (467) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.134 (1)	--	--	--	--	--	--	--	--
		B	42.979 (463) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.161 (2)	--	--	--	--	--	--	--	--
		C	30.847(332) Balcony 露台 : -- Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		D	30.869(332) Balcony 露台 : -- Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		E	30.869(332) Balcony 露台 : -- Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		F	30.847(332) Balcony 露台 : -- Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		G	42.979 (463) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.161 (2)	--	--	--	--	--	--	--	--
		H	43.392 (467) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.134 (1)	--	--	--	--	--	--	--	--

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發展項目住宅物業並無陽台。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq.m. (sq.ft.) 實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq.m. (sq.ft.) 平方米 (平方呎)									
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TOWER L1 L1座	5/F 五樓	A	43.400 (467) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.134 (1)	--	--	--	--	--	--	--	--
		B	42.979 (463) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.161 (2)	--	--	--	--	--	--	--	--
		C	30.847(332) Balcony 露台 : -- Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		F	30.847(332) Balcony 露台 : -- Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		G	42.979 (463) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.161 (2)	--	--	--	--	--	--	--	--
		H	43.392 (467) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	0.134 (1)	--	--	--	--	--	--	--	--

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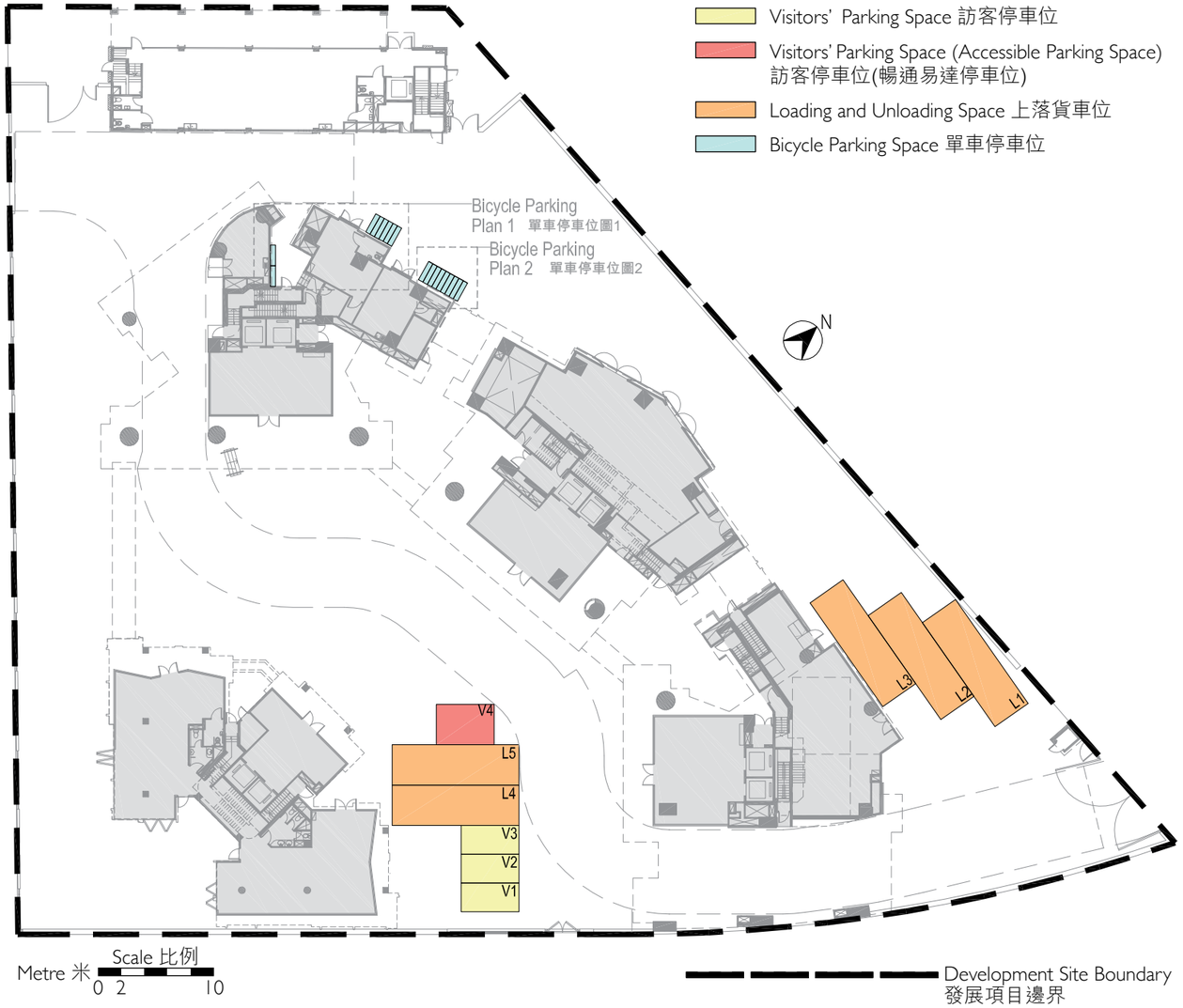
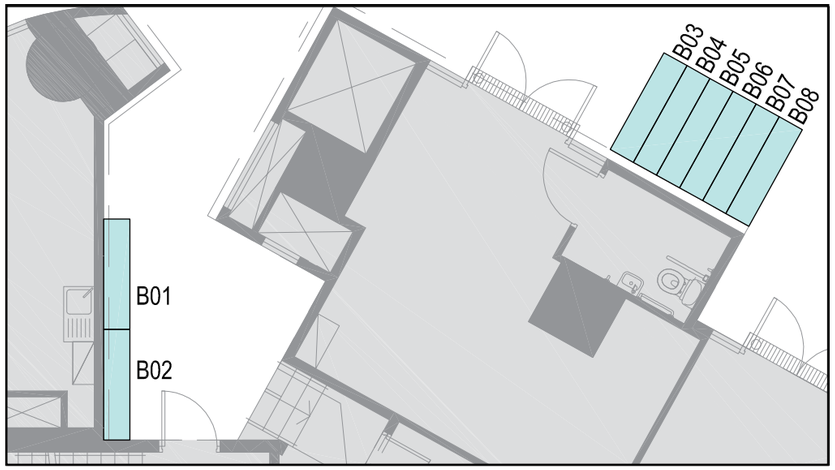
There is no verandah in the residential properties of the Development.
發展項目住宅物業並無陽台。

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

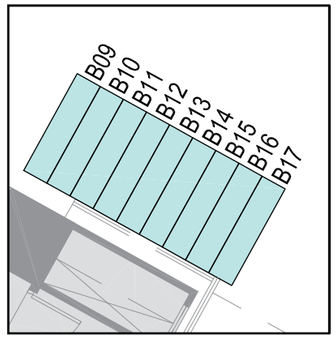
GROUND FLOOR PLAN
地下平面圖





BICYCLE PARKING PLAN 1
單車停車位圖1

Metre 米 Scale 比例 0 1 3 5



BICYCLE PARKING PLAN 2
單車停車位圖2

Metre 米 Scale 比例 0 1 3 5

Number, Dimensions and Area of Parking Spaces on Ground Floor 地下停車位的數目、尺寸及面積

Category of Parking Space 車位類別	Number 數目	Dimensions (Length x Width) (metre) 尺寸 (長x闊) (米)	Area Per Parking Space (sq.m.) 每個停車位面積 (平方米)
Visitors' Parking Space 訪客停車位	3	2.5 x 5	12.50
Visitors' Parking Space (Accessible Parking Space) 訪客停車位（暢通易達停車位）	1	3.5 x 5	17.50
Loading and Unloading Space 上落貨車位	5	3.5 x 11	38.50
Bicycle Parking Space 單車停車位	17	0.43 x 1.8	0.774

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

1. A preliminary deposit of 5% is payable on the signing of the Preliminary Agreement for Sale and Purchase ("**the Preliminary Agreement**").

2. The preliminary deposit paid by the Purchaser on the signing of the Preliminary Agreement will be held by a firm of solicitors acting for the owner, as stakeholders.

3. If the Purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the Purchaser enters into the Preliminary Agreement:

   (a) the Preliminary Agreement is terminated;
   (b) the preliminary deposit is forfeited; and
   (c) the owner does not have any further claim against the Purchaser for the failure.

1. 在簽署臨時買賣合約(“**該臨時合約**”)時須支付款額為5%的臨時訂金。

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

3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約:

   (a) 該臨時合約即告終止；
   (b) 有關的臨時訂金即予沒收；及
   (c) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

A. Common Parts of the Development

1. "**Common Areas**" means the Estate Common Areas and the Residential Common Areas.

2. "**Common Facilities**" means the Estate Common Facilities and the Residential Common Facilities.

3. "**Estate Common Areas**" means the whole of New Kowloon Inland Lot No.6515 ("**Lot**") and the whole of the development on and/or in the Lot ("**Estate**") (including the External Walls) which are not otherwise specifically assigned to or for the exclusive use of an Owner (as defined in the DMC) and are designed or intended for common use and benefit of the Owners (which do not form part of the Residential Units (as defined in the DMC), the Commercial Accommodation (as defined in the DMC) or the Residential Common Areas) and shall include but not limited to fence walls, loading and unloading spaces, emergency vehicular access area, driveway, load bearing walls, structural walls, foundations, columns, beams, floor slabs, enclosing walls of the Estate Common Areas (but in the case of such enclosing walls adjoining any Unit(s) (as defined in the DMC), excluding the plaster and covering of the internal surface of such enclosing walls within the relevant Unit(s)), such part of the Slope and Retaining Structures (as defined in the DMC) (if any) within the Lot, management office, guard house, Owners' Committee's/Corporation's office (if any), store (if any), F.S. inlets, gas kiosk, emergency generator rooms, refuse storage and material recovery chambers, main switch rooms, switch rooms, pipe and/or cable ducts and/or E/M duct (which do not form part of the Units), fuel oil tank room, fire service water pump room, water pump rooms, sprinkler water pump room, potable and flushing water pump rooms, grey water recycle pump room, rain water recycle pump room, street hydrant pump room, master meter room, electricity rooms, telecommunication broadcasting equipment rooms, transformer rooms, cable accommodations, pipe ducts, fan rooms, check meter cabinet, F.S. control room and sprinkler control valve room, F.S. & sprinkler water pump room, exhaust vent duct, planter and portions of the Greenery Area, electrical duct, smoke lobby, flat roof, circulation passages, passages, areas for installation of satellite dishes and/or TV antennae, areas for installation or use of communal aerial broadcast distribution (CABD) facilities and telecommunications network facilities and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Estate designed or intended for common use and benefit of the Owners and not otherwise specifically assigned to or for the exclusive use of an Owner (which do not form part of the Residential Units, the Commercial Accommodation or the Residential Common Areas). The Estate Common Areas are for the purpose of identification shown and coloured Green on the plans (certified as to their accuracy by the Authorized Person (as defined in the DMC)) annexed to the DMC.

4. "**Estate Common Facilities**" means:
   (a) such of fire service water tank, fire service control, grease tank, petrol interceptor, master meter, main switch, air-conditioning system, smoke vents, sprinkler tank, potable and flushing tank, fuel tank, water tank, surface channel with cover, fire alarm system, fire hydrant/hose reel system, drains, pipes, gutters, wells (if any), sewers, wires and cables, cable accommodations and associated facilities, communal aerial broadcast distribution (CABD) facilities, telecommunications broadcasting equipment, TV antennae, electrical and mechanical installation servicing the Estate Common Areas, rain water recycling system, grey water recycling system and other services facilities whether ducted or otherwise which are or at any time may be in, under or over or passing through the Lot and the Estate through which water, sewage, electricity and any other services are supplied to the Lot and the Estate or any part or parts thereof which are for the use and benefit of the Lot and the Estate and not for the use or benefit of a particular Unit;

   (b) lighting including façade and landscape lighting (if any) within the Estate which are for the use and benefit of the Lot and the Estate and not for the use or benefit of a particular Unit;

   (c) automatic sprinkler system, street fire hydrant system, fire detection and alarm system and fire hydrant and hose reel system within the Estate which are for the use and benefit of the Lot and the Estate and not for the use or benefit of a particular Unit;

   (d) burglar alarm, metal gate, manned gate and security system(s) (if any) which are for the use and benefit of the Lot and the Estate and not for the use or benefit of a particular Unit;

   and other facilities and systems for the common use and benefit of the Lot and the Estate and not for the use or benefit of a particular Unit exclusively. "Estate Common Facilities" shall not include those facilities, equipment and other like structures forming part of the Residential Units, the Commercial Accommodation or the Residential Common Facilities.

5. "**Residential Common Areas**" means those parts of the Lot and the Estate designed or intended for the common use and benefit of the Owners of the Residential Units and not otherwise specifically assigned to or for the exclusive use of an Owner of a Residential Unit (which do not form part of the Residential Units, the Commercial Accommodation or the Estate Common Areas) and shall include but not limited to portions of the Greenery Area, the Recreational Areas, the Visitors' Car Parks (as defined in the DMC), Bicycle Parking Spaces (as defined in the DMC), mailboxes, caretaker's counter, residential lift lobby, Wider Common Corridors and Lift Lobbies (as defined in the DMC), transfer plate, pipe wells, entrance lobbies, lift lobbies, corridors, staircases, covered walkway, covered landscape, electricity rooms, plant rooms, pipe ducts / cable ducts / vent ducts (which do not form part of the Residential Units), refuse storage and material recovery chamber rooms, flat roofs, roofs, upper roofs, top roofs, water pump room, fire service pump room and fire service water tank, F.S. control room, fire service check meter cabinet, water meter cabinets, switch rooms, parapet wall, store rooms, planter areas, planters, lift shafts, lift pits, lavatories, air-conditioning platforms (which do not form part of the Residential Units), lift machine room, the External Walls of the Towers (as defined in the DMC) above the soffit of the transfer plates, the architectural features above the roofs of the Towers and associated supporting beams and columns, structural walls, columns, beams, floor slabs, the enclosing walls (including the External Walls) and glass balustrade of the Residential Common Areas (but in the case of such enclosing walls adjoining any Residential Unit(s), excluding the plaster and covering of the internal surface of such enclosing walls within the relevant Residential Unit(s)) and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Estate designed or intended for the common use and benefit of the Owners of the Residential Units and not otherwise specifically assigned to or for the exclusive use of an Owner of a Residential Unit. The Residential Common Areas are for the purpose of identification shown and coloured Yellow on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.

6. "**Residential Common Facilities**" means those facilities and ancillary equipment for the common use and benefit of the Residential Units and not for the use and benefit of a particular Residential Unit exclusively and shall include but not limited to the Recreational Facilities, water tanks, water pumps, drains, pipes, gutters, sewers, fire-fighting system, wires and cables, electrical equipment, air-conditioning or mechanical installation, building integrated photovoltaic panels above covered walkway, lighting, burglar alarm (if any), metal gate, security system, gas pipes, lifts and manual fire alarm for the use and benefit of the Residential Units but excluding the Estate Common Facilities.

7. "**Recreational Areas**" means the areas intended for recreational use by the residents of the Residential Units and their bona fide visitors which shall include but not limited to the function room, male lavatory, female lavatory, unisex lavatory, activity area, study rooms, store room, planting areas, landscape area and covered landscape areas on G/F; common landscape areas on 5/F & roof of Tower L1; common flat roof on 22/F of Tower H1; gymnasium room, music room, unisex disable lavatory, common flat roof and planting areas on roof floor of Tower H2; and activity area, computer room, male & female lavatories, store, common flat roof and planting areas on roof floor of Tower H3.

8. "**Recreational Facilities**" means the recreational facilities and facilities ancillary thereto provided or installed for the common use and benefit of the residents of the Residential Units and their bona fide visitors pursuant to Special Condition No.(10)(a) of the Government Grant (as defined in the DMC).

9. "**External Walls**" means the external walls of the Estate or any part thereof including architectural features, parapet walls, the curbs of the Non-enclosed Area (as defined in the DMC) and the windows and window frames of the Common Areas but excluding the internal surface of the concrete walls facing the Units, the glass parapets/ balustrade/fences of the Non-enclosed Area and flat roofs or their replacement, the windows, window frames and sealant around window frames of the Units.

10. "**Greenery Area**" means the area referred to in Special Condition No.(7)(b)(ii) of the Government Grant and for the purpose of identification shown Hatched Black on the Greenery Area Plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.

11. Subject to the provisions of the DMC and the Estate Rules (as defined in the DMC) made thereunder and subject to the rights of the First Owner (as defined in the DMC) and the Manager (as defined in the DMC) provided in the DMC:

    (a) the Owner of a Unit, his servants, agents and licensees shall have the full right and liberty (in common with all other persons having the like right) to go pass and repass over and along the Estate Common Areas for all purposes connected with the proper use and enjoyment of his Unit and to use the Estate Common Facilities; and

    (b) the Owner of a Residential Unit, his servants, agents and licensees shall have the full right and liberty (in common with all other persons having the like right) to go pass and repass over and along the Residential Common Areas for all purposes connected with the proper use and enjoyment of his Residential Unit and to use the Residential Common Facilities.

12. No Owner (including the First Owner) shall have the right to (i) convert any of the Common Areas and the Common Facilities to his own use or for his own benefit unless the approval of the Owners' Committee (as defined in the DMC) has been obtained, (ii) convert or designate any of

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his own areas as Common Areas or Common Facilities (as the case may be) unless approved by a resolution of Owners at an Owners' meeting convened under the DMC (save for the reserved rights of the First Owner under the DMC), or (iii) re-convert or re-designate the Common Areas or the Common Facilities (as the case may be) to his own use or benefit.

13. None of the Owners shall cut, injure, damage, alter or interfere with any part or parts of the Common Areas or any of the Common Facilities or any equipment or apparatus or installations on in or upon the Lot and/or the Estate (whether or not such equipment apparatus or installations are concealed, built in walls floors or ceilings, or pass through the Unit(s) or Common Areas) not being equipment or apparatus or installations for the exclusive use and benefit of any such Owner.

14. No Owner shall have the right to enter into, alter, repair, connect to or in any other way interfere with or affect the working of the Common Facilities without the previous written consent of the Manager. Except as provided in the DMC, the Common Areas and the Common Facilities shall at all times be under the exclusive management and control of the Manager who shall have full and unrestricted power to regulate and control the reasonable use thereof by the Owners and occupiers.

15. Any installation, alteration or repair works which may pass through the Common Areas or affect the Common Facilities shall, subject to the prior written approval of the Manager, be carried out by the Manager or any contractor appointed or approved by the Manager at the expense of the Owner or Owners requiring such works and in such manner as the Manager shall in its absolute discretion think fit.

16. No clothing or laundry shall be hung outside the Unit or on any Non-enclosed Area above the height of balustrade or air-conditioning platform or any part thereof or in the Common Areas (other than in the spaces specifically provided therefor).

17. No part of the Common Areas shall be obstructed or incumbered nor shall any refuse or other matter or things be placed or left thereon and no Owner will do or suffer or permit to be done anything in such Common Areas as may be or become a nuisance to any other Owners or occupiers of the Estate.

18. Save as otherwise provided in the DMC, no Owner (except the Owner of the Commercial Accommodation) shall affix or install any structures, chimneys, neon signs, or signs of any kind on the roof, flat roof, Non-enclosed Area, planter, air-conditioning platform, Common Areas or External Walls of his Unit without the consent in writing of the Manager.

19. No Owner of Residential Unit shall affix or install onto the External Walls or through the windows of his Residential Unit(s) any air-conditioners other than at the air-conditioning hoods (if any) or air-conditioner platform already provided or at such places designated for such purposes without the prior written consent of the Manager.

20. The Common Areas and the Common Facilities shall be assigned to and be held by the Manager as trustee for all Owners for the time being. Each Owner irrevocably appoints the Manager as agent and attorney for and on behalf of all the Owners in respect of any matter concerning the Common Areas and Common Facilities or any part(s) thereof.

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

No. of Undivided Shares allocated to each Residential Unit									
Tower	Floor	Flat							
		A	B	C	D	E	F	G	H
H1	1/F-4/F (4 storeys)	626 / 243,449	415 / 243,449	532 / 243,449	440 / 243,449	532 / 243,449	444 / 243,449	617 / 243,449	-
H1	5/F – 21/F (17 storeys)	626 / 243,449	415 / 243,449	532 / 243,449	440 / 243,449	532 / 243,449	523 / 243,449	617 / 243,449	-
H1	22/F (1 storey)	626 / 243,449	415 / 243,449	532 / 243,449	440 / 243,449	532 / 243,449	-	-	-
H2	1/F-4/F (4 storeys)	440 / 243,449	427 / 243,449	427 / 243,449	421 / 243,449	420 / 243,449	441 / 243,449	506 / 243,449	-
H2	5/F – 13/F (9 storeys)	440 / 243,449	506 / 243,449	427 / 243,449	421 / 243,449	420 / 243,449	441 / 243,449	506 / 243,449	-
H2	14/F – 21/F (8 storeys)	440 / 243,449	506 / 243,449	427 / 243,449	421 / 243,449	420 / 243,449	519 / 243,449	506 / 243,449	-
H3	1/F – 13/F (13 storeys)	527 / 243,449	427 / 243,449	532 / 243,449	432 / 243,449	633 / 243,449	414 / 243,449	620 / 243,449	-
H3	14/F – 21/F (8 storeys)	527 / 243,449	506 / 243,449	532 / 243,449	432 / 243,449	633 / 243,449	414 / 243,449	620 / 243,449	-
L1	1/F (1 storey)	436 / 243,449	434 / 243,449	310 / 243,449	310 / 243,449	310 / 243,449	310 / 243,449	434 / 243,449	436 / 243,449
L1	2/F – 4/F (3 storeys)	436 / 243,449	432 / 243,449	310 / 243,449	310 / 243,449	310 / 243,449	310 / 243,449	432 / 243,449	436 / 243,449
L1	5/F (1 storey)	436 / 243,449	432 / 243,449	310 / 243,449	-	-	310 / 243,449	432 / 243,449	436 / 243,449

All flats are provided with balcony pertaining thereto. (Except flats C, D, E & F on 1/F to 4/F and flats C & F on 5/F in Tower L1)

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C. Term of years for which the manager of the development is appointed

Subject to the provisions of the Building Management Ordinance (Cap 344), the appointment of the Management Company (as defined in the DMC) as the Manager of the Lot and the Estate shall be for an initial period of two years from the date of the DMC and shall continue thereafter subject to termination at any time during its term of appointment (i) by the Management Company by giving not less than three months' notice in writing to the Owners' Committee or the Corporation (as defined in the DMC) (if formed) or to all the Owners, or (ii) by the Owners' Committee (prior to formation of the Corporation) without compensation by giving not less than three months' notice in writing to the Management Company and approved by a resolution passed at an Owners' meeting supported by the Owners of not less than 50% of the Undivided Shares (as defined in the DMC) in aggregate (excluding the Undivided Shares allocated to the Common Areas and Common Facilities), or (iii) by the Owners' Corporation by a resolution passed at a general meeting supported by the Owners of not less than 50% of the Undivided Shares in aggregate who pay or are liable to pay the Management Expenses (as defined in the DMC) relating to those Undivided Shares and by giving three months' notice in writing to the Management Company.

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

1. Where any Management Expenses relates to or is for the benefit of the Lot and the Estate (but does not relate solely to or is not solely for the benefit of any Residential Unit, the Commercial Accommodation, the Residential Common Areas or the Residential Common Facilities), the Estate Common Areas and/or the Estate Common Facilities the full amount of such Management Expenses shall be apportioned between all the Owners of the Estate in proportion to the number of Management Shares (as defined in the DMC) held by them.

2. Where any Management Expenses relates solely to or is solely for the benefit of the Residential Units (but does not relate solely to or is not solely for the benefit of any particular Residential Unit), the Residential Common Areas and/or the Residential Common Facilities the full amount of such Management Expenses shall be apportioned between the Owners of the Residential Units in proportion to the number of Management Shares held by them.

3. The number of Management Shares allocated to a Residential Unit is the same as the number of Undivided Shares allocated to that Residential Unit.

E. Basis on which the management fee deposit is fixed

The management fee deposit payable in respect of each Residential Unit shall be equivalent to two months' Management Fee for that Residential Unit.

F. Area in the development retained by the owner (Urban Renewal Authority) for that owner's own use

There is no area in the Development which is retained by the owner (i.e. Urban Renewal Authority) for that owner's own use as referred to in section 14(2)(f) of Part 1 of Schedule 1 to Residential Properties (First-hand Sales) Ordinance.

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A. 「發展項目」的公用部分

1.「公用地方」指「屋苑公用地方」及「住宅公用地方」。

2.「公共設施」指「屋苑公共設施」及「住宅公共設施」。

3.「屋苑公用地方」指整個新九龍內地段第6515號（「該地段」）及在該地段之上及/或其內的整個發展項目（「屋苑」）(包括外牆) 指定或擬供「擁有人」（定義見「公契」）共同使用與享用，而並非特別轉讓或供個別「擁有人」獨家使用的地方（不屬於「住宅單位」（定義見「公契」）、「商用地方」（定義見「公契」）或「住宅公用地方」），包括但不限於圍牆、貨物裝卸區、緊急車輛通道、行車道、承重牆、結構牆、地基、支柱、橫樑、樓板、「屋苑公用地方」的圍牆（但如果該圍牆連接任何「單位」（定義見「公契」），不包括該「單位」圍牆內面之灰泥及覆蓋物）、「該地段」內的斜坡和護土構築物（定義見「公契」）（如有）、管理處、保安員駐地、「業主委員會」／「業主立案法團」辦事處（如有）、儲物室（如有）、消防入水掣、燃氣室、緊急發電機房、垃圾貯藏及物料回收房、主電掣房、電掣房、管道及／或電纜槽及/或機電管道（並非構成「單位」之一部分）、燃料箱房、消防水泵房、水泵房、灑水器泵房、食水及沖　水泵房、洗盥污水循環泵房、雨水循環泵房、街道消防栓泵房、主儀錶室、電力房、電訊廣播設備房、變壓器房、電纜房、管道槽、電扇房、檢查儀錶房、消防控制室及灑水控制閥房、消防及灑水器水泵房、排氣管道、花槽及部分綠化地方、電力槽、防煙大堂、平台、迴旋通道、通道、安裝衛星接收碟及／或電視天線的區域、安裝或使用無線電廣播播放設施及電訊網絡設施的區域及建築物管理條例（第344章）第一附表所述而位於「該地段」及「屋苑」內指定或擬供「擁有人」共同使用與享用，而並非特別轉讓給或供個別「擁有人」獨家使用的一切其他公用部分（如有）（不屬於「住宅單位」、「商用地方」或「住宅公用地方」）。「屋苑公用地方」在「公契」夾附的圖則（經「認可人士」（定義見「公契」）核實為準確）上顯示並用綠色標明，僅供識別。

4.「屋苑公共設施」指：

(a) 供「該地段」及「屋苑」使用及享用而非供個別「單位」使用及享用的消防水箱、消防控制設施、隔油井、油庫沙井、主儀錶、主電掣、冷氣系統、排煙口、灑水器水箱、食水及沖水水箱、燃料箱、水箱、有蓋路面溝渠、火警鐘系統、消防栓/喉轆系統、排水渠、管道、明渠、井（如有）、污水渠、電線及電纜、電纜裝置及附屬設施、無線廣播播放設施、電訊廣播設備、電視天線、服務「屋苑公用地方」的電力及機械裝置、雨水循環系統、洗盥污水循環系統和目前或今後任何時候在「該地段」及「屋苑」之內、之下、之上或通過「該地段」及「屋苑」將水、污水、電力及任何其他服務設施輸送到「該地段」及「屋苑」或其中任何部分的服務設施（不論是否套有任何套管）；

(b) 照明，包括「屋苑」內供「該地段」及「屋苑」使用與享用，而非供個別「單位」獨家使用或享用的「屋苑」外觀及園景照明（如有）；

(c)「屋苑」內供「該地段」及「屋苑」使用與享用，而非供個別「單位」使用或享用的自動灑水系統、街道消防栓系統、火警探測及警報系統及消防栓及喉轆系統；

(d) 供「該地段」及「屋苑」使用與享用，而非供個別「單位」使用或享用的防盜警鐘、鐵閘、手動閘及保安系統（如有）；

及供「該地段」及「屋苑」共同使用與享用，而並非供個別「單位」使用或享用的其他設施及系統。「屋苑公共設施」不包括構成「住宅單位」、「商用地方」或「住宅公共設施」部分的設施、設備及其他類似構築物。

5.「住宅公用地方」指「該地段」及「屋苑」內指定或擬供「住宅單位」的「擁有人」共同使用與享用，而並非特別轉讓給或供個別「住宅單位」「擁有人」獨家使用的該等部分（不屬於「住宅單位」、「商用部分」及「屋苑公用地方」），包括但不限於部分綠化地方、「康樂地方」、「訪客停車位」（定義見「公契」）、單車車位（定義見「公契」）、郵箱、管理員辦公室、住宅升降機大堂、「加闊走廊及升降機大堂」（定義見「公契」）、轉換層、管道井、入口大堂、升降機大堂、走廊、樓梯、有蓋行人道、有蓋園藝區、電力房、機房、管道槽/電纜槽/通風槽（不屬於「住宅單位」之一部分）、垃圾貯藏及物料回收房、平台、天台、上層天台、頂層天台、水泵房、消防水泵房、消防水箱、消防控制中心、消防檢查儀錶室、水錶室、電掣房、護牆、儲物室、花槽區、花槽、升降機槽、升降機井道、洗手間、空調平台（不屬於「住宅單位」之一部分）、升降機房、「屋苑」轉換層以上的「住宅大樓」（定義見「公契」）之「外牆」、住宅大樓天台以上的建築裝飾及輔助支撐的橫樑及支柱、結構牆、支柱、橫樑、樓板、「住宅公用地方」的圍牆（包括外牆）及玻璃護欄（但如果該圍牆連接任何「住宅單位」，不包括該「住宅單位」圍牆內面之灰泥及覆蓋物）及按建築物管理條例（第344章）第一附表所述，位於「該地段」及「屋苑」內指定或擬供「住宅單位」「擁有人」共同使用與享用，而並非特別轉讓給或供「住宅單位」個別「擁有人」獨家使用的所有其他公用地方（如有）。「住宅公用地方」在「公契」夾附的圖則上（經「認可人士」核實為準確）顯示並用黃色標明，僅供識別。

6.「住宅公共設施」指供「住宅單位」共同使用與享用，而並非供個別「住宅單位」獨家使用與享用的該等設施及輔助設備，包括但不限於供「住宅單位」使用與享用的「康樂設施」、水箱、水泵、排水渠、管道、明渠、污水渠、消防系統、電線及電纜、電力設備、空調或機械裝置、有蓋行人道上的建築整合太陽能光電系統、照明、防盜鐘（如有）、鐵閘、保安系統、煤氣管、升降機及手動火警鐘，但不包括「屋苑公共設施」。

7.「康樂地方」指擬供予「住宅單位」的住戶和他們的真正訪客作康樂用途的地方，包括但不限於地下的多功能室、男洗手間、女洗手間、男女通用洗手間、活動區、自修室、儲物室、園藝區、景觀園林及有蓋景觀園林；第L1座大樓5樓及天台的公共景觀園林、第H1座大樓22樓的公共平台；第H2座大樓天台層的健身室、音樂室、男女通用傷殘人士洗手間、公共平台及園藝區；及第H3座大樓天台層的活動區、電腦室、男女洗手間、儲物室、公共平台及園藝區。

8.「康樂設施」指按照「政府批地文件」（定義見「公契」）第 (10)(a) 條特別條款提供或安裝予「住宅單位」的住戶和他們的真正訪客共同使用與享用的康樂設施及其附屬設施。

9.「外牆」指「屋苑」的外牆或其中任何部分，包括建築裝飾、護牆、「非圍封地方」（定義見「公契」）的邊欄及公用地方的窗戶及窗框，但不包括對著「單位」一面的內牆、「非圍封地方」及平台的玻璃護牆/護欄/圍欄或他們的更換物和「單位」的窗戶、窗框及封住窗框的密封膠。

10.「綠化地方」指「政府批地文件」第(7)(b)(ii)條特別條款所指的區域。「綠化地方」在「公契」夾附的「綠化地方圖則」上（經「認可人士」核實為準確）顯示並用黑色斜線標示，僅供識別。

11.受制於「公契」的條文及根據其制訂的「屋苑守則」（定義見「公契」）及受制於「公契」內列明「第一擁有人」（定義見「公契」）及「管理人」（定義見「公契」）的權益：

(a)「單位」的「擁有人」、其傭工、代理人及獲許可人具全面的權力及自由（與具有相似權力的所有其他人共同）為恰當使用和享用其「單位」通過和再通過「屋苑公用地方」及使用「屋苑公共設施」；及

(b)「住宅單位」的「擁有人」、其傭工、代理人及獲許可人具全面的權力及自由（與具有相似權力的所有其他人共同）為恰當使用和享用其「住宅單位」通過和再通過「住宅公用地方」及使用「住宅公共設施」。

12.(i) 除非已取得「業主委員會」（定義見「公契」）的批准，「擁有人」（包括「第一擁有人」）無權轉換「公用地方」及「公共設施」供其自己使用或享用，(ii)除非在「業主」大會上經「業主」通過決議批准，「擁有人」（包括「第一擁有人」）無權轉換或指明任何其自己的地方作「公用地方」或「公共設施」（視情況而定）（「第一擁有人」根據「公契」保留的權力除外），或(iii)重新轉換或重新指明「公用地方」或「公共設施」（視情況而定）供其自己使用或享用。

13.「擁有人」不得切割、傷害、損毀、改動或干擾「公用地方」的任何部分、或任何「公共設施」、或任何「該地段」及/或「屋苑」上或內非供該「擁有人」獨家使用及享用而設置的設備、器具或裝置（不論該設備、器具或裝置是否被暗藏、嵌入於牆、地板或天花或穿過「單位」或「公用地方」）。

14.「擁有人」未得「管理人」事先書面同意無權進入、改動、維修、連接或以任何其他方式干擾或影響「公共設施」的運作。除「公契」另有訂明，否則「公用地方」及「公用設施」由「管理人」獨家管理及控制，「管理人」擁有全面及不受限制的權力規管及控制「擁有人」及佔用人對其合理的使用。

15.任何可能通過「公用地方」或影響「公共設施」的安裝、改動或維修工程須受制於「管理人」的事先書面批准，由管理人或管理人委任或批准的承辦商及以「管理人」按其絕對酌情認為合適的方式進行，並由要求該工程的「擁有人」支付費用。

16.任何衣服或衣物不得懸掛在「單位」外、高於任何「非圍封地方」的護欄高度、空調平台或其任何部分或「公用地方」（專門提供作該用途的位置除外）。

17.「公用地方」的任何部分不得被阻塞或阻礙，任何廢物或其他物件亦不得被放置或遺留於「公用地方」之上。「擁有人」不得從事、容許或准許任何於「公用地方」可對「屋苑」的任何其他「擁有人」或佔用人造成或變成滋擾的事情。

18.除「公契」另有訂明，「擁有人」（「商用地方」的「擁有人」除外）未得「管理人」事先書面同意不得於天台、平台、「非圍封地方」、花槽、空調平台、「公用地方」或「單位」外牆固定或安裝任何構築物、煙囪、霓虹燈或任何種類的標誌。

19.「住宅單位」的「擁有人」未得「管理人」事先書面同意，不得在已提供的空調機罩（如有）或空調平台或指明作該等用途的該等地方以外的「住宅單位」「外牆」或通過其「住宅單位」之窗戶固定或安裝任何空調機。

20.「公用地方」及「公共設施」須轉讓給及由「管理人」以信託人代當時的所有「擁有人」持有。每一「擁有人」就關於「公用地方」及「公共設施」或其任何部分的任何事宜不可撤回地委任「管理人」作為代表所有「擁有人」的代理人及授權人。

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

B. 分配予「發展項目」中每個住宅物業的「不分割份數」數目

每個住宅單位獲分配的「不分割份數」數目									
座數	樓層	單位							
		A	B	C	D	E	F	G	H
H1	1樓至4樓 (4層樓)	626 / 243,449	415 / 243,449	532 / 243,449	440 / 243,449	532 / 243,449	444 / 243,449	617 / 243,449	-
H1	5樓至21樓 (17層樓)	626 / 243,449	415 / 243,449	532 / 243,449	440 / 243,449	532 / 243,449	523 / 243,449	617 / 243,449	-
H1	22樓 (1層樓)	626 / 243,449	415 / 243,449	532 / 243,449	440 / 243,449	532 / 243,449	-	-	-
H2	1樓至4樓 (4層樓)	440 / 243,449	427 / 243,449	427 / 243,449	421 / 243,449	420 / 243,449	441 / 243,449	506 / 243,449	-
H2	5樓至13樓 (9層樓)	440 / 243,449	506 / 243,449	427 / 243,449	421 / 243,449	420 / 243,449	441 / 243,449	506 / 243,449	-
H2	14樓至21樓 (8層樓)	440 / 243,449	506 / 243,449	427 / 243,449	421 / 243,449	420 / 243,449	519 / 243,449	506 / 243,449	-
H3	1樓至13樓 (13層樓)	527 / 243,449	427 / 243,449	532 / 243,449	432 / 243,449	633 / 243,449	414 / 243,449	620 / 243,449	-
H3	14樓至21樓 (8層樓)	527 / 243,449	506 / 243,449	532 / 243,449	432 / 243,449	633 / 243,449	414 / 243,449	620 / 243,449	-
L1	1樓 (1層樓)	436 / 243,449	434 / 243,449	310 / 243,449	310 / 243,449	310 / 243,449	310 / 243,449	434 / 243,449	436 / 243,449
L1	2樓至4樓 (3層樓)	436 / 243,449	432 / 243,449	310 / 243,449	310 / 243,449	310 / 243,449	310 / 243,449	432 / 243,449	436 / 243,449
L1	5樓 (1層樓)	436 / 243,449	432 / 243,449	310 / 243,449	-	-	310 / 243,449	432 / 243,449	436 / 243,449

所有單位附設露台。(L1座一樓至四樓C、D、E及F單位，五樓C及F單位除外)

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

C. 「發展項目」的「管理人」的委任年期

除《建築物管理條例》（第344章）另有規定外，「管理公司」（定義見「公契」）作為「該地段」及「屋苑」的「管理人」的委任期初期為「公契」簽立之日起計兩年，並繼續任職至以下列方式終止其任期：(i)「管理公司」提前不少於三個月向「業主委員會」、「業主立案法團」（定義見「公契」）（如有成立）或所有「業主」發出書面通知；或(ii)「業主委員會」（在「業主立案法團」成立前）在持有總計不少於50%的「不分割份數」（定義見「公契」）（不包括分配予「公用地方」與「公共設施」的「不分割份數」）的「擁有人」在「業主」大會上通過決議後，提前至少三個月向「管理公司」發出書面通知；或(iii)「業主立案法團」在持有總計不少於50%的「不分割份數」的「擁有人」（該等擁有人支付或須負責支付關於該等「不分割份數」的管理開支（定義見「公契」）），在全體大會上通過決議後向「管理公司」發出三個月書面通知。

D.「發展項目」中的住宅物業「擁有人」分擔「管理開支」的基準

1. 如果任何「管理開支」涉及或有利於「該地段」及「屋苑」（但並非僅涉及或有利於任何「住宅單位」、「商用地方」、「住宅公用地方」或「住宅公共設施」）、「屋苑公用地方」及/或「屋苑公共設施」，該等「管理開支」的全部款項須由「屋苑」全體「擁有人」按其持有之「管理份數」（定義見「公契」）之比例分攤。

2. 如果任何「管理開支」僅涉及或有利於「住宅單位」（但並非僅涉及或有利於任何個別「住宅單位」）、「住宅公用地方」及/或「住宅公共設施」，該等「管理開支」的全部款項須由「住宅單位」之「擁有人」按其持有之「管理份數」之比例分攤。

3. 分配予每個「住宅單位」之「管理份數」的數目相等於分配予該「住宅單位」的「不分割份數」的數目。

E. 計算管理費按金的基準

每個「住宅單位」應付之管理費按金須等同該「住宅單位」的兩個月「管理費」。

F. 擁有人（市區重建局）在「發展項目」中保留作自用的範圍

「發展項目」中並無《一手住宅物業銷售條例》附表1第1部第14(2)(f)條所提及之擁有人（即市區重建局）在發展項目中保留作自用的範圍。

SUMMARY OF LAND GRANT
批地文件的摘要

1. The Development is situated on New Kowloon Inland Lot No.6515 ("**the Lot**").

2. The Lot is held from the Government under the Conditions of Grant No.20169 as varied or modified by the Modification Letter registered in the Land Registry by Memorial No. 15112501580011 ("**the Land Grant**") for a term of fifty years commencing from 6th July 2012.

3. User restrictions applicable to the land on which the Development is situated:

   Special Condition No.(5)(a) of the Land Grant provides that, subject to Special Condition No.(5)(b) of the Land Grant, the Lot or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than for non-industrial (excluding office, godown, hotel and petrol filling station) purposes.

   Special Condition No.(5)(b) of the Land Grant provides that any building or part of any building erected or to be erected on the Lot shall not be used for any purpose other than the following:

   (i) in respect of the areas shown coloured pink, pink hatched black, pink circled black and pink hatched black circled black on the plan annexed to the Land Grant ("**the Pink Area**", "**the Pink Hatched Black Area**", "**the Pink Circled Black Area**" and "**the Pink Hatched Black Circled Black Area**" respectively), for private residential purposes; and

   (ii) in respect of the areas shown coloured pink stippled black, pink hatched black stippled black and pink stippled black cross hatched green on the plan annexed to the Land Grant ("**the Pink Stippled Black Area**", "**the Pink Hatched Black Stippled Black Area**" and "**the Pink Stippled Black Cross Hatched Green Area**" respectively), for non-industrial (excluding residential, office, godown, hotel and petrol filling station) purposes.

   Special Condition No.(33) of the Land Grant provides that no grave or columbarium shall be erected or made on the Lot, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon.

4. General Condition No.6(a) of the Land Grant provides that the Grantee shall throughout the tenancy (i) maintain all buildings in accordance with the approved design, disposition or height and any approved building plans without variation or modification thereto; and (ii) maintain all buildings erected or which may after the date of the Land Grant be erected in accordance with the General and Special Conditions of the Land Grant or any subsequent contractual variation of them, in good and substantial repair and condition.

5. Special Condition No.(3)(b) of the Land Grant provides that the Grantee shall, within 60 calendar months from the date of the Land Grant (or within such other time limit as may be specified by the Director of Lands ("**the Director**")), at his own expense, in such manner, with such materials and to such standards as the Director shall require or approve, construct a paved way with the associated street furniture, traffic aids, street lighting, sewers, drains, channels, catchpits, culverts and other structures as the Director may consider necessary on the area shown coloured brown on the plan annexed to the Land Grant ("**the Brown Area**") over and along which a right of way referred to in Special Condition No.(3)(a) of the Land Grant is given with minimum disturbance to the owners of any other lots in the vicinity to whom rights of way over the whole or any portion of the Brown Area may have been granted.

   Special Condition No.(3)(c) of the Land Grant provides that the Grantee shall at his own expense uphold, maintain and repair the Brown Area and everything forming a portion of or pertaining to it, all to be done to the satisfaction of the Director and the Grantee shall be responsible for the whole as if he were the absolute owner thereof.

   Special Condition No.(3)(d) of the Land Grant provides that any alteration to any public road absorbing a portion of the Brown Area over and along which a right of way is given or affecting the gradient thereof, shall not give rise to any claim by the Grantee who shall at his own expense carry out all consequent alterations to the paved way constructed by him on the Brown Area or any part thereof to the satisfaction of the Director.

6. Special Condition No.(4) of the Land Grant provides that the Grantee shall develop the Lot by the erection thereon of a building or buildings complying in all respects with the Conditions of the Land Grant and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before 30th September 2017.

7. Special Condition No.(7)(a) of the Land Grant provides that the Grantee shall at his own expense submit to the Director for his approval a landscape plan indicating the location, disposition and layout of the landscaping works to be provided within the Lot in compliance with the requirements stipulated in Special Condition No.(7)(b) of the Land Grant.

   Special Condition No.(7)(b) of the Land Grant provides that:

   (i) Not less than 30% of the area of the Lot shall be planted with trees, shrubs or other plants;

   (ii) Not less than 66% of the said 30% referred to in Special Condition No.(7)(b)(i) of the Land Grant ("**the Greenery Area**") shall be provided at such location or level as may be determined by the Director at his sole discretion so that the Greenery Area shall be visible to pedestrians or accessible by any person or persons entering the Lot; and

   (iii) Not less than 20% of the roof area of any building or buildings erected or to be erected on the Lot shall form part of the said 30% referred to in Special Condition No.(7)(b)(i) of the Land Grant.

   Special Condition No.(7)(c) of the Land Grant provides that the Grantee shall at his own expense landscape the Lot in accordance with the approved landscape plan in all respects to the satisfaction of the Director, and no amendment, variation, alteration, modification or substitution of the approved landscape plan shall be made without the prior written consent of the Director.

   Special Condition No.(7)(d) of the Land Grant provides that the Grantee shall thereafter at his own expense maintain and keep the landscaped works in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.

8. Special Condition No.(8)(f)(i) of the Land Grant provides that no part of any building or other structure erected or to be erected within the Pink Stippled Black Area and the Pink Stippled Black Cross Hatched Green Area shall exceed a height of 13 metres above the Hong Kong Principal Datum or such other height as may be approved in writing by the Director provided that:

   (I) with the prior written approval of the Director, machine rooms, air-conditioning units, water tanks, stairhoods and similar roof-top structures may be erected or placed on the roof of the building so as to exceed the height limit referred to in Special Condition No.(8)(f)(i) of the Land Grant; and

   (II) the Director at his sole discretion may in calculating the height of a building or structure exclude any structure or floor space referred to in Special Condition No.(31)(b)(i)(II) of the Land Grant.

9. Special Condition No.(8)(f)(ii) of the Land Grant provides that any building or buildings erected or to be erected within the Pink Stippled Black Area and the Pink Stippled Black Cross Hatched Green Area shall not exceed two storeys excluding any floor or space below the ground level provided that the Director at his sole discretion may in calculating the number of storeys referred to in Special Condition No.(8)(f)(ii) of the Land Grant exclude:

   (I) any floor or space that he is satisfied is constructed or intended to be occupied solely by machinery or equipment for any lift, air-conditioning or heating system or any similar service; and

   (II) any structure or floor space referred to in Special Condition No.(31)(b)(i)(II) of the Land Grant.

10. Special Condition No.(8)(f)(iii) of the Land Grant provides that no building or structure shall be erected or constructed on or above ground level within the Pink Stippled Black Cross Hatched Green Area except the following:

   (I) landscaping features and facilities;

   (II) a clear space extending upwards from the said ground level to a height of 3.5 metres; and

   (III) support for any building or structure as may be approved in writing by the Director.

11. Special Condition No.(8)(k) of the Land Grant provides that except with the prior written consent of the Director, no building or structure or support for any building or structure shall be erected or constructed within the Pink Hatched Black Area, the Pink Hatched Black Circled Black Area and the Pink Hatched Black Stippled Black Area, other than the following:

   (i) boundary walls or fences or both; or

   (ii) landscaping features and associated facilities.

12. Special Condition No.(10)(a) of the Land Grant provides that the Grantee may erect, construct and provide within the Lot such recreational facilities and facilities ancillary thereto ("**the Facilities**") as may be approved in writing by the Director. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director.

   Special Condition No.(10)(c) of the Land Grant provides that in the event that any part of the Facilities is exempted from the gross floor area calculation pursuant to Special Condition No.(10)(b) of the Land Grant ("**the Exempted Facilities**"):

   (i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No.(16)(a)(v) of the Land Grant;

   (ii) the Grantee shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted

Facilities to the satisfaction of the Director; and

(iii) the Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected within the Lot and their bona fide visitors and by no other person or persons.

13. Special Condition No.(19)(b) of the Land Grant provides that:

(i) Notwithstanding Special Condition No.(19)(a) of the Land Grant, four spaces or such other number as may be approved by the Director shall be provided within the Lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the residential units in the building or buildings erected or to be erected on the Lot.

(ii) One space out of the spaces provided in accordance with Special Condition No.(19)(b)(i) of the Land Grant shall be reserved and designated for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation.

14. Special Condition No.(19)(c) of the Land Grant provides that the spaces provided under Special Condition No.(19)(b)(i) and (b)(ii) of the Land Grant shall not be used for any purpose other than those respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

15. Special Condition No.(19)(e) of the Land Grant provides that spaces shall be provided within the Lot to the satisfaction of the Director for the parking of bicycles belonging to the residents of the residential units in the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees at a rate of one space for every 30 residential units or part thereof or at such other rates as may be approved by the Director.

16. Special Condition Nos.(20)(a) and (b) of the Land Grant provide that five spaces or such other number as may approved by the Director shall be provided within the Lot to the satisfaction of the Director for the loading and unloading of goods vehicles in connection with the building or buildings erected or to be erected on the Lot, and such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings referred to in Special Condition No.(20)(a) of the Land Grant.

17. Special Condition No.(23) of the Land Grant provides that the parking, loading and unloading spaces indicated on the car park layout plan approved by and deposited with the Director shall not be used for any purpose other than for the purposes set out respectively in Special Condition Nos.(19) and (20) of the Land Grant. The Grantee shall maintain the parking, loading and unloading spaces and other areas, including but not restricted to the lifts, landings, and manoeuvring and circulation areas, in accordance with the said approved plan and shall not alter the layout except with the prior written consent of the Director. Except for the parking spaces indicated on the said approved plan, no part of the Lot or any building or structure thereon shall be used for parking purposes.

18. Special Condition No.(25)(a) of the Land Grant provides that where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the Lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the Lot or any part thereof or any other works required to be done by the Grantee under the Conditions of the Land Grant, or for any other purpose, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the Lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times during the term agreed to be granted by the Land Grant maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.

Special Condition No.(25)(c) of the Land Grant provides that in the event that as a result of or arising out of any formation, levelling, development or other works done by the Grantee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land within the Lot or from any adjacent or adjoining Government or leased land, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.

Special Condition No.(25)(d) of the Land Grant provides that in addition to any other rights or remedies herein provided for breach of any of the General and Special Conditions of the Land Grant, the Director shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Grantee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Grantee shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges.

19. Special Condition No.(26) of the Land Grant provides that no rock crushing plant shall be permitted on the Lot without the prior written approval of the Director.

20. Special Condition No.(29)(a) of the Land Grant provides that the Grantee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the Lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the Lot, and the Grantee shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.
Special Condition No.(29)(b) of the Land Grant provides that the works of connecting any drains and sewers from the Lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director who shall not be liable to the Grantee for any loss or damage thereby occasioned and the Grantee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Grantee at his own expense to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Grantee at his own cost and upon demand be handed over by the Grantee to the Government for future maintenance thereof at the expense of the Government and the Grantee shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director may, upon failure of the Grantee to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.

21. Special Condition Nos.(34)(b),(c),(d),(e),(g),(h) and (j)(iii) of the Land Grant provide as follows:

(b) Except as provided in Special Condition Nos.(34)(c), (d), (e), (g) and (h) of the Land Grant, no owner shall at any time, sell, assign, mortgage, charge, demise, underlet, part with possession of or otherwise dispose of his Subsidised Sale Flat (as defined in Special Condition No.(34)(j) of the Land Grant) or any part thereof or any interest therein (whether by way of direct or indirect reservation, the grant of any right of first refusal, option or power of attorney, or any other method, arrangement or document of any description) or enter into any agreement so to do, or solicit or accept, whether directly or indirectly or through a solicitor, agent, contractor or trustee or otherwise, any money, money's worth or other valuable consideration of any description pursuant to any transaction, present or future, conditional or unconditional whereby his Subsidised Sale Flat or any part thereof or any interest therein is or may be sold, assigned or otherwise disposed of or affected or entered into any agreement so to do.

(c) An owner may mortgage or charge a Subsidised Sale Flat assigned to him but only by way of mortgage or charge to a bank or other financial institution (which for the purpose of Special Condition No.(34)(c) of the Land Grant only shall include the Financial Secretary Incorporated, incorporated under the Financial Secretary Incorporated Ordinance Cap. 1015 of the Laws of Hong Kong) or the organization of the owner's employer approved by the Grantee, or to the Grantee, in such form and containing such provisions as the Grantee shall approve or require, for the purpose of financing the purchase of the said Subsidised Sale Flat, or refinancing the purchase of the said Subsidised Sale Flat or refinancing (an) outstanding loan(s) secured by (an) existing charge(s) or mortgage(s) over the said Subsidised Sale Flat.

(d) In the event that any owner shall be desirous of selling or otherwise disposing of his Subsidised Sale Flat during the period of 2 years from the date of the First Assignment (as defined in Special Condition No.(34)(j) of the Land Grant), he shall so notify the Grantee in writing, and the Grantee in that event shall be entitled to purchase the Subsidised Sale Flat back with vacant possession and at the price (excluding interest and any legal fees and conveyancing expenses paid by the owner) at which it was originally sold to the owner under the General and Special Conditions of the Land Grant less such sums as stipulated under Special Condition Nos.(34)(d)(i)(I) to (IV) of the Land Grant by serving a notice under Special Condition No.(34)(d)(ii) of the Land Grant, or reject it at the sole discretion of the Grantee.

In the event that the Grantee does not serve upon

the owner a notice to purchase in accordance with Special Condition No.(34)(d)(ii) of the Land Grant, such owner shall be entitled to sell, assign, mortgage, charge, demise, underlet or otherwise dispose of the Subsidised Sale Flat as he sees fit subject to the payment of the Amount (as defined in Special Condition No.(34)(j) of the Land Grant) to the Grantee.

(e) After a period of 2 years has elapsed from the date of the First Assignment, an owner shall be entitled to sell, assign, mortgage, charge, demise, underlet, part with possession of or otherwise dispose of his Subsidised Sale Flat as he sees fit subject to the payment of the Amount to the Grantee.

(g) After a period of 2 years has elapsed from the date of the First Assignment or if an owner becomes entitled to sell or otherwise dispose of his Subsidised Sale Flat pursuant to Special Condition No.(34)(d)(iii) of the Land Grant and notwithstanding that the owner has not made payment to the Grantee of the Amount, he may enter into an agreement for the sale of his Subsidised Sale Flat provided that it is a condition of such agreement that the Amount shall be paid to the Grantee prior to assignment of the Subsidised Sale Flat.

(h) Notwithstanding anything contained in the Land Grant to the contrary, an owner or in the event of his death, his executor or administrator may, in conformity with all conditions (if any) imposed by the Grantee and subject to Special Condition No.(34) (h)(ii) of the Land Grant, assign his Subsidised Sale Flat or part thereof or his interest therein to his parents, spouse, former spouse, children or siblings or if an owner is dead, to his beneficiaries entitled to such deceased owner's estate (subject to the production of satisfactory documentary evidence of relationship or entitlement to the satisfaction of Grantee) without making payment under Special Condition Nos.(34)(d)(iii) and (e) of the Land Grant after such owner or his executor or administrator has first applied for and obtained the prior written approval from the Grantee who shall have sole and absolute discretion to approve or reject such application without giving reasons therefor.

(j)(iii) For the purpose of Special Condition No. (34) of the Land Grant, the expression "Grantee" excludes its assignee.

Remark:
Pursuant to a Deed Poll registered in the Land Registry by Memorial No.15112702180012 executed by the Vendor as referred to in Special Condition No.(34)(j)(vi) of the Land Grant and a Deed Poll registered in the Land Registry by Memorial No.17031401970046 relating to exclusion of certain residential units from Subsidised Sale Flats executed by the Vendor in accordance with Special Condition No.(34)(a)(ii) of the Land Grant, those residential units in the Development as set out in the table at the end of this section are designated by the Vendor as Subsidised Sale Flats.

SUMMARY OF LAND GRANT
批地文件的摘要

1.「發展項目」位於新九龍內地段6515號(「該地段」)。

2.「該地段」是按照經在土地註冊處以註冊摘要編號為15112501580011號登記的修訂書更改或修訂的批地條件第20169號(「批地文件」)　獲政府批租。批租年期為50年，由2012年7月6日開始。

3. 適用於發展項目所位於的土地的用途限制

「批地文件」第(5)(a)條特別條款規定，在符合「批地文件」第(5)(b)條特別條款的規定下，「該地段」或其任何部份或已建或擬建於該處的任何建築物或其任何部分，除作非工業用途外（不包括辦公室、貨倉、酒店及加油站），不可作任何其他用途。

「批地文件」第(5)(b)條特別條款規定，除下列用途外，已建或擬建於「該地段」上的任何建築物或其任何部份不可作任何其他用途：

(i) 在「批地文件」所夾附的圖則中以粉紅色、粉紅色間黑斜線、粉紅色黑圓圈及粉紅色黑圓圈並間黑斜線顯示的範圍(分別簡稱為**「粉紅色範圍」**、**「粉紅色間黑斜線範圍」**、**「粉紅色黑圓圈範圍」**及**「粉紅色黑圓圈並間黑斜線範圍」**)作私人住宅用途；及

(ii) 在「批地文件」所夾附的圖則中以粉紅色綴黑網點、粉紅色綴黑網點並間黑斜線及粉紅色綴黑網點並間綠交叉線顯示的範圍(分別簡稱為**「粉紅色綴黑網點範圍」**、**「粉紅色綴黑網點並間黑斜線範圍」**及**「粉紅色綴黑網點並間綠交叉線範圍」**)作非工業用途(不包括住宅、辦公室、貨倉、酒店及加油站）。

「批地文件」第(33)條特別條款規定，不可在「該地段」豎立或建造墳墓或骨灰甕安置所，亦不可在「該地段」安葬或以陶罐、骨灰甕或其他形式存放任何人類骸骨或動物骸骨。

4.「批地文件」第6(a)條一般條款規定，「承批人」須在整個租約期間(i)按經批准的設計、方位或高度及任何經批准建築圖則保養所有建築物，不能對其作出更改或變更；及(ii)按「批地文件」的一般和特別條款或任何其後合約性變更保養已建或在「批地文件」之日後擬建的所有建築物處於妥善與充足維修及狀況。

5.「批地文件」第(3)(b)條特別條款規定，「承批人」須於「批地文件」日期起計60個公曆月內(或地政總署署長(「署長」)特定的限期內)自費於「批地文件」所夾附的圖則中以棕色顯示的範圍(「棕色範圍」)當中附有「批地文件」第(3)(a)條特別條款中所提及的通行權的部分，以「署長」要求或批准的方式、物料及水平建造道路及有關街道設施、交通標誌、街燈、污水管、排水渠、渠道、集水井、暗渠及「署長」認為必須的其他構築物，並須把對獲授予「棕色範圍」或其任何部分通行權的其他毗鄰地段擁有人的滋擾減至最少。

「批地文件」第(3)(c)條特別條款規定，「承批人」須自費維持、保養及維修「棕色範圍」及該範圍的任何組成部分或附屬地方，並以令「署長」滿意的方式進行所有維持、保養及維修工作。「承批人」須全權負責上述工作，如同「承批人」是其全權擁有人一樣。

「批地文件」第(3)(d)條特別條款規定，如任何公眾道路的改動併入「棕色範圍」中附有通行權的範圍或影響其坡度，「承批人」不得就此提出任何索償，並須自費對「棕色範圍」中其建造的道路或其任何部分作出所有相應改動，以令「署長」滿意。

6.「批地文件」第(4)條特別條款規定，「承批人」應在「該地段」建造一座或多座建築物以作發展，有關建築物必須全面遵從「批地文件」的條款及香港現時或於任何時間生效的所有關乎建築、衛生及規劃之條例、附例及規例。此等建築物必須在2017年9月30日或之前建成並使之適宜居住。

7.「批地文件」第(7)(a)條特別條款規定，「承批人」須自費向「署長」呈交園景設計圖供其批閱，該園景設計圖須顯示其「該地段」內所進行的園景工程的位置、規劃及布局，並須符合「批地文件」第(7)(b)條特別條款的規定。

「批地文件」第(7)(b)條特別條款規定:-

(i)「該地段」不少於百分之三十的面積須種有樹木、灌木或其他植物;

(ii) 以上「批地文件」第(7)(b)(i)條特別條款所提及的百分之三十面積中不少於百分之六十六(「綠化地方」)須於「署長」以自行酌情決定的地點或水平提供，使「綠化地方」可被行人看見或供任何進入「該地段」的人士進入；及

(iii) 在「該地段」之上已建或擬建的建築物中不少於百分之二十的天台面積須構成以上「批地文件」第(7)(b)(i)條特別條款所提及的百分之三十面積的部分。

「批地文件」第(7)(c)條特別條款規定，「承批人」須根據獲批之園景設計圖自費於「該地段」上進行園景工程，至令「署長」在各方面滿意。未經「署長」事先書面同意，不得修改、變動、更改、變更或替換獲批之園景設計圖。

「批地文件」第(7)(d)條特別條款規定，「承批人」須於其後自費維持及保養園景工程，將之保持在安全、清潔、整齊、井然及健康的狀態，至令「署長」滿意。

8.「批地文件」第(8)(f)(i)條特別條款規定，「粉紅色綴黑網點範圍」及「粉紅色綴黑網點並間綠交叉線範圍」上已建或擬建的任何建築物或其他構築物的任何部分高度不得高於香港主水平基準面之上13米或經「署長」書面批准的其他高度，但是:-

(I) 經「署長」事先書面批准，在建築物天台搭建或安置的機房、空調機、水箱、梯屋及類似屋頂構築物可超過「批地文件」第(8)(f)(i)條特別條款所述的高度限制；及

(II)「署長」在計算建築物或構築物的高度時可自行酌情決定不計算任何「批地文件」第(31)(b)(i)(II)條特別條款所提及的構築物或樓面面積。

9.「批地文件」第(8)(f)(ii)條特別條款規定，「粉紅色綴黑網點範圍」及「粉紅色綴黑網點並間綠交叉線範圍」上已建或擬建的任何建築物不得多於兩層(不包括任何在地面以下的樓層或空間)，但「署長」在計算「批地文件」第(8)(f)(ii)條特別條款所提及的樓層數目時可自行酌情決定不計算:-

(I) 任何「署長」信納只為或擬只為放置升降機、空調機、恆溫系統或其他類似設施的器材和設備而建造的樓層或空間；及

(II) 任何「批地文件」第(31)(b)(i)(II)條特別條款所提及的構築物或樓面面積。

10.「批地文件」第(8)(f)(iii)條特別條款規定，除下述項目外，不得在「粉紅色綴黑網點並間綠交叉線範圍」的地面或以上豎立或建造任何建築物或構築物:-

(I) 園景設備及設施;

(II) 由地面向上伸延至3.5米高度的淨空間;及

(III)「署長」書面批准的建築物或構築物的支撐。

11.「批地文件」第(8)(k)條特別條款規定，除經「署長」事先書面同意，否則除下述項目外，不得在「粉紅色間黑斜線範圍」、「粉紅色黑圓圈並間黑斜線範圍」及「粉紅色綴黑網點並間黑斜線範圍」豎立或建造任何建築物、構築物或任何建築物或構築物的支撐:-

(i) 圍牆或圍欄或兩者皆豎立或建造;或

(ii) 園景設備及附帶設施。

12.「批地文件」第(10)(a)條特別條款規定，「承批人」可在「該地段」內豎立、建造及提供由「署長」書面批准的康樂設施及其附屬設施（「設施」）。「設施」的類型、大小、設計、高度及設置亦須事先得到「署長」書面批准。
「批地文件」第(10)(c)條特別條款規定，如「設施」之任何部份根據「批地文件」第(10)(b)條特別條款豁免於計算在總樓面面積內(「豁免設施」）:

(i)「豁免設施」須被指明為及構成「批地文件」第(16)(a)(v)條特別條款所提及的「公共地方」的一部份;

(ii)「承批人」須自費保養「豁免設施」，維持其功用及狀態良好，並運作「豁免設施」至令「署長」滿意; 及

(iii)「豁免設施」只供「該地段」內已建或擬建的一座或多座住宅建築物的居民及其真正的訪客使用，其他人士不得使用。

13.「批地文件」第(19)(b)條特別條款規定：-

(i) 即使「批地文件」第(19)(a)條特別條款另有規定，4個或「署長」可批准的其他數目的車位必須於「該地段」內提供，供「該地段」已建或擬建的建築物中住宅單位的住客的真正來賓、訪客或獲邀請人停泊他們擁有按《道路交通條例》、其下的任何規例及任何修訂法例領有牌照的車輛，至令「署長」滿意。

(ii) 「承批人」須從按「批地文件」第(19)(b)(i)條特別條款提供的車位中保留與指定1個車位，供道路交通條例、其下的任何規例及任何修訂法例界定的傷殘人士停泊車輛。

14.「批地文件」第(19)(c)條特別條款規定，按「批地文件」第(19)(b)(i)及(b)(ii)條特別條款提供的車位不能作其所規定以外的任何用途，特別是，上述車位不得用作儲存、陳列或展示汽車出售或其他用途或提供車輛清潔及美容服務。

15.「批地文件」第(19)(e)條特別條款規定，車位必須按每30個住宅單位或其部份設有1個車位的比率或「署長」可批准的其他的比率於「該地段」內提供，供「該地段」已建或擬建的建築物住宅單位的住客及其真正來賓、訪客或獲邀請人停泊他們擁有的單車至令「署長」滿意。

16.「批地文件」第(20)(a)及(b)條特別條款規定，5個或「署長」可批准的其他數目的車位必須於「該地段」內提供，供「該地段」已建或擬建的建築物有關的貨車裝卸，至令「署長」滿意。該等車位除用作與「批地文件」第(20)(a)條特別條款提及的建築物有關的貨車裝卸外，不得作任何其他用途。

17.「批地文件」第(23)條特別條款規定，經「署長」批准並交予其存放的停車場布局圖內標示的車位和裝卸區不能用作「批地文件」第(19)及(20)條特別條款分別列明的用途以外的任何其他用途。

SUMMARY OF LAND GRANT
批地文件的摘要

「承批人」須按經批准圖則維持車位、裝卸區及其他區域，包括但不限於升降機、梯台、調度區及迴旋處，及未經「署長」的事先書面同意不能更改該布局。除了上述經批准圖則標示的車位外，「該地段」任何部分或其上的任何建築物或構築物不能作泊車用途。

18.「批地文件」第(25)(a)條特別條款規定，若有或曾有任何土地之削去、清除或後移，或任何種類的堆土、填土或斜坡整理工程 (不論有否經「署長」事先書面同意，亦不論是在「該地段」內或在任何政府土地內進行) 旨在塑造、平整或開發「該地段」或其中任何部分或「承批人」根據「批地文件」需要進行的任何其他工程或作任何其他用途，「承批人」須自費進行及建造該等有需要的斜坡整理工程、擋土牆或其他支撐、防護措施、及排水系統、其附屬或其他工程，以保護及支撐「該地段」內的該等土地及任何毗鄰或毗連之政府土地或已出租土地，及排除及預防其後發生的任何泥土剝落、泥石傾瀉或土地下陷。「承批人」須於整個批租年期的所有時間自費保持上述土地、斜坡整理工程、擋土牆或其他支撐、防護措施、排水系統或附屬或其他工程修葺良好堅固，至令「署長」滿意。

「批地文件」第(25)(c)條特別條款規定，若因塑造、平整或開發或「承批人」進行其他工程或任何其他原因在任何時間造成任何泥土剝落、泥石傾瀉或土地下陷，不論是發生在或來自「該地段」或是來自任何毗鄰或毗連之政府土地或已出租土地，「承批人」須自費修復及彌補至令「署長」滿意，並須就因該等泥土剝落、泥石傾瀉或土地下陷而將會或可能引致、使蒙受或招致的任何成本、費用、損害、索求及申索向政府、其代理人及承辦商作出彌償。

「批地文件」第(25)(d)條特別條款規定，除享有本文訂明可就違反「批地文件」的一般和特別條款之任何其他權利或濟助外，「署長」有權向「承批人」發出書面通知，要求「承批人」進行、建造及維修上述土地、斜坡處理工程、護土牆、或其他支撐、防護措施、及排水系統、其附屬或其他工程，又或還原並修葺任何泥土剝落、泥石傾瀉或土地下陷。如「承批人」疏忽或未能於通知書訂明的期限內以「署長」滿意的方式履行通知書，「署長」可即時執行及進行必要工程。「承批人」必須在接獲通知時向政府償還有關費用，以及任何行政及專業費用與收費。

19.「批地文件」第(26)條特別條款規定，未經「署長」事先書面同意，「該地段」之上不得使用碎石機。

20.「批地文件」第(29)(a)條特別條款規定，「承批人」須自費建造及保持「署長」認為需要的排水渠及渠道(不論在「該地段」邊界內或在政府土地之上)，以截流及轉送所有降於或流經「該地段」的暴雨水或雨水至最近的河道、集水井、渠道或政府暴雨水渠，以令「署長」滿意，且「承批人」須就該等暴雨水或雨水導致的任何損壞或滋擾而引起的所有法律行動、申索及索求獨自負責及向政府或其官員作出彌償。

「批地文件」第(29)(b)條特別條款規定，將「該地段」任何排水渠及污水渠與政府暴雨水渠及污水渠（若已鋪設及投入運作）連接的工程可由「署長」進行，但「署長」毋須就因此而產生的任何損失或損壞負責，而「承批人」須應要求向政府支付該接駁工程之費用。另一選擇是，該接駁工程亦可由「承批人」自費進行至令「署長」滿意。在該情況下，上述接駁工程於政府土地上的任何部分須由「承批人」自費保養，直至要求時，「承批人」須應要求將其交回政府，由政府出資負責日後的保養。「承批人」亦須應要求向政府支付關於上述連接工程的技術審核之費用。若「承批人」未能保養上述於政府土地上建造的連接工程的任何部分，「署長」可進行其認為必需的保養工程，「承批人」須應要求向政府支付該等工程之費用。

21.「批地文件」第(34)(b)、(c)、(d)、(e)、(g)、(h)及(j)(iii)條特別條款規定如下：

(b) 除於「批地文件」第(34)(c)、(d)、(e)、(g)及(h)條特別條款規定外，擁有人於任何時間不得出售、轉讓、按揭、押記、批租、分租、放棄管有或以其他方式處置其「資助出售單位」（定義見「批地文件」第(34)(j)條特別條款）或其任何部份或其中任何權益（不論是否透過直接或間接保留方式、授予優先購買權、選擇權或委託授權或任何種類的任何其他方法、安排或文件）或訂立任何協議以進行上述事宜，或依據不論目前或將來的、有條件或無條件的任何交易，直接或間接或透過律師、代理人、承辦商、受託人或以其他形式，兜攬或接受任何金錢、金錢等值物或任何種類的其他有值代價，從而出售、轉讓或以其他方式處置或影響其「資助出售單位」或其任何部份或其中任何權益，或訂立任何協議以進行上述事宜；

(c) 擁有人可以按揭或押記其獲轉讓的「資助出售單位」，但只能採用「承批人」批准或要求的格式及載有「承批人」批准或要求的條文按揭或押記予銀行或其他財務機構（僅為施行「批地文件」第(34)(c)條特別條款而言，包括根據《財政司司長法團條例》（香港法例第1015章）成立的財政司司長法團）或「承批人」批准的擁有人僱主的組織或「承批人」，為購買該「資助出售單位」提供融資、為購買該「資助出售單位」再提供融資或為就該「資助出售單位」的現有押記或按揭而獲得保證的尚未償還的貸款再提供融資。

(d) 當任何擁有人自「首次轉讓」（定義見「批地文件」第(34)(j)條特別條款）之日期起計2年內意欲出售或以其他方式處置其「資助出售單位」，他須書面通知「承批人」上述事宜，屆時承批人有權按「批地文件」第(34)(d)(ii)條特別條款送達通知，以根據「批地文件」之一般及特別條款按照原來出售予擁有人的價格扣除「批地文件」第(34)(d)(i)(I)至(IV)條特別條款列明的費用（不包括利息及由擁有人支付的任何法律費用及物業轉易開支）連同空置情況下的管有權購買「資助出售單位」，或按「承批人」自行酌情拒絕購買。

當「承批人」未有根據「批地文件」第(34)(d)(ii)條特別條款向擁有人送達購買通知，受支付「款項」（定義見「批地文件」第(34)(j)條特別條款）予「承批人」所限，該擁有人有權出售、轉讓、按揭、押記、批租、分租或以其認為合適的其他方式處置「資助出售單位」。

(e) 自「首次轉讓」的日期起計2年過去後，受支付「款項」予「承批人」所限，擁有人有權出售、轉讓、按揭、押記、批租、分租、放棄管有或以其認為合適的其他方式處置其「資助出售單位」。

(g) 自「首次轉讓」的日期起計2年過去後，或如擁有人成為有權根據「批地文件」第(34)(d)(iii)條特別條款出售或以其他方式處置其「資助出售單位」，即使擁有人並未支付「款項」予「承批人」，他可訂立協議以出售其「資助出售單位」，但前提是「款項」須於轉讓「資助出售單位」前支付予「承批人」須作為該協議的條件。

(h) 即使「批地文件」有相反規定，擁有人或（當其死亡時）其遺囑執行人或遺產管理人遵從「承批人」施加的所有條件（如有）及受制於「批地文件」第(34)(h)(ii)條特別條款，在該擁有人或其遺囑執行人或遺產承辦人先向「承批人」申請並獲「承批人」事先書面批准（「承批人」具自行及絕對酌情批准或拒絕該申請而毋須就此給予原因）後，可毋須按「批地文件」第(34)(d)(iii)及(e)條特別條款付款而轉讓他的「資助出售單位」或其部份或他當中的權益予他的父母、配偶、之前的配偶、子女或兄弟姊妹或（如擁有人已死亡）有權享有該已死亡之擁有人的遺產之受益人（受制於出示令人滿意的文件證明關係或權利以令「承批人」滿意）。

(j)(iii)為施行「批地文件」第(34)條特別條款而言，「承批人」一詞不包括其受讓人。

備註:
根據一份在批地文件第(34)(j)(vi)條特別條款所提及的由賣方簽立並在土地註冊處以註冊摘要編號15112702180012號登記的單邊契據，及一份由賣方按批地文件第(34)(a)(ii)條特別條款簽立並在土地註冊處以註冊摘要編號17031401970046號登記的有關免除部份住宅單位為資助出售單位的單邊契據，於本節最後部分的列表中所列的發展項目內的住宅單位被賣方指定為資助出售單位。

TOWER 座	FLOOR 樓層	FLAT 單位
LI	1	A
LI	1	B
LI	1	C
LI	1	D
LI	1	E
LI	1	F
LI	1	G
LI	1	H
LI	2	A
LI	2	B
LI	2	C
LI	2	D
LI	2	E
LI	2	F
LI	2	G
LI	2	H
LI	3	A
LI	3	B
LI	3	G
LI	3	H
LI	4	A
LI	4	B
LI	4	G
LI	4	H
LI	5	A
LI	5	B
LI	5	G
LI	5	H
HI	1	B
HI	1	C
HI	1	D
HI	1	E
HI	1	F
HI	2	B
HI	2	C
HI	2	D
HI	2	E
HI	2	F
HI	3	B

SUMMARY OF LAND GRANT
批地文件的摘要

TOWER 座	FLOOR 樓層	FLAT 單位
H1	3	C
H1	3	D
H1	3	E
H1	3	F
H1	4	B
H1	4	C
H1	4	D
H1	4	E
H1	4	F
H1	5	B
H1	5	C
H1	5	D
H1	5	E
H1	5	F
H1	6	B
H1	6	C
H1	6	D
H1	6	E
H1	6	F
H1	7	B
H1	7	C
H1	7	D
H1	7	E
H1	8	B
H1	8	C
H1	8	D
H1	8	E
H1	9	B
H1	9	C
H1	9	D
H1	9	E
H1	10	B
H1	10	C
H1	10	D
H1	10	E
H1	11	B
H1	11	C
H1	11	D

TOWER 座	FLOOR 樓層	FLAT 單位
H1	11	E
H1	11	F
H1	12	B
H1	12	C
H1	12	D
H1	12	E
H1	13	B
H1	13	C
H1	13	D
H1	13	E
H1	14	B
H1	14	C
H1	14	D
H1	14	E
H1	15	B
H1	15	C
H1	15	D
H1	15	E
H1	16	B
H1	16	C
H1	16	D
H1	16	E
H1	17	B
H1	17	C
H1	17	D
H1	17	E
H1	18	B
H1	18	C
H1	18	D
H1	18	E
H1	19	B
H1	19	C
H1	19	D
H1	19	E
H1	20	B
H1	20	D
H1	20	E
H1	21	B

TOWER 座	FLOOR 樓層	FLAT 單位
H1	21	D
H1	21	E
H1	22	B
H1	22	D
H1	22	E
H2	1	A
H2	1	B
H2	1	C
H2	1	D
H2	1	E
H2	1	F
H2	1	G
H2	2	A
H2	2	B
H2	2	C
H2	2	D
H2	2	E
H2	2	F
H2	2	G
H2	3	A
H2	3	B
H2	3	C
H2	3	D
H2	3	E
H2	3	F
H2	3	G
H2	4	A
H2	4	B
H2	4	C
H2	4	D
H2	4	E
H2	4	F
H2	4	G
H2	5	A
H2	5	B
H2	5	C
H2	5	D
H2	5	E

TOWER 座	FLOOR 樓層	FLAT 單位
H2	5	F
H2	5	G
H2	6	A
H2	6	B
H2	6	C
H2	6	D
H2	6	E
H2	6	F
H2	6	G
H2	7	A
H2	7	B
H2	7	C
H2	7	D
H2	7	E
H2	7	F
H2	7	G
H2	8	A
H2	8	B
H2	8	C
H2	8	D
H2	8	E
H2	8	F
H2	8	G
H2	9	A
H2	9	B
H2	9	C
H2	9	D
H2	9	E
H2	9	F
H2	9	G
H2	10	A
H2	10	B
H2	10	C
H2	10	D
H2	10	E
H2	10	F
H2	10	G
H2	11	A

SUMMARY OF LAND GRANT
批地文件的摘要

TOWER 座	FLOOR 樓層	FLAT 單位
H2	11	B
H2	11	C
H2	11	D
H2	11	E
H2	11	F
H2	11	G
H2	12	A
H2	12	B
H2	12	C
H2	12	D
H2	12	E
H2	12	F
H2	12	G
H2	13	A
H2	13	C
H2	13	D
H2	13	E
H2	13	F
H2	13	G
H2	14	A
H2	14	C
H2	14	D
H2	14	E
H2	14	G
H2	15	A
H2	15	C
H2	15	D
H2	15	E
H2	15	F
H2	15	G
H2	16	A
H2	16	B
H2	16	C
H2	16	D
H2	16	E
H2	16	G
H2	17	A
H2	17	C

TOWER 座	FLOOR 樓層	FLAT 單位
H2	17	D
H2	17	E
H2	17	G
H2	18	A
H2	18	C
H2	18	D
H2	18	E
H2	18	G
H2	19	A
H2	19	C
H2	19	D
H2	19	E
H2	19	G
H2	20	A
H2	20	C
H2	20	D
H2	20	E
H2	20	G
H2	21	A
H2	21	C
H2	21	D
H2	21	E
H2	21	G
H3	1	B
H3	1	D
H3	1	F
H3	2	B
H3	2	D
H3	2	F
H3	3	A
H3	3	B
H3	3	C
H3	3	D
H3	4	A
H3	4	B
H3	4	C
H3	4	D
H3	4	F

TOWER 座	FLOOR 樓層	FLAT 單位
H3	5	A
H3	5	B
H3	5	C
H3	5	D
H3	5	F
H3	6	A
H3	6	B
H3	6	C
H3	6	D
H3	6	F
H3	7	A
H3	7	B
H3	7	C
H3	7	D
H3	7	F
H3	8	A
H3	8	B
H3	8	C
H3	8	D
H3	8	F
H3	9	A
H3	9	B
H3	9	C
H3	9	D
H3	9	F
H3	10	B
H3	10	C
H3	10	D
H3	10	F
H3	11	A
H3	11	B
H3	11	C
H3	11	D
H3	11	F
H3	12	A
H3	12	B
H3	12	C
H3	12	D

TOWER 座	FLOOR 樓層	FLAT 單位
H3	12	F
H3	13	A
H3	13	C
H3	14	A
H3	14	C
H3	15	B
H3	15	C
H3	16	B
H3	17	B
H3	18	D
H3	18	F
H3	19	D
H3	19	F
H3	20	D
H3	20	F
H3	21	D
H3	21	F

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

A. FACILITIES THAT ARE REQUIRED UNDER THE LAND GRANT TO BE CONSTRUCTED AND PROVIDED FOR THE GOVERNMENT, OR FOR PUBLIC USE

1. Brown Area

(a) Relevant Provisions of Land Grant

Special Condition No.(3)(a)

" The lot is granted together with a right for the Grantee and his servants, visitors, workmen and other persons authorized by him in that behalf from time to time and at all times during the term hereby agreed to be granted for all purposes connected with the proper use and enjoyment of the lot to pass and repass, on, along, over, by and through the area shown coloured brown on the plan annexed hereto (hereinafter referred to as "the Brown Area") at such levels as may be approved by the Director."

Special Condition No.(3)(b)

" The Grantee shall, within 60 calendar months from the date of this Agreement (or within such other time limit as may be specified by the Director), at his own expense, in such manner, with such materials and to such standards as the Director shall require or approve, construct a paved way with the associated street furniture, traffic aids, street lighting, sewers, drains, channels, catchpits, culverts and other structures as the Director may consider necessary on the Brown Area over and along which a right of way referred to in sub-clause (a) of this Special Condition is given with minimum disturbance to the owners of any other lots in the vicinity to whom rights of way over the whole or any portion of the Brown Area may have been granted."

Special Condition No.(3)(d)

" Any alteration to any public road absorbing a portion of the Brown Area over and along which a right of way is given or affecting the gradient thereof, shall not give rise to any claim by the Grantee who shall at his own expense carry out all consequent alterations to the paved way constructed by him on the Brown Area or any part thereof to the satisfaction of the Director."

Special Condition No.(3)(e)

" The grant of the right of way referred to in sub-clause (a) of this Special Condition shall not give the Grantee the exclusive right over the Brown Area. The Government shall have the right to grant rights of way over the Brown Area to the owners of any other lots in the vicinity now or at any time in the future, or to take over the whole or any portion of the Brown Area for the purposes of a public street without payment of any compensation to the Grantee or to other owners to whom rights of way over the whole or any portion of the Brown Area may have been granted."

Special Condition No.(3)(f)

" In the event of the non-fulfilment of the Grantee's obligations under sub-clauses (b) and (c) of this Special Condition, the Government may carry out the necessary construction, maintenance and repair works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Grantee."

(b) Relevant Provisions of Deed of Mutual Covenant

Recital (1)(a)

" Brown Area" means "The area referred to in Special Condition No.(3)(a) of the Government Grant and as shown coloured brown on the plan annexed to the Government Grant".

Clause (3:02:01)(av)

" Save and except as otherwise expressly provided in this Deed and the provisions of the Building Management Ordinance (Cap.344), the Manager shall be responsible for and shall have full authority to do all such acts and things as may be necessary or requisite for and in connection with the proper and efficient management of the Estate, including in particular but without in any way limiting the generality of the foregoing :-

(av) to uphold, maintain and repair the Brown Area and everything forming a portion of or pertaining to it (including but not limited to a paved way with associated street furniture, traffic aids, street lighting, sewers, drains, channels, catchpits, culverts and other structures thereon) and to carry out works or take steps in compliance with the obligations imposed on the Owners under the Government Grant in connection with the Brown Area;"

Clause (3:04:02)(s)

" The said budgets shall cover all costs expenses and outgoings incurred in relation to the management of the Lot and the Estate including without limiting the generality of the foregoing the following items:-

(s) the cost incurred in connection with the landscaped areas (including but not limited to the Greenery Area) and the Brown Area pursuant to Clauses (3:02:01)(ah) and (3:02:01)(av) of this Deed;"

Clause 1(h) of Third Schedule

" Each Owner shall hold the Unit to the use of which he is entitled hereunder, subject to and with the benefit of the following rights privileges and obligations PROVIDED that all such easements rights and privileges shall be held and enjoyed subject to the provisions of this Deed and the Estate Rules made hereunder and subject to the rights of the First Owner and the Manager provided in this Deed :-

(h) the right to pass and repass, on, along, over, by and through the Brown Area at such levels as may be approved by the Director of Lands for all purposes connected with the proper use and enjoyment of his Unit pursuant to Special Condition No.(3)(a) of the Government Grant."

B. FACILITIES THAT ARE REQUIRED UNDER THE LAND GRANT TO BE MANAGED, OPERATED OR MAINTAINED FOR PUBLIC USE AT THE EXPENSE OF THE OWNERS OF THE RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

1. Brown Area

(a) Relevant Provisions of Land Grant

Special Condition No.(3)(c)

" The Grantee shall at his own expense uphold, maintain and repair the Brown Area and everything forming a portion of or pertaining to it, all to be done to the satisfaction of the Director and the Grantee shall be responsible for the whole as if he were the absolute owner thereof."

Special Condition No.(3)(f)

" In the event of the non-fulfilment of the Grantee's obligations under sub-clauses (b) and (c) of this Special Condition, the Government may carry out the necessary construction, maintenance and repair works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Grantee."

(b) Relevant Provisions of Deed of Mutual Covenant

Recital (1)(a)

" Brown Area" means "The area referred to in Special Condition No.(3)(a) of the Government Grant and as shown coloured brown on the plan annexed to the Government Grant".

Clause (3:02:01)(av)

" Save and except as otherwise expressly provided in this Deed and the provisions of the Building Management Ordinance (Cap.344), the Manager shall be responsible for and shall have full authority to do all such acts and things as may be necessary or requisite for and in connection with the proper and efficient management of the Estate, including in particular but without in any way limiting the generality of the foregoing :-

(av) to uphold, maintain and repair the Brown Area and everything forming a portion of or pertaining to it (including but not limited to a paved way with associated street furniture, traffic aids, street lighting, sewers, drains, channels, catchpits, culverts and other structures thereon) and to carry out works or take steps in compliance with the obligations imposed on the Owners under the Government Grant in connection with the Brown Area;"

Clause (3:04:02)(s)

" The said budgets shall cover all costs expenses and outgoings incurred in relation to the management of the Lot and the Estate including without limiting the generality of the foregoing the following items:-

(s) the cost incurred in connection with the landscaped areas (including but not limited to the Greenery Area) and the Brown Area pursuant to Clauses (3:02:01)(ah) and (3:02:01)(av) of this Deed;"

The facilities mentioned in Paragraph B above are required to be managed, operated or maintained at the expense of the owners of the residential properties and the other co-owners in the Development. The owners of the residential properties in the Development are required to meet a proportion of the expense of managing, operating or maintaining the facilities through the management expenses apportioned to the residential properties concerned.

C. SIZE OF ANY 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

D. 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) REGULATIONS (CAP.123 SUB. LEG.F)

Not Applicable

In relation to any of those facilities and open spaces mentioned in Paragraphs A and B above that are for public use, the general public has the right to use the facilities or open spaces in accordance with the Land Grant.

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

A. 根據批地文件規定須興建並提供予政府或供公眾使用的設施

1.「棕色範圍」

(a)批地文件有關條款

第(3)(a)條特別條款

「該地段的批出是連同「承批人」、其傭工、訪客、工人及其他獲其授權人士享有在整個協定批租年期內不時為恰當使用及享用該地段為目的，按「署長」批准的水平在批地文件夾附的圖則中以棕色顯示的範圍（「棕色範圍」）之上及其中經過、再經過及穿越的權利一同授予。」

第(3)(b)條特別條款

「「承批人」須於「批地文件」的日期起計60個公曆月內（或「署長」特定的期限內）自費於「棕色範圍」中附有「批地文件」第(3)(a)條特別條款中所提及的通行權的部分以「署長」要求或批准的方式、物料及水平建造道路及有關街道設施、交通標誌、街燈、污水管、排水渠、渠道、集水井、暗渠及「署長」認為必須的其他構築物，並須把對獲授予「棕色範圍」或其任何部分通行權的其他毗鄰地段的擁有人的滋擾減至最少。」

第(3)(d)條特別條款

「如任何公眾道路的改動併入「棕色範圍」中附有通行權的範圍或影響其坡度，「承批人」不得就此提出任何索償，並須自費對「棕色範圍」中其建造的道路或其任何部分作出所有相應改動，以令「署長」滿意。」

第(3)(e)條特別條款

「「批地文件」第(3)(a)條特別條款授予的通行權並非給予「承批人」專有使用「棕色範圍」的權利。政府有權把通過「棕色範圍」的通行權授予目前或今後任何時間附近任何土地的擁有人，或收回「棕色範圍」的全部或部分用作公共街道而毋須向「承批人」或獲授權通過「棕色範圍」的全部或其任何部分的其他擁有人提供賠償。」

第(3)(f)條特別條款

「若「承批人」未能履行第(3)(b)及3(c)條特別條款，政府可進行必要的建造、保養及維修工程，惟費用由「承批人」支付。就此，「承批人」須應政府要求向政府支付一筆數額相等於上述工程費用的款項，該數額由「署長」釐定，並為最終決定及對「承批人」有約束力。」

(b)公契有關條款

敍文(1)(a)

「棕色範圍」指「於「政府批地書」第(3)(a)條特別條款提及並於「政府批地書」夾附的圖則中以棕色顯示的範圍。」

第(3:02:01)(av)條

「除非此公契及《 建築物管理條例》 (第344 章)的條文另有規定，「管理人」須負責且享有全面的授權以履行及作出一切就適當及有效管理「該屋苑」所必要或要求的行為和事宜，包括(但無損前文的概括性的前提下):-

(av) 維持、保養及維修「棕色範圍」及所有構成或接連「棕色範圍」的所有項目(包括但不限於道路及有關街道設施、交通標誌、街燈、污水管、排水渠、渠道、集水井、暗渠及其他在其之上的構築物)及進行工程或行動，以履行「政府批地書」中所列明「擁有人」有關「棕色範圍」的責任。」

第(3:04:02)(s)條

「該預算須包括所有有關管理「該地段」及「屋苑」而產生的成本、花費及支出，包括(但無損前文的概括性的前提下):-

(s) 根據此公契第(3:02:01)(ah)及(3:02:01)(av)條產生有關園景範圍(包括但不限於「綠化地方」)及「棕色範圍」的花費。」

第三附表之第1(h)條

「各「擁有人」就「單位」的持有，受制並受惠於以下權利、專利及責任，但該地役權、權利及專利受制於此公契的條款及根據此公契而訂立的「屋苑守則」，亦受制於此公契所訂明「第一擁有人」及「管理人」的權利:-

(h) 根據「政府批地書」第(3)(a)條特別條款，以「署長」批准的水平在「棕色範圍」之上及之中經過、再經過及穿越，以恰當使用及享用其「單位」。」

B. 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的設施

1. 「棕色範圍」

(a) 批地文件有關條款

第(3)(c)條特別條款

「「承批人」須自費維持、保養及維修「棕色範圍」及該等範圍的任何組成部分或附屬地方，並以令「署長」滿意的方式進行所有維持、保養及維修工作。「承批人」須全權負責上述工作，如同「承批人」是其全權擁有人一樣。」

第(3)(f)條特別條款

「若「承批人」未能履行第(3)(b)及3(c)條特別條款，政府可進行必要的建造、保養及維修工程，惟費用由「承批人」支付。就此，「承批人」須應政府要求向政府支付一筆數額相等於上述工程費用的款項，該數額由「署長」釐定，並為最終決定及對「承批人」有約束力。」

(b) 公契有關條款

敍文(1)(a)

「棕色範圍」指「於「政府批地書」第(3)(a)條特別條款提及並於「政府批地書」夾附的圖則中以棕色顯示的範圍。」

第(3:02:01)(av)條

「除非此公契及《 建築物管理條例》 (第344 章)的條文另有規定，「管理人」須負責且享有全面的授權以履行及作出一切就適當及有效管理該屋苑所必要或要求的行為和事宜，包括(但無損前文的概括性的前提下):-

(av) 維持、保養及維修「棕色範圍」及所有構成或接連「棕色範圍」的所有項目(包括但不限於道路及有關街道設施、交通標誌、街燈、污水管、排水渠、渠道、集水井、暗渠及其他在其之上的構築物)及進行工程或行動，以履行「政府批地書」中所列明「擁有人」有關「棕色範圍」的責任。」

第(3:04:02)(s)條

「該預算須包括所有有關管理「該地段」及「屋苑」而產生的成本、花費及支出，包括(但無損前文的概括性的前提下):-

(s) 根據此公契第(3:02:01)(ah)及(3:02:01)(av)條產生有關園景範圍(包括但不限於「綠化地方」)及「棕色範圍」的花費。」

上述B段提及之設施按規定須由「發展項目」中的住宅物業的擁有人及其他共同擁有人出資管理、營運或維持。「發展項目」中的住宅物業的擁有人按規定須以由有關住宅物業分攤的管理開支，應付管理、營運或維持該等設施的部分開支。

C. 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地的大小

不適用

D. 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任何部分

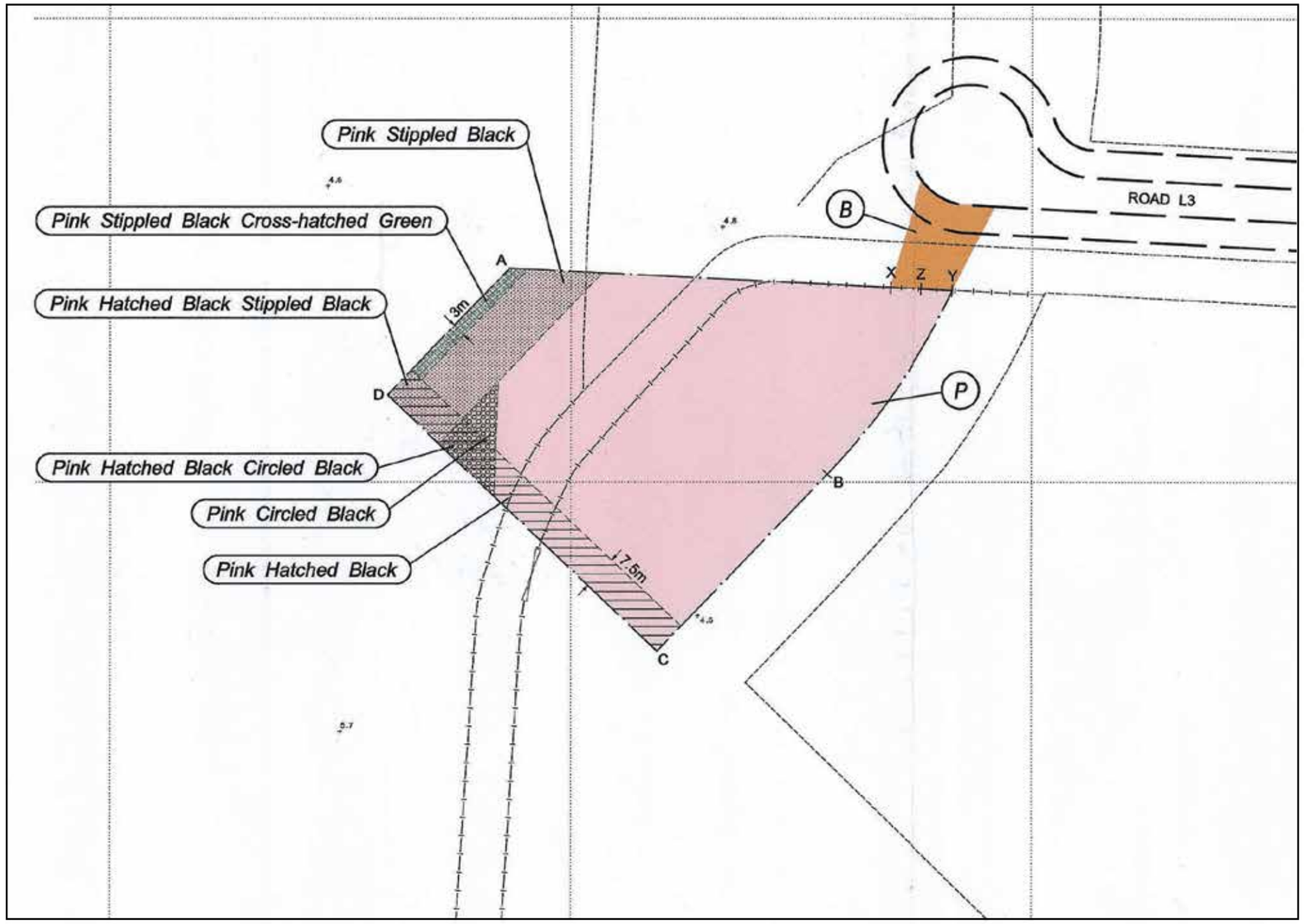
不適用

就上述A及B段所述的供公眾使用的任何該等設施及休憩用地，公眾有權按照「批地文件」使用該等設施或休憩用地。

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

A plan showing the location of the Brown Area mentioned in Paragraphs A and B above as far as it is practicable to do so is set out below:
在切實可行範圍內盡量顯示上述A及B段所述之棕色範圍的位置的圖則，載列如下：

PLAN I 圖則 I



N

LEGEND

- Pink Hatched Black 粉紅色間黑斜線
- Pink Stippled Black 粉紅色綴黑網點
- Pink Circled Black 粉紅色黑圓圈
- Pink Hatched Black Stippled Black 粉紅色綴黑網點並間黑斜線
- Pink Hatched Black Circled Black 粉紅色黑圓圈並間黑斜線
- Pink Stippled Black Cross-hatched Green 粉紅色綴黑網點並間綠交叉線
- (B) Brown Area 棕色範圍
- (P) Pink Area 粉紅色範圍

Remarks 備註:
(1) This plan is extracted from Plan No.KL6379-D as annexed to the land grant.
此圖摘錄自附於批地文件的圖則編號KL6379-D。
(2) This plan is for showing the location of the Brown Area only. Other matters shown in this plan may not reflect their latest conditions.
此圖僅作顯示棕色範圍的位置，圖中所示之其他事項未必能反映其最新狀況。

WARNING TO PURCHASERS
對買方的警告

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

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

3. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser –

   (i) that firm may not be able to protect the purchaser's interests; and

   (ii) the purchaser may have to instruct a separate firm of solicitors; and

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

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

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

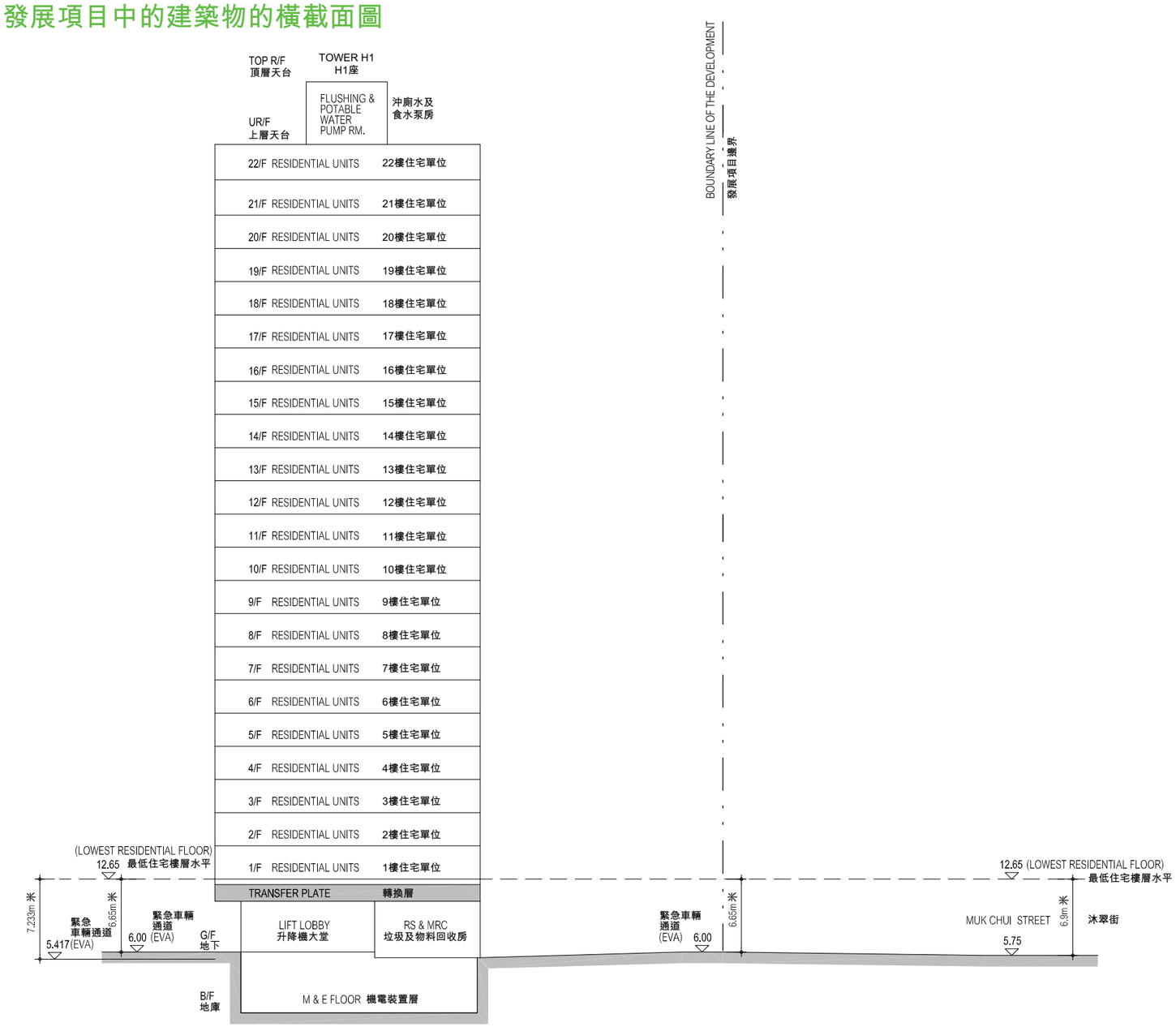
3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突 —

   (i) 該律師事務所可能不能夠保障買方的利益；及

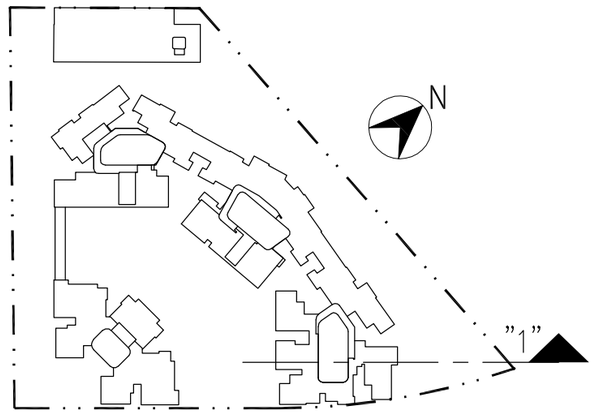
   (ii) 買方可能要聘用一間獨立的律師事務所；及

4. 如屬3(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

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



TOWER H1 CROSS - SECTION 1
H1座橫截面圖 1



Block Plan
座向圖

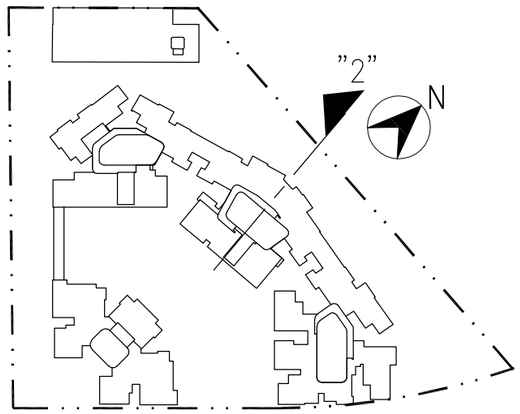
Boundary line of the Development
發展項目邊界

1. ∇ Height in metres above Hong Kong Principal Datum (HKPD).
2. The part of Muk Chui Street adjacent to the building is about 5.75 metres above Hong Kong Principal Datum (HKPD).
3. ––––– Dotted line denotes the lowest residential floor of the building.
4. The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 5.417 to 6.000 metres above Hong Kong Principal Datum (HKPD).

1. ∇ 香港主水平基準以上高度（米）。
2. 毗連建築物的一段沐翠街為香港主水平基準以上5.75米。
3. ––––– 虛線為該建築物最低住宅樓層水平。
4. 毗連建築物的一段緊急車輛通道為香港主水平基準以上5.417至6.000米。

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

TOWER H2 CROSS - SECTION 2
H2座橫截面圖 2



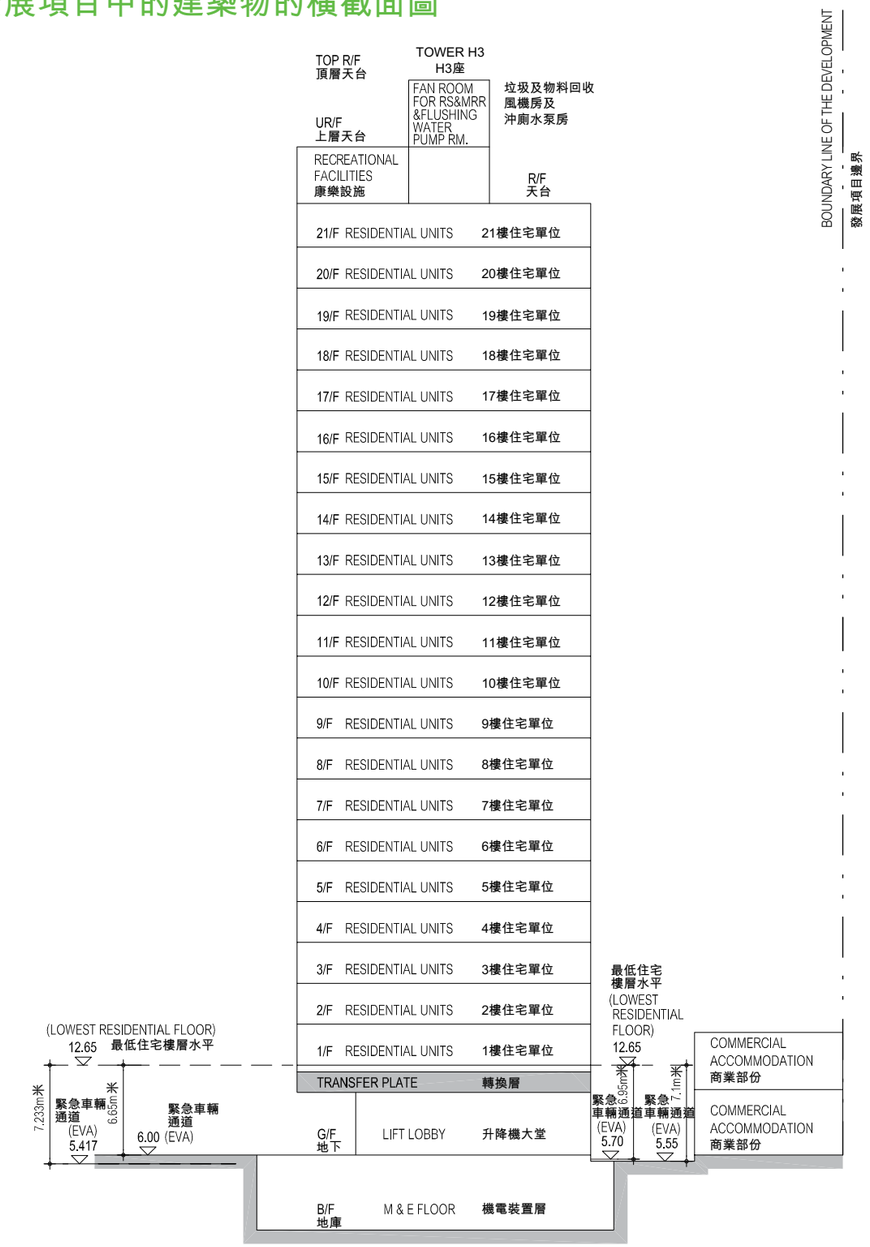
Block Plan
座向圖

Boundary line of the Development
發展項目邊界

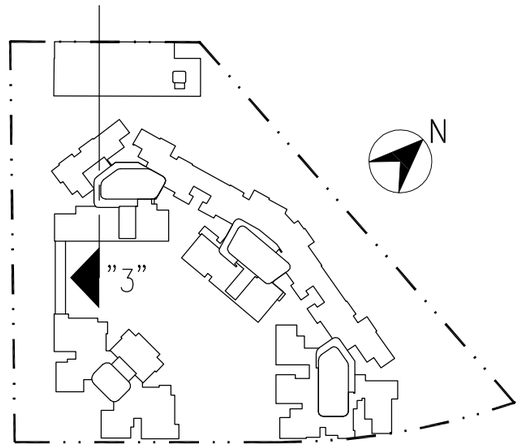
1. ∇ Height in metres above Hong Kong Principal Datum (HKPD).
2. ------ Dotted line denotes the lowest residential floor of the building.
3. The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 5.417 to 6.000 metres above Hong Kong Principal Datum (HKPD).

1. ∇ 香港主水平基準以上高度（米）。
2. ------ 虛線為該建築物最低住宅樓層水平。
3. 毗連建築物的一段緊急車輛通道為香港主水平基準以上5.417至6.000米。

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



TOWER H3 CROSS - SECTION 3
H3座橫截面圖 3



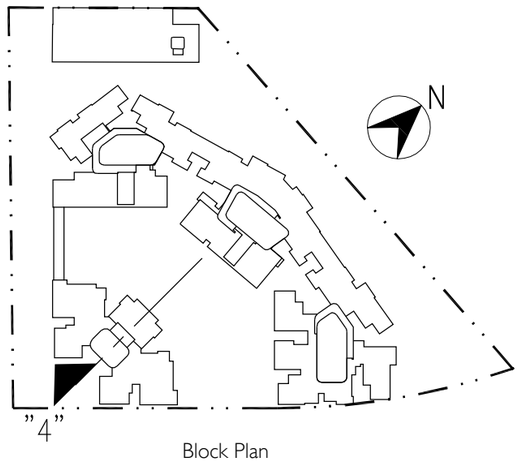
Block Plan
座向圖

Boundary line of the Development
發展項目邊界

1. ∇ Height in metres above Hong Kong Principal Datum (HKPD).
2. ------ Dotted line denotes the lowest residential floor of the building.
3. The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 5.417 to 6.000 metres above Hong Kong Principal Datum (HKPD).

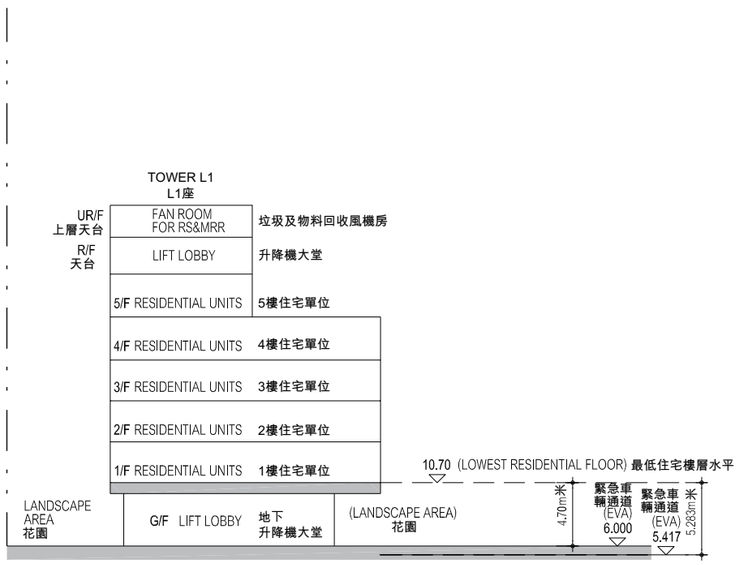
1. ∇ 香港主水平基準以上高度（米）。
2. ------ 虛線為該建築物最低住宅樓層水平。
3. 毗連建築物的一段緊急車輛通道為香港主水平基準以上5.417至6.000米。

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



Block Plan
座向圖

Boundary line of the Development
發展項目邊界



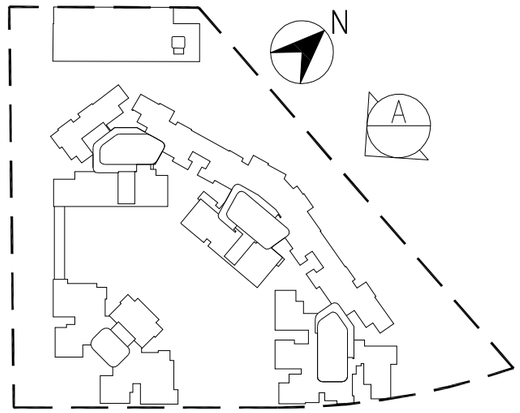
TOWER L1 CROSS - SECTION 4
L1座橫截面圖 4

1. ∇ Height in metres above Hong Kong Principal Datum (HKPD).
2. ------ Dotted line denotes the lowest residential floor of the building.
3. The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 5.417 to 6.000 metres above Hong Kong Principal Datum (HKPD).

1. ∇ 香港主水平基準以上高度（米）。
2. ------ 虛線為該建築物最低住宅樓層水平。
3. 毗連建築物的一段緊急車輛通道為香港主水平基準以上5.417至6.000米。

ELEVATION PLAN
立面圖

ELEVATION A - TOWER H1, H2 & H3
立面圖 A - H1、H2及H3座



Block Plan
座向圖

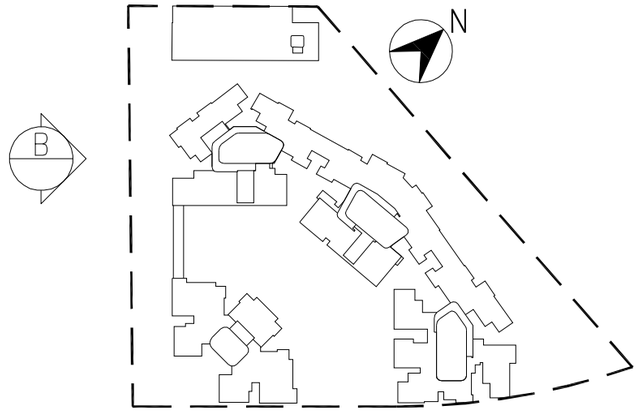
Boundary line of the Development
發展項目邊界

It has been certified by the Authorized Person for the Development that the above elevations:
(a) are prepared on the basis of the approved building plans for the Development as of 30 September 2015; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明該等立面：
(a) 以2015年9月30日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

ELEVATION PLAN
立面圖

ELEVATION B - TOWER H3
立面圖 B - H3座



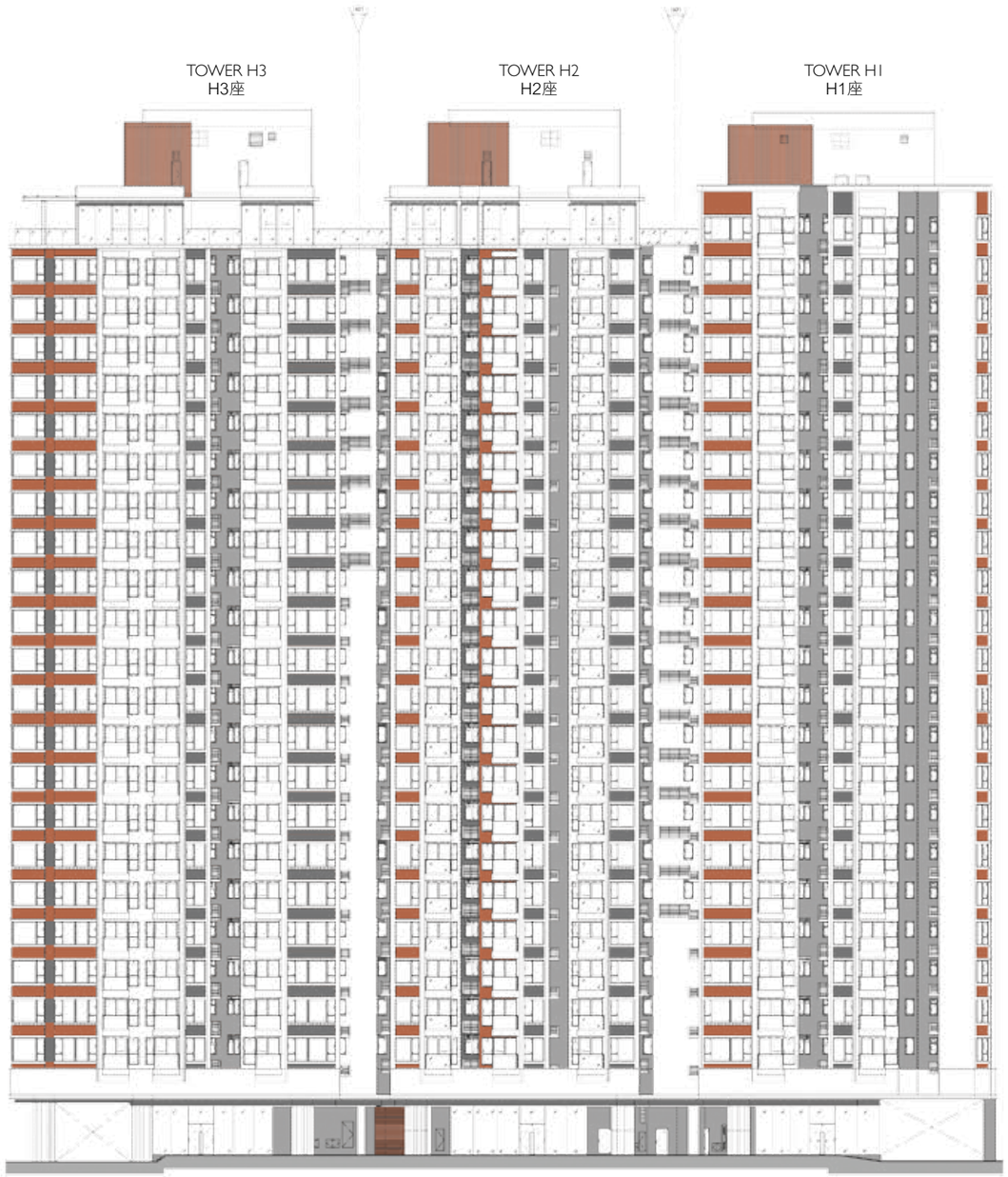
Block Plan
座向圖

Boundary line of the Development
發展項目邊界

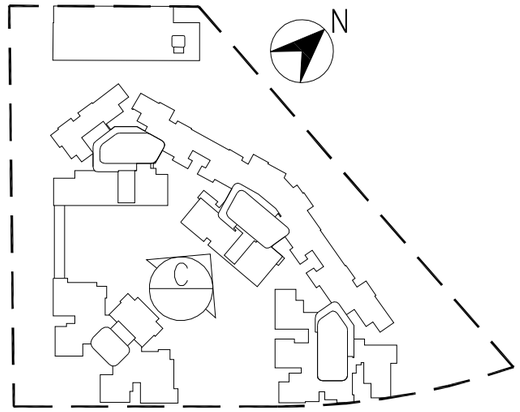
It has been certified by the Authorized Person for the Development that the above elevations:
(a) are prepared on the basis of the approved building plans for the Development as of 30 September 2015; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明該等立面：
(a) 以2015年9月30日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

ELEVATION PLAN
立面圖



ELEVATION C - TOWER H1, H2 & H3
立面圖 C - H1、H2及H3座



Block Plan
座向圖

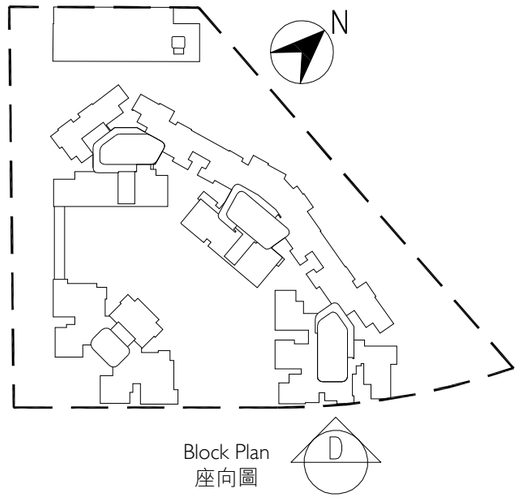
— — Boundary line of the Development
發展項目邊界

It has been certified by the Authorized Person for the Development that the above elevations:
(a) are prepared on the basis of the approved building plans for the Development as of 30 September 2015; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明該等立面：
(a) 以2015年9月30日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

ELEVATION PLAN
立面圖

ELEVATION D - TOWER H1
立面圖 D - H1座



Block Plan
座向圖

Boundary line of the Development
發展項目邊界

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發展項目的認可人士已經證明該等立面：
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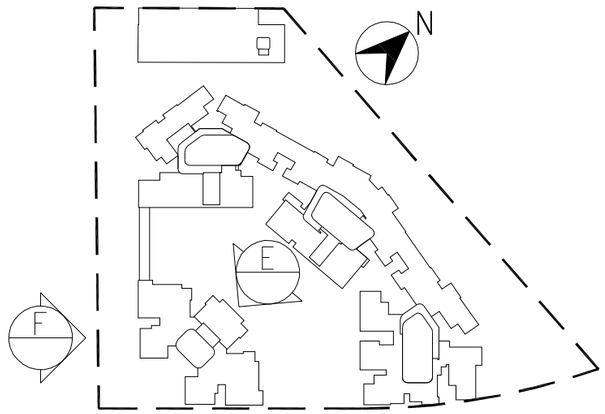
(b) 大致上與發展項目的外觀一致。

ELEVATION PLAN
立面圖



Block Plan
座向圖

Boundary line of the Development
發展項目邊界

ELEVATION E - TOWER L1
立面圖 E - L1座

ELEVATION F - TOWER L1
立面圖 F - L1座

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發展項目的認可人士已經證明該等立面：
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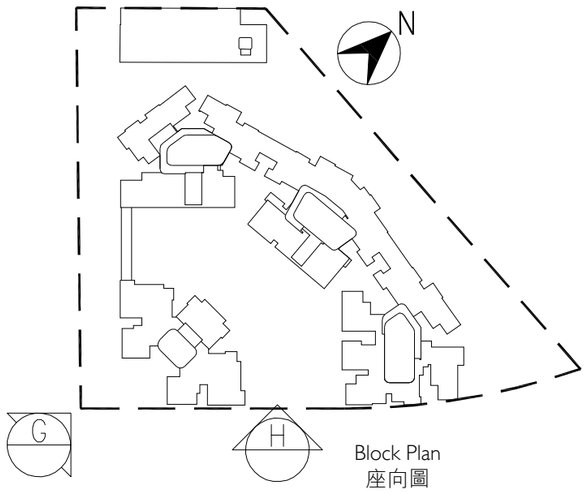
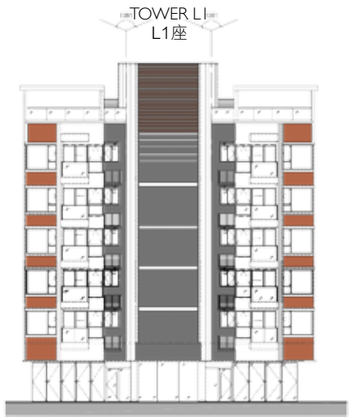
(b) 大致上與發展項目的外觀一致。

ELEVATION PLAN
立面圖



Block Plan
座向圖

Boundary line of the Development
發展項目邊界



ELEVATION G - TOWER L1
立面圖 G - L1座

ELEVATION H - TOWER L1
立面圖 H - L1座

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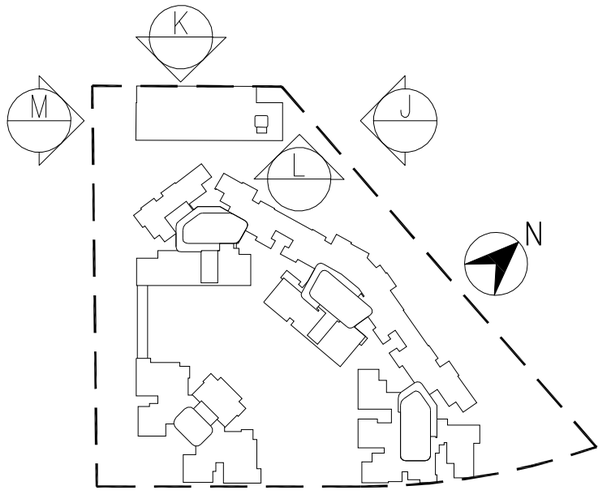
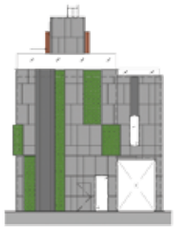
發展項目的認可人士已經證明該等立面：
(a) 以2015年9月30日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

ELEVATION PLAN
立面圖

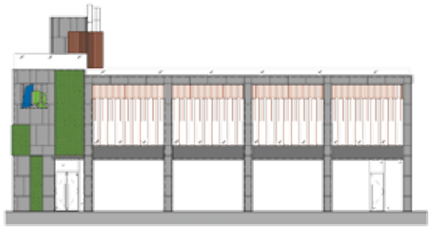


Block Plan
座向圖

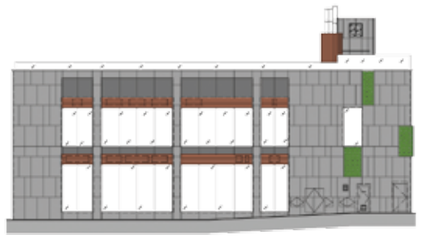
Boundary line of the Development
發展項目邊界



ELEVATION J -COMMERCIAL ACCOMMODATION
立面圖 J - 商用部分



ELEVATION K - COMMERCIAL ACCOMMODATION
立面圖 K - 商用部分



ELEVATION L - COMMERCIAL ACCOMMODATION
立面圖 L - 商用部分

ELEVATION M - COMMERCIAL ACCOMMODATION
立面圖 M - 商用部分

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發展項目的認可人士已經證明該等立面：
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(b) 大致上與發展項目的外觀一致。

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

Category of Common Facilities 公用設施的類別	Covered Area 有蓋面積 sq. m. 平方米 (sq. ft. 平方呎)	Uncovered Area 無蓋面積 sq. m. 平方米 (sq. ft. 平方呎)
Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所 (包括供住客使用的任何康樂設施)	975.731 (10,503)	334.290 (3,598)
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱)	Not applicable 不適用	310.382 (3,341)
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方 (不論是稱為有蓋及園景的遊樂場或有其他名稱)	395.080 (4,253)	1,945.697 (20,943)

Note 附註:
The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
上述以平方呎表述之面積由以平方米表述之面積以1平方米 = 10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

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

1. The address of the website on which copy of the Outline Zoning Plans relating to the Development is available: www.ozp.tpb.gov.hk.

2. A copy of the executed deed of mutual covenant in respect of the specified residential properties is available for inspection at the place at which the specified residential properties are offered to be sold. The inspection is free of charge.

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

2. 指明住宅物業的已簽立的公契的文本將存放在指明住宅物業的售樓處，以供閱覽。無須為閱覽付費。

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

1. Exterior Finishes

Item		Description
(a)	External wall	Residential towers are finished with ceramic tiles, aluminium cladding and artificial granite tiles.
(b)	Window	Windows are provided with aluminium frames with fluorocarbon (PVF2) coating. Windows of dining room, kitchen and secondary windows (if any) of bedroom are provided with tempered glass. Windows of bathroom are provided with obscured tempered glass. Windows of living room and primary windows of bedroom are provided with insulated glass unit with low emissivity coating.
(c)	Bay window	Reinforced concrete bay windows with aluminium frames with fluorocarbon (PVF2) coating. Stone window sill.
(d)	Planter	Not applicable.
(e)	Verandah or balcony	Balconies are covered and fitted with laminated glass balustrade with aluminium top rail. Wall: Ceramic tiles. Ceiling: External paint on plaster. Floor: Homogeneous tiles. No verandah is provided.
(f)	Drying facilities for clothing	Not applicable.

2 . Interior Finishes

Item		Description
(a)	Lobby	Main entrance lobby: Walls are finished with natural stone, timber veneer and stainless steel. Floors are finished with natural stone. Ceilings are finished gypsum board with emulsion paint and aluminium baffle ceiling. Typical lift lobby: Walls are finished with porcelain tiles, timber veneer, timber grille, decorative glass and stainless steel. Floors are finished with porcelain tiles. Ceilings are finished with gypsum board with emulsion paint.
(b)	Internal wall and ceiling	Wall: All Flats excluding Flat E on 4/F of Tower L1: Living room, dining room, bedroom - emulsion paint on plaster to exposed surfaces. Flat E on 4/F of Tower L1: Living room, dining room, bedroom - wallpaper on exposed surfaces. Ceiling: Living room, dining room, bedroom - emulsion paint on plaster to exposed surfaces.
(c)	Internal floor	Living room and dining room - timber flooring and timber skirting with stone trim adjoining balcony door where provided. Bedroom - timber flooring and timber skirting.
(d)	Bathroom	Wall: Homogeneous tiles to exposed surfaces up to false ceiling level. Ceiling: Aluminium false ceiling to exposed surfaces. Floor: Homogeneous tiles to exposed surfaces.
(e)	Kitchen	Wall: Stainless steel and homogeneous tiles to exposed surfaces up to false ceiling level. Ceiling: Aluminium false ceiling to exposed surfaces. Floor: Homogeneous tiles to exposed surfaces. Cooking bench finished with solid surfacing material.

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

3. Interior Fittings

Item		Description
(a)	Doors	Entrance door - Timber veneer finished timber solid core door fitted with door viewer, door closer, door stopper and lockset. Bedroom door - Timber veneer finished timber hollow core door fitted with door stopper and lockset. Kitchen door - Timber veneer finished timber solid core door fitted with fire rated glass panel, door closer, door stopper and lockset. There is no kitchen door in flats at Tower L1. Bathroom door - Timber veneer and plastic laminate finished timber hollow core door fitted with lockset. Balcony door - Aluminium framed glass sliding door finished with fluorocarbon (PVF2) coating and fitted with lockset and handle. There is no balcony and hence no balcony sliding door in flats C, D, E and F at Tower L1. Sliding door (Only applicable to Flat E on 4/F of Tower L1) - Metal framed glass sliding door fitted with sliding door track set and lockset.
(b)	Bathroom	**Flats A and G at Tower H1 and Flats E and G at Tower H3 (with two bathrooms):** Master bedroom bathroom: Timber vanity cabinet with laminate finishes and natural stone countertop. Timber mirror cabinet made with laminate finishes. Vitreous china wash basin with hot and cold water chrome plated wash basin mixer. Vitreous china flushing water closet completed with plastic seat and cover. Enameled steel bath tub (1500mm (L) x 700mm (W) x 400mm (H)) with hand grip with hot and cold water chrome plated bath mixer, shower set, chrome plated paper holder and metal shower curtain rod are provided. Secondary bathroom: Timber vanity cabinet with laminate finishes and natural stone countertop. Timber mirror cabinet with laminate finishes. Vitreous china wash basin with hot and cold water chrome plated wash basin mixer. Vitreous china flushing water closet completed with plastic seat and cover. Built-in shower cubicle with tempered glass door and chrome plated handle. Chrome plated hot and cold water shower mixer, shower set, paper holder and glass shelves are provided. **Flats at Towers H1, H2 and H3 (with one bathroom):** **(excluding Flats A and G at Tower H1 and Flats E and G at Tower H3)** Timber vanity cabinet with laminate finishes and natural stone countertop. Timber mirror cabinet made with laminate finishes. Vitreous china wash basin with hot and cold water chrome plated wash basin mixer. Vitreous china flushing water closet completed with plastic seat and cover. Enameled steel bath tub (1500mm (L) x 700mm (W) x 400mm (H)) with hand grip with hot and cold water chrome plated bath mixer, shower set, chrome plated paper holder and metal shower curtain rod are provided.

Item		Description
(b)	Bathroom	**Flats at Tower L1:** Timber vanity cabinet with laminate finishes and natural stone countertop. Timber mirror cabinet with laminate finishes. Vitreous china wash basin with hot and cold water chrome plated wash basin mixer. Vitreous china flushing water closet completed with plastic seat and cover. Built-in shower cubicle with tempered glass door and chrome plated handle. Chrome plated hot and cold water shower mixer, shower set, paper holder and glass shelves are provided. See "Water supply" below for type and material of water supply system.
(c)	Kitchen	**Flats at Towers H1, H2 and H3:** Timber kitchen cabinet with timber door panel in high gloss lacquer finishes and laminate finishes and aluminium skirting. Solid surfacing material countertop. Stainless steel sink with chrome plated hot and cold water mixer. **Flats at Tower L1:** Timber kitchen cabinet with timber door panel in high gloss lacquer finishes and aluminium skirting. Solid surfacing material countertop. Stainless steel sink with chrome plated hot and cold water mixer. Manually operated timber blinds are provided. (Only applicable to Flat E on 4/F of Tower L1). Ceiling-mounted smoke detector and sprinkler heads are fitted in or near open kitchen. See "Water supply" below for type and material of water supply system.
(d)	Bedroom	Flat E on 4/F of Tower L1 only: Built-in wardrobe with bed - Wooden cabinet fitted with wooden cabinet door panel in semi-gloss acrylic panel, timber veneer and plastic laminate. Manually operated curtain - Fabric curtain fitted with railing.
(e)	Telephone	Telephone outlets are provided in living room and all bedrooms. For the number and location of connection points, please refer to Schedule of Mechanical & Electrical Provisions of Residential Units and the Mechanical & Electrical Provisions Plans.
(f)	Aerials	FM / TV outlets are provided in living room and all bedrooms. For the number and the location of connection points, please refer to Schedule of Mechanical & Electrical Provisions of Residential Units and the Mechanical & Electrical Provisions Plans.
(g)	Electrical installations	General-use socket outlets are provided in all living rooms, dining rooms, bedrooms, kitchens and bathrooms. MCB distribution board is provided for each flat. Conduits are partly concealed within concrete and partly installed inside false ceiling, bulkhead, partition wall and kitchen cabinet etc. and are not readily visible. For the number and the location of power points and air conditioner points, please refer to Schedule of Mechanical & Electrical Provisions of Residential Units and the Mechanical & Electrical Provisions Plans.
(h)	Gas supply	Town Gas is provided. Town Gas point is provided in kitchen and connected to gas cooking hobs and Town Gas point is provided in bathroom and connected to gas water heater for all flats in Towers H1, H2 and H3. Town Gas point is provided in the kitchen. Town Gas point is provided in bathroom and connected to gas water heater for all flats in Tower L1. Please refer to the Mechanical & Electrical Provisions Plans for the location of the connection points.

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

Item		Description
(i)	Washing machine connection point	Water point of a design of 22mm in diameter and drain point of a design of 40mm in diameter are provided for washing machine. Please refer to the Electrical & Mechanical Provisions Plans for the location of the connection points.
(j)	Water supply	Hot water is available. PVC-coated copper pipes are provided for both hot and cold water supply. Water pipes are not concealed within concrete and are installed inside plaster, false ceiling, bulkhead and kitchen cabinet etc. and are not readily visible.

4. Miscellaneous

Item		Description
(a)	Lifts	"Schindler"(Model: 7000) passenger lifts are provided as follows: - 2 numbers of lifts serving G/F and all floors from 1/F to 22/F (Tower H1). - 2 numbers of lifts serving G/F and all floors from 1/F to 21/F, R/F (Tower H2, H3). "Schindler"(Model: 5500MRL) passenger lifts are provided as follows: - 2 number of lift serving G/F and all floors from 1/F to 5/F, R/F (Tower L1).
(b)	Letter box	Metal letter box with wooden enclosure.
(c)	Refuse collection	Refuse Storage and Material Recovery Room is provided at each typical floor of Towers H1, H2, H3 & L1 for collection of refuse by cleaners. Refuse Storage and Material Recovery Chamber is provided at Ground Floor of Tower H1 for collection of refuse by cleaners.
(d)	Water meter, electricity meter and gas meter	Separate meters for electricity and potable water are provided respectively at electrical meter rooms and water meter cabinets from 1/F-22/F of Tower H1, 1/F-21/F of Tower H2, 1/F-21/F of Tower H3 and 1/F-5/F of Tower L1. Separate town gas meter is provided in kitchen for all flats except separate town gas meter is provided in bathroom for Flat C & F from 1/F-5/F and Flat D & E from 1/F-4/F of Tower L1.

5. Security Facilities

Security Facilities	CCTV cameras are provided at estate entrances, landscape areas, entrance lift lobbies and all lifts. Intercom security system and smart card reader and electric lock is provided at estate entrances for access control. Video Doorphone at each flat with Visitor Panel at entrance lift lobbies are provided for visitor access.

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

6. Appliances

Item	Brand	Model No.	Applicable Units
Refrigerator	Whirlpool	WB250	All Flats in Towers H1, H2, H3 and L1
Built-in type microwave oven	Teka	MWE 20 FI	All Flats in Towers H1, H2, H3 and L1
Built-in type gas hobs	Whirlpool	AGK223	All Flats B, D (1/F - 22/F) & F (1/F - 4/F) in Tower H1
			All Flats A (1/F - 21/F), B (1/F - 4/F), C, D, E (1/F - 21/F) & F (1/F - 13/F) in Tower H2
			All Flats B (1/F - 13/F), D & F (1/F - 21/F) in Tower H3
		AGK333	All Flats A, C, E (1/F - 22/F), F (5/F - 21/F) & G (1/F - 21/F) in Tower H1
			All Flats B (5/F - 21/F), F (14/F - 21/F) & G (1/F - 21/F) in Tower H2
			All Flats A (1/F - 21/F), B (14/F - 21/F), C, E & G (1/F - 21/F) in Tower H3
2 in 1 washing machine/dryer	Siemens	WD14D365HK	All Flats in Towers H1, H2, H3 and L1
Cooker hoods	Whirlpool	AKR1660/WH	All Flats in Tower L1
		AKR1960/WH	All Flats in Towers H1, H2 and H3
Built-in type induction cooker	Rosieres	RPIF342	All Flats in Tower L1
Split type air-conditioners	Carrier	38QCF09A/42QCF09A	All Flats A, C, E (1/F - 22/F), F (5/F - 21/F) & G (1/F - 21/F) in Tower H1
			All Flats B (5/F - 21/F), F (14/F - 21/F) & G (1/F - 21/F) in Tower H2
			All Flats A (1/F - 21/F), B (14/F - 21/F), C, E & G (1/F - 21/F) in Tower H3
		38QCF12A/42QCF12A	All Flats in Tower H1
			All Flats in Tower H2
			All Flats in Tower H3
			All Flats A, B, G and H in Tower L1
		38QCF22A/42QCF22A	All Flats in Towers H1, H2, H3 and L1
Gas water heaters	TGC	TGW128D	All Flats B, C, E and F in Tower H1
			All Flats A, B, C, E, F and G in Tower H2
			All Flats A, B, C and F in Tower H3
			All Flats A, B, G and H in Tower L1
		TGW128L	All Flat D in Tower H1
			All Flat D in Tower H2
			All Flat D in Tower H3
		TGW128LM	All Flats C, D, E and F in Tower L1
		TSTW198SFL	All Flats A and G in Tower H1
			All Flats E and G in Tower H3
Instantaneous type electric water heater	Stiebel Eltron	DHM 6	All Flats A, C, E and G in Tower H1
			All Flats A, D and G in Tower H2
			All Flats A, C, E and G in Tower H3
			All Flats A and H in Tower L1
Exhaust fans	KDK	15WHC08	All Flats in Towers H1, H2, H3 and L1

The Vendor undertakes that if lifts or appliances of the specified brand name or model number stated respectively in items 4(a) and 6 above are not installed in the Development, lifts or appliances of comparable quality will be installed.

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

1. 外部裝修物料

細項		描述
(a)	外牆	大廈外牆鋪砌瓷磚、鋁質飾板及人造石磚。
(b)	窗	窗戶配PVF2噴塗鋁質窗框。 飯廳、廚房的窗戶及睡房的側窗(如有)選用強化玻璃。浴室窗戶選用磨砂強化玻璃。 客廳及睡房的主窗戶選用低放射鍍膜中空玻璃單元。
(c)	窗台	窗台的用料為鋼筋混凝土、PVF2噴塗鋁質窗框。 窗台鋪砌石材板。
(d)	花槽	不適用
(e)	陽台或露台	露台有蓋，附設玻璃圍欄及鋁質扶手。 牆身：鋪砌瓷磚。 天花：批盪及外牆漆。 地台：鋪砌同質磚。 沒有陽台。
(f)	乾衣設備	不適用

2. 室內裝修物料

細項		描述
(a)	大堂	地下住宅大堂主入口： 牆身鋪砌天然石材，木皮及不銹鋼裝飾。地台鋪砌天然石材。天花裝設石膏板假天花及髹上乳膠漆及鋁質板。 住宅電梯大堂： 牆身鋪砌瓷磚，木皮、木質格柵、裝飾玻璃面及不銹鋼裝飾。地台鋪砌瓷磚。天花用料為石膏板假天花及髹上乳膠漆。
(b)	內牆及天花板	牆身： 所有單位除L1座4樓E單位外: 客廳、飯廳、睡房外露表面批盪後再髹乳膠漆。 L1座4樓E單位: 客廳、飯廳、睡房外露表面貼上牆紙。 天花： 客廳、飯廳、睡房外露表面批盪後再髹乳膠漆。
(c)	內部地板	客廳及飯廳鋪砌木地板及木腳線，並以石材飾邊分隔露台門（如有）。 睡房地台鋪砌木地板及木腳線。
(d)	浴室	牆身：外露部分鋪砌同質磚至假天花。 天花：外露部分以鋁質假天花覆蓋。 地台：外露部分鋪砌同質磚。
(e)	廚房	牆身：外露部分鋪設不銹鋼及同質磚至假天花。 天花：外露部分以鋁質假天花覆蓋。 地台：外露部分鋪砌同質磚。灶台鋪設實心面材。

3. 室內裝置

細項		描述
(a)	門	大門 - 木皮實心木門，裝配防盜眼、氣鼓、門擋及門鎖。 睡房門 - 木皮空心木門，裝配門擋及門鎖。 廚房門 - 木皮實心木門，鑲砌防火玻璃，裝配氣鼓、門擋及門鎖。L1座的單位不設廚房門。 浴室門 - 木皮及木紋膠飾面空心木門，裝配門鎖。 露台門 - PVF2噴塗鋁質門框玻璃趟門，裝配門鎖及手柄。因L1座的C、D、E及F單位沒有露台所以不設露台門。 趟門 (只適用於L1座4樓E單位) - 金屬框玻璃趟門配以趟門軌道及門鎖。
(b)	浴室	**H1座A及G單位及H3座E及G單位(配備兩個浴室之單位)：** **主人房浴室：** 木製面盆櫃配飾面及天然石檯面。 木製鏡櫃。搪瓷面盆配鍍鉻冷熱水龍頭。搪瓷座廁配塑膠廁板及蓋。 瓷釉鋼製浴缸 (1500(長) x 700(闊) x 400毫米(高)) 配扶手及鍍鉻冷熱水龍頭及花灑套裝、鍍鉻廁紙架及金屬浴簾桿。 **第二浴室：** 木製面盆櫃配飾面及天然石檯面。 木製鏡櫃。搪瓷面盆配鍍鉻冷熱水龍頭。搪瓷座廁配塑膠廁板及蓋。 內置淋浴間設有強化玻璃門連鍍鉻扶手。鍍鉻冷熱水龍頭、花灑套裝、鍍鉻廁紙架及玻璃架。 **H1座、H2座及H3座(配備一個浴室之單位)：** **(H1座A及G單位及H3座E及G單位除外)** 木製面盆櫃配飾面及天然石檯面。 木製鏡櫃。搪瓷面盆配鍍鉻冷熱水龍頭。搪瓷座廁配塑膠廁板及蓋。 瓷釉鋼製浴缸 (1500(長) x 700(闊) x 400毫米(高)) 配扶手及鍍鉻冷熱水龍頭及花灑套裝。鍍鉻廁紙架及金屬浴簾桿。 **L1座所有單位：** 木製面盆櫃配飾面及天然石檯面。 木製鏡櫃。搪瓷面盆配鍍鉻冷熱水龍頭。搪瓷座廁配塑膠廁板及蓋。 內置淋浴間設有強化玻璃門連鍍鉻扶手。鍍鉻冷熱水龍頭、花灑套裝、鍍鉻廁紙架及玻璃架。
		供水系統的類型及用料，請參考「供水」一欄。
(c)	廚房	**H1座、H2座及H3座之單位：** 木製廚櫃配以高光面塗漆及飾面木門板及鋁質腳線。無縫實心材料檯面。不銹鋼洗滌盆及鍍鉻冷熱水龍頭。 **L1座單位：** 木製廚櫃配以高光面塗漆木門板及鋁質腳線。 無縫實心材料檯面。 不銹鋼洗滌盆及鍍鉻冷熱水龍頭。 提供手動木百葉簾。(只適用於L1座4樓E單位) 開放式廚房內或附近的天花設置煙霧探測器及消防自動噴淋頭。
		供水系統的類型及用料，請參考「供水」一欄。
(d)	睡房	**只適用於L1座4樓E單位：** 嵌牆式衣櫃連床 - 木製櫃及木櫃門板配以半光面漆、木飾面和膠飾面。 手動窗簾 - 布質窗簾配以軌道。

細項		描述
(e)	電話	客廳及所有睡房均裝有電話插座。有關接駁點之數目及位置，請參考住宅單位機電裝置數量説明表及機電裝置平面圖。
(f)	天線	客廳及所有睡房均裝有天線接收插座。有關接駁點之數目及位置，請參考住宅單位參機電裝置數量説明表及機電裝置平面圖。
(g)	電力裝置	所有客廳、飯廳、睡房、廚房及浴室均裝有安全電插座。每戶均裝有電力超載保護(MCB)配電箱。部分導管隱藏於混凝土內及部分安裝於假天花、假橫樑、隔板牆及廚櫃等之內，並不容易看見。有關電插座及空調機接駁點之數目及位置，請參考住宅單位機電裝置數量説明表及機電裝置平面圖。
(h)	氣體供應	氣體供應為煤氣 H1座、H2座及H3座所有單位，廚房內設有煤氣喉位並已接駁煤氣煮食爐及浴室內設有煤氣喉位並已接駁熱水爐。 L1座所有單位廚房內設有煤氣喉位及浴室內設有煤氣喉位並已接駁熱水爐。 有關接駁點之位置，請參考機電裝置平面圖。
(i)	洗衣機接駁點	所有單位均設有洗衣機來水接駁喉位(其設計為直徑22毫米)及去水接駁喉位(其設計為直徑40毫米)。有關接駁點之位置，請參考機電裝置平面圖。
(j)	供水	有熱水供應。冷熱水供應採用有膠層保護之銅喉。 水管並非隱藏於混凝土內及安裝於批盪、假天花、隔板及廚櫃等之內，並不容易看見。

4. 雜項

細項		描述
(a)	升降機	“迅達”(型號：7000)載客升降機 - 兩部升降機來往地下、1樓至22樓各層。(H1座) - 兩部升降機來往地下、1樓至21樓各層及天台。(H2及H3座) “迅達”(型號：5500MRL)載客升降機 - 兩部升降機來往地下、1樓至5樓各層及天台。(L1座)
(b)	信箱	金屬信箱以木料圍封。
(c)	垃圾收集	垃圾及物料回收室設於H1座，H2座，H3座及L1座的標準樓層。由清潔工人收集垃圾。 垃圾及物料回收房設於H1座的地下。由清潔工人收集垃圾。
(d)	水錶、電錶及氣體錶	H1座1樓至22樓、H2座1樓至21樓、H3座1樓至21樓及L1座1樓至5樓每層電錶房及水錶櫃內均分別裝有每戶專用之獨立電錶及水錶。每戶廚房內均裝有獨立煤氣錶(L1座1樓至5樓C及F單位及1樓至4樓D及E單位除外)。L1座1樓至5樓C及F單位及1樓至4樓D及E單位浴室內均裝有獨立煤氣錶。

5. 保安設施

保安系統	屋苑入口、園景區、大堂入口及所有升降機內均裝有閉路電視鏡頭。 屋苑入口裝有訪客對講系統、智能卡讀卡器及電子鎖控制出入。 每戶均裝有視像對講機與大堂入口訪客對講機面板控制訪客出入。

6. 設備

細項	品牌名稱	產品型號	適用單位
雪櫃	惠而浦	WB250	H1座，H2座，H3座及L1座所有單位
嵌入式微波爐	德格	MWE 20 FI	H1座，H2座，H3座及L1座所有單位
嵌入式煤氣煮食爐	惠而浦	AGK223	H1座1樓至22樓B、D單位及1樓至4樓F單位
			H2座1樓至21樓A、C、D、E單位，1樓至4樓B單位及1樓至13樓F單位
			H3座1樓至13樓B單位及1樓至21樓D、F單位
		AGK333	H1座1樓至22樓A、C、E單位，5樓至21樓F單位及1樓至21樓G單位
			H2座5樓至21樓B單位，14樓至21樓F單位及1樓至21樓G單位
			H3座1樓至21樓A、C、E、G單位及14樓至21樓B單位
二合一洗衣/乾衣機	西門子	WD14D365HK	H1座，H2座，H3座及L1座所有單位
抽油煙機	惠而浦	AKR1660/WH	L1座所有單位
		AKR1960/WH	H1座，H2座及H3座所有單位
嵌入式電磁爐	Rosieres	RPIF342	L1座所有單位
分體式冷氣機	開利	38QCF09A/42QCF09A	H1座1樓至22樓A、C、E單位，5樓至21樓F單位及1樓至21樓G單位
			H2座5樓至21樓B單位，14樓至21樓F單位及1樓至21樓G單位
			H3座1樓至21樓A、C、E、G單位及14樓至21樓B單位
		38QCF12A/42QCF12A	H1座所有單位;
			H2座所有單位;
			H3座所有單位;
			L1座所有A、B、G及H單位
		38QCF22A/42QCF22A	H1座，H2座，H3座及L1座所有單位
煤氣熱水爐	TGC	TGW128D	H1座所有B、C、E及F單位
			H2座所有A、B、C、E、F 及G單位
			H3座所有A、B、C 及F單位
			L1座所有A、B、G 及H單位
		TGW128L	H1座所有D單位
			H2座所有D單位
			H3座所有D單位
		TGW128LM	L1座所有C、D、E 及F單位
		TSTW198SFL	H1座所有A及G單位
			H3座所有E及G單位
即熱式電熱水爐	斯寶亞創	DHM 6	H1座所有A 、C、E及G單位；
			H2座所有A 、D及G單位；
			H3座所有A 、C、E及G單位；
			L1座所有A及H單位
抽氣扇	KDK	15WHC08	H1座，H2座，H3座及L1座所有單位

賣方承諾如發展項目中沒有安裝分別於上述第4(a)及第6細項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

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

Schedule of Mechanical & Electrical Provisions of Residential Units
住宅單位機電裝置數量説明表

Number of switch for air conditioning unit, socket outlet, tv/fm outlet, telephone outlet, switch for exhaust fan, fused connection unit, connection unit, switch for electric water heater, smoke detector and sprinkler head
冷氣機開關掣、電插座、電視/電台天線接收插座、電話插座、抽氣扇開關掣、菲士接線座、接線座、電熱水爐開關掣、煙霧探測器及消防自動噴淋頭數量

		TOWER L1 L1座							
Flat 單位		A	B	C	D	E	F	G	H
Floor 樓層		1/F 一樓							
Living Room Dining Room 客廳、飯廳	Switch for A/C Unit 冷氣機開關	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	5	5	5	5	5	5	5	5
	TV/FM Outlet 電視/電台天線接收插座	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座	2	2	2	2	2	2	2	2
Bedroom 1 睡房 1	Switch for A/C Unit 冷氣機開關	1	1	N/A	N/A	N/A	N/A	1	1
	13A Twin Socket Outlet 13A雙位電插座	4	4	N/A	N/A	N/A	N/A	4	4
	TV/FM Outlet 電視/電台天線接收插座	1	1	N/A	N/A	N/A	N/A	1	1
	Telephone Outlet 電話插座	1	1	N/A	N/A	N/A	N/A	1	1
Bathroom 浴室	Fused Connection Unit 菲士接線座 (*)	2	2	1	1	1	1	2	2
	Connection Unit 接線座 (*)	0	0	0	0	0	0	0	0
	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1	1	1
	Switch for Exhaust fan 抽氣扇開關掣	1	1	1	1	1	1	1	1
Open Kitchen 開放式廚房	Fused Connection Unit 菲士接線座 (*)	2	2	3	3	3	3	2	2
	Connection Unit 接線座 (*)	2	1	1	1	1	1	1	2
	13A Single Socket Outlet 13A單位電插座 (*)	4	4	4	4	4	4	4	4
	13A Twin Socket Outlet 13A雙位電插座	2	2	2	2	2	2	2	2
	Switch for Exhaust Fan 抽氣扇開關掣	1	1	1	1	1	1	1	1
	Switch for Electric Water Heater 電熱水爐開關掣	1	0	0	0	0	0	0	1
	Smoke Detector 煙霧探測器	1	1	1	1	1	1	1	1
	Sprinkler Head 消防自動噴淋頭	2	2	2	2	2	2	2	2

N/A = Not applicable 不適用
* = Has been used for connection to lighting fitting, socket outlet or appliance
已用作連接電燈，電插座或設備

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

Schedule of Mechanical & Electrical Provisions of Residential Units
住宅單位機電裝置數量説明表

Number of switch for air conditioning unit, socket outlet, tv/fm outlet, telephone outlet, switch for exhaust fan, fused connection unit, connection unit, switch for electric water heater, smoke detector and sprinkler head
冷氣機開關掣、電插座、電視/電台天線接收插座、電話插座、抽氣扇開關掣、菲士接線座、接線座、電熱水爐開關掣、煙霧探測器及消防自動噴淋頭數量

		TOWER L1 L1座									TOWER L1 L1座					
Flat 單位		A	B	C	D	E	F	G	H	E	A	B	C	F	G	H
Floor 樓層		2/F - 4/F 二樓至四樓 (except Flat E on 4/F)（除四樓E單位外）								4/F 四樓	5/F 五樓					
Living Room Dining Room 客廳、飯廳	Switch for A/C Unit 冷氣機開關	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13A單位電插座	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
	13A Twin Socket Outlet 13A雙位電插座	5	5	5	5	5	5	5	5	8	5	5	5	5	5	5
	TV/FM Outlet 電視/電台天線接收插座	2	2	2	2	2	2	2	2	3	2	2	2	2	2	2
	Telephone Outlet 電話插座	2	2	2	2	2	2	2	2	3	2	2	2	2	2	2
Bedroom 1 睡房 1	Switch for A/C Unit 冷氣機開關	1	1	N/A	N/A	N/A	N/A	1	1	N/A	1	1	N/A	N/A	1	1
	13A Twin Socket Outlet 13A雙位電插座	4	4	N/A	N/A	N/A	N/A	4	4	N/A	4	4	N/A	N/A	4	4
	TV/FM Outlet 電視/電台天線接收插座	1	1	N/A	N/A	N/A	N/A	1	1	N/A	1	1	N/A	N/A	1	1
	Telephone Outlet 電話插座	1	1	N/A	N/A	N/A	N/A	1	1	N/A	1	1	N/A	N/A	1	1
Bathroom 浴室	Fused Connection Unit 菲士接線座 (*)	2	2	1	1	1	1	2	2	1	2	2	1	1	2	2
	Connection Unit 接線座 (*)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Exhaust fan 抽氣扇開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Open Kitchen 開放式廚房	Fused Connection Unit 菲士接線座 (*)	2	2	3	3	3	3	2	2	3	2	2	3	3	2	2
	Connection Unit 接線座 (*)	2	1	1	1	1	1	1	2	1	2	1	1	1	1	2
	13A Single Socket Outlet 13A單位電插座 (*)	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
	13A Twin Socket Outlet 13A雙位電插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Switch for Exhaust Fan 抽氣扇開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Electric Water Heater 電熱水爐開關掣	1	0	0	0	0	0	0	1	0	1	0	0	0	0	1
	Smoke Detector 煙霧探測器	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Sprinkler Head 消防自動噴淋頭	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2

N/A = Not applicable 不適用
* = Has been used for connection to lighting fitting, socket outlet or appliance
已用作連接電燈，電插座或設備

FITTINGS, FINISHES AND APPLIANCES
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Schedule of Mechanical & Electrical Provisions of Residential Units
住宅單位機電裝置數量説明表

Number of switch for air conditioning unit, socket outlet, tv/fm outlet, telephone outlet, switch for exhaust fan and fused connection unit, connection unit and switch for electric water heater
冷氣機開關掣、電插座、電視/電台天線接收插座、電話插座、抽氣扇開關掣、菲士接線座、接線座及電熱水爐開關掣數量

		TOWER H1 H1座							TOWER H1 H1座						
Flat 單位		A	B	C	D	E	F	G	A	B	C	D	E	F	G
Floor 樓層		1/F 一樓							2/F - 4/F 二樓至四樓						
Living Room Dining Room 客廳、飯廳	Switch for A/C Unit 冷氣機開關	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	5	5	5	5	5	5	5	5	5	5	5	5	5	5
	TV/FM Outlet 電視/電台天線接收插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Master Bedroom 主人睡房	Switch for A/C Unit 冷氣機開關	1	N/A	1	N/A	1	N/A	1	1	N/A	1	N/A	1	N/A	1
	13A Twin Socket Outlet 13A雙位電插座	3	N/A	3	N/A	3	N/A	3	3	N/A	3	N/A	3	N/A	3
	TV/FM Outlet 電視/電台天線接收插座	1	N/A	1	N/A	1	N/A	1	1	N/A	1	N/A	1	N/A	1
	Telephone Outlet 電話插座	1	N/A	1	N/A	1	N/A	1	1	N/A	1	N/A	1	N/A	1
Bedroom 1 睡房 1	Switch for A/C Unit 冷氣機開關	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	2	3	2	3	2	3	2	2	3	2	3	2	3	2
	TV/FM Outlet 電視/電台天線接收插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bedroom 2 睡房 2	Switch for A/C Unit 冷氣機開關	1	N/A	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A	N/A	1
	13A Twin Socket Outlet 13A雙位電插座	2	N/A	N/A	N/A	N/A	N/A	2	2	N/A	N/A	N/A	N/A	N/A	2
	TV/FM Outlet 電視/電台天線接收插座	1	N/A	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A	N/A	1
	Telephone Outlet 電話插座	1	N/A	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A	N/A	1
Bathroom 浴室	Fused Connection Unit 菲士接線座 (*)	1	2	2	2	2	2	1	1	2	2	2	2	2	1
	Connection Unit 接線座 (*)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Exhaust Fan 抽氣扇開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Master Bathroom 主人浴室	Fused Connection Unit 菲士接線座 (*)	2	N/A	N/A	N/A	N/A	N/A	2	2	N/A	N/A	N/A	N/A	N/A	2
	Connection Unit 接線座 (*)	0	N/A	N/A	N/A	N/A	N/A	0	0	N/A	N/A	N/A	N/A	N/A	0
	13A Single Socket Outlet 13A單位電插座	1	N/A	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A	N/A	1
	Switch for Exhaust Fan 抽氣扇開關掣	1	N/A	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A	N/A	1
Kitchen 廚房	Fused Connection Unit 菲士接線座 (*)	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	Connection Unit 接線座 (*)	1	0	1	0	1	0	1	1	0	1	0	1	0	1
	13A Single Socket Outlet 13A單位電插座 (*)	4	4	4	4	4	4	4	4	4	4	4	4	4	4
	13A Twin Socket Outlet 13A雙位電插座	3	2	2	2	2	2	3	3	2	2	2	2	2	3
	Switch for Exhaust Fan 抽氣扇開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Electric Water Heater 電熱水爐開關掣	1	0	1	0	1	0	1	1	0	1	0	1	0	1

N/A = Not applicable 不適用
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已用作連接電燈，電插座或設備

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

Schedule of Mechanical & Electrical Provisions of Residential Units
住宅單位機電裝置數量説明表

Number of switch for air conditioning unit, socket outlet, tv/fm outlet, telephone outlet, switch for exhaust fan and fused connection unit, connection unit and switch for electric water heater
冷氣機開關掣、電插座、電視/電台天線接收插座、電話插座、抽氣扇開關掣、菲士接線座、接線座及電熱水爐開關掣數量

		TOWER H1 H1座							TOWER H1 H1座				
Flat 單位		A	B	C	D	E	F	G	A	B	C	D	E
Floor 樓層		5/F - 21/F 五樓至二十一樓							22/F 二十二樓				
Living Room Dining Room 客廳、飯廳	Switch for A/C Unit 冷氣機開關	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	5	5	5	5	5	5	5	5	5	5	5	5
	TV/FM Outlet 電視/電台天線接收插座	2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座	2	2	2	2	2	2	2	2	2	2	2	2
Master Bedroom 主人睡房	Switch for A/C Unit 冷氣機開關	1	N/A	1	N/A	1	1	1	1	N/A	1	N/A	1
	13A Twin Socket Outlet 13A雙位電插座	3	N/A	3	N/A	3	3	3	3	N/A	3	N/A	3
	TV/FM Outlet 電視/電台天線接收插座	1	N/A	1	N/A	1	1	1	1	N/A	1	N/A	1
	Telephone Outlet 電話插座	1	N/A	1	N/A	1	1	1	1	N/A	1	N/A	1
Bedroom 1 睡房 1	Switch for A/C Unit 冷氣機開關	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	2	3	2	3	2	2	2	2	3	2	3	2
	TV/FM Outlet 電視/電台天線接收插座	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1
Bedroom 2 睡房 2	Switch for A/C Unit 冷氣機開關	1	N/A	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A
	13A Twin Socket Outlet 13A雙位電插座	2	N/A	N/A	N/A	N/A	N/A	2	2	N/A	N/A	N/A	N/A
	TV/FM Outlet 電視/電台天線接收插座	1	N/A	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A
	Telephone Outlet 電話插座	1	N/A	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A
Bathroom 浴室	Fused Connection Unit 菲士接線座 (*)	1	2	2	2	2	2	1	1	2	2	2	2
	Connection Unit 接線座 (*)	0	0	0	0	0	0	0	0	0	0	0	0
	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Exhaust Fan 抽氣扇開關掣	1	1	1	1	1	1	1	1	1	1	1	1
Master Bathroom 主人浴室	Fused Connection Unit 菲士接線座 (*)	2	N/A	N/A	N/A	N/A	N/A	2	2	N/A	N/A	N/A	N/A
	Connection Unit 接線座 (*)	0	N/A	N/A	N/A	N/A	N/A	0	0	N/A	N/A	N/A	N/A
	13A Single Socket Outlet 13A單位電插座	1	N/A	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A
	Switch for Exhaust Fan 抽氣扇開關掣	1	N/A	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A
Kitchen 廚房	Fused Connection Unit 菲士接線座 (*)	3	3	3	3	3	3	3	3	3	3	3	3
	Connection Unit 接線座 (*)	1	0	1	0	1	0	1	1	0	1	0	1
	13A Single Socket Outlet 13A單位電插座 (*)	4	4	4	4	4	4	4	4	4	4	4	4
	13A Twin Socket Outlet 13A雙位電插座	3	2	2	2	2	2	3	3	2	2	2	2
	Switch for Exhaust Fan 抽氣扇開關掣	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Electric Water Heater 電熱水爐開關掣	1	0	1	0	1	0	1	1	0	1	0	1

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已用作連接電燈，電插座或設備

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

Schedule of Mechanical & Electrical Provisions of Residential Units
住宅單位機電裝置數量説明表

Number of switch for air conditioning unit, socket outlet, tv/fm outlet, telephone outlet, switch for exhaust fan and fused connection unit, connection unit and switch for electric water heater
冷氣機開關掣、電插座、電視/電台天線接收插座、電話插座、抽氣扇開關掣、菲士接線座、接線座及電熱水爐開關掣數量

		TOWER H2 H2座							TOWER H2 H2座						
Flat 單位		A	B	C	D	E	F	G	A	B	C	D	E	F	G
Floor 樓層		1/F 一樓							2/F - 4/F 二樓至四樓						
Living Room Dining Room 客廳、飯廳	Switch for A/C Unit 冷氣機開關	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	5	5	5	5	5	5	5	5	5	5	5	5	5	5
	TV/FM Outlet 電視/電台天線接收插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Master Bedroom 主人睡房	Switch for A/C Unit 冷氣機開關	N/A	N/A	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	N/A	1
	13A Twin Socket Outlet 13A雙位電插座	N/A	N/A	N/A	N/A	N/A	N/A	3	N/A	N/A	N/A	N/A	N/A	N/A	3
	TV/FM Outlet 電視/電台天線接收插座	N/A	N/A	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	N/A	1
	Telephone Outlet 電話插座	N/A	N/A	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	N/A	1
Bedroom 1 睡房 1	Switch for A/C Unit 冷氣機開關	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	3	3	3	3	3	3	2	3	3	3	3	3	3	2
	TV/FM Outlet 電視/電台天線接收插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bathroom 浴室	Fused Connection Unit 菲士接線座 (*)	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Connection Unit 接線座 (*)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Exhaust Fan 抽氣扇開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Kitchen 廚房	Fused Connection Unit 菲士接線座 (*)	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	Connection Unit 接線座 (*)	1	0	0	1	0	0	1	1	0	0	1	0	0	1
	13A Single Socket Outlet 13A單位電插座 (*)	4	4	4	4	4	4	4	4	4	4	4	4	4	4
	13A Twin Socket Outlet 13A雙位電插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Switch for Exhaust Fan 抽氣扇開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Electric Water Heater 電熱水爐開關掣	1	0	0	1	0	0	1	1	0	0	1	0	0	1

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已用作連接電燈，電插座或設備

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

Schedule of Mechanical & Electrical Provisions of Residential Units
住宅單位機電裝置數量説明表

Number of switch for air conditioning unit, socket outlet, tv/fm outlet, telephone outlet, switch for exhaust fan and fused connection unit, connection unit and switch for electric water heater
冷氣機開關掣、電插座、電視/電台天線接收插座、電話插座、抽氣扇開關掣、菲士接線座、接線座及電熱水爐開關掣數量

		TOWER H2 H2座							TOWER H2 H2座						
Flat 單位		A	B	C	D	E	F	G	A	B	C	D	E	F	G
Floor 樓層		5/F - 13/F 五樓至十三樓							14/F - 21/F 十四樓至二十一樓						
Living Room Dining Room 客廳、飯廳	Switch for A/C Unit 冷氣機開關	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	5	5	5	5	5	5	5	5	5	5	5	5	5	5
	TV/FM Outlet 電視/電台天線接收插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Master Bedroom 主人睡房	Switch for A/C Unit 冷氣機開關	N/A	1	N/A	N/A	N/A	N/A	1	N/A	1	N/A	N/A	N/A	1	1
	13A Twin Socket Outlet 13A雙位電插座	N/A	3	N/A	N/A	N/A	N/A	3	N/A	3	N/A	N/A	N/A	3	3
	TV/FM Outlet 電視/電台天線接收插座	N/A	1	N/A	N/A	N/A	N/A	1	N/A	1	N/A	N/A	N/A	1	1
	Telephone Outlet 電話插座	N/A	1	N/A	N/A	N/A	N/A	1	N/A	1	N/A	N/A	N/A	1	1
Bedroom 1 睡房 1	Switch for A/C Unit 冷氣機開關	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	3	2	3	3	3	3	2	3	2	3	3	3	2	2
	TV/FM Outlet 電視/電台天線接收插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bathroom 浴室	Fused Connection Unit 菲士接線座 (*)	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Connection Unit 接線座 (*)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Exhaust Fan 抽氣扇開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Kitchen 廚房	Fused Connection Unit 菲士接線座 (*)	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	Connection Unit 接線座 (*)	1	0	0	1	0	0	1	1	0	0	1	0	0	1
	13A Single Socket Outlet 13A單位電插座 (*)	4	4	4	4	4	4	4	4	4	4	4	4	4	4
	13A Twin Socket Outlet 13A雙位電插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Switch for Exhaust Fan 抽氣扇開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Electric Water Heater 電熱水爐開關掣	1	0	0	1	0	0	1	1	0	0	1	0	0	1

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已用作連接電燈，電插座或設備

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

Schedule of Mechanical & Electrical Provisions of Residential Units
住宅單位機電裝置數量説明表

Number of switch for air conditioning unit, socket outlet, tv/fm outlet, telephone outlet, switch for exhaust fan and fused connection unit, connection unit and switch for electric water heater
冷氣機開關掣、電插座、電視/電台天線接收插座、電話插座、抽氣扇開關掣、菲士接線座、接線座及電熱水爐開關掣數量

		TOWER H3 H3座							TOWER H3 H3座						
Flat 單位		A	B	C	D	E	F	G	A	B	C	D	E	F	G
Floor 樓層		1/F 一樓							2/F - 13/F 二樓至十三樓						
Living Room Dining Room 客廳、飯廳	Switch for A/C Unit 冷氣機開關	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	5	5	5	5	5	5	5	5	5	5	5	5	5	5
	TV/FM Outlet 電視/電台天線接收插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Master Bedroom 主人睡房	Switch for A/C Unit 冷氣機開關	1	N/A	1	N/A	1	N/A	1	1	N/A	1	N/A	1	N/A	1
	13A Twin Socket Outlet 13A雙位電插座	3	N/A	3	N/A	3	N/A	3	3	N/A	3	N/A	3	N/A	3
	TV/FM Outlet 電視/電台天線接收插座	1	N/A	1	N/A	1	N/A	1	1	N/A	1	N/A	1	N/A	1
	Telephone Outlet 電話插座	1	N/A	1	N/A	1	N/A	1	1	N/A	1	N/A	1	N/A	1
Bedroom 1 睡房 1	Switch for A/C Unit 冷氣機開關	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	2	3	2	3	2	3	2	2	3	2	3	2	3	2
	TV/FM Outlet 電視/電台天線接收插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bedroom 2 睡房 2	Switch for A/C Unit 冷氣機開關	N/A	N/A	N/A	N/A	1	N/A	1	N/A	N/A	N/A	N/A	1	N/A	1
	13A Twin Socket Outlet 13A雙位電插座	N/A	N/A	N/A	N/A	2	N/A	2	N/A	N/A	N/A	N/A	2	N/A	2
	TV/FM Outlet 電視/電台天線接收插座	N/A	N/A	N/A	N/A	1	N/A	1	N/A	N/A	N/A	N/A	1	N/A	1
	Telephone Outlet 電話插座	N/A	N/A	N/A	N/A	1	N/A	1	N/A	N/A	N/A	N/A	1	N/A	1
Bathroom 浴室	Fused Connection Unit 菲士接線座 (*)	2	2	2	2	1	2	1	2	2	2	2	1	2	1
	Connection Unit 接線座 (*)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Exhaust Fan 抽氣扇開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Master Bathroom 主人浴室	Fused Connection Unit 菲士接線座 (*)	N/A	N/A	N/A	N/A	2	N/A	2	N/A	N/A	N/A	N/A	2	N/A	2
	Connection Unit 接線座 (*)	N/A	N/A	N/A	N/A	0	N/A	0	N/A	N/A	N/A	N/A	0	N/A	0
	13A Single Socket Outlet 13A單位電插座	N/A	N/A	N/A	N/A	1	N/A	1	N/A	N/A	N/A	N/A	1	N/A	1
	Switch for Exhaust Fan 抽氣扇開關掣	N/A	N/A	N/A	N/A	1	N/A	1	N/A	N/A	N/A	N/A	1	N/A	1
Kitchen 廚房	Fused Connection Unit 菲士接線座 (*)	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	Connection Unit 接線座 (*)	1	0	1	0	1	0	1	1	0	1	0	1	0	1
	13A Single Socket Outlet 13A單位電插座 (*)	4	4	4	4	4	4	4	4	4	4	4	4	4	4
	13A Twin Socket Outlet 13A雙位電插座	2	2	2	2	2	2	3	2	2	2	2	2	2	3
	Switch for Exhaust Fan 抽氣扇開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Electric Water Heater 電熱水爐開關掣	1	0	1	0	1	0	1	1	0	1	0	1	0	1

N/A = Not applicable 不適用
* = Has been used for connection to lighting fitting, socket outlet or appliance
已用作連接電燈，電插座或設備

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

Schedule of Mechanical & Electrical Provisions of Residential Units
住宅單位機電裝置數量説明表

Number of switch for air conditioning unit, socket outlet, tv/fm outlet, telephone outlet, switch for exhaust fan and fused connection unit, connection unit and switch for electric water heater
冷氣機開關掣、電插座、電視/電台天線接收插座、電話插座、抽氣扇開關掣、菲士接線座、接線座及電熱水爐開關掣數量

		TOWER H3 H3座						
Flat 單位		A	B	C	D	E	F	G
Floor 樓層		14/F - 21/F 十四樓至二十一樓						
Living Room Dining Room 客廳、飯廳	Switch for A/C Unit 冷氣機開關	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	5	5	5	5	5	5	5
	TV/FM Outlet 電視/電台天線接收插座	2	2	2	2	2	2	2
	Telephone Outlet 電話插座	2	2	2	2	2	2	2
Master Bedroom 主人睡房	Switch for A/C Unit 冷氣機開關	1	1	1	N/A	1	N/A	1
	13A Twin Socket Outlet 13A雙位電插座	3	3	3	N/A	3	N/A	3
	TV/FM Outlet 電視/電台天線接收插座	1	1	1	N/A	1	N/A	1
	Telephone Outlet 電話插座	1	1	1	N/A	1	N/A	1
Bedroom 1 睡房 1	Switch for A/C Unit 冷氣機開關	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	2	2	2	3	2	3	2
	TV/FM Outlet 電視/電台天線接收插座	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1
Bedroom 2 睡房 2	Switch for A/C Unit 冷氣機開關	N/A	N/A	N/A	N/A	1	N/A	1
	13A Twin Socket Outlet 13A雙位電插座	N/A	N/A	N/A	N/A	2	N/A	2
	TV/FM Outlet 電視/電台天線接收插座	N/A	N/A	N/A	N/A	1	N/A	1
	Telephone Outlet 電話插座	N/A	N/A	N/A	N/A	1	N/A	1
Bathroom 浴室	Fused Connection Unit 菲士接線座 (*)	2	2	2	2	1	2	1
	Connection Unit 接線座 (*)	0	0	0	0	0	0	0
	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1	1
	Switch for Exhaust Fan 抽氣扇開關掣	1	1	1	1	1	1	1
Master Bathroom 主人浴室	Fused Connection Unit 菲士接線座 (*)	N/A	N/A	N/A	N/A	2	N/A	2
	Connection Unit 接線座 (*)	N/A	N/A	N/A	N/A	0	N/A	0
	13A Single Socket Outlet 13A單位電插座	N/A	N/A	N/A	N/A	1	N/A	1
	Switch for Exhaust Fan 抽氣扇開關掣	N/A	N/A	N/A	N/A	1	N/A	1
Kitchen 廚房	Fused Connection Unit 菲士接線座 (*)	3	3	3	3	3	3	3
	Connection Unit 接線座 (*)	1	0	1	0	1	0	1
	13A Single Socket Outlet 13A單位電插座 (*)	4	4	4	4	4	4	4
	13A Twin Socket Outlet 13A雙位電插座	2	2	2	2	2	2	3
	Switch for Exhaust Fan 抽氣扇開關掣	1	1	1	1	1	1	1
	Switch for Electric Water Heater 電熱水爐開關掣	1	0	1	0	1	0	1

N/A = Not applicable 不適用
* = Has been used for connection to lighting fitting, socket outlet or appliance
已用作連接電燈，電插座或設備

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

Legend Used on Mechanical & Electrical Provisions Plans:
機電裝置平面圖中使用之圖例：

電燈座 LIGHTING POINT

電燈 LIGHTING FITTING

保暖燈 HEAT LAMP

燈掣 LIGHTING SWITCH

電熱水爐開關掣 SWITCH FOR ELECTRIC WATER HEATER

抽氣扇開關掣 SWITCH FOR EXHAUST FAN

室內冷氣開關掣 SWITCH FOR INDOOR A/C UNIT

13A單位電插座 13A SINGLE SOCKET OUTLET

13A單位電插座 (已用作連接電燈、電插座或設備)
13A SINGLE SOCKET OUTLET (HAS BEEN USED FOR CONNECTION TO LIGHTING FITTING, SOCKET OUTLET OR APPLIANCE)

13A雙位電插座 13A TWIN SOCKET OUTLET

電話插座 TELEPHONE OUTLET

電視/電台天線接收插座 TV/FM OUTLET

氣體熱水爐控制器 GAS WATER HEATER CONTROLLER

視像對講機 VIDEO DOORPHONE HANDSET

門鈴按鈕 DOOR BELL PUSH BUTTON

菲士接線座 (已用作連接電燈、電插座或設備)
FUSED CONNECTION UNIT (HAS BEEN USED FOR CONNECTION TO LIGHTING FITTING, SOCKET OUTLET OR APPLIANCE)

接線座 (已用作連接電燈、電插座或設備)
CONNECTION UNIT (HAS BEEN USED FOR CONNECTION TO LIGHTING FITTING, SOCKET OUTLET OR APPLIANCE)

總水掣位 WATER SUPPLY MAIN VALVE

洗衣機來水位 WATER INLET CONNECTION POINT FOR WASHING MACHINE

洗衣機去水位 WATER OUTLET CONNECTION POINT FOR WASHING MACHINE

煤氣煮食爐接駁位 TOWN GAS CONNECTION POINT FOR GAS HOB

分體式室內冷氣機連開關掣 SPLIT AIR CONDITIONING INDOOR UNIT WITH SWITCH

煙霧探測器 SMOKE DETECTOR

假天花層消防自動噴淋頭
SPRINKLER HEAD, SINGLE LAYER UNDER FALES CEILING C/W VEILING PLATE

天花層消防自動噴淋頭
SPRINKLER HEAD, SINGLE LAYER UNDER FLOOR/CEILING SLAB

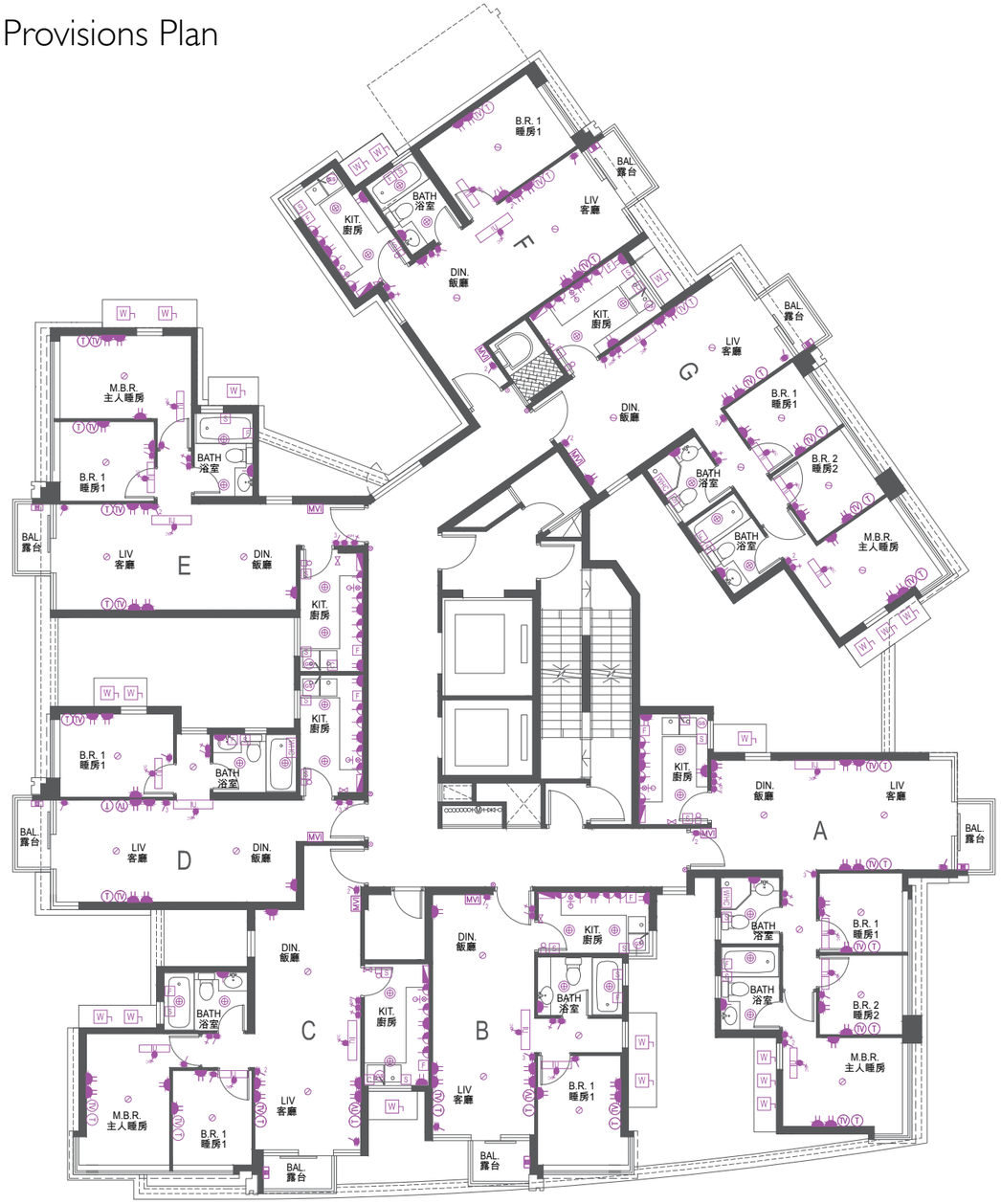
門鈴 DOOR BELL

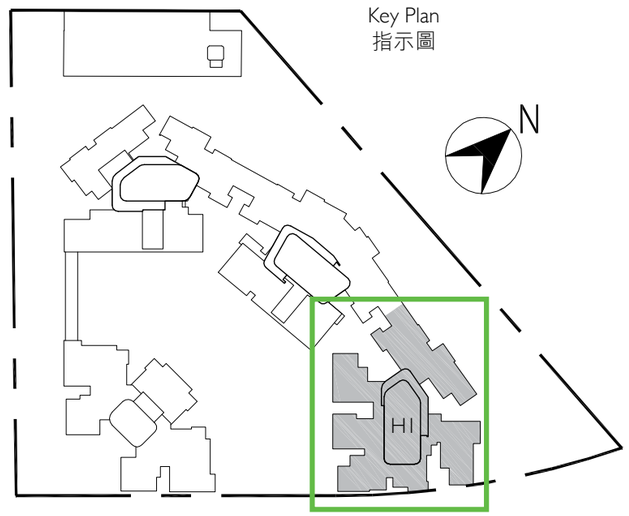
隔離開關 ISOLATING SWITCH

配電箱 MCB BOARD

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

Tower H1
1/F Mechanical & Electrical Provisions Plan
H1座
一樓機電裝置平面圖





Metre 米 Scale 比例 0 5

Note 附註：
Please refer to page 104 of this sales brochure for legends shown in the Mechanical & Electrical Provisions Plans.
機電裝置平面圖中顯示之圖例請參閱本售樓説明書第104頁。
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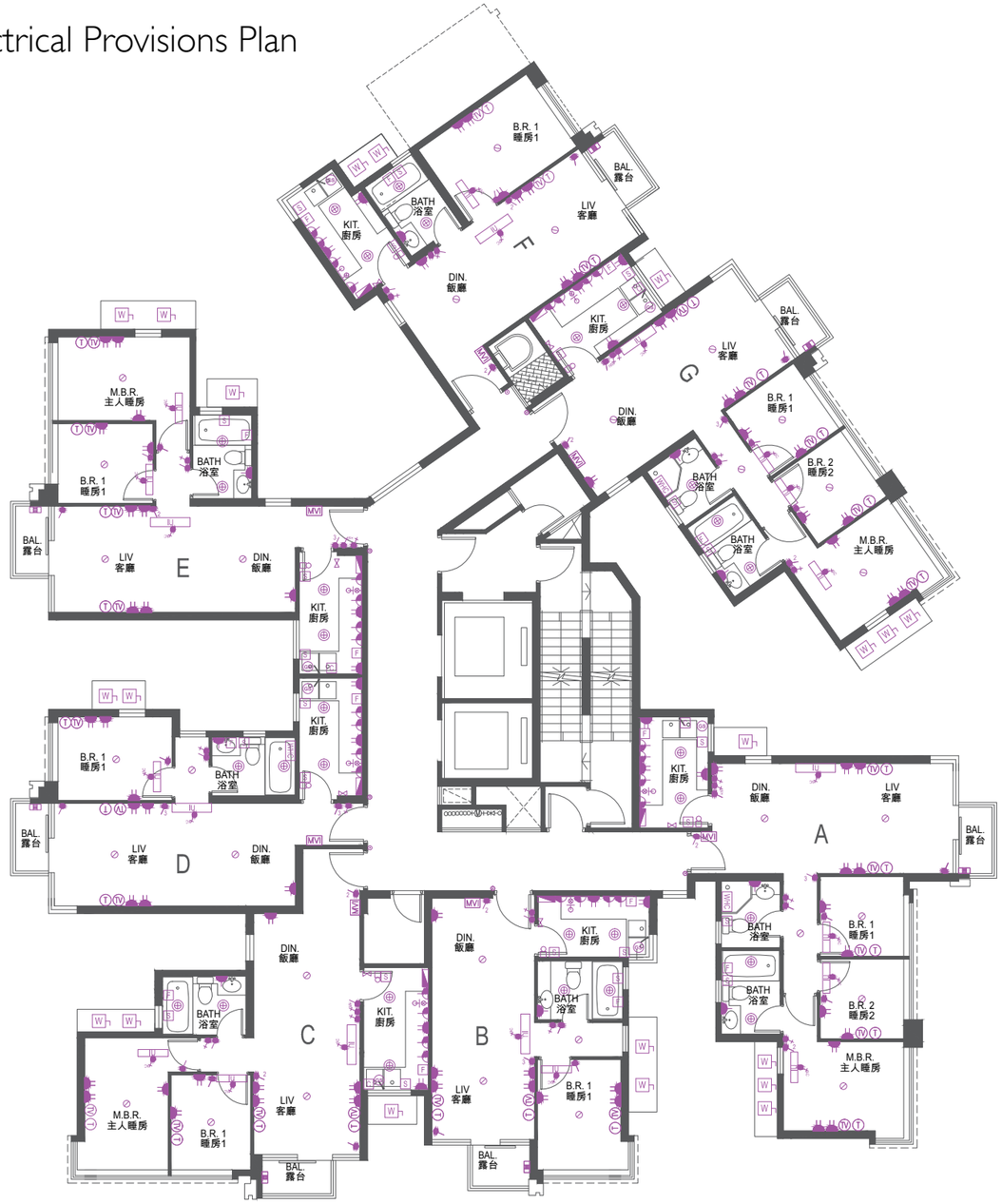
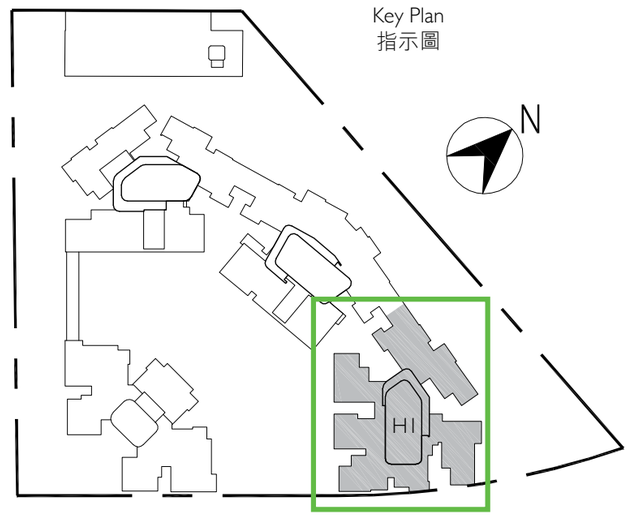
機電裝置平面圖中顯示之其他名詞及簡稱請參閱本售樓説明書第16及17頁。

The above scale is for the layout of the residential properties shown in the plan only.
上述比例僅適用於圖中所示之住宅物業之布局。

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

Tower H1
2/F - 4/F Mechanical & Electrical Provisions Plan
H1座
二樓至四樓機電裝置平面圖





Metre 米 Scale 比例 0 5

Note 附註：

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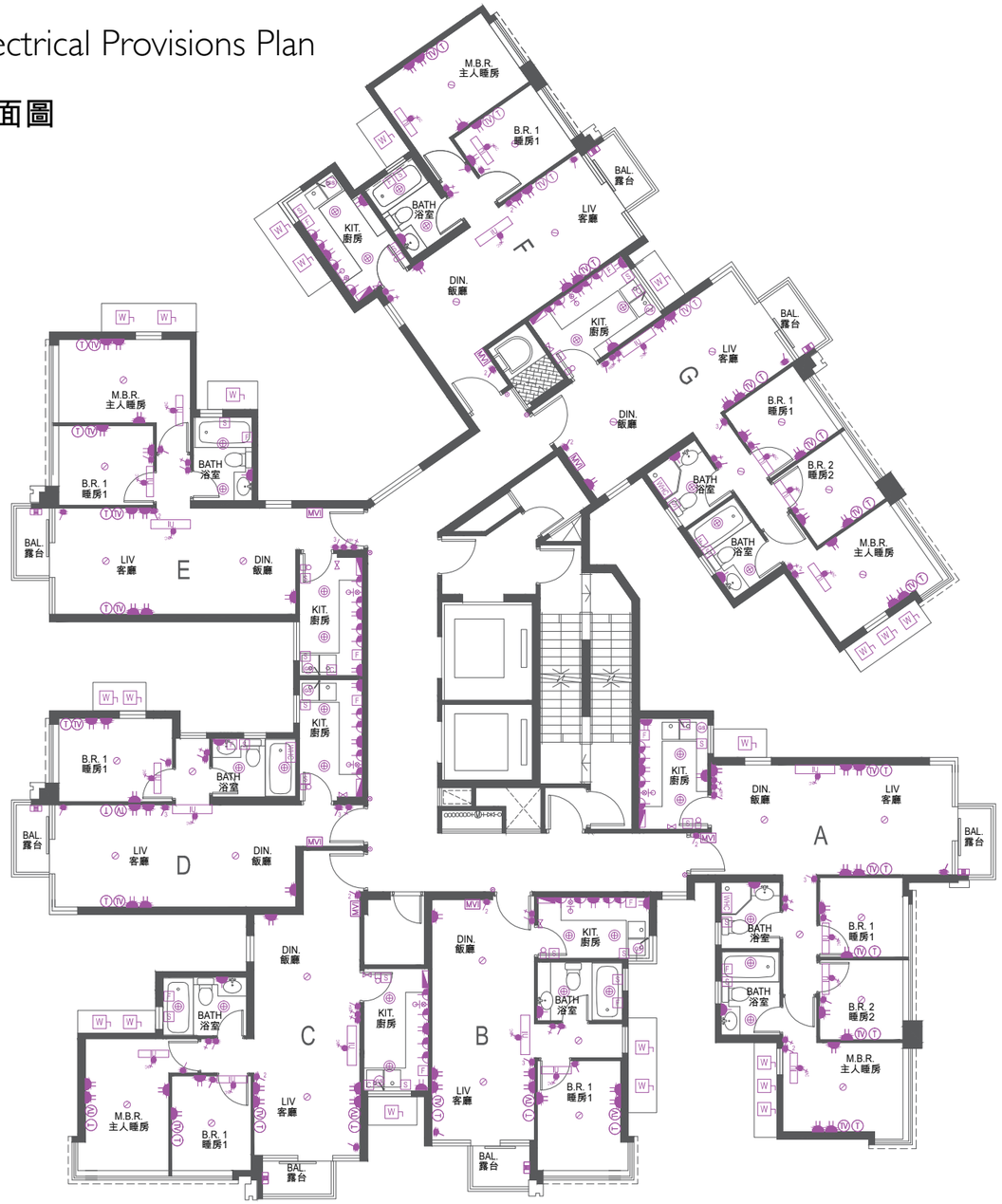
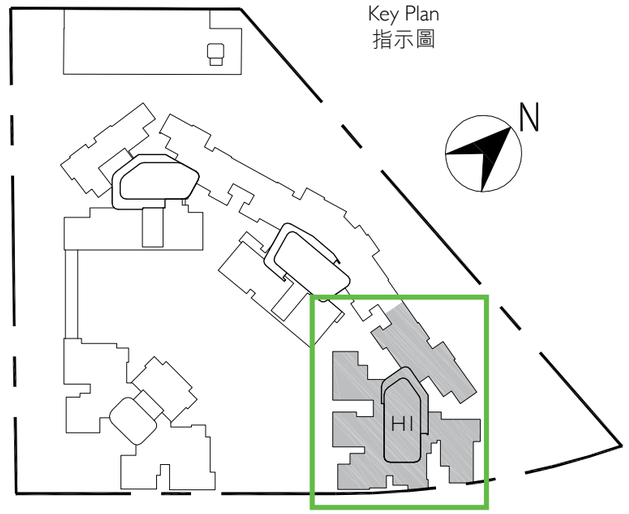
FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Tower H1
5/F - 21/F Mechanical & Electrical Provisions Plan
H1座
五樓至二十一樓機電裝置平面圖



Key Plan
指示圖



Metre 米 Scale 比例
0 5

Note 附註：
Please refer to page 104 of this sales brochure for legends shown in the Mechanical & Electrical Provisions Plans.
機電裝置平面圖中顯示之圖例請參閱本售樓説明書第104頁。
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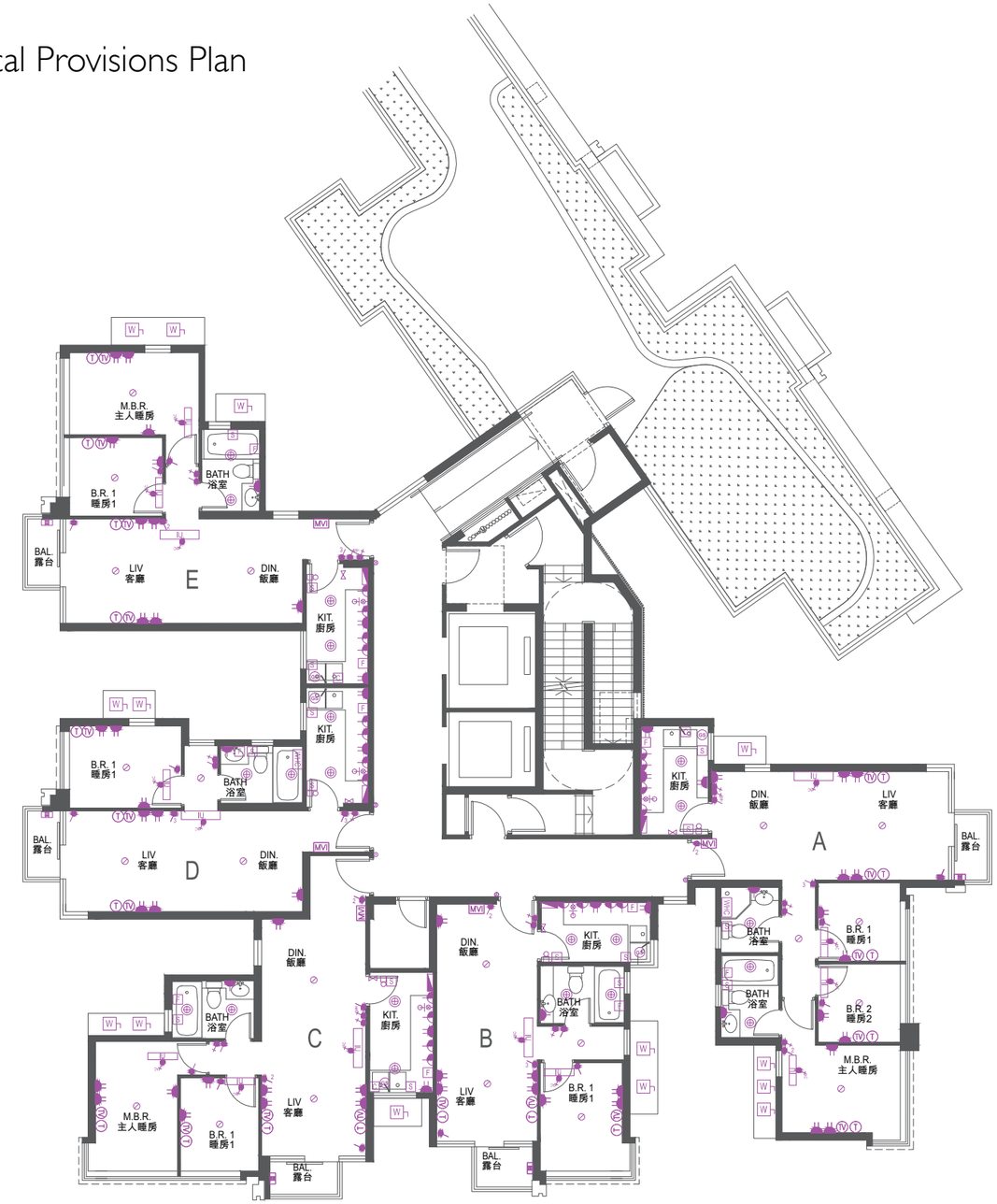
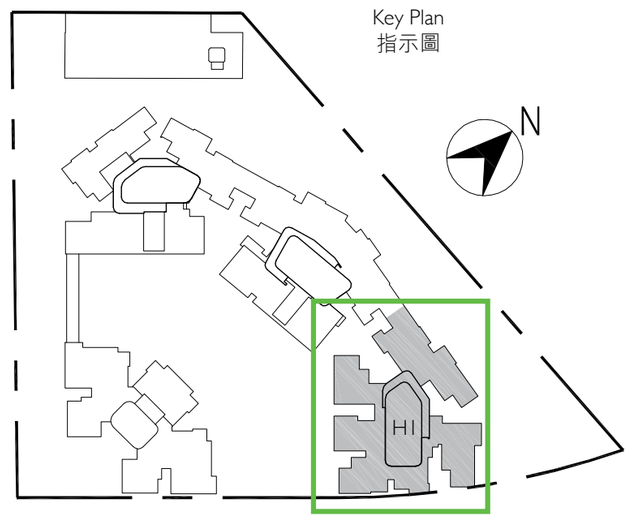
上述比例僅適用於圖中所示之住宅物業之布局。

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

Tower H1
22/F Mechanical & Electrical Provisions Plan
H1座
二十二樓機電裝置平面圖





Metre 米 Scale 比例 0 5

Note 附註：

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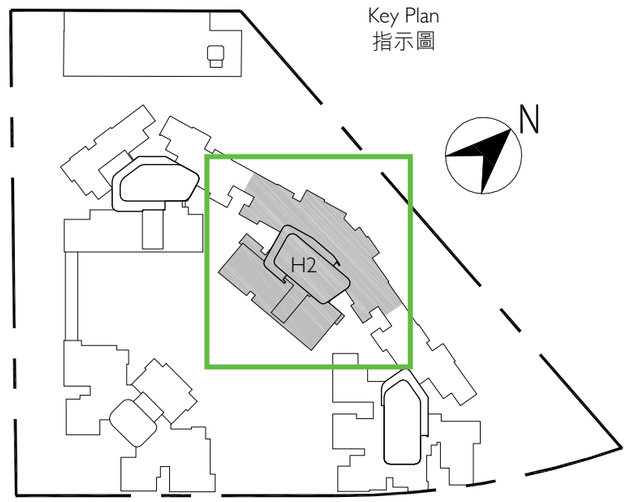
FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Tower H2
1/F Mechanical & Electrical Provisions Plan
H2座
一樓機電裝置平面圖



Metre 米 Scale 比例 0 5

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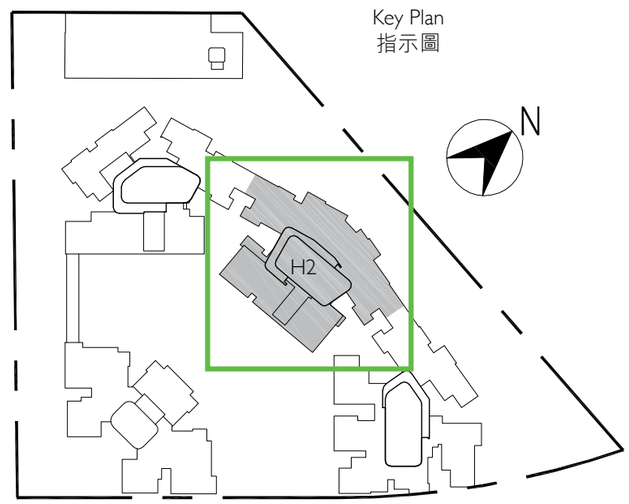
FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Tower H2
2/F - 4/F Mechanical & Electrical Provisions Plan
H2座
二樓至四樓機電裝置平面圖



Metre 米 Scale 比例 0 5

Note 附註：

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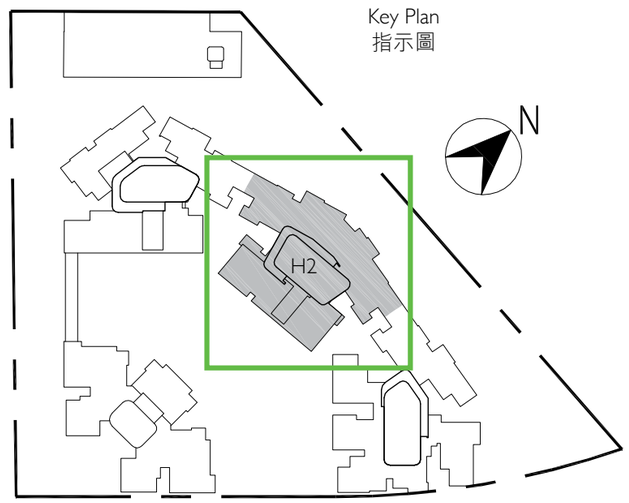
FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Tower H2
5/F - 13/F Mechanical & Electrical Provisions Plan
H2座
五樓至十三樓機電裝置平面圖



Metre 米 Scale 比例 0 5

Note 附註：
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機電裝置平面圖中顯示之圖例請參閱本售樓説明書第104頁。
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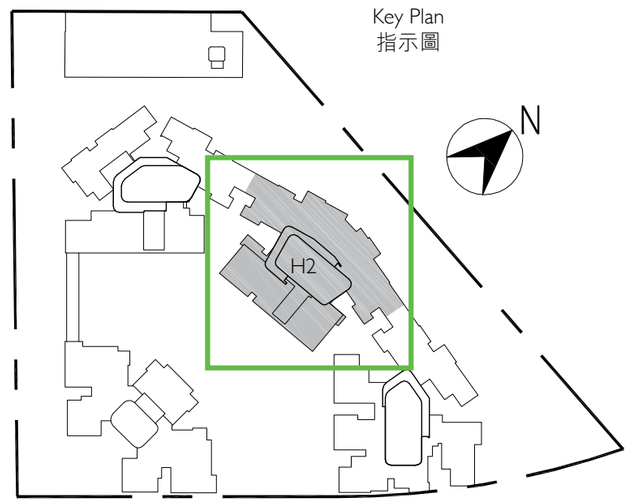
上述比例僅適用於圖中所示之住宅物業之布局。

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

Tower H2
14/F - 21/F Mechanical & Electrical Provisions Plan
H2座
十四樓至二十一樓機電裝置平面圖



Metre 米 Scale 比例 0 5

Note 附註：

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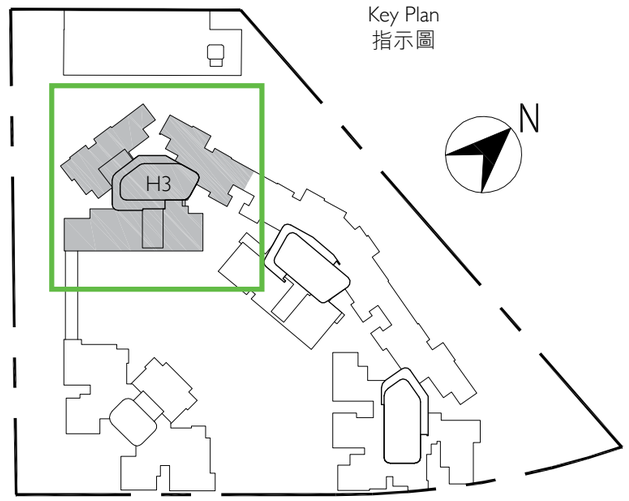
上述比例僅適用於圖中所示之住宅物業之布局。

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

Tower H3
1/F Mechanical & Electrical Provisions Plan
H3座
一樓機電裝置平面圖



Metre 米 Scale 比例 0 5

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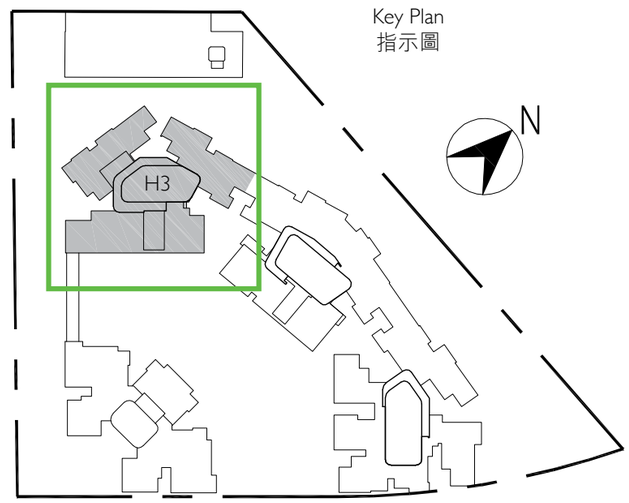
FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Tower H3
2/F - 13/F Mechanical & Electrical Provisions Plan
H3座
二樓至十三樓機電裝置平面圖



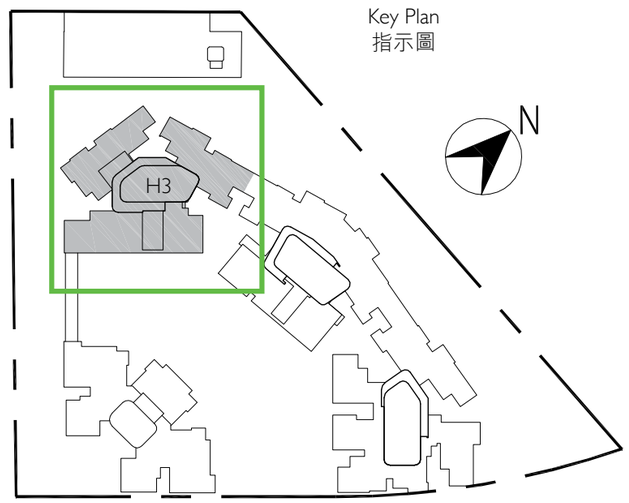
Metre 米 Scale 比例 0 5

Note 附註：
Please refer to page 104 of this sales brochure for legends shown in the Mechanical & Electrical Provisions Plans.
機電裝置平面圖中顯示之圖例請參閱本售樓説明書第104頁。
Please refer to page 16 and 17 of this sales brochure for other terms and abbreviations shown in the Mechanical & Electrical Provisions Plans.
機電裝置平面圖中顯示之其他名詞及簡稱請參閱本售樓説明書第16及17頁。

The above scale is for the layout of the residential properties shown in the plan only.
上述比例僅適用於圖中所示之住宅物業之布局。

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

Tower H3
14/F - 21/F Mechanical & Electrical Provisions Plan
H3座
十四樓至二十一樓機電裝置平面圖



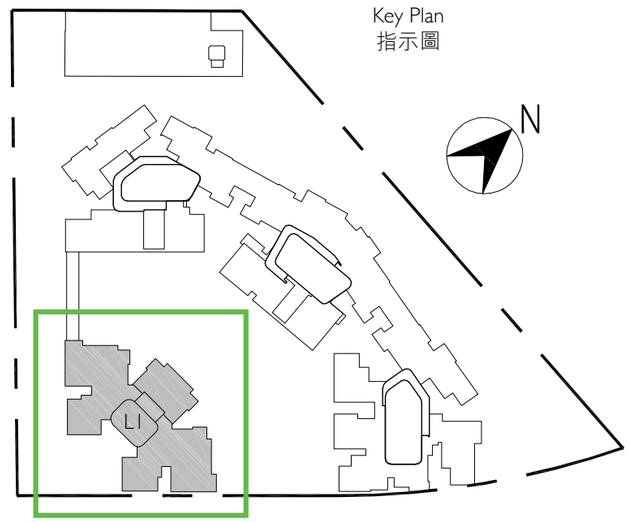
Metre 米 Scale 比例 0 5

Note 附註：
Please refer to page 104 of this sales brochure for legends shown in the Mechanical & Electrical Provisions Plans.
機電裝置平面圖中顯示之圖例請參閱本售樓説明書第104頁。
Please refer to page 16 and 17 of this sales brochure for other terms and abbreviations shown in the Mechanical & Electrical Provisions Plans.
機電裝置平面圖中顯示之其他名詞及簡稱請參閱本售樓説明書第16及17頁。

The above scale is for the layout of the residential properties shown in the plan only.
上述比例僅適用於圖中所示之住宅物業之布局。

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

Tower L1
1/F Mechanical & Electrical Provisions Plan
L1座
一樓機電裝置平面圖



Metre 米 Scale 比例 0 5

Note 附註：

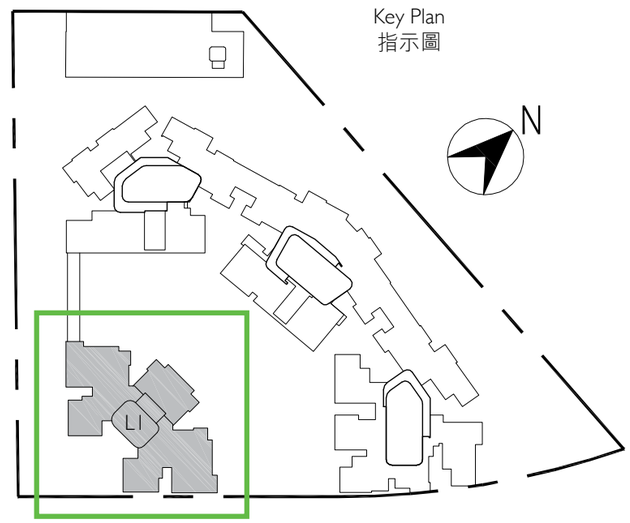
Please refer to page 104 of this sales brochure for legends shown in the Mechanical & Electrical Provisions Plans.
機電裝置平面圖中顯示之圖例請參閱本售樓説明書第104頁。

Please refer to page 16 and 17 of this sales brochure for other terms and abbreviations shown in the Mechanical & Electrical Provisions Plans.
機電裝置平面圖中顯示之其他名詞及簡稱請參閱本售樓説明書第16及17頁。

The above scale is for the layout of the residential properties shown in the plan only.
上述比例僅適用於圖中所示之住宅物業之布局。

Tower L1
2/F - 4/F Mechanical & Electrical Provisions Plan
L1座
二樓至四樓機電裝置平面圖

Mechanical & Electrical Provision Plan for Flat E on 4/F
4樓E單位機電裝置平面圖



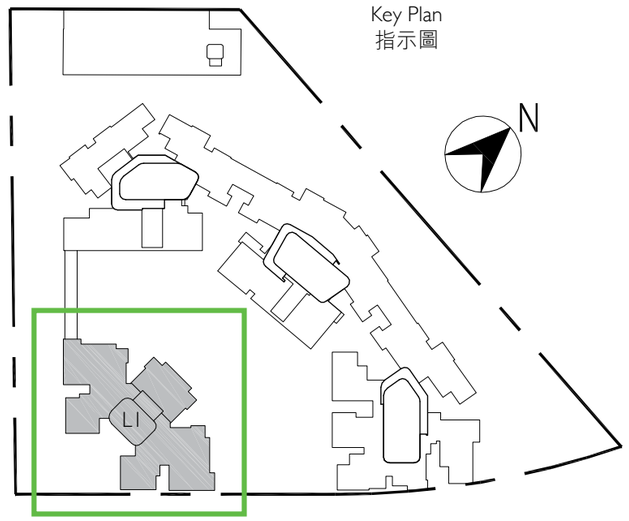
Metre 米 Scale 比例 0 5

Note 附註：
Please refer to page 104 of this sales brochure for legends shown in the Mechanical & Electrical Provisions Plans.
機電裝置平面圖中顯示之圖例請參閱本售樓説明書第104頁。
Please refer to page 16 and 17 of this sales brochure for other terms and abbreviations shown in the Mechanical & Electrical Provisions Plans.
機電裝置平面圖中顯示之其他名詞及簡稱請參閱本售樓説明書第16及17頁。

The above scale is for the layout of the residential properties shown in the plan only.
上述比例僅適用於圖中所示之住宅物業之布局。

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

Tower L1
5/F Mechanical & Electrical Provisions Plan
L1座
五樓機電裝置平面圖



Metre 米 Scale 比例 0 5

Note 附註：
Please refer to page 104 of this sales brochure for legends shown in the Mechanical & Electrical Provisions Plans.
機電裝置平面圖中顯示之圖例請參閱本售樓説明書第104頁。
Please refer to page 16 and 17 of this sales brochure for other terms and abbreviations shown in the Mechanical & Electrical Provisions Plans.
機電裝置平面圖中顯示之其他名詞及簡稱請參閱本售樓説明書第16及17頁。

The above scale is for the layout of the residential properties shown in the plan only.
上述比例僅適用於圖中所示之住宅物業之布局。

SERVICE AGREEMENTS
服務協議

Potable and flushing water is supplied by Water Supplies Department.

食水及沖廁水由水務署供應。

Electricity is supplied by CLP Power Hong Kong Limited.

電力由中華電力有限公司供應。

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

煤氣由香港中華煤氣有限公司供應。

GOVERNMENT RENT
地税

The vendor (Owner) is liable for the Government rent payable for the specified residential property up to and including the date of the assignment of the specified residential property.

賣方（擁有人）有法律責任繳付就指明住宅物業直至該指明住宅物業的業權轉讓日期(包括該日)為止的地税。

MISCELLANEOUS PAYMENTS BY PURCHASER
買方的雜項付款

- On the delivery of the vacant possession of the specified residential property to the purchaser, the purchaser is liable to reimburse the Owner (note: i.e. Urban Renewal Authority) for the deposits for water, electricity and gas.
- On that delivery, the purchaser is liable to pay a debris removal fee to the manager of the Development (not the Owner) under the deed of mutual covenant. However, where the Owner has paid that debris removal fee, the purchaser shall reimburse the Owner for that debris removal fee on that delivery.

- 在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向擁有人（註：即市區重建局）補還水、電力及氣體的按金。
- 根據公契，在交付時買方須向發展項目的管理人（而非擁有人）支付清理廢料的費用。但如擁有人已支付清理廢料的費用，買方則須在交付時向擁有人補還清理廢料的費用。

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

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

凡住宅物業或於買賣合約列出裝設於住宅物業內的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，則賣方在接獲買方在買賣成交日期後的六個月內送達的書面通知後，須於合理地切實可行的範圍內，盡快自費作出補救。

MAINTENANCE OF SLOPES
斜坡維修

Not applicable

不適用

MODIFICATION
修訂

No application to the Government for a modification of the Land Grant for this Development has been made.

本發展項目並沒有向政府提出申請修訂批地文件。

WEBSITE OF THE DEVELOPMENT
發展項目的互聯網網站

The address of the website designated by the Vendor for the Development for the purpose of Part 2 of the Residential Properties (First-hand Sales) Ordinance:

www.urakaitak.hk

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

www.urakaitak.hk

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

Breakdown of Gross Floor Area (GFA) Concessions Obtained for All Features
獲寬免總樓面面積的設施分項

Latest information on breakdown of GFA concessions as shown on the general building plans submitted to and approved by the Building Authority (BA) prior to the printing of the sales brochure is tabulated below. Information marked (#) may be based on information provided by the authorized person if the sales brochure is printed prior to submission of the final amendment plans to the BA. The breakdown of GFA concessions may be subject to further changes until final amendment plans are submitted to and approved by the BA prior to the issuance of the occupation permit for the development.

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

		Area (sq.m.) 面積 (平方米)
Disregarded GFA under Building (Planning) Regulations 23(3)(b) **根據《建築物(規劃)規例》第23(3)(b) 條不計算的總樓面面積**		
1.	Carpark and loading / unloading area excluding public transport terminus 停車場及上落客貨地方 (公共交通總站除外)	Not Applicable 不適用
2.	**Plant rooms and similar services 機房及相類設施**	
2.1	Mandatory feature and essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation, such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	431.777
2.2	Mandatory feature and essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations(FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	2259.236
2.3	Non-mandatory / non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房，風櫃房等	Not Applicable 不適用
Green Features under Joint Practice Notes 1 and 2 **根據聯合作業備考第1及第2號提供的環保設施**		
3.	Balcony 露台	466
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	373.574
5.	Communal sky garden 公用空中花園	Not Applicable 不適用
6.	Acoustic fin 隔聲鰭	Not Applicable 不適用
7.	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not Applicable 不適用
8.	Non-structural prefabricated external wall 非結構預製外牆	351.066
9.	Utility platform 工作平台	Not Applicable 不適用

Green Features under Joint Practice Notes 1 and 2 **根據聯合作業備考第1及第2號提供的環保設施**		
10.	Noise barrier 隔音屏障	Not Applicable 不適用
Amenity Features **適意設施**		
11.	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office 供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	48.4
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc. serving solely the recreational facilities 住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	975.731
13.	Covered landscaped and play area 有上蓋的園景區及遊樂場	346.182
14.	Horizontal screens/covered walkways, trellis 橫向屏障 / 有蓋人行道、花棚	48.898
15.	Larger lift shaft 擴大升降機井道	95.283
16.	Chimney shaft 煙囪管道	Not Applicable 不適用
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	173.47
18.	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽	458.285
19.	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽、氣槽	7.323
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	264.169
21.	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	Not Applicable 不適用
22.	Projections such as air-conditioning box and platform with a projection of more than 750mm from the external walls 伸出物，如空調機箱及伸出外牆超過750毫米的平台	Not Applicable 不適用

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

Other Exempted Items **其他項目**		
23.	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	Not Applicable 不適用
24.	Other projections 其他伸出物	Not Applicable 不適用
25.	Public transport terminus (PTT) 公共交通總站	Not Applicable 不適用
26.	Party structure and common staircase 共用構築物及樓梯	Not Applicable 不適用
27.	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	153.068
28.	Public passage 公眾通道	Not Applicable 不適用
29.	Covered set back area 因建築物後移導致的覆蓋面積	Not Applicable 不適用
Bonus GFA **額外總樓面面積**		
30.	Bonus GFA 額外總樓面面積	Not Applicable 不適用

Note 附註:
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.
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。

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

Green Building Certification

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

PLATINUM

PLATINUM 鉑金級 NB 新建建築 V1.1 2017 HKGBC BEAM Plus 綠建環評

Application no.: FAP0002/17

綠色建築認證

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

鉑金級

PLATINUM 鉑金級 NB 新建建築 V1.1 2017 HKGBC BEAM Plus 綠建環評

申請編號: FAP0002/17

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

Estimated Energy Performance or Consumption for the Common Parts of the Development
發展項目的公用部分的預計能量表現或消耗

Latest information on the estimated energy performance or consumption for the common parts of the Development as submitted to the Building Authority prior to the printing of the sales brochures:
於印製售樓説明書前呈交予建築事務監督發展項目的公用部份的預計能量表現或消耗的最近期資料：

Part I **第 I 部分**	
Provision of Central Air Conditioning 提供中央空調	No 沒有
Provision of Energy Efficient Features 提供具能源效益的設施	Yes 有
Energy Efficient Features proposed : 擬安裝的具能源效益的設施：	High coefficient of performance split type AC units, Low-E double glazing, Low window to wall ratio 高能源效益分體式冷氣，低放射性雙層玻璃，牆身與　戶的面積比例較低

Part II: The predicted annual energy use of the proposed building (Note 1) **第 II 部分：擬興建樓宇預計每年能源消耗量**(註腳1)					
Location 位置	Internal Floor Area Served (m^2) 使用有關裝置的內部樓面面積(平方米)	Annual Energy Use of Baseline Building (Note 2) 基線樓宇(註腳2)每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		Electricity kWh/m^2/annum 電力 千瓦小時/平方米/年	Town Gas/LPG unit/m^2/annum 煤氣/石油氣 用量單位/平方米/年	Electricity kWh/m^2/annum 電力 千瓦小時/平方米/年	Town Gas/LPG unit/m^2/annum 煤氣/石油氣 用量單位/平方米/年
Area served by central building services installation (Note3) 有使用中央屋宇裝備裝置(註腳3)的部份	27,899	178.6	8.9	145.5	8.9

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

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

Notes:

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

   The predicted annual energy use, in terms of electricity consumption (kWh/m^2/annum) and town gas/LPG consumption (unit/m^2/annum), of the development by the internal floor area served, where:
   (a) "total annual energy use" has the same meaning of "annual energy use" under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (current version); and
   (b) "internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.

2. "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).

3. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Buildings (February 2010 edition) (Draft).

註腳:

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

   預計每年能源消耗量[以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算〕，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：
   (a)“每年能源消耗量”與新建樓宇 BEAM Plus 標準(現行版本)第4節及附錄8中的「年能源消耗」具有相同涵義；及
   (b) 樓宇、空間或單位的“內部樓面面積”，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。

2. “基準樓宇”與新建樓宇 BEAM Plus 標準(現行版本)第4節及附錄8中的“基準建築物模式(零分標準)”具有相同涵義。

3. “中央屋宇裝備裝置”與樓宇的屋宇裝備裝置能源效益實務守則(2010年2月版)(草稿)中的涵義相同。

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CHANGES
改變

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

發展項目及其周邊地區日後可能出現改變。

DATE OF PRINTING
印製日期

3 December 2015

2015年12月3日

EXAMINATION RECORDS
檢視紀錄

Examination/Revision Date 檢視/修改日期	Revision Made (If no revision is required, please state "no revision made") 所有修改 (如無須作出修改，請註明「並無作出修改」)	
	Page Number 頁數	Revision Made 所作修改
23 February 2016 2016年2月23日	5	Information on vendor and others involved in the Development is updated. 更新賣方及有參與發展項目的其他人的資料。
23 February 2016 2016年2月23日	31	Floor Plan of Residential Properties in the Development is revised. 更改發展項目的住宅物業的樓面平面圖。
18 May 2016 2016年5月18日	9	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
18 May 2016 2016年5月18日	10	Aerial Photograph of the Development is updated. 更新發展項目的鳥瞰照片。
18 May 2016 2016年5月18日	12	Outline Zoning Plan relating to the Development is updated. 更新關乎發展項目的分區計劃大綱圖。
1 August 2016 2016年8月1日	4	Information on the Development is revised. 更改發展項目的資料。
1 August 2016 2016年8月1日	8	Information on Property Management is revised. 更改物業管理的資料。
1 August 2016 2016年8月1日	9	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
1 August 2016 2016年8月1日	88	Inspection of Plans and Deed of Mutual Covenant is revised. 更改閱覽圖則及公契。
5 April 2017 2017年4月5日	9	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
5 April 2017 2017年4月5日	11, 12, 13, 14	Outline Zoning Plan relating to the Development is updated. 更新關乎發展項目的分區計劃大綱圖。
5 April 2017 2017年4月5日	68, 70, 70a, 70b	Summary of Land Grant is revised. 更改批地文件摘要。
5 April 2017 2017年4月5日	126, 127, 128, 129	Information required by Director of Lands to be set out in the Sales Brochure as a Condition for giving the Presale Consent is deleted. 刪除地政總署署長作為給予預售樓花同意書的條件而規定列於售樓説明書的資料。

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22 June 2017 2017年6月22日	9	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
22 June 2017 2017年6月22日	13	Outline Zoning Plan relating to the Development is updated. 更新關乎發展項目的分區計劃大綱圖。
15 September 2017 2017年9月15日	1, 2, 3, 3a	Updated the"Notes To Purchasers of First-hand Residential Properties". 更新一手住宅物業買家須知。
15 September 2017 2017年9月15日	9	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
15 September 2017 2017年9月15日	10, 10a	Aerial Photograph of the Development is updated. 更新發展項目的鳥瞰照片。
15 September 2017 2017年9月15日	120	Miscellaneous Payments by Purchaser is updated. 更新買方的雜項付款。
8 December 2017 2017年12月8日	9	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
8 December 2017 2017年12月8日	123	Information in Application for Concession on Gross Floor Area of Building is updated. 更新申請建築物總樓面面積寬免的資料。
2 March 2018 2018年3月2日	9	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
2 March 2018 2018年3月2日	10, 10a, 10b	Aerial Photograph of the Development is updated. 更新發展項目的鳥瞰照片。
28 May 2018 2018年5月28日	9	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
28 May 2018 2018年5月28日	11	Outline Zoning Plan relating to the Development is updated. 更新關乎發展項目的分區計劃大綱圖。
23 August 2018 2018年8月23日	9	Location Plan of the Development is updated. 更新發展項目的所在位置圖。

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19 November 2018 2018年11月19日	9	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
19 November 2018 2018年11月19日	10, 10a, 10b, 10c	Aerial Photograph of the Development is updated. 更新發展項目的鳥瞰照片。
19 November 2018 2018年11月19日	90, 94, 96, 97	Fittings, Finishes and Appliances is updated. 更新裝置、裝修物料及設備。
14 February 2019 2019年2月14日	9	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
9 May 2019 2019年5月9日	8	Information on Property Management is updated. 更新物業管理的資料。
9 May 2019 2019年5月9日	9	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
9 May 2019 2019年5月9日	10	Aerial Photograph of the Development is updated. 更新發展項目的鳥瞰照片。
9 May 2019 2019年5月9日	10a, 10b, 10c	Aerial Photograph of the Development is deleted. 刪除發展項目的鳥瞰照片。
29 July 2019 2019年7月29日	9	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
29 July 2019 2019年7月29日	10	Aerial Photograph of the Development is updated. 更新發展項目的鳥瞰照片。
24 October 2019 2019年10月24日	9	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
30 September 2020 2020年9月30日	8	Information on Property Management is updated. 更新物業管理的資料。
30 September 2020 2020年9月30日	9	Location Plan of the Development is updated. 更新發展項目的所在位置圖。

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	Page Number 頁數	Revision Made 所作修改
30 September 2020 2020年9月30日	10	Aerial Photograph of the Development is updated. 更新發展項目的鳥瞰照片。
30 September 2020 2020年9月30日	13	Outline Zoning Plan relating to the Development is updated. 更新關乎發展項目的分區計劃大綱圖。
30 September 2020 2020年9月30日	43	Floor Plans of Residential Properties in the Development is updated. 更新發展項目的住宅物業的樓面平面圖。
30 September 2020 2020年9月30日	89, 90, 91, 93, 94, 97, 117	Fittings, Finishes and Appliances is updated. 更新裝置、裝修物料及設備。
28 December 2020 2020年12月28日	9	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
28 December 2020 2020年12月28日	10a, 10b	Aerial Photographs of the Development are added. 新增發展項目的鳥瞰照片。