

J LOFT

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SALES BROCHURE 售樓說明書



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NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.

- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans¹ as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property². The external and internal dimensions of residential properties as provided

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

² According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following —
(i) the external dimensions of each residential property;
(ii) the internal dimensions of each residential property;
(iii) the thickness of the internal partitions of each residential property;
(iv) the external dimensions of individual compartments in each residential property.

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

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.

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.
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
Transport and Housing Bureau
July 2021

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。

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及內部尺寸²。售樓說明書所提供有關住宅物業外部及內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 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，關於相當可能對享有有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
 - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
 - 室內和外部的裝置、裝修物料和設備；
 - 管理費按甚麼基準分擔；
 - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
 - 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

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

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。

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。

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

可人士批予延期後的14日內，向買家提供有關延期證明書的文本。

- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

網址：www.srpa.gov.hk
電話：2817 3313
電郵：enquiry_srpa@hd.gov.hk
傳真：2219 2220

其他相關聯絡資料：

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

地產代理監管局
網址：www.eaa.org.hk
電話：2111 2777
電郵：enquiry@eaa.org.hk
傳真：2598 9596

香港地產建設商會
電話：2826 0111
傳真：2845 2521

運輸及房屋局
一手住宅物業銷售監管局
2021年7月

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

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

No.93 Apliu Street*

* The provisional street number is subject to confirmation when the Development is completed.

Total number of storeys of the multi-unit building

21 Storeys (excluding Main Roof, Upper Roof and Top Roof)

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

G/F, 1/F-2/F, 5/F-12/F, 15/F-23/F, 25/F, Main Roof, Upper Roof and Top Roof

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

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

Refuge Floor (if any) of the multi-unit building

Not Applicable

The Development is an uncompleted development

- The estimated material date for the Development, as provided by the Authorized Person for the Development is 31 July 2023.
- The above estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.
- Under the land grant, the consent of the Director of Lands is not required to be given for the sale and purchase. For the purpose of the agreement for sale and purchase, the Development is deemed to be completed on the date on which an occupation permit for the building in the Development is issued.

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

鴨寮街93號*

*此臨時門牌號數並有待期發展項目落成時確認

該幢多單位建築物的該幢多單位建築物的樓層的總數

21層 (不包括天台、上層天台及頂層天台)

發展項目的經批准的建築圖則所規定的該幢多單位建築物內的樓層號數

地下、1至2樓、5至12樓、15至23樓、25樓、天台、上層天台及頂層天台

該幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數

不設3樓、4樓、13樓、14樓、24樓

該幢多單位建築物內的庇護層 (如有的話)

不適用

本發展項目為未落成發展項目

- 由發展項目的認可人士提供的發展項目的預計關鍵日期為2023年7月31日。
- 上述預計關鍵日期，是受到買賣合約所允許的任何延期所規限的。
- 根據批地文件，進行該項買賣，不需獲地政總署署長同意。為買賣合約的目的，發展項目當作在佔用許可證就發展項目中的該幢建築物發出的日期落成。

02 INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

賣方及有參與發展項目的其他人的資料

Vendor

ASCEND SPEED LIMITED

Holding companies of the Vendor

Affluence Investments Company Limited
Paradise Glory Group Limited

Authorized Person for the Development

Mr. Tse Chi Ming

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

Philip Tse & Associates Limited

Building contractor for the Development

Win Lee Building Engineering Limited

Vendor's solicitors

Lo & Lo Solicitors & Notaries Public

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

Not Applicable

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

Affluence Investments Company Limited

賣方

喜雋發展有限公司

賣方的控權公司

Affluence Investments Company Limited
Paradise Glory Group Limited

發展項目的認可人士

謝志明先生

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團

Philip Tse & Associates Limited

發展項目的承建商

榮利建造工程有限公司

賣方的代表律師

羅文錦律師樓

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名稱

不適用

已為發展項目的建造提供貸款的任何其他人

Affluence Investments Company Limited

03 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

(a) The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an Authorized Person for the Development. 賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人。	Not Applicable 不適用
(b) The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an Authorized Person. 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人。	Not Applicable 不適用
(c) The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an Authorized Person. 賣方或該項目的承建商屬法團，而該賣方或承建商 (或該賣方的控權公司) 的董事或秘書屬上述認可人士的家人。	No 否
(d) The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an associate of such an a Authorized Person. 賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	Not Applicable 不適用
(e) The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an Authorized Person. 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人。	Not Applicable 不適用
(f) The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an Authorized Person. 賣方或該項目的承建商屬法團，而該賣方或承建商 (或該賣方的控權公司) 的董事或秘書屬上述認可人士的有聯繫人士的家人。	No 否
(g) The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development. 賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	Not Applicable 不適用
(h) The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development. 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	Not Applicable 不適用
(i) The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors. 賣方或該項目的承建商屬法團，而該賣方或承建商 (或該賣方的控權公司) 的董事或秘書屬上述律師事務所的經營人的家人。	No 否
(j) The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and an Authorized Person for the Development, or an associate of such an Authorized Person, holds at least 10% of the issued shares in that Vendor, holding company or contractor. 賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少 10% 的已發行股份。	No 否
(k) The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and such an Authorized Person, or such an associate, holds at least 1% of the issued shares in that Vendor, holding company or contractor. 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少 1% 的已發行股份。	No 否
(l) The Vendor or a building contractor for the Development is a corporation, and such an Authorized Person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor. 賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書。	No 否
(m) The Vendor or a building contractor for the Development is a partnership, and such an Authorized Person, or such an associate, is an employee of that Vendor or contractor. 賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員。	Not Applicable 不適用

03 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

<p>(n) The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that Vendor, holding company or contractor. 賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少 10% 的已發行股份。</p>	<p>No 否</p>
<p>(o) The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor, holding company or contractor. 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少 1% 的已發行股份。</p>	<p>No 否</p>
<p>(p) The Vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor. 賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書。</p>	<p>No 否</p>
<p>(q) The Vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor. 賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員。</p>	<p>Not Applicable 不適用</p>
<p>(r) The Vendor or a building contractor for the Development is a corporation, and the corporation of which an Authorized Person for the Development is a director or employee in his or her professional capacity is an associate corporation of that Vendor or contractor or of a holding company of that Vendor. 賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身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。</p>	<p>No 否</p>
<p>(s) The Vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that Vendor. 賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。</p>	<p>No 否</p>

04 INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

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

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

There will be curtain walls forming part of the enclosing walls of the Development.
發展項目將會有構成圍封牆的一部分的幕牆。

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

Schedule of the total area of the non-structural prefabricated external walls and curtain walls of each residential property 每個住宅物業的非結構的預製外牆及幕牆的總面積表

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)	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)
5/F 5樓	A	0.984	0.814
	B	-	0.326
	C	-	0.4
	D	-	0.437
	E	0.776	0.415
6/F-12/F 6樓至12樓	A	1.113	0.814
	B	-	0.326
	C	-	0.4
	D	-	0.437
	E	0.905	0.415
15/F 15樓	A	1.197	0.814
	B	-	0.326
	C	-	0.4
	D	-	0.437
	E	1.048	0.415
16/F-19/F 16樓至19樓	A	1.197	0.814
	B	-	0.474
	C	-	0.4
	D	-	0.437
	E	1.16	0.416
20/F-23/F 20樓至23樓	A	1.197	0.814
	B	-	0.891
	C	-	0.617
	E	1.16	0.408
25/F 25樓	A	0.752	0.903
	B	0.465	1.26

Note: 3/F, 4/F, 13/F, 14/F and 24/F are omitted.
備註：不設3樓、4樓、13樓、14樓、24樓。

05 INFORMATION ON PROPERTY MANAGEMENT

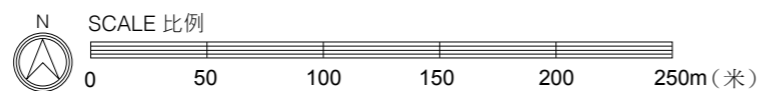
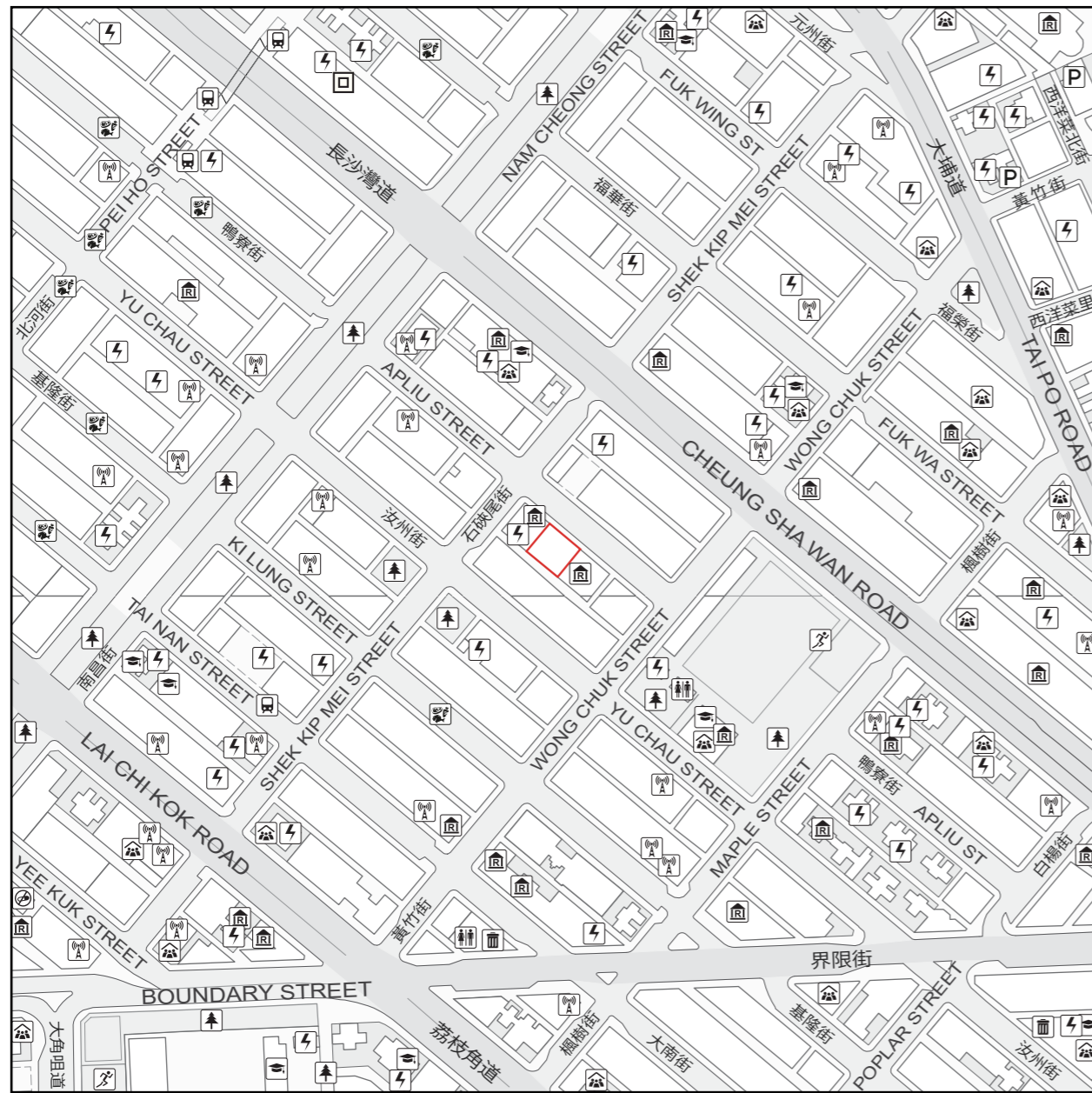
物業管理的資料


The person appointed as the manager of the Development under the latest draft deed of mutual covenant
Pakco Property Services Limited

根據有關公契的最新擬稿，獲委任為發展項目管理人的人
柏高物業服務有限公司

06 LOCATION PLAN OF THE DEVELOPMENT

發展項目的所在位置圖



 Boundary of the Development
發展項目邊界

The Map is provided by the Hong Kong GeoData Store and intellectual property rights are owned by the Government of the HKSAR.
地圖由香港地理數據站提供，香港特別行政區政府為知識產權擁有人。

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：

SAI YEUNG CHOI LANE	西洋菜里	UN CHAU STREET	元州街
SAI YEUNG CHOI STREET NORTH	西洋菜北街	YEE KUK STREET	醫局街
TAI KOK TSUI ROAD	大角咀道		

This location plan is prepared by the Vendor with reference to the Digital Topographic Map No. T11-NW-B dated 28 April 2022 and No. T11-NW-D dated 28 April 2022 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2022年4月28日出版之數碼地形圖，圖幅編號T11-NW-B及2022年4月28日出版之數碼地形圖，圖幅編號T11-NW-D，有需要處經修正處理。

NOTATION 圖例

- | | | | |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
|  | Ventilation Shaft for the Mass Transit
香港鐵路的通風井 |  | Market (including Wet Market and Wholesale Market)
市場(包括濕貨市場及批發市場) |
|  | Power Plant (including Electricity Sub-stations)
發電廠(包括電力分站) |  | Public Transport Terminal (including Rail Station)
公共交通總站(包括鐵路車站) |
|  | Addiction Treatment Centre
戒毒院所 |  | Public Utility Installation
公用事業設施裝置 |
|  | Refuse Collection Point
垃圾收集站 |  | Religious Institution (including Church, Temple and Tsz Tong)
宗教場所(包括教堂、廟宇及祠堂) |
|  | Public Carpark (including Lorry Park)
公眾停車場(包括貨車停泊處) |  | School (including Kindergarten)
學校(包括幼稚園) |
|  | 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) |  | Sports Facilities (including Sports Ground and Swimming Pool)
體育設施(包括運動場及游泳池) |
|  | Public Convenience
公廁 |  | Public Park
公園 |

Notes:

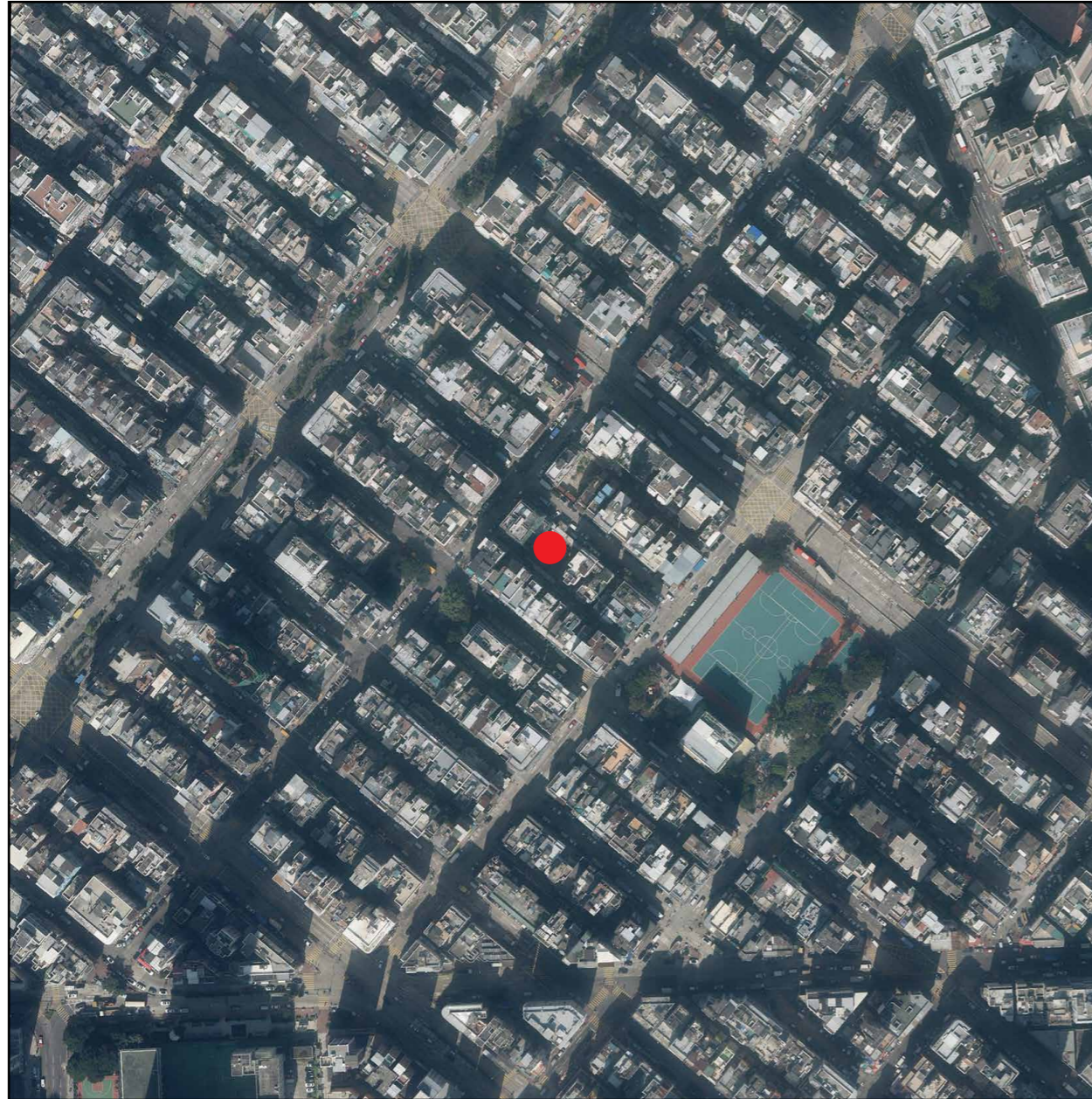
- The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
- The location plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance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

備註：

- 賣方建議準買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 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》所規定的範圍。

07 AERIAL PHOTOGRAPH OF THE DEVELOPMENT

發展項目的鳥瞰照片



● Location of the Development
發展項目的位置

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香港特別行政區政府地政總署測繪處 © 版權所有，未經許可，不得複製。

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. E117268C, dated 7 December 2020.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E117268C，飛行日期：2020年12月7日。

Notes:

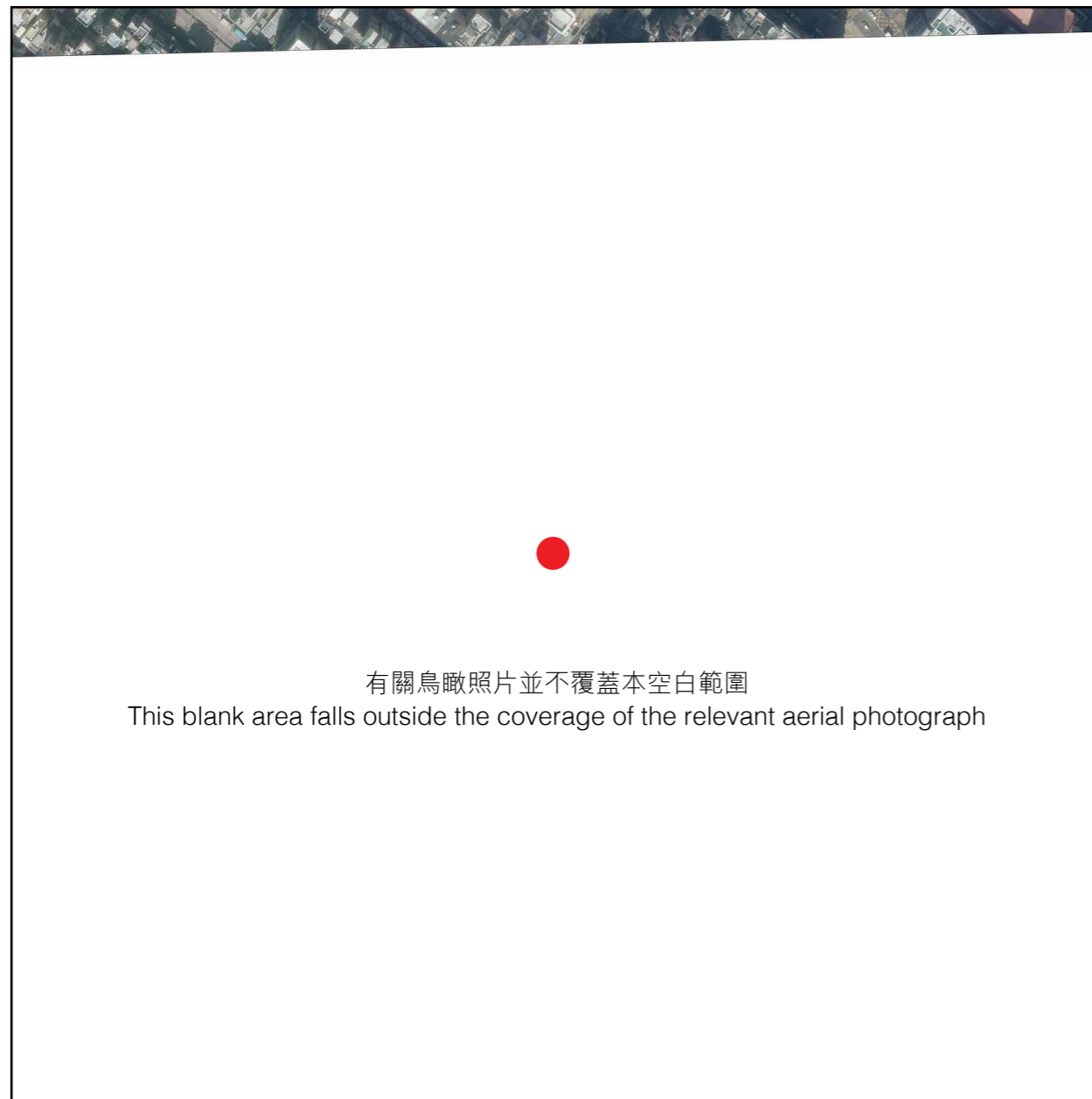
1. The last updated aerial photograph of the Development as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The 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. 在印刷售樓說明書當日所適用的最近期發展項目的鳥瞰照片，可於售樓處開放時間內免費查閱。
2. 賣方建議準買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
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》所規定的範圍。

07 AERIAL PHOTOGRAPH OF THE DEVELOPMENT

發展項目的鳥瞰照片



● Location of the Development
發展項目的位置

Survey and Mapping Office, Lands Department, The Government of HKSAR Copyright reserved - reproduction by permission only.

香港特別行政區政府地政總署測繪處 © 版權所有，未經許可，不得複製。

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. E139799C, dated 5 February 2021.

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E139799C，飛行日期：2021年2月5日。

Notes:

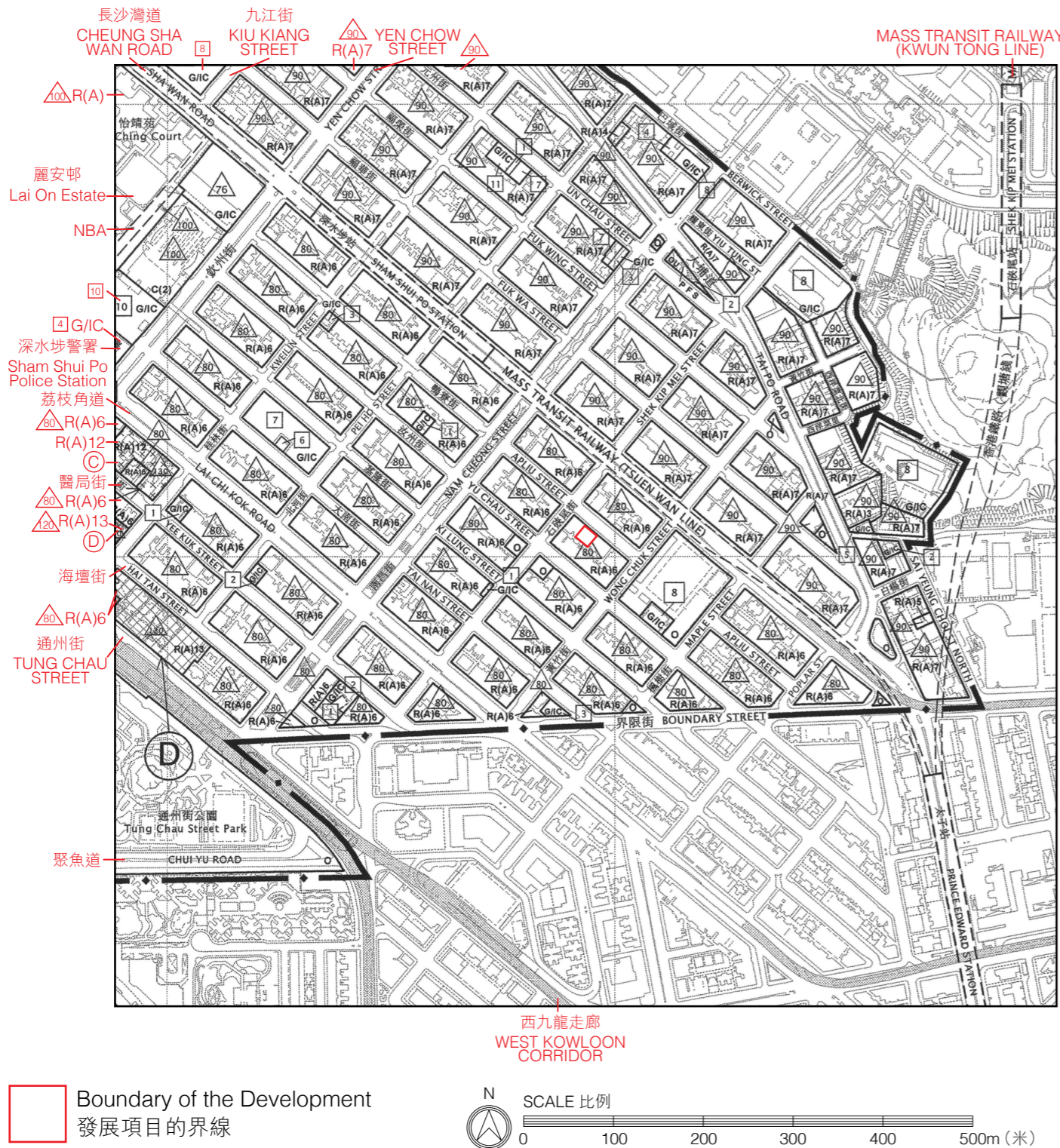
1. The last updated aerial photograph of the Development as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The 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：

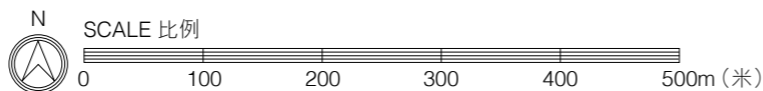
1. 在印刷售樓說明書當日所適用的最近期發展項目的鳥瞰照片，可於售樓處開放時間內免費查閱。
2. 賣方建議準買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

08 OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

關於發展項目的分區計劃大綱圖等



Boundary of the Development
發展項目的界線



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

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。

- Notes:
1. The last updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure are 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 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.

Adopted from part of the draft Cheung Sha Wan Outline Zoning Plan, Plan No. S/K5/38, gazetted on 28 January 2022, with adjustments where necessary as shown in red.

摘錄自 2022 年 1 月 28 日刊憲之長沙灣分區計劃大綱草圖，圖則編號為 S/K5/38，有需要處經修正處理，以紅色表示。

Notation 圖例

Zones 地帶

- C Commercial
商業
- R(A) Residential (Group A)
住宅 (甲類)
- G/IC 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

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
- 90 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)
- 8 Maximum Building Height
(in number of storeys)
最高建築物高度 (樓層數目)
- P F S Petrol Filling Station
加油站
- NBA Non-building Area
非建築用地

Communications 交通

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

Amendments to Approved Plan No. S/K5/37
核准圖編號 S/K5/37 的修訂

- XXXXXX Amendment Item C
修訂項目 C 項
- XXXXXX Amendment Item D
修訂項目 D 項

Amendments to matters shown on the plan
就圖則所顯示的事項作出的修訂項目

Item C – Incorporation of the area covered by the approved Urban Renewal Authority (URA) Lai Chi Kok Road/Kweilin Street and Yee Kuk Street Development Scheme Plan (DSP) No. S/K5/URA1/2 into the Plan and zoning the area as “R(A)12” with stipulation of building height restrictions.

C 項—把市區重建局荔枝角道 / 桂林街及醫局街發展計劃核准圖編號 S/K5/URA1/2 的範圍納入大綱圖內，並劃為住宅 (甲類) 12 地帶，並訂明建築物高度限制。

Item D – Incorporation of the area covered by the approved URA Hai Tan Street/Kweilin Street and Pei Ho Street DSP No. S/K5/URA2/2 into the Plan and zoning the area as “R(A)13” with stipulation of building height restrictions.

D 項—把市區重建局海壇街 / 桂林街及北河街發展計劃核准圖編號 S/K5/URA2/2 的範圍納入大綱圖內，並劃為「住宅 (甲類) 13」地帶，並訂明建築物高度限制。

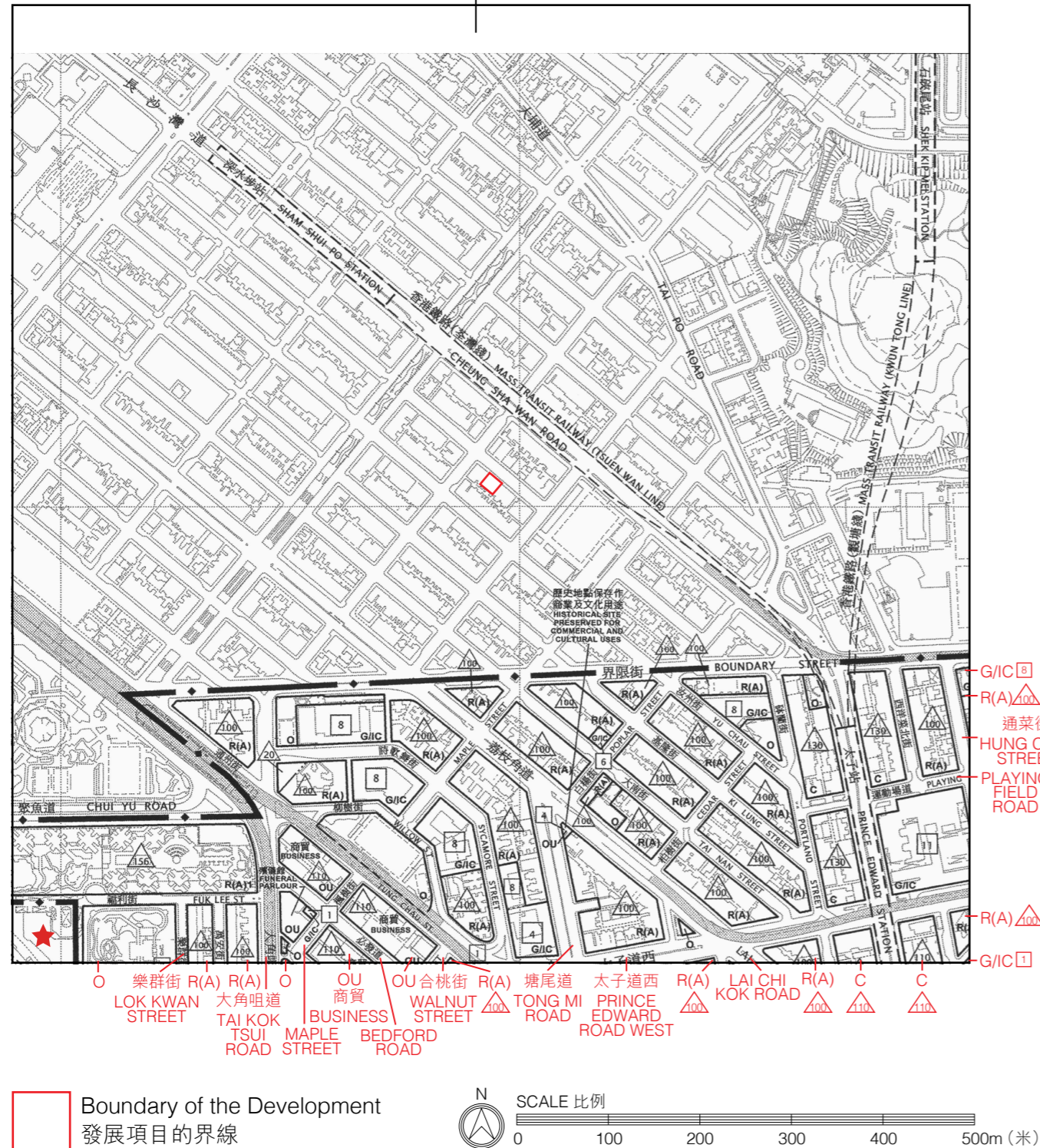
備註：

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 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》所規定的範圍。

08 OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖等

This blank area falls outside the coverage of the relevant outline zoning plan
有關分區計劃大綱圖並不覆蓋本空白範圍



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

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。

Adopted from part of the approved Mong Kok Outline Zoning Plan, Plan No. S/K3/34, gazetted on 18 February 2022, with adjustments where necessary as shown in red.

摘錄自2022年2月18日刊憲之旺角分區計劃大綱核准圖，圖則編號為S/K3/34，有需要處經修正處理，以紅色表示。

Notation 圖例

Zones 地帶

C	Commercial 商業
R(A)	Residential (Group A) 住宅 (甲類)
G/IC	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

Communications 交通

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

Miscellaneous 其他

	Boundary of Planning Scheme 規劃範圍界線		Maximum Building Height (in number of storeys) 最高建築物高度 (樓層數目)
	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)

★ This area is covered by other outline zoning plan and falls outside 500 metres from the boundary of the Development.
此區域被其他分區計劃大綱圖所覆蓋並超出發展項目的界線500米之外。

Notes:

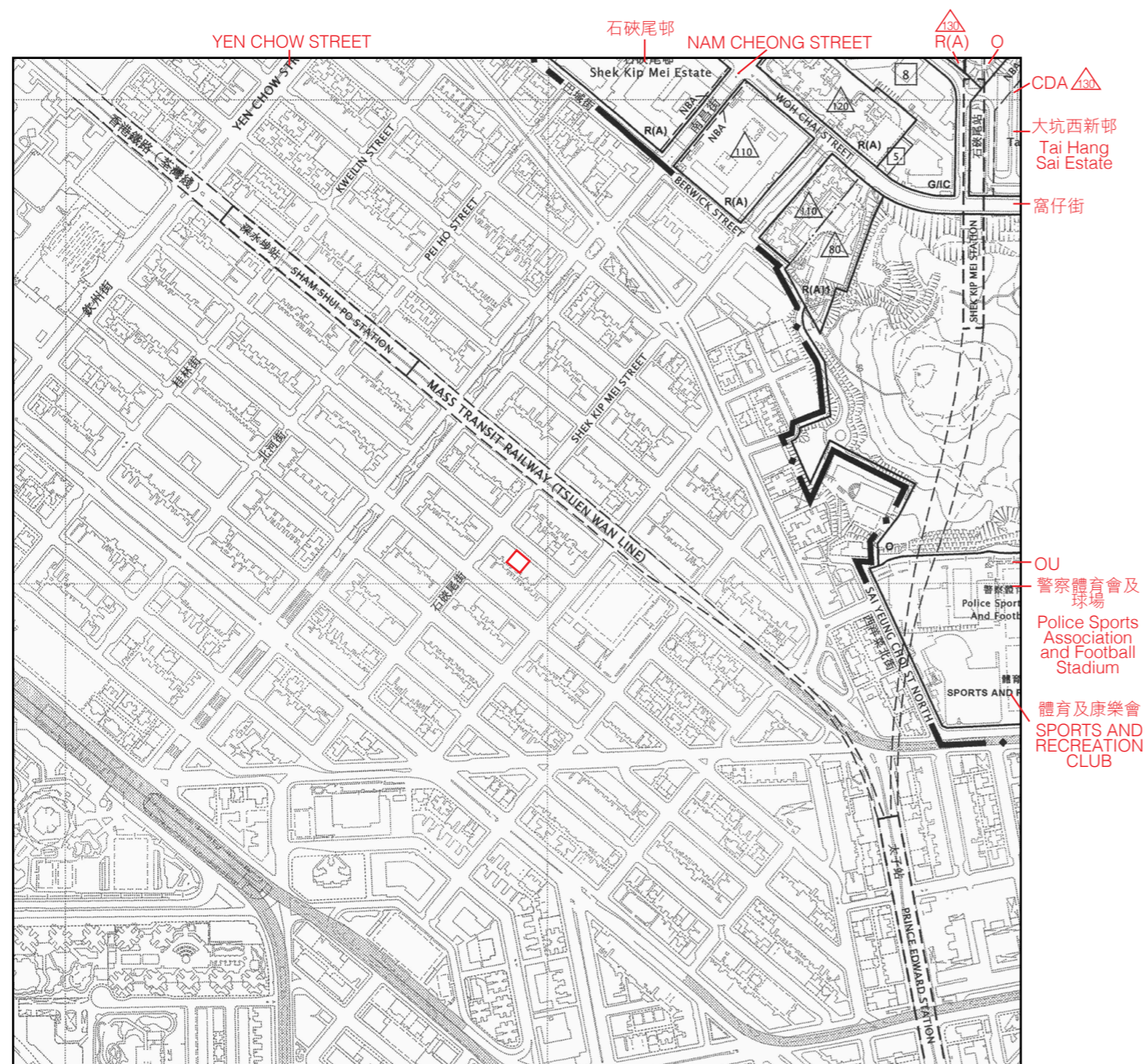
- The last updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
- The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
- 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.

備註：

- 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
- 賣方建議準買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 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》所規定的範圍。

08 OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖等



Adopted from part of the draft Shek Kip Mei Outline Zoning Plan, Plan No. S/K4/30, gazetted on 20 August 2021, with adjustments where necessary as shown in red.

摘錄自2021年8月20日刊憲之石硤尾分區計劃大綱草圖，圖則編號為S/K4/30，有需要處經修正處理，以紅色表示。

Notation 圖例

Zones 地帶

CDA	Comprehensive Development Area 綜合發展區
R(A)	Residential (Group A) 住宅 (甲類)
G/IC	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

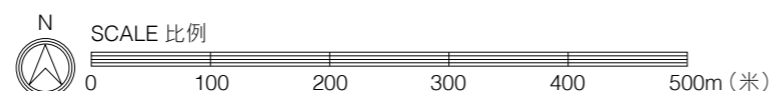
Communications 交通

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

Miscellaneous 其他

	Boundary of Planning Scheme 規劃範圍界線		Maximum Building Height (in number of storeys) 最高建築物高度 (樓層數目)
	Building Height Control Zone Boundary 建築物高度管制區界線		Non-building Area 非建築用地
	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)		

Boundary of the Development
發展項目的界線



Notes:

1. The last updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure are 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 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.

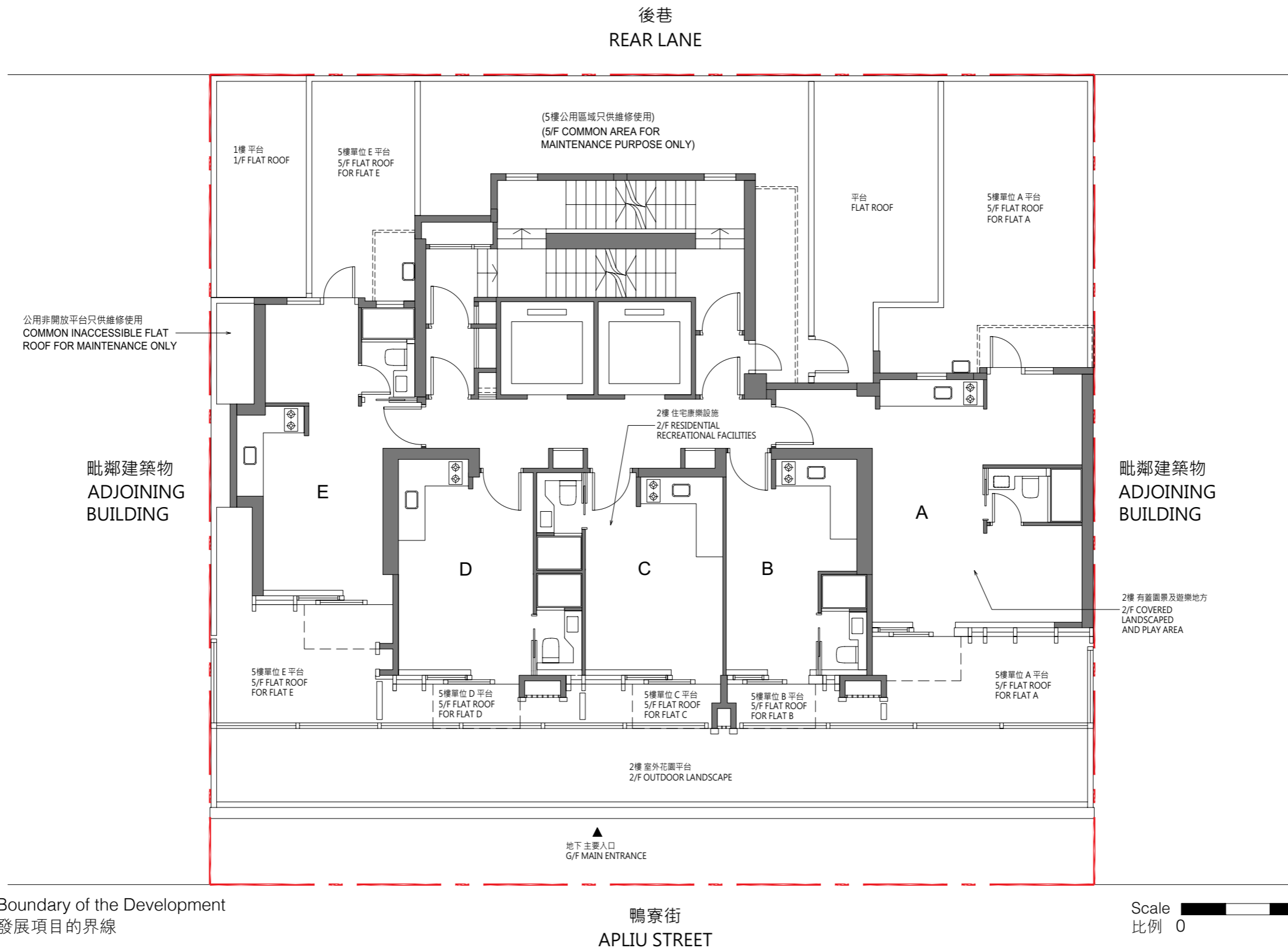
備註：


1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 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》所規定的範圍。

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

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。

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



 Boundary of the Development
發展項目的界線

Scale 
比例 0 5M(米)

Note :
The layout of the residential floor of the Development shown in this plan is based on floor plan applicable to 5/F.

備註：
圖中所示之發展項目住宅樓層布局是參照適用於5樓住宅樓層的樓面平面圖。

The estimated date of completion of the building and facilities, as provided by the Authorized Person for the Development: 31 July, 2023
該發展項目的認可人士提供的該等建築物及設施的預計落成日期：2023年7月31日

10 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

The notes and legends on this page apply to all pages of "Floor plans of residential properties in the Development".
本頁上之備註和圖例適用於全部的「發展項目的住宅物業的樓面平面圖」頁數。

LEGEND FOR FLOOR PLAN 平面圖圖例

AC PLATFORM	= AIR CONDITIONER PLATFORM	= 空調機平台
ARCH. FEATURE	= ARCHITECTURAL FEATURE	= 建築裝飾
ARCH. FEATURE AT 20/F, 22/F ONLY	= ARCHITECTURAL FEATURE AT 20/F, 22/F	= 建築裝飾只於20樓、22樓
BAL	= BALCONY	= 露台
BATH	= BATHROOM	= 浴室
BED ROOM	= BEDROOM	= 睡房
DN	= DOWN	= 落
E.D.	= ELECTRICAL DUCT	= 電線槽
H.R	= HOSE REEL	= 消防喉轆
LIV./ DIN.	= LIVING ROOM AND DINING ROOM	= 客廳及飯廳
M. BED ROOM	= MASTER BEDROOM	= 主人睡房
OPEN KIT.	= OPEN KITCHEN	= 開放式廚房
OUTLINE OF AC PLATFORM ABOVE	= OUTLINE OF AIR CONDITIONER PLATFORM ABOVE	= 上層空調機平台輪廓線
OUTLINE OF BAL. ABOVE	= OUTLINE OF BALCONY ABOVE	= 上層露台輪廓線
P.D.	= PIPE DUCT	= 管道槽
TEL.D.	= TELEPHONE DUCT	= 電話槽
TOP OF BAL.	= TOP OF BALCONY	= 露台上蓋
TOP OF BAL. AT 20/F ONLY	= TOP OF BALCONY AT 20/F ONLY	= 露台上蓋只於20樓
W.M.C.	= WATER METER CABINET	= 水錶櫃

Notes applicable to the floor plans of this section:

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

適用於本節各樓面平面圖之備註：

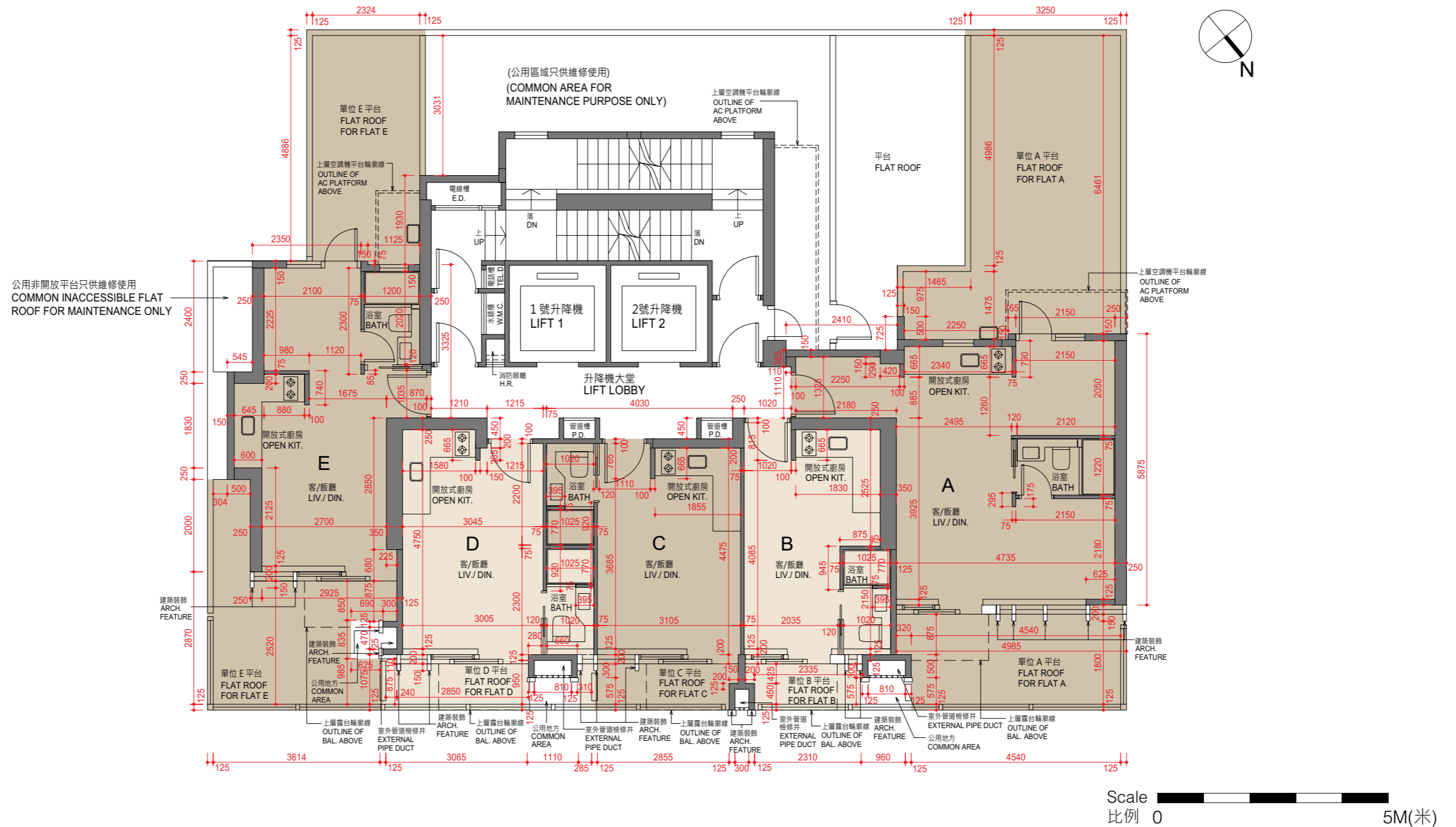
1. 部份住宅物業的露台及 / 或平台及 / 或空調機平台及 / 或外牆上 / 附近設有外露公用喉管。請查閱最新之批准建築圖則及 / 或批准排水圖則以了解詳情。
2. 部份住宅物業有跌級樓板及 / 或裝飾橫樑及 / 或假天花，以安裝機電設備。
3. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
4. 樓面平面圖所示之裝置如窗、門葉、廚櫃、去水位、淋浴間及其門葉、洗滌盆、座廁、面盆等只供展示其大約位置而非展示其實際大小、位置、設計及形狀。
5. 露台及平台為不可封閉的地方。

10 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

5/F FLOOR PLAN

5樓樓面平面圖



Blank areas on the flat roof are common areas for building facility maintenance.

平台空白位置為供維修大廈設備使用的公用地方。

Notes:

1. The dimensions of floor plans are all structural dimensions in millimeter.
2. 3/F, 4/F, 13/F, 14/F and 24/F are omitted.

備註:

1. 平面圖所列之數字為以毫米標示之建築結構尺寸。
2. 不設3樓、4樓、13樓、14樓及24樓。

10 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

5/F 5樓	Flat 單位				
	A	B	C	D	E
Thickness of 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	150	150	150
Floor-to-Floor Height (note: refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(註：指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	2975, 3325, 3375, 3400, 3725	2975, 3325, 3375, 3400, 3725	2975, 3325, 3375, 3400, 3725	2975, 3325, 3375, 3400, 3725	2975, 3325, 3375, 3400, 3525, 3725, 3875

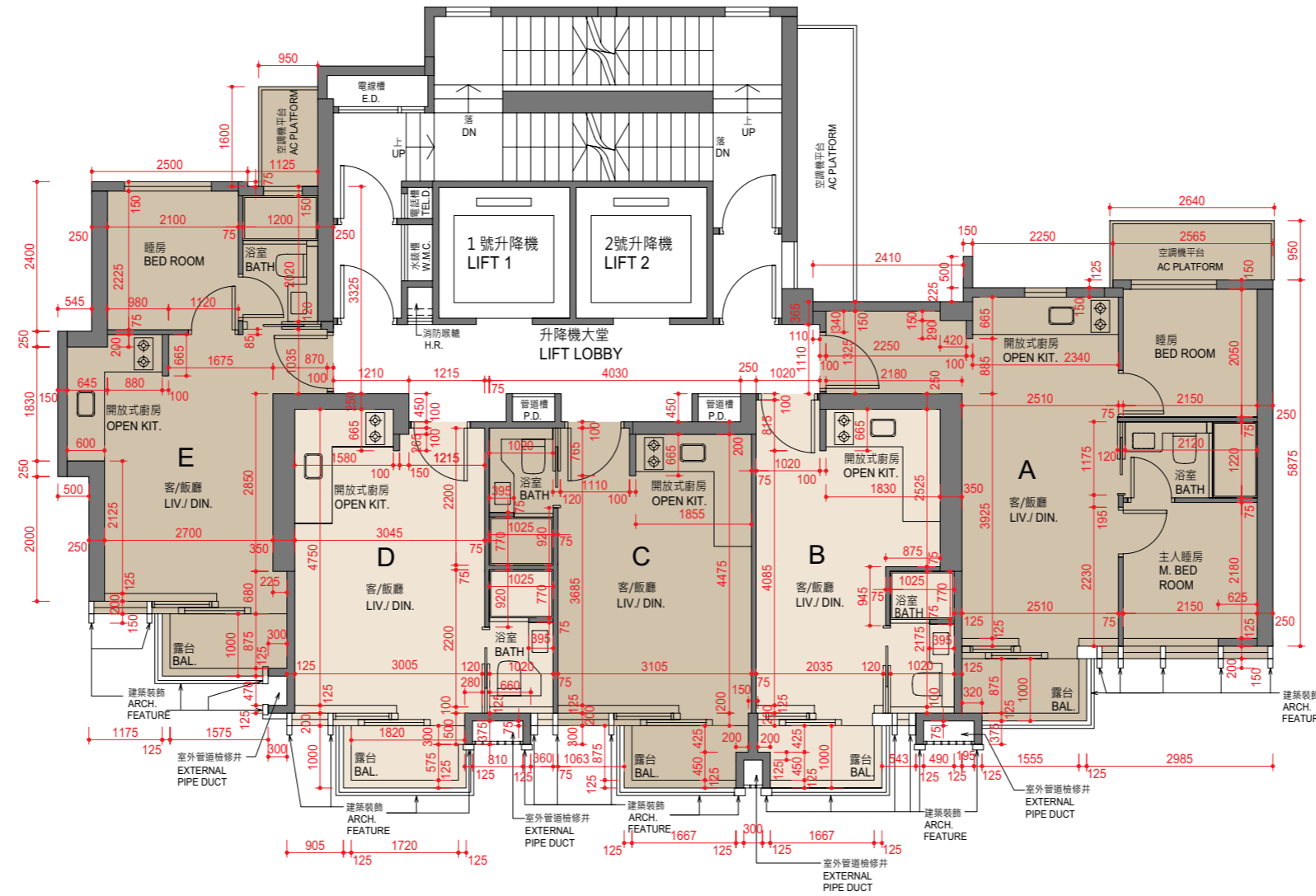
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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

10 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

6/F - 12/F FLOOR PLAN 6樓至12樓樓面平面圖



Scale 0 5M(米)
比例 0 5M(米)

Notes:

1. The dimensions of floor plans are all structural dimensions in millimeter.
2. 3/F, 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. 平面圖所列之數字為以毫米標示之建築結構尺寸。
2. 不設3樓、4樓、13樓、14樓及24樓。

10 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

6/F - 11/F 6樓至11樓	Flat 單位				
	A	B	C	D	E
Thickness of 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	150	150	150
Floor-to-Floor Height (note: refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(註:指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3325	3325	3325	3325	3325

12/F 12樓	Flat 單位				
	A	B	C	D	E
Thickness of 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	150	150	150
Floor-to-Floor Height (note: refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(註:指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3325, 3675	3325	3325	3325	3325

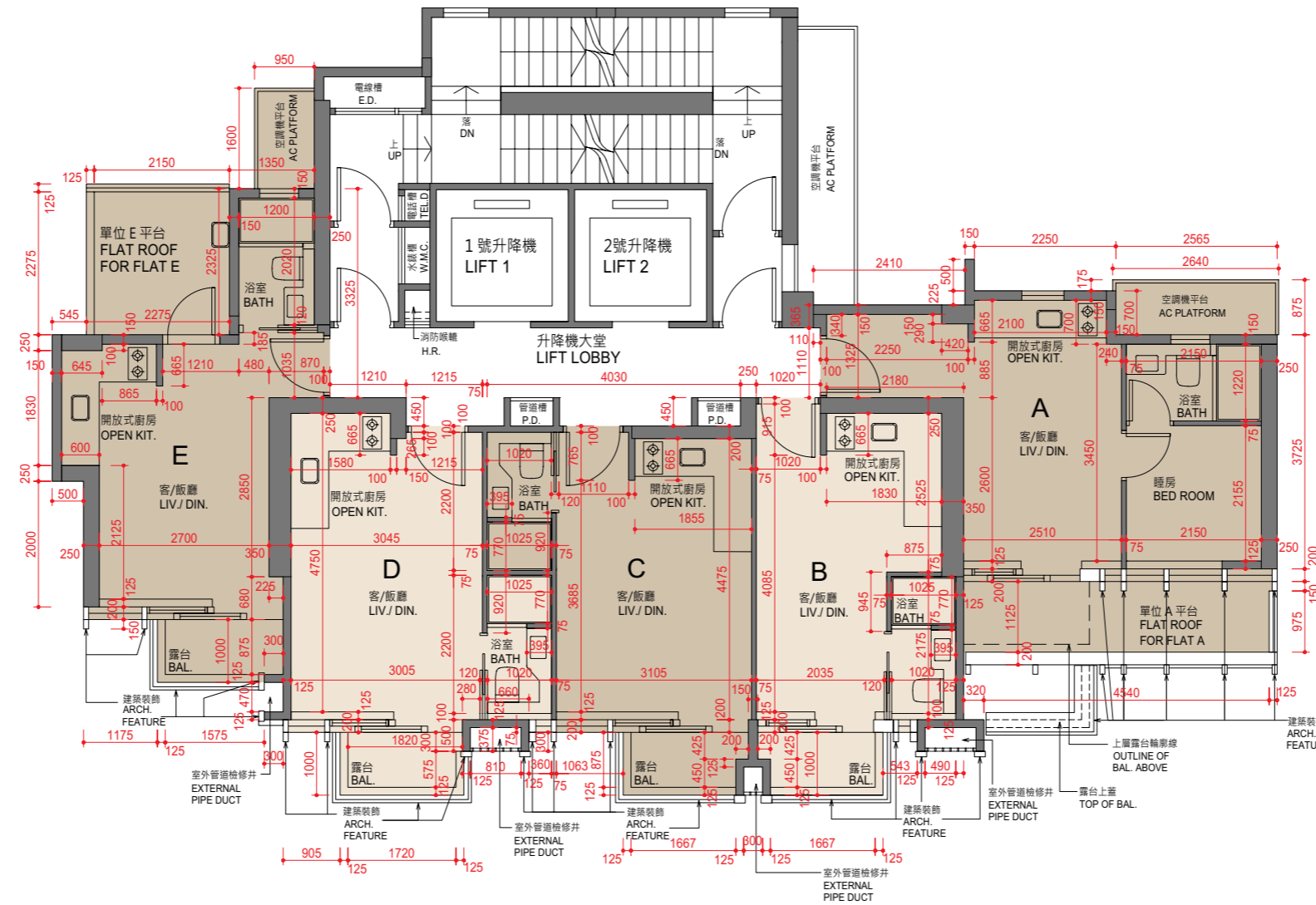
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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

10 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

15/F FLOOR PLAN 15樓樓面平面圖



Scale 0  5M(米)
比例 0  5M(米)

Notes:

1. The dimensions of floor plans are all structural dimensions in millimeter.
2. 3/F, 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. 平面圖所列之數字為以毫米標示之建築結構尺寸。
2. 不設3樓、4樓、13樓、14樓及24樓。

10 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

15/F 15樓	Flat 單位				
	A	B	C	D	E
Thickness of 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	150	150	150
Floor-to-Floor Height (note: refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(註：指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	2975, 3325, 3675	3325	3325	3325	3325

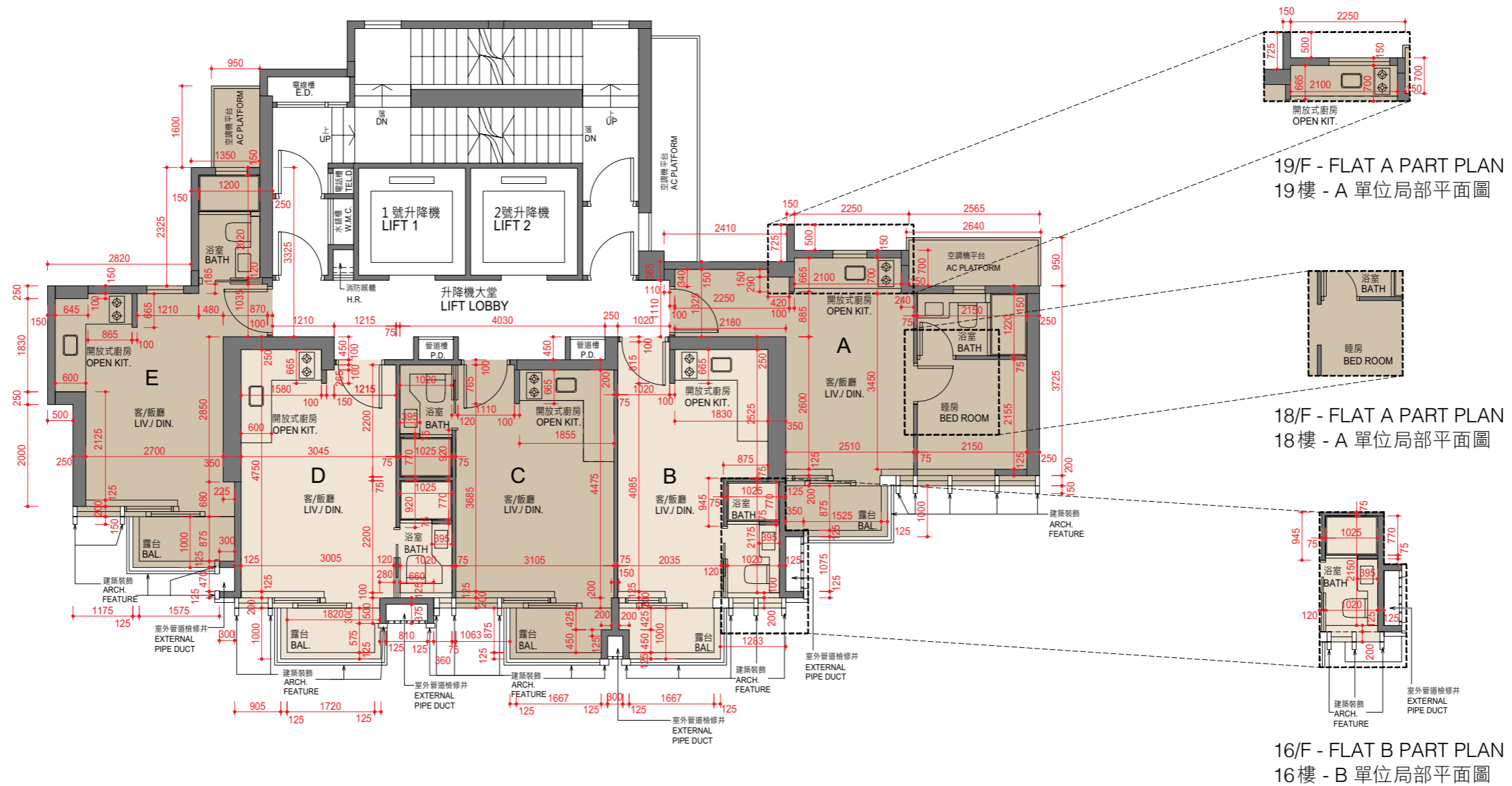
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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

10 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

16/F - 19/F FLOOR PLAN 16樓至19樓樓面平面圖



Scale 0 5M(米)
比例 0 5M(米)

Notes:

1. The dimensions of floor plans are all structural dimensions in millimeter.
2. 3/F, 4/F, 13/F, 14/F and 24/F are omitted.

備註:

1. 平面圖所列之數字為以毫米標示之建築結構尺寸。
2. 不設3樓、4樓、13樓、14樓及24樓。

10 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

16/F - 18/F 16樓至18樓	Flat 單位				
	A	B	C	D	E
Thickness of 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	150	150	150
Floor-to-Floor Height (note: refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(註:指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3325	3325	3325	3325	3325

19/F 19樓	Flat 單位				
	A	B	C	D	E
Thickness of 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	150	150	150
Floor-to-Floor Height (note: refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(註:指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3325	2975, 3325, 3675	2975, 3325, 3675	3325, 3675	3325

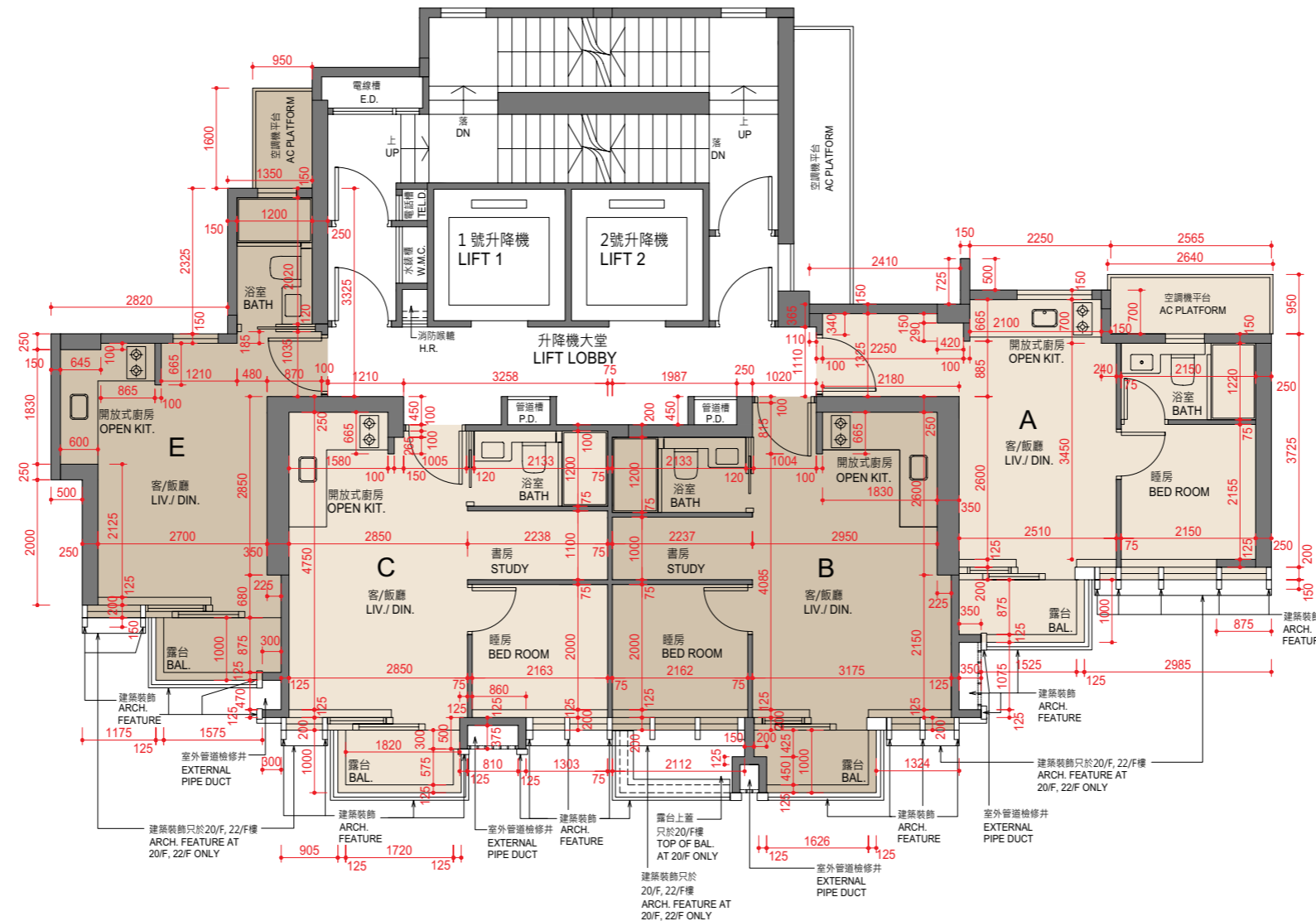
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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

10 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

20/F - 23/F FLOOR PLAN
20樓至23樓樓面平面圖



Scale 0 5M(米)
比例 0 5M(米)

- Notes:
1. The dimensions of floor plans are all structural dimensions in millimeter.
 2. 3/F, 4/F, 13/F, 14/F and 24/F are omitted.

- 備註：
1. 平面圖所列之數字為以毫米標示之建築結構尺寸。
 2. 不設3樓、4樓、13樓、14樓及24樓。

10 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

20/F - 22/F 20樓至22樓	Flat 單位			
	A	B	C	E
Thickness of 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	150	150
Floor-to-Floor Height (note: refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(註:指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3325	3325	3325	3325

23/F 23樓	Flat 單位			
	A	B	C	E
Thickness of 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	150	150
Floor-to-Floor Height (note: refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(註:指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3325, 3675	2975, 3325, 3675	2975, 3325, 3675	3325, 3675

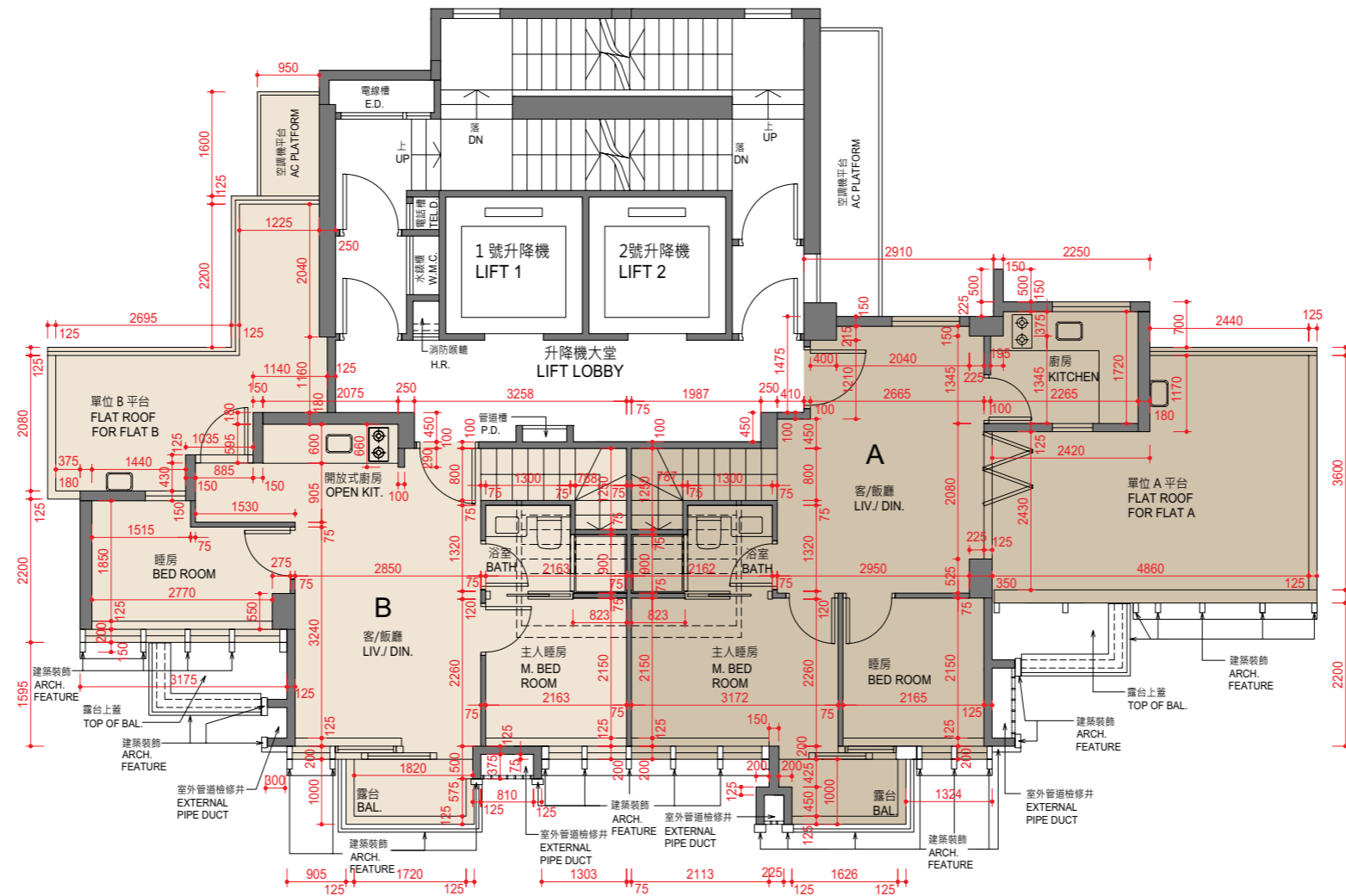
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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。

10 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

25/F FLOOR PLAN 25樓樓面平面圖



Scale 0 5M(米)
比例 0 5M(米)

- Notes:
1. The dimensions of floor plans are all structural dimensions in millimeter.
 2. 3/F, 4/F, 13/F, 14/F and 24/F are omitted.

- 備註：
1. 平面圖所列之數字為以毫米標示之建築結構尺寸。
 2. 不設3樓、4樓、13樓、14樓及24樓。

10 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

25/F 25樓	Flat 單位	
	A	B
Thickness of Floor Slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150, 175	150, 175
Floor-to-Floor Height (note: refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(註：指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3875, 4225	3875, 4225

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

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

10 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Roof 天台	Flat 單位	
	A	B
Thickness of Floor Slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	175	175
Floor-to-Floor Height (note: refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (註：指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	2445	2445

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

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

11 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	
J LOFT 喜·揚	5/F 5樓	A	34.217(368) Balcony 露台 :- Utility Platform 工作平台 :-	-	-	-	32.391 (349)	-	-	-	-	-	-	
		B	16.987 (183) Balcony 露台 :- Utility Platform 工作平台 :-	-	-	-	2.114 (23)	-	-	-	-	-	-	
		C	18.071 (195) Balcony 露台 :- Utility Platform 工作平台 :-	-	-	-	2.583 (28)	-	-	-	-	-	-	
		D	19.242 (207) Balcony 露台 :- Utility Platform 工作平台 :-	-	-	-	2.716 (29)	-	-	-	-	-	-	-
		E	25.495 (274) Balcony 露台 :- Utility Platform 工作平台 :-	-	-	-	22.653 (244)	-	-	-	-	-	-	-
	6/F-12/F 6樓至12樓	A	36.280 (391) Balcony 露台 : 2.0 (22) Utility Platform 工作平台 :-	-	-	-	-	-	-	-	-	-	-	-
		B	18.924 (204) Balcony 露台 : 2.0 (22) Utility Platform 工作平台 :-	-	-	-	-	-	-	-	-	-	-	-
		C	20.071 (216) Balcony 露台 : 2.0 (22) Utility Platform 工作平台 :-	-	-	-	-	-	-	-	-	-	-	-
		D	21.179 (228) Balcony 露台 : 2.0 (22) Utility Platform 工作平台 :-	-	-	-	-	-	-	-	-	-	-	-
		E	27.557 (297) Balcony 露台 : 2.0 (22) Utility Platform 工作平台 :-	-	-	-	-	-	-	-	-	-	-	-

The saleable area and the floor area of balconies, utility platforms and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of 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.

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(不計算入實用面積內)，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:

- Areas in metres specified above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer, which may be slightly different from the area presented in square metres.
- There is no verandah in the residential properties of the Development.
- 3/F, 4/F, 13/F, 14/F and 24/F are omitted.

備註：

- 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數，與以平方米表述之面積可能有些微差異。
- 發展項目的住宅物業並無陽台。
- 不設3樓、4樓、13樓、14樓及24樓。

11 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
J LOFT 喜·揚	15/F 15樓	A	25.413 (274) Balcony 露台 : - Utility Platform 工作平台 : -	-	-	-	5.474 (59)	-	-	-	-	-	-
		B	19.069 (205) Balcony 露台 : 2.0 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
		C	20.071 (216) Balcony 露台 : 2.0 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
		D	21.179 (228) Balcony 露台 : 2.0 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
		E	22.080 (238) Balcony 露台 : 2.0 (22) Utility Platform 工作平台 : -	-	-	-	4.891 (53)	-	-	-	-	-	-
	16/F-19/F 16樓至19樓	A	27.476 (296) Balcony 露台 : 2.0 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
		B	19.053 (205) Balcony 露台 : 2.0 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
		C	20.071 (216) Balcony 露台 : 2.0 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
		D	21.179 (228) Balcony 露台 : 2.0 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
		E	22.080 (238) Balcony 露台 : 2.0 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-

The saleable area and the floor area of balconies, utility platforms and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of 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.

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(不計算入實用面積內)，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:

- Areas in metres specified above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer, which may be slightly different from the area presented in square metres.
- There is no verandah in the residential properties of the Development.
- 3/F, 4/F, 13/F, 14/F and 24/F are omitted.

備註:

- 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數，與以平方米表述之面積可能有些微差異。
- 發展項目的住宅物業並無陽台。
- 不設3樓、4樓、13樓、14樓及24樓。

1 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
J LOFT 喜·揚	20/F-23/F 20樓至23樓	A	27.476 (296) Balcony 露台 : 2.0 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	
		B	29.958 (322) Balcony 露台 : 2.0 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	
		C	28.345 (305) Balcony 露台 : 2.0 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	
		E	22.080 (238) Balcony 露台 : 2.0 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	
	25/F 25樓	A	39.861 (429) Balcony 露台 : 2.0 (22) Utility Platform 工作平台 : -	-	-	-	14.665 (158)	-	-	26.947 (290)	5.454 (59)	-	-
		B	36.986 (398) Balcony 露台 : 2.0 (22) Utility Platform 工作平台 : -	-	-	-	9.609 (103)	-	-	24.114 (260)	5.454 (59)	-	-

The saleable area and the floor area of balconies, utility platforms and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of 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.

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(不計算入實用面積內),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:

- Areas in metres specified above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer, which may be slightly different from the area presented in square metres.
- There is no verandah in the residential properties of the Development.
- 3/F, 4/F, 13/F, 14/F and 24/F are omitted.

備註:

- 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米=10.764平方呎換算,並四捨五入至整數,與以平方米表述之面積可能有些微差異。
- 發展項目的住宅物業並無陽台。
- 不設3樓、4樓、13樓、14樓及24樓。

12 FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖

Not Applicable

不適用

13 SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

臨時買賣合約的摘要

- (a) A preliminary deposit equals to 5% of the purchase price is payable by the purchaser on the signing of the preliminary agreement for sale and purchase (“Preliminary Agreement”);
 - (b) The preliminary deposit paid by the purchaser on the signing of that preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders;
 - (c) if the purchaser fails to execute the formal agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement—
 - (i) that preliminary agreement is terminated;
 - (ii) the preliminary deposit is forfeited; and
 - (iii) the owner does not have any further claim against the purchaser for the failure.
- (a) 買方在簽署臨時買賣合約(「該臨時合約」)時須支付相等於樓價5%的臨時訂金；
 - (b) 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有；
 - (c) 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立正式買賣合約——
 - (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正式買賣合約而針對買方提出進一步申索。

1. The common parts of the Development

“Common Areas and Facilities” means collectively the Estate Common Areas and Facilities and the Residential Common Areas and Facilities and, where applicable, include those appropriate and relevant common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) and in the event Units in the Commercial Development are disposed of individually, such Commercial Development common areas and facilities as shall be defined in the relevant Sub-Deed or Deeds in respect of the Commercial Development.

“Estate Common Areas” means those parts of the Estate intended for the common use and benefit of the Estate as a whole and not just any particular Unit or any particular part thereof and which are subject to the provisions of the Deed of Mutual Covenant and all subsisting rights and rights of way to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Estate which said parts include but not limited to: -

- (a) such foundations, columns, beams, slabs and other structural supports and elements that do not belong to or form part of the Commercial Development or the Residential Development;
- (b) the Slopes and Retaining Walls (if any);
- (c) the areas for the installation or use of aerial broadcast distribution or telecommunications network facilities;
- (d) all those portions of the external walls of the Estate (including the curtain walls and canopies thereof, if any, architecture fins and features thereon) not forming part of the Commercial Development and the Residential Development and shown as Estate Common Areas on the plans annexed to the Deed of Mutual Covenant;
- (e) all those areas shown as the Estate Common Areas on the plans annexed to the Deed of Mutual Covenant; and
- (f) such additional areas of the Estate as may at any time be designated as Estate Common Areas by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

“Estate Common Facilities” means all those facilities of the Estate intended for the common use and benefit of the Estate as a whole and not just any particular Unit or any particular part thereof which are subject to the provisions of the Deed of Mutual Covenant to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Estate and includes but not limited to the communal aerial, all signal receivers, sewers, drains, storm water drains, water courses, cables, pipes, wires, ducts, flushing mains, fresh water mains, flood lights on the floor of the Setback Areas, plant and machinery and other like installations, facilities or services of the Estate, transformer room, cable accommodations and all associated facilities and ancillary electricity installation equipment and facilities for the supply of electricity to the Estate and such additional devices and facilities of the Estate as may at any time be designated as Estate Common Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

“Residential Common Areas” means those parts of the Residential Development intended for the common use and benefit of the Residential Development as a whole and not just any particular

Residential Unit and which are subject to the provisions of the Deed of Mutual Covenant to be used by each Owner and Occupier of the Residential Units in common with all other Owners and Occupiers of the Residential Units which said parts include but not limited to:-

- (a) those parts of the external walls of the Estate (including the curtain walls thereof, if any, architecture fins and features thereon) shown as Residential Common Areas on the plans annexed to the Deed of Mutual Covenant;
- (b) those parts of the external walls of the Estate not forming part of the Residential Units or the Estate Common Areas including but not limited to:-
 - (1) the architecture fins and features thereon;
 - (2) the air-conditioning platforms (including the louvers and/or metal supporting frames thereof (if any)) or such other area(s), if any, as may be designated for that purpose; and
 - (3) the precast facade and the curtain wall structures of the Estate including but not limited to the mullions and cladding (except (i) the openable parts of the curtain wall structures; and (ii) such pieces of glass panels wholly enclosing or fronting a Residential Unit, which said openable parts and glass panels shall form parts of the relevant Residential Units). For the avoidance of doubt, any glass panel forming part of the curtain wall structures of the Estate that does not wholly enclose a Residential Unit but extends across two or more Residential Units shall form part of the Residential Common Areas;

BUT excluding the glass balustrades, metal balustrades or railings of the balconies, flat roofs or specified parts of roofs (if any) which form parts of the relevant Residential Units;

- (c) the Recreational Areas and Facilities;
- (d) office and/or counter for caretaker, watchman and management staff, if any, on the ground floor;
- (e) all those areas shown as Residential Common Areas on the plans annexed to the Deed of Mutual Covenant; and
- (f) such additional areas of the Estate as may at any time be designated as Residential Common Areas by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

“Residential Common Facilities” means all those facilities of the Estate intended for the common use and benefit of the Residential Development as a whole and not just any particular Residential Unit which are subject to the provisions of the Deed of Mutual Covenant to be used by each Owner and Occupier of the Residential Units in common with all other Owners and Occupiers of the Residential Units and includes but not limited to all lifts designated in the Residential Common Areas, wires, cables, ducts, pipes, drains, CCTV and other facilities and equipment installed in the Residential Common Areas for security purposes, the sports and recreational facilities in the Recreational Areas and Facilities and all mechanical and electrical installations and equipment exclusively for the Residential Development and such additional devices and facilities of the Estate as may at any time be designated as Residential Common Facilities by the

14 SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

First Owner in accordance with the provisions of the Deed of Mutual Covenant.

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

Floor	Flat	No. of undivided shares assigned to each residential property
5/F	A	6,253
	B	2,954
	C	3,146
	D	3,349
	E	4,643
6/F-12/F	A	6,110
	B	3,187
	C	3,380
	D	3,567
	E	4,641
15/F	A	4,576
	B	3,390
	C	3,568
	D	3,765
	E	3,978
16/F-19/F	A	4,795
	B	3,325
	C	3,503
	D	3,696
	E	3,853
20/F-23/F	A	4,821
	B	5,256
	C	4,973
	E	3,874
25/F	A	8,364
	B	7,713

*3/F, 4/F, 13/F, 14/F and 24/F are omitted.

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

The Manager is to be appointed for an initial term of two years from the date of the Deed of Mutual Covenant and to be continued thereafter until the termination of the Manager's appointment in accordance with the provisions thereof.

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

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

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

The management fee deposit is equivalent to three months' management contribution payable by the Owner in respect of his Unit based on the first annual Management Budget.

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

Not applicable.

Note:

Unless otherwise defined in this sales brochure, the capitalized terms used in this Summary of Deed of Mutual Covenant shall have the same meaning of such terms in the Deed of Mutual Covenant.

14 SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

1. 發展項目的公用部分

「公用地方與設施」統指屋苑公用地方與設施及住宅公用地方與設施，並在適用的情況下包括《建築物管理條例》(第344章)第1附件所列出的適當及相關公用部分，及如商業發展的單位個別出售，將包括關於商業發展的副公契內所介定為商業發展的公用地方及設施。

「屋苑公用地方」指擬供屋苑整體而並非只供任何個別單位或其任何部分公用及共享的屋苑部分，受制於公契條款及所有現存的權利及通行權，每位擁有人及佔用人可與屋苑所有其他擁有人及佔用人共用該等部分，當中包括但不限於：-

- (a) 不屬於或構成商業發展或住宅發展一部分的地基、柱、樑、樓板及其他結構性支承物及元素；
- (b) 斜坡及護土牆(如有)；
- (c) 提供安裝或使用天線廣播分導或電訊網絡設施的地方；
- (d) 在附於公契的圖則上顯示為屋苑公用地方及並非屬於商業發展及住宅發展的屋苑外牆部分(包括其玻璃幕牆及簷蓬(如有的話)，其上建築鰭片及特色)；
- (e) 所有在附於公契的圖則上顯示為屋苑公用地方的地方；及
- (f) 由首位擁有人按照公契的條款在任何時候指定用作屋苑公用地方的其他額外地方。

「屋苑公用設施」指擬供屋苑整體而並非只供任何個別單位或其任何部分公用及共享的屋苑設施，受制於公契條款，每位擁有人及佔用人可與屋苑所有其他擁有人及佔用人共用該等設施，當中包括但不限於公共天線、所有訊號接收器、污水管、排水渠、雨水渠、水道、電纜、水管、電線、管槽、總沖廁水管、總食水管、於後移區域地上設置的地燈、屋苑內的機械設備和其他類似的裝置、設施或服務、變壓房、電纜設備及為屋苑提供電力的所有相關設施及輔助電力裝置、設備及設施，以及由首位擁有人按照公契的條款在任何時候指定用作屋苑公用設施的其他額外裝置及設施。

「住宅公用地方」指擬供住宅發展整體而並非只供任何個別住宅單位公用及共享的住宅發展部分，受制於公契條款，每位住宅單位擁有人及佔用人可與所有其他住宅單位擁有人及佔用人共用該等部分，當中包括但不限於：-

- (a) 在附於公契的圖則上顯示為住宅公用地方的屋苑外牆(包括玻璃幕牆(如有的話)，在其上的建築鰭片及特色)；
- (b) 並非屬於住宅單位一部分或屋苑公用地方的屋苑外牆包括但不限於：
 - (1) 在其上的建築鰭片及特色；
 - (2) 冷氣機平台(包括其百葉窗及/或金屬支撐框架(如有的話))，或指定用作安放冷氣機的其他地方(如有的話)；及
 - (3) 屋苑之預製外牆及玻璃幕牆結構包括但不限於豎框及面板(不包括(i)玻璃幕牆結構可開啟的部分；及(ii)完全包圍或面向住宅單位的玻璃嵌板，而上述可開啟部分及玻璃嵌板則組成有關住宅單位的部分)。

為免存疑，任何構成屋苑玻璃幕牆結構一部分而並非完全包圍一個住宅單位而是申延跨越兩個或多個住宅單位的玻璃嵌板，將構成住宅公用地方的一部分；

但不包括所構成相關住宅單位的部分露台、平台或特定部分的天台(如有的話)的玻璃欄杆、金屬欄杆或欄杆；

- (c) 康樂地方及設施；
- (d) 管理員、看守員及管理職員的辦公室及/或櫃枱(如有的話)包括但不限於位於地面管理員的櫃枱；
- (e) 所有在附於公契的圖則上顯示為住宅公用地方的部分；及
- (f) 由首位擁有人按照公契的條款在任何時候指定用作住宅公用地方的其他額外地方。

「住宅公用設施」指擬供住宅發展整體而並非只供任何個別住宅單位公用及共享的屋苑設施，受制於公契條款，每位住宅單位擁有人及佔用人可與所有其他住宅單位擁有人及佔用人共用該等設施，當中包括但不限於所有特設於住宅公用地方的升降機、電線、電纜、導管、喉管、排水渠、閉路電視及其他裝設於住宅公用地方的保安設施及設備、位於康樂地方及設施的運動及康樂設施、專屬住宅發展的所有機電裝置及設備，以及由首位擁有人按照公契的條款在任何時候指定用作住宅公用設施的其他額外裝置及設施。

14 SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

2. 分配予發展項目的每個住宅物業的不分割份數的數目

樓層	單位	分配予每個住宅單位的不分割份數的數目
5樓	A	6,253
	B	2,954
	C	3,146
	D	3,349
	E	4,643
6樓至12樓	A	6,110
	B	3,187
	C	3,380
	D	3,567
	E	4,641
15樓	A	4,576
	B	3,390
	C	3,568
	D	3,765
	E	3,978
16樓至19樓	A	4,795
	B	3,325
	C	3,503
	D	3,696
	E	3,853
20樓至23樓	A	4,821
	B	5,256
	C	4,973
	E	3,874
25樓	A	8,364
	B	7,713

* 不設3樓、4樓、13樓、14樓、24樓

3. 發展項目的管理人的委任年期

管理人首屆任期由簽訂公契日期起計兩年，其後續任至按公契的條文終止其管理人的委任為止。

4. 發展項目中的住宅物業的擁有人之間分擔管理開支的計算基準

每個住宅單位的擁有人應在每個曆月首日預繳按住宅管理預算案其應繳的年度開支份額的十二份之一的管理費，以分擔發展項目的管理開支(包括管理人費用)。該應繳的份額比例，應與分配給該擁有人的住宅單位的管理份數佔分配給發展項目內所有住宅單位的總管理份數的比例相同。

5. 計算管理費按金的基準

管理費按金相等於擁有人就其單位按首個年度管理預算案釐定而須繳交的四個月管理費。

6. 擁有人在發展項目中保留作自用的範圍(如有的話)

不適用。

備註：除非本售樓說明書另有規定，本公契的摘要內所採用的詞彙與該詞彙在公契內的意思相同。

1. The Development is situated on The Remaining Portion of New Kowloon Inland Lot No.1690, The Remaining Portion of New Kowloon Inland Lot No.1691, The Remaining Portion of Section A of New Kowloon Inland Lot No.1268 and The Remaining Portion of New Kowloon Inland Lot No.1268 (collectively the "Lots").
2. The Lots are respectively held under three Government Leases, namely, (i) the Government Lease of New Kowloon Inland Lot No.1690 dated 25 April 1932 (as varied or modified by a Deed of Release dated 24 May 2021 and registered in the Land Registry by Memorial No.21060700690023); (ii) the Government Lease of New Kowloon Inland Lot No.1691 dated 30 August 1932; and (iii) the Government Lease of New Kowloon Inland Lot No.1268 dated 12 January 1933 (collectively the "Leases"). Each of the Lots is held for a term of 75 years commencing from 1 July 1898 with right of renewal for 24 years less the last three days and have been extended to 30 June 2047 pursuant to the New Territories Leases (Extension) Ordinance.
3. The Leases stipulate that the Lots shall not be used for the trade or business of a Brazier Slaughterman Soap-maker Sugar-baker Fellmonger Melter of tallow Oilman Butcher Distiller Victualler or Tavern-keeper Blacksmith Nightman Scavenger or any other noisy noisome or offensive trade or business whatever without the previous licence of the Government or other person duly authorized in that behalf.
4. The Leases require the lessee "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 her or 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 Banks Cuttings Hedges Ditches Rails Lights Pavements Privies Sinks Drains and Watercourses thereunto belonging and which shall in any-wise belong or appertain unto the same in by and with all and all manner of needful and necessary reparations cleansings and amendments whatsoever the whole to be done to the satisfaction of His said Majesty's Director of Public Works (hereinafter referred to as "the said Director")".
5. The Leases require the lessee "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 said Director and shall be recoverable in the nature of rent in arrear".
6. The Leases provide that "it shall and may be lawful to and for His said Majesty by the said Director or other persons deputed to act for Him twice or oftener in every year during the said term at all reasonable times in the day to enter into and upon the said premises hereby expressed to be demised to view search and see the condition of the same and of all decays defects and wants of reparation and amendment which upon every such view shall be found to give or leave notice in writing at or upon the said premises or some part thereof unto or for the said Lessee to repair and amend the same within Three Calendar Months then next following within which time the said Lessee will repair and amend the same accordingly".
7. The Leases provide that "His said Majesty 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 or for any other public purpose whatsoever Three Calendar Months notice being given to the said Lessee of its being so required and a full and fair compensation for the said Land and the Buildings thereon being paid to the said Lessee at a Valuation to be fairly and impartially made by the said Director and upon the exercise of such power the term and estate hereby created shall respectively cease determine and be void".

1. 發展項目位處於新九龍內地段第 1690 號餘段、新九龍內地段第 1691 號餘段、新九龍內地段第 1268 號 A 段餘段及新九龍內地段第 1268 號餘段（統稱「發展地段」）。
2. 發展地段是根據 3 份政府租契持有，即 (i) 日期為 1932 年 4 月 25 日的新九龍內地段第 1690 號政府租契（經一份日期為 2021 年 5 月 24 日，以註冊摘要號碼 21060700690023 於土地註冊處註冊的解除契約修訂）；(ii) 日期為 1932 年 8 月 30 日的新九龍內地段第 1691 號政府租契；及 (iii) 日期為 1933 年 1 月 12 日的新九龍內地段第 1268 號政府租契（統稱「租契」）。每份租契的批租年期由 1898 年 7 月 1 日開始 75 年並有權續期 24 年減最後 3 天。根據《新界土地契約（續期）條例》，租契年期已延至 2047 年 6 月 30 日。
3. 租契規定如非事先獲得政府或其他為此獲授權人士的許可，發展地段不得被用作經營或從事銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理的行業或業務，或經營或從事任何其他發出高噪音、惡臭或令人厭惡的行業或業務。
4. 租契規定承租人：「此後不時及無論何時及每當有需要時或情況要求時，必須及將會自費妥善地及足夠地修葺、維持、支持、保養、鋪飾、清洗、洗滌、潔淨、卸空、修改及保存現時或此後任何時間位於在此表明予以批租的該片或該幅土地上之宅院或物業單位及所有豎設物及建築物，以及所有屬於並以任何形式從屬於或關連該處的牆、堤岸、路塹、籬笆、溝渠、路軌、電燈、行人道、水廁、洗滌槽、排水渠及水道，並且全面執行需要及必須的修葺、清洗及修改工程，以達致令陛下的工務局局長滿意為止（以下簡稱為「該局長」）」。
5. 租契規定承租人：「於本文協定的批租年期內將會不時按需要承擔、支付及准許以合理份數和比例計算的費用及收費，以支付建造、建築、修葺及修改在此表明予以批租的該處所或該處的任何部分所需的、或於其內的、或屬於其的並與鄰近或毗鄰處所共用的所有或任何道路、行人路、渠道、柵欄及共用牆、排氣管、私家或公共污水渠及排水渠。有關的付款比例由該局長釐定及確定，並可當作欠繳地租的性質追討」。
6. 租契規定：「陛下以該局長或獲指派代表他行事的其他人有權在該批租年期內，每年兩次或多次在日間的所有合理時間內進入表明予以批租的該處所從而視察、搜查及觀看該物業的狀況。每當視察時發現有任何頹敗、損壞及需要維修及修正的地方時，須在該處所或其某部份留下書面通知予以及要求承租人在三個曆月內，就上述問題進行維修及修正。承租人須於其後三個曆月內就上述問題進行維修及修正」。
7. 租契規定：「如因應改善香港殖民地，或不不論任何其他公共目的所需，陛下有全權可向承租人在發出三個曆月的通知後，並且根據該局長公平客觀地估值該地段及在其上面的建築物，並向承租人作出全面合理的賠償，從而收回、進入及再佔管在此表明予以批租的所有土地或任何處所的部分。本項權利一旦行使，本文所訂的年期及產業權將分別終止、終結及無效」。

A. Any facilities that are required under the land grant to be constructed and provided for the Government, or for public use

Not Applicable.

B. Any facilities or open space that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development

Not Applicable.

C. Size of any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development

Not Applicable.

D. Any part of the land (on which the Development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap.123 sub. leg. F)

Not Applicable.

E. Provisions of the deed of mutual covenant that concern any facilities and open spaces for public use

Not Applicable.

A. 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施

不適用。

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

不適用。

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

不適用。

D. 發展項目所位於的土地中為施行《建築物(規劃)規例》(第123章, 附屬法例F)第22(1)條而撥供公眾用途的任何部分

不適用。

E. 公契中關於提供公眾使用的任何設施及休憩用地

不適用。

17 WARNING TO PURCHASERS

對買方的警告

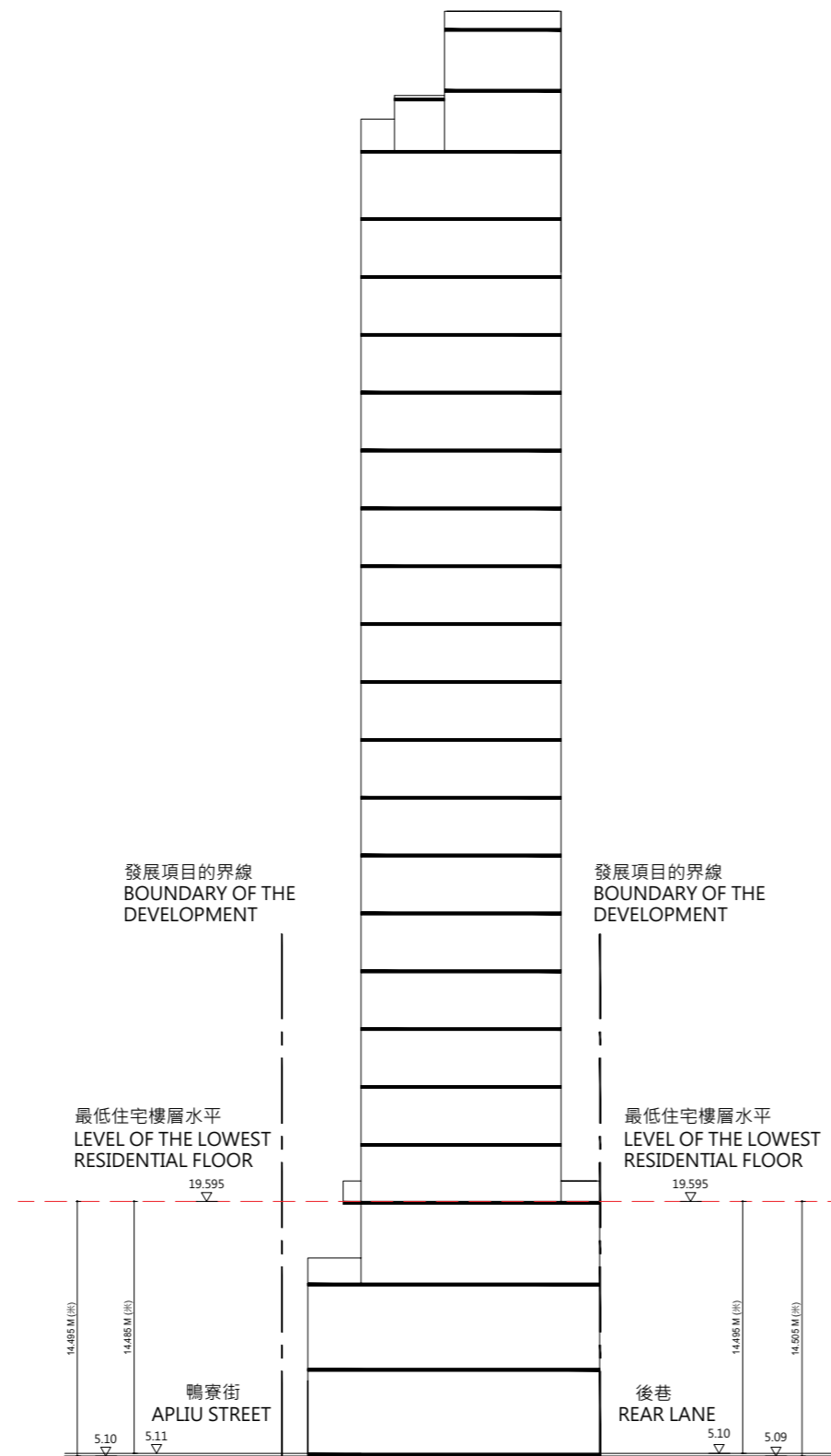
1. The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
 2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
 3. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser: -
 - (i) that firm may not be able to protect the purchaser's interests; and
 - (ii) the purchaser may have to instruct a separate firm of solicitors.
 4. In the case of paragraph 3.(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.
1. 現建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。
 2. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
 3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突：－
 - (i) 該律師事務所可能不能夠保障買方的利益；及
 - (ii) 買方可能要聘用一間獨立的律師事務所。
 4. 如屬上述(3)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

18 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

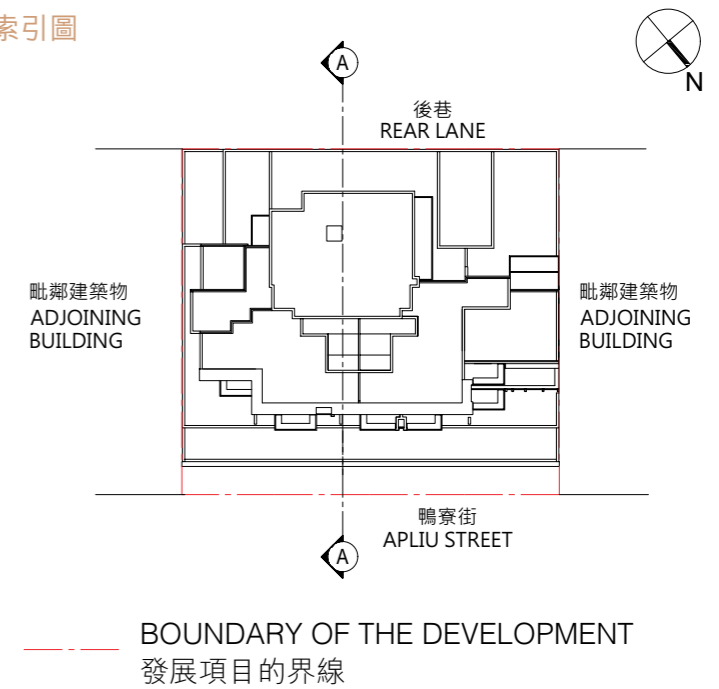
發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN A-A
橫截面圖 A-A

頂層天台	TOP ROOF
上層天台 (機房)	UPPER ROOF (PLANT ROOM)
天台 (機房)	MAIN ROOF (PLANT ROOM)
25樓 住宅單位	25/F RESIDENTIAL UNIT
23樓 住宅單位	23/F RESIDENTIAL UNIT
22樓 住宅單位	22/F RESIDENTIAL UNIT
21樓 住宅單位	21/F RESIDENTIAL UNIT
20樓 住宅單位	20/F RESIDENTIAL UNIT
19樓 住宅單位	19/F RESIDENTIAL UNIT
18樓 住宅單位	18/F RESIDENTIAL UNIT
17樓 住宅單位	17/F RESIDENTIAL UNIT
16樓 住宅單位	16/F RESIDENTIAL UNIT
15樓 住宅單位	15/F RESIDENTIAL UNIT
12樓 住宅單位	12/F RESIDENTIAL UNIT
11樓 住宅單位	11/F RESIDENTIAL UNIT
10樓 住宅單位	10/F RESIDENTIAL UNIT
9樓 住宅單位	9/F RESIDENTIAL UNIT
8樓 住宅單位	8/F RESIDENTIAL UNIT
7樓 住宅單位	7/F RESIDENTIAL UNIT
6樓 住宅單位	6/F RESIDENTIAL UNIT
5樓 住宅單位	5/F RESIDENTIAL UNIT
2樓 住宅康樂設施 / 有蓋園景及遊樂地方 / 機房	RESIDENTIAL RECREATIONAL FACILITIES / COVERED LANDSCAPED AND PLAY AREA / PLANT ROOM
1樓 商舖 / 機房	1/F SHOP / PLANT ROOM
地下 商舖 / 入口大堂	G/F SHOP / ENTRANCE LOBBY



KEY PLAN 索引圖



1. The part of Rear Lane adjacent to the building is 5.09 to 5.10 metres above the Hong Kong Principal Datum.
 2. The part of Apliu Street adjacent to the building is 5.10 to 5.11 metres above the Hong Kong Principal Datum.
 3. Red dotted line denotes the level of the lowest residential floor.
1. 毗鄰建築物的一段後巷為香港主水平基準以上5.09米至5.10米。
 2. 毗鄰建築物的一段鴨寮街為香港主水平基準以上5.10米至5.11米。
 3. 紅色虛線為最低住宅層水平。



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

1. are prepared on the basis of the approved building plans for the Development as of 19 May 2022; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本立面圖所顯示的立面：

1. 2022年5月19日的情況為準的該項目的經批准的建築圖則為基礎擬備；及
2. 大致上與該項目的外觀一致。

20 INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

發展項目中的公用設施的資料

Common Facilities 公用設施		Covered Area 有上蓋遮蓋之面積		Uncovered Area 沒有上蓋遮蓋之面積		Total Area 總面積	
		(sq. m.平方米)	(sq. ft.平方呎)	(sq. m.平方米)	(sq. ft.平方呎)	(sq. m.平方米)	(sq. ft.平方呎)
(a)	Residents' clubhouse (Including any recreational facilities for resident's use) 住客會所 (包括供住客使用的任何康樂設施)	17.614	190	-	-	17.614	190
(b)	A communal garden of 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 (不論是成為公用空中花園或其他名稱)	-	-	-	-	-	-
(c)	A communal garden of 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其他名稱)	100.437	1081	35.546	383	135.983	1464

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

備註：以平方呎顯示之面積均依據 1 平方米 = 10.764 平方呎換算，並四捨五入至整數，以平方呎計算之面積與以平方米計算之面積可能有些微差異。上述所列以平方米顯示之面積是以最新的經批准的建築圖則作為依據。

21 INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

閱覽圖則及公契

1. Copies of zoning plans relating to the Development are available for inspection at www.ozp.tpb.gov.hk
 2. (a) Copies of the latest draft of every deed of mutual covenant in respect of the specified residential property as at the date on which the specified residential property is offered to be sold are available for inspection at the place at which the specified residential property is offered to be sold.
(b) The inspection is free of charge.
1. 備有關於發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 www.ozp.tpb.gov.hk。
 2. (a) 指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿的文本存放在發售有關指明住宅物業的售樓處，以供閱覽。
(b) 無須為閱覽付費。

1. EXTERIOR FINISHES 外部裝修物料

Item 細項		Description 描述	
a.	External Wall 外牆	Type of finishes 裝修物料的类型	Podium: ceramic tiles, aluminium, external paint, glass walls, curtain walls, glass doors and metal doors 基座：瓷磚、鋁質、油漆、玻璃牆、玻璃幕牆、玻璃門及金屬門 Residential Tower: ceramic tiles, aluminium, external paint, curtain walls, glass windows, glass doors and metal doors 住宅大樓：瓷磚、鋁質、油漆、玻璃幕牆、玻璃窗、玻璃門及金屬門
		Material of Frame 框的用料	Aluminium frame with dark colour fluorocarbon coating 深色氟塗鋁窗框
b.	Window 窗	Material of Glass 玻璃的用料	Tempered glass and Insulated glass unit with tempered glass (except the units specified below) 強化玻璃及中空玻璃配強化玻璃(以下單位除外) Insulated glass unit with tempered glass for the following units Flat B, C, D of 5/F-12/F, 15/F-19/F and Flat B, C of 20/F-23/F 中空玻璃配強化玻璃適用於以下單位 5樓至12樓、15樓至19樓B、C、D單位及20樓至23樓B、C單位
		Material of Bay window 用料	Not Applicable 不適用
c.	Bay window 窗台	Material of window sill 窗台板的裝修物料	Not Applicable 不適用
		Type of finishes 裝修物料的类型	Not Applicable 不適用
d.	Planter 花槽	Type of finishes 裝修物料的类型	Not Applicable 不適用
e.	Verandah or balcony 陽台或露台	Type of finishes of balcony 露台裝修物料的类型	Balcony: Aluminium and laminated glass balustrade Floor: Ceramic tiles Wall: Ceramic tiles and aluminium Ceiling: Aluminium grille false ceiling and external paint 露台：鋁質及夾層玻璃欄河 地台：瓷磚 牆身：瓷磚及鋁質 天花：鋁質條子假天花及油漆
		Whether balcony is covered 露台是否有蓋	Balcony is covered 露台設有上蓋
		Verandah 陽台	Not Applicable 不適用
f.	Drying facilities for clothing 乾衣設施	Type 類型	Not Applicable 不適用
		Material 用料	Not Applicable 不適用

2. INTERIOR FINISHES 室內裝修物料

Item 細項		Description 描述			
a.	Lobby 大堂	Type of finishes 裝修物料的類型	Wall 牆壁	Floor 地板	Ceiling 天花板
		G/F residential entrance lobby 地下住宅入口大堂	Timber veneer, ceramic tile, feature glass and stainless steel on exposed surfaces 木皮、瓷磚、特色玻璃及不銹鋼於外露部分	Natural stone on exposed surfaces 天然石於外露部分	Stainless steel, plastic laminate and gypsum board false ceiling finished with emulsion paint 不銹鋼、膠板及石膏板假天花並髹上乳膠漆
		1/F lift lobby 1樓升降機大堂	Ceramic tile and stainless steel on exposed surfaces 瓷磚及不銹鋼於外露部分	Ceramic Tile and stainless steel on exposed surfaces 瓷磚及不銹鋼於外露部分	Stainless steel, plastic laminate and gypsum board false ceiling finished with emulsion paint 不銹鋼、膠板及石膏板假天花並髹上乳膠漆
		2/F lift lobby 2樓升降機大堂	Plastic laminate, ceramic tile and stainless steel on exposed surfaces 膠板、瓷磚及不銹鋼於外露部分	Ceramic Tile and stainless steel on exposed surfaces 瓷磚及不銹鋼於外露部分	Stainless steel, plastic laminate and gypsum board false ceiling finished with emulsion paint 不銹鋼、膠板及石膏板假天花並髹上乳膠漆
		5/F-12/F, 15/F-23/F and 25/F lift lobby 5樓至12樓、15樓至23樓及25樓升降機大堂	Plastic laminate, ceramic tile and stainless steel on exposed surfaces 膠板、瓷磚及不銹鋼於外露部分	Ceramic Tile on exposed surfaces 瓷磚於外露部分	Stainless steel, plastic laminate and gypsum board false ceiling finished with emulsion paint 不銹鋼、膠板及石膏板假天花並髹上乳膠漆
b.	Internal wall and ceiling 內牆及天花板	Type of finishes 裝修物料的類型	Wall 牆壁	Ceiling 天花板	
		Living Room and Dining Room finishes 客廳及飯廳裝修物料的類型	Emulsion paint (except the unit specified below) 乳膠漆 (以下單位除外) Emulsion paint, plastic laminate and feature glass for the following unit Flat A at 5/F-12/F, 15/F-23/F 乳膠漆、膠板及特色玻璃適用於以下單位 5樓至12樓、15樓至23樓A單位	Emulsion paint where exposed and gypsum board bulkhead finished with emulsion paint 外露部分髹上乳膠漆及石膏板假樑髹上乳膠漆	
		Bedroom finishes 睡房裝修物料的類型	Emulsion paint 乳膠漆	Emulsion paint where exposed and gypsum board bulkhead finished with emulsion paint 外露部分髹上乳膠漆及石膏板假樑髹上乳膠漆	
c.	Internal floor 內部地板	Type of finishes 裝修物料的類型	Floor 地板	Skirting 牆腳線	
		Material of Living Room and Dining Room 客廳及飯廳的用料	Ceramic tile 瓷磚	Timber skirting 木牆腳線	
		Material of Bedroom 睡房的用料	Ceramic tile 瓷磚	Timber skirting 木牆腳線	

2. INTERIOR FINISHES 室內裝修物料

Item 細項		Description 描述				
d.	Bathroom 浴室	Type of finishes 裝修物料的類型	Wall 牆壁	Floor 地板	Ceiling 天花板	
		Type of finishes 裝修物料的類型	Ceramic tile on exposed surface 瓷磚於外露位置	Ceramic tile and reconstituted stone on exposed surface 瓷磚及人造石於外露位置	Aluminium false ceiling 鋁質假天花	
		Whether the wall finishes run up to ceiling 牆壁的裝修物料是否鋪至天花板	Finishes run up to false ceiling level 裝修物料鋪至假天花底			
e.	Open Kitchen / Kitchen 開放式廚房 / 廚房	Type of finishes 裝修物料的類型	Wall 牆壁	Floor 地板	Ceiling 天花板	Cooking Bench 灶台
		Type of finishes 裝修物料的類型	Ceramic tile and metal on exposed surface (except the unit specified below) 瓷磚及金屬於外露位置 (以下單位除外) Ceramic tile, metal and plastic laminate on exposed surface for the following unit Flat A of 15/F-23/F 瓷磚、金屬及膠板於外露位置適用於以下單位 15樓至23樓A單位	Ceramic tile on exposed surface 瓷磚於外露位置	Gypsum board false ceiling finished with emulsion paint 石膏板假天花並髹上乳膠漆	Soild surfacing material 實體面材
		Whether the wall finishes run up to ceiling 牆壁的裝修物料是否鋪至天花板	Finishes run up to false ceiling level 裝修物料鋪至假天花底			

3. INTERIOR FITTINGS 室內裝置

Item 細項		Description 描述			
a.	Doors 門		Material 用料	Finishes 裝修物料	Acessories 配件
	Main entrance door 單位大門	Fire-rated solid core timber door 防火實心木門	Wood veneer, plastic laminate and stainless steel 木皮、膠板及不銹鋼飾面	Smart door lock with handle, door closer, door hinges, smoke seal, door stopper, door guard and eye viewer 智能門鎖連拉手、門鼓、門鉸、防煙條、門擋、防盜扣及防盜眼	
	Balcony door 露台門	Tempered glass door with aluminium door frame 強化玻璃門連鋁質門框	Glass and aluminium 玻璃及鋁質	Lockset with handle 門鎖連拉手	
	Flat roof door 平台門	Tempered glass door with aluminium door frame 強化玻璃門連鋁質門框	Glass and aluminium 玻璃及鋁質	Lockset with handle 門鎖連拉手	
	Bedroom door 睡房門	Hollow core timber door 空心木門	Wood veneer and plastic laminate 木皮及膠板飾面	Lockset with handle, door hinges and door stopper 門鎖連拉手、門鉸及門擋	
	Bathroom door 浴室門	Hollow core timber door 空心木門	Wood veneer and plastic laminate 木皮及膠板飾面	Lockset with handle, door hinges and door stopper 拉手、門鉸、掛勾及門擋	
	Bathroom sliding door 浴室趟門	Hollow core timber door with louver 木門連木百葉	Wood veneer and plastic laminate 木皮及膠板飾面	Sliding track and handle 趟路軌及拉手	
	Kitchen Door (for Flat A on 25/F) 廚房門 (適用於 25樓 A 單位)	Fire-rated solid core timber door with fire-rated glass vision panel 防火實心木門及防火玻璃觀察板	Wood veneer and plastic laminate 木皮及膠板飾面	Door handle, door closer, door hinges, smoke seal and door stopper 拉手、門鼓、門鉸、防煙條及門擋	
Roof Door 天台門	Metal door with metal frame 金屬門連金屬門框	Metal 金屬	Lockset with handle 門鎖連拉手		

3. INTERIOR FITTINGS 室內裝置

Item 細項		Description 描述			
b.	Bathroom 浴室	(i) Type and material of fittings and equipment 裝置及設備的類型及用料	Fittings & Equipments 裝置及設備	Type 類型	Material 用料
			Cabinet 櫃	Basin Countertop 洗手盆檯面	Reconstituted stone 人造石
				Basin cabinet 洗手盆櫃	Wooden cabinet with timber veneer, plastic laminate and metal 木皮、膠板及金屬飾面木製櫃
		Mirror cabinet 鏡櫃		Wooden cabinet with mirror finish, timber veneer, plastic laminate and metal 鏡、木皮、膠板及金屬飾面木製櫃	
		Bathroom fittings and equipment 浴室裝置及設備	Wash basin mixer 洗手盆水龍頭	Chrome plated 鍍鉻	
			Water closet 坐廁	Vitreous china 搪瓷	
			Wash basin 洗手盆	Vitreous china 搪瓷	
			Towel bar 毛巾棍	Chrome plated 鍍鉻	
			Paper holder 廁紙架	Chrome plated 鍍鉻	
			Robe hook 掛勾	Chrome plated 鍍鉻	
			Rack (Except Flat B, C, D of 5/F to 12/F and 15/F to 19/F) 置物架 (5樓至12樓、15至19樓B、C、D單位除外)	Chrome plated and glass 鍍鉻及玻璃	
		(ii) Type and material of water supply system 供水系統的類型及用料	Cold water supply 冷水喉	Copper water pipes 銅喉	
Hot water supply 熱水喉	Copper water pipes with thermal insulation 隔熱絕緣保護之銅喉				

3. INTERIOR FITTINGS 室內裝置

Item 細項		Description 描述				
b.	Bathroom 浴室		Fittings & Equipments 裝置及設備	Type 類型	Material 用料	
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable) 沐浴設施 (包括花灑或浴缸 (如適用的話))	Shower 花灑	Shower set 花灑套裝	Chrome plated 鍍鉻	
				Shower compartment 淋浴間	Tempered glass 強化玻璃	
			Bath tub 浴缸	Not Applicable 不適用		
(iv) Size of bath tub, if applicable 浴缸大小 (如適用的話)	Not Applicable 不適用					
c.	Open Kitchen / Kitchen 開放式廚房 / 廚房		Material 用料			
		(i) Sink unit 洗滌盆	Stainless steel 不銹鋼			
		(ii) Water supply system 供水系統	Copper pipes for cold water and copper pipes with thermal insulation for hot water supply 冷水喉採用銅喉、熱水喉採用隔熱絕緣銅喉			
			Material 用料	Finishes 裝修物料		
		(iii) Kitchen cabinet 廚櫃	Wood cabinet 木製廚櫃	Matt lacquered finish, plastic laminate and metal 啞光漆飾面板、膠板及金屬		
		(iv) Type of all other fittings and equipment 所有其他裝置及設備的類型	Other fittings 其他裝置的類型	Chrome plated sink mixer, metal, timber and plastic folding step 鍍鉻冷熱水龍頭、金屬、木及膠摺合踏梯		
Other equipment 其他設備的類型	Sprinkler head(s) and smoke detector(s) with sounder base are installed in units with open kitchens 消防花灑頭及設有聲響警報基座的煙霧偵測器安裝在設有開放式廚房的單位					
d.	Bedroom 睡房		Fittings 裝置	Type 類型	Material 用料	
		Type and material of fittings (including built-in wardrobe) 裝置 (包括嵌入式衣櫃) 的類型及用料	Built-in Wardrobe 嵌入式衣櫃	Not Applicable 不適用	Not Applicable 不適用	
			Other fittings 其他裝置	Not Applicable 不適用	Not Applicable 不適用	
e.	Telephone 電話	Location and number of connection points 接駁點的位置及數目	Please refer to the "Schedule for Electrical & Mechanical Provisions" 請參閱「機電裝置位置及數量說明表」			

3. INTERIOR FITTINGS 室內裝置

Item 細項		Description 描述	
f.	Aerials 天線	Location and number of connection points 接駁點的位置及數目	Please refer to the "Schedule for Electrical & Mechanical Provisions" 請參閱「機電裝置位置及數量說明表」
g.	Electrical installations 電力裝置	(i) Electrical fittings (including safety devices) 供電附件 (包括安全裝置)	Electrical fittings 供電附件 Miniature circuit breakers distribution board, lighting points and sockets outlets 微型斷路器配電箱、照明點及供電插座
		Safety devices 安全裝置	Three phases electricity supply with distribution boards are provided in all flats 三相電力供應並裝妥配電箱提供於所有單位
		(ii) Whether conduits are concealed or exposed 導管是隱藏或外露	Conduits are partly concealed and partly exposed. ¹ 導管是部分隱藏及部分外露 ¹
		(iii) Location and number of power points and air-conditioner points 電插座及空調機接駁點的位置及數目	Please refer to the "Schedule for Electrical & Mechanical Provisions" 請參閱「機電裝置位置及數量說明表」
h.	Gas supply 氣體供應	Not Applicable 不適用	
i.	Washing machine connection point 洗衣機接駁點	Location 位置	Inside open kitchen / kitchen 在開放式廚房 / 廚房
		Design 設計	Drain point and water point are provided for Washer / Dryer 設有洗衣 / 乾衣機來、去水接駁喉位
j.	Water supply 供水	Material of water pipes 水管的用料	Copper pipes for cold water and copper pipes with thermal insulation for hot water supply 冷水喉採用銅喉、熱水喉採用隔熱絕緣銅喉
		Whether water pipes are concealed or exposed 水管是隱藏或外露	Water pipes are partly concealed and partly exposed. ² 水管是部分隱藏及部分外露 ²
		Whether hot water is available 有否熱水供應	Hot water supply to open kitchen / kitchen and bathroom 熱水供應至開放式廚房 / 廚房及浴室

Notes :

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

備註 :

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

4. MISCELLANEOUS 雜項

Item 細項		Description 描述			
a.	Lifts 升降機	(i) Brand name and model number 品牌名稱及產品型號	Brand Name 品牌名稱	Otis 奧的斯	
			Model Number 產品型號	Lift 1 1號升降機：GeN2 Regen MRL Lift 2 2號升降機：GeN2 Regen MRL	
		(ii) Number and floors served by them 升降機的數目及到達的樓層	Number of lifts 升降機的數目	2	
			Floor served by the lifts 到達的樓層	Lift 1 and Lift 2: G/F, 1/F-2/F, 5/F-12/F, 15/F-23/F and 25/F 1號升降機及2號升降機：地下、1至2樓、5至12樓、15至23樓及25樓	
b.	Letter box 信箱	Material 用料	Stainless steel 不銹鋼		
c.	Refuse collection 垃圾收集	(i) Means of refuse collection 垃圾收集的方法	Collection and removal of refuse by cleaners 垃圾由清潔工人收集及運走		
		(ii) Location of refuse room 垃圾房的位置	Refuse storage and material recovery chamber is located at G/F 垃圾收集及物料回收站設於地下		
d.	Water meter, electricity meter and gas meter 水錶、電錶及氣體錶		Water meter 水錶	Electricity meter 電錶	Gas meter 氣體錶
		(i) Location 位置	Water meter cabinet on each residential floor 每層住宅樓層的水錶櫃內	Electrical duct on each residential floor 每層住宅樓層的電線槽內	Not Applicable 不適用
		(ii) Whether they are separate or communal meters for residential properties 就住宅單位而言是獨立抑或公用的錶	Separate meter 獨立錶	Separate meter 獨立錶	

The Vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如該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 保安設施

Item 細項	Description 描述	
Security system and equipment (including details of built-in provisions and their locations). 保安系統及設備(包括嵌入式的裝備的細節及其位置)。	Access Control 出入管理	Visitor panel and Octopus card security system are provided at G/F main entrance. Octopus card security system is provided at lifts and clubhouse. Each residential unit is equipped with a video door phone adjacent to main entrance door. 地下主入口設有訪客對講機連八達通卡保安系統。升降機及會所均設有八達通卡保安系統。每個住宅單位大門旁均裝設視象對講機。
	CCTV 閉路電視	CCTV cameras are provided at G/F main entrance, G/F to 2/F lift lobbies, lifts and club house, connected to the caretaker counter on G/F. 地下主入口、地下至2樓升降機大堂、升降機內及會所均裝設閉路電視接駁到保安人員接待處。

6. APPLIANCES 設備

Item 細項	Description 描述
Brand name and model number 品牌名稱及產品型號	Please refer to the "Appliances Schedule" 請參考「設備說明」

The Vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如該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。

Appliances Schedule 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	5/F 5樓					6/F to 12/F 6樓至12樓					15/F to 19/F 15樓至19樓					20/F to 23/F 20樓至23樓				25/F 25樓		
				A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	A	B	C	E	A	B	
Living Room and Dining Room 客廳及飯廳	Video Door Phone 視象對講機	Urmet	1761/31 VOG7	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Open Kitchen / Kitchen 開放式廚房 / 廚房	Cooker Hood 抽油煙機	Siemens 西門子	LI67SA531B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Induction Hob 電磁爐	Siemens 西門子	EH375FBB1E	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Refrigerator 雪櫃	Siemens 西門子	KU15LADF0K	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Washer/Dryer 洗衣/乾衣機	Siemens 西門子	WK14D321HK	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Microwave Oven 微波爐	Siemens 西門子	BE634LGS1B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Wine Cellar 酒櫃	Vinvautz 名望	VZ07SSUG	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	-	-
	Ventilation Fan 抽氣扇	Ostberg 奧斯博格	LPK-125B1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-
	Smart Station 智能設備	LifeSmart	LS082WH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓
	Wi-Fi Router 無線路由器	D-Link	DIR-822 AC1200	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓
Bathroom 浴室	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BE3H2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Ventilation Fan 抽氣扇	Ostberg 奧斯博格	LPK-125A1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

The Vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如該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. 3/F, 4/F, 13/F, 14/F and 24/F are omitted.

備註:

1. 上表 "✓" 代表「提供」。
2. 上表 "-" 代表「不提供」。
3. 不設3樓、4樓、13樓、14樓及24樓。

Appliances Schedule 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model No 產品型號		5/F 5樓					6/F to 12/F 6樓至12樓					15/F to 19/F 15樓至19樓					20/F to 23/F 20樓至23樓				25/F 25樓	
			Indoor Unit 室內機	Outdoor Unit 室外機	A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	A	B	C	E	A	B
Living Room and Dining Room 客廳及飯廳	Split-type Air Conditioner 分體式空調機	Daikin 大金	FTXA25BV1H	RXA25AV1H	✓	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Daikin 大金	FTXS71LVMN	RXS71LVMN	✓	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
		Daikin 大金	FTXS50LVMN	RXS50LVMN	-	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
Bedroom 睡房	Split-type Air Conditioner 分體式空調機	Daikin 大金	FTXA25BV1H	RXA25AV1H	-	-	-	-	-	✓	-	-	-	✓	✓	-	-	-	-	✓	✓	✓	-	✓	✓
Master Bedroom 主人房	Split-type Air Conditioner 分體式空調機	Daikin 大金	FTXA25BV1H	RXA25AV1H	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	
		Daikin 大金	FTXA35BV1H	RXA35AV1H	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-
Study 書房	Split-type Air Conditioner 分體式空調機	Daikin 大金	FTXA25BV1H	RXA25AV1H	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	-	-	-	
Staircase to Main Roof 往天台樓梯	Split-type Air Conditioner 分體式空調機	Daikin 大金	FTXA25BV1H	RXA25AV1H	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	

The Vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如該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. 3/F, 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. 上表 "✓" 代表「提供」。
2. 上表 "-" 代表「不提供」。
3. 不設3樓、4樓、13樓、14樓及24樓。

Schedule of the Location and Number of Electrical & Mechanical Provisions of Residential Unit of 5/F 5樓住宅單位機電裝置位置及數量說明表

Location 位置	Description 描述	Flat單位				
		A	B	C	D	E
a. Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1	1
b. Living Room and Dining Room 客廳及飯廳	Video Door Phone 視象對講機	1	1	1	1	1
	TV - FM Outlet 電視 - 電台天線插座	3	1	1	1	2
	Telephone Outlet 電話插座	1	1	1	1	1
	13A Switched Single Socket Outlet 13A 單位插座連開關掣	5	1	1	1	3
	13A Switched Twin Socket Outlet 13A 雙位插座連開關掣	2	-	-	-	1
	13A Switched Single Socket Outlet with USB 13A 單位及USB電插座連開關掣	2	1	1	1	1
	13A Switched Twin Socket Outlet with USB 13A 雙位及USB電插座連開關掣	1	1	1	1	1
	Lighting Switch 燈掣	7	3	3	3	6
	Lighting Point 燈位	5	2	2	2	4
	Power Connection Point 電源接駁位	1	-	-	-	-
	Switch for Air Conditioner Unit 空調機開關掣	3	1	1	1	2
Switch for Thermo Ventilator and Electric Water Heater 電熱水爐及浴室寶開關掣	1	1	1	1	1	
c. Open Kitchen 開放式廚房	13A Switched Single Socket Outlet 13A 單位插座連開關掣	4	4	4	4	4
	13A Switched Twin Socket Outlet 13A 雙位插座連開關掣	1	1	1	1	1
	13A Switched Twin Socket Outlet with USB 13A 雙位及USB電插座連開關掣	-	1	1	1	1
	Lighting Point 燈位	4	3	3	3	3
	Miniature Circuit Breakers Distribution Board 微型斷路器配電箱	1	1	1	1	1

The Vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如該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 denote the numbers provided.
2. The symbol "-" as shown in the above table denotes "Not Provided".
3. 3/F, 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. 上表顯示的數目代表提供的數量。
2. 上表“-”代表「不提供」。
3. 不設3樓、4樓、13樓、14樓及24樓。

Schedule of the Location and Number of Electrical & Mechanical Provisions of Residential Unit of 5/F 5樓住宅單位機電裝置位置及數量說明表

Location 位置	Description 描述	Flat 單位				
		A	B	C	D	E
c. Open Kitchen 開放式廚房	Door Bell 門鈴	1	1	1	1	1
	Fused Connection Unit 熔斷器的連接掣	1	1	1	1	1
	Power Connection Point 電源接駁位	1	1	1	1	1
	Switch for Induction Cooker 電磁煮食爐接線座	1	1	1	1	1
	Connection Unit 連接掣	1	1	1	1	1
d. Bathroom 浴室	13A Switched Single Socket Outlet with USB 13A 單位及 USB 電插座連開關掣	1	1	1	1	1
	Fused Connection Unit 熔斷器的連接掣	1	1	1	1	1
	Power Connection Point 電源接駁位	1	1	1	1	1
	Fused Connection Unit 熔斷器的連接掣	1	1	1	1	1
	Lighting Point 燈位	7	7	7	7	7
	Weatherproof Triple Pole & Neutral Switch 防水三極開關掣	1	1	1	1	1
e. Flat Roof 平台	Lighting Point 燈位	5	5	1	1	6
	Weatherproof Lighting Switch 防水燈掣	-	1	-	-	-
	13A Weatherproof Socket Outlet 13A 防水插座	1	1	-	-	1
	Weatherproof Double Pole Switch 防水雙極開關掣	3	-	-	-	2
	Power Connection Point 電源接駁位	1	1	1	1	1
f. Air Conditioner Platform 空調機平台	Weatherproof Double Pole Switch 防水雙極開關掣	-	1	1	1	-

The Vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如該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 denote the numbers provided.
2. The symbol "-" as shown in the above table denotes "Not Provided".
3. 3/F, 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. 上表顯示的數目代表提供的數量。
2. 上表 "-" 代表「不提供」。
3. 不設3樓、4樓、13樓、14樓及24樓。

Schedule of the Location and Number of Electrical & Mechanical Provisions of Residential Unit of 6/F-12/F 6樓至12樓住宅單位機電裝置位置及數量說明表

Location 位置	Description 描述	Flat單位				
		A	B	C	D	E
a. Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1	1
b. Living Room and Dining Room 客廳及飯廳	Video Door Phone 視象對講機	1	1	1	1	1
	TV - FM Outlet 電視 - 電台天線插座	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1
	13A Switched Single Socket Outlet 13A 單位插座連開關掣	3	1	1	1	2
	13A Switched Single Socket Outlet with USB 13A 單位及USB 電插座連開關掣	-	1	1	1	1
	13A Switched Twin Socket Outlet with USB 13A 雙位及USB 電插座連開關掣	1	1	1	1	1
	Lighting Switch 燈掣	4	3	3	3	3
	Lighting Point 燈位	3	2	2	2	3
	Power Connection Point 電源接駁位	1	-	-	-	-
	Switch for Air Conditioner Unit 空調機接線座	1	1	1	1	1
Switch for Thermo Ventilator and Water Heater 熱水爐及浴室寶開關掣	1	1	1	1	-	
c. Open Kitchen 開放式廚房	13A Switched Single Socket Outlet 13A 單位插座連開關掣	4	4	4	4	4
	13A Switched Twin Socket Outlet 13A 雙位插座連開關掣	1	1	1	1	1
	13A Switched Twin Socket Outlet with USB 13A 雙位及USB 電插座連開關掣	-	1	1	1	1
	Lighting Point 燈位	4	3	3	3	3

The Vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如該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 denote the numbers provided.
2. The symbol "-" as shown in the above table denotes "Not Provided".
3. 3/F, 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. 上表顯示的數目代表提供的數量。
2. 上表“-”代表「不提供」。
3. 不設3樓、4樓、13樓、14樓及24樓。

Schedule of the Location and Number of Electrical & Mechanical Provisions of Residential Unit of 6/F-12/F 6樓至12樓住宅單位機電裝置位置及數量說明表

Location 位置	Description 描述	Flat 單位				
		A	B	C	D	E
c. Open Kitchen 開放式廚房	Miniature Circuit Breakers Distribution Board 微型斷路器配電箱	1	1	1	1	1
	Door Bell 門鈴	1	1	1	1	1
	Fused Connection Unit 熔斷器的連接掣	1	1	1	1	1
	Power Connection Point 電源接駁位	1	1	1	1	1
	Switch for Induction Cooker 電磁煮食爐接線座	1	1	1	1	1
	Connection Unit 連接掣	1	1	1	1	1
d. Master Bedroom 主人睡房	TV - FM Outlet 電視 - 電台天線插座	1	-	-	-	-
	13A Switched Single Socket Outlet 13A 單位插座連開關掣	1	-	-	-	-
	13A Switched Twin Socket Outlet 13A 雙位插座連開關掣	1	-	-	-	-
	13A Switched Single Socket Outlet with USB 13A 單位及USB電插座連開關掣	1	-	-	-	-
	Lighting Switch 燈掣	1	-	-	-	-
	Lighting Point 燈位	1	-	-	-	-
	Switch for Air Conditioner Unit 空調機接線座	1	-	-	-	-
e. Bedroom 睡房	TV - FM Outlet 電視 - 電台天線插座	1	-	-	-	1
	Switched Single Socket Outlet 13A 單位插座連開關掣	1	-	-	-	1
	Switched Twin Socket Outlet 13A 雙位插座連開關掣	1	-	-	-	1

The Vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如該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 denote the numbers provided.
2. The symbol "-" as shown in the above table denotes "Not Provided".
3. 3/F, 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. 上表顯示的數目代表提供的數量。
2. 上表 "-" 代表「不提供」。
3. 不設3樓、4樓、13樓、14樓及24樓。

Schedule of the Location and Number of Electrical & Mechanical Provisions of Residential Unit of 6/F-12/F 6樓至12樓住宅單位機電裝置位置及數量說明表

Location 位置	Description 描述	Flat 單位				
		A	B	C	D	E
e. Bedroom 睡房	13A Switched Single Socket Outlet with USB 13A 單位及 USB 電插座連開關掣	1	-	-	-	1
	Lighting Switch 燈掣	1	-	-	-	1
	Lighting Point 燈位	1	-	-	-	1
	Switch for Air Conditioner Unit 空調機接線座	1	-	-	-	1
	Switch for Thermo Ventilator and Water Heater 熱水爐及浴室寶開關掣	-	-	-	-	1
f. Bathroom 浴室	Switched Single Socket Outlet with USB 單位及 USB 電插座連開關掣	1	1	1	1	1
	Fused Connection Unit 熔斷器的連接掣	1	1	1	1	1
	Power Connection Point 電源接駁位	1	1	1	1	1
	Fused Connection Unit 熔斷器的連接掣	1	1	1	1	1
	Lighting Point 燈位	7	7	7	7	7
	Weatherproof Triple Pole & Neutral Switch 防水三極開關掣	1	1	1	1	1
g. Balcony 露台	Lighting Point 燈位	1	1	1	1	1
	Power Connection Point 電源接駁位	1	1	1	1	1
h. Air Conditioner Platform 空調機平台	Weatherproof Double Pole Switch 防水雙極開關掣	3	1	1	1	2

The Vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如該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 denote the numbers provided.
2. The symbol "-" as shown in the above table denotes "Not Provided".
3. 3/F, 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. 上表顯示的數目代表提供的數量。
2. 上表 "-" 代表「不提供」。
3. 不設3樓、4樓、13樓、14樓及24樓。

Schedule of the Location and Number of Electrical & Mechanical Provisions of Residential Unit of 15/F 15樓住宅單位機電裝置位置及數量說明表

Location 位置	Description 描述	Flat 單位				
		A	B	C	D	E
a. Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1	1
b. Living Room and Dining Room 客廳及飯廳	Video Door Phone 視象對講機	1	1	1	1	1
	TV - FM Outlet 電視 - 電台天線插座	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1
	13A Switched Single Socket Outlet 13A 單位插座連開關掣	4	1	1	1	3
	13A Switched Single Socket Outlet with USB 13A 單位及USB 電插座連開關掣	-	1	1	1	-
	13A Switched Twin Socket Outlet with USB 13A 雙位及USB 電插座連開關掣	1	1	1	1	1
	Lighting Switch 燈掣	3	3	3	3	5
	Lighting Point 燈位	3	2	2	2	3
	Power Connection Point 電源接駁位	1	-	-	-	-
	Switch for Air Conditioner Unit 空調機接線座	1	1	1	1	1
Switch for Thermo Ventilator and Water Heater 熱水爐及浴室寶開關掣	-	1	1	1	1	
c. Open Kitchen 開放式廚房	13A Switched Single Socket Outlet 13A 單位插座連開關掣	4	4	4	4	4
	13A Switched Twin Socket Outlet 13A 雙位插座連開關掣	1	1	1	1	1
	13A Switched Twin Socket Outlet with USB 13A 雙位及USB 電插座連開關掣	-	1	1	1	1

The Vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如該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 denote the numbers provided.
2. The symbol "-" as shown in the above table denotes "Not Provided".
3. 3/F, 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. 上表顯示的數目代表提供的數量。
2. 上表 "-" 代表「不提供」。
3. 不設3樓、4樓、13樓、14樓及24樓。

Schedule of the Location and Number of Electrical & Mechanical Provisions of Residential Unit of 15/F 15樓住宅單位機電裝置位置及數量說明表

Location 位置	Description 描述	Flat單位				
		A	B	C	D	E
c. Open Kitchen 開放式廚房	Lighting Point 燈位	4	3	3	3	3
	Miniature Circuit Breakers Distribution Board 微型斷路器配電箱	1	1	1	1	1
	Door Bell 門鈴	1	1	1	1	1
	Fused Connection Unit 熔斷器的連接掣	1	1	1	1	1
	Power Connection Point 電源接駁位	1	1	1	1	1
	Switch for Induction Cooker 電磁煮食爐接線座	1	1	1	1	1
	Connection Unit 連接掣	1	1	1	1	1
d. Bedroom 睡房	TV - FM Outlet 電視 - 電台天線插座	1	-	-	-	-
	13A Switched Single Socket Outlet 13A 單位插座連開關掣	1	-	-	-	-
	13A Switched Twin Socket Outlet 13A 雙位插座連開關掣	1	-	-	-	-
	13A Switched Single Socket Outlet with USB 13A 單位及USB電插座連開關掣	1	-	-	-	-
	Lighting Switch 燈掣	2	-	-	-	-
	Lighting Point 燈位	1	-	-	-	-
	Switch for Air Conditioner Unit 空調機接線座	1	-	-	-	-
	Switch for Thermo Ventilator and Water Heater 熱水爐及浴室寶開關掣	1	-	-	-	-

The Vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如該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 denote the numbers provided.
2. The symbol "-" as shown in the above table denotes "Not Provided".
3. 3/F, 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. 上表顯示的數目代表提供的數量。
2. 上表“-”代表「不提供」。
3. 不設3樓、4樓、13樓、14樓及24樓。

Schedule of the Location and Number of Electrical & Mechanical Provisions of Residential Unit of 15/F 15樓住宅單位機電裝置位置及數量說明表

Location 位置	Description 描述	Flat 單位				
		A	B	C	D	E
e. Bathroom 浴室	13A Switched Single Socket Outlet with USB 13A 單位及 USB 電插座連開關掣	1	1	1	1	1
	Fused Connection Unit 熔斷器的連接掣	1	1	1	1	1
	Power Connection Point 電源接駁位	1	1	1	1	1
	Fused Connection Unit 熔斷器的連接掣	1	1	1	1	1
	Lighting Point 燈位	7	7	7	7	7
	Weatherproof Triple Pole & Neutral Switch 防水三極開關掣	1	1	1	1	1
f. Balcony 露台	Lighting Point 燈位	-	1	1	1	1
	Power Connection Point 電源接駁位	-	1	1	1	1
g. Flat Roof 平台	Lighting Point 燈位	1	-	-	-	1
	Power Connection Point 電源接駁位	1	-	-	-	-
h. Air Conditioner Platform 空調機平台	Weatherproof Double Pole Switch 防水雙極開關掣	2	1	1	1	1

The Vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如該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 denote the numbers provided.
2. The symbol "-" as shown in the above table denotes "Not Provided".
3. 3/F, 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. 上表顯示的數目代表提供的數量。
2. 上表 "-" 代表「不提供」。
3. 不設3樓、4樓、13樓、14樓及24樓。

Schedule of the Location and Number of Electrical & Mechanical Provisions of Residential Unit of 16/F-19/F 16樓至19樓住宅單位機電裝置位置及數量說明表

Location 位置	Description 描述	Flat單位				
		A	B	C	D	E
a. Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1	1
b. Living Room and Dining Room 客廳及飯廳	Video Door Phone 視象對講機	1	1	1	1	1
	TV - FM Outlet 電視 - 電台天線插座	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1
	13A Switched Single Socket Outlet 13A 單位插座連開關掣	4	1	1	1	3
	13A Switched Single Socket Outlet with USB 13A 單位及 USB 電插座連開關掣	-	1	1	1	-
	13A Switched Twin Socket Outlet with USB 13A 雙位及 USB 電插座連開關掣	1	1	1	1	1
	Lighting Switch 燈掣	3	3	3	3	4
	Lighting Point 燈位	3	2	2	2	3
	Power Connection Point 電源接駁位	1	-	-	-	-
	Switch for Air Conditioner Unit 空調機接線座	1	1	1	1	1
Switch for Thermo Ventilator and Water Heater 熱水爐及浴室寶開關掣	-	1	1	1	1	
c. Open Kitchen 開放式廚房	13A Switched Single Socket Outlet 13A 單位插座連開關掣	4	4	4	4	4
	13A Switched Twin Socket Outlet 13A 雙位插座連開關掣	1	1	1	1	1
	13A Switched Twin Socket Outlet with USB 13A 雙位及 USB 電插座連開關掣	-	1	1	1	1

The Vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如該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 denote the numbers provided.
2. The symbol "-" as shown in the above table denotes "Not Provided".
3. 3/F, 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. 上表顯示的數目代表提供的數量。
2. 上表“-”代表「不提供」。
3. 不設3樓、4樓、13樓、14樓及24樓。

Schedule of the Location and Number of Electrical & Mechanical Provisions of Residential Unit of 16/F-19/F 16樓至19樓住宅單位機電裝置位置及數量說明表

Location 位置	Description 描述	Flat 單位				
		A	B	C	D	E
c. Open Kitchen 開放式廚房	Lighting Point 燈位	4	3	3	3	3
	Miniature Circuit Breakers Distribution Board 微型斷路器配電箱	1	1	1	1	1
	Door Bell 門鈴	1	1	1	1	1
	Fused Connection Unit 熔斷器的連接掣	1	1	1	1	1
	Power Connection Point 電源接駁位	1	1	1	1	1
	Switch for Induction Cooker 電磁煮食爐接線座	1	1	1	1	1
	Connection Unit 連接掣	1	1	1	1	1
d. Bedroom 睡房	TV - FM Outlet 電視 - 電台天線插座	1	-	-	-	-
	13A Switched Single Socket Outlet 13A 單位插座連開關掣	1	-	-	-	-
	13A Switched Twin Socket Outlet 13A 雙位插座連開關掣	1	-	-	-	-
	13A Switched Single Socket Outlet with USB 13A 單位及 USB 電插座連開關掣	1	-	-	-	-
	Lighting Switch 燈掣	2	-	-	-	-
	Lighting Point 燈位	1	-	-	-	-
	Switch for Air Conditioner Unit 空調機接線座	1	-	-	-	-
	Switch for Thermo Ventilator and Water Heater 熱水爐及浴室寶開關掣	1	-	-	-	-

The Vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如該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:

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3. 3/F, 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. 上表顯示的數目代表提供的數量。
2. 上表 "-" 代表「不提供」。
3. 不設3樓、4樓、13樓、14樓及24樓。

Schedule of the Location and Number of Electrical & Mechanical Provisions of Residential Unit of 16/F-19/F 16樓至19樓住宅單位機電裝置位置及數量說明表

Location 位置	Description 描述	Flat單位				
		A	B	C	D	E
e. Bathroom 浴室	13A Switched Single Socket Outlet with USB 13A 單位及 USB 電插座連開關掣	1	1	1	1	1
	Fused Connection Unit 熔斷器的連接掣	1	1	1	1	1
	Power Connection Point 電源接駁位	1	1	1	1	1
	Fused Connection Unit 熔斷器的連接掣	1	1	1	1	1
	Lighting Point 燈位	7	7	7	7	7
	Weatherproof Triple Pole & Neutral Switch 防水三極開關掣	1	1	1	1	1
f. Balcony 露台	Lighting Point 燈位	1	1	1	1	1
	Power Connection Point 電源接駁位	1	1	1	1	1
g. Air Conditioner Platform 空調機平台	Weatherproof Double Pole Switch 防水雙極開關掣	2	-	-	-	1

The Vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如該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 denote the numbers provided.
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3. 3/F, 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. 上表顯示的數目代表提供的數量。
2. 上表“-”代表「不提供」。
3. 不設3樓、4樓、13樓、14樓及24樓。

Schedule of the Location and Number of Electrical & Mechanical Provisions of Residential Unit of 20/F-23/F 20樓至23樓住宅單位機電裝置位置及數量說明表

Location 位置	Description 描述	Flat 單位			
		A	B	C	E
a. Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1
b. Living Room and Dining Room 客廳及飯廳	Video Door Phone 視象對講機	1	1	1	1
	TV - FM Outlet 電視 - 電台天線插座	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1
	13A Switched Single Socket Outlet 13A 單位插座連開關掣	4	1	1	3
	13A Switched Twin Socket Outlet with USB 13A 雙位及USB 電插座連開關掣	1	1	1	1
	Lighting Switch 燈掣	3	3	3	4
	Lighting Point 燈位	3	2	2	3
	Power Connection Point 電源接駁位	1	-	-	-
	Switch for Air Conditioner Unit 空調機接線座	1	1	1	1
c. Open Kitchen 開放式廚房	13A Switched Single Socket Outlet 13A 單位插座連開關掣	4	4	5	5
	13A Switched Twin Socket Outlet 13A 雙位插座連開關掣	2	2	2	2
	13A Switched Twin Socket Outlet with USB 13A 雙位及USB 電插座連開關掣	-	1	1	1
	Lighting Point 燈位	4	3	3	3
	Miniature Circuit Breakers Distribution Board 微型斷路器配電箱	1	1	1	1

The Vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如該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:

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3. 3/F, 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. 上表顯示的數目代表提供的數量。
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3. 不設3樓、4樓、13樓、14樓及24樓。

Schedule of the Location and Number of Electrical & Mechanical Provisions of Residential Unit of 20/F-23/F 20樓至23樓住宅單位機電裝置位置及數量說明表

Location 位置	Description 描述	Flat 單位			
		A	B	C	E
c. Open Kitchen 開放式廚房	Data Outlet 數據插座	1	1	1	1
	Door Bell 門鈴	1	1	1	1
	Fused Connection Unit 熔斷器的連接掣	1	1	1	1
	Power Connection Point 電源接駁位	1	1	1	1
	Switch for Induction Cooker 電磁煮食爐接線座	1	1	1	1
	Connection Unit 連接掣	1	1	1	1
d. Bedroom 睡房	TV - FM Outlet 電視 - 電台天線插座	1	1	1	-
	13A Switched Single Socket Outlet 13A 單位插座連開關掣	1	1	1	-
	13A Switched Twin Socket Outlet 13A 雙位插座連開關掣	1	1	1	-
	13A Switched Single Socket Outlet with USB 13A 單位及USB 電插座連開關掣	1	1	1	-
	Lighting Switch 燈掣	2	1	2	-
	Lighting Point 燈位	1	1	1	-
	Switch for Air Conditioner Unit 空調機接線座	1	1	1	-
	Switch for Thermo Ventilator and Water Heater 熱水爐及浴室寶開關掣	1	-	-	-

The Vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如該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:

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3. 3/F, 4/F, 13/F, 14/F and 24/F are omitted.

備註：

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Schedule of the Location and Number of Electrical & Mechanical Provisions of Residential Unit of 20/F-23/F 20樓至23樓住宅單位機電裝置位置及數量說明表

Location 位置	Description 描述	Flat 單位			
		A	B	C	E
e. Study 書房	13A Switched Single Socket Outlet with USB 13A 單位及USB 電插座連開關掣	-	1	1	-
	Lighting Switch 燈掣	-	2	2	-
	Lighting Point 燈位	-	1	1	-
	Switch for Air Conditioner Unit 空調機接線座	-	1	1	-
	Switch for Thermo Ventilator and Water Heater 熱水爐及浴室寶開關掣	-	1	1	-
f. Bathroom 浴室	13A Switched Single Socket Outlet with USB 13A 單位及USB 電插座連開關掣	1	1	1	1
	Fused Connection Unit 熔斷器的連接掣	1	1	1	1
	Power Connection Point 電源接駁位	1	1	1	1
	Fused Connection Unit 熔斷器的連接掣	1	1	1	1
	Lighting Point 燈位	7	7	7	7
	Weatherproof Triple Pole & Neutral Switch 防水三極開關掣	1	1	1	1
g. Balcony 露台	Lighting Point 燈位	1	1	1	1
	Power Connection Point 電源接駁位	1	1	1	1
	Weatherproof Double Pole Switch 防水雙極開關掣	-	1	1	-
h. Air Conditioner Platform 空調機平台	Weatherproof Double Pole Switch 防水雙極開關掣	2	2	2	1

The Vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如該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。

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備註：

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3. 不設3樓、4樓、13樓、14樓及24樓。

Schedule of the Location and Number of Electrical & Mechanical Provisions of Residential Unit of 25/F-R/F 25樓至天台層住宅單位機電裝置位置及數量說明表

Location 位置	Description 描述	Flat 單位		
		A	B	
a. Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	
b. Living Room and Dining Room 客廳及飯廳	Video Door Phone 視象對講機	1	1	
	TV - FM Outlet 電視 - 電台天線插座	1	1	
	Telephone Outlet 電話插座	1	1	
	13A Switched Single Socket Outlet 13A 單位插座連開關掣	1	1	
	13A Switched Single Socket Outlet with USB 13A 單位及 USB 電插座連開關掣	1	1	
	13A Switched Twin Socket Outlet with USB 13A 雙位及 USB 電插座連開關掣	1	1	
	Lighting Switch 燈掣	6	6	
	Lighting Point 燈位	3	4	
	Switch for Air Conditioner Unit 空調機接線座	For Air Conditioner Indoor Unit 供空調機室內機	1	1
	Switch for Thermo Ventilator and Water Heater 熱水爐及浴室寶開關掣		1	1
c. Open Kitchen 開放式廚房	Switch for Exhaust Air Fan 廚房抽氣扇開關掣	1	-	
	13A Switched Single Socket Outlet 13A 單位插座連開關掣	For electrical appliance installed 供已安裝電器	-	4
	13A Switched Twin Socket Outlet 13A 雙位插座連開關掣		-	2
	Miniature Circuit Breakers Distribution Board 微型斷路器配電箱		-	1
	Data Outlet 數據插座		-	1

The Vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如該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。

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備註：

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Schedule of the Location and Number of Electrical & Mechanical Provisions of Residential Unit of 25/F-R/F 25樓至天台層住宅單位機電裝置位置及數量說明表

Location 位置	Description 描述	Flat 單位	
		A	B
c. Open Kitchen 開放式廚房	Door Bell 門鈴	-	1
	Fused Connection Unit 熔斷器的連接掣	-	1
	Power Connection Point 電源接駁位	-	1
	Switch for Induction Cooker 電磁煮食爐接線座	-	1
	Connection Unit 連接掣	-	1
d. Kitchen 廚房	13A Switched Single Socket Outlet 13A 單位插座連開關掣	5	-
	13A Switched Twin Socket Outlet 13A 雙位插座連開關掣	2	-
	13A Switched Twin Socket Outlet with USB 13A 雙位及USB電插座連開關掣	1	-
	Lighting Point 燈位	4	-
	Minature Circuit Breakers Distribution Board 總電掣箱	1	-
	Door Bell 門鈴	1	-
	Fused Connection Unit 熔斷器的連接掣	1	-
	Power Connection Point 電源接駁位	1	-
	Fused Connection Unit 熔斷器的連接掣	1	-
	Switch for Induction Cooker 電磁煮食爐接線座	1	-
Connection Unit 連接掣	1	-	
Data Outlet 數據插座	1	-	

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Schedule of the Location and Number of Electrical & Mechanical Provisions of Residential Unit of 25/F-R/F 25樓至天台層住宅單位機電裝置位置及數量說明表

Location 位置	Description 描述	Flat 單位	
		A	B
e. Master Bedroom 主人睡房	TV - FM Outlet 電視 - 電台天線插座	1	1
	13A Switched Single Socket Outlet 13A 單位插座連開關掣	1	1
	13A Switched Twin Socket Outlet 13A 雙位插座連開關掣	1	1
	13A Switched Single Socket Outlet with USB 13A 單位及USB電插座連開關掣	1	1
	Lighting Switch 燈掣	1	1
	Lighting Point 燈位	2	1
	Switch for Air Conditioner Unit 空調機接線座	For Air Conditioner Indoor Unit 供空調機室內機	1
f. Bedroom 睡房	TV - FM Outlet 電視 - 電台天線插座	1	1
	13A Switched Single Socket Outlet 13A 單位插座連開關掣	1	1
	13A Switched Twin Socket Outlet 13A 雙位插座連開關掣	1	1
	13A Switched Single Socket Outlet with USB 13A 單位及USB電插座連開關掣	1	1
	Lighting Switch 燈掣	1	1
	Lighting Point 燈位	1	1
	Switch for Air Conditioner Unit 空調機接線座	For Air Conditioner Indoor Unit 供空調機室內機	1

The Vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
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2. 上表“-”代表「不提供」。
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Schedule of the Location and Number of Electrical & Mechanical Provisions of Residential Unit of 25/F-R/F 25樓至天台層住宅單位機電裝置位置及數量說明表

Location 位置	Description 描述	Flat 單位	
		A	B
g. Bathroom 浴室	13A Switched Single Socket Outlet with USB 13A 單位及 USB 電插座連開關掣	1	1
	Fused Connection Unit 熔斷器的連接掣	1	1
	Power Connection Point 電源接駁位	1	1
	Fused Connection Unit 熔斷器的連接掣	1	1
	Lighting Point 燈位	7	7
	Weatherproof Triple Pole & Neutral Switch 防水三極開關掣	1	1
h. Balcony 露台	Lighting Point 燈位	1	1
	Power Connection Point 電源接駁位	1	1
i. Flat Roof 平台	Lighting Point 燈位	3	3
	13A Weatherproof Socket Outlet 13A 防水插座	2	2
j. Staircase to Main Roof 往天台樓梯	13A Switched Single Socket Outlet with USB 13A 單位及 USB 電插座連開關掣	1	1
	Lighting Point 燈位	9	9
	Lighting Switch 燈掣	2	2
	Switch for Air Conditioner Unit 空調機接線座	1	1
k. Main Roof 天台	Lighting Point 燈位	5	5
	13A Weatherproof Socket Outlet 13A 防水插座	2	2
l. Air Conditioner Platform 空調機平台	Weatherproof Double Pole Switch 防水雙極開關掣	4	4

The Vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如該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 denote the numbers provided.
2. The symbol "-" as shown in the above table denotes "Not Provided".
3. 3/F, 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. 上表顯示的數目代表提供的數量。
2. 上表 "-" 代表「不提供」。
3. 不設3樓、4樓、13樓、14樓及24樓。

23 SERVICE AGREEMENTS 服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

24 GOVERNMENT RENT 地稅

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

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

25 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 vendor (the owner) for the deposits for water and electricity.
2. On that delivery, the purchaser is not liable to pay to the vendor (the owner) a debris removal fee.

Note : The purchaser should pay to the manager and not the Vendor (the owner) of the Development the deposits for water, electricity and the debris removal fee.

1. 在向賣方交付住宅物業在空置情況下的管有權時，買方須向賣方（擁有人）補還水及電力的按金。
2. 在交付時，賣方不須向賣方（擁有人）支付清理廢料的費用。

備註：買方須向發展項目管理人及不須向賣方（擁有人）繳付水及電力的按金及清理廢料的費用。

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

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

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

27 MAINTENANCE OF SLOPES 斜坡維修

Not Applicable

不適用

28 MODIFICATION 修訂

The owner has applied to the Government for a licence to be granted to the registered owner of the Lots to carry out the trade or business of sugar baker, oilman (excluding petrol filling station), butcher, victualler and tavern-keeper prohibited in the land grant, in or upon the Lots and the application is not yet granted.

擁有人已向政府提出申請牌照批准發展地段的註冊業主在發展地段上經營或從事於批地文件內被禁止的製糖、油料（加油站除外）、售肉、食物供應及旅館的行業或業務，而該申請未獲批准。

Breakdown of GFA Concessions Obtained for All Features

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

Disregarded GFA under Building (Planning) Regulations 23(3)(b)		Area (m ²)
1.(#)	Carpark and loading/unloading area excluding public transport terminus	N/A
2.	Plant rooms and similar services	N/A
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	50.412
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.	34.682
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	N/A
Green Features under Joint Practice Notes 1 and 2		Area (m ²)
3.	Balcony	87
4.	Wider common corridor and lift lobby	N/A
5.	Communal sky garden	N/A
6.	Acoustic fin	N/A
7.	Wing wall, wind catcher and funnel	N/A
8.	Non-structural prefabricated external wall	60.903
9.	Utility platform	N/A
10.	Noise barrier	N/A
Amenity Features		Area (m ²)
11.	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	3.457
12.	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	17.614
13.	Covered landscaped and play area	97.043
14.	Horizontal screens/covered walkways, trellis	N/A
15.	Larger lift shaft	96.19
16.	Chimney shaft	N/A
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room.	N/A

Amenity Features		Area (m ²)
18.(#)	Pipe duct, air duct for mandatory feature or essential plant room	38.814
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	N/A
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature.	N/A
21.	Void in duplex domestic flat and house	N/A
22.	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall.	N/A
Other Exempted Items		Area (m ²)
23.(#)	Refuge floor including refuge floor cum sky garden	N/A
24.(#)	Other projections	N/A
25.	Public transport terminus	N/A
26.(#)	Party structure and common staircase	N/A
27.(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA.	54.15
28.(#)	Public passage	N/A
29.	Covered set back area	N/A
Bonus GFA		Area (m ²)
30.	Bonus GFA	N/A

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.

The Environmental Assessment of the Building

Not Applicable

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

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

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

申請建築物總樓面面積寬免的資料

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。

根據《建築物（規劃）規例》第23(3)(b)條不計算的總樓面面積		面積 (平方米)
1.(#)	停車場及上落客貨地方（公共交通總站除外）	不適用
2.	機房及相類設施	不適用
2.1	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	50.412
2.2(#)	所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	34.682
2.3	非強制性或非必要機房，例如空調機房、風櫃房等	N/A
根據聯合作業備考第1及第2號提供的環保設施		面積 (平方米)
3.	露台	87
4.	加闊的公用走廊及升降機大堂	不適用
5.	公用空中花園	不適用
6.	隔聲簷	不適用
7.	翼牆、捕風器及風斗	不適用
8.	非結構預製外牆	60.903
9.	工作平台	不適用
10.	隔音屏障	不適用
適意設施		面積 (平方米)
11.	供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	3.457
12.	住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	17.614
13.	有上蓋的園景區及遊樂場	97.043
14.	橫向屏障 / 有蓋人行道、花棚	不適用
15.	擴大升降機井道	96.19
16.	煙囪管道	不適用
17.	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	不適用

適意設施		面積 (平方米)
18.(#)	強制性設施或必要機房所需的管槽、氣槽	38.814
19.	非強制性設施或非必要機房所需的管槽、氣槽	不適用
20.	環保系統及設施所需的機房、管槽及氣槽	不適用
21.	複式住宅單位及洋房中空	不適用
22.	伸出物，如空調機箱及伸出外牆超過 750 毫米的平台	不適用
其他項目		面積 (平方米)
23.(#)	庇護層，包括庇護層兼空中花園	不適用
24.(#)	其他伸出物	不適用
25.	公共交通總站	不適用
26.(#)	共用構築物及樓梯	不適用
27.(#)	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	54.15
28.(#)	公眾通道	不適用
29.	因建築物後移導致的覆蓋面積	不適用
額外總樓面面積		面積 (平方米)
30.	額外總樓面面積	不適用

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。

有關建築物的環境評估

不適用

發展項目的公用部分的預計能量表現或消耗

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

I. Pipes

Some common pipes and/or exposed pipes are located on the external walls at or adjacent to the flat roofs and/or balconies of some residential units of the Development. It is possible that the views of some residential units may be affected by these pipes. For the locations of the common pipes, please refer to the latest approved building plans of the Development.

II. Operation of Building Maintenance System

1. During the regular and specially arranged inspection, cleaning, maintenance, repairing, altering, renewing, rebuilding, painting or decorating of the external walls (including the curtain wall structures, glass of curtain walls, windows, balconies forming part of a residential unit) and the Common Areas and Facilities of the Development as arranged by the manager, the building maintenance system including but not limited to gondola(s) or likewise equipment (whether its installation is permanent or temporary) may be installed and/or parked on the flat roofs and/or roofs and operated in air space directly above the flat roofs and the roofs as well as outside the windows and the balconies of the residential units.
2. Under the Deed of Mutual Covenant, the manager shall have the right upon reasonable notice (except in an emergency), to access into those residential units in the Development consisting of flat roof(s) and/or roof(s) (with or without the manager's agents, workmen and staff and with or without other appliances, equipment and materials) for operating the building maintenance system, including but not limited to the anchoring of the gondola or likewise equipment at the brackets located at the building perimeter along such part of the Common Areas and Facilities of the Development adjacent to the roof and/or flat roof forming part of a residential unit and/or the resting of the gondola or likewise equipment on the roofs and/or the flat roofs forming part of a residential unit for cleaning, maintaining and/or repairing the external wall and the Common Areas and Facilities of the Development.

III. Exhaust devices at lower levels

There may be exhaust devices at lower levels of the Development (including restaurant, if any). The alignment and position of the exhaust devices 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 devices on individual residential properties.

I. 喉管

發展項目部分住宅單位的平台及／或露台的外牆或毗鄰平台及／或露台的外牆裝有公用喉管及／或外露喉管，部分住宅單位的景觀可能因此受到影響。有關公用喉管及外露喉管的位置，請參閱發展項目最新批准建築圖則。

II. 大廈保養系統操作

1. 管理人安排為發展項目的外牆（包括構成住宅單位一部分的玻璃幕牆結構、玻璃幕牆玻璃、窗戶及露台）及公用地方與設施進行定期及特別安排的檢查、清潔、保養、維修、改動、翻新、重建、油漆或裝飾的期間，大廈保養系統包括但不限於吊船或其他類似裝置（不論是永久或臨時裝置）可能會安裝及／或停泊在住宅單位的平台及／或天台上，並在住宅單位的平台及天台上空，以及在住宅單位的窗外及露台外操作。
2. 根據公契，管理人有權在給予合理通知（緊急情況除外）後進入在發展項目建有平台或天台的住宅單位（不論是否連同管理人的代理、工人及職員，及是否攜帶用具、工具及物料）以操作大廈保養系統包括但不限於在毗鄰住宅單位一部分的天台及／或平台的發展項目公用地方與設施周邊系統包括但不限於在毗鄰住宅單位一部分的天台及／或平台的發展項目公用地方與設施周邊外牆的托架錨固吊船或其他類似裝置及／或於構成住宅單位一部分的天台及／或平台停泊吊船或其他類似裝置，以便清潔、保養及維修發展項目的外牆及公用地方與設施。

III. 低層的排氣設備

發展項目低層或會有排氣設備（包括餐廳（如有））。排氣設備的排列及位置或會不時更改，並須符合相關法例要求及有關政府部門的指引。準買家請注意上述排氣設備對個別住宅物業造成的影響（如有）。

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。

The address of the website designated by the Vendor for the Development for the purposes
of Part 2 of the Residential Properties (First-hand Sales) Ordinance (Cap 621)

賣方為施行《一手住宅物業銷售條例》(第 621 章)

第 2 部而就發展項目指定的互聯網網站的網址

www.jloft.hk

