

		有上蓋遮蓋 Covered	無上蓋遮蓋 Uncovered	總面積 Total Area
住客會所(包括供住客使用的任何康樂設施) Residents' clubhouse (including any recreational facilities for residents' use)	平方米 sq.m.	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable
	平方呎 sq.ft.	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable
位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方(不論是稱為公用空中花園或有其他名稱) Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise)	平方米 sq.m.	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable
	平方呎 sq.ft.	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable
位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方(不論是稱為有蓋及園景的遊樂場或有其他名稱) Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise)	平方米 sq.m.	3,688.841	175.479	3,864.320
	平方呎 sq.ft.	39,707	1,889	41,596

註： 上述以平方呎列明之面積是以1平方米=10.764平方呎換算，並四捨五入至整數平方呎。

Note: The areas as specified above in square feet are converted at a rate of 1 square metre=10.764 square feet and rounded to the nearest whole square foot.

- ① 備有關於該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 啟鑽苑的公契在將住宅物業提供出售的日期的最新擬稿的文本存放在住宅物業的售樓處於開放時間內以供閱覽。
 - ③ 無須為閱覽付費。
- ① A copy of the Outline Zoning Plan relating to the Development is available at www.ozp.tpb.gov.hk.
 - ② A copy of the latest draft of the Deed of Mutual Covenant in respect of Kai Chuen Court as at the date on which the residential property is offered to be sold is available for inspection during opening hours at the place at which the residential property is offered to be sold.
 - ③ The inspection is free of charge.

23 裝置、裝修物料及設備

Fittings, Finishes and Appliances

1 外部裝修物料 EXTERIOR FINISHES			
a	外牆 External wall	髹上外牆漆。地下外牆局部鋪砌牆磚。	Finished with external paint. Some finished with wall tiles at G/F.
b	窗 Window	<p>客/飯廳選用鋁質窗框配清玻璃及鋁質窗框配清玻璃和強化清玻璃。若玻璃片的任何一部分距離地板低於1.1米，該玻璃片則採用強化清玻璃。</p> <p>廚房選用鋁質窗框配清玻璃，若玻璃片的任何一部分距離地板低於1.1米，該玻璃片則採用強化清玻璃。</p> <p>浴室選用鋁質窗框配壓花清玻璃，若玻璃片的任何一部分距離地板低於1.1米，該玻璃片則採用強化壓花清玻璃。</p> <p>部份單位設有減音窗及/或固定窗。</p> <p>減音窗由一層鋁質並設有上鎖裝置的趟窗框配強化清玻璃、一層鋁質窗框及可以用四角匙開啟的固定窗框配清玻璃及強化清玻璃組成(部份減音窗設有吸音物料的鋁質疏孔面板)。</p> <p>固定窗選用鋁質窗框配清玻璃，可以用四角匙開啟。</p> <p>有關裝設減音窗及/或固定窗之單位及有關窗戶的位置，請參閱第152頁至154頁。</p>	<p>Aluminium window frame fitted with clear float glass and aluminium window frame fitted with clear float glass and tempered clear float glass for living/dining room. When any part of the glass panel is less than 1.1m above floor level, tempered clear float glass is used for such glass panel.</p> <p>Aluminium window frame fitted with clear float glass for kitchen. When any part of the glass panel is less than 1.1m above floor level, tempered clear float glass is used for such glass panel.</p> <p>Aluminium window frame fitted with clear patterned glass for bathroom. When any part of the glass panel is less than 1.1m above floor level, tempered clear patterned glass is used for such glass panel.</p> <p>Acoustic windows and/or fixed window are installed in some of the flats.</p> <p>Acoustic windows comprise of a layer of aluminium sliding window frame fitted with tempered clear float glass with locking device and a layer of aluminium window frame and fixed window frame openable with allen key fitted with clear float glass and tempered clear float glass (some acoustic windows are fitted with sound absorptive material clad with aluminium lining panel with perforations).</p> <p>Fixed windows comprise of aluminium window frame fitted with clear float glass openable with allen key.</p> <p>Please refer to page 152 to 154 for flats installed with acoustic windows and/or fixed windows and the location of such windows.</p>
c	窗台 Bay window	不適用	Not applicable
d	花槽 Planter	不適用	Not applicable
e	陽台或露台 Verandah or balcony	不適用	Not applicable
f	乾衣設施 Drying facilities for clothing	客/飯廳部分窗外設有鋁質晾衣架。	Aluminium drying racks are fitted outside some of the windows of the living/dining room.

2 室內裝修物料 INTERIOR FINISHES			
a	大堂 Lobby	<p>地下主入口大堂：</p> <p>牆壁以瓷磚鋪砌。地板以過底磚鋪砌。天花板髹上乳膠漆。部分天花板設有鋁質天花。</p> <p>標準樓層升降機大堂：</p> <p>牆壁髹上外牆漆。地板及牆腳線以過底磚鋪砌。天花板髹上外牆漆。</p>	<p>Ground floor lobby:</p> <p>Walls are finished with ceramic tiles. Floor is finished with homogeneous tiles. Ceiling is finished with emulsion paint. Part of ceiling is fitted with aluminium suspended ceiling.</p> <p>Typical floor lobby:</p> <p>Walls are finished with external paint. Floor and skirting are finished with homogeneous tiles. Ceiling is finished with external paint.</p>
b	內牆及天花板 Internal wall and ceiling	客/飯廳的牆壁及天花板髹上乳膠漆。	Walls and ceiling of living/dining room are finished with emulsion paint.
c	內部地板 Internal floor	客/飯廳的地板為混凝土搪平地台。所有單位並未設有牆腳線。	Floor of living/dining room is steel trowelled finish on concrete. No skirting is provided for all flats.
d	浴室 Bathroom	牆壁以瓷磚鋪砌至窗頂及髹上乳膠漆至天花板。地板以過底磚鋪砌。天花板髹上乳膠漆。	Walls are finished with ceramic tiles up to top of the window and emulsion paint up to the ceiling. Floor is finished with homogeneous tiles. Ceiling is finished with emulsion paint.
e	廚房 Kitchen	牆壁以瓷磚鋪砌至窗頂及髹上乳膠漆至天花板。地板以過底磚鋪砌。天花板髹上乳膠漆。灶台面為人造樹脂。	Walls are finished with ceramic tiles up to top of the window and emulsion paint up to the ceiling. Floor is finished with homogeneous tiles. Ceiling is finished with emulsion paint. Cooking bench top is fitted with polymer resin surface.
3 室內裝置 INTERIOR FITTINGS			
a	門 Doors	<p>單位大門：</p> <p>單位大門選用漆面實心木門配五金配件及防盜眼，並提供粉末塗料鐵閘配門鎖及門把手。</p> <p>浴室門：</p> <p>浴室門選用空心木門（一面漆面，一面膠板面）配五金配件。（第3座的5號單位除外；第4座的5號，6號，16號及17號單位除外；第5座的5號及6號單位除外）</p> <p>第3座的5號單位及第4座的5號，6號，16號及17號單位及第5座的5號及6號單位浴室門選用塑膠摺門配門鎖及門把手。</p> <p>廚房門：</p> <p>廚房門選用漆面實心木門配防火玻璃及五金配件。</p>	<p>Flat entrance door:</p> <p>Flat entrance door is made of paint finished solid timber fitted with ironmongeries and door viewer. A metal gate finished with powder coating and fitted with lockset and handle is also provided.</p> <p>Bathroom door:</p> <p>Bathroom door is made of hollow timber finished with paint on one side and plastic laminate on the other and fitted with ironmongeries. (Except Flat 5 at Block 3; Flats 5, 6, 16 and 17 at Block 4; Flats 5 and 6 at Block 5)</p> <p>For bathroom door of Flat 5 at Block 3 and Flats 5, 6, 16 and 17 at Block 4 and Flats 5 and 6 at Block 5, plastic folding door with lock and handle is provided.</p> <p>Kitchen door:</p> <p>Kitchen door is made of paint finished solid timber fitted with fire rated glazed panels and ironmongeries.</p>
b	浴室 Bathroom	裝置及設備包括搪瓷洗手盆、搪瓷水箱及坐廁、搪瓷廁紙斗、鍍鉻黃銅混合式面盆水龍頭、牆鏡、晾衣棍、以過底磚及人造麻石磚鋪砌的淋浴間、鍍鉻黃銅混合式花灑水龍頭及花灑套裝、浴簾棍及玻璃纖維強化塑膠扶手。冷熱水供水系統採用銅喉管。	Fittings and equipment include vitreous china basin, vitreous china water closet and cistern, vitreous china toilet paper holder, chromium plated brass basin mixer, wall-mounted mirror, clothing drying rod, shower area finished with homogeneous tiles and artificial granite tiles, chromium plated brass shower mixer with shower set, curtain rail and glass reinforced plastic grab bar. Copper pipes are used for cold and hot water supply system.

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3 室內裝置 INTERIOR FITTINGS			
c	廚房 Kitchen	廚房設有不銹鋼洗滌盆、鍍鉻黃銅混合式洗滌盆水龍頭及面為人造樹脂的灶台。冷熱水供水系統採用銅喉管。	Kitchen is fitted with stainless steel sink unit, chromium plated brass sink mixer and cooking bench with polymer resin surface. Copper pipes are used for cold and hot water supply system.
d	睡房 Bedroom	不適用	Not applicable
e	電話 Telephone	客/飯廳設有一個電話插座。	One telephone outlet is provided in the living/dining room.
f	天線 Aerials	客/飯廳設有電視/調頻收音機插座接收本地電視及電台節目，空間預留給電訊及廣播服務。有關插座及空間預留的數目，請參閱「住宅物業機電裝置數量說明表」。	TV/FM outlets for local TV and FM radio programmes, reserved spaces for telecommunications and broadcasting services. For number of outlets and reserved spaces, please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Properties”.
g	電力裝置 Electrical installations	各單位客/飯廳內均設有用戶總掣連配電箱。全屋電線導管均為隱藏式安裝。所有電插座均由漏電斷路器保護。有關電插座及接駁器的數目，請參閱「住宅物業機電裝置數量說明表」。	Consumer unit is provided in the living/dining room of each flat. All cable conduits are concealed. All socket outlets are protected by Residual Current Device. For number of socket outlets and connection units, please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Properties”.
h	氣體供應 Gas supply	煤氣供應接駁點設於廚房。 廚房/浴室已預留即熱式氣體熱水爐安裝位置及相關隱藏式電線導管。有關熱水爐預留空間的位置，請參閱「住宅物業機電裝置數量說明表」。(買方須自行聘請合資格人員安裝氣體熱水爐)	Town gas supply connection point is provided in the kitchen. Reserved space for "Instantaneous Gas" water heater and relevant concealed conduit for power are provided in the kitchen/bathroom. For location of the reserved space for water heater, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties". (Purchasers are required to employ a qualified person for installation of the town gas water heater.)
i	洗衣機接駁點 Washing machine connection point	各單位廚房設有洗衣機來水及去水接駁點。	Water supply and drainage connection points for washing machine are provided in the kitchen of each flat.
j	供水 Water supply	冷熱水供水系統採用銅喉管。所有水管均為外露。	Copper pipes are used for cold and hot water supply system. All water pipes are exposed.

4 雜項 MISCELLANEOUS			
a	升降機 Lift	<p>三部(東芝)牌客用升降機服務第3座</p> <ul style="list-style-type: none"> 一部客用升降機服務地庫1及地下至21樓 一部客用升降機服務地下至40樓 一部客用升降機服務地庫1、地下至1樓及22樓至40樓 <p>六部(東芝)牌客用升降機服務第4座</p> <ul style="list-style-type: none"> 一部客用升降機服務地下至15樓 一部客用升降機服務地庫1及地下至15樓 一部客用升降機服務地庫1、地下至1樓及16樓至27樓 一部客用升降機服務地下至1樓及16樓至27樓 一部客用升降機服務地下至1樓及28樓至40樓 一部客用升降機服務地庫1、地下至1樓及28樓至40樓 <p>五部(東芝)牌客用升降機服務第5座</p> <ul style="list-style-type: none"> 一部客用升降機服務地下至17樓 一部客用升降機服務地庫2至17樓 一部客用升降機服務地下至1樓及18樓至28樓 一部客用升降機服務地下至1樓及29樓至40樓 一部客用升降機服務地庫2至1樓及18樓至40樓 	<p>Three “Toshiba” passenger lifts serving Block 3</p> <ul style="list-style-type: none"> 1 passenger lift serving B1 & G/F to 21/F 1 passenger lift serving G/F to 40/F 1 passenger lift serving B1 & G/F to 1/F & 22/F to 40/F <p>Six “Toshiba” passenger lifts serving Block 4</p> <ul style="list-style-type: none"> 1 passenger lift serving G/F to 15/F 1 passenger lift serving B1 & G/F to 15/F 1 passenger lift serving B1 & G/F to 1/F & 16/F to 27/F 1 passenger lift serving G/F to 1/F & 16/F to 27/F 1 passenger lift serving G/F to 1/F & 28/F to 40/F 1 passenger lift serving B1 & G/F to 1/F & 28/F to 40/F <p>Five “Toshiba” passenger lifts serving Block 5</p> <ul style="list-style-type: none"> 1 passenger lift serving G/F to 17/F 1 passenger lift serving B2 to 17/F 1 passenger lift serving G/F to 1/F & 18/F to 28/F 1 passenger lift serving G/F to 1/F & 29/F to 40/F 1 passenger lift serving B2 to 1/F & 18/F to 40/F
b	信箱 Letter box	地下主入口大堂設有每戶專用的不銹鋼信箱。	Stainless steel letter box is provided for each flat at ground floor lobby.
c	垃圾收集 Refuse collection	第3座的2樓至40樓，第4座的2樓至40樓及第5座的2樓至40樓公用地方設有垃圾及物料回收室和垃圾槽，並於地下的公用地方設有垃圾及物料回收房。第4座地下設有垃圾車專用車位及垃圾收集站中央處理垃圾。	Refuse storage and material recovery room with refuse chute is provided in the common area of 2/F to 40/F of Block 3, 2/F to 40/F of Block 4 and 2/F to 40/F of Block 5. Refuse storage and material recovery chamber is provided in the common area on ground floor of Block 3, Block 4 and Block 5. Loading/Unloading space reserved for refuse collection vehicle and refuse collection point are provided on ground floor of Block 4 for centralized processing of refuse.
d	水錶、電錶、氣體錶 Water meter, electricity meter and gas meter	各單位的獨立水錶設於各樓層的水錶櫃內。各單位的獨立電錶設於各樓層的電錶房內。各單位廚房內均預留位置安裝煤氣錶(買方須自行申請安裝煤氣錶)。	Separate water meter for each flat is provided at the water meter cupboard on each floor. Separate electricity meter for each flat is provided at the electrical meter room on each floor. Space for town gas meter is provided in the kitchen of each flat. (Purchasers are required to make individual application for installation of town gas meter).

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5 保安設施 SECURITY FACILITIES		
	設有閉路電視監察系統監控升降機內、地下入口、平台出口、頂層出口及外圍範圍狀況。閉路電視監控設備設於各住宅樓宇地下保安護衛員櫃位內。	Closed Circuit Television (CCTV) System is provided for monitoring the situation of the lift cars, ground floor entrances, exits to podium floor, exits to roof floor and external area. The monitoring equipment for CCTV system is provided at the guard counter on ground floor of each residential building.
6 設備 APPLIANCES		
	不適用	Not applicable

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

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

住宅物業機電裝置數量說明表

Schedule of Mechanical & Electrical Provisions of Residential Properties

3座 BLOCK3

			樓層	Floor	2樓至40樓 2/F to 40/F												
			單位	Flat	1	2	3	4	5	6	7	8	9	10	11	12	13
客/飯廳 Living/ Dining Room	燈掣	Lighting Switch			4	4	2	2	2	4	4	2	2	2	2	2	2
	雙極開關掣	Double Pole Switch			3	3	1	1	1	3	3	1	1	1	1	1	1
	天花燈咀	Ceiling Lamp Holder			4	4	2	2	2	4	4	2	2	2	2	2	2
	13安培雙頭插座	13A Twin Socket Outlet			11	11	5	5	3	11	11	5	5	5	5	5	5
	電話插座	Telephone Outlet			1	1	1	1	1	1	1	1	1	1	1	1	1
	電視/調頻收音機插座	TV/FM Outlet			2	2	2	2	1	2	2	2	2	2	2	2	2
	2安培裝有熔斷器的接駁器	2A Fused Connection Unit			1	1	1	1	1	1	1	1	1	1	1	1	1
	接駁器(註1)	Connection Unit (Note 1)			3	3	1	1	1	3	3	1	1	1	1	1	1
	空間預留給電訊及廣播服務(註2)	Reserved Space for Telecommunication and Broadcasting Services (Note 2)			2	2	2	2	1	2	2	2	2	2	2	2	2
	空間預留給電視/調頻收音機插座(註3)	Reserved Space for TV/FM Outlet (Note 3)			1	1	—	—	—	1	1	—	—	—	—	—	—
	門鈴	Door Bell			1	1	1	1	1	1	1	1	1	1	1	1	1
	門鈴按鈕	Door Bell Push Button			1	1	1	1	1	1	1	1	1	1	1	1	1
	大門電話對講機	Doorphone Handset			1	1	1	1	1	1	1	1	1	1	1	1	1
	用戶總掣連配電箱	Consumer Unit			1	1	1	1	1	1	1	1	1	1	1	1	1
浴室 Bathroom	燈掣	Lighting Switch			1	1	1	1	1	1	1	1	1	1	1	1	1
	雙極開關掣	Double Pole Switch			—	—	—	—	—	—	—	—	—	—	—	—	—
	抽氣扇開關掣	Switch for Exhaust Fan			1	1	1	1	1	1	1	1	1	1	1	1	1
	天花燈咀	Ceiling Lamp Holder			1	1	1	1	1	1	1	1	1	1	1	1	1
	2安培裝有熔斷器的接駁器	2A Fused Connection Unit			1	1	1	1	1	1	1	1	1	1	1	1	1
	煤氣熱水爐5安培裝有熔斷器的接駁器	Town Gas Water Heater 5A Fused Connection Unit			1	1	—	—	1	1	1	—	—	—	—	—	—
	接駁器(註4)	Connection Unit (Note 4)			1	1	1	1	1	1	1	1	1	1	1	1	1
	煤氣熱水爐	Town Gas Water Heater			—	—	—	—	—	—	—	—	—	—	—	—	—

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住宅物業機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions of Residential Properties			3座 BLOCK 3														
			樓層	Floor	2樓至40樓 2/F to 40/F												
			單位	Flat	1	2	3	4	5	6	7	8	9	10	11	12	13
廚房 Kitchen	燈掣	Lighting Switch			1	1	1	1	1	1	1	1	1	1	1	1	1
	抽氣扇開關掣	Switch for Exhaust Fan			1	1	1	1	1	1	1	1	1	1	1	1	1
	天花燈咀	Ceiling Lamp Holder			1	1	1	1	1	1	1	1	1	1	1	1	1
	13安培單頭插座	13A Single Socket Outlet			2	2	1	1	1	2	2	1	1	1	1	1	1
	13安培雙頭插座	13A Twin Socket Outlet			1	1	1	1	1	1	1	1	1	1	1	1	1
	2安培裝有熔斷器的接駁器	2A Fused Connection Unit			1	1	1	1	1	1	1	1	1	1	1	1	1
	煤氣熱水爐5安培裝有熔斷器的接駁器	Town Gas Water Heater 5A Fused Connection Unit			—	—	1	1	—	—	—	1	1	1	1	1	1
	2安培裝有熔斷器的接駁器連開關掣(註5)	2A Switched Fused Connection Unit (Note 5)			1	1	1	1	1	1	1	1	1	1	1	1	1
	13安培裝有熔斷器的接駁器連開關掣(註6)	13A Switched Fused Connection Unit (Note 6)			1	1	1	1	1	1	1	1	1	1	1	1	1
	接駁器(註7)	Connection Unit (Note 7)			1	1	1	1	1	1	1	1	1	1	1	1	1
	煤氣供應接駁點	Town Gas Supply Connection Point			1	1	1	1	1	1	1	1	1	1	1	1	1
	洗衣機來水接駁點	Water Supply Connection Point for Washing Machine			1	1	1	1	1	1	1	1	1	1	1	1	1
	洗衣機去水接駁點	Drainage Connection Point for Washing Machine			1	1	1	1	1	1	1	1	1	1	1	1	1
	煤氣熱水爐	Town Gas Water Heater			—	—	—	—	—	—	—	—	—	—	—	—	—
	雙極開關掣	Double Pole Switch			—	—	—	—	—	—	—	—	—	—	—	—	—

- 註：
- 1. 安裝於客/飯廳之接駁器供冷氣機接駁之用。
 - 2. 該空間預留給電訊及廣播服務，並蓋上空白蓋板。
 - 3. 該空間預留給電視/調頻收音機插座，並蓋上空白蓋板供買方自行安裝有關插座。
 - 4. 安裝於浴室之一個接駁器供抽氣扇接駁之用。
 - 5. 安裝於廚房之2安培裝有熔斷器的接駁器連開關掣供抽油煙機接駁之用。
 - 6. 安裝於廚房之13安培裝有熔斷器的接駁器連開關掣供洗衣機接駁之用。
 - 7. 安裝於廚房之一個接駁器供抽氣扇接駁之用。

- Notes:
- 1. The Connection Unit(s) installed inside living/dining room is/are for connecting air conditioner(s).
 - 2. The space(s) is/are reserved for telecommunication and broadcasting services and is/are covered with blank cover plate(s).
 - 3. The space is reserved for installation of TV/FM outlet by purchasers and is covered with blank cover plate.
 - 4. One Connection Unit installed inside bathroom is for connecting exhaust fan.
 - 5. The 2A Switched Fused Connection Unit installed inside kitchen is for connecting range hood.
 - 6. The 13A Switched Fused Connection Unit installed inside kitchen is for connecting washing machine.
 - 7. One Connection Unit installed inside kitchen is for connecting exhaust fan.

住宅物業機電裝置數量說明表

Schedule of Mechanical & Electrical Provisions of Residential Properties

4座 BLOCK 4

			樓層 Floor	2樓至40樓（註8及9） 2/F to 40/F (Notes 8 & 9)																								
			單位 Flat	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	
客/飯廳 Living/ Dining Room	燈掣	Lighting Switch		4	3	3	2	2	2	2	4	2	2	3	3	4	4	2	2	2	2	3	3	4	3	3	3	
	雙極開關掣	Double Pole Switch		3	2	2	1	1	1	1	3	1	1	2	2	3	3	1	1	1	1	2	2	3	2	2	2	
	天花燈咀	Ceiling Lamp Holder		4	3	3	2	2	2	2	4	2	2	3	3	4	4	2	2	2	2	3	3	4	3	3	3	
	13安培雙頭插座	13A Twin Socket Outlet		11	8	8	5	3	3	5	11	5	5	8	8	11	11	5	3	3	5	8	8	11	8	8	8	
	電話插座	Telephone Outlet		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	電視/調頻收音機插座	TV/FM Outlet		2	2	2	2	1	1	2	2	2	2	2	2	2	2	2	1	1	2	2	2	2	2	2	2	
	2安培裝有熔斷器的接駁器	2A Fused Connection Unit		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	接駁器（註1）	Connection Unit (Note 1)		3	2	2	1	1	1	1	3	1	1	2	2	3	3	1	1	1	1	2	2	3	2	2	2	
	空間預留給電訊及廣播服務（註2）	Reserved Space for Telecommunication and Broadcasting Services (Note 2)		2	2	2	2	1	1	2	2	2	2	2	2	2	2	2	1	1	2	2	2	2	2	2	2	
	空間預留給電視/調頻收音機插座（註3）	Reserved Space for TV/FM Outlet (Note 3)		1	1	1	—	—	—	—	1	—	—	1	1	1	1	—	—	—	—	1	1	1	1	1	1	
	門鈴	Door Bell		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	門鈴按鈕	Door Bell Push Button		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	大門電話對講機	Doorphone Handset		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	用戶總掣連配電箱	Consumer Unit		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
浴室 Bathroom	燈掣	Lighting Switch		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	雙極開關掣	Double Pole Switch		—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
	抽氣扇開關掣	Switch for Exhaust Fan		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	天花燈咀	Ceiling Lamp Holder		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	2安培裝有熔斷器的接駁器	2A Fused Connection Unit		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	煤氣熱水爐5安培裝有熔斷器的接駁器	Town Gas Water Heater 5A Fused Connection Unit		1	1	1	—	1	1	—	1	—	—	1	1	1	1	—	—	1	—	1	1	1	1	1	1	1
	接駁器（註4）	Connection Unit (Note 4)		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	煤氣熱水爐	Town Gas Water Heater		—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	

裝置、裝修物料及設備

Fittings, Finishes and Appliances

住宅物業機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions of Residential Properties			4座 BLOCK 4																										
			樓層	Floor	2樓至40樓 (註8及9) 2/F to 40/F (Notes 8 & 9)																								
			單位	Flat	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	
廚房 Kitchen	燈掣	Lighting Switch			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	抽氣扇開關掣	Switch for Exhaust Fan			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	天花燈咀	Ceiling Lamp Holder			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	13安培單頭插座	13A Single Socket Outlet			2	2	2	1	1	1	1	2	1	1	2	2	2	2	1	1	1	1	2	2	2	2	2	2	
	13安培雙頭插座	13A Twin Socket Outlet			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	2安培裝有熔斷器的接駁器	2A Fused Connection Unit			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	煤氣熱水爐5安培 裝有熔斷器的接駁器	Town Gas Water Heater 5A Fused Connection Unit			—	—	—	1	—	—	1	—	1	1	—	—	—	—	1	1	—	1	—	—	—	—	—	—	
	2安培裝有熔斷器的 接駁器連開關掣(註5)	2A Switched Fused Connection Unit (Note 5)			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	13安培裝有熔斷器的 接駁器連開關掣(註6)	13A Switched Fused Connection Unit (Note 6)			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	接駁器(註7)	Connection Unit (Note 7)			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	煤氣供應接駁點	Town Gas Supply Connection Point			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	洗衣機來水 接駁點	Water Supply Connection Point for Washing Machine			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	洗衣機去水 接駁點	Drainage Connection Point for Washing Machine			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	煤氣熱水爐	Town Gas Water Heater			—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
	雙極開關掣	Double Pole Switch			—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

- 註：
1. 安裝於客/飯廳之接駁器供冷氣機接駁之用。
 2. 該空間預留給電訊及廣播服務，並蓋上空白蓋板。
 3. 該空間預留給電視/調頻收音機插座，並蓋上空白蓋板供買方自行安裝有關插座。
 4. 安裝於浴室之一個接駁器供抽氣扇接駁之用。
 5. 安裝於廚房之2安培裝有熔斷器的接駁器連開關掣供抽油煙機接駁之用。
 6. 安裝於廚房之13安培裝有熔斷器的接駁器連開關掣供洗衣機接駁之用。
 7. 安裝於廚房之一個接駁器供抽氣扇接駁之用。
 8. 2樓不設10號至24號單位。
 9. 38樓至40樓不設1號至8號單位。

- Notes:
1. The Connection Unit(s) installed inside living/dining room is/are for connecting air conditioner(s).
 2. The space(s) is/are reserved for telecommunication and broadcasting services and is/are covered with blank cover plate(s).
 3. The space is reserved for installation of TV/FM outlet by purchasers and is covered with blank cover plate.
 4. One Connection Unit installed inside bathroom is for connecting exhaust fan.
 5. The 2A Switched Fused Connection Unit installed inside kitchen is for connecting range hood.
 6. The 13A Switched Fused Connection Unit installed inside kitchen is for connecting washing machine.
 7. One Connection Unit installed inside kitchen is for connecting exhaust fan.
 8. Flats 10 to 24 do not exist on 2/F.
 9. Flats 1 to 8 do not exist on 38/F to 40/F.

住宅物業機電裝置數量說明表

Schedule of Mechanical & Electrical Provisions of Residential Properties

5座 BLOCK5

			樓層 Floor		2樓至40樓(註8及9) 2/F to 40/F (Notes 8 & 9)																		
			單位 Flat		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
客/飯廳 Living/ Dining Room	燈掣	Lighting Switch			4	3	3	2	2	2	2	4	4	2	4	3	2	4	4	2	3	2	2
	雙極開關掣	Double Pole Switch			3	2	2	1	1	1	1	3	3	1	3	2	1	3	3	1	2	1	1
	天花燈咀	Ceiling Lamp Holder			4	3	3	2	2	2	2	4	4	2	4	3	2	4	4	2	3	2	2
	13安培雙頭插座	13A Twin Socket Outlet			11	8	8	5	3	3	5	11	11	5	11	8	5	11	11	5	8	5	5
	電話插座	Telephone Outlet			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	電視/調頻收音機插座	TV/FM Outlet			2	2	2	2	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2
	2安培裝有熔斷器的接駁器	2A Fused Connection Unit			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	接駁器(註1)	Connection Unit (Note 1)			3	2	2	1	1	1	1	3	3	1	3	2	1	3	3	1	2	1	1
	空間預留給電訊及廣播服務(註2)	Reserved Space for Telecommunication and Broadcasting Services (Note 2)			2	2	2	2	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2
	空間預留給電視/調頻收音機插座(註3)	Reserved Space for TV/FM Outlet (Note 3)			1	1	1	—	—	—	—	1	1	—	1	1	—	1	1	—	1	—	—
	門鈴	Door Bell			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	門鈴按鈕	Door Bell Push Button			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
浴室 Bathroom	大門電話對講機	Doorphone Handset			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	用戶總掣連配電箱	Consumer Unit			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	燈掣	Lighting Switch			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	雙極開關掣	Double Pole Switch			—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
	抽氣扇開關掣	Switch for Exhaust Fan			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	天花燈咀	Ceiling Lamp Holder			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	2安培裝有熔斷器的接駁器	2A Fused Connection Unit			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	煤氣熱水爐5安培裝有熔斷器的接駁器	Town Gas Water Heater 5A Fused Connection Unit			1	1	1	—	1	1	—	1	1	—	1	1	—	1	1	—	1	—	—
	接駁器(註4)	Connection Unit (Note 4)			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	煤氣熱水爐	Town Gas Water Heater			—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

裝置、裝修物料及設備

Fittings, Finishes and Appliances

住宅物業機電裝置數量說明表			5座 BLOCK 5																				
Schedule of Mechanical & Electrical Provisions of Residential Properties																							
			樓層	Floor	2樓至40樓（註8及9） 2/F to 40/F (Notes 8 & 9)																		
			單位	Flat	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
廚房 Kitchen	燈掣	Lighting Switch			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	抽氣扇開關掣	Switch for Exhaust Fan			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	天花燈咀	Ceiling Lamp Holder			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13安培單頭插座	13A Single Socket Outlet			2	2	2	1	1	1	1	2	2	1	2	2	1	2	2	1	2	1	1
	13安培雙頭插座	13A Twin Socket Outlet			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	2安培裝有熔斷器的接駁器	2A Fused Connection Unit			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	煤氣熱水爐5安培 裝有熔斷器的接駁器	Town Gas Water Heater 5A Fused Connection Unit			—	—	—	1	—	—	1	—	—	1	—	—	1	—	—	1	—	1	1
	2安培裝有熔斷器的接駁器連開關掣（註5）	2A Switched Fused Connection Unit (Note 5)			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13安培裝有熔斷器的接駁器連開關掣 （註6）	13A Switched Fused Connection Unit (Note 6)			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	接駁器（註7）	Connection Unit (Note 7)			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	煤氣供應接駁點	Town Gas Supply Connection Point			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	洗衣機來水 接駁點	Water Supply Connection Point for Washing Machine			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	洗衣機去水 接駁點	Drainage Connection Point for Washing Machine			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	煤氣熱水爐	Town Gas Water Heater			—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
	雙極開關掣	Double Pole Switch			—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

- 註：
1. 安裝於客/飯廳之接駁器供冷氣機接駁之用。
 2. 該空間預留給電訊及廣播服務，並蓋上空白蓋板。
 3. 該空間預留給電視/調頻收音機插座，並蓋上空白蓋板供買方自行安裝有關插座。
 4. 安裝於浴室之一個接駁器供抽氣扇接駁之用。
 5. 安裝於廚房之2安培裝有熔斷器的接駁器連開關掣供抽油煙機接駁之用。
 6. 安裝於廚房之13安培裝有熔斷器的接駁器連開關掣供洗衣機接駁之用。
 7. 安裝於廚房之一個接駁器供抽氣扇接駁之用。
 8. 2樓不設11號至19號單位。
 9. 38樓至40樓不設1號至8號單位。

- Notes:
1. The Connection Unit(s) installed inside living/dining room is/are for connecting air conditioner(s).
 2. The space(s) is/are reserved for telecommunication and broadcasting services and is/are covered with blank cover plate(s).
 3. The space is reserved for installation of TV/FM outlet by purchasers and is covered with blank cover plate.
 4. One Connection Unit installed inside bathroom is for connecting exhaust fan.
 5. The 2A Switched Fused Connection Unit installed inside kitchen is for connecting range hood.
 6. The 13A Switched Fused Connection Unit installed inside kitchen is for connecting washing machine.
 7. One Connection Unit installed inside kitchen is for connecting exhaust fan.
 8. Flats 11 to 19 do not exist on 2/F.
 9. Flats 1 to 8 do not exist on 38/F to 40/F.

24 服務協議 Service Agreements

不適用

Not applicable

25 地稅 Government Rent

賣方須就住宅物業繳付地稅直至及包括該住宅物業轉讓予買方的轉讓契據日期，或如該住宅物業空置管有權交予買方的日期較轉讓契據的日期遲，則直至及包括空置管有權交予買方的當日，但須以下列條件為前提：在該住宅物業轉讓予買方的轉讓契據日期的14個工作日後，賣方無須就繳付該住宅物業的地稅負上責任。

The Vendor is liable for the Government rent payable for the residential property up to and inclusive of the date of assignment of the residential property to the purchaser, or the date on which vacant possession of the residential property is given to the purchaser if that is later than the date of assignment, provided that the Vendor shall not be liable for the Government rent payable for the residential property for more than 14 working days after the date of assignment of the residential property to the purchaser.

26 買方的雜項付款

Miscellaneous Payments by Purchaser

賣方並無為住宅物業繳交水、電力及氣體的按金，因此，在向買方交付住宅物業在空置情況下的管有權時，買方無須向賣方補還水、電力及氣體的按金。

在交付時，買方無須向賣方支付清理廢料的費用。

註：在交付時，買方須根據公契向發展項目的管理人(而非賣方)支付清理廢料的費用，款額不超過管理人所釐定一個月的管理費。而如賣方已支付清理廢料的費用，買方須向賣方補還該筆費用，補還款額由賣方全權釐定但不超過管理人所釐定一個月的管理費。

The Vendor has not paid any deposits for water, electricity and gas for the residential property. As such, on the delivery of the vacant possession of the residential property to the purchaser, the purchaser is not liable to reimburse the Vendor for the deposits for water, electricity and gas.

On that delivery, the purchaser is not liable to pay to the Vendor a debris removal fee.

Note : On that delivery, the purchaser is liable to pay a debris removal fee to the Manager (not the Vendor) under the Deed of Mutual Covenant. The debris removal fee shall not exceed one month's management fee as determined by the Manager. Where the Vendor has paid that debris removal fee, the purchaser shall reimburse the Vendor for the same. The amount of reimbursement shall be determined at the sole discretion of the Vendor but shall not exceed one month's management fee as determined by the Manager.

27 欠妥之處的保養責任期

Defects Liability Warranty Period

買方如在該住宅物業買賣成交日期後的一年內，向賣方發出書面通知，賣方須自費並在合理切實可行的範圍內，盡快把住宅物業、裝置、裝修物料或設備的欠妥之處作出補救(買方的行為或疏忽而導致的欠妥之處，則不在此列)。

The Vendor shall, at its own cost and as soon as reasonably practicable after receipt of a written notice served by the purchaser within one year after the date of completion of the sale and purchase, remedy any defects to the residential property, or the fittings, finishes or appliances, caused otherwise than by the act or neglect of the purchaser.

28 斜坡維修 Maintenance of Slopes

不適用

Not applicable

29 批地文件修訂 Modification of Land Grant

不適用

Not applicable

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運輸及房屋局常任秘書長(房屋)辦公室的獨立審查組(下稱「獨立審查組」)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。直至最終修訂圖則於就該發展項目發出佔用許可證前呈交予並獲「獨立審查組」批准前，以下分項資料仍可能有所修改。

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 Independent Checking Unit (ICU) of the Office of the Permanent Secretary for Transport and Housing (Housing) prior to the printing of the sales brochure is tabulated below. The breakdown of GFA concessions may be subject to further changes until final amendment plans are submitted to and approved by the ICU prior to the issuance of the Occupation Permit for the Development.

面積(平方米) Area (m ²)	
根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積 DISREGARDED GFA UNDER BUILDING (PLANNING) REGULATIONS 23(3)(b)	
① 停車場及上落客貨地方(公共交通總站除外) Carpark and loading/unloading area excluding public transport terminus	8,847.589
② 機房及相類設施 Plant rooms and similar services	
2.1 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等。 Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting equipment (TBE) room, refuse storage and material recovery chamber, etc.	2,834.929
2.2 所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等。 Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc.	10,098.619
2.3 非強制性或非必要機房，例如空調機房、風櫃房等。 Non-mandatory or non-essential plant room, such as air-conditioning plant room, air handling unit (AHU) room, etc.	814.332
③ 供人離開或到達旅館時上落汽車的地方 Area for picking up and setting down persons departing from or arriving at the hotel by vehicle	不適用 Not applicable
④ 旅館的輔助性設施 Supporting facilities for a hotel	不適用 Not applicable
根據聯合作業備考第1號及第2號提供的環保設施 GREEN FEATURES UNDER JOINT PRACTICE NOTES 1 AND 2	
⑤ 住宅樓宇露台 Balcony for residential buildings	不適用 Not applicable
⑥ 加闊的公用走廊及升降機大堂 Wider common corridor and lift lobby	2,469.194
⑦ 公用空中花園 Communal sky garden	不適用 Not applicable
⑧ 非住宅樓宇的公用平台花園 Communal podium garden for non-residential buildings	不適用 Not applicable

Information in Application for Concession on Gross Floor Area of Building

面積(平方米) Area (m ²)	
根據聯合作業備考第1號及第2號提供的環保設施 GREEN FEATURES UNDER JOINT PRACTICE NOTES 1 AND 2	
9 隔聲鰭 Acoustic fin	108.580
10 翼牆、捕風器及風斗 Wing wall, wind catcher and funnel	不適用 Not applicable
11 非結構預製外牆 Non-structural prefabricated external wall	3,070.217
12 工作平台 Utility platform	不適用 Not applicable
13 隔音屏障 Noise barrier	不適用 Not applicable
適意設施 AMENITY FEATURES	
14 供保安人員和管理處員工使用的櫃檯、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室 Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	328.265
15 住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等 Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	不適用 Not applicable
16 有上蓋的園景區及遊樂場 Covered landscaped and play area	2,947.003
17 橫向屏障/有蓋人行道、花棚 Horizontal screens/covered walkways, trellis	242.344
18 擴大升降機井道 Larger lift shaft	875.566
19 煙囪管道 Chimney shaft	不適用 Not applicable
20 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房 Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	不適用 Not applicable
21 強制性設施或必要機房所需的管槽、氣槽 Pipe duct, air duct for mandatory feature or essential plant room	1,080.162
22 非強制性設施或非必要機房所需的管槽、氣槽 Pipe duct, air duct for non-mandatory or non-essential plant room	51.329
23 環保系統及設施所需的機房、管槽及氣槽 Plant room, pipe duct, air duct for environmentally friendly system and feature	7.834
24 非住用發展項目中電影院、商場等的較高的淨高及前方中空 High headroom and void in front of cinema, shopping arcade etc. in non-domestic development	275.945
25 非住用發展項目的公用主要入口(尊貴入口)上方的中空 Void over main common entrance (prestige entrance) in non-domestic development	不適用 Not applicable

申請建築物總樓面面積寬免的資料

Information in Application for Concession on Gross Floor Area of Building

面積 (平方米) Area (m²)	
適意設施 AMENITY FEATURES	
26 複式住宅單位及洋房的中空 Void in duplex domestic flat and house	不適用 Not applicable
27 遮陽篷及反光罩 Sunshade and reflector	不適用 Not applicable
28 小型伸出物，例如空調機箱、窗台板、伸出的窗台 Minor projection such as AC box, window sill, projecting window	不適用 Not applicable
29 其他伸出物，如空調機箱及伸出外牆超過 750 毫米的平台 Other projection such as air-conditioning box and platform with a projection of more than 750mm from the external wall	不適用 Not applicable
其他項目 OTHER EXEMPTED ITEMS	
30 庇護層，包括庇護層兼空中花園 Refuge floor including refuge floor cum sky garden	330.361
31 大型伸出/外懸設施下的有蓋面積 Covered area under large projecting/overhanging feature	不適用 Not applicable
32 公共交通總站 Public transport terminus (PTT)	不適用 Not applicable
33 共用構築物及樓梯 Party structure and common staircase	不適用 Not applicable
34 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積 Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	1,081.331
35 公眾通道 Public passage	不適用 Not applicable
36 因建築物後移導致的覆蓋面積 Covered set back area	不適用 Not applicable
額外總樓面面積 BONUS GFA	
37 額外總樓面面積 Bonus GFA	不適用 Not applicable
根據聯合作業備考提供的額外環保設施 ADDITIONAL GREEN FEATURES UNDER JPN	
38 採用「組裝合成」建築法的建築物 Buildings adopting Modular Integrated Construction	不適用 Not applicable

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

Note: The above table is based on the requirements as stipulated in the Practice Note for Authorised 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.

Information in Application for Concession on Gross Floor Area of Building

有關建築物的環境評估

綠色建築認證

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

暫定評級
金級



暫定
金級
NB V1.2 2018
HKGBC
綠建環評

申請編號: PAG0091/21

Environmental Assessment of the Building

Green Building Certification

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

Provisional
GOLD



PROVISIONAL
GOLD
NB V1.2 2018
HKGBC
BEAM Plus

Application no.: PAG0091/21

發展項目的公用部分的預計能量表現或消耗

於印製售樓說明書前呈交予「獨立審查組」發展項目的公用部分的預計能量表現或消耗的最近期資料(見附表)。

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

Latest information on the estimated energy performance or consumption for the common parts of the Development as submitted to the ICU prior to the printing of the sales brochure (see tables).

第I部分 Part I		
提供中央空調 Provision of Central Air Conditioning	否 NO	
提供具能源效益的設施 Provision of Energy Efficient Features	是 YES	
擬安裝的具能源效益的設施 Energy Efficient Features Proposed	1. 發光二極管照明燈具 2. 兩級光度照明系統 3. 升降機電動機設置 再生動力裝置	LED Bulkhead Light Fitting Two-level Lighting Control System Regenerative Power of Lift System

第II部分：擬興建樓宇/部分樓宇預計每年能源消耗量(註1) Part II：The Predicted Annual Energy Use of the Proposed Building/Part of Building (Note 1)					
位置 Location	使用有關裝置的 內部樓面面積 (平方米) Internal Floor Area Served (m²)	基線樓宇(註2)每年能源消耗量 Annual Energy Use of Baseline Building (Note 2)		擬興建樓宇每年能源消耗量 Annual Energy Use of Proposed Building	
		電力 千瓦小時/平方米/年 Electricity kWh/m²/annum	煤氣/石油氣 用量單位/平方米/年 Town Gas/LPG unit/m²/annum	電力 千瓦小時/平方米/年 Electricity kWh/m²/annum	煤氣/石油氣 用量單位/平方米/年 Town Gas/LPG unit/m²/annum
有使用中央屋宇裝備裝置 (註3)的部分 Area Served by Central Building Services Installation (Note 3)	23,221.063	71.49	不適用 Not applicable	49.56	不適用 Not applicable

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申請建築物總樓面面積寬免的資料

Information in Application for Concession on Gross Floor Area of Building

第III部分：以下裝置乃按機電工程署公布的相關實務守則設計 Part III : The Following Installations are Designed in Accordance with the Relevant Codes of Practices Published by the Electrical & Mechanical Services Department (EMSD)			
裝置類型 Type of Installations	是 YES	否 NO	不適用 Not applicable
照明裝置 Lighting Installations	✓		
空調裝置 Air Conditioning Installations	✓		
電力裝置 Electrical Installations	✓		
升降機及自動梯的裝置 Lift & Escalator Installations	✓		
以總能源為本的方法 Performance-based Approach			✓

- 註：
- 一般而言，一棟樓宇的預計“每年能源消耗量”愈低，其節約能源的效益愈高。如一棟樓宇預計的“每年能源消耗量”低於該樓宇的“基線樓宇每年能源消耗量”，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。
預計每年能源消耗量[以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：
(a) “每年能源消耗量”與新建樓宇BEAM Plus標準(1.2版本)第4節及附錄8中的“年能源消耗”具有相同涵義；及
(b) 樓宇、空間或單位的“內部樓面面積”，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。
 - “基線樓宇”與新建樓宇BEAM Plus標準(1.2版本)第4節及附錄8中的“基準建築物模式(零分標準)”具有相同涵義。
 - “中央屋宇裝備裝置”與機電工程署發出的《屋宇裝備裝置能源效益實務守則》中的涵義相同。

- Notes :
- In general, the lower the estimated “Annual Energy Use” of the building, the more efficient of the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.
The predicted annual energy use, in terms of electricity consumption (kWh/m²/annum) and town gas/LPG consumption (unit/m²/annum), of the Development by the internal floor area served, where:
(a) “total annual energy use” has the same meaning of “annual energy use” under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (Version 1.2); and
(b) “internal floor area”, in relation to a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
 - “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” under Section 4 and Appendix 8 of the BEAM Plus for New Building (Version 1.2).
 - “Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.

31 有關資料

Relevant Information

A 交通噪音

啟鑽苑受道路交通噪音影響。為改善情況，該發展項目將設置下列設施：

減音窗及固定窗

部分啟鑽苑單位裝設有減音窗及/或固定窗(不能開啟)。(有關裝設有減音窗及/或固定窗之單位及窗戶的位置請參閱第152至154頁的參考圖)。啟鑽苑的公契有以下關於減音窗及/或固定窗的規定(註)：

- 啟鑽苑裝設有減音窗及/或固定窗之單位的業主不得干擾、改動、變更或拆除該些裝設在其單位內的減音窗及/或固定窗或促使或容許他人干擾、改動、變更或拆除該些裝設在其單位內的減音窗及/或固定窗(根據公契規定作保養、維修或更換除外)。
- 房委會須自費在管理處內提供有關安裝、保養、更換或維修減音窗及固定窗的圖則及方法，且啟鑽苑的經理人須在管理處內保存該等圖則及方法，以供啟鑽苑業主於日常辦公時間內免費查閱。裝設於任何單位內的減音窗及/或固定窗的保養、更換或維修工作須由有關單位的業主自費根據房委會提供的圖則及方法內所列明的標準及規格進行。有關單位的業主須以適當的物料及委任合資格的承辦商以進行有關的保養、更換或維修工作。
- 除進行保養、更換或維修工作外，裝設在任何單位內的固定窗須在任何時間保持關閉及鎖上以緩解噪音。裝設於任何單位內的固定窗的保養、更換或維修工作須由有關單位的業主自費進行。

隔聲鰭

下列單位外牆將裝設隔聲鰭：

- 3座：2樓至38樓的2號單位。
- 4座：3樓至40樓的21號，23號及24號單位。
- 5座：2樓至26樓的7號單位；3樓至40樓的15號單位。

(有關隔聲鰭的位置請參閱第24頁至第43頁的樓面平面圖)。

隔聲鰭屬公契內定義的「住宅大廈公用地方與設施」的一部分，須由啟鑽苑住宅物業的業主出資管理及維修。

註：有關公契條款只供參考，並以公契的全文為準。公契的最新擬稿的全文可於觀塘開源道33號建生廣場一樓內之房委會綠置居銷售小組辦事處開放時間內免費查閱，並可於房委會就出售啟鑽苑所指定的互聯網站內閱覽。

A Traffic Noise

Kai Chuen Court is affected by road traffic noise. In order to alleviate the condition, the following facilities will be provided in the Development:

Acoustic Windows and Fixed Windows

Acoustic windows and/or fixed windows (not openable) are installed in some of the flats in Kai Chuen Court. (Please refer to the reference plans on pages 152 to 154 for flats installed with acoustic windows and/or fixed windows and the locations of such windows). The DMC of Kai Chuen Court contains the following provisions relating to acoustic windows and/or fixed windows (Note):

- Subject to any maintenance, repair or replacement in accordance with the requirements set out in the DMC, no owner of those units in Kai Chuen Court installed with acoustic windows and/or fixed windows shall tamper, alter, vary or remove or cause or permit or suffer any tampering, alteration, variation or removal of the acoustic windows and/or the fixed windows installed in his unit.
- The HA shall at its expense provide the drawings and methodology for the installation, maintenance, replacement or repair of the acoustic windows and the fixed windows and the manager of Kai Chuen Court shall keep such drawings and methodology at the management office for inspection by the owners of Kai Chuen Court free of charge during normal business hours. The maintenance, replacement or repair of any of the acoustic windows and/or fixed windows installed in any unit shall be made by the owner of the relevant unit at his own costs in accordance with the standards and specifications set out in such drawings and methodology. The owners of such units shall use appropriate materials and appoint qualified contractors for carrying out such maintenance, replacement or repair.
- The fixed windows installed in any unit shall be kept closed and locked at all times for noise mitigation purpose except for maintenance, replacement or repair. The maintenance, replacement or repair of any of the fixed windows installed in any unit shall be made by the owner of the relevant unit at his own costs.

Acoustic Fins

Acoustic fins will be installed at the external wall of:

- Block 3: Flat 2 from 2/F to 38/F.
- Block 4: Flats 21, 23 and 24 from 3/F to 40/F.
- Block 5: Flat 7 from 2/F to 26/F; Flat 15 from 3/F to 40/F.

(Please refer to the floor plans on page 24 to page 43 for the location of the acoustic fins).

The acoustic fins form part of the Residential Blocks Common Areas and Facilities as defined under the Deed of Mutual Covenant (DMC) and shall be managed and maintained by owners of residential properties in Kai Chuen Court at their own expense.

Note: The concerned provisions in the DMC are for reference only and are subject to the full script of the DMC. Full script of the latest draft DMC is available for inspection free of charge during opening hours at the office of the GSH Sales Unit of the HA on 1/F Pioneer Place, 33 Hoi Yuen Road, Kwun Tong and is also available on the website designated by the HA for the sale of Kai Chuen Court.

B 啟鑽苑內將提供的共享康樂設施

根據啟鑽苑的政府租契(下稱「**批地文件**」)條款第4.18(b)條(註1)，啟鑽苑的業主須自費於啟鑽苑位於之新九龍內地段第6634號內根據批地文件條款第4.18(a)條提供和維持的休憩空間的一個或多個部分(合共不少於970平方米)內提供和維持康樂設施(下稱「**共享康樂設施**」)，以供啟鑽苑的住客及佔用人及其真正賓客和訪客以及毗鄰公共房屋發展項目啟翔苑(位於新九龍內地段第6632號)的住客及其真正賓客和訪客使用及享用，但須受制於啟鑽苑之經理人不時所訂立之付款及其他使用條款。有關共享康樂設施(包括一個羽毛球場、一個籃球場及兩張乒乓球檯)的位置請參閱第155頁的參考圖(註2)。

C 有關修訂規劃許可第A/K11/223號附有的核准總綱發展藍圖之授權信

啟鑽苑已建或擬建於新九龍內地段第6634號(下稱「**該地段**」)。該地段為目前在慈雲山、鑽石山及新蒲崗分區計劃大綱核准圖中被劃分為綜合發展區(下稱「**該綜合發展區**」)的範圍之一部分。該綜合發展區包含(i)該地段以及毗鄰的新九龍內地段第6632號(下稱「**該毗鄰地段**」)(統稱「**該公共房屋土地**」)和(ii)一幅作各種其他非住宅用途的土地(下稱「**該其他用途土地**」)。規劃許可第A/K11/223號附有的核准總綱發展藍圖(下稱「**該藍圖**」)覆蓋該綜合發展區。

作為地政總署署長(下稱「**署長**」)同意以私人合約方式批租該毗鄰地段的代價，香港房屋委員會(下稱「**房委會**」)經由一封日期為2020年4月27日致署長的信件(下稱「**授權信**」)(註3)，根據授權信第(C)段授權署長或九龍東區地政專員作為其代表於任何時間根據《城市規劃條例》(第131章)第16A(2)條向城市規劃委員會提交申請，以對該藍圖作出B類修訂(下稱「**有關修訂**」)，惟須受以下條件所限：

- (1) 除非獲得房委會事先書面同意，有關申請不得載有對該公共房屋土地或其任何部分的任何擬議修訂、改動、變動、修改或調整；
- (2) 除非獲得房委會事先書面同意，有關申請不得對該公共房屋土地或其任何部分的發展規範造成損害、削弱或傷害；

註：

1. 請查閱「批地文件」全文以了解有關「共享康樂設施」的全部詳情。「批地文件」的全文可於觀塘開源道33號建生廣場一樓內之房委會綠置居銷售小組辦事處開放時間內免費查閱。
2. 參考圖所示之共享康樂設施之位置僅供參考。房委會保留權利改動建築圖則，以及修改共享康樂設施之位置、布局及設計。
3. 授權信的全文可於觀塘開源道33號建生廣場一樓內之房委會綠置居銷售小組辦事處開放時間內免費查閱。

B Shared Recreational Facilities to be provided in Kai Chuen Court

According to Clause No. 4.18(b) of the government lease (“**Land Grant**”) governing Kai Chuen Court (Note 1), owners of Kai Chuen Court shall at their own expense provide and maintain within New Kowloon Inland Lot No. 6634 on which Kai Chuen Court is situated recreational facilities within portion or portions of the open space provided and maintained in accordance with Clause No. 4.18(a) of the Land Grant of not less than 970 square metres in total (“**Shared Recreational Facilities**”) for the use and enjoyment of the residents and occupiers of Kai Chuen Court and their bona fide guests and visitors, and the residents of the adjacent public housing development of Kai Cheung Court (situated on New Kowloon Inland Lot No. 6632) and their bona fide guests and visitors, subject to any payment and other terms and conditions of use as may be fixed from time to time by the manager of Kai Chuen Court. Please refer to the reference plan on page 155 for the locations of the Shared Recreational Facilities, which comprise one badminton court, one basketball court and two table tennis tables (Note 2).

C Authorization letter in relation to amendment(s) of the approved Master Layout Plan contained in the approved planning application number A/K11/223

New Kowloon Inland Lot No.6634 (“**Lot**”), on which Kai Chuen Court is erected or to be erected, forms part of the area currently zoned “Comprehensive Development Area” (“**CDA**”) on the approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan. The CDA site comprises (i) the Lot together with an adjoining New Kowloon Inland Lot No.6632 (“**Adjoining Lot**”) (collectively, “**Public Housing Sites**”) and (ii) a site for various other non-domestic land uses (“**Other Sites**”). The CDA is covered by the approved Master Layout Plan (“**MLP**”) contained in the approved planning application number A/K11/223.

In consideration of the Director of Lands (“**Director**”) agreeing to process the private treaty grant of the Adjoining Lot, the Hong Kong Housing Authority (“**Authority**”), by a letter to the Director dated the 27th day of April 2020 (“**Authorization Letter**”) (Note 3), under paragraph (C) thereof, authorizes the Director or the District Lands Officer/Kowloon East acting on the Director’s behalf to submit at any time an application or applications to the Town Planning Board for Class B amendments under Section 16A(2) of the Town Planning Ordinance (Cap.131) to the MLP (“**Relevant Amendments**”) subject to the following conditions:

- (1) the application(s) shall not contain any proposed amendment, alteration, variation, modification or adjustment to the Public Housing Sites or any part or parts thereof without the prior written consent of the Authority;
- (2) the application(s) shall not prejudice, impair or damage the development parameters of the Public Housing Sites or any part or parts thereof without the prior written consent of the Authority;

Notes:

1. For full details of the relevant provisions regarding the provision of the Shared Recreational Facilities, please refer to the Land Grant. Full script of the Land Grant is available for inspection free of charge during opening hours at the office of the GSH Sales Unit of the HA on 1/F Pioneer Place, 33 Hoi Yuen Road, Kwun Tong.
2. The locations of the Shared Recreational Facilities as indicated on the reference plan are for reference only. The HA reserves the right to amend the building plans and the right to change the locations, layouts and designs of the Shared Recreational Facilities.
3. Full script of the Authorization Letter is available for inspection free of charge during opening hours at the office of the GSH Sales Unit of the HA on 1/F Pioneer Place, 33 Hoi Yuen Road, Kwun Tong.

- (3) 在無損房委會在該藍圖下與該公共房屋土地有關的範圍內須承擔的責任、費用或負擔的前提下，以及在房委會不會作為該其他用途土地或其部分的擁有人或其中一名擁有人的限度之內，就任何於呈交的申請中根據授權信所授予的權利或城市規劃委員會就該呈交所施加的任何規劃條件所述的責任、費用或負擔，房委會概不負責；
- (4) 在房委會認為房委會就該公共房屋土地的權益受損的情況下，房委會保留權利向城市規劃委員會就任何根據授權信所授予的權利而提交的任何修訂申請提出反對；以及
- (5) 在與該公共房屋土地有關的範圍內，房委會根據規劃許可第A/K11/223號或任何其後核准修訂計劃實施核准計劃的權利不受損害和削弱。

房委會同意，由其提交的任何對該藍圖的修訂將不會對位於該綜合發展區之內的該其他用途土地之發展潛力權利或發展規範造成任何不利影響、損害、削弱或傷害。

房委會根據授權信第(D)段同意在簽立該毗鄰地段的私人合約批租後，向署長提供最新版本的該藍圖，以及房委會提交的規劃申請中載有的所有相關資料、文件、規劃綱領，並且容許署長、該其他用途土地或其任何部分將來的擁有人及署長可授權的該人士或該等人士使用、複製、修改和修訂相關資料，以向城市規劃委員會提交申請作出有關修訂。

授權信第(E)段規定署長及九龍東區地政專員作為其代表亦獲授權，可將授權信中提到的署長之權利或任何該等權利自由地轉讓給該其他用途土地或其任何部分將來的擁有人，或受授權信所述的條件的規限下，可將授權信中提到的署長之權利或任何該等權利自由地轉讓給署長可委任的該人士或該等人士。

授權信第(F)段規定，除非獲得署長或九龍東區地政專員作為其代表事先書面同意，房委會或其任何繼承人或受讓人不得撤銷授權信第(C)至(E)段載有的授權和協議，以使該協議對房委會及其繼承人或受讓人具有約束力。

- (3) without prejudice to the Authority's liability, charge or burden under the MLP so far as relating to the Public Housing Sites and to the extent that the Authority will not be the owner or one of the owners of the Other Sites or any part or parts thereof, the Authority is not liable or committed to any liability, charge or burden stated in the submission to be submitted pursuant to the right granted under the Authorization Letter or any planning conditions imposed by the Town Planning Board in connection with such submission;
- (4) the Authority's rights to lodge an objection to the Town Planning Board to any amendment submission to be submitted pursuant to the right granted under the Authorization Letter, so far as the Authority's interests of and in the Public Housing Sites are in the Authority's opinion prejudicially affected, are reserved; and
- (5) the Authority's rights to implement the approved scheme under planning application number A/K11/223 or any subsequent approved amendment scheme, so far as relating to the Public Housing Sites, will not be prejudiced and impaired.

The Authority agrees that any submission to amend the MLP by itself would not adversely affect, prejudice, impair or damage any of the development potential rights or development parameter whatsoever of the Other Sites within the CDA.

Under Paragraph (D) of the Authorization Letter, the Authority agrees to provide the Director with the latest version of the MLP together with all relevant materials, documents, planning statements whatsoever as contained in the Authority's planning application submissions upon execution of the private treaty grant of the Adjoining Lot and to allow the Director, the future owner(s) of the Other Sites or any part or parts thereof and such person or person(s) as the Director may authorize to use, copy, revise and amend the relevant materials for the purposes of submitting application or applications to the Town Planning Board for the Relevant Amendments.

Paragraph (E) of the Authorization Letter provides that the Director and the District Lands Officer/Kowloon East acting on the Director's behalf are also authorized to freely assign the Director's rights mentioned in the Authorization Letter or any of such rights to the future owner(s) of the Other Sites or any part or parts thereof, or to such person or persons as the Director may appoint subject to the conditions stated in the Authorization Letter.

Paragraph (F) of the Authorization Letter provides that the authorization and the agreement contained in paragraphs (C) to (E) in the Authorization Letter shall not be revoked by the Authority or any of its successors or assigns without the Director's prior written consent or the prior written consent of the District Lands Officer/Kowloon East acting on the Director's behalf, to the intent that such agreement shall bind the Authority and its successors or assigns.

D 裝修須知

在進行有關裝修工程時，須遵守《建築物條例》及有關規例的規定。特別當工程涉及鋪設/重新鋪設地台批盪超過25毫米、或加建/改建牆間隔(除非加建或改建的牆間隔是完全按照啟鑽苑樓宇設計所預定的核准間隔牆示意圖上所有的規定進行)，必須符合《建築物(小型工程)規例》的現行監管程序。有關小型工程監管制度的詳情，可瀏覽屋宇署的相關網頁或諮詢專業人士。有關在進行裝修時須注意的事項及啟鑽苑樓宇設計所預定的核准間隔牆示意圖，可參閱啟鑽苑裝修指引。有關裝修指引會於物業交吉時提供予買方。

E 樓宇結構安全保證

香港房屋委員會(房委會)根據以下條文及註釋，向業主(註1)提供樓宇結構安全保證。

保證期

房委會會給予啟鑽苑為期十年的樓宇結構安全保證。

啟鑽苑的十年樓宇結構安全保證期由樓宇的佔用許可證的發出日期起計。

保證範圍

房委會保證樓宇的整體結構穩定完整，並在十年結構安全保證期內，負責任何或所有結構構件(註3)所需的全部結構修葺工作(註2)，包括修葺混凝土剝落及出現裂縫的地方，以維持樓宇(註5)整體結構穩定完整(註4)。

D Points to Note for Fitting Out

When carrying out decoration works, the requirements of the Buildings Ordinance and its relevant legislations should be complied with. In particular, when works involve laying/re-laying floor screed that is more than 25mm thick, or making additions/alterations to wall partitions (unless these additions or alterations are in full compliance with all the requirements on the indicative approved floor plan with partition wall layout for wall partitions in Kai Chuen Court), the prevailing control procedures under the Building (Minor Works) Regulation must be complied with. For details of the Minor Works Control System, please visit the relevant webpages of the Buildings Department or consult a professional. For matters regarding the carrying out of decoration works and for the indicative approved floor plan with partition wall layout for wall partitions in Kai Chuen Court, please refer to the Guide for Decoration Works for Kai Chuen Court, which will be made available to the purchaser on the delivery of vacant possession of the property.

E Structural Safety Guarantee

The Hong Kong Housing Authority (HA) will provide Structural Safety Guarantee (SSG) to the owners (Note 1) in accordance with the following provisions and explanatory notes.

Guarantee Period

The SSG given by the HA to Kai Chuen Court is valid for a period of 10 years.

The 10-year period of the SSG for Kai Chuen Court counts from the date of issue of the Occupation Permit for the building.

Coverage

The HA guarantees the structural stability and integrity of the building as a whole within the guarantee period of 10 years and undertakes all structural repairs (Note 2), including repair to concrete spalling and cracking, to any or all of the structural components (Note 3) deemed necessary to uphold the overall structural stability and integrity (Note 4) of the building (Note 5).

本保證並不包括以上保證範圍以外的修葺，例如：

- i. 與樓宇整體結構穩定完整無關的損壞，包括天花滲水、窗戶滲水、牆身滲水、批盪裂縫、牆壁磚和地面磚損毀，以及其他的損壞；
- ii. 在結構上把單位改建、加建或改變原有用途；或因不適當使用而對樓宇所造成的損壞；以及
- iii. 下列任何一項特別風險對樓宇造成的損壞：
 - 任何氣體燃料爆炸所造成的損壞；
 - 戰爭、火災、地震或山泥傾瀉造成的損壞；
 - 房委會負責範圍以外的人士作出的行為或疏忽。

業主責任

為確保房委會能落實並履行此保證的義務，有關業主須准許房委會或獲房委會授權的任何人員，在出示授權證明下，於合理時間進入有關樓宇及樓宇範圍的任何建築物視察或進行有關檢驗和修葺工程。

若業主在保證期內察覺房委會須根據此保證進行有關的結構修葺工作，業主必須以第一時間及早通知房委會，否則房委會難以履行此保證的義務。

Works of repairs not falling within the above-defined scope shall not be covered by this structural guarantee, for example:

- i. Water seepage through ceilings, windows or walls, cracks in plaster and rendering, defects in wall and floor tiling and any other defects not related to the structural stability and integrity of the building;
- ii. Defects arising from structural alterations, additions or changes within flats or improper usage of the building; and
- iii. Defects arising from the following special risks, including:
 - explosions caused by inflammable gas;
 - outbreak of war, fire, earthquake or landslide;
 - acts or omission of a person for whom the HA is not responsible.

Owners' Responsibility

To ensure that the HA can implement and perform its obligations under SSG, owners shall allow the HA or its authorised personnel, upon production of their authorisation proof, to enter the premises concerned or any part thereof at reasonable times for inspection or carrying out related inspection and repair works.

Within the guarantee period, if the owners note that it is necessary for the HA to carry out structural repairs under SSG, they must inform the HA in the first instance. Otherwise, the HA may not be able to fulfil its obligations under SSG.

註：

1. 「業主」指合乎本保證所保障之住宅樓宇的法定業主。
2. 在進行結構修葺工程時，房委會只負責使單位受影響部分回復到樓宇落成時的原有標準。
3. 「結構構件」指建築結構圖上清楚列明的構件(如支柱、橫樑、受力牆壁及地台)，而沒有列明的混凝土架或牆(如冷氣機罩/台、部分外牆、內部間隔牆等)都不在本保證範圍內。
4. 「結構穩定完整」指樓宇的結構及地基足以承受設計上負重及承托力的要求。
5. 「樓宇」不包括一切於外圍的工程及於外圍範圍內的地下水管、污水渠、道路、地面，以及一切設施。

Notes:

1. "Owners" refers to the legitimate owners of the domestic flats protected by this guarantee.
2. While carrying out the repair works, the HA is only responsible for reinstating the affected parts of the flats to the original standard at the time when the building was completed.
3. "Structural components" refers to the components (for example, columns, beams, load bearing walls and floor slabs) as specified clearly on the building structural plan. Concrete racks or walls not specified (for example, air-conditioner hoods/platforms, some external walls and internal partition walls, etc.) are not covered by this structural guarantee.
4. "Structural stability and integrity" refers to the load bearing capacity of the building's foundation and structure as required by the design.
5. "Building" excludes exterior works and subterranean water pipes, sewers, roads, ground surfaces and all other facilities in the external area.

F 轉讓限制

- (a) 在簽署轉讓契據前，買方不得把單位轉讓予其他人士或機構。若買方要求撤銷買賣協議，且獲房委會同意，房委會有權保留一筆相等於售價百分之五的款額，作為同意撤銷買賣協議買方應付的代價。此外，買方須向房委會支付或償付與撤銷買賣協議有關或其引致的一切法律費用、收費及代付費用(如有印花稅，此項亦包括在內)。
- (b) 若買方在簽立轉讓契據成為業主後轉讓或出租其單位，須按照轉讓契據的條款和政府租契所載的條款、契諾及條件處理。房委會不會回購或提名買家(居者有其屋計劃(居屋)第二市場除外)購買啟鑽苑單位，而下列轉讓限制將適用於有關單位的業主：
 - (i) 由房委會首次將單位售予業主的轉讓契據(下稱「首次轉讓契據」)日期起計兩年內：
 - 業主須在無需繳付補價的情況下，在居屋第二市場以不高於列於首次轉讓契據的原來買價(註)出售單位予房委會提名的綠表買家。
 - (ii) 由首次轉讓契據日期起計第三至第十年內：
 - 業主須在無需繳付補價的情況下，在居屋第二市場按業主自行議定的價格出售單位予房委會提名的綠表買家。
 - (iii) 由首次轉讓契據日期起計十年後：
 - 業主可在無需繳付補價的情況下，在居屋第二市場按業主自行議定的價格出售單位予房委會提名的綠表買家。
 - 業主亦可在繳付補價後於公開市場出售單位。
 - 業主須繳付的補價，是根據屆時該單位並無轉讓限制的市值，按照該單位首次轉讓契據中所訂明的最初市值與原來買價(註)的差額計算。換句話說，補價相等於原來買價(註)的折扣，化為現值計算。
 - 有關補價程序，請瀏覽房委會/房屋署網站(www.housingauthority.gov.hk)。
- (c) 買方須注意，在計算購樓時的折扣率所沿用的最初市值，是根據買方簽訂買賣協議時的市值。本銷售計劃單位的售價一經訂定，於銷售期間將維持不變，而訂定售價的時間和簽訂買賣協議的時間一般約有數個月的差距。在這期間，單位的市值可能會隨市況的轉變而調整。因此，買方簽訂買賣協議時的確實折扣率或會與訂定售價時的折扣率有所不同。補價款項將以簽訂買賣協議時確實的折扣率計算。
- (d) 任何違反與單位有關的買賣協議的任何條款或條件或違反單位的轉讓契據內的任何契諾所作出的按揭、其他押記、轉讓或其他讓與、連同任何關於如此按揭、押記、轉讓或以其他方式讓與的協議(下稱「非法讓與」)，根據《房屋條例》(第283章)第17B條均屬無效。任何人就其單位作出非法讓與即屬犯罪，將面臨《房屋條例》(第283章)第27A條下之刑罰。

註：原來買價相等於售價，是指首次轉讓契據中所列明的單位購買價。

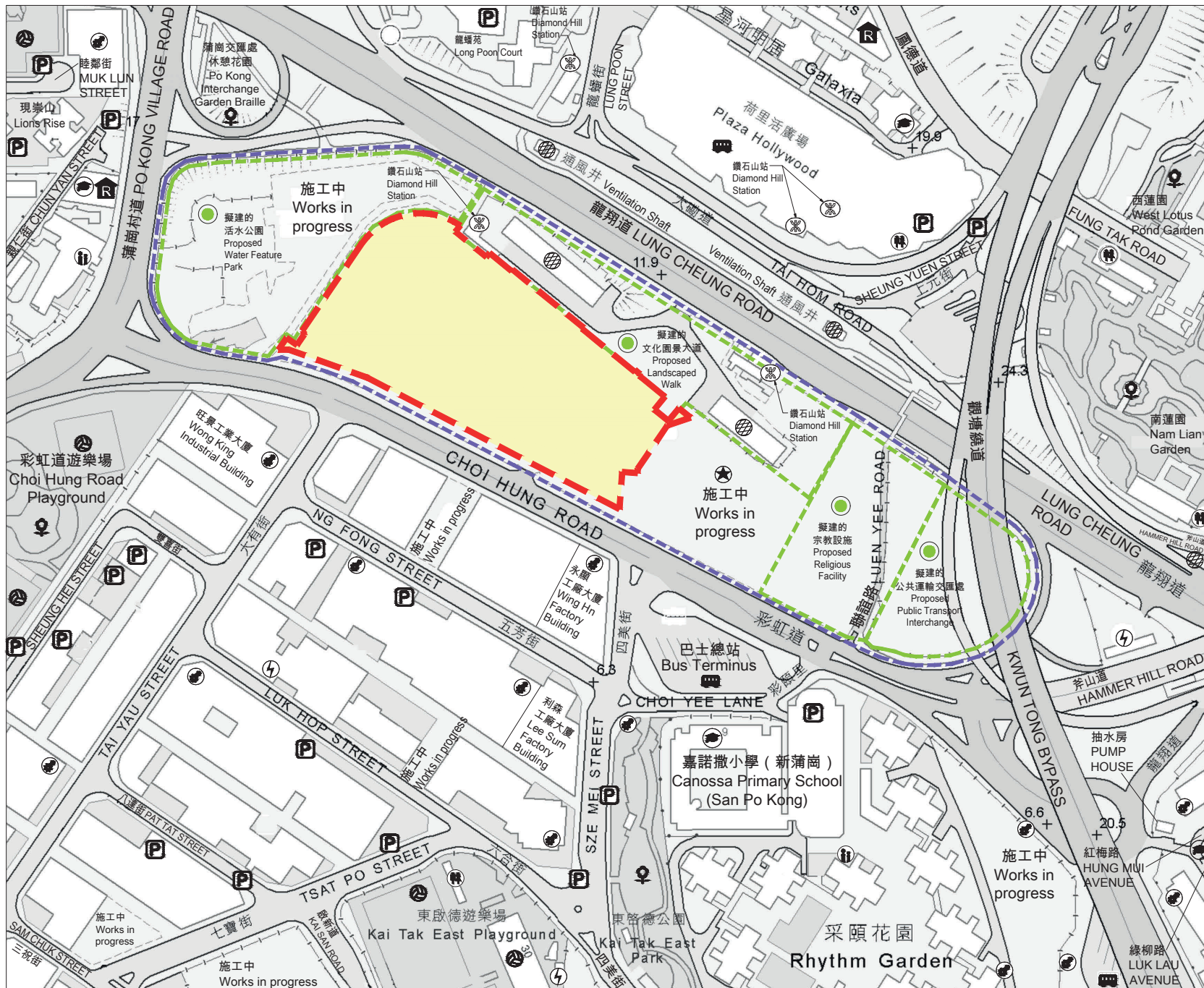
F Alienation Restrictions

- (a) The flat shall not be assigned by the purchaser to any other person or organisation before executing the Deed of Assignment. If a purchaser requests for cancelling the Agreement for Sale and Purchase (ASP) where the HA agrees to the same, the HA shall be entitled to retain a sum equivalent to 5% of the purchase price as consideration for his agreeing to cancel the ASP. Besides, the purchaser is required to pay or reimburse the HA for all legal costs, charges and disbursements (including stamp duty, if any) in connection with or arising from the cancellation of the ASP.
- (b) A purchaser who wishes to assign or let the flat after becoming an owner under the Deed of Assignment will be subject to the terms of the Deed of Assignment and the terms, covenants and conditions contained in the Government lease. For Kai Chuen Court, the HA will not buy back or nominate a buyer (except Home Ownership Scheme (HOS) Secondary Market) to buy the flats, and the following alienation restrictions will apply to the owners:
 - (i) **Within the first two years from the date of the first Deed of Assignment of the flat from the HA to an owner (the first assignment):**
 - The owner has to sell the flat in the HOS Secondary Market to a Green Form buyer nominated by the HA without payment of premium and at a price not more than the original purchase price (Note) under the first assignment.
 - (ii) **Between the third to the tenth year from the date of the first assignment:**
 - The owner has to sell the flat in the HOS Secondary Market to a Green Form buyer nominated by the HA without payment of premium and at his/her own negotiated price.
 - (iii) **After ten years from the date of the first assignment:**
 - The owner may sell the flat in the HOS Secondary Market to a Green Form buyer nominated by the HA without payment of premium and at his/her own negotiated price.
 - The owner may also sell the flat in the open market after payment of premium.
 - The premium which the owner is required to pay is calculated based on the prevailing market value of the flat without alienation restrictions, and the difference between the original purchase price (Note) of the flat and its initial market value as specified in the first assignment. In other words, the premium is calculated by applying the discount of the original purchase price (Note) to the prevailing market value.
 - Please refer to the HA/HD website (www.housingauthority.gov.hk) for details of the premium payment procedures.
- (c) Purchasers should take note that the initial market value used to calculate the discount at the time of purchase is the market value prevailing at the date of the ASP. The sale price of flats in the current sale exercise, once fixed, will remain unchanged throughout the sale period. As there is normally a time lag of a few months between the fixing of the sale price and the signing of the ASP, during which the market value of a flat may fluctuate according to the market conditions, the actual discount rate at the time of signing the ASP may be different from that when the sale price was fixed. The actual discount at the time of signing the ASP will be adopted for calculation of the premium.
- (d) Any purported mortgage, other charge, assignment or other alienation, together with any agreement so to mortgage, charge, assign or otherwise alienate in breach of any term or condition of the ASP or any covenant in the Deed of Assignment of the flat ("unlawful alienation") shall be void under Section 17B of the Housing Ordinance (Cap. 283). Any person committing unlawful alienation of his/her flat commits an offence and will be subject to criminal sanction under Section 27A of the Housing Ordinance (Cap. 283).

Note: Original purchase price is equal to the sale price and means the price of the flat as specified in the first assignment.

32 參考圖

Reference Plan



啟鑽苑
Kai Chuen Court

圖例 NOTATION

	學校 (包括幼稚園) A School (including a Kindergarten)		體育設施 (包括運動場及游泳池) Sports Facilities (including a Sports Ground and a Swimming Pool)
	公眾停車場 (包括貨車停泊處) A Public Carpark (including a Lorry Park)		公園 A Public Park
	發電廠 (包括電力分站) A Power Plant (including Electricity Sub-stations)		宗教場所 (包括教堂、廟宇及祠堂) A Religious Institution (including a Church, a Temple and a Tsz Tong)
	公廁 A Public Convenience		公用事業設施裝置 A Public Utility Installation
	公共交通總站 (包括鐵路車站) A Public Transport Terminal (including a Rail Station)		社會福利設施 (包括老人中心及弱智人士護理院) Social Welfare Facilities (including an Elderly Centre and a Home for the Mentally Disabled)
	香港鐵路的通風井 A Ventilation Shaft for the Mass Transit Railway		警署 Police Station
	興建中的「居者有其屋計劃」屋苑 Home Ownership Scheme Development under Construction		鑽石山綜合發展區 Diamond Hill Comprehensive Development Area
	擬建的設施 Proposed Facility		

此參考圖參考日期為2022年3月17日之測繪圖(編號為T11-NE-A)製作，有需要處經修正處理。

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。

This Reference Plan is prepared with reference to the Survey Sheet No. T11-NE-A dated 17 March 2022, with adjustments where necessary.

The map is provided by the Hong Kong GeoData Store and intellectual property rights are owned by the Government of the HKSAR.

註：

- 賣方建議買方到該發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。
- 啟鑽苑位於鑽石山綜合發展區。就綜合發展區內的其他建議用途，請參閱參考圖。

Notes:

- The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
- Kai Chuen Court falls within Diamond Hill Comprehensive Development Area (CDA). For other proposed uses within the CDA, please refer to the Reference Plan.

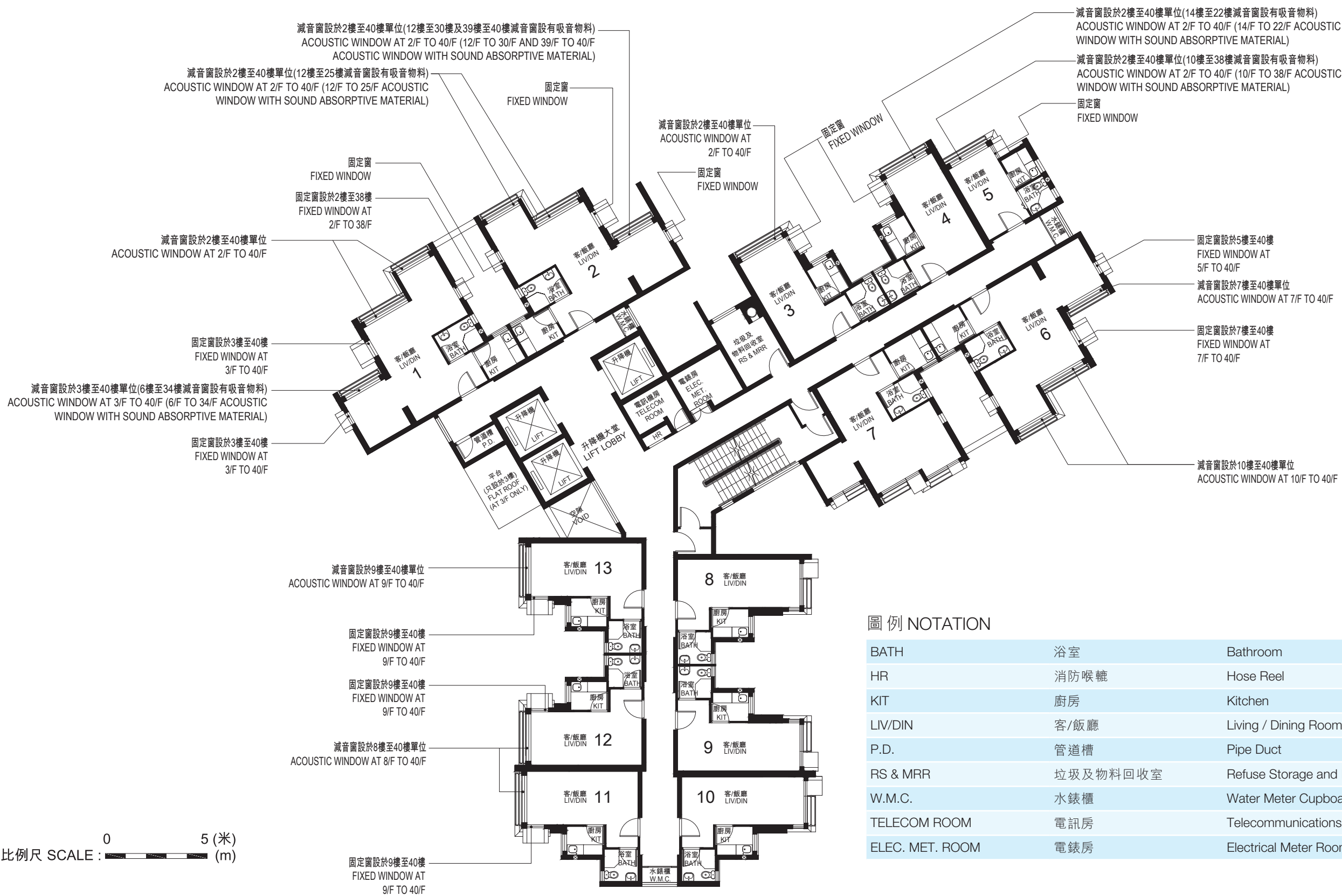
比例尺 SCALE :
0 50 100 150 200 250 (米)
(m)

參考圖

Reference Plan

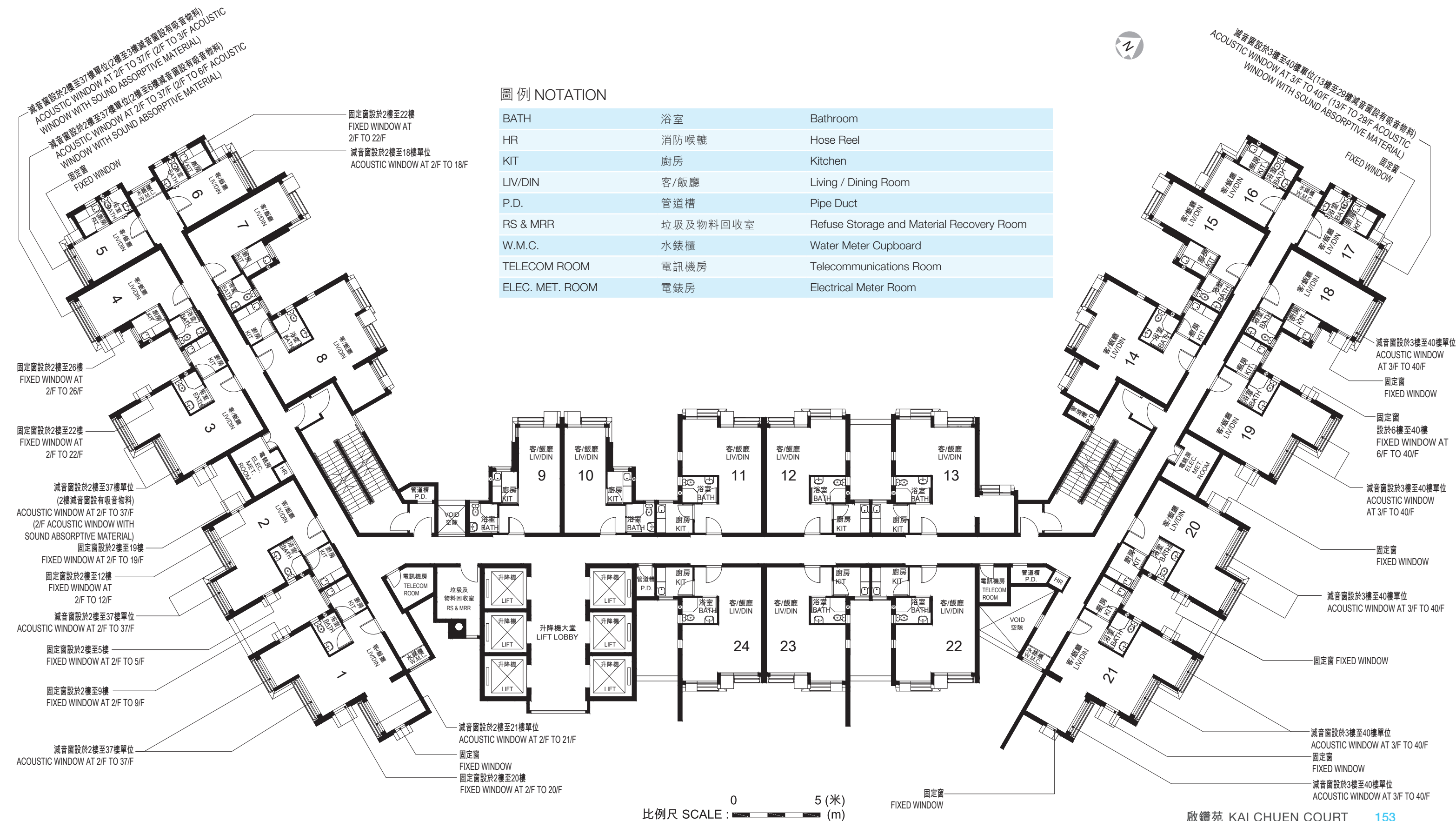
啟鑽苑3座單位的減音窗及固定窗的參考圖

Reference Plan for Acoustic Windows and Fixed Windows of Flats at Block 3 in Kai Chuen Court



啟鑽苑4座單位的減音窗及固定窗的參考圖

Reference Plan for Acoustic Windows and Fixed Windows of Flats at Block 4 in Kai Chuen Court

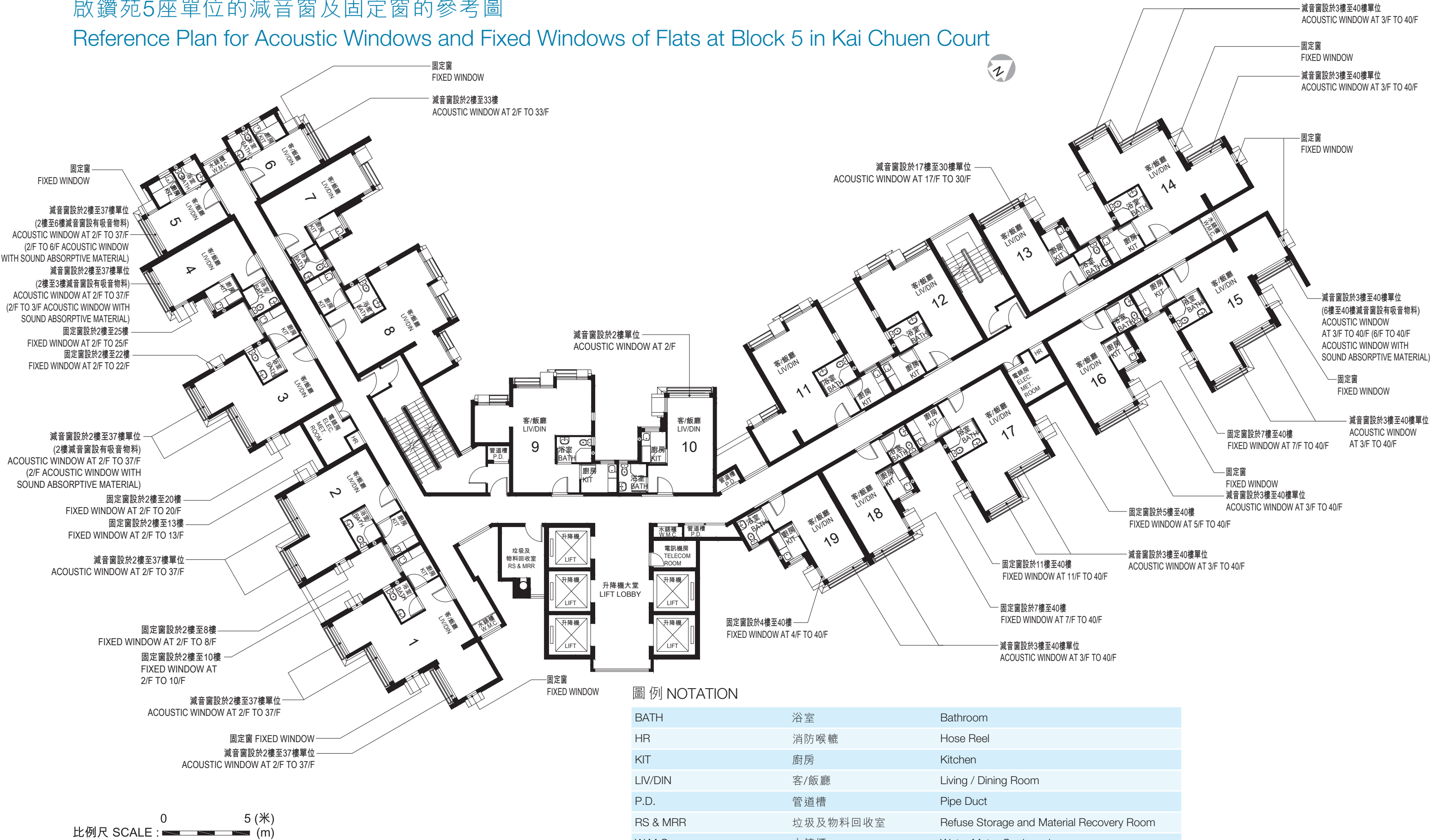


參考圖

Reference Plan

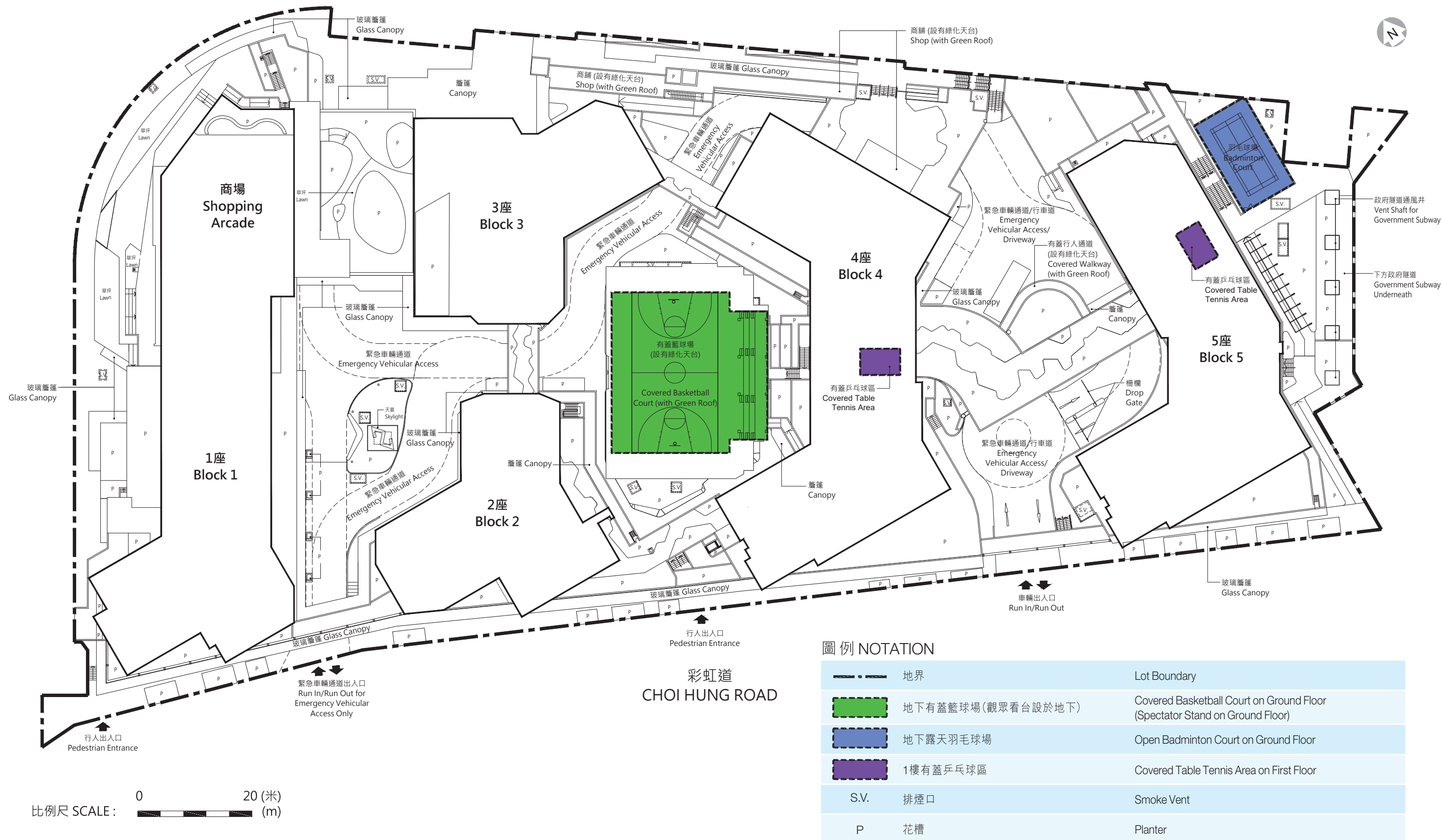
啟鑽苑5座單位的減音窗及固定窗的參考圖

Reference Plan for Acoustic Windows and Fixed Windows of Flats at Block 5 in Kai Chuen Court



共享康樂設施的位置的參考圖

Reference Plan for the Locations of the Shared Recreational Facilities



網址 WEBSITE

www.housingauthority.gov.hk/gsh/2020-21/KaiChuen

發展項目及其周邊地區日後可能出現改變。

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

印製日期：2021年9月9日

Printing Date: 9 September 2021



