

KENNEDY 38

SALES BROCHURE
售樓說明書

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

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

4. Property area and its surroundings

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

5. Sales brochure

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

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

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

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

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

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

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- Pay attention to the vendor’s right to alter the building plans (if any) for an uncompleted development. The mandatory provisions to be incorporated in an ASP for uncompleted development as required by the Ordinance include a provision requiring the vendor to notify the purchaser in writing of such alteration if the same affects in any way the property within 14 days after its having been approved by the Building Authority.
- A preliminary deposit of 5% of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.
- If you do not execute the ASP within 5 working days (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.
- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors’ firm responsible for stakeholding purchasers’ payments for the property.

10. Expression of intent of purchasing a residential property

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

- Note that vendors (including their authorized representative(s)) should not seek or accept any specific expression of intent of purchasing a particular residential property before the sale of the property has commenced. You therefore should not make such an offer to the vendors or their authorized representative(s).

11. Appointment of estate agent

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

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

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

15. Estimated material date and handing over date

- Check the estimated material date³ for the development in the sales brochure.
 - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.
- Handing over date
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/a Certificate of Compliance or the Director of Lands’ Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
 - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
 - For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
 - strike or lock-out of workmen;
 - riots or civil commotion;
 - force majeure or Act of God;
 - fire or other accident beyond the vendor’s control;
 - war; or
 - inclement weather.
 - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

For first-hand completed residential properties

16. Vendor’s information form

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

17. Viewing of property

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

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

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

Other useful contacts:

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

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

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

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

4. 物業的面積及四周環境

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

5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 如屬未落成發展項目，賣方在認為有需要時可改動建築圖則(如有的話)，因此應留意由賣方提供的任何經修改的售樓說明書，以了解有關未落成發展項目的最新資料。
- 閱覽售樓說明書，並須特別留意以下資訊：
 - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
 - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
 - 室內和外部的裝置、裝修物料和設備；
 - 管理費按甚麼基準分擔；
 - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
 - 小業主是否須要負責維修斜坡。

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

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

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

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 留意賣方有權改動未落成發展項目的建築圖則(如有的話)。如屬未落成發展項目，條例規定物業的買賣合約須載有強制性條文，列明如有關改動在任何方面對該物業造成影響，賣方須在改動獲建築事務監督批准後的14日內，將該項改動以書面通知買家。
- 訂立臨時買賣合約時，您須向擁有人(即賣方)支付樓價**5%**的臨時訂金。
- 如您在訂立臨時買賣合約後**五個工作日**(工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子)之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金(即樓價的5%)會被沒收，而擁有人(即賣方)不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人(即賣方)必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

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

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期³。
 - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。

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

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

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

網址： www.srpa.gov.hk 電話： 2817 3313 電郵： enquiry_srpa@hd.gov.hk 傳真： 2219 2220
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其他相關聯絡資料：

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

地產代理監管局 網址： www.eaa.org.hk 電話： 2111 2777 電郵： enquiry@eaa.org.hk 傳真： 2598 9596
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香港地產建設商會 電話： 2826 0111 傳真： 2845 2521

一手住宅物業銷售監管局
2023年3月

Name of the Development

KENNEDY 38

Name of the street and the street number

38 Belcher's Street

The Development consists of one multi-unit building.

Total number of storeys of the multi-unit building

31 storeys (excluding transfer plate, roof, lift machine room floor, emergency generator room floor and upper roof)

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

LG/F, G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 16/F, 17/F (refuge floor), 18/F - 23/F, 25/F - 32/F, 33/F and roof

Omitted floor numbers

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

Refuge floor

17/F

發展項目名稱

KENNEDY 38

街道名稱及門牌號數

卑路乍街38號

發展項目包含 1 幢多單位的建築物

該幢多單位建築物的樓層總數

31 層 (不包括轉換層、天台、升降機機房層、應急發電機房層及上層天台)

發展項目的經批准的建築圖則所規定的樓層號數

地下低層、地下、1樓至3樓、5樓至12樓、15樓至16樓、17樓 (庇護層)、18樓至23樓、25樓至32樓、33樓及天台

被略去的樓層號數

不設4樓、13樓、14樓及24樓

庇護層

17樓

Vendor

Harvest Treasure Limited
Victory Land Management Limited
City Precise Limited
Well Metro Development Limited

Holding companies of the Vendor

Sun Hung Kai Properties Limited
Assets Garden Holdings Limited
Triplex Fortune Group Limited
Ample Talent International Limited
Silver Radiance Limited
Wheelock Properties Limited
Myers Investments Limited
Wentel Investment Limited

Authorized Person for the Development

Zhou Raymond Chun Sum

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

Andrew Lee King Fun & Associates Architects Limited

Building Contractor for the Development

Sanfield Engineering Construction Limited

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

Johnson Stokes & Master
Deacons
Zhong Lun Law Firm LLP

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

Not Applicable

Any other persons who have made a loan for the construction of the Development

Sun Hung Kai Properties Holding Investment Limited
NART Finance Limited
Henderson Finance Company Limited

賣方

溢寶有限公司
偉龍管理有限公司
城軒有限公司
萬穎發展有限公司

賣方的控權公司

新鴻基地產發展有限公司
Assets Garden Holdings Limited
Triplex Fortune Group Limited
Ample Talent International Limited
Silver Radiance Limited
會德豐地產有限公司
Myers Investments Limited
Wentel Investment Limited

發展項目的認可人士

周駿森

發展項目的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團

李景勳、雷煥庭建築師有限公司

發展項目的承建商

新輝城建工程有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所

孖士打律師行
的近律師行
中倫律師事務所有限法律責任合夥

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構

不適用

已為發展項目的建造提供貸款的任何其他人

Sun Hung Kai Properties Holding Investment Limited
NART Finance Limited
恒基財務有限公司

(a) The Vendor or a Building Contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an Authorized Person for the Development.	Not Applicable
(b) The Vendor or a Building Contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an Authorized Person.	Not Applicable
(c) The Vendor or a Building Contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an Authorized Person.	No
(d) The Vendor or a Building Contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an associate of such an Authorized Person.	Not Applicable
(e) The Vendor or a Building Contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an Authorized Person.	Not Applicable
(f) The Vendor or a Building Contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an Authorized Person.	No
(g) The Vendor or a Building Contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development.	Not Applicable
(h) The Vendor or a Building Contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development.	Not Applicable
(i) The Vendor or a Building Contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors.	No
(j) The Vendor, a holding company of the Vendor, or a Building Contractor for the Development, is a private company, and an Authorized Person for the Development, or an associate of such an Authorized Person, holds at least 10% of the issued shares in that Vendor, holding company or contractor.	No
(k) The Vendor, a holding company of the Vendor, or a Building Contractor for the Development, is a listed company, and such an Authorized Person, or such an associate, holds at least 1% of the issued shares in that Vendor, holding company or contractor.	No
(l) The Vendor or a Building Contractor for the Development is a corporation, and such an Authorized Person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor.	No

(m) The Vendor or a Building Contractor for the Development is a partnership, and such an Authorized Person, or such an associate, is an employee of that Vendor or contractor.	Not Applicable
(n) The Vendor, a holding company of the Vendor, or a Building Contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that Vendor, holding company or contractor.	No
(o) The Vendor, a holding company of the Vendor, or a Building Contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor, holding company or contractor.	No
(p) The Vendor or a Building Contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor.	No
(q) The Vendor or a Building Contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor.	Not Applicable
(r) The Vendor or a Building Contractor for the Development is a corporation, and the corporation of which an Authorized Person for the Development is a director or employee in his or her professional capacity is an associate corporation of that Vendor or contractor or of a holding company of that Vendor.	No
(s) The Vendor or a Building Contractor for the Development is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that Vendor.	The Building Contractor, Sanfield Engineering Construction Limited, is an associate corporation of Harvest Treasure Limited (being one of the Vendor) and its holding companies.

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

(m) 賣方或該發展項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員。	不適用
(n) 賣方、賣方的控權公司或該發展項目的承建商屬私人公司，而就該發展項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份。	否
(o) 賣方、賣方的控權公司或該發展項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份。	否
(p) 賣方或該發展項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書。	否
(q) 賣方或該發展項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員。	不適用
(r) 賣方或該發展項目的承建商屬法團，而該發展項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。	否
(s) 賣方或該發展項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	<p>承建商 新輝城建工程有限公司屬溢寶有限公司(賣方其中之一)及其控權公司的有聯繫法團。</p>

There are non-structural prefabricated external walls forming part of the enclosing walls of the Development.

發展項目有構成圍封牆的一部分的非結構的預製外牆。

The thickness of the non-structural prefabricated external walls of the Development is 150mm.

發展項目的非結構的預製外牆的厚度為 150 毫米。

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

每個住宅物業的非結構的預製外牆的總面積表

Floor 樓層	Flat 單位	Total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)
2/F 2樓	A	0.199
	B	0.578
	C	0.458
	D	Not Applicable 不適用
	E	0.657
	F	0.393
	G	0.351
	H	0.251
	J	0.251
	K	0.644
	L	0.605
3/F, 5/F - 12/F, 15/F - 16/F, 18/F - 23/F & 25/F - 32/F 3樓、5樓至12樓 、15樓至16樓、 18樓至23樓及 25樓至32樓	M	0.251
	A	0.199
	B	0.251
	C	0.829
	D	0.458
	E	Not Applicable 不適用
	F	0.657
	G	0.393
	H	0.351
	J	0.251
	K	0.251
33/F 33樓	L	0.644
	M	0.605
	N	0.251
	A	0.511
33/F 33樓	B	Not Applicable 不適用
	C	Not Applicable 不適用
	D	Not Applicable 不適用

Notes:

1. 4/F, 13/F, 14/F and 24/F are omitted.
2. Flat I is omitted.

備註：

1. 不設4樓、13樓、14樓及24樓。
2. 不設I單位。

There are curtain walls forming part of the enclosing walls of the Development.

發展項目有構成圍封牆的一部分的幕牆。

The thickness of the curtain walls of the Development is 200mm.

發展項目的幕牆的厚度為 200 毫米。

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

每個住宅物業的幕牆的總面積表

Floor 樓層	Flat 單位	Total area of the curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
2/F 2樓	A	0.195
	B	1.485
	C	0.890
	D	0.645
	E	0.580
	F	0.939
	G	Not Applicable 不適用
	H	0.410
	J	0.460
	K	0.637
	L	0.668
	M	0.405
3/F, 5/F - 12/F, 15/F - 16/F, 18/F - 23/F & 25/F - 32/F 3樓、5樓至12樓 、15樓至16樓、 18樓至23樓及 25樓至32樓	A	0.195
	B	0.420
	C	1.065
	D	0.890
	E	0.645
	F	0.580
	G	0.939
	H	Not Applicable 不適用
	J	0.410
	K	0.460
	L	0.637
	M	0.668
	N	0.405
	33/F 33樓	A
B		1.785
C		1.415
D		1.198

Notes:

1. 4/F, 13/F, 14/F and 24/F are omitted.
2. Flat I is omitted.

備註：

1. 不設4樓、13樓、14樓及24樓。
2. 不設I單位。

The Manager of the Development appointed under the executed deed of mutual covenant
Supreme Management Services Limited

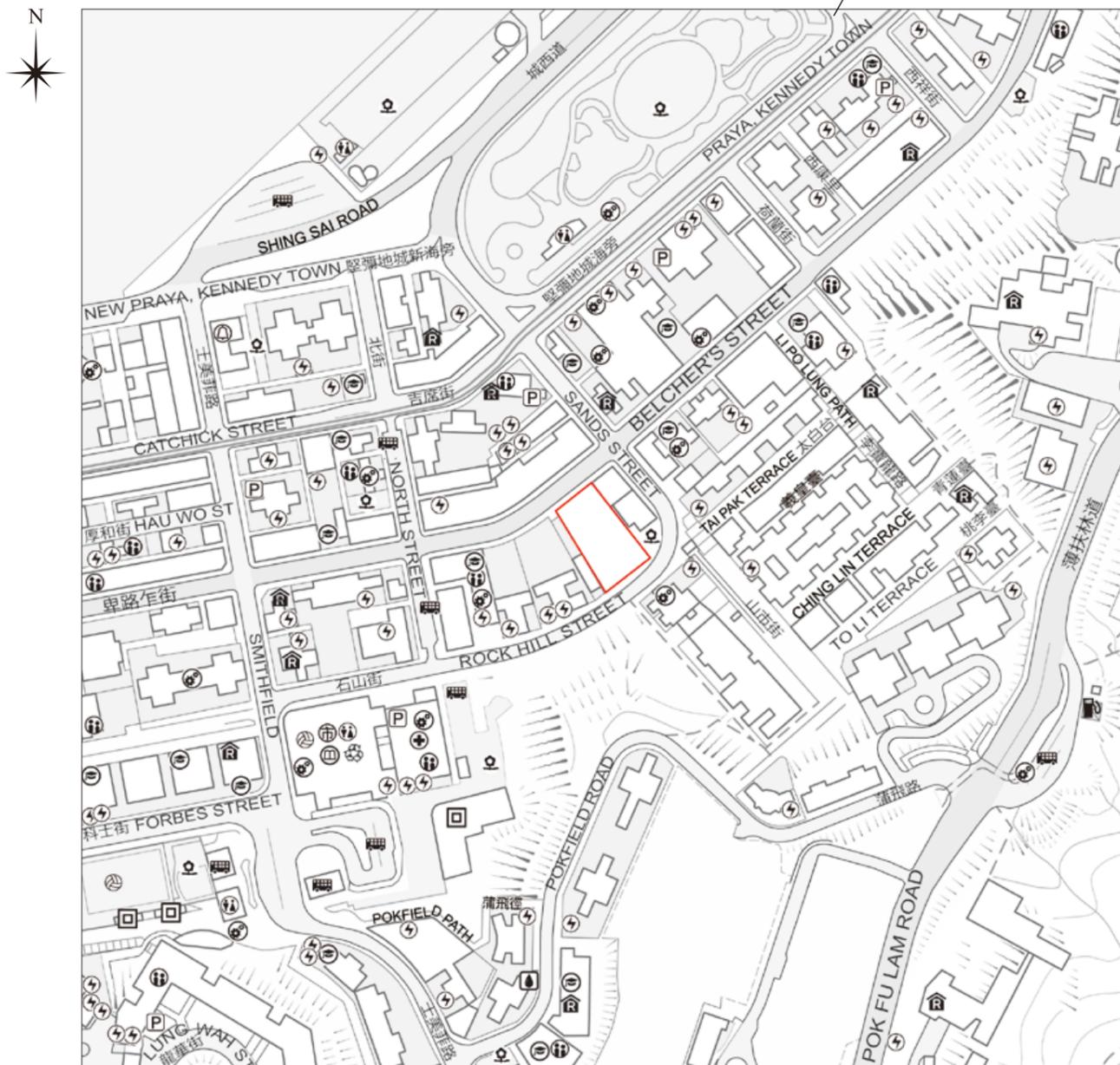
根據已簽立的公契獲委任為該發展項目的管理人
超卓管理服務有限公司

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

This location plan is prepared by the Vendor with reference to the Digital Topographic Map No. T11-SW-A dated 15 January 2026 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

此位置圖是由賣方擬備並參考地政總署測繪處於2026年1月15日出版之數碼地形圖，圖幅編號T11-SW-A，有需要處經修正處理。

SAI CHEUNG STREET NORTH
西洋街北



Location of the Development
發展項目的位置

Scale 比例: 0 50 100 150 200 250M(米)

Street name(s) not shown in full on the Location Plan of the Development:

於發展項目的所在位置圖未能顯示之街道全名:

HAU WO STREET 厚和街

HEE WONG TERRACE 義皇臺

HOLLAND STREET 荷蘭街

LUNG WAH STREET 龍華街

SAI CHEUNG STREET 西洋街

SAI HONG LANE 西康里

NOTATION 圖例

	Ventilation Shaft for the Mass Transit Railway 香港鐵路的通風井		Public Park 公園
	Library 圖書館		Public Convenience 公廁
	Petrol Filling Station 油站		Public Transport Terminal (including Rail Station) 公共交通總站(包括鐵路車站)
	Power Plant (including Electricity Sub-stations) 發電廠(包括電力分站)		Public Utility Installation 公用事業設施裝置
	Clinic 診療所		Religious Institution (including Church, Temple and Tsz Tong) 宗教場所(包括教堂、廟宇及祠堂)
	Fire Station 消防局		School (including Kindergarten) 學校(包括幼稚園)
	Refuse Collection Point 垃圾收集站		Social Welfare Facilities (including Elderly Centre and Home for the Mentally Disabled) 社會福利設施(包括老人中心及弱智人士護理院)
	Market (including Wet Market and Wholesale Market) 市場(包括濕貨市場及批發市場)		Sports Facilities (including Sports Ground and Swimming Pool) 體育設施(包括運動場及游泳池)
	Public Carpark (including Lorry Park) 公眾停車場(包括貨車停泊處)		
	Oil Depot 油庫		

The map is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR. 地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

Notes:

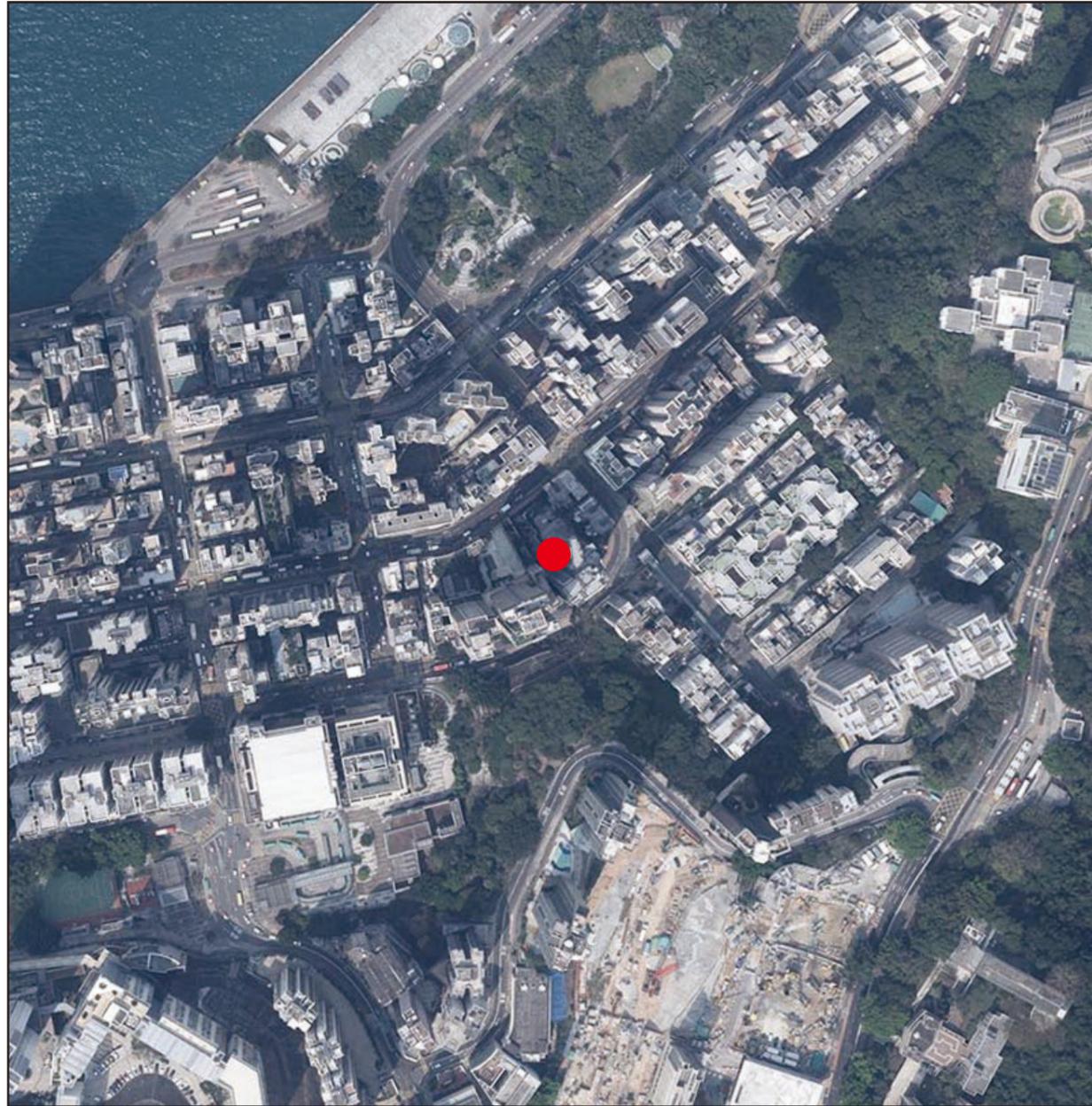
1. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
2. The location plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance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

備註:

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

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,000 feet, photo No. E218930C, date of flight: 8 March 2024.

摘錄自地政總署測繪處在6,000呎的飛行高度拍攝之鳥瞰照片，照片編號為E218930C，飛行日期：2024年3月8日。



● Location of the Development
發展項目的位置

Notes:

1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註：

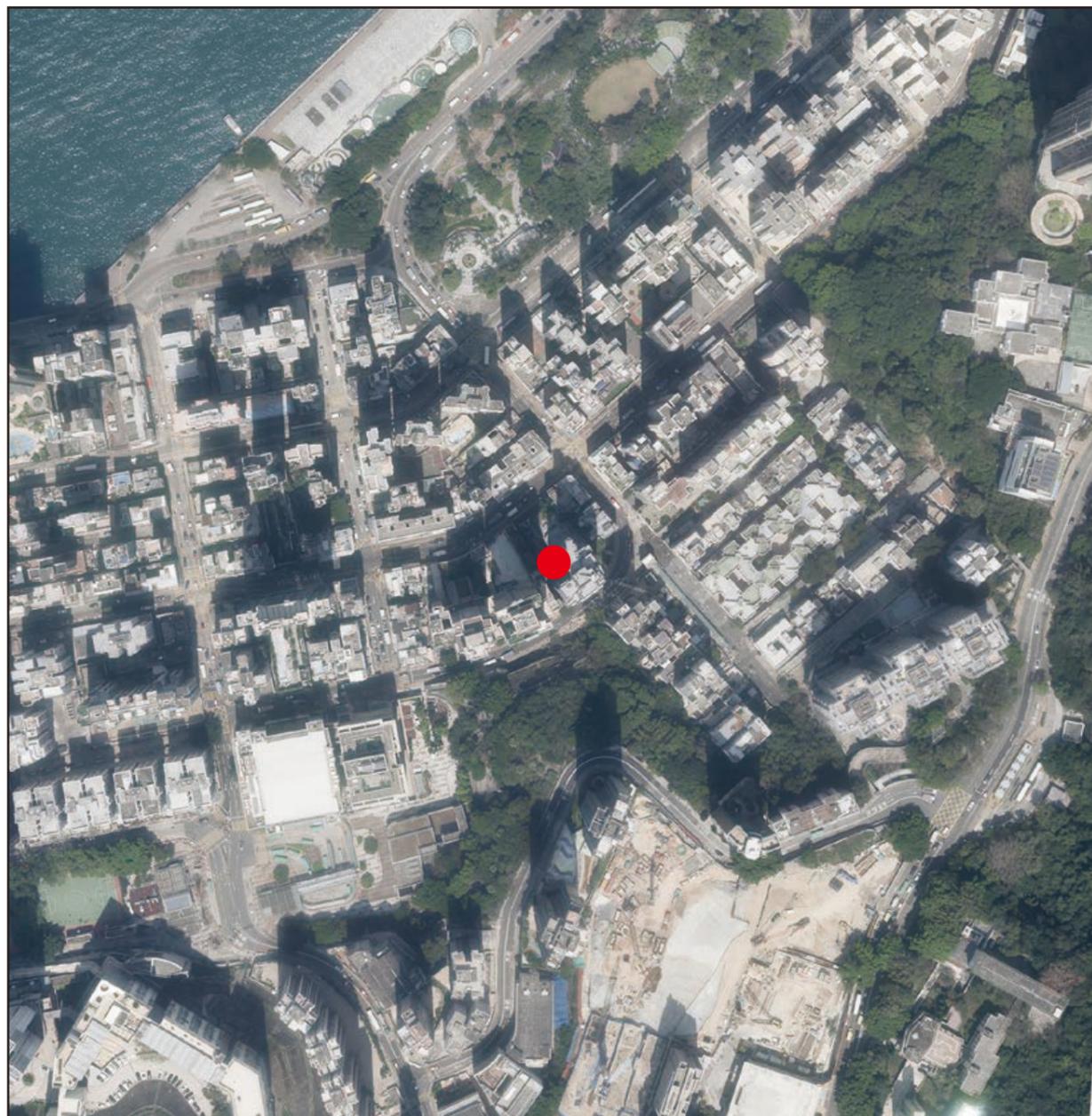
1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定顯示的範圍。

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Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, photo No. E255542C, date of flight: 22 March 2025.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號為E255542C，飛行日期：2025年3月22日。



This blank area falls outside the coverage of the aerial photograph and exceeds 250 meters from the boundary of the Development
鳥瞰照片並不覆蓋本空白範圍及超出發展項目邊界250米外

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● Location of the Development
發展項目的位置

Notes:

1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定顯示的範圍。

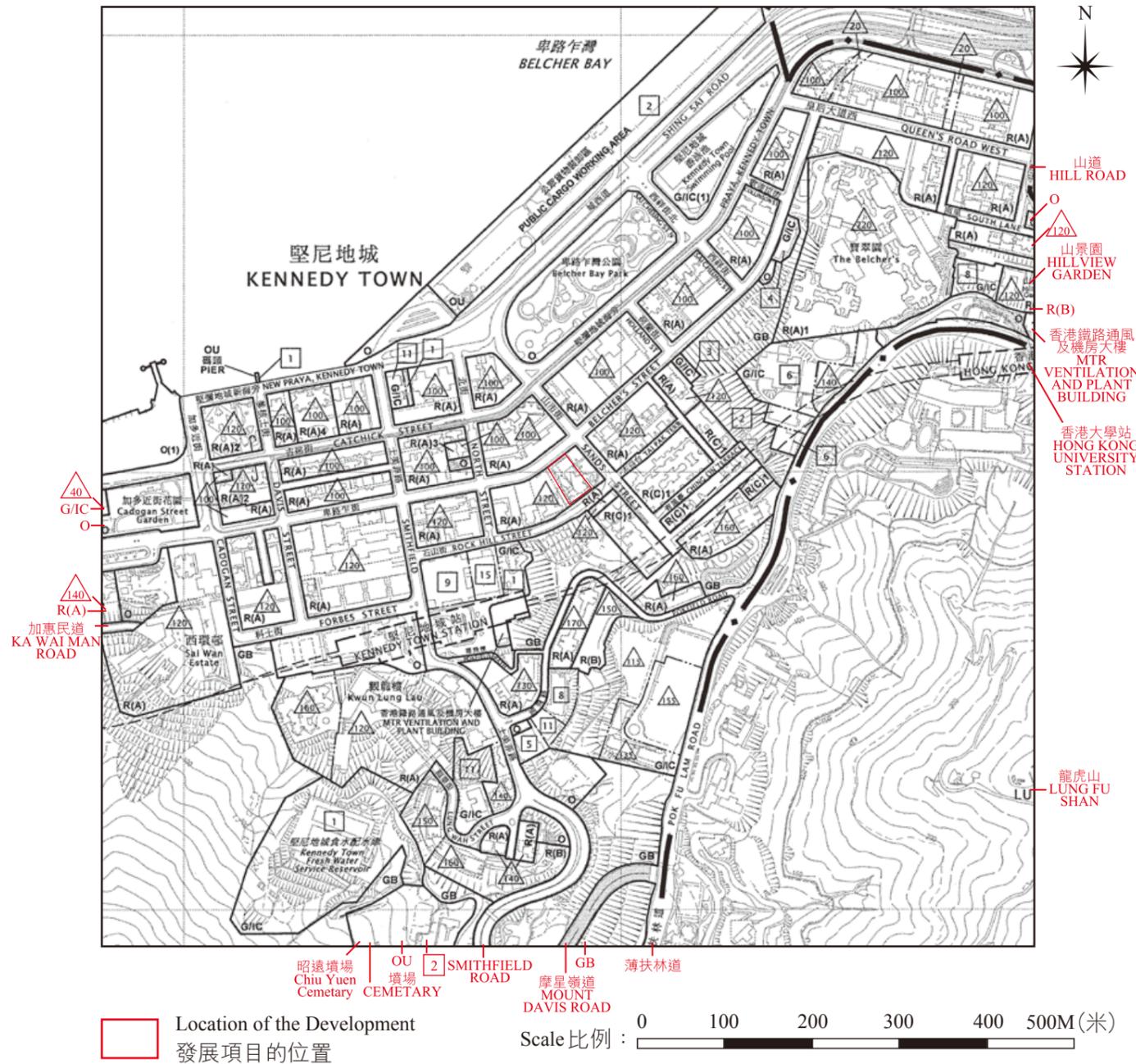
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OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT 關乎發展項目的分區計劃大綱圖等

Extract from the approved Kennedy Town & Mount Davis Outline Zoning Plan (Plan no. S/H1/24), gazetted on 13 October 2023, with adjustments where necessary as shown in red.

摘錄自2023年10月13日刊憲之堅尼地城及摩星嶺分區計劃大綱核准圖(圖則編號S/H1/24)，有需要處經修正處理，以紅色顯示。



NOTATION 圖例

ZONES	地帶	
R(A)	RESIDENTIAL (GROUP A)	住宅(甲類)
R(B)	RESIDENTIAL (GROUP B)	住宅(乙類)
R(C)	RESIDENTIAL (GROUP C)	住宅(丙類)
G/C	GOVERNMENT, INSTITUTION OR COMMUNITY	政府、機構或社區
O	OPEN SPACE	休憩用地
OU	OTHER SPECIFIED USES	其他指定用途
GB	GREEN BELT	綠化地帶
COMMUNICATIONS	交通	
	MAJOR ROAD AND JUNCTION	主要道路及路口
	ELEVATED ROAD	高架道路
	RAILWAY AND STATION (UNDERGROUND)	鐵路及車站(地下)
MISCELLANEOUS	其他	
	BOUNDARY OF PLANNING SCHEME	規劃範圍界線
	BUILDING HEIGHT CONTROL ZONE BOUNDARY	建築物高度管制區界線
	MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	最高建築物高度 (在主水平基準上若干米)
	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	最高建築物高度 (樓層數目)

Notes:

- The above outline zoning plan is available for free inspection at the sales office during opening hours.
- The outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
- The Vendor advises purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

備註:

- 上述分區計劃大綱圖可於開放時間於售樓處免費查閱。
- 由於發展項目的邊界不規則的技術原因，此分區計劃大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定顯示的範圍。
- 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

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

Extract from the approved Sai Ying Pun & Sheung Wan Outline Zoning Plan (Plan no. S/H3/34), gazetted on 13 November 2020, with adjustments where necessary as shown in red.

摘錄自2020年11月13日刊憲之西營盤及上環分區計劃大綱核准圖(圖則編號S/H3/34)，有需要處經修正處理，以紅色顯示。



This blank area falls outside the coverage of the relevant Outline Zoning Plan.
當分區計劃大綱圖並不覆蓋本空白範圍。

Location of the Development
發展項目的位置

Scale 比例: 0 100 200 300 400 500M(米)

NOTATION 圖例

ZONES	地帶
OU	OTHER SPECIFIED USES 其他指定用途
COMMUNICATIONS	交通
MAJOR ROAD AND JUNCTION	主要道路及路口
ELEVATED ROAD	高架道路
RAILWAY AND STATION (UNDERGROUND)	鐵路及車站(地下)
MISCELLANEOUS	其他
BOUNDARY OF PLANNING SCHEME	規劃範圍界線
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	最高建築物高度(樓層數目)

Notes:

- The above outline zoning plan is available for free inspection at the sales office during opening hours.
- The outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
- The Vendor advises purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

備註:

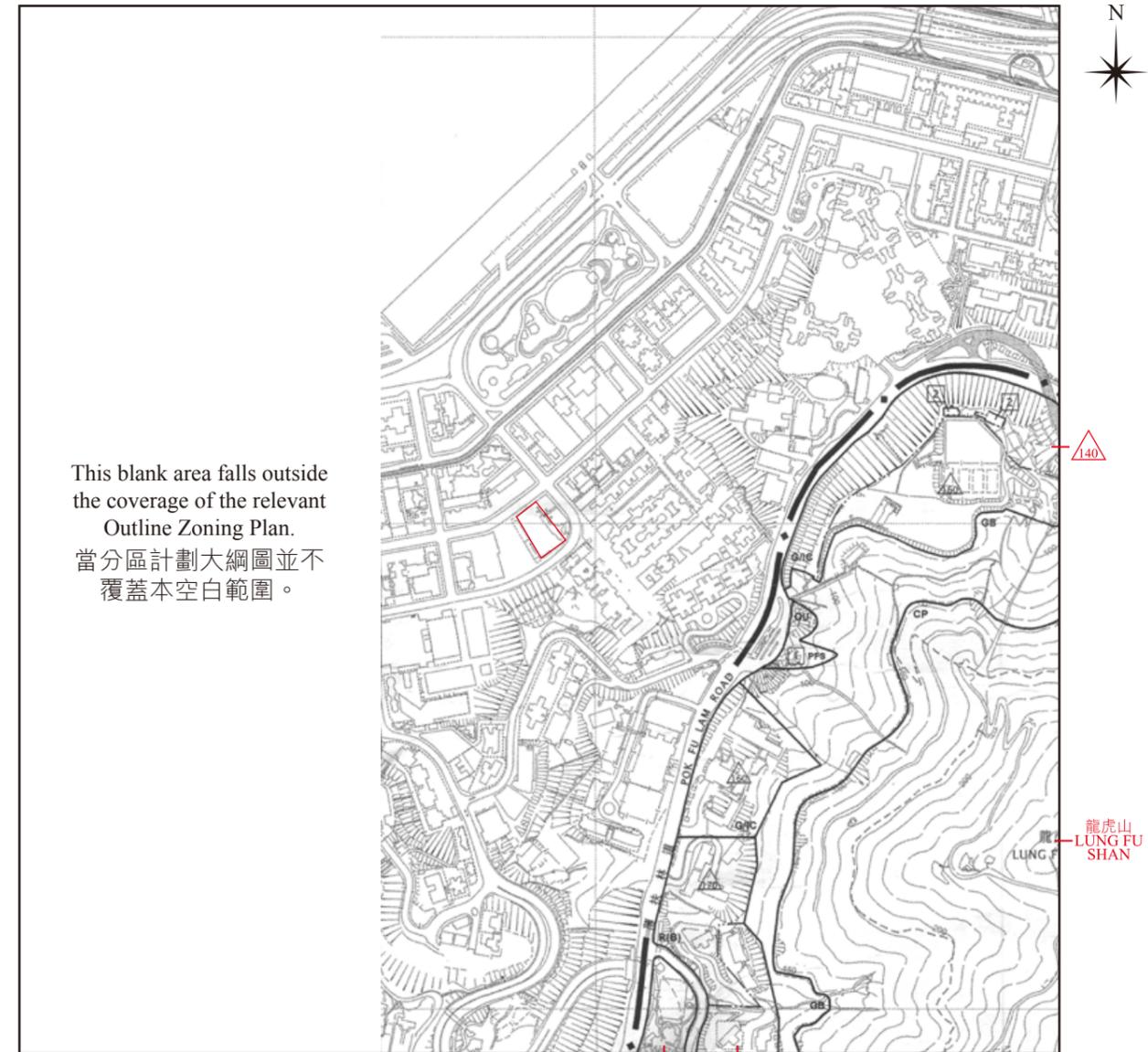
- 上述分區計劃大綱圖可於開放時間於售樓處免費查閱。
- 由於發展項目的邊界不規則的技術原因，此分區計劃大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定顯示的範圍。
- 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

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

Extract from the approved Mid-Levels West Outline Zoning Plan (Plan no. S/H11/15), gazetted on 19 March 2010, with adjustments where necessary as shown in red.

摘錄自2010年3月19日刊憲之半山區西部分區計劃大綱核准圖(圖則編號S/H11/15),有需要處經修正處理,以紅色顯示。



This blank area falls outside the coverage of the relevant Outline Zoning Plan.
當分區計劃大綱圖並不覆蓋本空白範圍。

Location of the Development
發展項目的位置

Scale 比例: 0 100 200 300 400 500M(米)

NOTATION 圖例

ZONES	地帶	
R(B)	RESIDENTIAL (GROUP B)	住宅(乙類)
G/C	GOVERNMENT, INSTITUTION OR COMMUNITY	政府、機構或社區
O	OPEN SPACE	休憩用地
OU	OTHER SPECIFIED USES	其他指定用途
GB	GREEN BELT	綠化地帶
CP	COUNTRY PARK	郊野公園
COMMUNICATIONS	交通	
	MAJOR ROAD AND JUNCTION	主要道路及路口
	ELEVATED ROAD	高架道路
MISCELLANEOUS	其他	
	BOUNDARY OF PLANNING SCHEME	規劃範圍界線
	BUILDING HEIGHT CONTROL ZONE BOUNDARY	建築物高度管制區界線
	MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	最高建築物高度 (在主水平基準上若干米)
	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	最高建築物高度 (樓層數目)
	PETROL FILLING STATION	油站
	BOUNDARY OF COUNTRY PARK	郊野公園界線

Notes:

- The above outline zoning plan is available for free inspection at the sales office during opening hours.
- The outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
- The Vendor advises purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

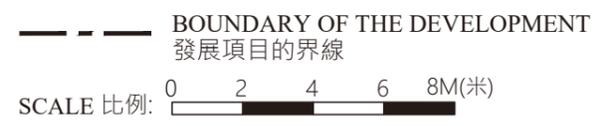
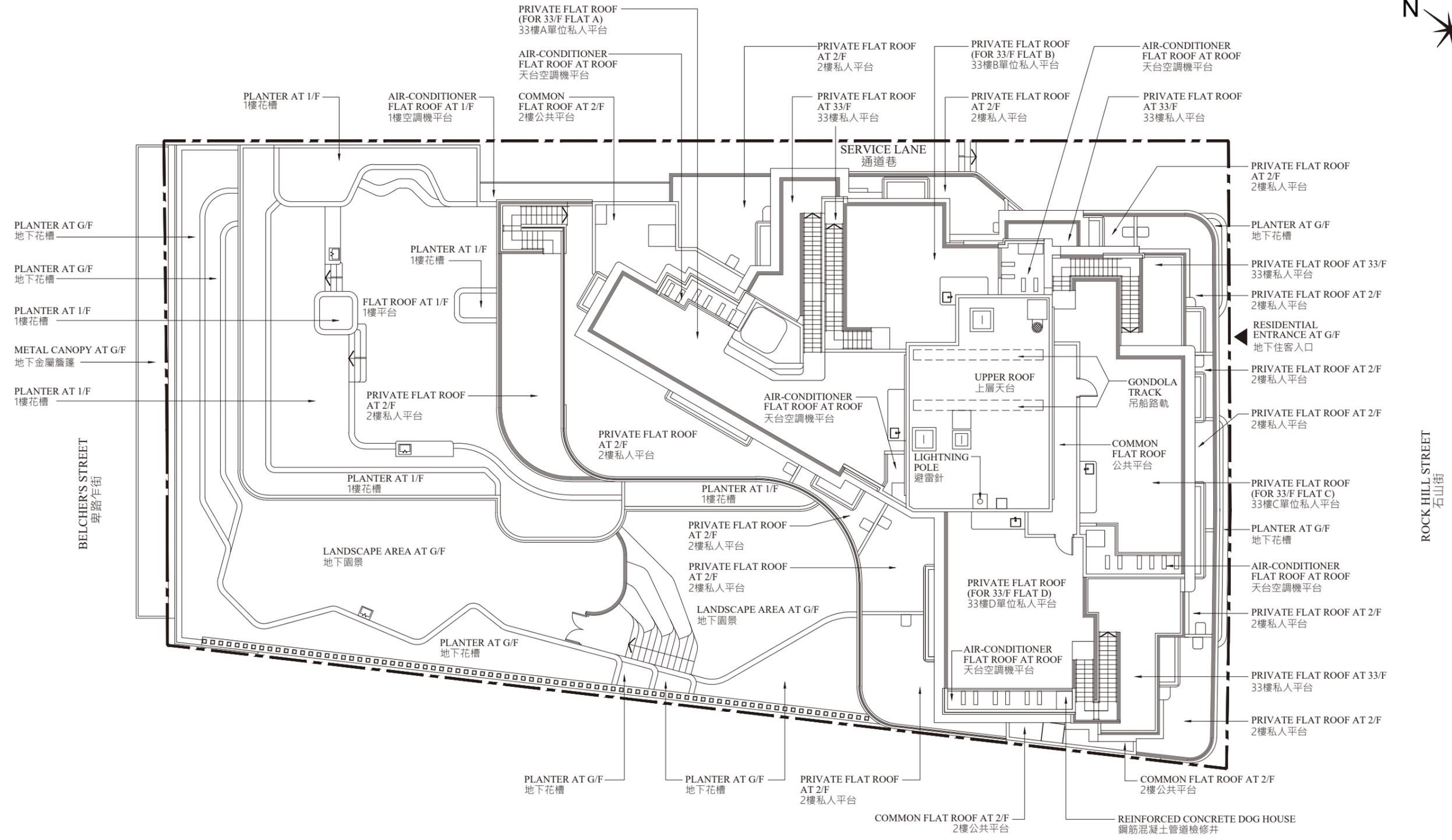
備註:

- 上述分區計劃大綱圖可於開放時間於售樓處免費查閱。
- 由於發展項目的邊界不規則的技術原因,此分區計劃大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定顯示的範圍。
- 賣方建議準買家到有關發展地盤作實地考察,以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

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

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



Legend of Terms and Abbreviation used on Floor Plans

樓面平面圖中所使用之名詞及簡稱之圖例

33/F BUILDING LINE ABOVE	= 33樓上層建築物外線	B.R.1	= BEDROOM 1 = 睡房 1
AIR DUCT	= 風槽	B.R.2	= BEDROOM 2 = 睡房 2
A.F. / ARCHITECTURAL FEATURE	= 建築裝飾	B.R.3	= BEDROOM 3 = 睡房 3
ARCHITECTURAL FEATURE 'A'	= ARCHITECTURAL FEATURE 'A' (LOCATED BELOW FLOOR 3, 6, 8, 10, 12, 16, 18, 20, 22, 25, 27, 29, 31) = 建築裝飾「A」(於樓層3、6、8、10、12、16、18、20、22、25、27、29、31下方)	C.D.	= CABLE DUCT = 電線槽
ARCHITECTURAL FEATURE 'B'	= ARCHITECTURAL FEATURE 'B' (LOCATED BELOW FLOOR 5, 7, 9, 11, 15, 17, 19, 21, 23, 26, 28, 30, 32) = 建築裝飾「B」(於樓層5、7、9、11、15、17、19、21、23、26、28、30、32下方)	COMMON FLAT ROOF	= 公共平台
ARCHITECTURAL FEATURE ABOVE	= 上層建築裝飾覆蓋之部份	DN	= DOWN = 落
ARCHITECTURAL FEATURE AT L/L	= ARCHITECTURAL FEATURE AT LOW LEVEL = 建築裝飾於低位	E.M.R.	= ELECTRICAL METER ROOM = 電錶房
ARCHITECTURAL FEATURE FOR PIPEWORKS	= 供管道的建築裝飾	GLASS PARTITION	= 玻璃分隔牆
A/C FLAT ROOF	= AIR-CONDITIONER FLAT ROOF = 空調機平台	H.R.	= HOSE REEL = 消防喉轆
B.	= BATHROOM = 浴室	H.R. AT L/L	= HOSE REEL AT LOW LEVEL = 消防喉轆於低位
B.1	= BATHROOM 1 = 浴室 1	JACUZZI	= 按摩浴缸
BAL.	= BALCONY = 露台	KIT.	= KITCHEN = 廚房
BAL. ABOVE	= BALCONY ABOVE = 上層露台覆蓋之部份	LIV. / DIN.	= LIVING ROOM AND DINING ROOM = 客廳及飯廳
B.R.	= BEDROOM = 睡房	LIFT	= 升降機
		LIFT LOBBY	= 升降機大堂
		LAV.	= LAVATORY = 洗手間
		M.B.R.	= MASTER BEDROOM = 主人睡房
		M.B.	= MASTER BATHROOM = 主人浴室
		O.KIT.	= OPEN KITCHEN = 開放式廚房

Notes:

- There may be architectural features on external walls of some floors.
- Common pipes exposed and/or enclosed in cladding are located at/ adjacent to balcony and/or flat roof and/or roof and/or utility platform and/or air-conditioner flat roof and/or external wall of some residential units.
- There are sunken slabs and/or ceiling bulkheads and/or false ceiling at living rooms, dining rooms, bedrooms, corridors, bathrooms and open kitchens of some residential units for the air-conditioning system and/or mechanical and electrical services.
- The internal ceiling height within some units may vary due to structural, architectural and/or decoration design variations.
- Balconies and utility platforms are non-enclosed areas.
- Symbols of fittings and fitments shown on the floor plans, such as bath tub, sink, water closets, shower, sink counter, cooking bench etc, are architectural symbols extracted from the latest approved general building plans and are for general indication only.
-  Dotted line in a residential unit with Open Kitchen delineates the extent of the Open Kitchen area.

備註:

- 部份樓層外牆或設有建築裝飾。
- 部分住宅單位的露台及/或平台及/或天台及/或工作平台及/或空調機平台及/或外牆或其鄰近地方設有外露及/或藏於覆蓋層板的公用喉管。
- 部份住宅單位客廳、飯廳、睡房、走廊、浴室及開放式廚房設有跌級樓板及/或天花假陣及/或假天花，用以裝置空調系統及/或機電設備。
- 部份單位之室內天花高度將會因應結構、建築及/或裝修設計上的需要而有差異。
- 露台及工作平台為不可封閉的地方。
- 樓面平面圖上所顯示的形象裝置符號，例如浴缸、洗滌盆、坐廁、花灑、洗滌盆櫃、灶台等乃摘自最新的經批准的建築圖則的建築圖示，只作一般性標誌。
-  有開放式廚房的住宅單位內所顯示的虛線代表開放式廚房的範圍。

Legend of Terms and Abbreviation used on Floor Plans

樓面平面圖中所使用之名詞及簡稱之圖例

P.D.	= PIPE DUCT = 管道槽	U.P.	= UTILITY PLATFORM = 工作平台
PRIVATE FLAT ROOF	= 私人平台	U.P. ABOVE	= UTILITY PLATFORM ABOVE = 上層工作平台覆蓋之部份
PRIVATE FLAT ROOF (FOR 33/F FLAT A)	= 33樓A單位私人平台	UNDERNEATH R.C. CANOPY	= UNDERNEATH REINFORCED CONCRETE CANOPY = 下方鋼筋混凝土簷篷
PRIVATE FLAT ROOF (FOR 33/F FLAT B)	= 33樓B單位私人平台	VENT PIPE	= VENTILATING PIPE = 通風管
PRIVATE FLAT ROOF (FOR 33/F FLAT C)	= 33樓C單位私人平台	W.M.R.	= WATER METER ROOM = 水錶房
PRIVATE FLAT ROOF (FOR 33/F FLAT D)	= 33樓D單位私人平台	W.M.C.	= WATER METER CABINET = 水錶櫃
PRIVATE FLAT ROOF BELOW (FOR 33/F FLAT A)	= 33樓A單位私人平台置下		
PRIVATE FLAT ROOF BELOW (FOR 33/F FLAT B)	= 33樓B單位私人平台置下		
PRIVATE FLAT ROOF BELOW (FOR 33/F FLAT C)	= 33樓C單位私人平台置下		
PRIVATE FLAT ROOF BELOW (FOR 33/F FLAT D)	= 33樓D單位私人平台置下		
POTABLE WATER & FLUSHING WATER PUMP ROOM	= 食水及沖廁水泵房		
R.C. DOG HOUSE	= REINFORCED CONCRETE DOG HOUSE = 鋼筋混凝土管道檢修井		
REFUSE STORAGE ROOM	= 垃圾房		
STUDY ROOM	= 書房		
T.R.S.	= TEMPORARY REFUGE SPACE = 臨時庇護處		
UP	= 上		
UTIL.	= UTILITY ROOM = 工作間		

Notes:

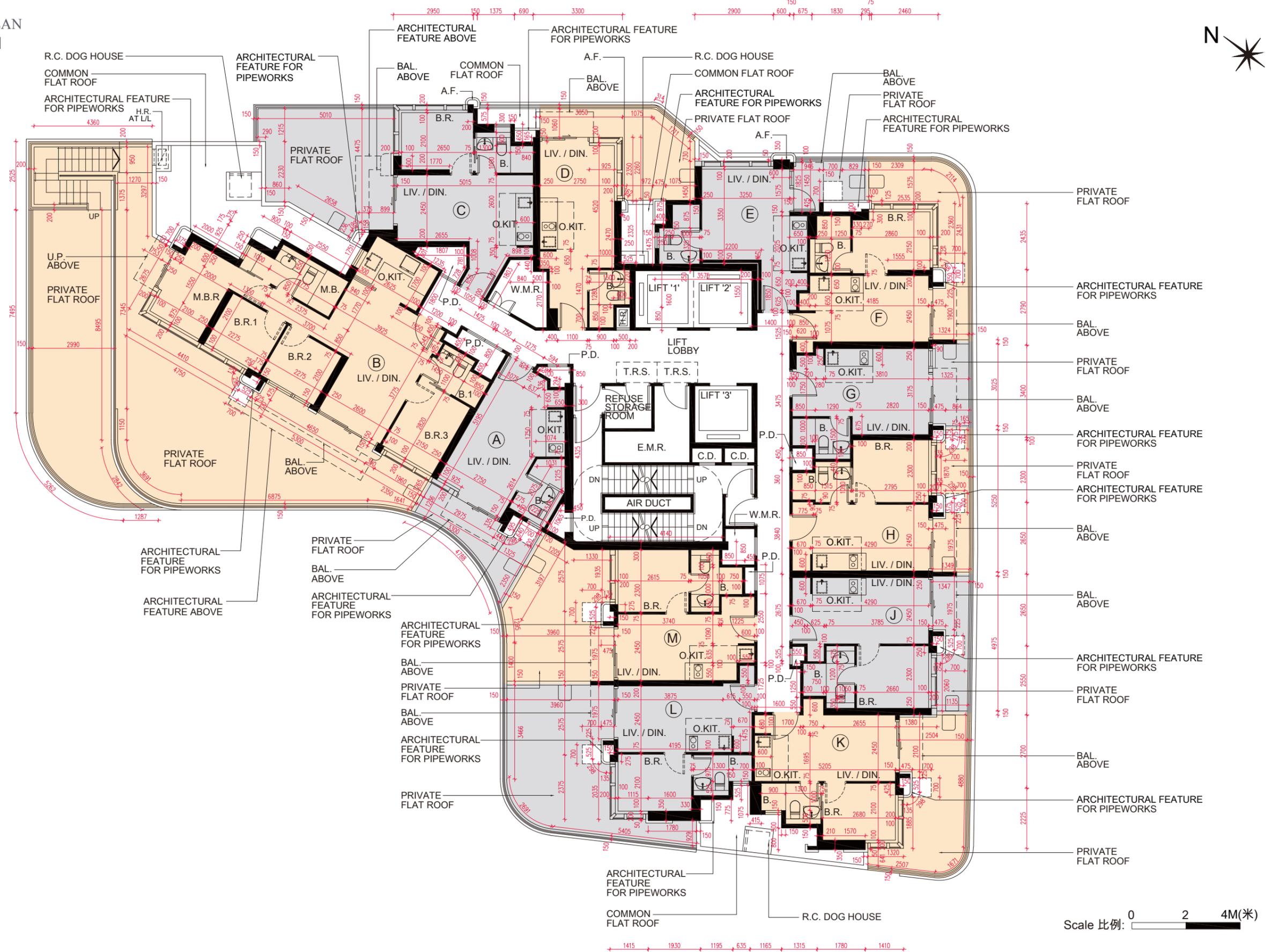
- There may be architectural features on external walls of some floors.
- Common pipes exposed and/or enclosed in cladding are located at/ adjacent to balcony and/or flat roof and/or roof and/or utility platform and/or air-conditioner flat roof and/or external wall of some residential units.
- There are sunken slabs and/or ceiling bulkheads and/or false ceiling at living rooms, dining rooms, bedrooms, corridors, bathrooms and open kitchens of some residential units for the air-conditioning system and/or mechanical and electrical services.
- The internal ceiling height within some units may vary due to structural, architectural and/or decoration design variations.
- Balconies and utility platforms are non-enclosed areas.
- Symbols of fittings and fitments shown on the floor plans, such as bath tub, sink, water closets, shower, sink counter, cooking bench etc, are architectural symbols extracted from the latest approved general building plans and are for general indication only.
-  Dotted line in a residential unit with Open Kitchen delineates the extent of the Open Kitchen area.

備註：

- 部份樓層外牆或設有建築裝飾。
- 部分住宅單位的露台及/或平台及/或天台及/或工作平台及/或空調機平台及/或外牆或其鄰近地方設有外露及/或藏於覆蓋層板的公用喉管。
- 部份住宅單位客廳、飯廳、睡房、走廊、浴室及開放式廚房設有跌級樓板及/或天花假陣及/或假天花，用以裝置空調系統及/或機電設備。
- 部份單位之室內天花高度將會因應結構、建築及/或裝修設計上的需要而有差異。
- 露台及工作平台為不可封閉的地方。
- 樓面平面圖上所顯示的形象裝置符號，例如浴缸、洗滌盆、坐廁、花灑、洗滌盆櫃、灶台等乃摘自最新的經批准的建築圖則的建築圖示，只作一般性標誌。
-  有開放式廚房的住宅單位內所顯示的虛線代表開放式廚房的範圍。

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

2/F FLOOR PLAN
2樓樓面平面圖



2/F 2樓

Each Residential Property 每個住宅物業	Flat 單位											
	A	B	C	D	E	F	G	H	J	K	L	M
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	150	150, 175	150, 175	150	150	150	150, 175	150, 175	150, 175	150, 175	150, 175	150, 175
Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	3150, 3500, 3675	3050, 3150, 3500, 3675										

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. This situation and section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable for this Development.

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。此情況及《一手住宅物業銷售條例》附表1第1部第10(2)(e)條不適用於此發展項目。

Notes:

1. The dimensions of the floor plan are all structural dimensions in millimetres.
2. Please refer to pages AL1 and AL2 of this sales brochure for the legend of the terms and abbreviations shown on the floor plans and remarks that are applicable thereto.
3. Flat I is omitted.

備註：

1. 樓面平面圖所列之尺寸為以毫米標示的建築結構尺寸。
2. 樓面平面圖中顯示之名詞及簡稱之圖例及其適用的附註，請參閱本售樓說明書第AL1頁及AL2頁。
3. 不設I單位。

3/F, 5/F - 12/F, 15/F - 16/F, 18/F - 23/F & 25/F - 32/F FLOOR PLAN
 3樓、5樓至12樓、15樓至16樓、18樓至23樓
 及25樓至32樓樓面平面圖



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

3/F, 5/F - 12/F, 15/F - 16/F, 18/F - 23/F & 25/F - 32/F 3樓、5樓至12樓、15樓至16樓、18樓至23樓及25樓至32樓

Each Residential Property 每個住宅物業	Floor 樓層	Flat 單位													
		A	B	C	D	E	F	G	H	J	K	L	M	N	
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	3/F, 5/F - 12/F, 15/F, 18/F - 23/F & 25/F - 31/F 3樓、5樓至12樓、 15樓、18樓至23樓 及25樓至31樓	150	150, 175	150, 175	150, 175	150	150	150	150, 175	150, 175	150, 175	150, 175	150, 175	150, 175	
	16/F 16樓	150	150, 175	150, 175	150, 175, 250	150, 250	150	150	150, 175	150, 175	150, 175	150, 175	150, 175	150, 175	
	32/F 32樓	150	150, 200	150, 200	150, 175	150	150, 200, 300	150, 200	150, 175	150, 175	150, 175	150	150, 175	150, 175	
Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	3/F, 5/F - 12/F, 15/F, 18/F - 23/F & 25/F - 31/F 3樓、5樓至12樓、 15樓、18樓至23樓 及25樓至31樓	3150, 3500	3050, 3150, 3500												
	16/F 16樓	3500	3500	3500	3500, 3600	3500, 3600	3500	3500	3500	3500	3500	3500, 3525	3500	3500	
	32/F 32樓	3050, 3150, 3500	3150, 3500	3050, 3150, 3500	3150, 3500	3150, 3500	3150, 3500	3150, 3500	3050, 3500	3050, 3150, 3500	3150, 3500	3150, 3500	3050, 3150, 3500	3150, 3500	

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. This situation and section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable for this Development.

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。此情況及《一手住宅物業銷售條例》附表1第10(2)(e)條不適用於此發展項目。

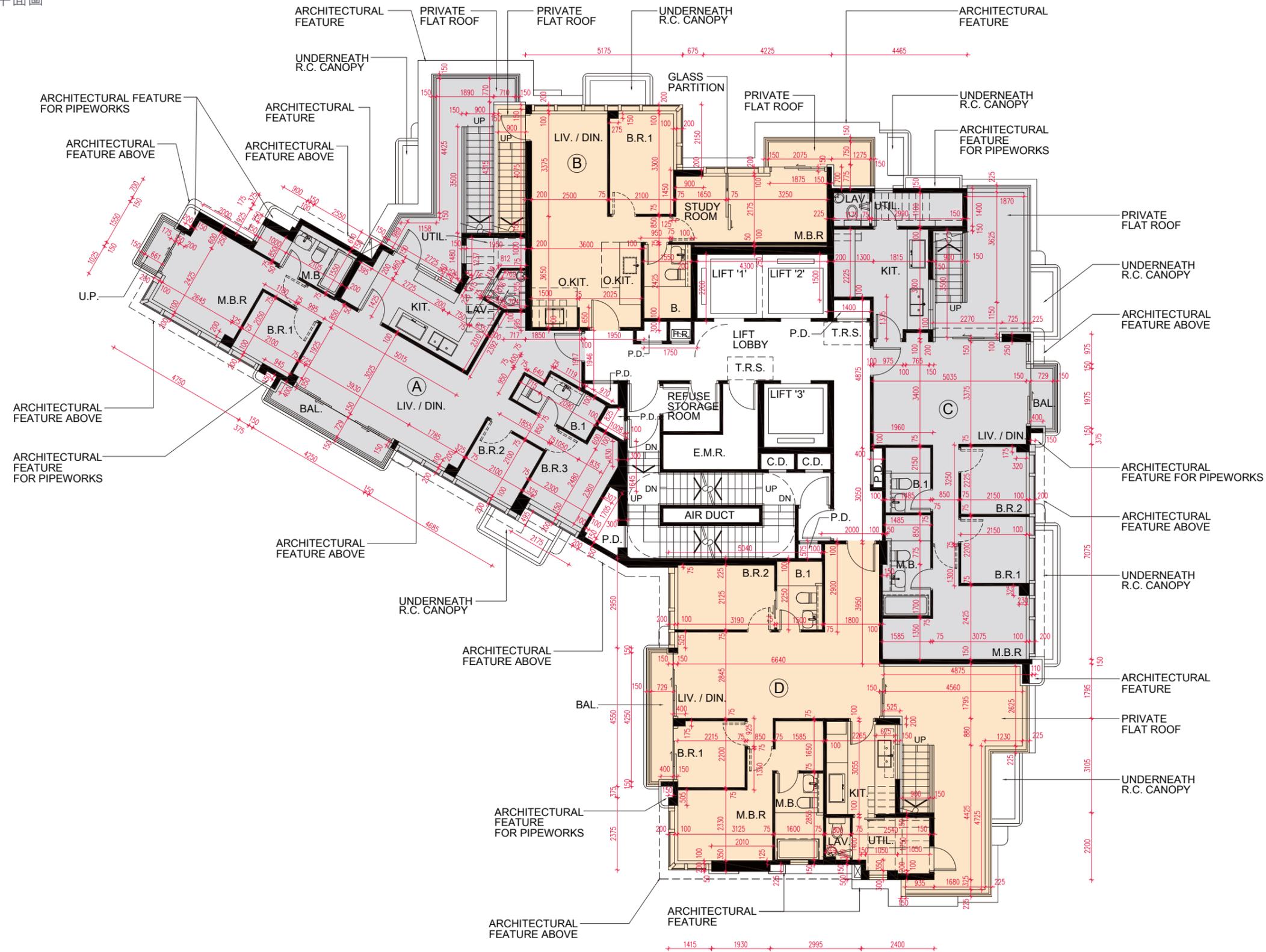
Notes:

- The dimensions of the floor plan are all structural dimensions in millimetres.
- Please refer to pages AL1 and AL2 of this sales brochure for the legend of the terms and abbreviations shown on the floor plans and remarks that are applicable thereto.
- Flat I is omitted.

備註：

- 樓面平面圖所列之尺寸為以毫米標示的建築結構尺寸。
- 樓面平面圖中顯示之名詞及簡稱之圖例及其適用的附註，請參閱本售樓說明書第AL1頁及AL2頁。
- 不設I單位。

33/F FLOOR PLAN
33樓樓面平面圖



Scale 比例: 0 2 4M(米)

33/F 33樓

Each Residential Property 每個住宅物業	Flat 單位			
	A	B	C	D
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	150, 175, 250	150	150, 175	150
Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	3625, 3750, 3975	3975	3750, 3975	3625, 3750, 3975

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. This situation and section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable for this Development.

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。此情況及《一手住宅物業銷售條例》附表1第1部第10(2)(e)條不適用於此發展項目。

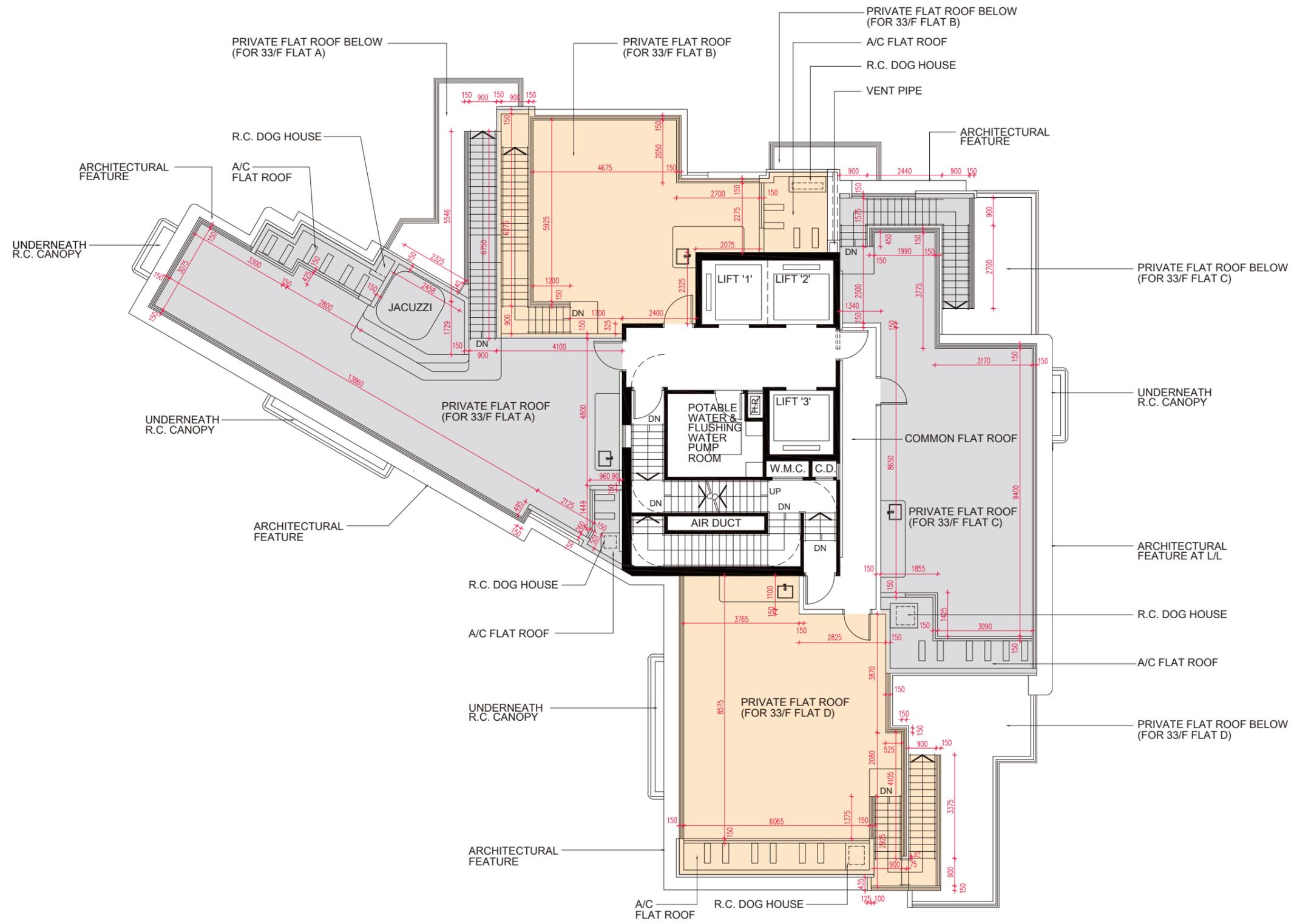
Notes:

1. The dimensions of the floor plan are all structural dimensions in millimetres.
2. Please refer to pages AL1 and AL2 of this sales brochure for the legend of the terms and abbreviations shown on the floor plans and remarks that are applicable thereto.
3. Flat I is omitted.

備註：

1. 樓面平面圖所列之尺寸為以毫米標示的建築結構尺寸。
2. 樓面平面圖中顯示之名詞及簡稱之圖例及其適用的附註，請參閱本售樓說明書第AL1頁及AL2頁。
3. 不設I單位。

ROOF PLAN
天台樓面平面圖



Scale 比例: 0 2 4M(米)

ROOF 天台

Each Residential Property 每個住宅物業	Flat 單位			
	A	B	C	D
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. This situation and section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable for this Development.

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。此情況及《一手住宅物業銷售條例》附表1第1部第10(2)(e)條不適用於此發展項目。

Notes:

1. The dimensions of the floor plan are all structural dimensions in millimetres.
2. Please refer to pages AL1 and AL2 of this sales brochure for the legend of the terms and abbreviations shown on the floor plans and remarks that are applicable thereto.
3. Flat I is omitted.

備註：

1. 樓面平面圖所列之尺寸為以毫米標示的建築結構尺寸。
2. 樓面平面圖中顯示之名詞及簡稱之圖例及其適用的附註，請參閱本售樓說明書第AL1頁及AL2頁。
3. 不設I單位。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
KENNEDY 38	2/F 2樓	A	22.120 (238) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	5.804 (62)	-	-	-	-	-	-
		B	63.763 (686) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	92.453 (995)	-	-	-	-	-	-
		C	28.743 (309) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	18.952 (204)	-	-	-	-	-	-
		D	22.336 (240) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	10.744 (116)	-	-	-	-	-	-
		E	22.541 (243) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	3.359 (36)	-	-	-	-	-	-
		F	25.137 (271) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	9.926 (107)	-	-	-	-	-	-
		G	19.234 (207) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	3.557 (38)	-	-	-	-	-	-

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

Notes:

- The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metres.
- 4/F, 13/F, 14/F and 24/F are omitted.
- Flat I is omitted.
- The symbol “-” as shown in the above table denotes “Not provided”.

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

備註：

- 上述以平方呎顯示之面積，均以1平方米 = 10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米顯示之面積可能有些微差異。
- 不設4樓、13樓、14樓及24樓。
- 不設I單位。
- 上表所顯示之“-”符號代表「不提供」。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
KENNEDY 38	2/F 2樓	H	24.782 (267) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	4.748 (51)	-	-	-	-	-	-
		J	25.846 (278) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	4.846 (52)	-	-	-	-	-	-
		K	25.964 (279) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	13.025 (140)	-	-	-	-	-	-
		L	25.164 (271) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	20.677 (223)	-	-	-	-	-	-
		M	25.920 (279) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	16.763 (180)	-	-	-	-	-	-

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

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

Notes:

- The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metres.
- 4/F, 13/F, 14/F and 24/F are omitted.
- Flat I is omitted.
- The symbol “-” as shown in the above table denotes “Not provided”.

備註:

- 上述以平方呎顯示之面積，均以1平方米 = 10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米顯示之面積可能有些微差異。
- 不設4樓、13樓、14樓及24樓。
- 不設I單位。
- 上表所顯示之「-」符號代表「不提供」。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米(平方呎)										
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院	
KENNEDY 38	3/F, 5/F - 12/F, 15/F - 16/F, 18/F - 23/F & 25/F - 32/F 3樓、5樓至12樓、 15樓至16樓、 18樓至23樓及 25樓至32樓	A	24.134 (260) Balcony 露台:2.000 (22) Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	-	-	-	-	-	-	-	
		B	26.622 (287) Balcony 露台:2.000 (22) Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	-	-	-	-	-	-	-	-
		C	42.388 (456) Balcony 露台: 2.000 (22) Utility Platform 工作平台:1.500 (16) Verandah 陽台: -	-	-	-	-	-	-	-	-	-	-	-
		D	30.885 (332) Balcony 露台:2.000 (22) Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	-	-	-	-	-	-	-	-
		E	24.336 (262) Balcony 露台:2.000 (22) Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	-	-	-	-	-	-	-	-
		F	24.572 (264) Balcony 露台:2.000 (22) Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	-	-	-	-	-	-	-	-
		G	27.105 (292) Balcony 露台:2.000 (22) Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	-	-	-	-	-	-	-	-

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

Notes:

- The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metres.
- 4/F, 13/F, 14/F and 24/F are omitted.
- Flat I is omitted.
- The symbol “-” as shown in the above table denotes “Not provided”.

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

備註：

- 上述以平方呎顯示之面積，均以1平方米 = 10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米顯示之面積可能有些微差異。
- 不設4樓、13樓、14樓及24樓。
- 不設I單位。
- 上表所顯示之「-」符號代表「不提供」。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米(平方呎)										
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院	
KENNEDY 38	3/F, 5/F - 12/F, 15/F - 16/F, 18/F - 23/F & 25/F - 32/F 3樓、5樓至12樓、 15樓至16樓、 18樓至23樓及 25樓至32樓	H	21.234 (229) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	-	-	-	-	-	-	-	
		J	26.781 (288) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	-	-	-	-	-	-	-	-
		K	27.739 (299) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	-	-	-	-	-	-	-	-
		L	28.071 (302) Balcony 露台: 1.999 (22) Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	-	-	-	-	-	-	-	-
		M	27.164 (292) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	-	-	-	-	-	-	-	-
		N	27.919 (301) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	-	-	-	-	-	-	-	-

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

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

Notes:

- The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metres.
- 4/F, 13/F, 14/F and 24/F are omitted.
- Flat I is omitted.
- The symbol “-” as shown in the above table denotes “Not provided”.

備註:

- 上述以平方呎顯示之面積，均以1平方米 = 10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米顯示之面積可能有些微差異。
- 不設4樓、13樓、14樓及24樓。
- 不設I單位。
- 上表所顯示之「-」符號代表「不提供」。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
KENNEDY 38	33/F 33樓	A	92.913 (1000) Balcony 露台: 4.000 (43) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: -	-	-	-	8.968 (97)	-	-	72.339 (779)	-	-	-
		B	52.613 (566) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	3.127 (34)	-	-	45.581 (491)	-	-	-
		C	73.920 (796) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	9.391 (101)	-	-	59.877 (645)	-	-	-
		D	81.849 (881) Balcony 露台: 4.000 (43) Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	18.660 (201)	-	-	59.226 (638)	-	-	-

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

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

Notes:

- The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metres.
- 4/F, 13/F, 14/F and 24/F are omitted.
- Flat I is omitted.
- The symbol “-” as shown in the above table denotes “Not provided”.

備註:

- 上述以平方呎顯示之面積，均以1平方米 = 10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米顯示之面積可能有些微差異。
- 不設4樓、13樓、14樓及24樓。
- 不設I單位。
- 上表所顯示之「-」符號代表「不提供」。

Not Applicable.

不適用。

1. A preliminary deposit of 5% of the purchase price is payable on the signing of the preliminary agreement for sale and purchase (the “preliminary agreement”);
 2. The preliminary deposit paid by the purchaser on the signing of the preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders;
 3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the preliminary agreement –
 - (i) the preliminary agreement is terminated;
 - (ii) the preliminary deposit is forfeited; and
 - (iii) the owner does not have any further claim against the purchaser for the failure.
1. 在簽署臨時買賣合約（該「臨時合約」）時須支付款額為售價之5%的臨時訂金；
 2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有；
 3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約 –
 - (i) 該臨時合約即告終止；
 - (ii) 有關的臨時訂金即予沒收；及
 - (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

A. The common parts of the Development

According to the executed Deed of Mutual Covenant and Management Agreement of the Development (the “DMC”):-

“**Common Areas and Facilities**” means collectively the Development Common Areas and Facilities and the Residential Common Areas and Facilities and such other areas and facilities of and in the Land and the Development as are now or may from time to time be designated as Common Areas and Facilities in accordance with the DMC or in any Sub-Deed (as defined in the DMC);

“**Development Common Areas and Facilities**” means and includes :-

- (a) such part of the external walls (other than those forming part of the Residential Accommodation and those forming part of the Commercial Accommodation) of the Development which are (in so far as the same are capable of being shown on plans) shown and coloured Green on the elevation plans annexed to the DMC;
- (b) air-conditioner platform at level 10.160, air-conditioner platform at level 12.560, air handling unit room, cable duct, check meter cabinet, drencher inlet, drencher inlet and sprinkler inlet, emergency generator room, electrical room, fire services inlet, fire services & sprinkler inlet, fire services water pump room, fire services water tank, flushing water pump room, flushing water tank room, high voltage switch room, hose reels, low voltage switch room, pipe duct, pipe duct room, potable water pump and tank room, potable water tanks, potable water pump room, potable water pump & tank room, service lane, sprinkler control valve room, sprinkler water pump room, sprinkler water tank, staircases, stairways, transformer room, water meter cabinet, such areas and facilities of and in the Land and the Development intended for common use and benefit of the Development as a whole which are (in so far as the same are capable of being shown on plans) for the purposes of identification only shown coloured Green on the plans certified by the Authorized Person and annexed to the DMC;
- (c) such other areas and facilities of and in the Land and the Development as may at any time be designated as Development Common Areas and Facilities by the Owners in accordance with the DMC; and
- (d) the common parts specified in Schedule 1 to the Building Management Ordinance of and in the Land and the Development intended for common use and benefit of the Development as a whole

but shall exclude the Residential Common Areas and Facilities;

“**Residential Common Areas and Facilities**” means and includes :-

- (a) such part of the external walls of the Residential Accommodation of the Development (other than those forming part of the Commercial Accommodation and those forming part of the Development Common Areas and Facilities) which are shown and coloured Red on the elevation plans certified by the Authorized Person as annexed to the DMC;
- (b) air-conditioner platform at level 14.960, air-conditioner platform at level 17.610, air ducts, cable ducts, common corridors and lift lobbies, covered landscape, counter for watchman, drencher tank and pump room, drencher storage water tanks, electric meter room, entrance lift lobby, flushing water tanks, flushing water tank room, Greenery Areas, hose reels, firemen’s lift lobby, flat roof (not forming part of any Unit), landings, lavatory for watchman, lifts, lift lobbies, lift machine room, lift pits, lift shafts, lift vents, planters, pipe ducts, potable water and flushing water pump room, potable water tanks, potable water tank rooms, the Recreational Areas and Facilities, refuse chutes, refuse duct, recovery storage and material refuse chamber (for domestic), refuge area, refuse storage rooms, staircases, stairways, telecommunications and broadcasting equipment rooms, temporary refuge spaces, water meter cabinet, water meter ducts, water meter rooms, such areas and facilities of and in the Land and the Development intended for the benefit of the Residential Accommodation as a whole or otherwise not of any individual Owner which are (in so far as the same are capable of being shown on plans) for the purposes of identification only shown coloured Red, Red Stippled Black and Red Hatched Black on the plans certified by the Authorized Person and annexed to the DMC;
- (c) such other areas and facilities of and in the Land and the Development as may at any time be designated as Residential Common Areas and Facilities by the Owners in accordance with the DMC; and
- (d) the common parts specified in Schedule 1 to the Building Management Ordinance of and in the Land and the Development intended for common use and benefit of the Residential Accommodation as a whole

but shall exclude the Development Common Areas and Facilities.

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

Floor	Flat	A	B	C	D	E	F	G	H	J	K	L	M	N
2/F		454 (Note 1)	1,460 (Note 1)	613 (Note 1)	468 (Note 1)	458 (Note 1)	523 (Note 1)	392 (Note 1)	505 (Note 1)	527 (Note 1)	545 (Note 1)	545 (Note 1)	552 (Note 1)	

Floor	Flat	A	B	C	D	E	F	G	H	J	K	L	M	N
3/F, 5/F - 12/F, 15/F - 16/F, 18/F - 23/F & 25/F - 32/F		447 (Note 2)	496 (Note 2)	785 (Note 3)	582 (Note 2)	451 (Note 2)	455 (Note 2)	506 (Note 2)	389 (Note 2)	500 (Note 2)	519 (Note 2)	525 (Note 2)	507 (Note 2)	522 (Note 2)

Floor	Flat	A	B	C	D
33/F		1,922 (Note 4)	1,150 (Note 5)	1,581 (Note 6)	1,721 (Note 6)

Remarks:

- 1. There are no designation of 4/F, 13/F, 14/F and 24/F in the Development and 17/F is the refuge floor.
- 2. Flat I is omitted.

Notes:

Note 1: including the flat roof adjacent thereto.

Note 2: including the balcony thereof.

Note 3: including the balcony and the utility platform thereof.

Note 4: including the balcony and the utility platform thereof, the flat roof adjacent thereto and the roof(s) thereabove.

Note 5: including the flat roof adjacent thereto and the roof(s) thereabove.

Note 6: including the balcony thereof, the flat roof adjacent thereto and the roof(s) thereabove.

C. The terms of years for which the manager of the Development is appointed

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

D. The basis on which the management expenses are shared among the owners of the residential properties in the Development

Each Owner shall contribute to the budgeted management expenses in the following manner:-

- (a) Each Owner of a Unit shall contribute his due proportion of the budgeted management expenses under the first part of the annual budget which proportion shall be equal to the undivided shares of his Unit divided by the total undivided shares of the Development (excluding the undivided shares allocated to the Common Areas and Facilities).
- (b) Each Owner of a Residential Unit shall contribute his due proportion of the budgeted management expenses under the second part of the annual budget which proportion shall be equal to the undivided shares of his Residential Unit divided by the total undivided shares of all Residential Units.

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

The amount of management fee deposit shall be a sum equal to three (3) months’ monthly management contribution payable in respect of each undivided share allocated to the part of the Development of which he is the Owner.

F. The area (if any) in the Development retained by the owner for that owner's own use

Not Applicable

Note:

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

A. 發展項目的公用部分

根據發展項目已簽立的公共契約及管理協議(「公契」)：-

「公用地方及設施」合指發展項目公用地方及設施、住宅公用地方及設施，以及根據公契或任何副公契(定義見公契)於現在或不時訂為公用地方及設施的該地段及發展項目內的其他地方及設施；

「發展項目公用地方及設施」指及包括：-

- (a) 發展項目的外牆部分(不包括屬於住宅樓宇及商業樓宇之部分)(如果可以在圖則上顯示)，並於公契附錄的立面圖上以綠色顯示；
- (b) 位於水平 10.160 的空調機平台、位於水平 12.560 的空調機平台、風櫃房、電纜管道、檢測儀錶櫃、消防水簾入水口、消防水簾入水口及花灑入水口、緊急發電機房、電力房、消防入水口、消防入水口及花灑入水口、消防水泵房、消防水缸、沖廁水泵房、沖廁水缸房、高壓電掣房、消防喉轆、低壓電掣房、管槽、管槽室、食水泵及水缸房、食水水缸、食水水泵房、食水水泵及水缸房、通道巷、花灑控制閥室、花灑水泵房、花灑水缸、樓梯、樓梯間、變壓器房、水錶櫃，以及在該地段及發展項目內擬供發展項目整體共用及享用的地方及設施(如果可以在圖則上顯示)，在公契附錄的認可人士確認的圖則上以綠色顯示，僅供識別；
- (c) 擁有人於任何時候根據公契訂為發展項目公用地方及設施的該地段及發展項目內的其他地方及設施；及
- (d) 在該地段及發展項目內擬供發展項目整體共用及享用的屬建築物管理條例第一附表指定的公用部分，但不包括住宅公用地方及設施；

「住宅公用地方及設施」指及包括：-

- (a) 發展項目住宅樓宇的外牆部分(不包括屬於商業樓宇及發展項目公用地方及設施之部分)，並於公契附錄的認可人士確認的立面圖上以紅色顯示；
- (b) 位於水平 14.960 的空調機平台、位於水平 17.610 的空調機平台、氣槽、電纜管道、公共走廊及升降機大堂、有蓋園藝區、管理員櫃檯、消防水簾水缸及泵房、消防水簾儲水缸、電錶房、升降機大堂入口、沖廁水缸、沖廁水缸房、綠化區、消防喉轆、消防升降機大堂、不構成任何單位一部分的平台、樓梯平台、管理員廁所、升降機、升降機大堂、升降機機房、升降機井底坑、升降機槽、升降機通風口、花槽、管槽、食水及沖廁水泵房、食水水缸、食水水缸房、康樂地方及設施、垃圾槽、垃圾管道、垃圾存放及物料回收室(住宅用)、庇護區域、垃圾存放室、樓梯、樓梯間、電訊及廣播設備機房、臨時庇護處、水錶櫃、水錶槽、水錶房，擬供住宅樓宇整體而非供任何個別擁有人享用的該地段及發展項目內的其他地方及設施(如果可以在圖則上顯示)，在公契附錄的認可人士確認的圖則上以紅色、紅色加黑點及紅色間黑斜線顯示，僅供識別；
- (c) 擁有人於任何時候根據公契訂為住宅公用地方及設施的該地段及發展項目內的其他地方及設施；及
- (d) 在該地段及發展項目內擬供住宅樓宇整體共用及享用的屬建築物管理條例第一附表指定的公用部分，但不包括發展項目公用地方及設施。

B. 分配予發展項目中的每個住宅物業的不分割份數的數目

樓層	單位	A	B	C	D	E	F	G	H	J	K	L	M	N
2樓		454 (註釋1)	1,460 (註釋1)	613 (註釋1)	468 (註釋1)	458 (註釋1)	523 (註釋1)	392 (註釋1)	505 (註釋1)	527 (註釋1)	545 (註釋1)	545 (註釋1)	552 (註釋1)	

樓層	單位	A	B	C	D	E	F	G	H	J	K	L	M	N
3樓、 5樓至12樓、 15樓至16樓、 18樓至23樓及 25樓至32樓		447 (註釋2)	496 (註釋2)	785 (註釋3)	582 (註釋2)	451 (註釋2)	455 (註釋2)	506 (註釋2)	389 (註釋2)	500 (註釋2)	519 (註釋2)	525 (註釋2)	507 (註釋2)	522 (註釋2)

樓層	單位	A	B	C	D
33樓		1,922 (註釋4)	1,150 (註釋5)	1,581 (註釋6)	1,721 (註釋6)

附註：

- 發展項目不設4樓、13樓、14樓及24樓，17樓為庇護樓層。
- 不設I單位。

註釋：

- 註釋1：包括其毗鄰平台。
- 註釋2：包括其露台。
- 註釋3：包括其露台及工作平台。
- 註釋4：包括其露台及工作平台、其毗鄰平台及其上的天台。
- 註釋5：包括其毗鄰平台及其上的天台。
- 註釋6：包括其露台、其毗鄰平台及其上的天台。

C. 有關發展項目的管理人的委任年期

發展項目的管理人的初始任期為自公契之日起不超過兩年，並隨後續任，直至按公契條款發出不少於3個月的書面通知終止委任。

D. 管理開支按甚麼基準在發展項目中的住宅物業擁有人之間分擔

每個擁有人須按以下方式分擔預算管理開支：-

- (a) 每個單位的擁有人須分擔年度預算第一部分之下的預算管理開支中他的適當部分，該部分相等於他的單位的不分割份數除以發展項目的不分割份數總數(不包括分配予公用地方及設施的不分割份數)。
- (b) 每個住宅單位的擁有人須分擔年度預算第二部分之下的預算管理開支中他的適當部分，該部分相等於他的住宅單位的不分割份數除以所有住宅單位的不分割份數總數。

E. 計算管理費按金的基準

管理費按金金額相等於他作為擁有人擁有的發展項目部分獲分配的每份不分割份數應繳交的3個月管理開支。

F. 擁有人在發展項目中保留作自用的範圍(如有)

不適用。

備註：

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

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

The Development is constructed on Sub-section 1 of Section B of Inland Lot No. 953, Sub-section 2 of Section B of Inland Lot No. 953 and The Remaining Portion of Section B of Inland Lot No. 953 (collectively the “**Land**”).

B. Term of years

The lease term granted under the Government Lease of Inland Lot No. 953 dated 29 June 1892 is 999 years from 24 June 1892 (the “**Government Lease**”).

C. User restrictions applicable to the Land

The Government Lease contains restrictions against the trade or business of a Brazier, Slaughterman, Soap-maker, Sugar-baker, Fellmonger, Melter of tallow, Oilman, Butcher, Distiller, Victualler or Tavern-keeper, Blacksmith, Nightman, Scavenger or any other noisy, noisome or offensive trade or business whatever without the previous licence of Her said Majesty, Her Heirs, Successors or Assigns, signified by the Governor of the said Colony [...].

The Government has approved two (2) licences (the “**Licences**”) to carry out the trade or business of oilman (excluding petrol filling station), sugar-baker, butcher, victualler and tavern-keeper (the “**Trade or Business**”) in or upon the Land on 18 August 2021.

Under the Licences, the Vendor will be required (among other terms):-

1. to comply with all ordinances, bye-laws, rules and regulations affecting all or any of the Trade or Business to be carried out on the Land or in the relevant part or parts of the building erected on the Land and in every respect in a lawful and orderly manner; and
2. to indemnify and keep indemnified the Government, its officers and servants from and against all actions, proceedings, liabilities, cost, claims and demands of whatsoever nature arising directly or indirectly out of or in connection with the Licences and the use of the Land or any part thereof or unit or units in the building erected on the Land for the purpose of all or any of the Trade or Business.

The Director of Lands shall have the right to terminate the Licences in the event of any breach of or non-compliance with the terms and conditions contained in the Licences.

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

Not Applicable.

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

Not Applicable.

F. Lease conditions that are onerous to a purchaser

The Government Lease contains the following provisions:

- (a) “...shall not nor will, let, underlet, mortgage, assign, or otherwise part with, all or any part of the said premises hereby expressed to be demised, for all or any part of the said term of Nine hundred and ninety-nine years, without at the same time registering such alienation in the Land Office, or in such other Office as may hereafter be instituted for the purposes of Registration in the said Colony of Hongkong, and paying all reasonable fees and other expenses thereon...”;
- (b) “Her said Majesty, Her Heirs, Successors and Assigns, shall have full power to resume enter into and re-take possession of all or any part of the premises hereby expressed to be demised, if required for the improvement of the said Colony of Hongkong, or for any other public purpose whatsoever, Three Calendar Months’ notice being given to the said Catchick Paul Chater, his Executors, Administrators, and Assigns of its being so required, and a full and fair Compensation for the said Land and the Buildings thereon, being paid to the said Catchick Paul Chater, his Executors, Administrators or Assigns at a valuation to be fairly and impartially made by the Surveyor of Her said Majesty, Her Heirs, Successors, or Assigns, and upon the exercise of such power [...]”;

- (c) “...that the said Catchick Paul Chater, his Executors, Administrators and Assigns, shall and will, from time to time, and at all times hereafter, when, where, and as often as need or occasion shall be and require, at his and their own proper costs and charges, well and sufficiently Repair, Uphold, Support, Maintain, Pave, Purge, Scour, Cleanse, Empty, Amend and keep the messuage or tenement, messuages or tenements, and all other erections and buildings, now or at any time hereafter standing upon the said piece or parcel of ground hereby expressed to be demised, and all the Walls, Rails, Lights, Pavements, Privies, Sinks, Drains and [...] the whole to be done to the satisfaction of the Surveyor of Her said Majesty, Her Heirs, Successors or Assigns; AND THE SAID messuage or tenement, messuages or tenements, erections, buildings and premises, so being well and sufficiently repaired, sustained and amended, at the end, or sooner determination of the said term hereby granted, shall and will peaceably and quietly deliver up to Her said Majesty, Her Heirs, Successors or Assigns...”;
- (d) “...that the said Catchick Paul Chater, his Executors, Administrators and Assigns shall and will during the term hereby granted, as often as need shall require, bear, pay and allow a reasonable share and proportion for and towards the costs and charges of making, building, repairing, and amending, all or any roads, pavements channels, fences and party-walls, draughts, private or public sewers and drains, requisite for, or in , or belonging to the said premises, hereby expressed to be demised or any part thereof, in common with other premises near or adjoining thereto, and that such proportion shall be fixed and ascertained by the Surveyor of Her said Majesty, Her Heirs, Successors, or Assigns, and shall be recoverable in the nature of rent in arrear...”; and
- (e) “...it shall and may be lawful to and for Her said Majesty, Her Heirs, Successors [...] and of all decays, defects and wants of reparation and amendment, which upon every such view or views shall be found, to give or leave notice or warning in writing, at or upon the said premises or some part thereof, unto or for the said Catchick Paul Chater, his Executors, Administrators, or Assigns, to repair and amend the same within Three Calendar Months then next following, within which said time or space of Three Calendar Months, after every such notice or warning shall be so given or left as aforesaid, the said Catchick Paul Chater, [...]”.

Note:

[...] represents words or phrases that are illegible from the copy of the Land Grant in the Vendor's possession. The Vendor has obtained a copy of the Land Grant from the Land Registry and the Land Registry Archive but they are no better copies and do not reveal the missing words or phrases.

A. 發展項目所位於的土地的地段編號

發展項目建於內地段 953 號 B 段之第 1 小分段、內地段 953 號 B 段之第 2 小分段及內地段 953 號 B 段之餘段（以下統稱為「該土地」）。

B. 有關租契規定的年期

日期為 1892 年 6 月 29 日的內地段第 953 號的政府租契批出的年期為自 1892 年 6 月 24 日起計 999 年（以下稱「政府租契」）。

C. 適用於該土地的用途限制

政府租契有以下行業或業務的限制：在事前未得到[...]總督[...]以書面表示女皇陛下、其世襲繼承人、繼任人或受讓人已給予特許的情況下，不得進行黃銅匠、屠宰、製皂商、製糖商、皮革商、溶脂商、油商、肉商、釀酒商、食物供應或客棧旅舍、鐵匠、清糞商、清潔街道者，或任何其他嘈雜、惡臭或厭惡性行業或業務。

政府已於 2021 年 8 月 18 日批准在該土地之內或之上經營油商（不包括油站）、製糖商、肉商、食物供應及客棧旅舍（「該行業或業務」）的兩張牌照（「該牌照」）。

根據該牌照，擁有人須（除了其他條款以外）：-

1. 遵守將會於該土地上或於該土地上已建的建築物的相關部分進行關乎所有或任何該行業或業務的所有條例、附例、規則及規例，並在各個方面依法有序；及
2. 彌償政府、其工作人員及工人，及使政府、其工作人員及工人獲得彌償，因該牌照及該土地或其任何部分或於該土地上已建的建築物的單位用作為所有或任何該行業或業務而引致的所直接或間接產生的任何性質之所有訴訟、法律程序、法律責任、費用、索償及索求。

如有任何違反或不遵守該牌照內所載的條款及細則，地政總署署長有權終止該牌照。

D. 按規定須興建並提供予政府或公眾使用的設施

不適用。

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

不適用。

F. 對買方造成負擔的租用條件

政府租契載有以下條文：

- (a) 「……不得亦不會在上述九百九十九年租期內全部或任何部分期間，將本租契明示批租的處所之全部或任何部分出租、分租、按揭或以其他方式轉讓或在其他方面放棄而沒有同時於土地登記所或此後成立為了在香港辦理註冊的其他註冊處將上述轉讓進行註冊以及就此支付一切合理費用及其他開支……」；
- (b) 「女皇陛下、其世襲繼承人、繼任人及受讓人全權，在為了改善香港或任何其他公眾目的所需時收回、進入和接管本租契明示批租的處所之全部或任何部分，但須向上述 Catchick Paul Chater、其遺囑執行人、遺產管理人及受讓人提前三個曆月發出通知說明該需要，並為該土地及其上的建築物向上述 Catchick Paul Chater、其繼承人、遺囑執行人、遺產管理人或受讓人支付充分和公平的賠償，估值將會由女皇陛下、其世襲繼承人、繼任人或受讓人的測量師公平地及不偏不移地作出。此項權力一旦行使，[...]」；

(c) 「……上述 Catchick Paul Chater、其遺囑執行人、遺產管理人及受讓人，須並且將會不時和在一切時候在本租契批租的租期內餘下時間每當有需要或情況所需時及在有需要的地方，自行承擔恰當費用及收費妥善及充分地修理、維持、支持、維護、鋪設、清洗、洗刷、清潔、騰空、改動及保持現時或此後任何時間位於本租契明示批租的該片或該幅地塊上的宅院或樓宇、以及所有其他架設物與建築物，以及一切牆壁、欄杆、燈具、行人路、盥洗室、洗滌槽、排水溝及[...]，全部須達至女皇陛下、其世襲繼承人、繼任人及受讓人的測量師滿意程度；而且，當上述租期結束或提前終止時，按照上文妥善及充分地修理、維持和改動的上述宅院或樓宇、架設物、建築物及處所，須並且將會和平地與平靜地交給女皇陛下、其世襲繼承人、繼任人或受讓人……」；

(d) 「……上述 Catchick Paul Chater、其遺囑執行人、遺產管理人及受讓人在本租契批租的租期內，須並且將會不時按需要承擔、支付及允許以合理份額和比例計算的費用及收費，以支付建造、建築、修葺及修改在本租契明示批租的處所或其任何部分所需的、或於其內的、或屬於該處所並且與其他鄰近或毗鄰處所共用的所有或任何道路、行人道、渠道、圍欄及共用牆、排氣管、私家或公共污水渠及排水溝。有關的付款比例由女皇陛下、其世襲繼承人、繼承人或受讓人的測量師釐定及確定，並且可當作欠繳地租的性質追討……」；及

(e) 「……女皇陛下、其世襲繼承人、繼任人有權[...]及每當視察時發現有任何頹敗、損壞及需要維修及修正之處，將會發出或在上述處所或其任何部分留下書面通知或警告，要求上述 Catchick Paul Chater、其遺囑執行人、遺產管理人或受讓人在其後三個曆月內進行維修及修正。上述 Catchick Paul Chater、[...]須於按照上文所述發出或留下每項通知或警告後三個曆月內[...]」。

備註：

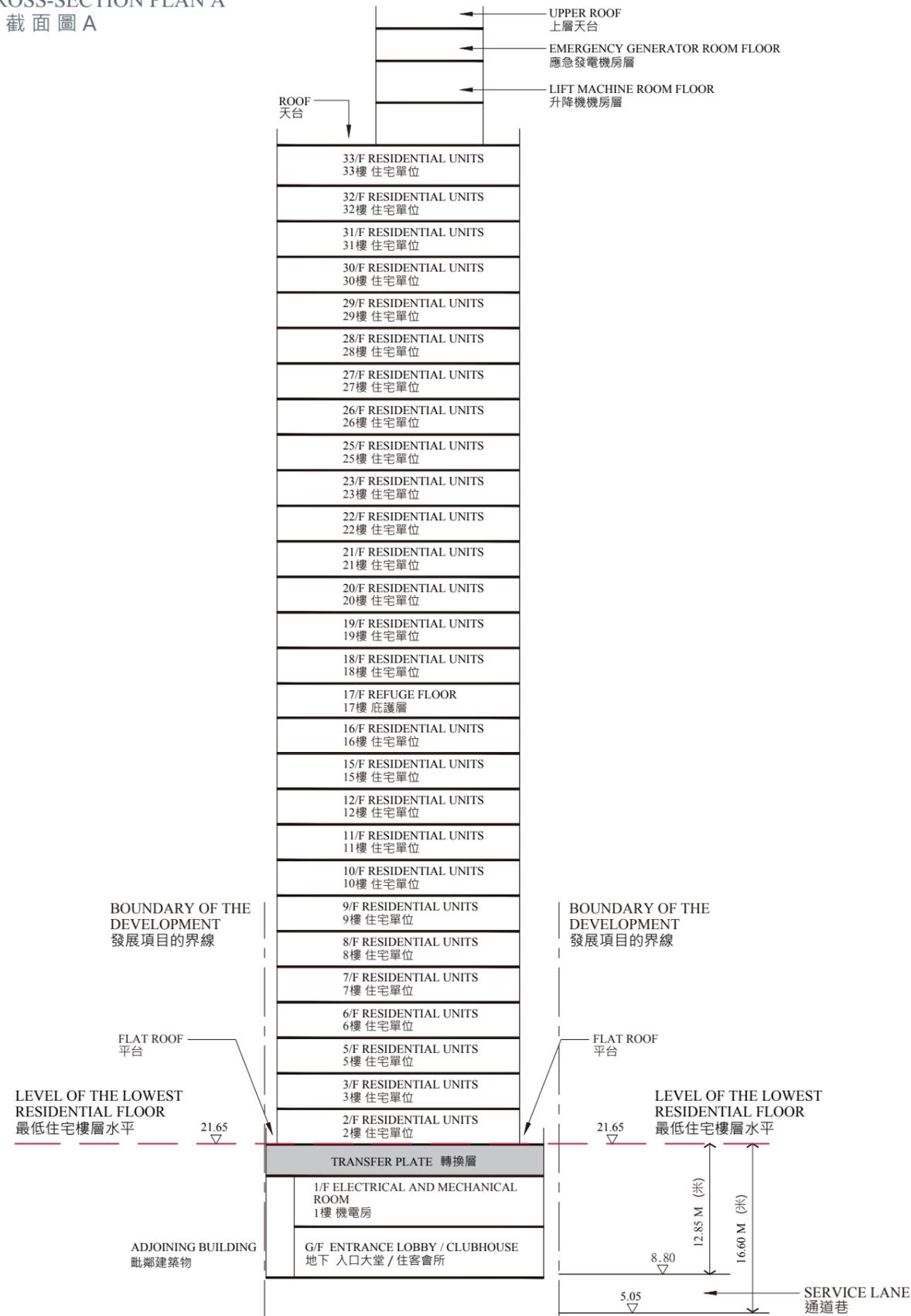
[...]表示賣方擁有的批地文件副本中難以辨認的詞語或用語。賣方已從土地註冊處及土地註冊處檔案室取得批地文件副本，但並非較佳副本，亦不顯示遺漏的詞語或用語。

Not Applicable.

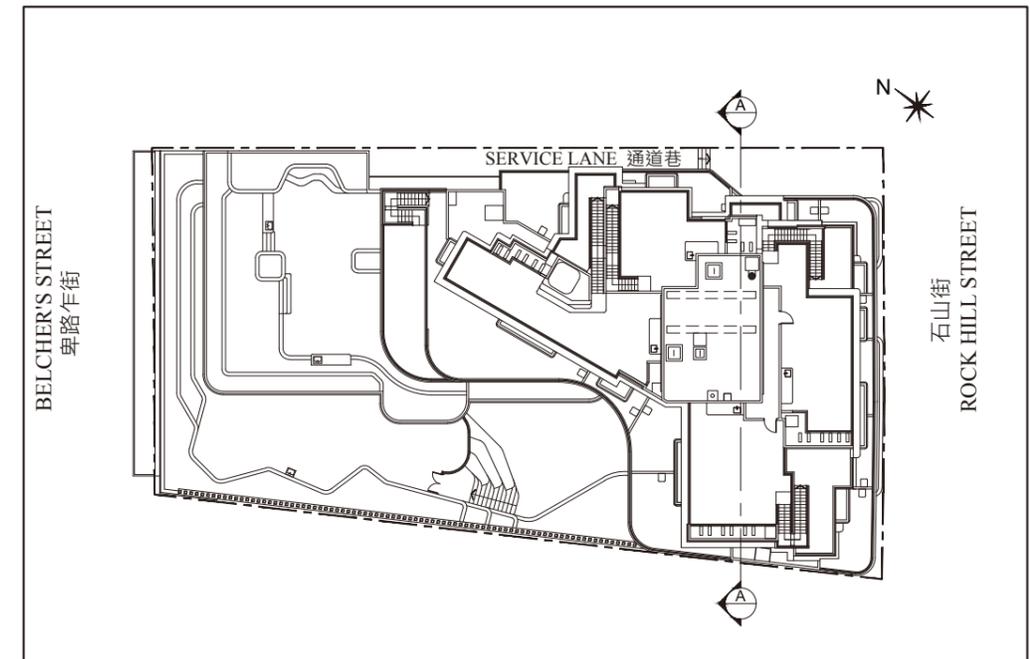
不適用。

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

CROSS-SECTION PLAN A
橫截面圖 A



KEY PLAN 指示圖

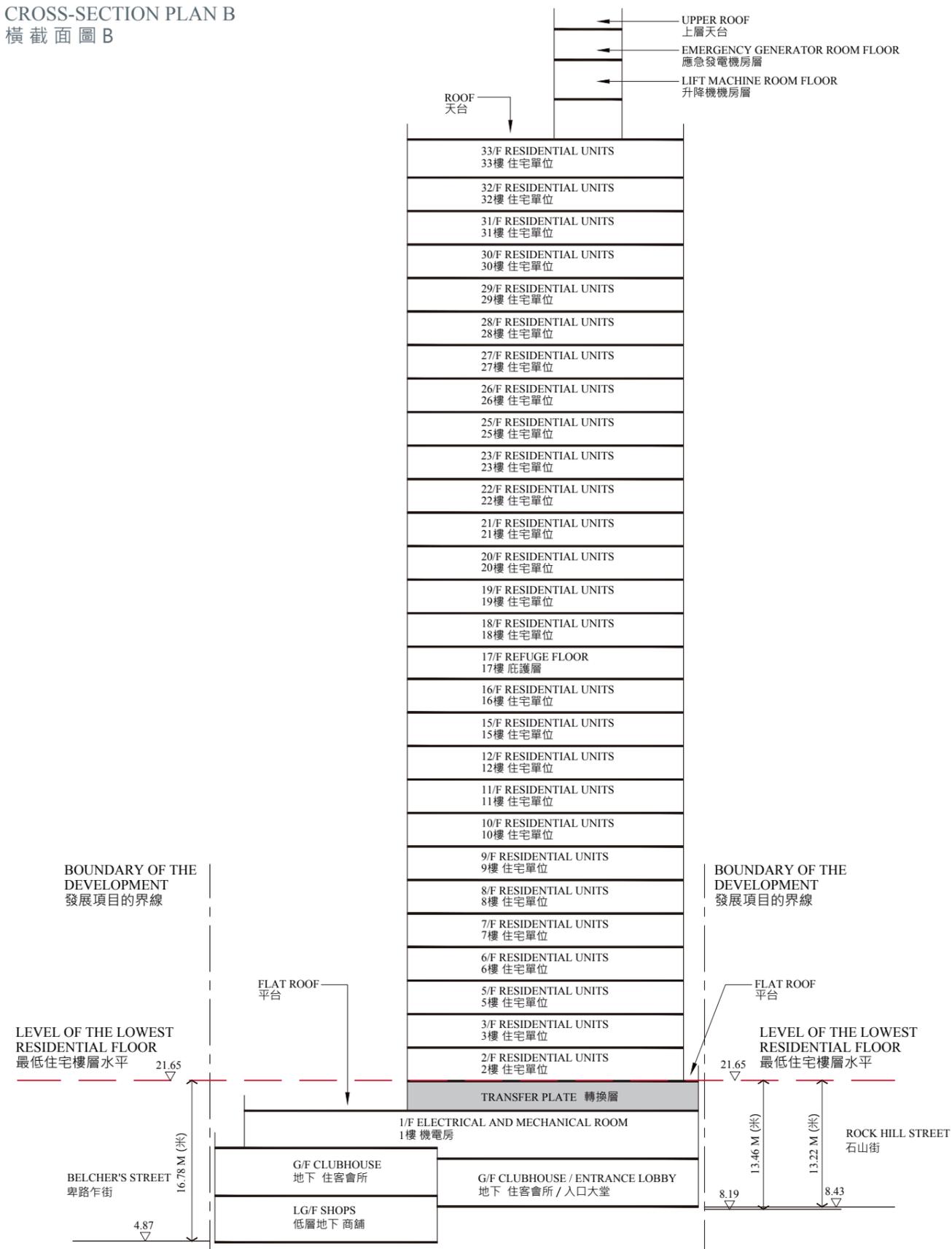


--- BOUNDARY OF THE DEVELOPMENT
發展項目的界線

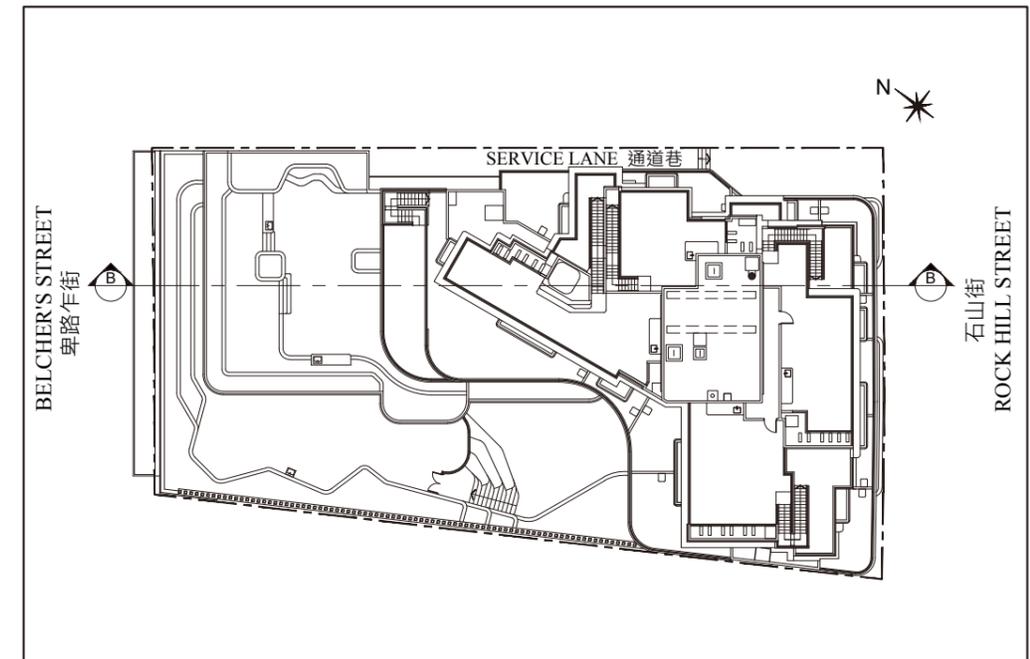
1. The level of the lowest residential floor of the Development is 21.65 metres above the Hong Kong Principal Datum.
 2. The part of the service lane adjacent to the building is 5.05 metres to 8.80 metres above the Hong Kong Principal Datum.
 3. ∇ Denote height (in metres) above the Hong Kong Principal Datum (PD).
1. 發展項目之最低住宅樓層為香港主水平基準以上 21.65 米。
 2. 毗鄰建築物的一段通道巷為香港主水平基準以上 5.05 米至 8.80 米。
 3. ∇ 為香港主水平基準以上高度 (米)。

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

CROSS-SECTION PLAN B
橫截面圖 B



KEY PLAN 指示圖



BOUNDARY OF THE DEVELOPMENT
發展項目的界線

1. The level of the lowest residential floor of the Development is 21.65 metres above the Hong Kong Principal Datum.
2. The part of Belcher's Street adjacent to the building is 4.87 metres above the Hong Kong Principal Datum.
3. The part of Rock Hill Street adjacent to the building is 8.19 metres to 8.43 metres above the Hong Kong Principal Datum.
4. ▽ Denote height (in metres) above the Hong Kong Principal Datum (PD).

1. 發展項目之最低住宅樓層為香港主水平基準以上 21.65 米。
2. 毗鄰建築物的一段卑路乍街為香港主水平基準以上 4.87 米。
3. 毗鄰建築物的一段石山街為香港主水平基準以上 8.19 米至 8.43 米。
4. ▽ 為香港主水平基準以上高度 (米)。

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

ELEVATION A
立面 A



BOUNDARY OF THE DEVELOPMENT
發展項目的界線

ELEVATION B
立面 B



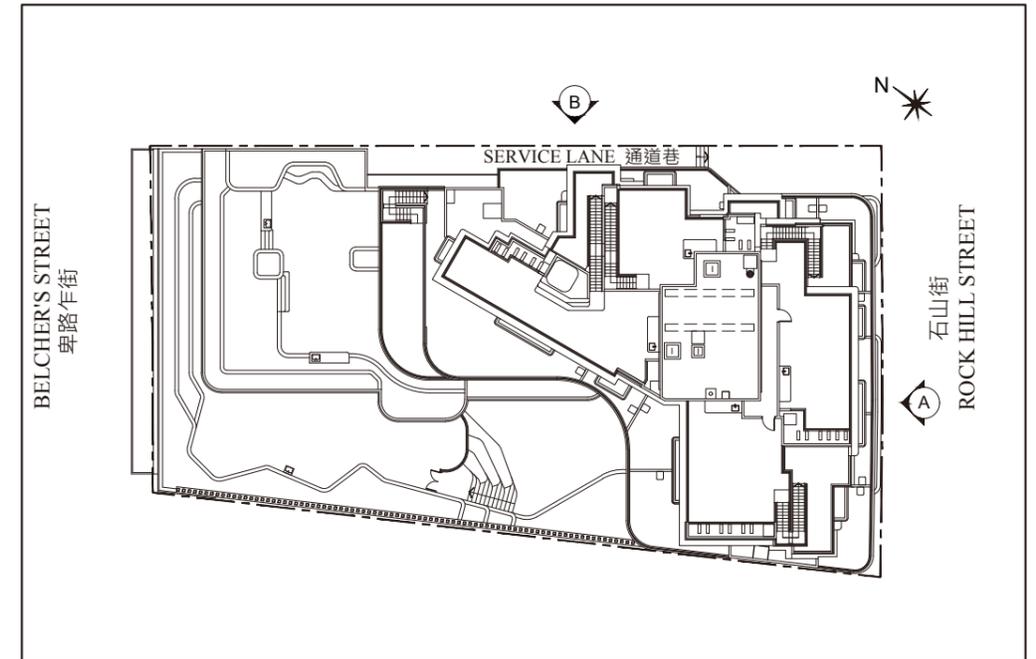
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發展項目的界線

BOUNDARY OF THE DEVELOPMENT
發展項目的界線

BOUNDARY OF THE DEVELOPMENT
發展項目的界線

ADJOINING BUILDING
毗鄰建築物

KEY PLAN 指示圖



--- BOUNDARY OF THE DEVELOPMENT
發展項目的界線

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

- a. are prepared on the basis of the approved building plans for the Development as of 27 January 2022 ; and
- b. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面:

- a. 以2022年1月27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。

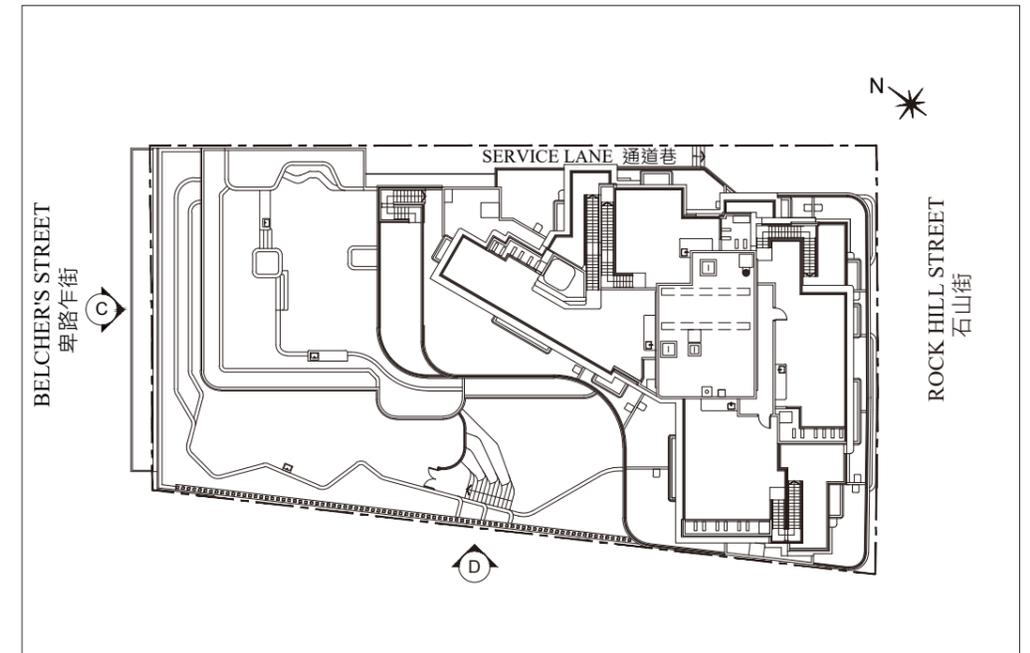
ELEVATION C
立面 C



ELEVATION D
立面 D



KEY PLAN 指示圖



--- BOUNDARY OF THE DEVELOPMENT
發展項目的界線

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

a. are prepared on the basis of the approved building plans for the Development as of 17 November 2022; and

b. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面:

a. 以2022年11月17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。

Description 描述		Area 面積		Total Area 總面積
		Covered 有蓋	Uncovered 露天	
Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所 (包括供住客使用的任何康樂設施)	Sq. ft. 平方呎	5141	Not Applicable 不適用	5141
	Sq. m. 平方米	477.619	Not Applicable 不適用	477.619
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱)	Sq. ft. 平方呎	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
	Sq. m. 平方米	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方 (不論是稱為有蓋及園景的遊樂場或有其他名稱)	Sq. ft. 平方呎	2473	6276	8749
	Sq. m. 平方米	229.731	583.035	812.766

Note:
Areas in square metres as specified above are based on the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metres.

備註:
上述所列以平方米顯示之面積乃依據最近的經批准的建築圖則。以平方呎顯示之面積均以1平方米=10.764平方呎換算，並四捨五入至整數平方呎，平方呎與平方米顯示之面積可能有些微差異。

1. A copy of the outline zoning plan relating to the Development is available at www.ozp.tpb.gov.hk.
2. A copy of every deed of mutual covenant in respect of the specified residential property that has been executed is available for inspection at the place at which the residential property is offered to be sold.
3. The inspection is free of charge.

1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 www.ozp.tpb.gov.hk。
2. 關於指明住宅物業的每一已簽立的公契的文本存放在住宅物業的售樓處，以供閱覽。
3. 無須為閱覽付費。

1. Exterior Finishes

Item		Description		
(a)	External wall	Type of finishes	Podium Window wall, metal claddings, metal grilles, metal louvres, natural stone and tiles	
		Residential Tower	Curtain wall, metal claddings, metal louvres, metal grilles, aluminum window and tiles	
(b)	Window	Material of the frame	Fluorocarbon coated aluminum window frame	
		Material of glass	Location	Material
			Living Room and Dining Room	Insulated Glass Unit with low-e coating
			Open Kitchen	
			Kitchen	
			Bedroom	
			Study Room	
			Bathroom	
			Utility Room	
			Lavatory	
(c)	Bay window	Material of bay window	Not applicable	
		Window sill finishes	Not applicable	
(d)	Planter	Type of finishes	Not applicable	
(e)	Verandah or Balcony	Type of finishes	Balcony	
			Location	Material
			Floor	Tiles
			Wall	Tiles and metal up to level of ceiling
			Ceiling	Metal
			Balustrade	Laminated glass balustrade with metal top rail
		Verandah : Not applicable		
		Whether it is covered	Balcony : Covered	
Verandah : Not applicable				
(f)	Drying facilities for clothing	Type and material	Not applicable	

1. 外部裝修物料

細項		描述		
(a)	外牆	裝修物料 的類型	平台 玻璃牆、金屬覆蓋層板、金屬格柵、金屬百葉、天然石及瓷磚	
			住宅大廈 玻璃幕牆、金屬覆蓋層板、金屬百葉、金屬格柵、鋁窗及瓷磚	
(b)	窗	框的用料	氟化碳塗層鋁質窗框	
			玻璃的用料	位置
		客廳及飯廳		低幅射鍍膜雙層中空玻璃
		開放式廚房		
		廚房		
		睡房		
		書房		
		浴室		夾層玻璃
		工作間		
		洗手間		
(c)	窗台	窗台的用料	不適用	
		窗台板的裝修物料	不適用	
(d)	花槽	裝修物料 的類型	不適用	
(e)	陽台或露台	裝修物料 的類型	露台	
			位置	物料
			地板	瓷磚
			牆壁	瓷磚及金屬至天花板高度
			天花板	金屬
			圍欄	夾層玻璃欄杆配金屬頂扶手
		陽台：不適用		
		是否有蓋	露台：有蓋	
陽台：不適用				
(f)	乾衣設施	類型及用料	不適用	

2. Interior Finishes

Item		Description																					
(a)	Lobby	Type of finishes	Wall	Floor	Ceiling																		
		Residential Entrance Lobby at G/F	Mirror, metal, timber veneer, plastic laminate and glass	Natural stone	Gypsum board false ceiling finished with emulsion paint																		
(b)	Internal Wall and Ceiling	Type of finishes	Wall	Ceiling																			
		Living Room and Dining Room (Exposed Surfaces)	(1) Emulsion paint, plastic laminate, solid surfacing material, metal and plastic laminate with metal plate behind in the following flats:	(1) Ceiling finished with emulsion paint, gypsum board ceiling (if any) finished with emulsion paint and metal in the following flats:																			
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2. 室內裝修物料

細項		描述																					
(a)	大堂	裝修物料的類型	牆壁	地板	天花板																		
		地下住宅入口大堂	鏡、金屬、木皮飾面、膠板及玻璃	天然石	髹乳膠漆之石膏板假天花																		
(b)	內牆及天花板	裝修物料的類型	牆壁	天花板																			
		客廳及飯廳 (外露表面)	(1) 以下單位配乳膠漆、膠板、實心面板、金屬及膠板配金屬底板:	(1) 以下單位天花板髹乳膠漆、石膏板天花板 (如有) 髹乳膠漆及鋪砌金屬:																			
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2. Interior Finishes

Item	Description				
(b) Internal Wall and Ceiling	Type of finishes	Wall	Ceiling		
	Living Room and Dining Room (Exposed Surfaces)	(3) Emulsion paint, plastic laminate, metal, glass, solid surfacing material and plastic laminate with metal plate behind in the following flat:	(3) Gypsum board ceiling finished with emulsion paint and metal in the following flats:		
			<table border="1"> <tr> <th>Floor</th> <th>Flat</th> </tr> <tr> <td>32/F</td> <td>D, F, G and K</td> </tr> </table>	Floor	Flat
	Floor	Flat			
32/F	D, F, G and K				
Bedroom (Exposed Surfaces) - All flats except the Master Bedroom in flat below	Emulsion paint	Ceiling finished with emulsion paint and gypsum board ceiling (if any) finished with emulsion paint	(4) Gypsum board ceiling finished with emulsion paint in the following flats:		
			<table border="1"> <tr> <th>Floor</th> <th>Flat</th> </tr> <tr> <td>32/F</td> <td>L</td> </tr> </table>	Floor	Flat
Floor	Flat				
32/F	L				
Master Bedroom (Exposed Surfaces) - Flat B on 33/F	Emulsion paint, metal and glass	Ceiling finished with emulsion paint and gypsum board ceiling (if any) finished with emulsion paint			
(c) Internal Floor	Material	Floor	Skirting		
	Living Room and Dining Room - All flats except the flats below	Tiles	Timber skirting		
	Living Room and Dining Room - Flat B on 2/F - Flat A, B, C and D on 33/F	Natural stone	Natural stone skirting		
Bedroom - All flats except the flats below	Tiles	Timber skirting			
Bedroom - Flat B on 2/F - Flat A, B, C and D on 33/F	Wood grain rigid board flooring, natural stone border and metal trim at doorway leading to Balcony, Utility Platform and Private Flat Roof (if applicable)				

2. 室內裝修物料

細項	描述				
(b) 內牆及天花板	裝修物料的類型	牆壁	天花板		
	客廳及飯廳 (外露表面)	(3) 以下單位配乳膠漆、膠板、金屬、玻璃、實心面板及膠板配金屬底板：	(3) 以下單位為石膏板天花板髹乳膠漆及鋪砌金屬：		
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	樓層	單位			
32樓	D、F、G及K				
睡房 (外露表面) - 除下列單位的主人睡房外之所有單位	乳膠漆	天花板髹乳膠漆及石膏板天花板 (如有) 髹乳膠漆			
主人睡房 (外露表面) - 33樓B單位	乳膠漆、金屬及玻璃	天花板髹乳膠漆及石膏板天花板 (如有) 髹乳膠漆			
(c) 內部地板	用料	地板	牆腳線		
	客廳及飯廳 - 除下列單位之所有單位	瓷磚	木牆腳線		
	客廳及飯廳 - 2樓B單位 - 33樓A、B、C及D單位	天然石	天然石腳線		
睡房 - 除下列單位之所有單位	瓷磚	木牆腳線			
睡房 - 2樓B單位 - 33樓A、B、C及D單位	木紋防潮岩塑地板並在通往露台、工作平台及私人平台的門戶 (如有) 以天然石及金屬條圍邊				

2. Interior Finishes

Item		Description			
(d)	Bathroom	Type of finishes	Wall	Floor	Ceiling
		Exposed Surface - All flats except the flats below	Reconstituted stone, mirror, tiles, metal and feature glass	Reconstituted stone and tiles	Aluminium false ceiling
		Exposed Surface - Flat B on 2/F - Flat A, B, C and D on 33/F	Reconstituted stone, mirror, natural stone, metal and feature glass	Natural stone	Aluminium false ceiling
	Wall finishes on exposed walls run up to level of false ceiling				
	Master Bathroom	Type of finishes	Wall	Floor	Ceiling
Exposed Surface		Reconstituted stone, mirror, natural stone, tiles, metal and feature glass	Natural stone	Aluminium false ceiling	
Wall finishes on exposed walls run up to level of false ceiling					

2. 室內裝修物料

細項		描述			
(d)	浴室	裝修物料的類型	牆壁	地板	天花板
		外露表面 除下列單位外之所有單位	人造石、鏡、瓷磚、金屬及特色玻璃	人造石及瓷磚	鋁質假天花
		外露表面 - 2樓B單位 - 33樓A、B、C及D單位	人造石、鏡、天然石、金屬及特色玻璃	天然石	鋁質假天花
	牆壁外露位置的裝修物料鋪至假天花板水平				
	主人浴室	裝修物料的類型	牆壁	地板	天花板
外露表面		人造石、鏡、天然石、瓷磚、金屬及特色玻璃	天然石	鋁質假天花	
牆壁外露位置的裝修物料鋪至假天花板水平					

2. Interior Finishes

Item		Description															
(e)	Open Kitchen	Type of finishes	Wall	Floor	Ceiling	Cooking Bench Solid surfacing material											
		Exposed Surfaces - All flats except the flat below	Plastic laminate, metal and solid surfacing material. Wall behind kitchen cabinet finished with tiles.	Tiles	(1) Ceiling finished with emulsion paint and gypsum board ceiling finished with emulsion paint in the following flats: <table border="1"> <thead> <tr> <th>Floor</th> <th>Flat</th> </tr> </thead> <tbody> <tr> <td>2/F</td> <td>A, C, D, E, F, G, H, J, K, L and M</td> </tr> <tr> <td>3/F, 5/F - 12/F, 15/F - 16/F, 18/F - 23/F and 25/F - 31/F</td> <td>A, B, D, E, F, G, H, J, K, L, M and N</td> </tr> <tr> <td>32/F</td> <td>A, B, E, H, J, M and N</td> </tr> </tbody> </table> (2) Gypsum board ceiling finished with emulsion paint in the following flats: <table border="1"> <thead> <tr> <th>Floor</th> <th>Flat</th> </tr> </thead> <tbody> <tr> <td>3/F, 5/F - 12/F, 15/F - 16/F, 18/F - 23/F and 25/F - 31/F</td> <td>C</td> </tr> <tr> <td>32/F</td> <td>C, D, F, G, K and L</td> </tr> </tbody> </table>		Floor	Flat	2/F	A, C, D, E, F, G, H, J, K, L and M	3/F, 5/F - 12/F, 15/F - 16/F, 18/F - 23/F and 25/F - 31/F	A, B, D, E, F, G, H, J, K, L, M and N	32/F	A, B, E, H, J, M and N	Floor	Flat	3/F, 5/F - 12/F, 15/F - 16/F, 18/F - 23/F and 25/F - 31/F
Floor	Flat																
2/F	A, C, D, E, F, G, H, J, K, L and M																
3/F, 5/F - 12/F, 15/F - 16/F, 18/F - 23/F and 25/F - 31/F	A, B, D, E, F, G, H, J, K, L, M and N																
32/F	A, B, E, H, J, M and N																
Floor	Flat																
3/F, 5/F - 12/F, 15/F - 16/F, 18/F - 23/F and 25/F - 31/F	C																
32/F	C, D, F, G, K and L																
Wall finishes on exposed walls run up to level of false ceiling																	

2. 室內裝修物料

細項	描述																	
(e)	開放式廚房	裝修物料的类型	牆壁	地板	天花板	灶台												
		外露表面 - 除下列單位外之所有單位	膠板、金屬及實心面板。 廚櫃背面牆身鋪砌瓷磚。	瓷磚	(1) 以下單位天花板髹乳膠漆及石膏板天花髹乳膠漆： <table border="1"> <thead> <tr> <th>樓層</th> <th>單位</th> </tr> </thead> <tbody> <tr> <td>2樓</td> <td>A、C、D、E、F、G、H、J、K、L及M</td> </tr> <tr> <td>3樓、5樓至12樓、15樓至16樓、18樓至23樓及25樓至31樓</td> <td>A、B、D、E、F、G、H、J、K、L、M及N</td> </tr> <tr> <td>32樓</td> <td>A、B、E、H、J、M及N</td> </tr> </tbody> </table> (2) 以下單位石膏板天花髹乳膠漆： <table border="1"> <thead> <tr> <th>樓層</th> <th>單位</th> </tr> </thead> <tbody> <tr> <td>3樓、5樓至12樓、15樓至16樓、18樓至23樓及25樓至31樓</td> <td>C</td> </tr> <tr> <td>32樓</td> <td>C、D、F、G、K及L</td> </tr> </tbody> </table>	樓層	單位	2樓	A、C、D、E、F、G、H、J、K、L及M	3樓、5樓至12樓、15樓至16樓、18樓至23樓及25樓至31樓	A、B、D、E、F、G、H、J、K、L、M及N	32樓	A、B、E、H、J、M及N	樓層	單位	3樓、5樓至12樓、15樓至16樓、18樓至23樓及25樓至31樓	C	32樓
樓層	單位																	
2樓	A、C、D、E、F、G、H、J、K、L及M																	
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3樓、5樓至12樓、15樓至16樓、18樓至23樓及25樓至31樓	C																	
32樓	C、D、F、G、K及L																	
牆壁外露位置的裝修物料鋪至假天花板水平																		

2. Interior Finishes

Item		Description				
(e)	Open Kitchen	Type of finishes	Wall	Floor	Ceiling	Cooking Bench
		Exposed Surfaces - Flat B on 2/F	Plastic laminate, metal, solid surfacing material and glass. Wall behind kitchen cabinet finished with tiles.	Natural stone	Gypsum board ceiling finished with emulsion paint	Solid surfacing material
		Exposed Surfaces - Flat B on 33/F	Plastic laminate, metal and solid surfacing material. Wall behind kitchen cabinet finished with tiles.	Natural stone	Ceiling finished with emulsion paint and gypsum board ceiling finished with emulsion paint	Solid surfacing material
Wall finishes on exposed walls run up to level of false ceiling						
	Kitchen	Type of finishes	Wall	Floor	Ceiling	Cooking Bench
		Exposed Surface - Flat A, C and D on 33/F	Natural stone and metal. Wall behind kitchen cabinet finished with tiles.	Natural stone	Aluminium false ceiling and gypsum board with emulsion paint	Reconstituted stone
		Wall finishes on exposed walls run up to level of false ceiling				

2. 室內裝修物料

細項	描述					
(e)	開放式廚房	裝修物料的類型	牆壁	地板	天花板	灶台
		外露表面 - 2樓B單位	膠板、金屬、實心面板及玻璃。廚櫃背面牆身鋪砌瓷磚。	天然石	石膏板天花髹乳膠漆	實心面板
		外露表面 - 33樓B單位	膠板、金屬及實心面板。廚櫃背面牆身鋪砌瓷磚。	天然石	天花板髹乳膠漆及石膏板天花髹乳膠漆	實心面板
牆壁外露位置的裝修物料鋪至假天花板水平						
	廚房	裝修物料的類型	牆壁	地板	天花板	灶台
		外露表面 - 33樓A、C及D單位	天然石及金屬。廚櫃背面牆身鋪砌瓷磚。	天然石	鋁質假天花及石膏板天花髹乳膠漆	人造石
		牆壁外露位置的裝修物料鋪至假天花板水平				

3. Interior Fittings

Item	Description			
(a)	Doors	Material	Finishes	Accessories
	Main Entrance door	Fire-rated solid core timber door	Timber veneer, plastic laminate and metal	Door viewer, door closer, smoke seal, drop seal, lockset and door stop
	Balcony door and Utility Platform door	Metal frame door with glass	Fluorocarbon coated aluminum frame with Insulated Glass Unit with low-e coating	Lockset
	Private Flat Roof door	Metal frame door with glass	Fluorocarbon coated aluminum frame with Insulated Glass Unit with low-e coating	Lockset
	Private Flat Roof door to Utility Room - Flat D on 33/F	Metal frame door with glass	Laminate glass	Lockset
	Private Flat Roof door on Roof - Flat A and B on 33/F	Metal door	Fluorocarbon coated aluminum	Smoke seal, door closer and lockset
	Private Flat Roof door on Roof - Flat C and D on 33/F	Metal door	Fluorocarbon coated aluminum	Lockset
	Master Bedroom door - All flats except the flat below	Solid core timber door	Timber veneer and plastic laminate	Lockset, door stop and drop seal
	Master Bedroom door - Flat B on 33/F	Metal frame door with glass	Stainless steel and feature glass	Lockset
	Bedroom door	Solid core timber door	Timber veneer and plastic laminate	Lockset, door stop and drop seal
	Study Room door	Solid core timber door	Timber veneer and plastic laminate	Lockset, door stop and drop seal

3. 室內裝置

細項	描述			
(a)	門	用料	裝修物料	配件
	入口大門	實心防火木門	木皮飾面、膠板及金屬	防盜眼、門氣鼓、防煙條、自動下降防煙條、門鎖及門擋
	露台門及工作平台門	金屬框門配以玻璃	氟化碳塗層鋁框配以低幅射鍍膜雙層中空玻璃	門鎖
	私人平台門	金屬框門配以玻璃	氟化碳塗層鋁框配以低幅射鍍膜雙層中空玻璃	門鎖
	私人平台往工作間之門 - 33樓D單位	金屬框門配以玻璃	夾層玻璃	門鎖
	天台層之私人平台門 - 33樓A及B單位	金屬門	氟化碳塗層鋁	防煙條、門氣鼓及門鎖
	天台層之私人平台門 - 33樓C及D單位	金屬門	氟化碳塗層鋁	門鎖
	主人睡房門 - 除下列單位外之所有單位	實心木門	木皮飾面及膠板	門鎖、門擋及自動下降防煙條
	主人睡房門 - 33樓B單位	金屬框門配以玻璃	不銹鋼及特色玻璃	門鎖
	睡房門	實心木門	木皮飾面及膠板	門鎖、門擋及自動下降防煙條
	書房門	實心木門	木皮飾面及膠板	門鎖、門擋及自動下降防煙條

3. Interior Fittings

Item		Description		
(a)	Doors	Material	Finishes	Accessories
	Master Bathroom door - Flat B on 2/F - Flat A, C and D on 33/F	Solid core timber door with timber louvre	Timber veneer and plastic laminate	Lockset and door stop
	Master Bathroom sliding door - Flat B on 2/F	Metal frame door with glass	Stainless steel and feature glass	Lockset
	Bathroom door	Solid core timber door with timber louvre	Timber veneer and plastic laminate	Lockset and door stop
	Bathroom sliding door - Flat C, H and K on 2/F - Flat D, J and L on 3/F, 5/F - 12/F, 15/F - 16/F, 18/F - 23/F and 25/F - 32/F - Flat D on 33/F	Metal frame door with glass	Stainless steel and feature glass	Lockset
	Kitchen door - Flat C on 33/F	Fire-rated solid core timber door with fire-rated glass vision panel	Timber veneer, plastic laminate, metal and glass	Door closer, lockset, door stop, smoke seal and drop seal
	Kitchen door - Flat A and D on 33/F	Stainless steel and glass door	Stainless steel and glass	Lockset
	Utility Room door - Flat A, C and D on 33/F	Solid core timber door	Mirror and metal	Lockset and door stop
	Lavatory door - Flat A, C and D on 33/F	Metal frame door with glass and metal louvre	Aluminium and glass	Lockset

3. 室內裝置

細項		描述		
(a)	門	用料	裝修物料	配件
	主人浴室門 - 2樓B單位 - 33樓A、C及D單位	實心木門連木百葉	木皮飾面及膠板	門鎖及門擋
	主人浴室趟門 - 2樓B單位	金屬框門配以玻璃	不銹鋼及特色玻璃	門鎖
	浴室門	實心木門連木百葉	木皮飾面及膠板	門鎖及門擋
	浴室趟門 - 2樓C、H及K單位 - 3樓、5樓至12樓 15樓至16樓、 18樓至23樓及 25樓至32樓 D、J及L單位 - 33樓D單位	金屬框門配以玻璃	不銹鋼及特色玻璃	門鎖
	廚房門 - 33樓C單位	實心防火木門配防火玻璃視窗	木皮飾面、膠板、金屬及玻璃	門氣鼓、門鎖、門擋、防煙條及自動下降防煙條
	廚房門 - 33樓A及D單位	不銹鋼及玻璃門	不銹鋼及玻璃	門鎖
	工作間門 - 33樓A、C及D單位	實心木門	鏡及金屬	門鎖及門擋
	洗手間門 - 33樓A、C及D單位	金屬框門配以玻璃及金屬百葉	鋁及玻璃	門鎖

3. Interior Fittings

Item	Description		
(b) Bathroom	Type and material of fittings and equipment	Type	Material
		Countertop	Reconstituted stone
		Mirror cabinet	Wooden cabinet with mirror, plastic laminate and metal
		Vanity cabinet	Wooden cabinet with plastic laminate and metal
		Wash basin mixer	Chrome plated
		Wash basin	Vitreous china
		Water closet	Vitreous china
		Robe hook	Chrome plated
		Towel bar	Chrome plated
		Toilet paper holder	Chrome plated
	Retractable cloth line	Polyester	
	Type and material of water supply system	Copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply.	
	Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower compartment	Clear tempered glass and metal frame
		Shower set and mixer	Chrome plated
Bath tub		Enameled cast iron	
Size of bath tub (if applicable)	1500mm(L) x 750mm(W) x 430mm(H) Master Bathroom of Flat A, C and D on 33/F		

3. 室內裝置

細項	描述		
(b) 浴室	裝置及設備的類型及用料	類型	用料
		櫃台面	人造石
		鏡櫃	木製櫃配鏡、膠板及金屬
		面盆櫃	木製櫃配膠板及金屬
		洗手盆水龍頭	鍍鉻
		洗手盆	陶瓷
		坐廁	陶瓷
		掛衣鉤	鍍鉻
		毛巾架	鍍鉻
		廁紙架	鍍鉻
	伸縮掛衣繩	聚酯纖維	
	供水系統的類型及用料	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉	
	沐浴設施的類型及用料 (包括花灑或浴缸, 如適用)	淋浴間	強化清玻璃及金屬框
		花灑套裝及龍頭	鍍鉻
浴缸		搪瓷鑄鐵	
浴缸大小(如適用)	1500毫米(長) x 750毫米(闊) x 430毫米(高) 33樓A、C及D單位之主人浴室		

3. Interior Fittings

Item	Description						
(c) Kitchen / Open Kitchen	Material of sink unit		Stainless steel				
	Material of water supply system		Copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply				
	Material and finishes of kitchen cabinet		<table border="1"> <thead> <tr> <th>Material</th> <th>Finishes</th> </tr> </thead> <tbody> <tr> <td>Wood cabinet fitted with wooden cabinet door panel</td> <td>Plastic laminate and metal (except Flat A, C and D on 33/F) Wood decor melamine finish, glass panel and metal - For Flat A, C and D on 33/F Only</td> </tr> </tbody> </table>	Material	Finishes	Wood cabinet fitted with wooden cabinet door panel	Plastic laminate and metal (except Flat A, C and D on 33/F) Wood decor melamine finish, glass panel and metal - For Flat A, C and D on 33/F Only
	Material	Finishes					
Wood cabinet fitted with wooden cabinet door panel	Plastic laminate and metal (except Flat A, C and D on 33/F) Wood decor melamine finish, glass panel and metal - For Flat A, C and D on 33/F Only						
Type of all other fittings and equipment		Chrome plated sink mixer. Sprinkler heads and addressable smoke detectors with sounder base are installed for Open Kitchen. For location of sprinkler heads and smoke detectors, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Flats"					
(d) Bedroom	Type and material of fittings (including built-in wardrobe)	Fabric curtain					

3. 室內裝置

細項	描述						
(c) 廚房 / 開放式廚房	洗滌盆的用料		不銹鋼				
	供水系統的用料		冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉				
	廚櫃的用料及裝修物料		<table border="1"> <thead> <tr> <th>用料</th> <th>裝修物料</th> </tr> </thead> <tbody> <tr> <td>木製櫃配木櫃門板</td> <td>膠板及金屬 (33樓A、C及D單位除外) 木紋膠板飾面、玻璃板及金屬 - 只限33樓A、C及D單位</td> </tr> </tbody> </table>	用料	裝修物料	木製櫃配木櫃門板	膠板及金屬 (33樓A、C及D單位除外) 木紋膠板飾面、玻璃板及金屬 - 只限33樓A、C及D單位
	用料	裝修物料					
木製櫃配木櫃門板	膠板及金屬 (33樓A、C及D單位除外) 木紋膠板飾面、玻璃板及金屬 - 只限33樓A、C及D單位						
所有其他裝置及設備的類型		鍍鉻水龍頭。 消防花灑頭及可定位煙霧偵測器連警報基座安裝於開放式廚房。有關消防花灑頭及煙霧偵測器的位置，請參閱「住宅單位機電裝置數量說明表」					
(d) 睡房	裝置(包括嵌入式衣櫃)的類型及用料	布窗簾					

3. Interior Fittings

Item	Description	
(e) Telephone	Telephone outlets are provided. For location and number of connection points, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Flats"	
(f) Aerials	Communal TV/ FM connection points are provided. For location and number of connection points, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Flats"	
(g) Electrical installations	Electrical fittings	Miniature circuit breakers distribution board, lighting points and sockets outlets
	Safety devices	Three phases electricity supply with distribution boards are provided in all flats
	Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed [1]
	Location and number of power points and air-conditioner points	Please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Flats"
(h) Gas supply	Not applicable	
(i) Washing machine connection point	Location	Inside Open Kitchen and Kitchen
	Design	Water supply point of a pipe of 22mm in diameter and drainage point of a pipe of 40mm in diameter
(j) Water supply	Material of water pipes	Copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply
	Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed [1]
	Whether hot water is available	Hot water is available to Open Kitchen, Kitchen, Bathroom and Lavatory

Note:

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

3. 室內裝置

細項	描述	
(e) 電話	裝有電話插座。有關接駁點的位置及數目，請參閱「住宅單位機電裝置數量說明表」	
(f) 天線	裝有本地電視 / 電台天線接駁點。有關接駁點的位置及數目，請參閱「住宅單位機電裝置數量說明表」	
(g) 電力裝置	供電附件	微型斷路器配電箱、照明點及供電插座
	安全裝置	三相電力供應並裝妥配電箱提供於所有單位
	導管是隱藏或外露	導管是部分隱藏及部分外露[1]
	電插座及空調機接駁點的位置及數目	請參閱「住宅單位機電裝置數量說明表」
(h) 氣體供應	不適用	
(i) 洗衣機接駁點	位置	於開放式廚房及廚房內
	設計	來水供應點配以22毫米直徑喉管及去水點配以40毫米直徑喉管
(j) 供水	水管的用料	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉
	水管是隱藏或外露	水管是部分隱藏及部分外露[1]
	有否熱水供應	熱水供應至開放式廚房、廚房、浴室及洗手間

備註：

- 除部分隱藏於混凝土內之導管及水管外，其他部分的導管及水管均為外露。外露的導管及水管可能被假天花、假陣、貯存櫃、覆蓋層板、非混凝土間隔牆、指定管道槽或其他用料遮蓋或掩藏。

4. Miscellaneous

Item	Description				
(a)	Lifts	Residential passenger lift			
		Brand name	Hitachi		
		Model number	MCA		
		Number	2		
		Floors served	G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 16/F, 18/F - 23/F, 25/F - 33/F and Roof		
		Residential passenger lift / fireman lift			
		Brand name	Hitachi		
		Model number	MCA		
		Number	1		
		Floors served	G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 33/F and Roof		
(b)	Letter box	Material	Metal		
(c)	Refuse collection	Means of refuse collection	Collected by cleaners		
		Location of refuse room	Refuse storage room is provided in each residential floor. Refuse storage and material recovery chamber is provided on LG/F		
(d)	Water meter, electricity meter and gas meter	Location	Water meter - 2/F - 3/F, 5/F - 12/F, 15/F - 16/F, 18/F - 23/F & 25/F - 32/F Water meter rooms on each respective floor - 33/F Water meter cabinet on Roof Floor	Electricity meter Electric meter room on each respective floor	Gas meter No gas meter provided
		Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	

4. 雜項

細項	描述				
(a)	升降機	住宅載客升降機			
		品牌名稱	日立		
		產品型號	MCA		
		數目	2		
		到達的樓層	地下、1樓至3樓、5樓至12樓、15樓至16樓、18樓至23樓、25樓至33樓及天台		
		住宅載客升降機 / 消防員升降機			
		品牌名稱	日立		
		產品型號	MCA		
		數目	1		
		到達的樓層	地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及天台		
(b)	信箱	用料	金屬		
(c)	垃圾收集	垃圾收集的方法	由清潔工人收集		
		垃圾房的位置	各住宅樓層均設有垃圾房。垃圾及物料回收房設於地下低層		
(d)	水錶、電錶及氣體錶	位置	水錶 - 2樓至3樓、5樓至12樓、15樓至16樓、18樓至23樓及25樓至32樓 各樓層的水錶房內 - 33樓 天台的水錶櫃內	電錶 各樓層的電錶房內	氣體錶 不提供氣體錶
		就住宅單位而言是獨立抑或公用的錶	獨立錶	獨立錶	

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

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

5. Security Facilities

Item	Description	
Security system and equipment (including details of built-in provisions and their locations)	CCTV camera	CCTV cameras are provided at main entrance lobby on G/F, lift lobbies, lifts, clubhouse and landscape garden. CCTV signal is connected to the caretaker's counter in main entrance lobby at G/F
	Visitor panel and access control system	Visitor panel and card access security system are provided at the main entrance lobby at G/F. Card access security system is provided at lifts and clubhouse
	Video door phone	Video door phones are installed in each residential flat and connected to the caretaker's counter in the main entrance lobby at G/F. Please refer to the "Schedule of Mechanical and Electrical Provisions for Residential Flats" for the location of the video door phone in the residential flat

6. Appliances

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

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

5. 保安設施

細項	描述	
保安系統及設備 (包括嵌入式的裝備的細節及其位置)	閉路電視	地下主入口大堂、升降機大堂、升降機、會所及園景花園均設有閉路電視。閉路電視訊號連接至地下主入口大堂的管理員櫃枱
	訪客對講機及入口通道控制系統	地下主入口大堂提供訪客對講機及智能卡保安系統。升降機及會所均設有智能卡保安系統
	視像對講機	每戶住宅單位設有視像對講機並連接至地下主入口大堂的管理員櫃枱。有關住宅單位的視像對講機位置，請參閱「住宅單位機電裝置數量說明表」

6. 設備

細項	描述
設備	有關品牌名稱及產品型號，請參閱「設備說明表」

Appliances Schedule – Open Kitchen / Kitchen 設備說明表 – 開放式廚房 / 廚房

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 型號	Floor and Flat 樓層及單位																											
				2/F 2樓												3/F, 5/F - 12/F, 15/F - 16/F, 18/F - 23/F & 25/F - 32/F 3樓、5樓至12樓、15樓至16樓、18樓至23樓 及25樓至32樓												33/F 33樓			
				A	B	C	D	E	F	G	H	J	K	L	M	A	B	C	D	E	F	G	H	J	K	L	M	N	A	B	C
Open Kitchen /Kitchen 開放式廚房 /廚房	Induction Hob 電磁煮食爐	Siemens 西門子	EH375FBB1E	√	-	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	-	-	-	-		
		Miele	KM7201 FR	-	√	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	
		Miele	KM7474 FR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	√	√	
	Built-in 7-in-1 Steam Oven with Microwave 嵌入式七合一微波蒸焗爐	Siemens 西門子	CP565AGS0B	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	-	√	-	-	
	Built-in Oven with Microwave 嵌入式微波焗爐	Miele	H 7240 BM CleanSteel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	√	√		
	Built-in Steam Oven 嵌入式蒸爐	Miele	DG 7440 CleanSteel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	√	√		
	Telescopic Cooker Hood 拉趟式抽油煙機	Siemens 西門子	LI67SA531B	√	-	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	-	-	-	-	
		Miele	DA 3466 HP	-	√	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	
			DA 3496 HP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	√	√
	Built-in Refrigerator 嵌入式雪櫃	Siemens 西門子	KI86NAF31K	√^	-	√^	√^	√^	√	√^	√^	√^	√^	√^	√^	√^	√^	√^	√^	√^	√	√^	√^	√^	√^	√^	√^	-	-	-	-
		Miele	KFN 37232 iD	-	√	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√^	-	-	
		Gaggenau	RY492 303	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	√	√	
	Built-in Washer/ Dryer 嵌入式洗衣/ 乾衣機	Siemens 西門子	WK14D321HK	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	-	√	-	-	
		Miele	WTD 160 WCS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	√	√	

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

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

Notes:

1. The symbol "√" as shown in the above table denotes "Provided".
2. The symbol "-" as shown in the above table denotes "Not Provided".
3. The symbol "^" as shown in the above table denotes "Installed in the Living Room and Dining Room".

備註：

1. 上表 "√" 代表提供。
2. 上表 "-" 代表不提供。
3. 上表 "^" 代表安裝於客廳及飯廳。

Appliances Schedule – Open Kitchen / Kitchen 設備說明表 – 開放式廚房 / 廚房

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 型號	Floor and Flat 樓層及單位																													
				2/F 2樓												3/F, 5/F - 12/F, 15/F - 16/F, 18/F - 23/F & 25/F - 32/F 3樓、5樓至12樓、15樓至16樓、18樓至23樓 及25樓至32樓												33/F 33樓					
				A	B	C	D	E	F	G	H	J	K	L	M	A	B	C	D	E	F	G	H	J	K	L	M	N	A	B	C	D	
Open Kitchen /Kitchen 開放式廚房 /廚房	Built-in Wine Climate Cabinet 嵌入式紅酒櫃	Miele	KWT 6321 UG	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-
		Cristal 尼斯	CWB-20S	-	√	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	√

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

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

Notes:

1. The symbol “√” as shown in the above table denotes “Provided”.
2. The symbol “-” as shown in the above table denotes “Not Provided”.

備註：

1. 上表 “√” 代表提供。
2. 上表 “-” 代表不提供。

Appliances Schedule – Living Room and Dining Room/ Kitchen 設備說明表 – 客廳及飯廳/廚房

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 型號	Floor and Flat 樓層及單位																											
				2/F 2樓												3/F, 5/F - 12/F, 15/F - 16/F, 18/F - 23/F & 25/F - 32/F 3樓、5樓至12樓、15樓至16樓、18樓至23樓 及25樓至32樓												33/F 33樓			
				A	B	C	D	E	F	G	H	J	K	L	M	A	B	C	D	E	F	G	H	J	K	L	M	N	A	B	C
Living Room and Dining Room 客廳及飯廳	Router 路由器	TP-LINK	TL-HKR473GP-AC	√	-	√	√	√	√	√	√	√	√	√	√	√	√	-	√	√	√	√	√	√	√	√	-	-	-	-	
			TL-HKR479GPE-AC	-	√	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	-	-	-	-	-	-	√	√	√
	Hardware Controller 控制器	TP-LINK	OC200	-	√	√	-	-	√	-	√	√	√	√	-	√	√	√	-	-	√	-	√	√	√	√	-	√	√	√	
	Wifi Switch 無線網路交換器	TP-LINK	TL-SG1005P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	
	Wireless Charger 無線充電器	QIQUICK	QTD101	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
Kitchen 廚房	Router 路由器	TP-LINK	TL-HKR479GPE-AC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	
	Hardware Controller 控制器	TP-LINK	OC200	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	
	Wifi Switch 無線網路交換器	TP-LINK	TL-SG1005P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

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

Notes:

1. The symbol "√" as shown in the above table denotes "Provided".
2. The symbol "-" as shown in the above table denotes "Not Provided".

備註：

1. 上表 "√" 代表提供。
2. 上表 "-" 代表不提供。

Appliances Schedule – Air-Conditioner (Split Type) 設備說明表 – 空調機 (分體式)

Location 位置	Brand Name 品牌名稱	Model Number 型號		Floor and Flat 樓層及單位																													
				2/F 2樓												3/F, 5/F - 12/F, 15/F - 16/F, 18/F - 23/F & 25/F - 32/F 3樓、5樓至12樓、15樓至16樓、18樓至23樓及25樓至32樓												33/F 33樓					
				Indoor Unit 室內機		Outdoor Unit 室外機		A	B	C	D	E	F	G	H	J	K	L	M	A	B	C	D	E	F	G	H	J	K	L	M	N	A
Living Room and Dining Room 客廳及飯廳	Panasonic 樂聲牌	CS-LE18WKA	CU-LE18WKA	1	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	
		CS-Z71TKEW	CU-5E34PBE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1*, 1**	-	-	-
		CS-Z50TKEW	CU-5E34PBE	-	1*, 1**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1*, 1**	1*, 1**	1*, 1**	
Master Bedroom 主人睡房	Panasonic 樂聲牌	CS-LE12WKA	CU-LE12WKA	/	-	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	-	-	-	-		
		CS-Z42TKEW	CU-5E34PBE	/	1**	/	/	/	/	/	/	/	/	/	/	/	/	/	-	/	/	/	/	/	/	/	/	/	-	1*	-	1***	
		CS-Z50TKEW	CU-5E34PBE	/	-	/	/	/	/	/	/	/	/	/	/	/	/	/	-	/	/	/	/	/	/	/	/	/	1****	-	1**	-	
		CS-Z35UD3EAW	CU-5E34PBE	/	-	/	/	/	/	/	/	/	/	/	/	/	/	/	-	/	/	/	/	/	/	/	/	/	-	-	-	1***	
Bedroom 睡房	Panasonic 樂聲牌	CS-LE9WKA	CU-LE9WKA	/	/	-	/	/	-	/	1	1	-	-	1	/	1	/	-	/	/	-	/	1	1	-	-	1	/	/	/	/	
		CS-LE12WKA	CU-LE12WKA	/	/	-	/	/	1	/	-	-	1	1	-	/	-	/	1	/	/	1	/	-	-	1	1	-	/	/	/	/	
		CS-LE18WKA	CU-LE18WKA	/	/	1	/	/	-	/	-	-	-	-	-	/	-	/	-	/	/	-	/	-	-	-	-	-	/	/	/	/	
Study Room 書房	Panasonic 樂聲牌	CS-Z25TKEW	CU-5E34PBE	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1*	/	/			

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

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

Notes:

1. The numbers as shown in the above table denotes "the number of appliances provided".
2. The symbol "-" as shown in the above table denotes "Not Provided".
3. The symbol "/" as shown in the above table denotes "Not Applicable".
4. The symbol "*" as shown in the above table denotes shared outdoor unit for different location of a flat (Combination 1).
5. The symbol "**" as shown in the above table denotes shared outdoor unit for different location of a flat (Combination 2).
6. The symbol "***" as shown in the above table denotes shared outdoor unit for different location of a flat (Combination 3).
7. The symbol "****" as shown in the above table denotes shared outdoor unit for different location of a flat (Combination 4).

備註:

1. 上表之數字代表提供的裝置數量。
2. 上表 "-" 代表不提供。
3. 上表 "/" 代表不適用。
4. 上表 "*" 代表同一單位不同位置共用一部室外機 (組合1)。
5. 上表 "**" 代表同一單位不同位置共用一部室外機 (組合2)。
6. 上表 "***" 代表同一單位不同位置共用一部室外機 (組合3)。
7. 上表 "****" 代表同一單位不同位置共用一部室外機 (組合4)。

Appliances Schedule – Air-Conditioner (Split Type) 設備說明表 – 空調機 (分體式)

Location 位置	Brand Name 品牌名稱	Model Number 型號		Floor and Flat 樓層及單位																												
				2/F 2樓												3/F, 5/F - 12/F, 15/F - 16/F, 18/F - 23/F & 25/F - 32/F 3樓、5樓至12樓、15樓至16樓、18樓至23樓及25樓至32樓												33/F 33樓				
				Indoor Unit 室內機	Outdoor Unit 室外機	A	B	C	D	E	F	G	H	J	K	L	M	A	B	C	D	E	F	G	H	J	K	L	M	N	A	B
Bedroom 1 睡房 1	Panasonic 樂聲牌	CS-LE9WKA	CU-LE9WKA	/	-	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	-	-	-	-	
		CS-Z25TKEW	CU-2E18SBE	/	1***	/	/	/	/	/	/	/	/	/	/	/	/	/	-	/	/	/	/	/	/	/	/	/	-	-	-	-
		CS-Z25TKEW	CU-5E34PBE	/	-	/	/	/	/	/	/	/	/	/	/	/	/	/	-	/	/	/	/	/	/	/	/	/	1**	-	1*	1***
		CS-Z42TKEW	CU-5E34PBE	/	-	/	/	/	/	/	/	/	/	/	/	/	/	/	-	/	/	/	/	/	/	/	/	/	-	1**	-	-
Bedroom 2 睡房 2		CS-Z25TKEW	CU-2E18SBE	/	1***	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1***	/	-	-	
		CS-Z25TKEW	CU-5E34PBE	/	-	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	-	/	1***	1**	
Bedroom 3 睡房 3		CS-Z25TKEW	CU-2E18SBE	/	-	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1***	/	/	/	
		CS-Z42TKEW	CU-5E34PBE	/	1*	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	-	/	/	/	
Utility Room 工作間		CS-Z25TKEW	CU-5E34PBE	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	-	/	1*	1*	
		CS-Z35UD3EAW	CU-5E34PBE	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1*^	/	-	-	
Kitchen 廚房		CS-Z35UD3EAW	CU-5E34PBE	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	-	/	-	1*	
		CS-Z50UD3EAW	CU-5E34PBE	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1****	/	1***	-	

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

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

Notes:

1. The numbers as shown in the above table denotes “the number of appliances provided”.
2. The symbol “-” as shown in the above table denotes “Not Provided”.
3. The symbol “/” as shown in the above table denotes “Not Applicable”.
4. The symbol “*” as shown in the above table denotes shared outdoor unit for different location of a flat (Combination 1).
5. The symbol “**” as shown in the above table denotes shared outdoor unit for different location of a flat (Combination 2).
6. The symbol “***” as shown in the above table denotes shared outdoor unit for different location of a flat (Combination 3).
7. The symbol “****” as shown in the above table denotes shared outdoor unit for different location of a flat (Combination 4).
8. The symbol “^” as shown in the above table denotes “Installed in Kitchen”.

備註：

1. 上表之數字代表提供的裝置數量。
2. 上表“-”代表不提供。
3. 上表“/”代表不適用。
4. 上表“*”代表同一單位不同位置共用一部室外機(組合1)。
5. 上表“**”代表同一單位不同位置共用一部室外機(組合2)。
6. 上表“***”代表同一單位不同位置共用一部室外機(組合3)。
7. 上表“****”代表同一單位不同位置共用一部室外機(組合4)。
8. 上表“^”代表安裝於廚房。

Appliances Schedule – Exhaust Fan 設備說明表 – 抽氣扇

Location 位置	Brand Name 品牌名稱	Model Number 型號	Floor and Flat 樓層及單位																											
			2/F 2樓											3/F, 5/F - 12/F, 15/F - 16/F, 18/F - 23/F & 25/F - 32/F 3樓、5樓至12樓、15樓至16樓、18樓至23樓及25樓至32樓														33/F 33樓		
			A	B	C	D	E	F	G	H	J	K	L	M	A	B	C	D	E	F	G	H	J	K	L	M	N	A	B	C
Master Bathroom 主人浴室	Broan 百朗	DP-B033A	/	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	1	1
Bathroom 浴室			1	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	/	1	/	/
Bathroom 1 浴室 1			/	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	1	1
Lavatory 洗手間			/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	1	1
Kitchen 廚房			/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	1	1

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

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

Notes:

1. The numbers as shown in the above table denotes “the number of appliances provided”.
2. The symbol “-” as shown in the above table denotes “Not Provided”.
3. The symbol “/” as shown in the above table denotes “Not Applicable”.

備註：

1. 上表之數字代表提供的裝置數量。
2. 上表“-”代表不提供。
3. 上表“/”代表不適用。

Appliances Schedule – Dehumidifier 設備說明表 – 抽濕機

Location 位置	Brand Name 品牌名稱	Model Number 型號	Floor and Flat 樓層及單位																											
			2/F 2樓												3/F, 5/F - 12/F, 15/F - 16/F, 18/F - 23/F & 25/F - 32/F 3樓、5樓至12樓、15樓至16樓、18樓至23樓及25樓至32樓												33/F 33樓			
			A	B	C	D	E	F	G	H	J	K	L	M	A	B	C	D	E	F	G	H	J	K	L	M	N	A	B	C
Master Bathroom 主人浴室	Cold Magic 高美	CDH-22R2B	/	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	1	1
Bathroom 浴室			1	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	/	1	/	/
Bathroom 1 浴室 1			/	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	1	1

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

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

Notes:

1. The numbers as shown in the above table denotes “the number of appliances provided”.
2. The symbol “-” as shown in the above table denotes “Not Provided”.
3. The symbol “/” as shown in the above table denotes “Not Applicable”.

備註：

1. 上表之數字代表提供的裝置數量。
2. 上表“-”代表不提供。
3. 上表“/”代表不適用。

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

Location 位置	Mechanical and Electrical Provisions 機電裝置		Floor and Flat 樓層及單位																															
			2/F 2樓													3/F, 5/F - 12/F, 15/F - 16/F, 18/F - 23/F & 25/F - 32/F 3樓、5樓至12樓、15樓至16樓、18樓至23樓及25樓至32樓												33/F 33樓						
	Exposed Type 外露形	Non-exposed Type 非外露形	A	B	C	D	E	F	G	H	J	K	L	M	A	B	C	D	E	F	G	H	J	K	L	M	N	A	B	C	D			
Living Room and Dining Room 客廳及飯廳		Fuse Spur Unit for Window Curtain 接線座供窗簾	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	2	2
		Data Outlet 網絡插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1		
		LAN Port Faceplate 區域網連接埠面板	1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	2	2	2			
		Telephone Outlet 電話插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	2	3	2			
		Data Outlet 網絡插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	2	3	2			
		Lighting Point 燈位	4	6	6	4	4	4	5	4	4	3	4	4	4	4	5	6	4	4	4	5	4	4	3	4	4	5	7	5	4			
		Addressable Smoke Detector with Sounder Base 可定位煙霧探測器連發聲底座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	1	-	-			
		TV/ FM Connection Point 電視 / 電台天線接駁點	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	2	3	2			
		Fuse Spur Unit for Roof Lighting 接線座供天台燈	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-				

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

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

Notes:

1. The numbers as shown in the above table denotes "the number of appliances provided".
2. The symbol "-" as shown in the above table denotes "Not Provided".
3. The symbol "/" as shown in the above table denotes "Not Applicable".

備註：

1. 上表之數字代表提供的裝置數量。
2. 上表 "-" 代表不提供。
3. 上表 "/" 代表不適用。

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

Location 位置	Mechanical and Electrical Provisions 機電裝置		Floor and Flat 樓層及單位																												
			2/F 2樓												3/F, 5/F - 12/F, 15/F - 16/F, 18/F - 23/F & 25/F - 32/F 3樓、5樓至12樓、15樓至16樓、18樓至23樓及25樓至32樓												33/F 33樓				
			Exposed Type 外露形	Non-exposed Type 非外露形	A	B	C	D	E	F	G	H	J	K	L	M	A	B	C	D	E	F	G	H	J	K	L	M	N	A	B
Bedroom 睡房	Twin Socket Outlet 雙位電插座		/	/	1	/	/	1	/	1	1	1	1	1	/	1	/	1	/	/	1	/	1	1	1	1	1	/	/	/	/
	Switched Single Socket Outlet with USB 單位及USB電插座連開關掣		/	/	1	/	/	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	1	/	/	/	/
	TV/ FM Connection Point 電視 / 電台天線接駁點		/	/	1	/	/	1	/	1	1	1	1	1	/	1	/	1	/	/	1	/	1	1	1	1	1	/	/	/	/
	Data Outlet 網絡插座		/	/	1	/	/	1	/	1	1	1	1	1	/	1	/	1	/	/	1	/	1	1	1	1	1	/	/	/	/
	Lighting Switch 燈掣		/	/	2	/	/	2	/	2	2	2	2	2	/	2	/	2	/	/	2	/	2	2	2	2	2	/	/	/	/
	Switch for Air-Conditioner 空調機開關掣		/	/	1	/	/	1	/	1	1	1	1	1	/	1	/	1	/	/	1	/	1	1	1	1	1	/	/	/	/
	Equipment Switch 設備開關掣		/	/	-	/	/	1	/	1	1	1	1	1	/	1	/	-	/	/	1	/	1	1	1	1	1	/	/	/	/
Lighting Point 燈位		/	/	1	/	/	1	/	1	1	1	1	1	/	1	/	1	/	/	1	/	1	1	1	1	1	/	/	/	/	

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

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

Notes:

1. The numbers as shown in the above table denotes “the number of appliances provided”.
2. The symbol “-” as shown in the above table denotes “Not Provided”.
3. The symbol “/” as shown in the above table denotes “Not Applicable”.

備註：

1. 上表之數字代表提供的裝置數量。
2. 上表“-”代表不提供。
3. 上表“/”代表不適用。

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

Location 位置	Mechanical and Electrical Provisions 機電裝置		Floor and Flat 樓層及單位																												
			2/F 2樓													3/F, 5/F - 12/F, 15/F - 16/F, 18/F - 23/F & 25/F - 32/F 3樓、5樓至12樓、15樓至16樓、18樓至23樓及25樓至32樓												33/F 33樓			
			Exposed Type 外露形	Non-exposed Type 非外露形	A	B	C	D	E	F	G	H	J	K	L	M	A	B	C	D	E	F	G	H	J	K	L	M	N	A	B
Bedroom 1 睡房 1	Twin Socket Outlet 雙位電插座		/	1	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	1	2	1	1
	Switched Single Socket Outlet with USB 單位及USB電插座連開關掣		/	1	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	1	1	1	1
	Telephone Outlet 電話插座		/	1	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	1	2	1	1
	TV/ FM Connection Point 電視 / 電台天線接駁點		/	1	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	1	2	1	1
	Data Outlet 網絡插座		/	1	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	1	2	1	1
	Lighting Switch 燈掣		/	1	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	1	1	1	2
	Switch for Air-Conditioner 空調機開關掣		/	1	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	1	1	1	1
	Lighting Point 燈位		/	1	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	1	1	1	1
	Fuse Spur Unit for Window Curtain 接線座供窗簾	/	-	/	/	/	/	/	/	/	/	/	/	/	/	-	/	/	/	/	/	/	/	/	/	/	1	1	1	1	

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

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

Notes:

1. The numbers as shown in the above table denotes "the number of appliances provided".
2. The symbol "-" as shown in the above table denotes "Not Provided".
3. The symbol "/" as shown in the above table denotes "Not Applicable".

備註：

1. 上表之數字代表提供的裝置數量。
2. 上表 "-" 代表不提供。
3. 上表 "/" 代表不適用。

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

Location 位置	Mechanical and Electrical Provisions 機電裝置		Floor and Flat 樓層及單位																												
			2/F 2樓											3/F, 5/F - 12/F, 15/F - 16/F, 18/F - 23/F & 25/F - 32/F 3樓、5樓至12樓、15樓至16樓、18樓至23樓及25樓至32樓											33/F 33樓						
	Exposed Type 外露形	Non-exposed Type 非外露形	A	B	C	D	E	F	G	H	J	K	L	M	A	B	C	D	E	F	G	H	J	K	L	M	N	A	B	C	D
Bedroom 2 睡房 2	Twin Socket Outlet 雙位電插座		/	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	1	1
	Switched Single Socket Outlet with USB 單位及USB電插座連開關掣		/	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	1	1
	Telephone Outlet 電話插座		/	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	1	1
	TV/ FM Connection Point 電視 / 電台天線接駁點		/	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	1	1
	Data Outlet 網絡插座		/	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	1	1
	Lighting Switch 燈掣		/	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	1	2
	Switch for Air-Conditioner 空調機開關掣		/	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	1	1
	Lighting Point 燈位		/	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	1	1
	Equipment Switch 設備開關掣		/	-	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	-	/	-	1
		Fuse Spur Unit for Window Curtain 接線座供窗簾	/	-	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	1	1

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

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

Notes:

1. The numbers as shown in the above table denotes “the number of appliances provided”.
2. The symbol “-” as shown in the above table denotes “Not Provided”.
3. The symbol “/” as shown in the above table denotes “Not Applicable”.

備註：

1. 上表之數字代表提供的裝置數量。
2. 上表“-”代表不提供。
3. 上表“/”代表不適用。

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

Location 位置	Mechanical and Electrical Provisions 機電裝置		Floor and Flat 樓層及單位																												
			2/F 2樓											3/F, 5/F - 12/F, 15/F - 16/F, 18/F - 23/F & 25/F - 32/F 3樓、5樓至12樓、15樓至16樓、18樓至23樓及25樓至32樓											33/F 33樓						
	Exposed Type 外露形	Non-exposed Type 非外露形	A	B	C	D	E	F	G	H	J	K	L	M	A	B	C	D	E	F	G	H	J	K	L	M	N	A	B	C	D
Master Bedroom 主人睡房	Single Socket Outlet 單位電插座		/	-	/	/	/	/	/	/	/	/	/	/	/	/	-	/	/	/	/	/	/	/	/	/	/	-	-	1	2
	Twin Socket Outlet 雙位電插座		/	2	/	/	/	/	/	/	/	/	/	/	/	/	2	/	/	/	/	/	/	/	/	/	/	2	2	2	2
	Switched Single Socket Outlet with USB 單位及USB電插座連開關掣		/	1	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	2	1	1	1
	Telephone Outlet 電話插座		/	1	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	2	2	2	2
	TV/ FM Connection Point 電視 / 電台天線接駁點		/	1	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	2	2	2	2
	Data Outlet 網絡插座		/	1	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	2	2	2	2
	Lighting Switch 燈掣		/	2	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	2	1	3	3
	Switch for Air-Conditioner 空調機開關掣		/	1	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	1	1	1	2
	Lighting Point 燈位		/	2	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	2	1	2	3
	Equipment Switch 設備開關掣		/	1	/	/	/	/	/	/	/	/	/	/	/	/	-	/	/	/	/	/	/	/	/	/	/	1	-	1	1
	Fuse Spur Unit for Window Curtain 接線座供窗簾	/	-	/	/	/	/	/	/	/	/	/	/	/	/	-	/	/	/	/	/	/	/	/	/	/	1	1	1	1	
Study Room 書房	Single Socket Outlet 單位電插座		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	
	Lighting Switch 燈掣		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	
	Switch for Air-Conditioner 空調機開關掣		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

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

Notes:

1. The numbers as shown in the above table denotes “the number of appliances provided”.
2. The symbol “-” as shown in the above table denotes “Not Provided”.
3. The symbol “/” as shown in the above table denotes “Not Applicable”.

備註：

1. 上表之數字代表提供的裝置數量。
2. 上表“-”代表不提供。
3. 上表“/”代表不適用。

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

Location 位置	Mechanical and Electrical Provisions 機電裝置		Floor and Flat 樓層及單位																													
			2/F 2樓													3/F, 5/F - 12/F, 15/F - 16/F, 18/F - 23/F & 25/F - 32/F 3樓、5樓至12樓、15樓至16樓、18樓至23樓及25樓至32樓												33/F 33樓				
	Exposed Type 外露形	Non-exposed Type 非外露形	A	B	C	D	E	F	G	H	J	K	L	M	A	B	C	D	E	F	G	H	J	K	L	M	N	A	B	C	D	
Study Room 書房	Lighting Point 燈位		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	
		Fuse Spur Unit for Window Curtain 接線座供窗簾	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	
Open Kitchen 開放式廚房		Equipment Switch 設備開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	/	1	/	/	
		Power Point for Water Heater 電掣位供熱水爐	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	/	1	/	/
		Switched Single Socket Outlet for Built-in Refrigerator 單位電插座連開關掣供嵌入式 雪櫃	1^	1	1^	1^	1^	1	1^	1^	1^	1^	1^	1^	1^	1^	1^	1^	1^	1	1^	1^	1^	1^	1^	1^	1^	1^	/	1^	/	/
		Switch for Built-in 7-in-1 Steam Oven With Microwave 嵌入式七合一微波蒸焗爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	/	1	/	/
		Switch for Induction Hob 嵌入式電磁煮食爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	/	1	/	/
		Power Point for Built-in 7-in-1 Steam Oven With Microwave 電掣位供嵌入式七合一微波蒸 焗爐	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	/	1	/	/
	Power Point for Induction Hob 電掣位供嵌入式電磁煮食爐	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	/	1	/	/	

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

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

Notes:

1. The numbers as shown in the above table denotes "the number of appliances provided".
2. The symbol "-" as shown in the above table denotes "Not Provided".
3. The symbol "/" as shown in the above table denotes "Not Applicable".
4. The symbol "^" as shown in the above table denotes "Installed in the Living Room and Dining Room".

備註：

1. 上表之數字代表提供的裝置數量。
2. 上表 "-" 代表不提供。
3. 上表 "/" 代表不適用。
4. 上表 "^" 代表安裝於客廳及飯廳。

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

Location 位置	Mechanical and Electrical Provisions 機電裝置		Floor and Flat 樓層及單位																												
			2/F 2樓												3/F, 5/F - 12/F, 15/F - 16/F, 18/F - 23/F & 25/F - 32/F 3樓、5樓至12樓、15樓至16樓、18樓至23樓及25樓至32樓										33/F 33樓						
	Exposed Type 外露形	Non-exposed Type 非外露形	A	B	C	D	E	F	G	H	J	K	L	M	A	B	C	D	E	F	G	H	J	K	L	M	N	A	B	C	D
Open Kitchen 開放式廚房		Sprinkler Head 消防花灑頭	1	1	1	1	1	2	1	1	1	1	2	1	1	1	1	1	1	2	1	1	1	1	2	1	/	4	/	/	
		Switched Single Socket Outlet for Built-in Washer / Dryer 單位電插座連開關掣供嵌入式 洗衣機 / 乾衣機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	/	1	/	/
		Fuse Spur Unit for Kitchen Cabinet Light 接線座供廚櫃燈	-	1	-	-	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-	2	-	-	-	-	-	/	-	/	/
		Fuse Spur Unit for Telescopic Cooker Hood 接線座供拉趟式抽油煙機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	/	1	/	/
		Switched Twins Socket Outlet 雙位電插座連開關掣	-	1	-	1	-	-	-	-	-	-	-	1	-	1	-	-	1	-	-	-	-	-	-	-	1	/	-	/	/
		Switched Twin Socket Outlet with USB 雙位及USB電插座連開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	/	2	/	/
		Lighting Point 燈位	2	4	1	2	2	3	-	-	-	2	2	1	2	1	3	1	2	2	3*	-	-	-	2	2*	1	/	4	/	/
		Sprinkler Head 消防花灑頭	2	1	2	2	2	2	2	2	2	2	2	2	2	2	1	2	2	2	2	2	2	2	2	2	2	/	3	/	/
		Switched Single Socket Outlet for Built-in Wine Climate Cabinet 單位電插座連開關掣供嵌入式 紅酒櫃	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	/	1	/	/

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

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

Notes:

1. The numbers as shown in the above table denotes "the number of appliances provided".
2. The symbol "-" as shown in the above table denotes "Not Provided".
3. The symbol "/" as shown in the above table denotes "Not Applicable".
4. The symbol "^" as shown in the above table denotes "Installed in the Living Room and Dining Room".
5. The symbol "*" as shown in the above table denotes "16/F and 32/F Flat G & M will have one lighting point".
6. The symbol "**" as shown in the above table denotes "32/F Flat L will have one sprinkler head".

備註：

1. 上表之數字代表提供的裝置數量。
2. 上表 "-" 代表不提供。
3. 上表 "/" 代表不適用。
4. 上表 "^" 代表安裝於客廳及飯廳。
5. 上表 "*" 代表16樓及32樓 G及M單位只有 1 個燈位。
6. 上表 "**" 代表32樓 L單位只有 1 個消防花灑頭。

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

Location 位置	Mechanical and Electrical Provisions 機電裝置		Floor and Flat 樓層及單位																														
			2/F 2樓												3/F, 5/F - 12/F, 15/F - 16/F, 18/F - 23/F & 25/F - 32/F 3樓、5樓至12樓、15樓至16樓、18樓至23樓及25樓至32樓												33/F 33樓						
			Exposed Type 外露形	Non-exposed Type 非外露形	A	B	C	D	E	F	G	H	J	K	L	M	A	B	C	D	E	F	G	H	J	K	L	M	N	A	B	C	D
Kitchen 廚房		Switched Single Socket Outlet 單位電插座連開關掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	-	-
		Switched Twins Socket Outlet 雙位電插座連開關掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	-	-
		Fuse Spur Unit for Kitchen Cabinet Light 接線座供廚櫃燈	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	1	1	
		Fuse Spur Unit for Telescopic Cooker Hood 接線座供拉趟式抽油煙機	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	1	1	
		Switched Twin Socket Outlet with USB 雙位及USB電插座連開關掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	2	/	1	2	
		Switched Twins Socket Outlet 雙位電插座連開關掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	2	/	1	-	
		Lighting Switch 燈掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	1	1	
		Equipment Switch 設備開關掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	1	1	
		Fuse Spur Unit for Exhaust Fan 接線座供抽氣扇	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	1	1	
		Data Outlet 網絡插座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	2	/	1	1	
		LAN Port Faceplate 區域網連接埠面板	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	3	/	-	-	
		Switched Single Socket Outlet for Built-in Washer / Dryer 單位電插座連開關掣供嵌入式洗衣機 / 乾衣機	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	1	1	
	Switched Single Socket Outlet for Built-in Wine Climate Cabinet 單位電插座連開關掣供嵌入式紅酒櫃	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	1	1		

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

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

Notes:

1. The numbers as shown in the above table denotes "the number of appliances provided".
2. The symbol "-" as shown in the above table denotes "Not Provided".
3. The symbol "/" as shown in the above table denotes "Not Applicable".

備註：

1. 上表之數字代表提供的裝置數量。
2. 上表 "-" 代表不提供。
3. 上表 "/" 代表不適用。

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

Location 位置	Mechanical and Electrical Provisions 機電裝置		Floor and Flat 樓層及單位																												
			2/F 2樓												3/F, 5/F - 12/F, 15/F - 16/F, 18/F - 23/F & 25/F - 32/F 3樓、5樓至12樓、15樓至16樓、18樓至23樓及25樓至32樓										33/F 33樓						
	Exposed Type 外露形	Non-exposed Type 非外露形	A	B	C	D	E	F	G	H	J	K	L	M	A	B	C	D	E	F	G	H	J	K	L	M	N	A	B	C	D
Bathroom 浴室	Lighting Point 燈位		4	/	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	/	4	/	/	
		Single Socket Outlet with USB Charger 單位電插座連USB	1	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	/	1	/	/
		Fused Spur Unit for Exhaust Fan 接線座供抽氣扇	1	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	/	1	/	/
		Fused Spur Unit for Dehumidifier 接線座供抽濕機	1	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	/	1	/	/
		Power Point for Water Heater 電掣位供熱水爐	1	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	/	1	/	/
		Fused Spur Unit for Cabinet Light 接線座供櫃燈	1	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	/	1	/	/
Bathroom 1 浴室 1	Lighting Point 燈位		/	4	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	5	/	4	4	
		Single Socket Outlet with USB Charger 單位電插座連USB	/	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	1	1	
		Fused Spur Unit for Exhaust Fan 接線座供抽氣扇	/	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	1	1	
		Fused Spur Unit for Dehumidifier 接線座供抽濕機	/	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	1	1	
		Power Point for Water Heater 電掣位供熱水爐	/	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	1	1	
		Fused Spur Unit for Cabinet Light 接線座供櫃燈	/	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	1	1	

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

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

Notes:

1. The numbers as shown in the above table denotes "the number of appliances provided".
2. The symbol "-" as shown in the above table denotes "Not Provided".
3. The symbol "/" as shown in the above table denotes "Not Applicable".

備註：

1. 上表之數字代表提供的裝置數量。
2. 上表 "-" 代表不提供。
3. 上表 "/" 代表不適用。

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

Location 位置	Mechanical and Electrical Provisions 機電裝置		Floor and Flat 樓層及單位																													
			2/F 2樓												3/F, 5/F - 12/F, 15/F - 16/F, 18/F - 23/F & 25/F - 32/F 3樓、5樓至12樓、15樓至16樓、18樓至23樓及25樓至32樓												33/F 33樓					
	Exposed Type 外露形	Non-exposed Type 非外露形	A	B	C	D	E	F	G	H	J	K	L	M	A	B	C	D	E	F	G	H	J	K	L	M	N	A	B	C	D	
Utility Room 工作間	Lighting Point 燈位		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	1	1
	Switched Single Socket Outlet 單位電插座連開關掣		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	1	1
	Lighting Switch 燈掣		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	1	3	
	Switch for Air-Conditioner 空調機開關掣		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	1	1	
		Distribution Board 配電箱	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	-	/	-	1	
		Fuse Spur Unit for Roof Lighting 接線座供天台燈	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	1	1	
	Equipment Switch 設備開關掣		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	1	1		
Lavatory 洗手間	Lighting Point 燈位		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	1	1		
		Fused Spur Unit for Exhaust Fan 接線座供抽氣扇	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	1	1		
		Power Point for Water Heater 電掣位供熱水爐	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	1	1		
Common Flat Roof 公共平台	Water proof switch for Air-Conditioner 防水掣供空調機		/	3	2	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/		

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

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

Notes:

1. The numbers as shown in the above table denotes "the number of appliances provided".
2. The symbol "-" as shown in the above table denotes "Not Provided".
3. The symbol "/" as shown in the above table denotes "Not Applicable".

備註：

1. 上表之數字代表提供的裝置數量。
2. 上表 "-" 代表不提供。
3. 上表 "/" 代表不適用。

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

Location 位置	Mechanical and Electrical Provisions 機電裝置		Floor and Flat 樓層及單位																												
			2/F 2樓													3/F, 5/F - 12/F, 15/F - 16/F, 18/F - 23/F & 25/F - 32/F 3樓、5樓至12樓、15樓至16樓、18樓至23樓及25樓至32樓												33/F 33樓			
			Exposed Type 外露形	Non-exposed Type 非外露形	A	B	C	D	E	F	G	H	J	K	L	M	A	B	C	D	E	F	G	H	J	K	L	M	N	A	B
Master Bathroom 主人浴室	Lighting Point 燈位		/	5	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	5	/	5	5
	Single Socket Outlet with USB Charger 單位電插座連USB		/	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	-	/	-	-
		Single Socket Outlet with USB Charger 單位電插座連USB	/	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	1	1
		Fused Spur Unit for Exhaust Fan 接線座供抽氣扇	/	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	1	1
		Fused Spur Unit for Dehumidifier 接線座供抽濕機	/	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	1	1
		Power Point for Water Heater 電掣位供熱水爐	/	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	2	/	1	1
	Fused Spur Unit for Cabinet Light 接線座供櫃燈	/	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	1	1	

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

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

Notes:

1. The numbers as shown in the above table denotes "the number of appliances provided".
2. The symbol "-" as shown in the above table denotes "Not Provided".
3. The symbol "/" as shown in the above table denotes "Not Applicable".

備註：

1. 上表之數字代表提供的裝置數量。
2. 上表 "-" 代表不提供。
3. 上表 "/" 代表不適用。

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

Location 位置	Mechanical and Electrical Provisions 機電裝置		Floor and Flat 樓層及單位																												
			2/F 2樓											3/F, 5/F - 12/F, 15/F - 16/F, 18/F - 23/F & 25/F - 32/F 3樓、5樓至12樓、15樓至16樓、18樓至23樓及25樓至32樓											33/F 33樓						
	Exposed Type 外露形	Non-exposed Type 非外露形	A	B	C	D	E	F	G	H	J	K	L	M	A	B	C	D	E	F	G	H	J	K	L	M	N	A	B	C	D
Private Flat Roof 私人平台	Lighting Point 燈位		4	18	4	6	3	7	3	4	4	6	8	3	/	/	/	/	/	/	/	/	/	/	/	/	/	22	11	17	18
	Water Proof Switched Single Socket Outlet 防水單位電插座連開關掣		1	2	1	1	1	1	1	1	1	1	1	1	/	/	/	/	/	/	/	/	/	/	/	/	/	4	3	3	3
		Switch for BBQ Equipment 燒烤爐開關掣	-	-	-	-	-	-	-	-	-	-	-	-	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	1	1
		Switch for Jacuzzi 按摩浴缸開關掣	-	-	-	-	-	-	-	-	-	-	-	-	/	/	/	/	/	/	/	/	/	/	/	/	/	1	-	-	-
		Fuse Spur Unit for Lighting 接線座供燈	1	2	1	1	1	1	1	1	1	1	1	1	/	/	/	/	/	/	/	/	/	/	/	/	/	2	1	1	1
	Water Proof Switch for Air-Conditioner 防水掣供空調機	1	-	-	1	1	2	1	2	2	2	2	2	/	/	/	/	/	/	/	/	/	/	/	/	/	-	-	-	-	
Air-Conditioner Flat Roof 空調機平台	Water Proof Switch for Air-Conditioner 防水掣供空調機		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	4	2	3	3	
Balcony 露台	Lighting Point 燈位		/	/	/	/	/	/	/	/	/	/	/	/	1	1	1	1	1	1	1	1	1	1	1	1	1	/	/	1	1
		Water Proof Switch for Air-Conditioner 防水掣供空調機	/	/	/	/	/	/	/	/	/	/	/	/	1	2	2	2	1	1	2	1	2	2	2	2	2	-	/	-	-
Utility Platform 工作平台	Lighting Point 燈位		/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	1	/	/	/	/
		Water Proof Switch for Air-Conditioner 防水掣供空調機	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	-	/	/	/
Staircase 樓梯	Lighting Point 燈位		/	12	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

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

Notes:

1. The numbers as shown in the above table denotes "the number of appliances provided".
2. The symbol "-" as shown in the above table denotes "Not Provided".
3. The symbol "/" as shown in the above table denotes "Not Applicable".

備註：

1. 上表之數字代表提供的裝置數量。
2. 上表 "-" 代表不提供。
3. 上表 "/" 代表不適用。

SERVICE AGREEMENTS 服務協議

Potable and flushing water is supplied by the Water Supplies Department.
Electricity is supplied by The Hongkong Electric Company, Limited

食水及沖廁水由水務署供應。
電力由香港電燈有限公司供應。

GOVERNMENT RENT 地稅

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

賣方將會繳付/已繳付(視情況而定)有關住宅物業之地稅直至及包括相關住宅物業之轉讓契日期。

MISCELLANEOUS PAYMENTS BY PURCHASER 買方的雜項付款

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

Remarks:

1. On that delivery, the purchaser should in fact reimburse the manager of the Development for the deposits for water and electricity and pay to the manager of the Development a debris removal fee, or where the owner has paid that debris removal fee, the purchaser shall reimburse the owner for the same.
2. There is no gas deposit to be reimbursed by the purchaser.

1. 在向買方交付住宅物業空置情況下的管有權時，買方須負責向擁有人補還水及電力的按金。
2. 在交付時，買方無須向擁有人支付清理廢料的費用。

備註：

1. 在交付時，買方事實上須向發展項目的管理人補還水及電力的按金及支付清理廢料的費用，或如擁有人已支付清理廢料的費用，買方須向擁有人補還清理廢料的費用。
2. 沒有氣體按金須由買方補還。

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

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

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

Not Applicable.

不適用。

MODIFICATION 修訂

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

本發展項目現時沒有向政府提出申請修訂批地文件。

1. No Gas Supply to Residential Properties

No gas pipes for the supply of Town Gas to residential properties will be installed.

2. Operation of Gondola

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

3. Air-conditioner Outdoor Units

Air-conditioner Outdoor Units of residential properties are located:

2/F residential units: above private flat roof at 2/F or common flat roof at 2/F.

3/F, 5/F-12/F, 15/F-16/F, 18/F-23/F & 25/F-32/F residential units: above balconies or above utility platforms at the same floor.

33/F residential units: air-conditioner flat roof at Roof

4. Signages

There will be backlit signages on the external walls of the Development on G/F. The backlit signages may be lit on during night time. Prospective purchasers should note the possible impact (if any) of the illumination of the said signages on individual residential properties.

5. Exhaust Louvers

There may be exhaust louvers connecting from the shops/restaurants on LG/F for exhaust from air-conditioning system or in connection with the business (including restaurant, if any) to be carried on at the shops/restaurants on LG/F. The alignment and position of the exhaust louvers may be changed from time to time and are subject to compliance with the relevant statutory requirements and/or directions from the relevant government authorities. Prospective purchasers should note the possible impact (if any) of such exhaust louvers on individual residential properties.

6. Communal Aerial Broadcast Distribution System/ Lightning Pole/ Chimney for Emergency Generator Room/ Air-conditioner Outdoor Units

Description	Location
Communal Aerial Broadcast Distribution System	Upper Roof
Lightning Pole	Upper Roof
Chimney for Emergency Generator Room	Upper Roof
Air-conditioner Outdoor Unit (for commercial accommodation & clubhouse)	G/F, 1/F air-conditioner platforms

Prospective purchasers should note the impact (if any) of the above facilities on individual residential properties.

1. 沒有氣體燃料供應至住宅物業

住宅物業內沒有安裝供應煤氣氣體喉。

2. 吊船之運作

在發展項目外牆進行由管理人安排的清洗及保養期間，吊船將會在發展項目住宅物業之窗戶外及平台及天台（如有）對上的空間操作。

3. 空調室外機

住宅物業之空調室外機置於：

2樓住宅單位：2樓的私人平台上方或2樓公共平台。

3樓、5樓至12樓、15樓至16樓、18樓至23樓及25樓至32樓住宅單位：同一層的露台上方或工作平台上方。

33樓住宅單位：天台空調機平台。

4. 廣告牌

發展項目地下外牆設有燈箱廣告牌。燈箱廣告牌可能會於夜間開啟。準買家應注意上述燈箱廣告牌對個別住宅物業可能造成的影響（如有）。

5. 排氣口

地下低層商舖/餐廳或會安裝排氣口以連接空調機系統或為地下低層商舖/餐廳內經營的業務（包括餐廳(如有)）作有關的排氣。排氣口的排列及位置或會不時更改，並須符合相關法例要求及/或有關政府部門的指引。準買家應注意上述排氣口對個別住宅物業可能造成的影響（如有）。

6. 公共天線系統/ 避雷針/ 緊急發電機機房煙囪/ 空調室外機

描述	位置
公共天線系統	上層天台
避雷針	上層天台
緊急發電機機房煙囪	上層天台
空調室外機 (供商業樓宇及會所用)	地下、1樓空調機平台

準買家應注意上述設施對個別住宅物業可能造成的影響（如有）。

The address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance is: www.kennedy38.com

賣方為施行《一手住宅物業銷售條例》第2部而就發展項目指定的互聯網網站的網址為：
www.kennedy38.com

Breakdown of the GFA Concessions Obtained for All Features

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

獲寬免總樓面面積的設施分項

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

Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		Area (m2) 面積(平方米)
1	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方(公共交通總站除外)	Not Applicable 不適用
2	Plant rooms and similar services 機房及相類設施	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage 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》(《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(訊播室)、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等	146.520
2.2	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由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	Not Applicable 不適用
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、送風櫃房等	13.901

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		Area (m2) 面積(平方米)
3	Balcony 露台	355.122
4	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	Not Applicable 不適用
5	Communal sky garden 公用空中花園	Not Applicable 不適用
6	Acoustic fin 隔聲簷	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	136.800
9	Utility platform 工作平台	21.000
10	Noise barrier 隔音屏障	Not Applicable 不適用

Amenity Features 適意設施		Area (m2) 面積(平方米)
11	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office 管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處	14.282
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空間、機房、游泳池的濾水機房、有蓋人行道等	477.619
13	Covered landscaped and play area 有蓋園景區及遊樂場地	229.731
14	Horizontal screen/covered walkways and trellis 橫向屏障/有蓋人行道及花棚	Not Applicable 不適用
15	Larger lift shaft 擴大升降機槽	98.156
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的機房，例如鍋爐房、衛星電視共用天線房	Not Applicable 不適用
18	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽及垂直立管	45.252
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及氣槽	Not Applicable 不適用
20	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	Not Applicable 不適用
21	Void in duplex domestic flat and house 複式住宅單位及洋房的中空空間	Not Applicable 不適用
22	Sunshade and reflector 遮陽篷及反光罩	Not Applicable 不適用
23	Projecting planters and minor projections such as A/C box, A/C platform, window cill and projecting window 伸出式花槽及小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	Not Applicable 不適用
24	Other projection such as A/C box and platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway 《作業備考》APP-19 第3(b)及3(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台，及維修通道	Not Applicable 不適用

Other Exempted Items 其他項目		Area (m2) 面積(平方米)
25	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	354.639
26	Covered area under large projecting/ overhanging feature 大型伸出/外懸設施下的有蓋地方	Not Applicable 不適用
27	Public transport terminus 公共交通總站	Not Applicable 不適用
28	Party structure and common staircase 共用構築物及公用樓梯	Not Applicable 不適用
29	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	Not Applicable 不適用

30	Public passage 公眾通道	Not Applicable 不適用
31	Covered set back area 有蓋的後移部分	Not Applicable 不適用
Bonus GFA 額外總樓面面積		Area (m2) 面積(平方米)
32	Bonus GFA 額外總樓面面積	Not Applicable 不適用
Additional Green Features under Joint Practice Note (No. 8) 根據聯合作業備考 (第8號) 提供的額外環保設施		Area (m2) 面積(平方米)
33	Building adopting Modular Integrated Construction 採用「組裝合成」建築法的樓宇	Not Applicable 不適用

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

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

Environmental Assessment of the Building

建築物的環境評估

Green Building Certification

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

SILVER



SILVER
銀級
HKGBC
BEAM Plus
綠建環評

Application no.: FAS0028/24

綠色建築認證

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

銀級



SILVER
銀級
HKGBC
BEAM Plus
綠建環評

申請編號: FAS0028/24

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

發展項目的公用部分的預計能量表現或消耗

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

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

Part I 第 I 部分	
Provision of Central Air Conditioning 提供中央空調	YES 是
Provision of Energy Efficient Features 提供具能源效益的設施	YES 是
Energy Efficient Features proposed:- 擬安裝的具能源效益的設施:-	1. High efficient of performance air-conditioning units; 2. LED Lighting fittings; 3. High efficient water heater. 1. 高效能系數空調機; 2. 發光二極管照明燈具; 3. 高效能系數熱水爐。

Part II: The predicted annual energy use of the proposed building/ part of building (Note 1) :- 第 II 部分: 擬興建樓宇/部分樓宇預計每年能源消耗量 (註腳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 (Note 3) 有使用中央屋宇裝備裝置的部分 (註腳3)	4475.044	109.38	Not Applicable 不適用	99.90	Not Applicable 不適用

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

Notes:

- In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.
The predicted annual energy use, in terms of electricity consumption (kWh/m²/annum) and town gas/LPG consumption (unit/m²/annum), of the development by the internal floor area served, where:-
(a) "total annual energy use" has the same meaning of "annual energy use" in the BEAM Plus New Buildings (current version); and
(b) "internal floor area", in relation to a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
- "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" in the BEAM Plus New Buildings (current version).
- "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.

註腳:

- 一般而言，一棟樓宇的預計「每年能源消耗量」愈低，其節約能源的效益愈高。如一棟樓宇預計的「每年能源消耗量」低於該樓宇的「基線樓宇每年能源消耗量」，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。
預計每年能源消耗量 [以耗電量 (千瓦小時/平方米/年) 及煤氣/石油氣消耗量 (用量單位/平方米/年) 計算]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中:-
(a) 「每年能源消耗量」與新建樓宇 BEAM Plus 標準 (現行版本) 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。
- 「基準樓宇」與新建樓宇 BEAM Plus 標準 (現行版本) 中的「基準建築物模式 (零分標準)」具有相同涵義。
- 「中央屋宇裝備裝置」與機電工程署發出的《屋宇裝備裝置能源效益實務守則》中的涵義相同。

Date of printing of this Sales Brochure: 19 October 2021

本售樓說明書印製日期：2021年10月19日

POSSIBLE FUTURE CHANGE 日後可能出現的改變

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

發展項目及其周邊地區日後可能出現改變。

Examination / Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
19 January 2022 2022年1月19日	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
19 April 2022 2022年4月19日	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
	AJ1	Updated the outline zoning plan etc. relating to the development. 更新關乎發展項目的分區計劃大綱圖等。
	AK	Updated the layout plan of the development. 更新發展項目的布局圖。
	AL3, AL9	Updated the floor plans of residential properties in the development. 更新發展項目的住宅物業的樓面平面圖。
	AT1, AT2	Updated the cross-section plan of building in the development. 更新發展項目中的建築物的橫截面圖。
	AU1, AU2	Updated the elevation plan. 更新立面圖。
	AX14	Revised some of the information in fittings, finishes and appliances. 修訂裝置、裝修物料及設備的部分資料。
	BG2	Updated the information in application for concession on gross floor area of building. 更新申請建築物總樓面面積寬免的資料。
19 July 2022 2022年7月19日	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
	AI3, AI4	Updated the aerial photograph of the development. 更新發展項目的鳥瞰照片。
	AL9	Updated the floor plans of residential properties in the development. 更新發展項目的住宅物業的樓面平面圖。
	AV	Updated the information on common facilities in the development. 更新發展項目中的公用設施的資料。
19 October 2022 2022年10月19日	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
	AI1, AI2	Updated the aerial photograph of the development. 更新發展項目的鳥瞰照片。
	AI3, AI4	Deleted the aerial photograph of the development. 刪除發展項目的鳥瞰照片。
	AX18, AX19, AX23, AX24, AX26, AX27, AX28, AX29, AX30, AX37	Revised some of the information in fittings, finishes and appliances. 修訂裝置、裝修物料及設備的部分資料。

Examination / Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
19 January 2023 2023年1月19日	AC	Updated the information on the development. 更新發展項目的資料。
	AF1, AF2	Updated the information on design of the development. 更新發展項目的設計的資料。
	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
	AJ1	Updated the outline zoning plan etc. relating to the development. 更新關於發展項目的分區計劃大綱圖等。
	AK	Updated the layout plan of the development. 更新發展項目的布局圖。
	AU2	Updated the elevation plan. 更新立面圖。
	AX3	Revised some of the information in fittings, finishes and appliances. 修訂裝置、裝修物料及設備的部分資料。
19 April 2023 2023年4月19日	AB3, AB6	Updated the notes to purchasers of first-hand residential properties. 更新一手住宅物業買家須知。
	AC	Updated the information on the development. 更新發展項目的資料。
	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
	AI2	Updated the aerial photograph of the development. 更新發展項目的鳥瞰照片。
11 May 2023 2023年5月11日	AX31	Revised some of the information in fittings, finishes and appliances. 修訂裝置、裝修物料及設備的部分資料。
11 August 2023 2023年8月11日	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
	AI3	Updated the aerial photograph of the development. 更新發展項目的鳥瞰照片。
	AP1, AP2, AP3, AP4	Updated the summary of deed of mutual covenant. 更新公契的摘要。
	AW	Updated the inspection of plans and deed of mutual covenant. 更新閱覽圖則及公契。

Examination / Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
11 November 2023 2023年11月11日	AG	Updated the information on property management. 更新物業管理的資料。
	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
	AJ1	Updated the outline zoning plan etc. relating to the development. 更新關乎發展項目的分區計劃大綱圖等。
	BG1, BG2, BG3, BG4, BG5	Updated the information in application for concession on gross floor area of building. 更新申請建築物總樓面面積寬免的資料。
8 February 2024 2024年2月8日	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
	AI1, AI2	Updated the aerial photograph of the development. 更新發展項目的鳥瞰照片。
	AI3	Deleted the aerial photograph of the development. 刪除發展項目的鳥瞰照片。
	AX37	Revised some of the information in fittings, finishes and appliances. 修訂裝置、裝修物料及設備的部分資料。
8 May 2024 2024年5月8日	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
	AI1, AI2	Updated the aerial photograph of the development. 更新發展項目的鳥瞰照片。
8 August 2024 2024年8月8日	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
8 November 2024 2024年11月8日	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
	AI1	Updated the aerial photograph of the development. 更新發展項目的鳥瞰照片。
	AI2	Deleted the aerial photograph of the development. 刪除發展項目的鳥瞰照片。
	BG3	Updated the information in application for concession on gross floor area of building. 更新申請建築物總樓面面積寬免的資料。

Examination / Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
8 February 2025 2025年2月8日	AD	Updated the information on vendor and others involved in the development. 更新賣方及有參與發展項目的其他人的資料。
	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
	AI2, AI3	Updated the aerial photograph of the development. 更新發展項目的鳥瞰照片。
	BG1, BG2	Updated the information in application for concession on gross floor area of building. 更新申請建築物總樓面面積寬免的資料。
8 May 2025 2025年5月8日	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
	AI2, AI3	Updated the aerial photograph of the development. 更新發展項目的鳥瞰照片。
8 August 2025 2025年8月8日	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
8 November 2025 2025年11月8日	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
	AI2	Updated the aerial photograph of the development. 更新發展項目的鳥瞰照片。
	AI3	Deleted the aerial photograph of the development. 刪除發展項目的鳥瞰照片。
8 February 2026 2026年2月8日	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。

