PULSA

淺水灣108

售樓説明書 SALES BROCHURE

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Notes to Purchasers of First-hand Residential Properties
(Effective from 26 October 2021 onwards)

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 plans[1] 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 property[2]. The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

- Ensure that the sales brochure obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- In respect of an uncompleted development, the vendor may alter the building plans (if any) whenever the vendor considers necessary. To know the latest information of an uncompleted development, keep paying attention to any revised sales brochures made available by the vendor.
- Read through the sales brochure and in particular, check the following information in the sales brochure -
  - whether there is a section on "relevant information" in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as "relevant information";
  - the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;

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[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.

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

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

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

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

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

15. Estimated material date and handing over date

- Check the estimated material date[3] 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.

[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.

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
March 2023

一手住宅物業買家須知
（由二零二一年十月二十六日起生效）

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

5. 售樓說明書

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

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。

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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 。

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

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

10. 表達購樓意向

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

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期[3]。
  - 售樓說明書中有關發展項目的預計關鍵日期並不等同買家的「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。

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

- 收樓日期
  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後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

一手住宅物業銷售監管局
2023年3月

1 INFORMATION ON THE DEVELOPMENT
發展項目的資料

Name of the Street and the Street Number
108 Repulse Bay Road

Total number of Houses
8

House Numbering
Houses A-H

Omitted House Numbers
Not Applicable

街道的名稱及門牌號數
淺水灣道108號

獨立屋總座數
8

獨立屋座號
獨立屋 A座— H座

被略去的獨立屋座號
不適用

2 INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT
賣方及有參與發展項目的其他人的資料

Vendor
Winfield Investments Limited (also the owner)

Holding companies of the Vendor
Tai Cheung (B.V.I.) Company Limited, Tai Cheung Properties Limited, Junco (Nominees) Limited and Tai Cheung Holdings Limited

Authorized Person for the development
Mr. Cheng Yuk Leung

The firm or corporation of which an authorized person for the development is a proprietor, director or employee in his or her professional capacity
Aedas Limited

Building Contractor
Wang Yip Construction Company Limited

The firm of solicitors acting for the owner in relation to the sale of residential properties in the development
Woo Kwan Lee & Lo

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
Not Applicable

賣方
Winfield Investments Limited (亦為擁有人)

賣方控權公司
Tai Cheung (B.V.I.) Company Limited, 大昌地產有限公司, Junco (Nominees) Limited及大昌集團有限公司

發展項目的認可人士
鄭育良先生

發展項目的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團
凱達環球有限公司

承建商
宏業建築有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所
胡關李羅律師行

已為發展項目的建造提供貸款或已承諾為該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的姓名或名稱
不適用

(a) the vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the development;	Not applicable
(b) the vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person;	Not applicable
(c) the vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person;	No
(d) the vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person;	Not applicable
(e) the vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person;	Not applicable
(f) the vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person;	No
(g) the vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development;	Not applicable
(h) the vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development;	Not applicable
(i) the vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors.	Yes[1]
(j) the vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and an authorized person for the development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor;	No
(k) the vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor;	No
(l) the vendor or a building contractor for the development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor;	No
(m) the vendor or a building contractor for the development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor;	Not applicable
(n) the vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development holds at least 10% of the issued shares in that vendor, holding company or contractor;	No
(o) the vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor;	Yes[2]
(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;	Yes[1]
(q) the vendor or a building contractor for the development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor;	Not applicable
(r) the vendor or a building contractor for the development is a corporation, and the corporation of which an authorized person for the development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor;	No
(s) the vendor or a building contractor for the development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor.	Yes[3]

1. A partner of vendor's solicitor, Woo Kwan Lee & Lo, is a director and an immediate family member of a director of the vendor and all its holding companies.
2. A partner of vendor's solicitor, Woo Kwan Lee & Lo, holds at least 1% of the issued shares in Tai Cheung Holdings Limited.
3. The building contractor, Wang Yip Construction Company Limited, is an associate corporation of the vendor and all its holding companies.

(a) 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；	不適用
(b) 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；	不適用
(c) 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；	否
(d) 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；	不適用
(e) 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；	不適用
(f) 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；	否
(g) 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；	不適用
(h) 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；	不適用
(i) 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。	是[1]
(j) 賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份；	否
(k) 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份；	否
(l) 賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書；	否
(m) 賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員；	不適用
(n) 賣方、賣方的控權公司或該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；	否
(o) 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；	是[2]
(p) 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；	是[1]
(q) 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；	否
(r) 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；	否
(s) 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。	是[3]

1. 賣方代表律師胡關李羅律師行合伙人之一為賣方及其所有控權公司的董事及董事的家人。
2. 賣方代表律師胡關李羅律師行合伙人之一持有大昌集團有限公司最少1%的已發行股份。
3. 承建商宏業建築有限公司屬於賣方及其所有控權公司的有聯繫法團。

4 INFORMATION ON DESIGN OF THE DEVELOPMENT
發展項目的設計的資料

There are curtain walls forming part of the enclosing walls of a house.
獨立屋有幕牆構成圍封牆的一部分。

There is no non-structural prefabricated external wall in this Development.
本發展項目並不會有非結構的預製外牆。

The range of thickness of the curtain walls of the houses:
獨立屋的幕牆厚度範圍：

The range of thickness of the curtain walls (mm) **幕牆厚度範圍（毫米）**
300

The total area of the curtain walls of each house:-
每間獨立屋的幕牆總面積：

House number **屋號**	**Total area of curtain walls (sq.m)** **幕牆的總面積（平方米）**
A	64.117
B	41.168
C	41.132
D	40.703
E	54.211
F	21.789
G	20.925
H	24.918

5 INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

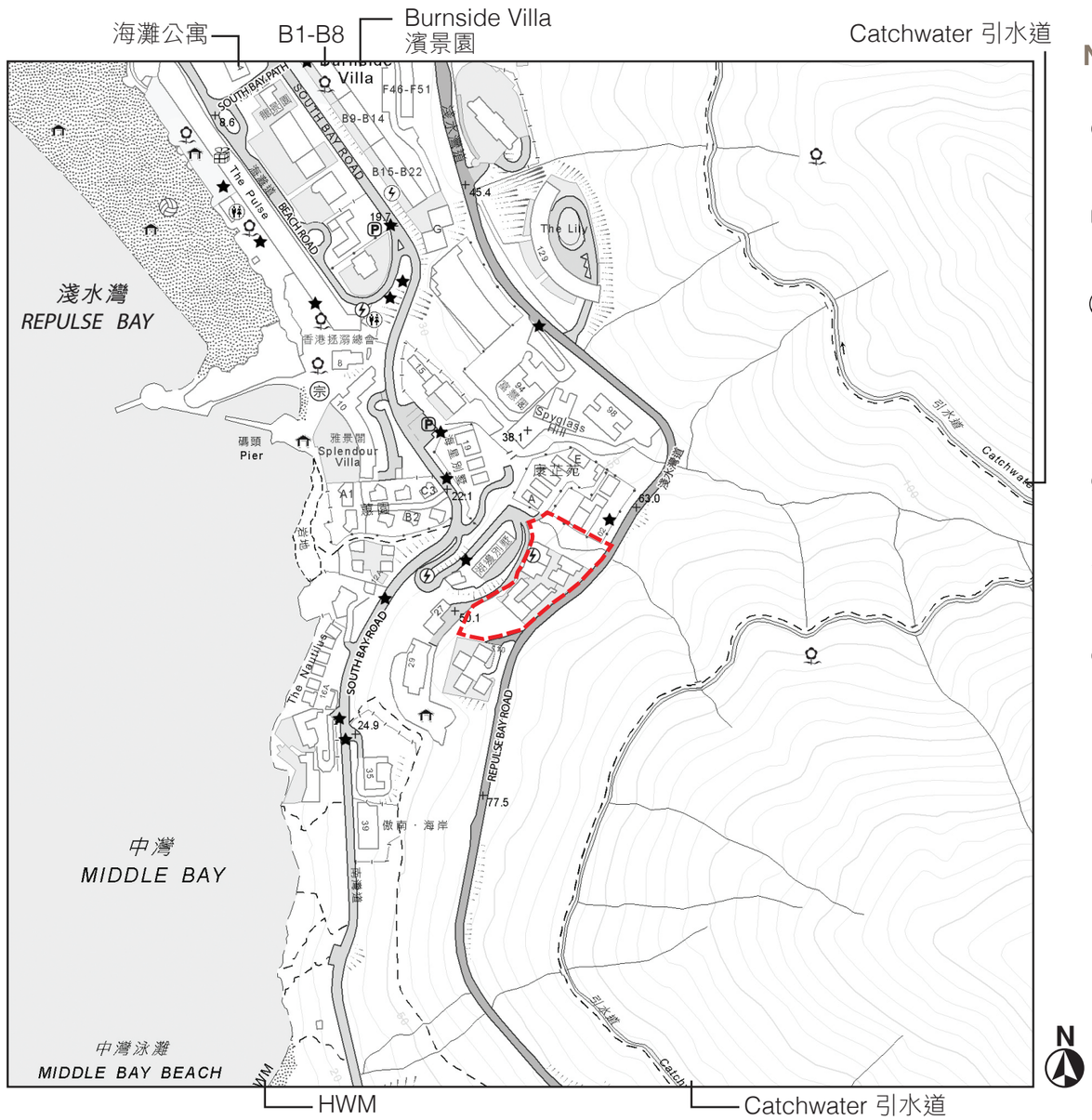
Person appointed as the manager of the development :

Tai Cheung Management Company Limited

獲委任為發展項目的管理人的人：

大昌物業管理有限公司

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



SCALE 比例 :
0 50 100 150 200 250 M/米

Location of the Development
發展項目的位置

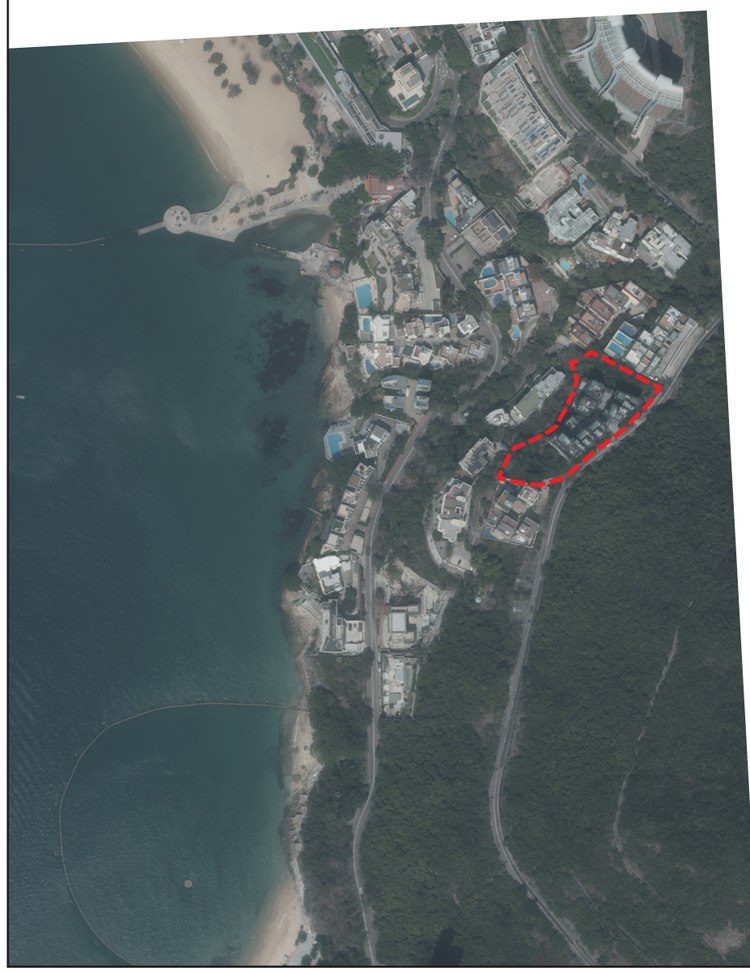
Notation 圖例

- A Public Convenience
  公廁
- A Public Carpark (including a lorry park)
  公眾停車場 (包括貨車停泊處)
- Sports Facilities (including a sports ground and a swimming pool)
  體育設施 (包括運動場及游泳池)
- A Public Park
  公園
- A Power Plant (including electricity sub-stations)
  發電廠 (包括電力分站)
- A Public Utility Installation
  公用事業設施裝置
- A Religious Institution (including a church, a temple and a Tsz Tong)
  宗教場所 (包括教堂、廟宇及祠堂)

Notes:
1. This Map is provided by the Hong Kong GeoData Store and intellectual property rights are owned by the Government of the HKSAR.
2. This location plan is prepared by the Vendor with reference to the Digital Topographic Map No. T15-NE-A dated 2 January 2025 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.
3. Due to technical reasons, this Location Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註：
1. 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。
2. 此位置圖是由賣方擬備並參考地政總署測繪處於2025年1月2日出版之數碼地形圖，圖幅編號T15-NE-A，並經修正處理。
3. 因技術原因，本位置圖所顯示的範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。

7 AERIAL PHOTOGRAPH OF THE DEVELOPMENT
發展項目的鳥瞰照片



This blank area falls outside the coverage of this aerial photograph.
此鳥瞰照片並不覆蓋本空白範圍。

Location of the Development
發展項目的位置

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. E199813C, dated 6 March 2023.

摘錄自地政總署測繪處於2023年3月6日在6,900呎飛行高度拍攝之航空照片之部分，照片編號為E199813C。

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Notes：
1. Due to technical reasons, this Aerial Photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
2. The above Aerial Photograph is available for free inspection during normal office hours at the sales office.

備註：
1. 由於技術原因，本鳥瞰照片所顯示的範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。
2. 上述鳥瞰照片可於售樓處開放時間內免費查閱。

7 AERIAL PHOTOGRAPH OF THE DEVELOPMENT
發展項目的鳥瞰照片



This blank area falls outside the coverage of this aerial photograph.
此鳥瞰照片並不覆蓋本空白範圍。

Location of the Development
發展項目的位置

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. E199630C, dated 6 March 2023.

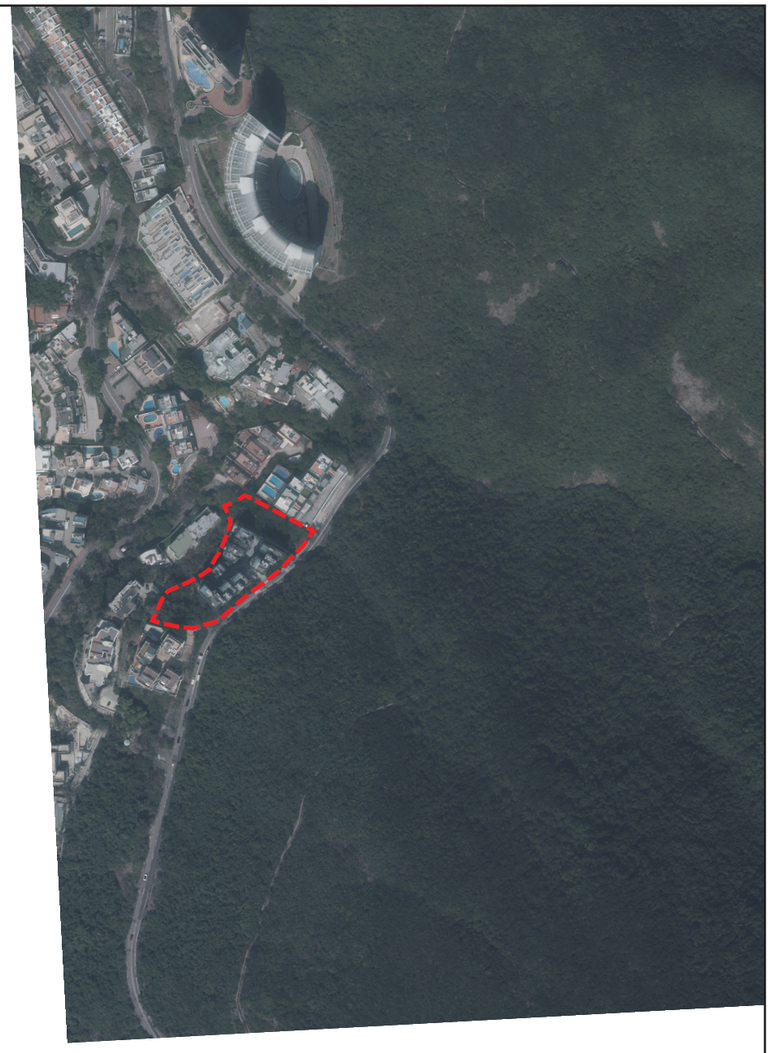
摘錄自地政總署測繪處於2023年3月6日在6,900呎飛行高度拍攝之航空照片之部分，照片編號為E199630C。

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Notes：
1. Due to technical reasons, this Aerial Photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
2. The above Aerial Photograph is available for free inspection during normal office hours at the sales office.

備註：
1. 由於技術原因，本鳥瞰照片所顯示的範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。
2. 上述鳥瞰照片可於售樓處開放時間內免費查閱。

7 AERIAL PHOTOGRAPH OF THE DEVELOPMENT
發展項目的鳥瞰照片



This blank area falls outside the coverage of this aerial photograph.
此鳥瞰照片並不覆蓋本空白範圍。

Location of the Development
發展項目的位置

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. E199629C, dated 6 March 2023.

摘錄自地政總署測繪處於2023年3月6日在6,900呎飛行高度拍攝之航空照片之部分，照片編號為E199629C。

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Notes：
1. Due to technical reasons, this Aerial Photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
2. The above Aerial Photograph is available for free inspection during normal office hours at the sales office.

備註：
1. 由於技術原因，本鳥瞰照片所顯示的範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。
2. 上述鳥瞰照片可於售樓處開放時間內免費查閱。

7 AERIAL PHOTOGRAPH OF THE DEVELOPMENT
發展項目的鳥瞰照片

This blank area falls outside the coverage of this aerial photograph.
此鳥瞰照片並不覆蓋本空白範圍。



Location of the Development
發展項目的位置

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. E199811C, dated 6 March 2023.

摘錄自地政總署測繪處於2023年3月6日在6,900呎飛行高度拍攝之航空照片之部分，照片編號為E199811C。

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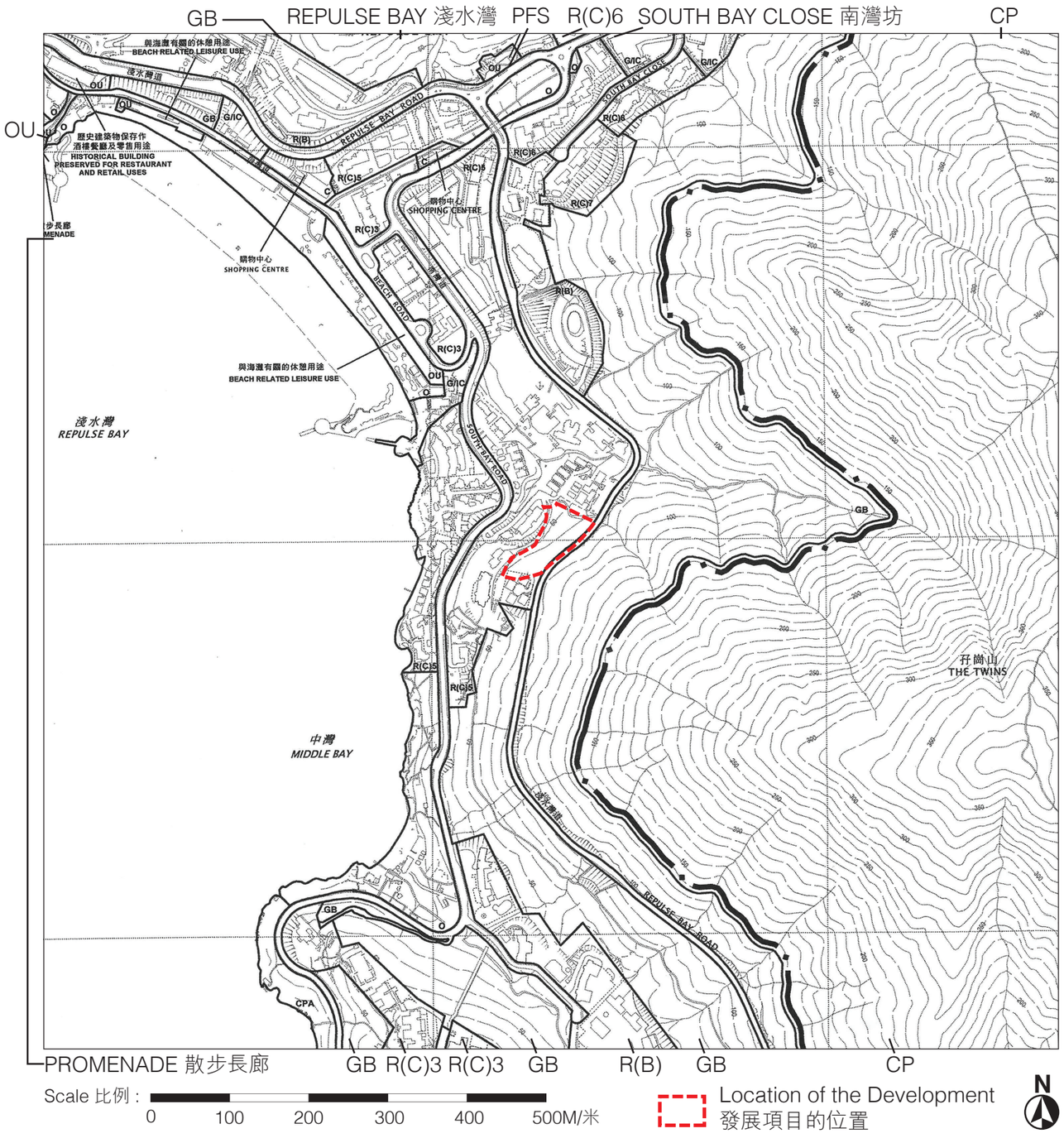
Notes：
1. Due to technical reasons, this Aerial Photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
2. The above Aerial Photograph is available for free inspection during normal office hours at the sales office.

備註：
1. 由於技術原因，本鳥瞰照片所顯示的範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。
2. 上述鳥瞰照片可於售樓處開放時間內免費查閱。

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



Notation 圖例

Zones 地帶

- C — Commercial 商業
- R(B) — Residential (Group B) 住宅 (乙類)
- R(C) — Residential (Group C) 住宅 (丙類)
- 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
- CPA — Coastal Protection Area 海岸保護區
- GB — Green Belt 綠化地帶
- CP — Country Park 郊野公園

Miscellaneous 其他

- Boundary of Planning Scheme 規劃範圍界線
- Boundary of Country Park / Special Area 郊野公園 / 特別地區界線
- P F S — Petrol Filling Station 加油站

Communications 交通

- Major Road and Junction 主要道路及路口

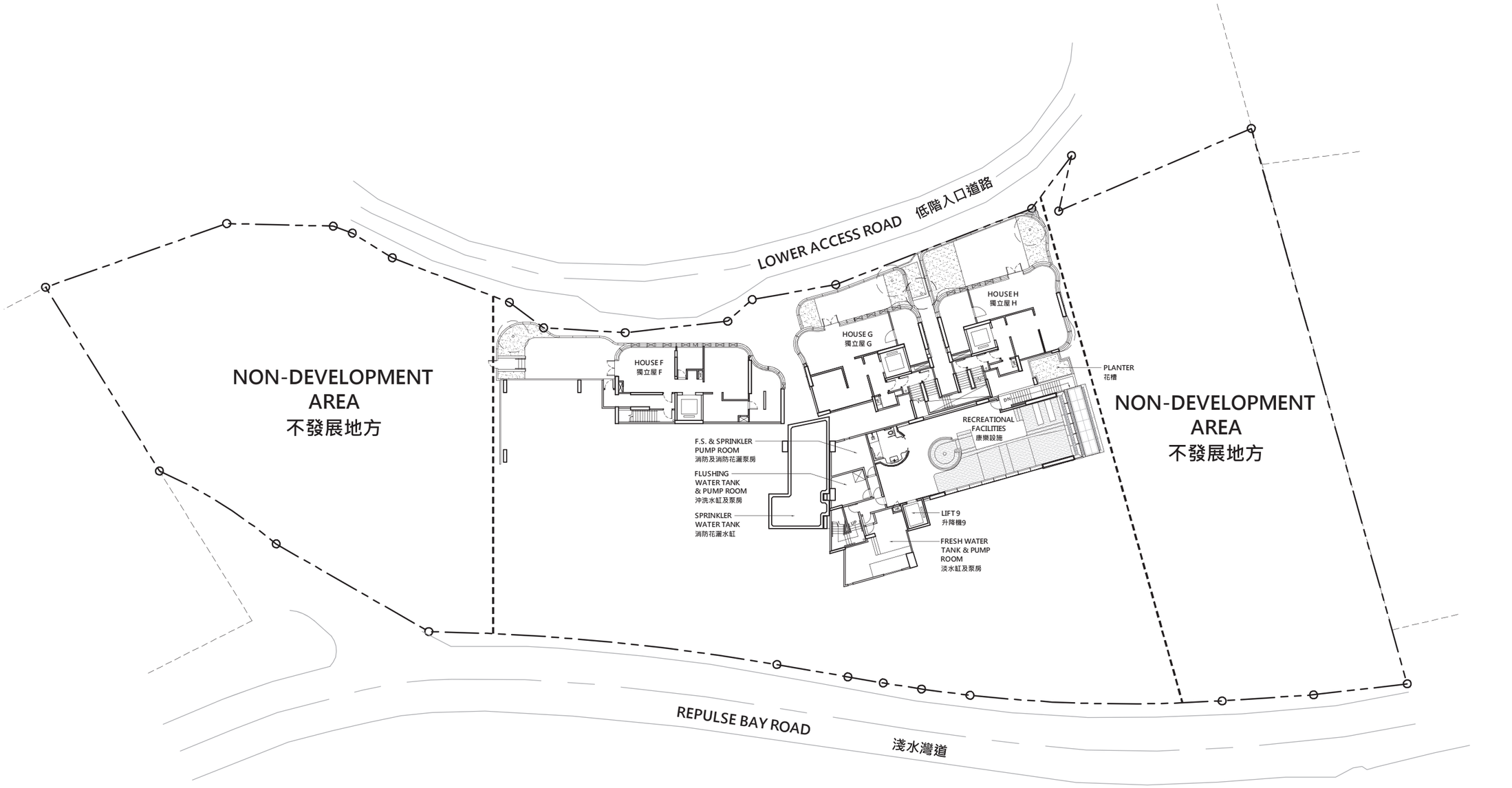
Adopted from part of the approved Shouson Hill & Repulse Bay (Hong Kong Planning Area No.17) Outline Zoning Plan, Plan No.S/H17/13, gazetted on 15 November 2013.
摘錄自2013年11月15日刊憲之壽臣山及淺水灣 (港島規劃區第17區) 分區計劃大綱核准圖，圖則編號為S/H17/13。

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Notes:
1. Due to technical reasons, this Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance .
2. The latest updated version of Outline Zoning Plan at the date of printing of sales brochure is available for free inspection during normal office hours at the sales office.

備註：
1. 由於技術原因，此分區計劃大綱圖所顯示的範圍多於《一手住宅物業銷售條例》要求顯示的範圍。
2. 在印刷售樓說明書當日適用的最近更新版本分區計劃大綱圖可於售樓處開放時間內免費查閱。

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



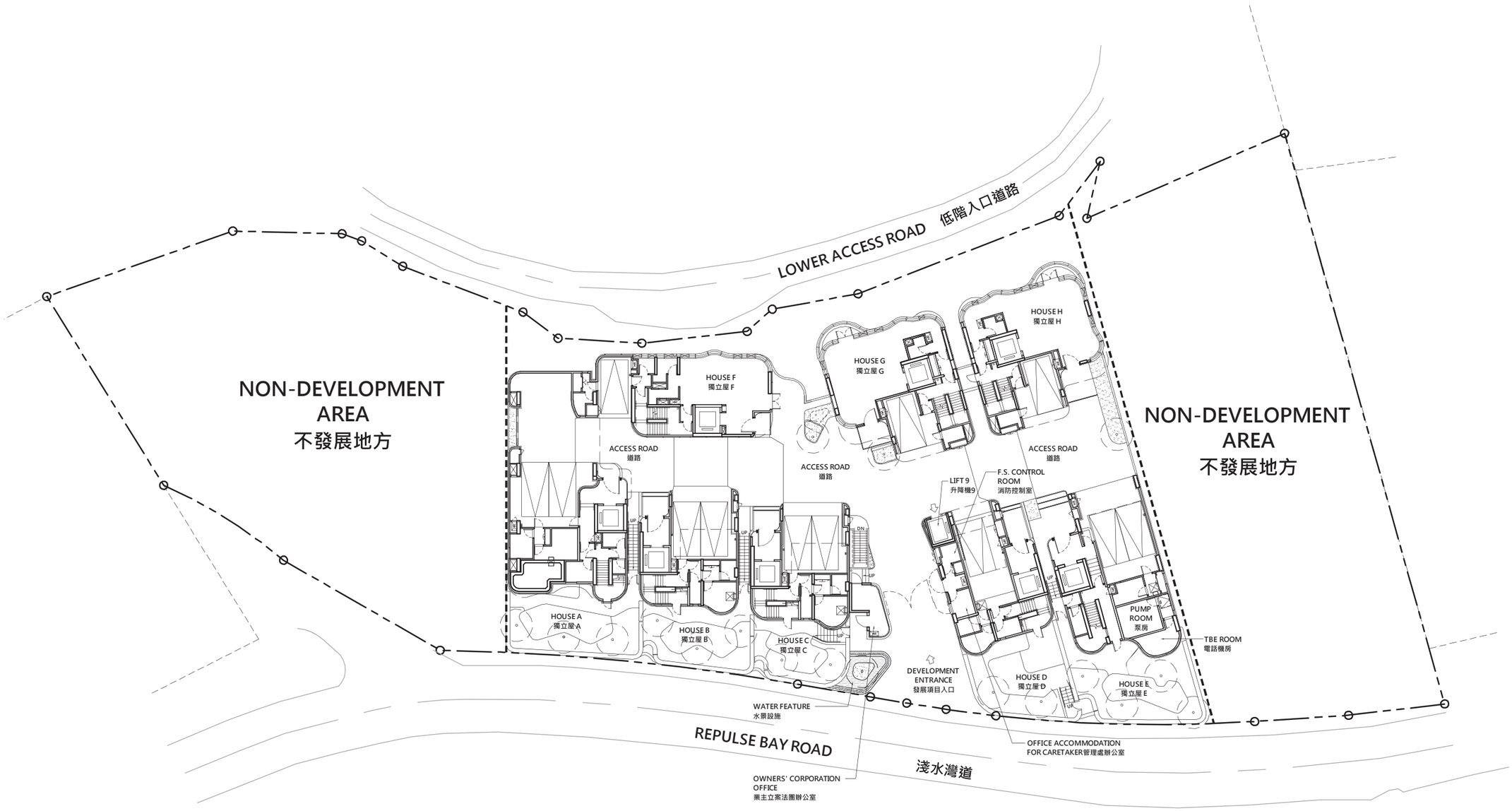
LEGEND :
圖例：

BOUNDARY OF THE DEVELOPMENT
發展項目的地界

North

0 1 2 5m 10m 20m 30m

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



LEGEND :
圖例：

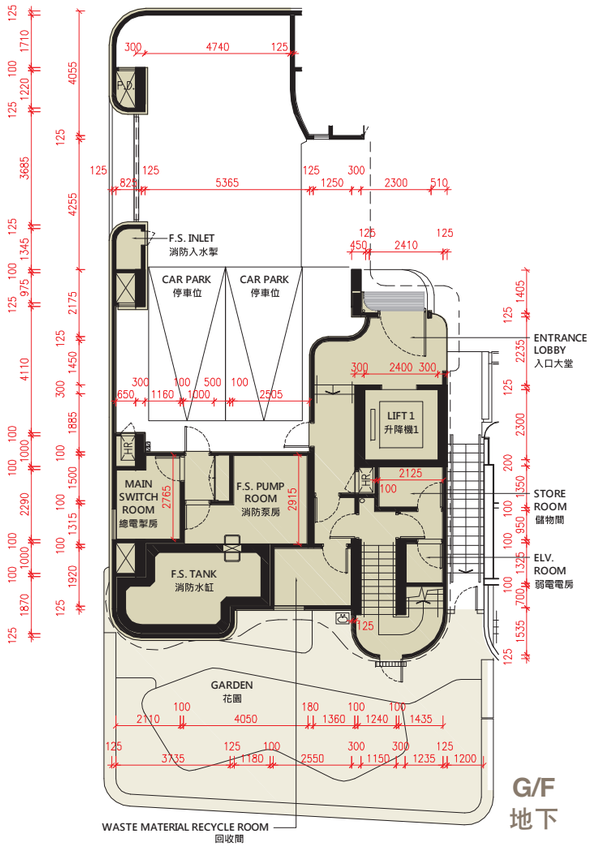
BOUNDARY OF THE DEVELOPMENT
發展項目的地界

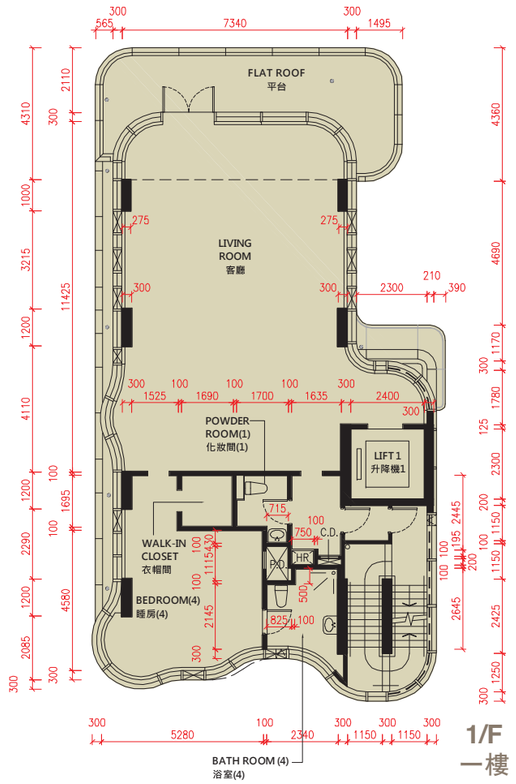
North

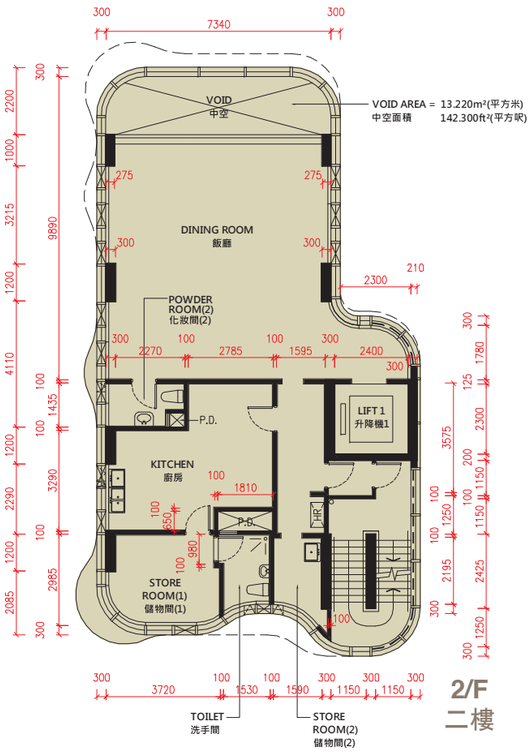
0 1 2 5m 10m 20m 30m

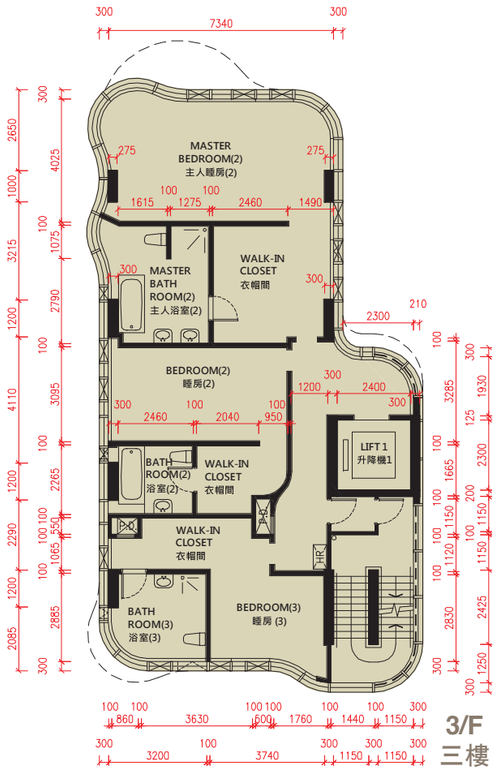
10 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目中的住宅物業的樓面平面圖

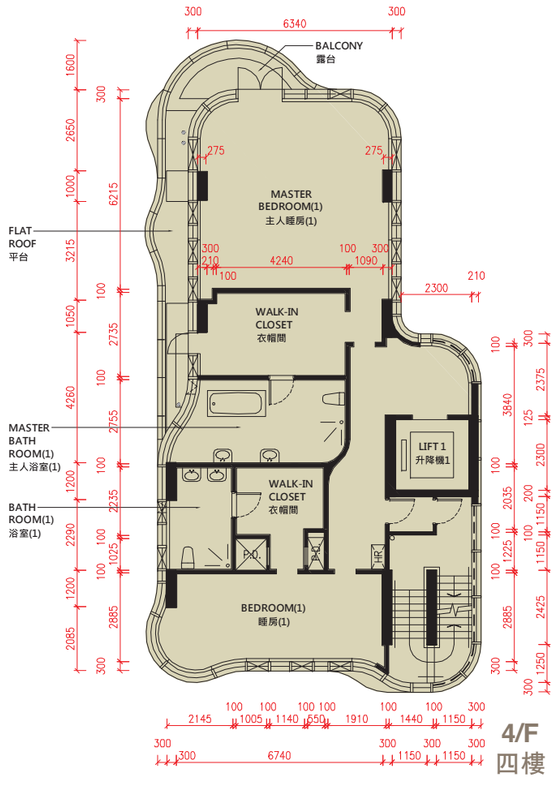
HOUSE A FLOOR PLAN
獨立屋A平面圖

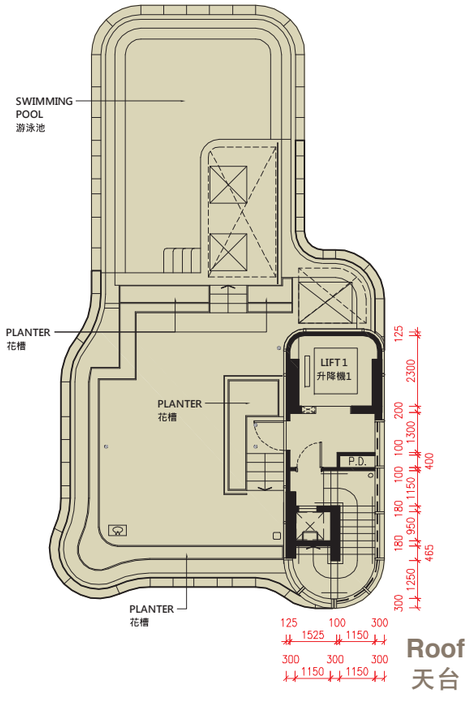


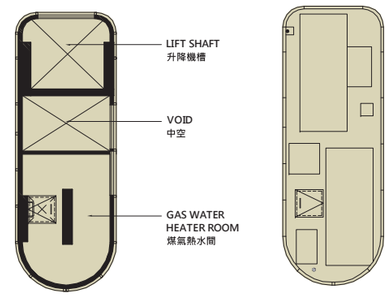












Thickness of floor slabs (excluding plaster) and floor to floor height
每層樓板之厚度及層與層高度（不包括灰泥）

		Floor slab thickness 樓板厚度	Floor to Floor Height 層與層高度
Roof 天台		125, 150, 175, 200, 400	-
4/F 四樓		175, 200	3500
3/F 三樓		175, 200	3500
2/F 二樓		175, 200, 400	3500
1/F 一樓	VOID 中空	150, 175, 250, 400	7600
			4100
G/F 地下		175, 200	3755

The dimensions in the floor plans are all structural dimensions in millimetre.
平面圖所列的數字是以毫米標示之建築結構尺寸。
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. (Not applicable)
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。（不適用）

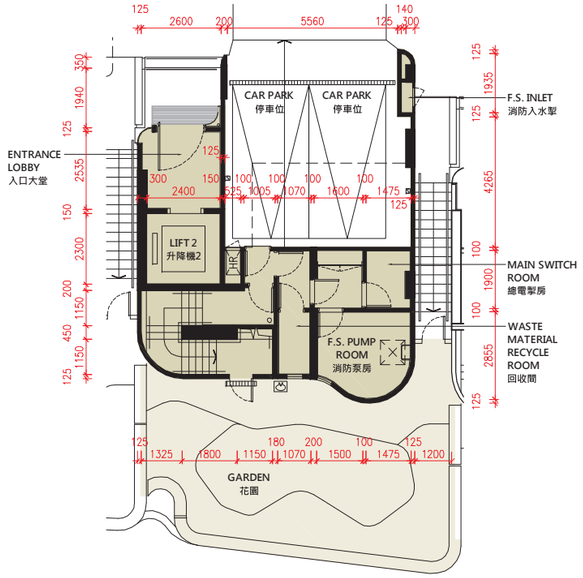
Remark:
Alterations works have been made to House A, Pulsa, please refer to the relevant "as-is" floor plans for such alterations.
備註：
淺水灣108的獨立屋A經過改動工程，有關改動請參閱相關之“現狀”平面圖。

LEGEND 圖例：

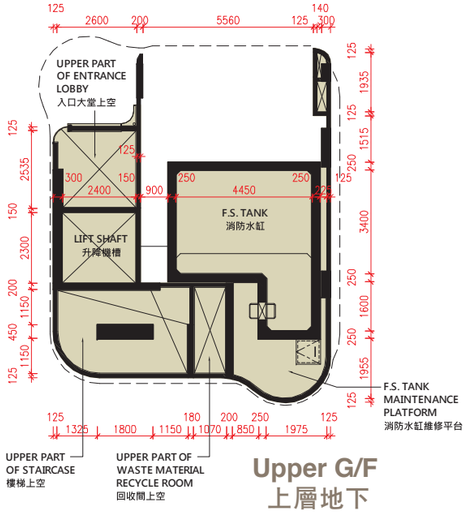
HR	HOSE REEL	消防喉轆
P.D.	PIPE DUCT	管道槽
C.D.	CABLE DUCT	電線槽

Scale 比例
0 5 15metre/米

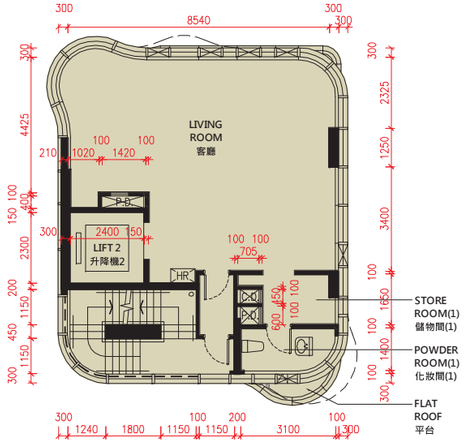
HOUSE B FLOOR PLAN
獨立屋B平面圖



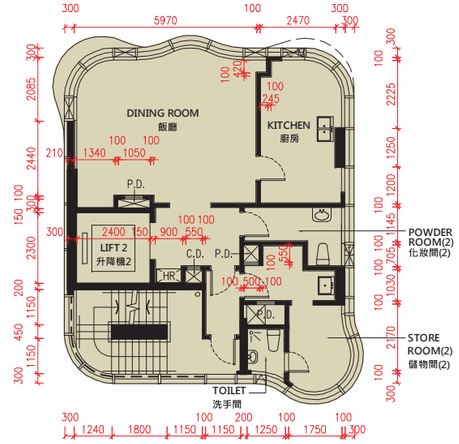
G/F
地下



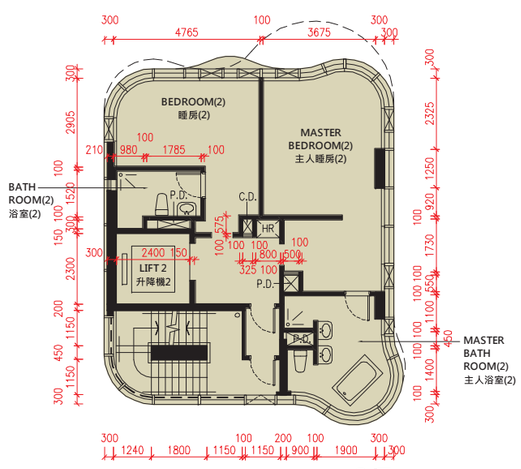
Upper G/F
上層地下



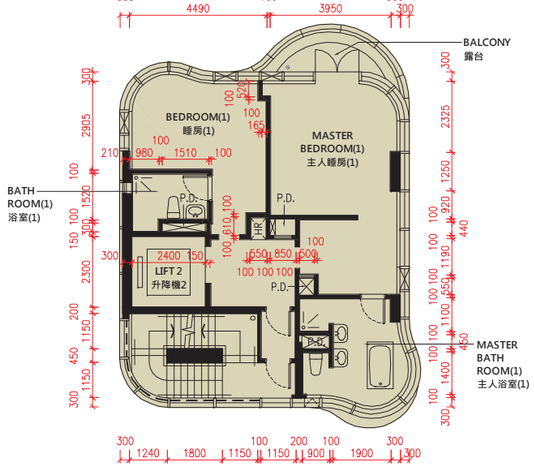
1/F
一樓



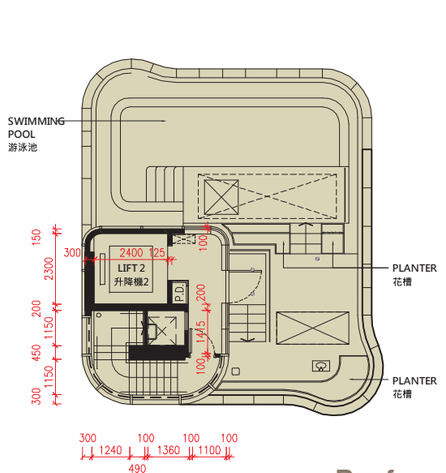
2/F
二樓



3/F
三樓



4/F
四樓



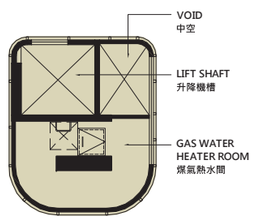
Roof
天台

Thickness of floor slabs (excluding plaster) and floor to floor height
每層樓板之厚度及層與層高度（不包括灰泥）

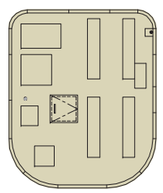
	Floor slab thickness 樓板厚度	Floor to Floor Height 層與層高度
Roof 天台	125, 150, 175, 200, 400, 500	-
4/F 四樓	150, 175, 200	3500
3/F 三樓	175, 200	3500
2/F 二樓	175, 200	3500
1/F 一樓	175, 200	4100
Upper G/F 上層地下	175, 200	2350
G/F 地下	175, 200	2500

The dimensions in the floor plans are all structural dimensions in millimetre.
平面圖所列的數字是以毫米標示之建築結構尺寸。
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. (Not applicable)
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。（不適用）

Remark:
Alterations works have been made to House B, Pulsa, please refer to the relevant "as-is" floor plans for such alterations.
備註：
淺水灣108的獨立屋B經過改動工程，有關改動請參閱相關之“現狀”平面圖。



Upper Roof
上層天台



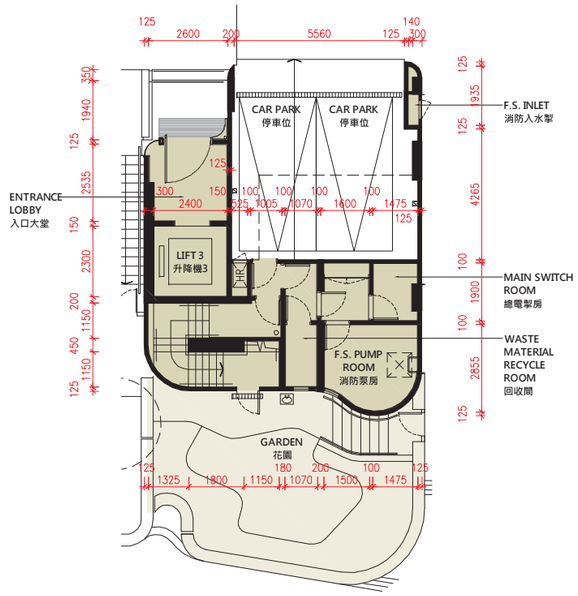
Top Roof
頂層天台

LEGEND 圖例：

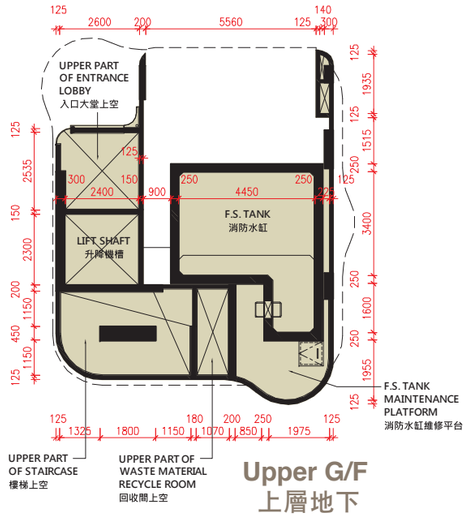
HR	HOSE REEL	消防喉轆
P.D.	PIPE DUCT	管道槽
C.D.	CABLE DUCT	電線槽

Scale 比例
0 5 15metre/米

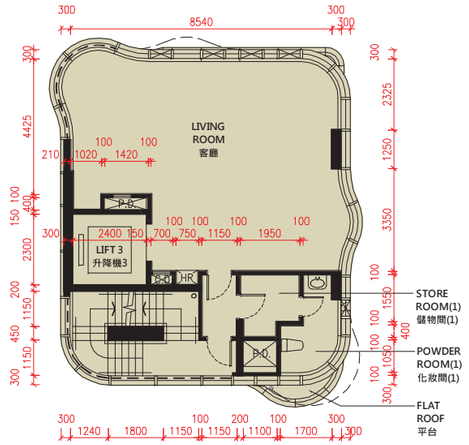
HOUSE C FLOOR PLAN
獨立屋C平面圖



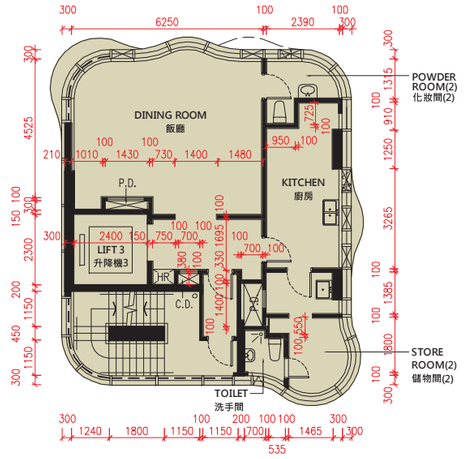
G/F
地下



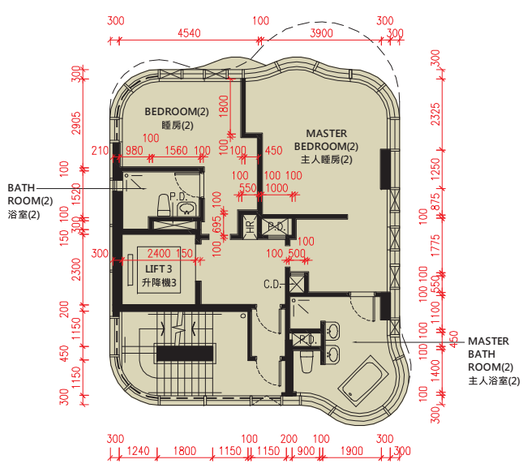
Upper G/F
上層地下



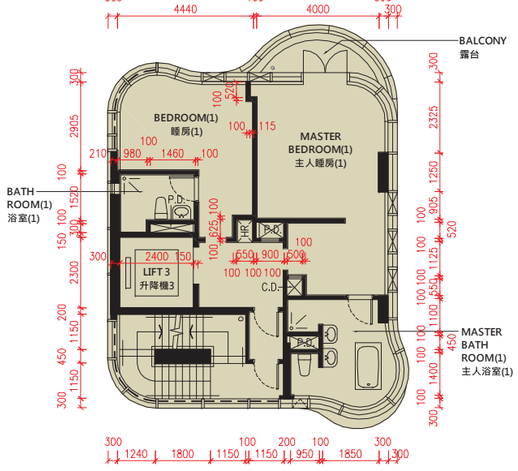
1/F
一樓



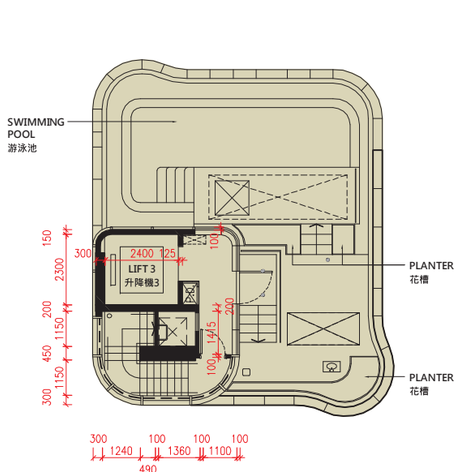
2/F
二樓



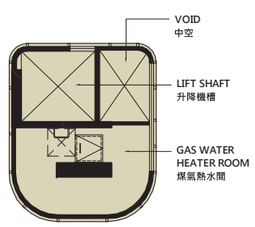
3/F
三樓



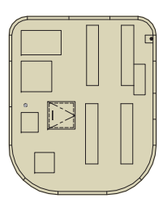
4/F
四樓



Roof
天台



Upper Roof
上層天台



Top Roof
頂層天台

Thickness of floor slabs (excluding plaster) and floor to floor height
每層樓板之厚度及層與層高度（不包括灰泥）

	Floor slab thickness 樓板厚度	Floor to Floor Height 層與層高度
Roof 天台	125, 150, 175, 200, 400, 500	-
4/F 四樓	150, 175, 200	3500
3/F 三樓	175, 200	3500
2/F 二樓	175, 200	3500
1/F 一樓	175, 200	4100
Upper G/F 上層地下	175, 200	2350
G/F 地下	175, 200	2500

The dimensions in the floor plans are all structural dimensions in millimetre.
平面圖所列的數字是以毫米標示之建築結構尺寸。
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. (Not applicable)
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。（不適用）

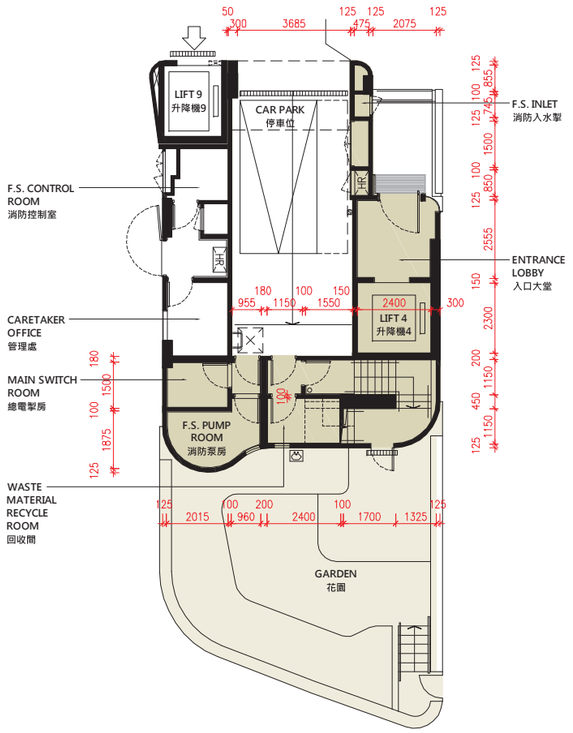
Remark:
Alterations works have been made to House C, Pulsa, please refer to the relevant "as-is" floor plans for such alterations.
備註：
淺水灣108的獨立屋C經過改動工程，有關改動請參閱相關之“現狀”平面圖。

LEGEND 圖例：

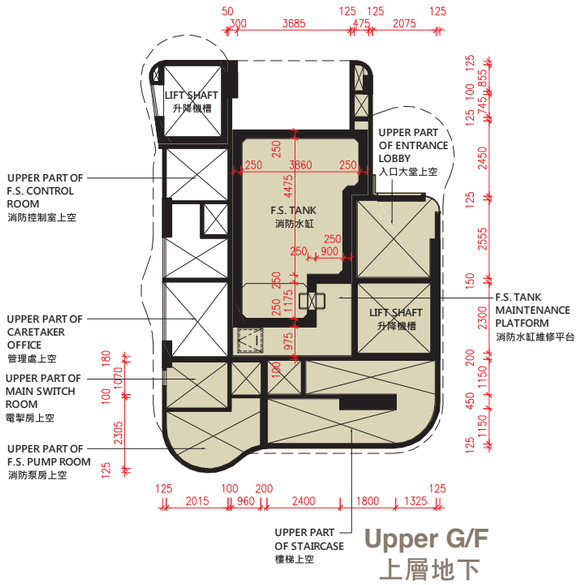
HR	HOSE REEL	消防喉轆
P.D.	PIPE DUCT	管道槽
C.D.	CABLE DUCT	電線槽

Scale 比例
0 5 15metre/米

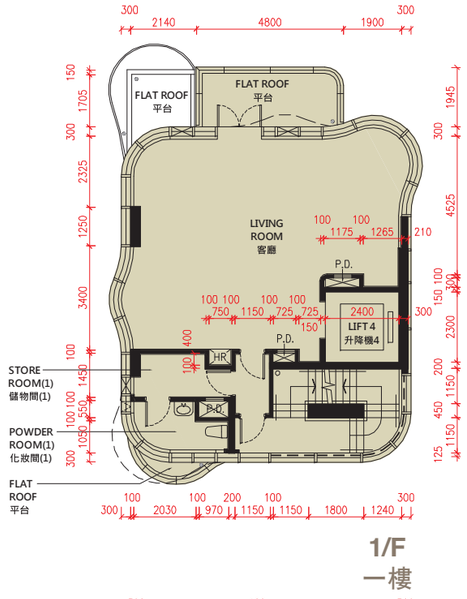
HOUSE D FLOOR PLAN
獨立屋D平面圖



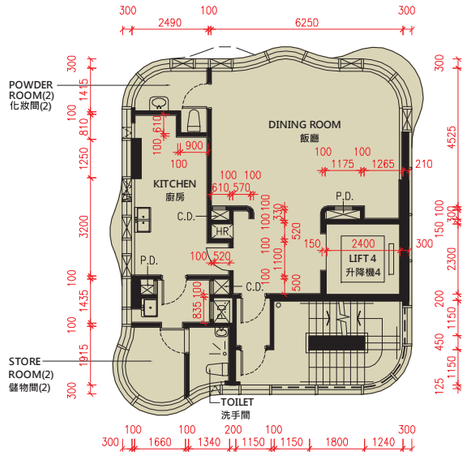
G/F
地下



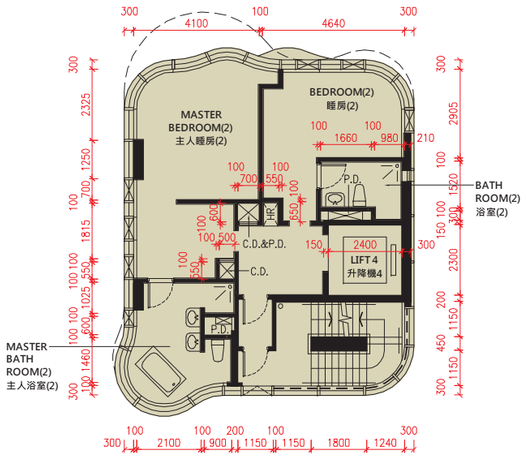
Upper G/F
上層地下



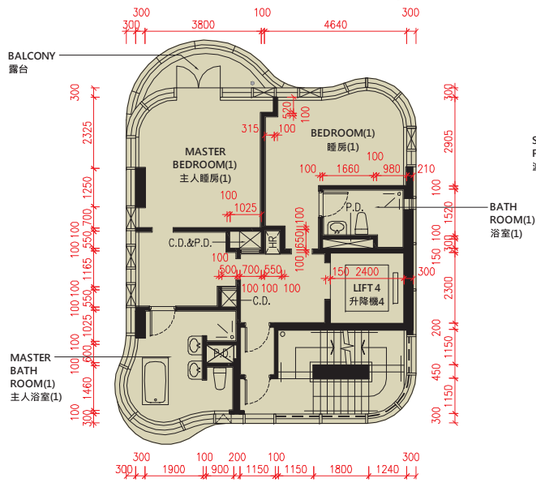
1/F
一樓



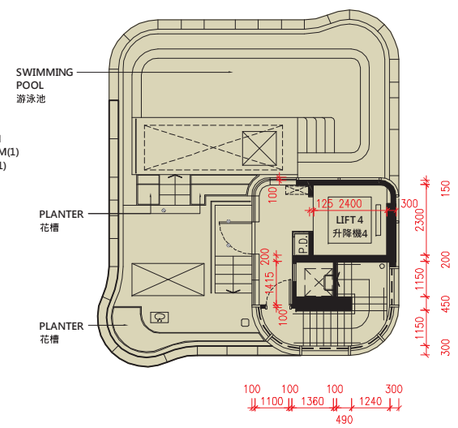
2/F
二樓



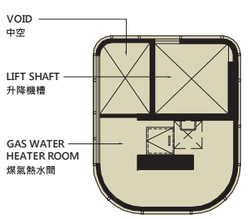
3/F
三樓



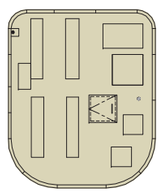
4/F
四樓



Roof
天台



Upper Roof
上層天台



Top Roof
頂層天台

Thickness of floor slabs (excluding plaster) and floor to floor height
每層樓板之厚度及層與層高度（不包括灰泥）

	Floor slab thickness 樓板厚度	Floor to Floor Height 層與層高度
Roof 天台	125, 150, 200, 300, 500	-
4/F 四樓	175, 200	3500
3/F 三樓	175, 200	3500
2/F 二樓	175, 200	3500
1/F 一樓	175, 200	4100
Upper G/F 上層地下	140, 150, 200	2300
G/F 地下	175, 200	2700

The dimensions in the floor plans are all structural dimensions in millimetre.
平面圖所列的數字是以毫米標示之建築結構尺寸。
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. (Not applicable)
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。（不適用）

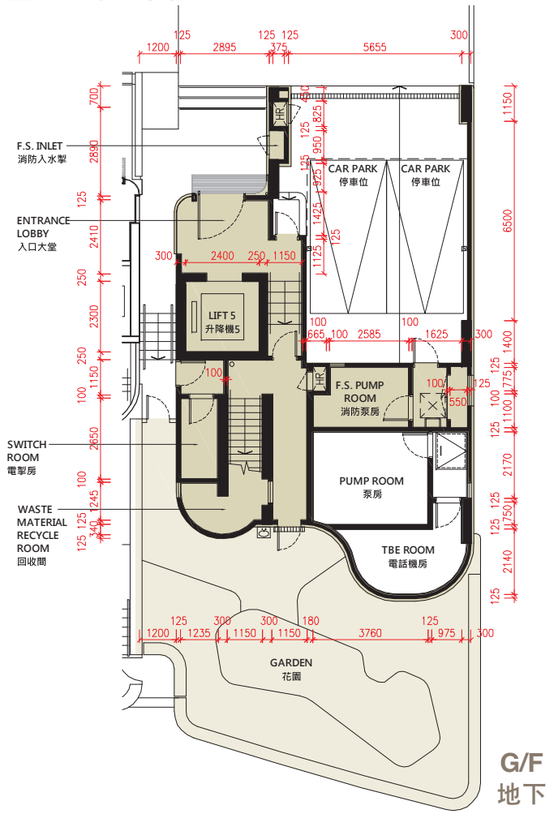
Remark:
Alterations works have been made to House D, Pulsa, please refer to the relevant "as-is" floor plans for such alterations.
備註：
淺水灣108的獨立屋D經過改動工程，有關改動請參閱相關之“現狀”平面圖。

LEGEND 圖例：

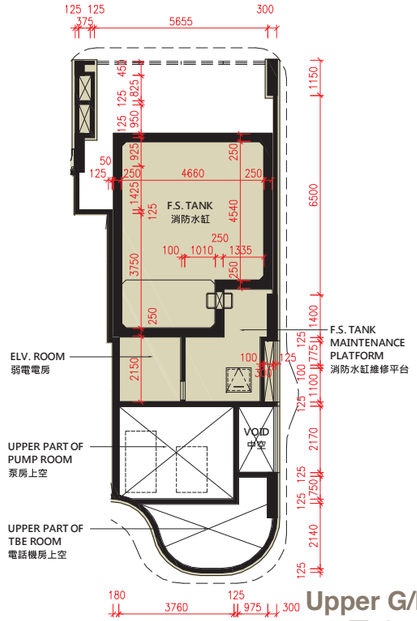
HR	HOSE REEL	消防喉轆
P.D.	PIPE DUCT	管道槽
C.D.	CABLE DUCT	電線槽

Scale 比例
0 5 15metre/米

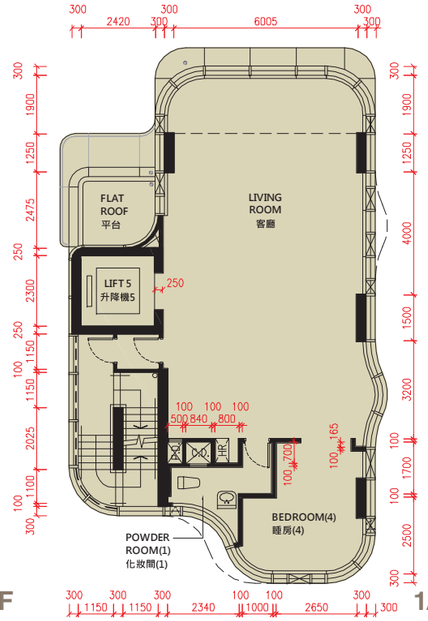
HOUSE E FLOOR PLAN
獨立屋E平面圖



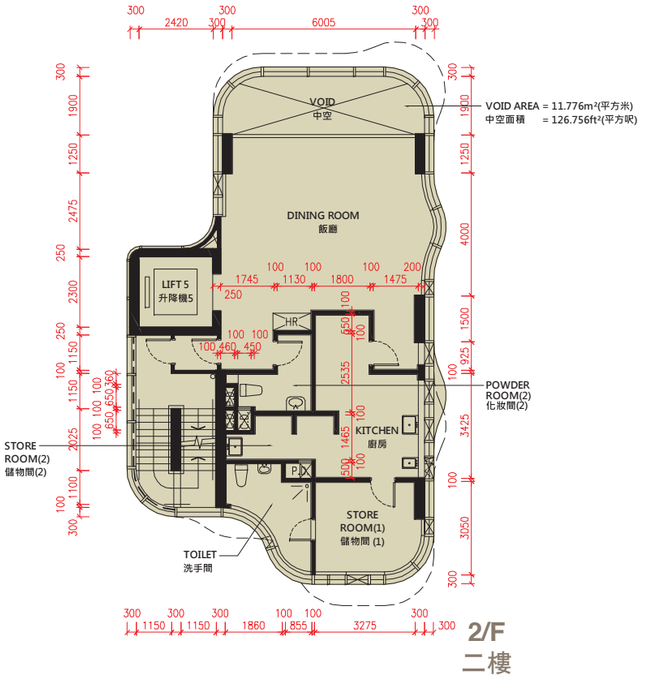
G/F
地下



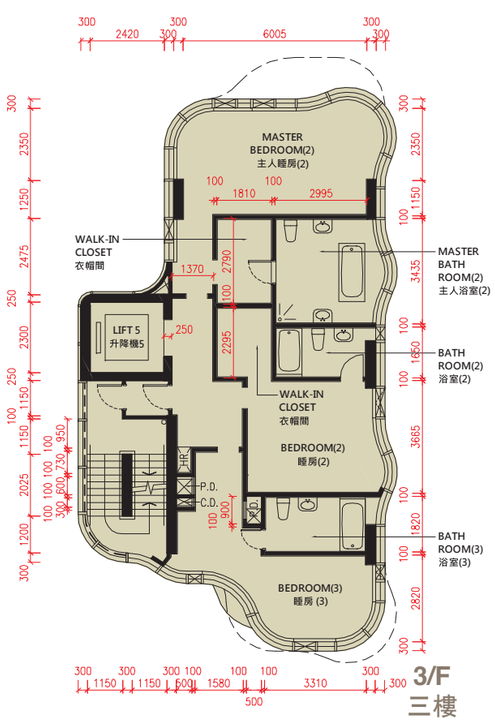
Upper G/F
上層地下



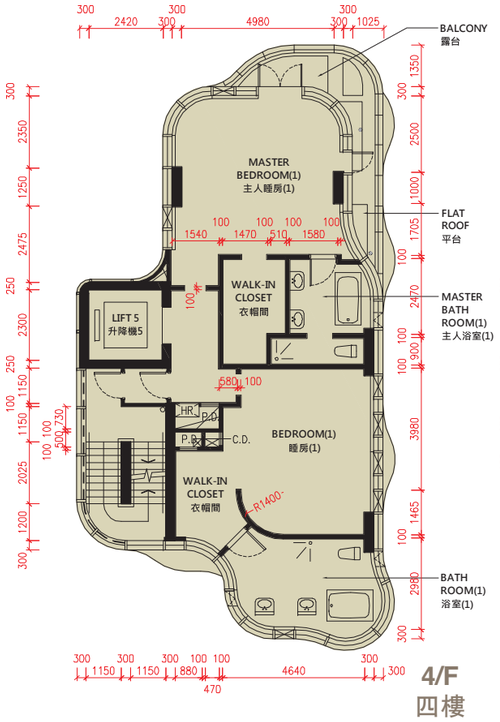
1/F
一樓



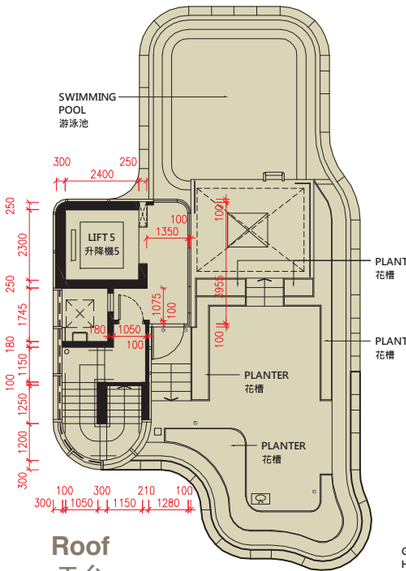
2/F
二樓



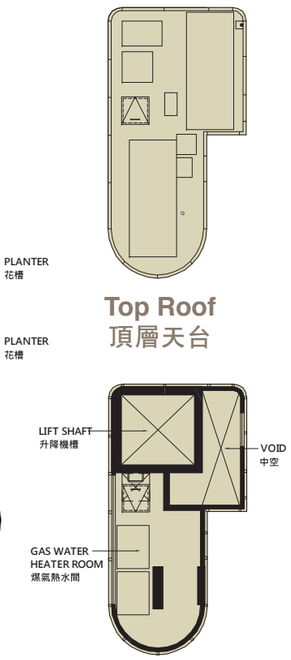
3/F
三樓



4/F
四樓



Roof
天台



Top Roof
頂層天台

Upper Roof
上層天台

Thickness of floor slabs (excluding plaster) and floor to floor height
每層樓板之厚度及層與層高度（不包括灰泥）

		Floor slab thickness 樓板厚度	Floor to Floor Height 層與層高度
Roof 天台		125, 150, 175, 200, 400	-
4/F 四樓		175, 200	3500
3/F 三樓		175, 200	3500
2/F 二樓		175, 200	3500
1/F 一樓	VOID 中空	175, 200	7600
			4100
Upper G/F 上層地下		200	2100
G/F 地下		175, 200	2750

The dimensions in the floor plans are all structural dimensions in millimetre.
平面圖所列的數字是以毫米標示之建築結構尺寸。
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. (Not applicable)
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。（不適用）

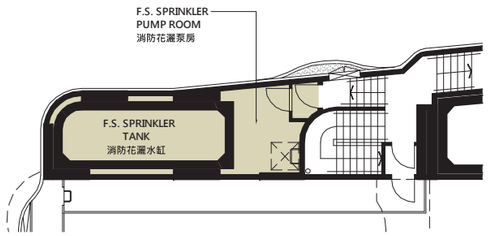
Remark:
Alterations works have been made to House E, Pulsa, please refer to the relevant "as-is" floor plans for such alterations.
備註：
淺水灣108的獨立屋E經過改動工程，有關改動請參閱相關之“現狀”平面圖。

LEGEND 圖例 :

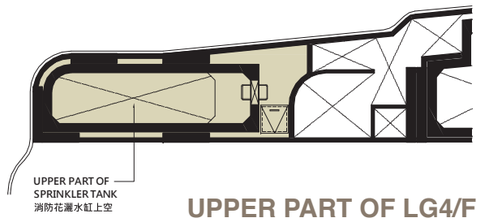
HR	HOSE REEL	消防喉轆
P.D.	PIPE DUCT	管道槽
C.D.	CABLE DUCT	電線槽

Scale 比例
0 5 15metre/米

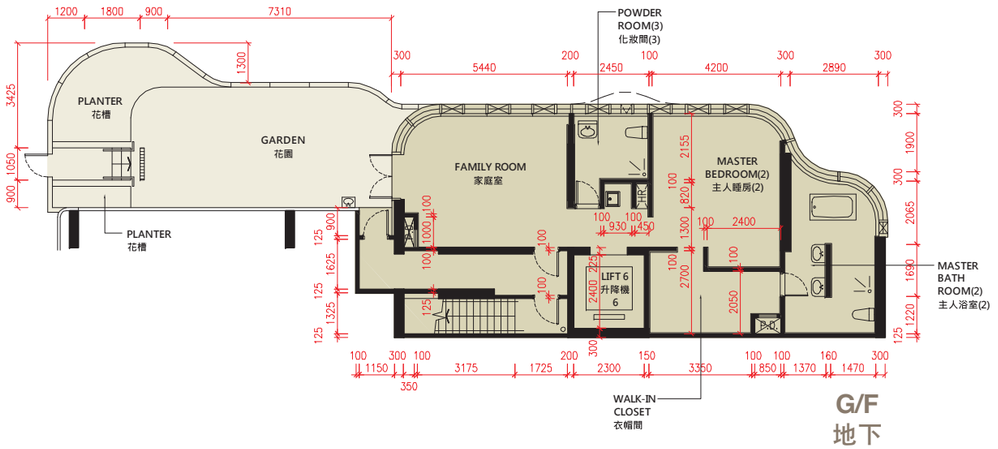
HOUSE F FLOOR PLAN
獨立屋F平面圖



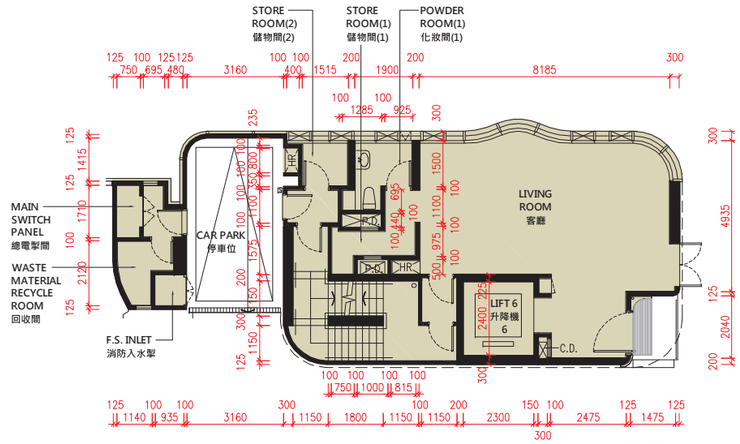
LG4/F
地下低層四



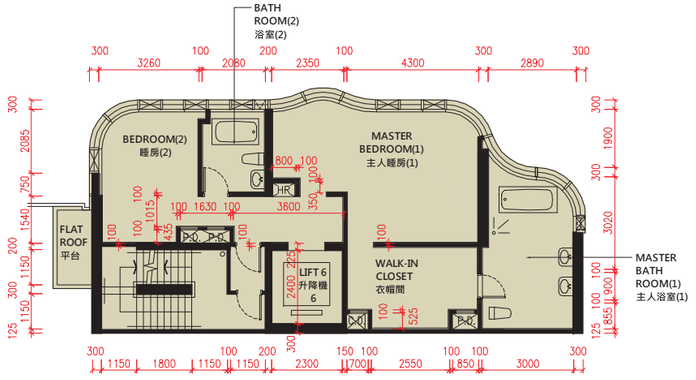
UPPER PART OF LG4/F
地下低層四上空



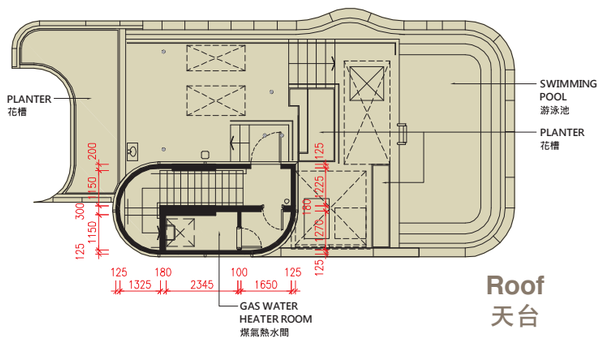
G/F
地下



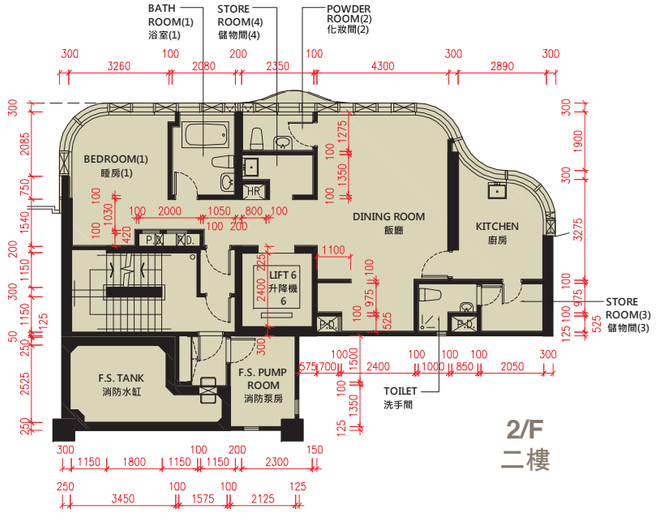
3/F
三樓



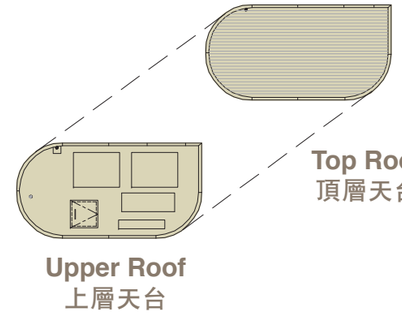
1/F
一樓



Roof
天台



2/F
二樓



Top Roof
頂層天台

Upper Roof
上層天台

LEGEND 圖例 :

HR	HOSE REEL	消防喉轆
P.D.	PIPE DUCT	管道槽
C.D.	CABLE DUCT	電線槽

Scale 比例
0 5 15metre/米

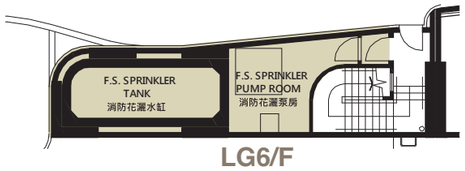
Thickness of floor slabs (excluding plaster) and floor to floor height
每層樓板之厚度及層與層高度（不包括灰泥）

	Floor slab thickness 樓板厚度	Floor to Floor Height 層與層高度
Roof 天台	100, 150, 175, 200, 400	-
3/F 三樓	175, 200	3800
2/F 二樓	150, 175, 200	3500
1/F 一樓	175, 200	3500
G/F 地下	175, 200	3500

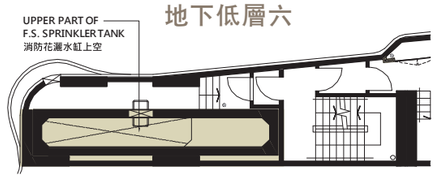
The dimensions in the floor plans are all structural dimensions in millimetre.
平面圖所列的數字是以毫米標示之建築結構尺寸。
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable)
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。（不適用）

Remark:
Alterations works have been made to House F, Pulsa, please refer to the relevant "as-is" floor plans for such alterations.
備註：
淺水灣108的獨立屋F經過改動工程，有關改動請參閱相關之“現狀”平面圖。

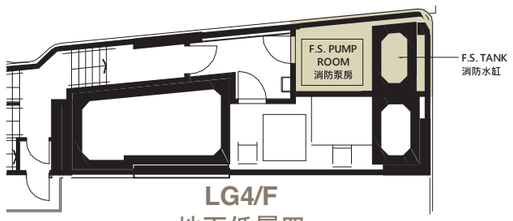
HOUSE G FLOOR PLAN
獨立屋G平面圖



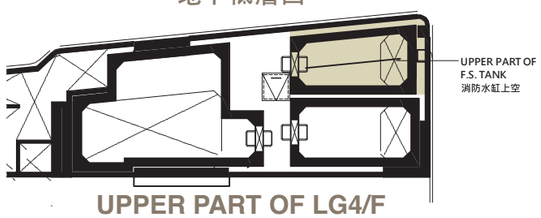
LG6/F
地下低層六



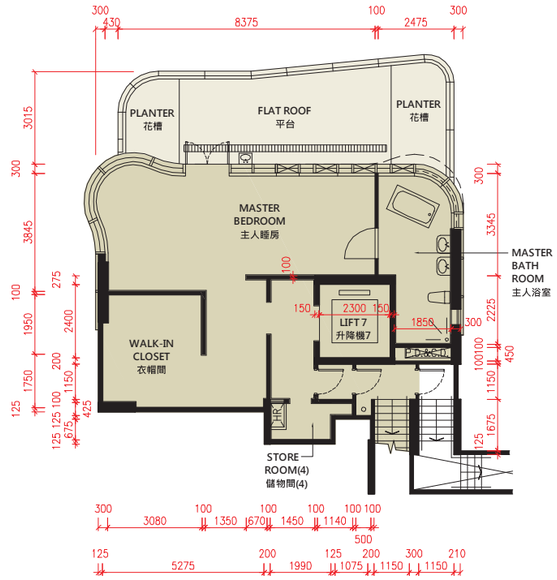
LG5/F
地下低層五



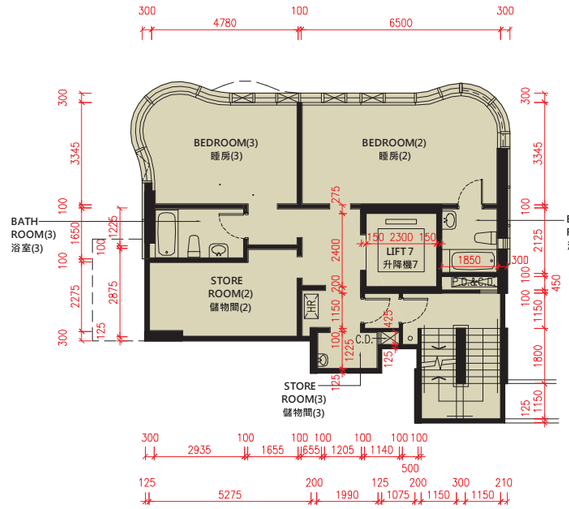
LG4/F
地下低層四



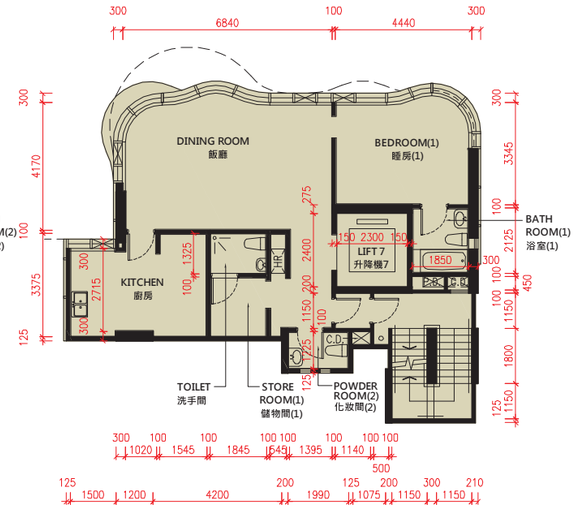
UPPER PART OF LG4/F
地下低層四上空



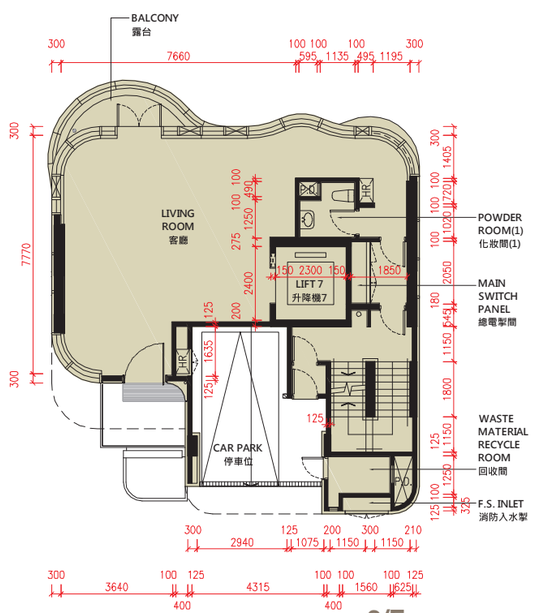
G/F
地下



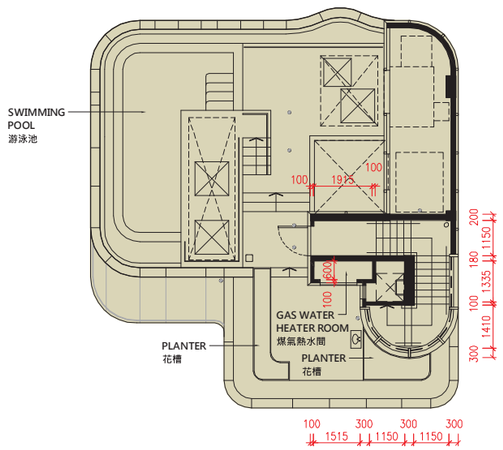
1/F
一樓



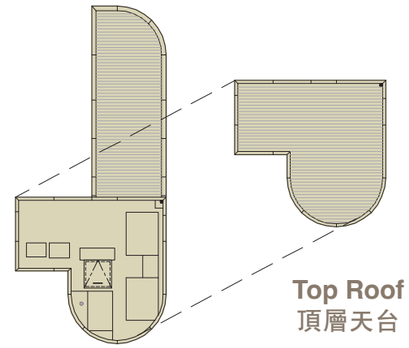
2/F
二樓



3/F
三樓



Roof
天台



Upper Roof
上層天台

Thickness of floor slabs (excluding plaster) and floor to floor height
每層樓板之厚度及層與層高度（不包括灰泥）

	Floor slab thickness 樓板厚度	Floor to Floor Height 層與層高度
Roof 天台	125, 150, 175, 200, 400	-
3/F 三樓	150, 175, 200	3800
2/F 二樓	175, 200	3500
1/F 一樓	175, 200	3500
G/F 地下	175, 200	3500

The dimensions in the floor plans are all structural dimensions in millimetre.
平面圖所列的數字是以毫米標示之建築結構尺寸。
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. (Not applicable)
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。（不適用）

Remark:
Alterations works have been made to House G, Pulsa, please refer to the relevant "as-is" floor plans for such alterations.
備註：
淺水灣108的獨立屋G經過改動工程，有關改動請參閱相關之“現狀”平面圖。

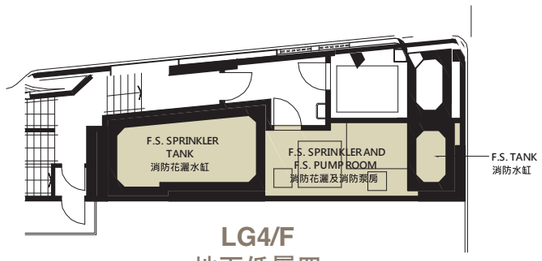
LEGEND 圖例：

HR	HOSE REEL	消防喉轆
P.D.	PIPE DUCT	管道槽
C.D.	CABLE DUCT	電線槽

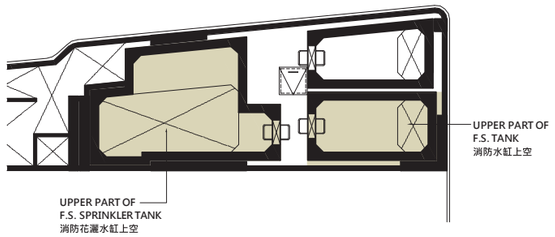
Scale 比例
0 5 15metre/米

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

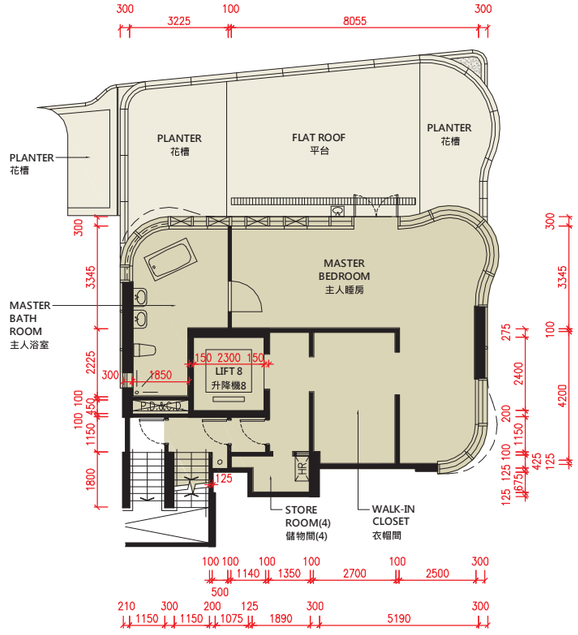
HOUSE H FLOOR PLAN
獨立屋H平面圖



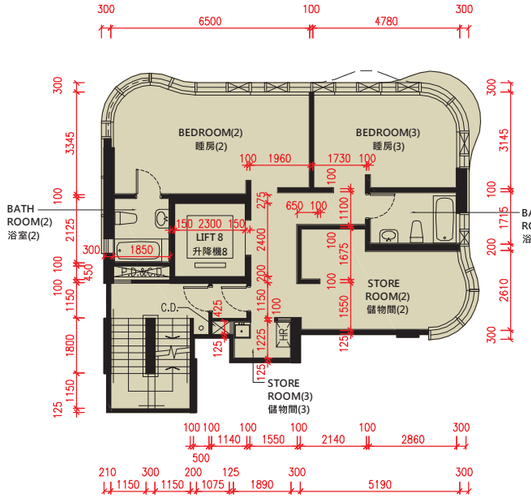
LG4/F
地下低層四



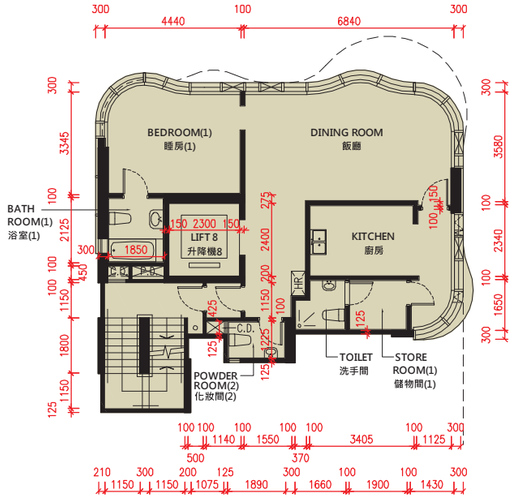
UPPER PART OF LG4/F
地下低層四上空



G/F
地下



1/F
一樓



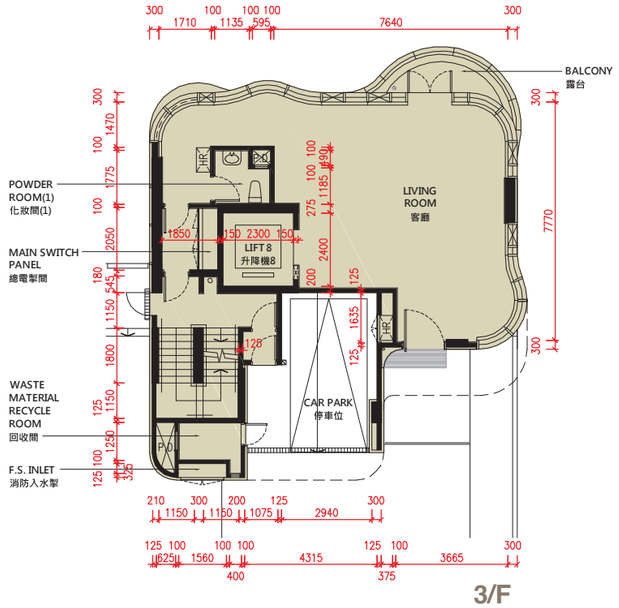
2/F
二樓

Thickness of floor slabs (excluding plaster) and floor to floor height
每層樓板之厚度及層與層高度（不包括灰泥）

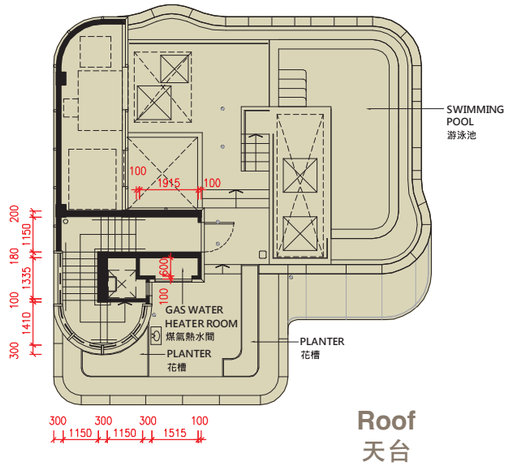
	Floor slab thickness 樓板厚度	Floor to Floor Height 層與層高度
Roof 天台	125, 150, 175, 200, 400	-
3/F 三樓	175, 200	3800
2/F 二樓	175, 200	3500
1/F 一樓	175, 200	3500
G/F 地下	175, 200	3500

The dimensions in the floor plans are all structural dimensions in millimetre.
平面圖所列的數字是以毫米標示之建築結構尺寸。
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. (Not applicable)
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。（不適用）

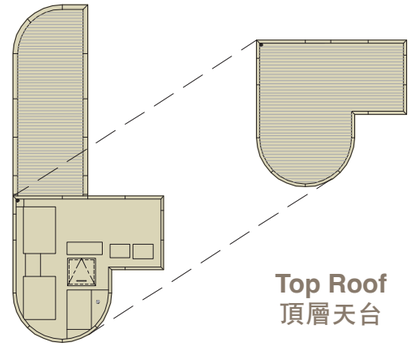
Remark:
Alterations works have been made to House H, Pulsa, please refer to the relevant "as-is" floor plans for such alterations.
備註：
淺水灣108的獨立屋H經過改動工程，有關改動請參閱相關之“現狀”平面圖。



3/F
三樓



Roof
天台

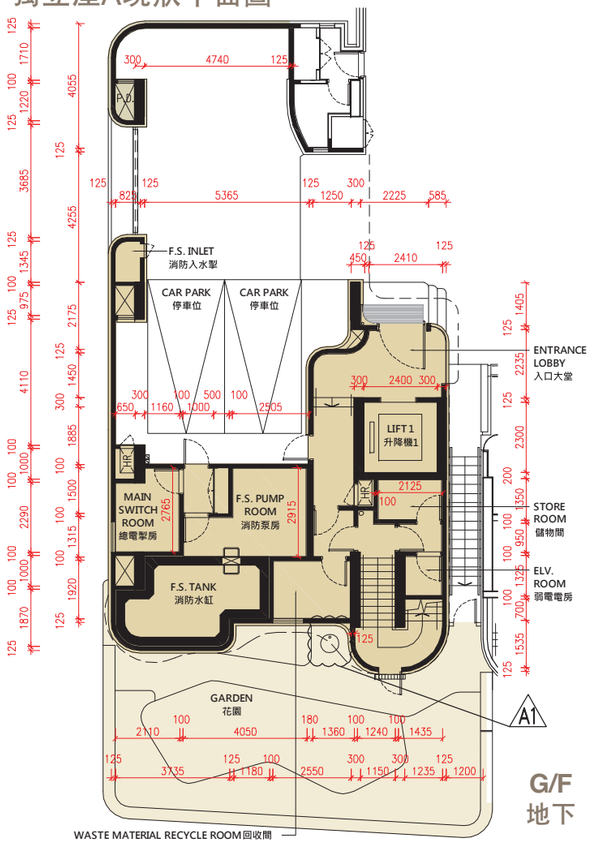


LEGEND 圖例：

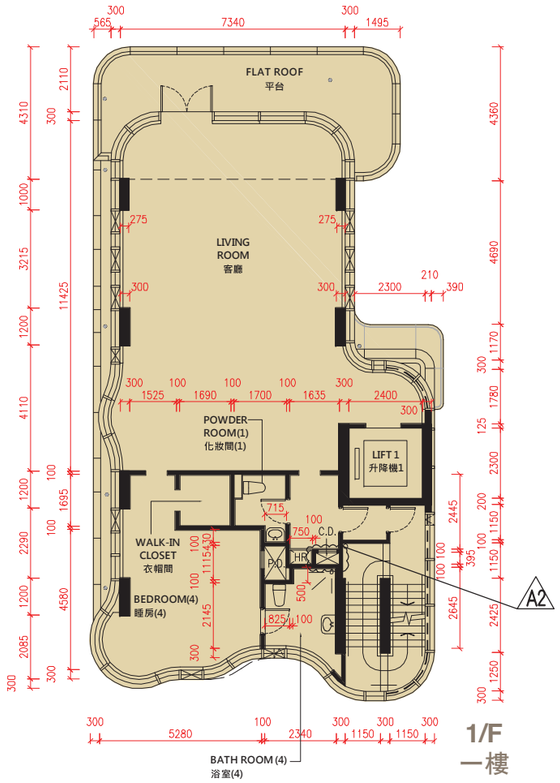
HR	HOSE REEL	消防喉轆
P.D.	PIPE DUCT	管道槽
C.D.	CABLE DUCT	電線槽

Scale 比例
0 5 15metre/米

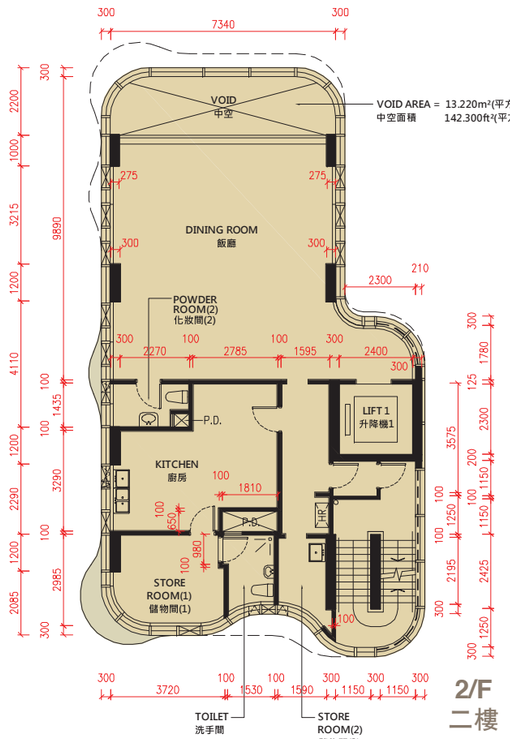
HOUSE A AS IS FLOOR PLAN
獨立屋A現狀平面圖



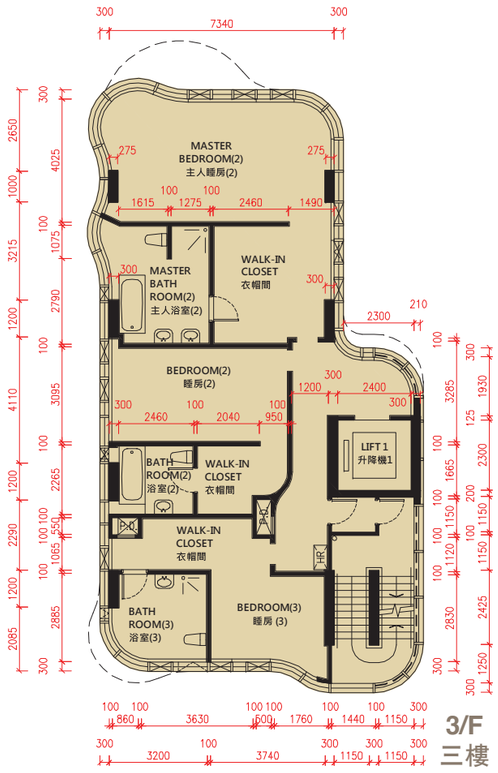
G/F
地下



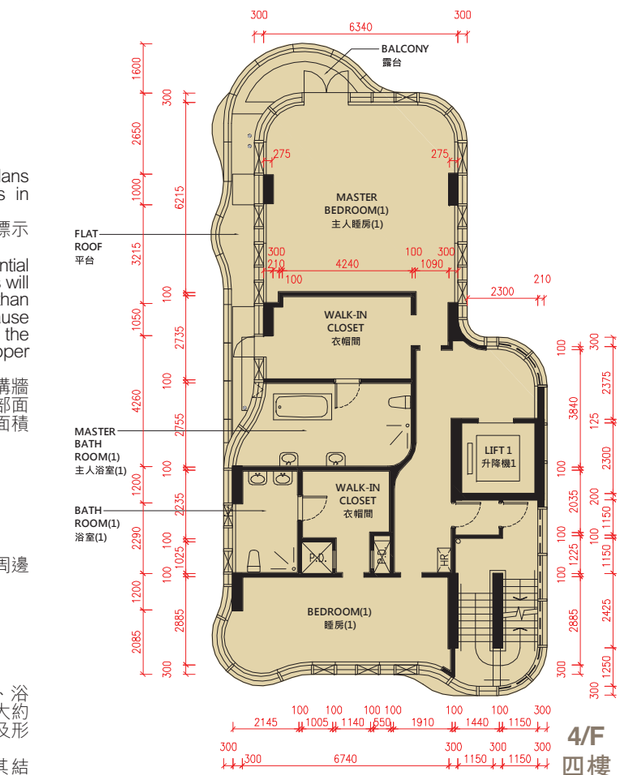
1/F
一樓



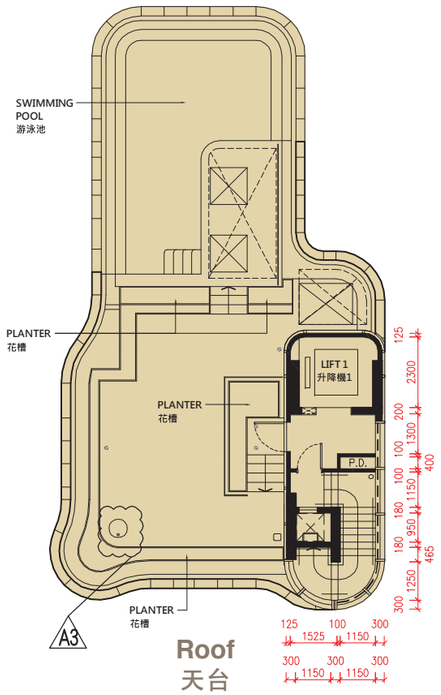
2/F
二樓



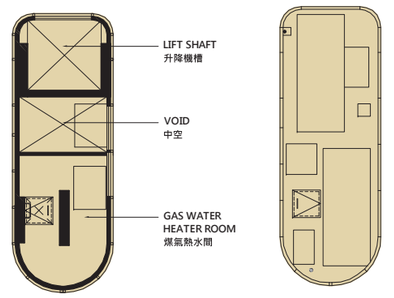
3/F
三樓



4/F
四樓



Roof
天台



Upper Roof
上層天台

Top Roof
頂層天台

LEGEND 圖例 :

HR	HOSE REEL	消防喉轆
P.D.	PIPE DUCT	管道槽
C.D.	CABLE DUCT	電線槽

Scale 比例
0 5 15metre/米

Thickness of floor slabs (excluding plaster) and floor to floor height
每層樓板之厚度及層與層高度（不包括灰泥）

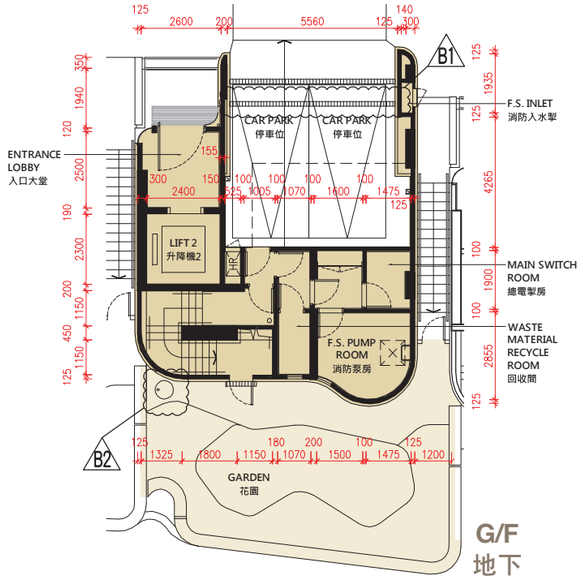
		Floor slab thickness 樓板厚度	Floor to Floor Height 層與層高度
Roof 天台		125, 150, 175, 200, 400	-
4/F 四樓		175, 200	3500
3/F 三樓		175, 200	3500
2/F 二樓		175, 200, 400	3500
1/F 一樓	VOID 中空	150, 175, 250, 400	7600
			4100
G/F 地下		175, 200	3755

Remarks:
1. This page shows as is floor plan due to alterations.
2. Alterations as belows:-
   a. Alteration of curtain wall at roof.
   b. Addition of aluminum cladding soffit underneath at 1/F flat roof.
   c. Stone cladding for external wall at G/F, garden fence wall and internal wall of the parking space area.
   d. Alteration of grilles aluminum cladding at top roof.
   e. Alteration of aluminum cladding at main entrance.
   f. A1. Update location and profile of basin.
      A2. Update layout of cable duct.
      A3. Update profile of basin.
3. The indications of fittings such as sinks, bathtubs, water closets and wash basins, etc shown on the floor plans are indications of their approximate locations only and not indications of their actual size, design or shapes.
4. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.

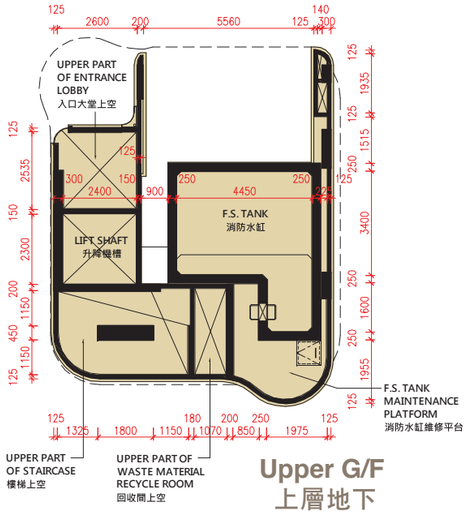
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平面圖所列的數字是以毫米標示之建築結構尺寸。
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable)
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。（不適用）

備註：
1. 本頁是改動後的現狀平面圖。
2. 改動如下：-
   a. 天台幕牆改動。
   b. 1樓平台底加鋁天花。
   c. 地下外牆、花園圍牆及停車位周邊內牆砌石面。
   d. 頂層天台鋁格柵改動。
   e. 主入口鋁蓋篷改動。
   f. A1. 更新洗手盆位置及外型。
      A2. 更新電線槽佈置。
      A3. 更新洗手盆外型。
3. 樓面平面圖所示之裝置如洗滌盆、浴缸、坐廁及洗手盆等只供展示其大約位置而非展示其實際大小、設計及形狀。
4. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。

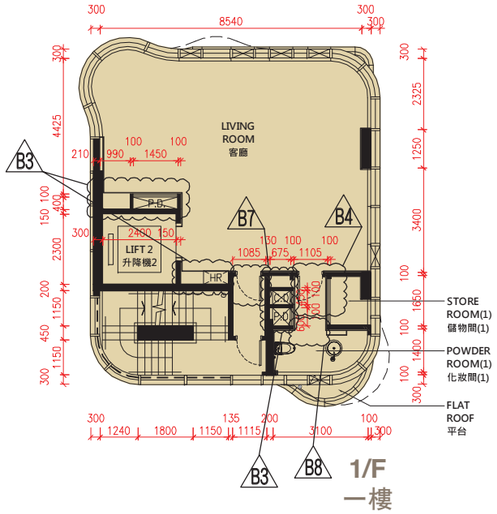
HOUSE B AS IS FLOOR PLAN
獨立屋B現狀平面圖



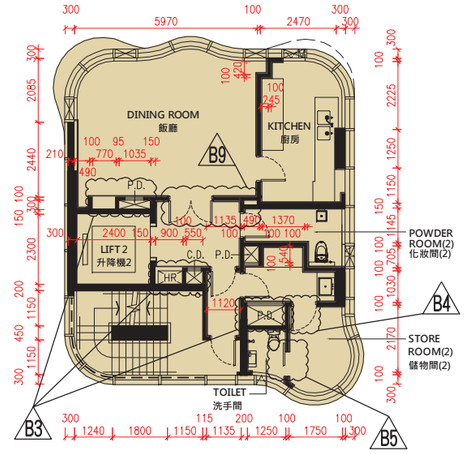
G/F
地下



Upper G/F
上層地下



1/F
一樓



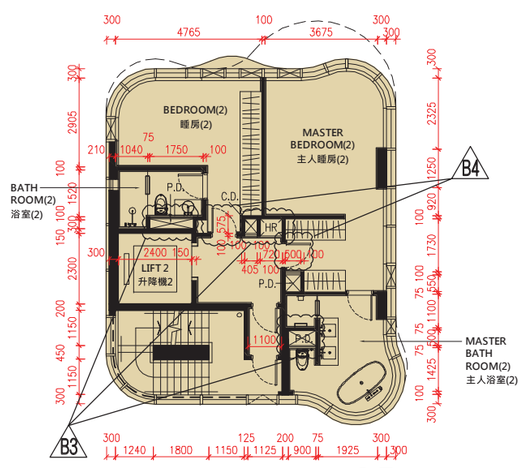
2/F
二樓

Thickness of floor slabs (excluding plaster) and floor to floor height
每層樓板之厚度及層與層高度（不包括灰泥）

	Floor slab thickness 樓板厚度	Floor to Floor Height 層與層高度
Roof 天台	125, 150, 175, 200, 400, 500	-
4/F 四樓	150, 175, 200	3500
3/F 三樓	175, 200	3500
2/F 二樓	175, 200	3500
1/F 一樓	175, 200	4100
Upper G/F 上層地下	175, 200	2350
G/F 地下	175, 200	2500

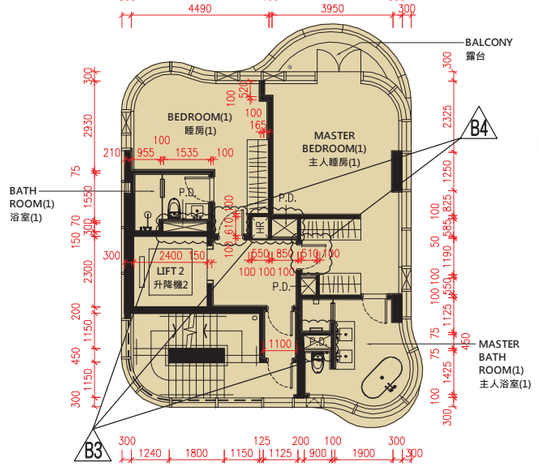
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因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用）

Remarks:
1. This page shows as is floor plan due to alterations.
2. Alterations as belows:-
   a. Alteration of curtain wall at 1/F, 3/F and roof.
   b. Stone cladding for external wall at G/F and Upper G/F, garden fence wall and internal wall of the parking space area.
   c. Alteration of grilles aluminum cladding at top roof.
   d. Alteration of aluminum cladding at main entrance.
   e. Replace sanitary fittings at (i) powder room (1) at 1/F , (ii) powder room (2) and toilet at 2/F, (iii) master bathroom (2) and bathroom (2) at 3/F and (iv) master bathroom (1) and bathroom (1) at 4/F.
   f. Update profile of sanitary fittings from G/F to roof.
   g. B1. Additional surface channel.
      B2. Update location and profile of basin.
      B3. Update layout of hose reel cabinet, pipe duct and cable duct.
      B4. Door added.
      B5. Door replaced.
      B6. Update location of security system post.
      B7. Door swing changed.
      B8. Door removed.
      B9. Door added and update layout of wall.
3. The indications of fittings such as sinks, bathtubs, water closets and wash basins, etc shown on the floor plans are indications of their approximate locations only and not indications of their actual size, design or shapes.
4. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.

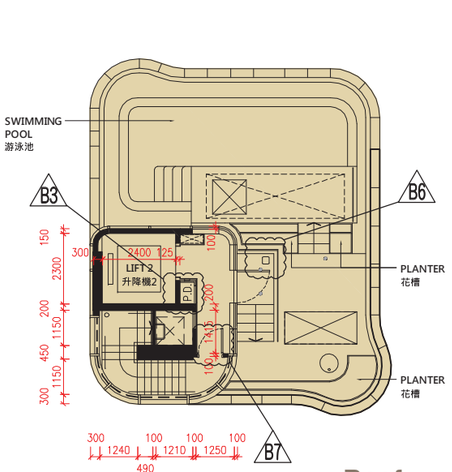


3/F
三樓

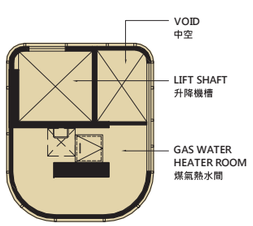
備註：
1. 本頁是改動後的現狀平面圖。
2. 改動如下：-
   a. 1樓、3樓及天台幕牆改動。
   b. 地下及上層地下外牆、花園圍牆及停車位周邊內牆砌石面。
   c. 頂層天台鋁格柵改動。
   d. 主入口鋁蓋篷改動。
   e. 於(i)1樓化妝間(1)，(ii)2樓化妝間(2)及洗手間，(iii)3樓主人浴室(2)及浴室(2)及(iv)4樓主人浴室(1)及浴室(1)更換潔具。
   f. 更新地下至天台潔具外型。
   g. B1. 新增映渠。
      B2. 更新洗手盆位置及外型。
      B3. 更新消防喉轆、管道槽及電線槽佈置。
      B4. 新增門。
      B5. 更換門。
      B6. 更新保安系統所需柱位位置。
      B7. 更改開門方向。
      B8. 移除門。
      B9. 新增門及更新間隔牆佈置。
3. 樓面平面圖所示之裝置如洗滌盆、浴缸、坐廁及洗手盆等只供展示其大約位置而非展示其實際大小、設計及形狀。
4. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。



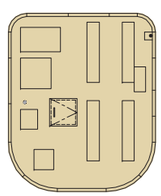
4/F
四樓



Roof
天台



Upper Roof
上層天台



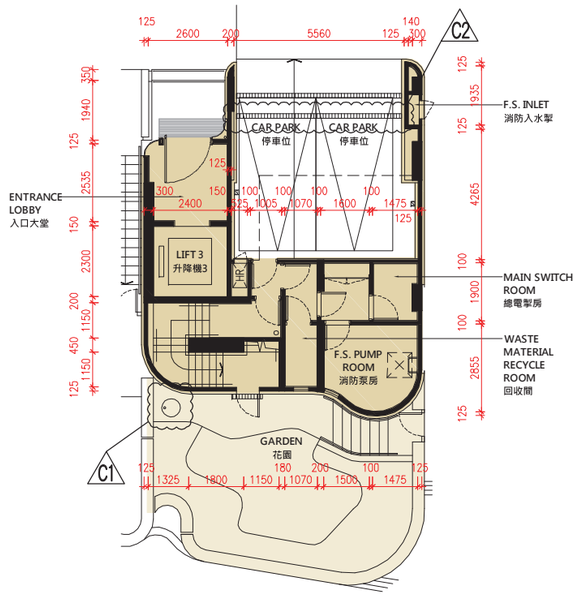
Top Roof
頂層天台

LEGEND 圖例：

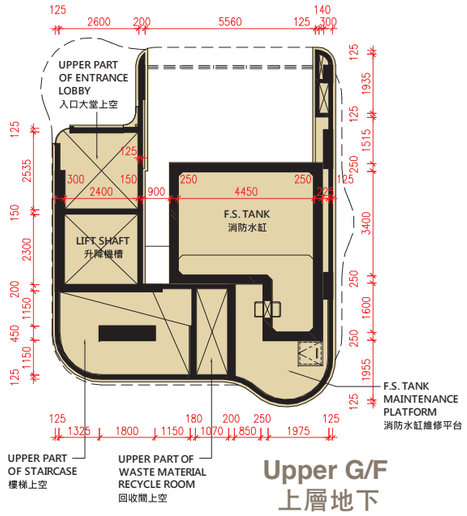
HR	HOSE REEL	消防喉轆
P.D.	PIPE DUCT	管道槽
C.D.	CABLE DUCT	電線槽

Scale 比例
0 5 15metre/米

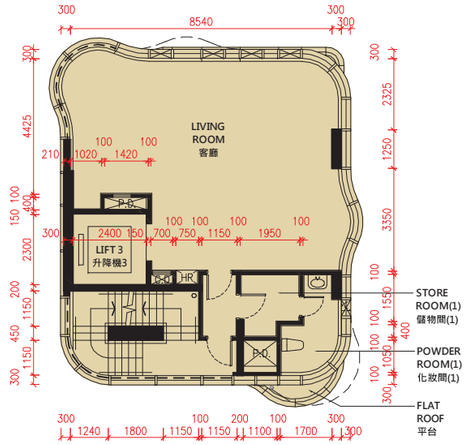
HOUSE C AS IS FLOOR PLAN
獨立屋C現狀平面圖



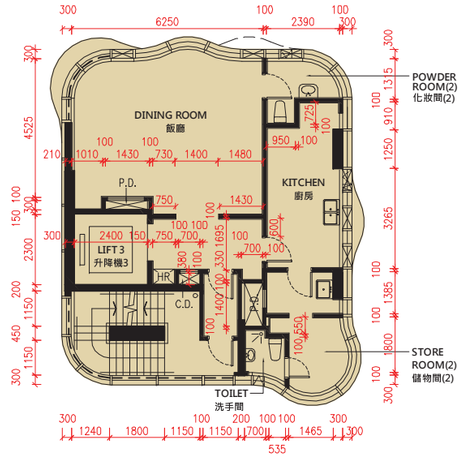
G/F
地下



Upper G/F
上層地下



1/F
一樓



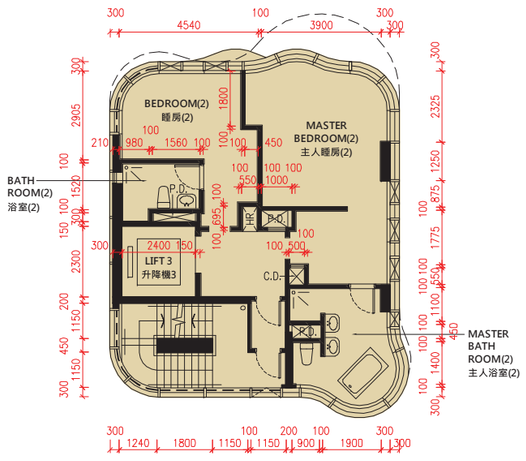
2/F
二樓

Thickness of floor slabs (excluding plaster) and floor to floor height
每層樓板之厚度及層與層高度（不包括灰泥）

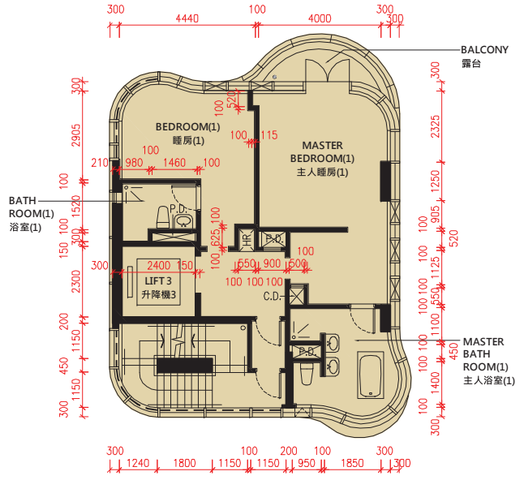
	Floor slab thickness 樓板厚度	Floor to Floor Height 層與層高度
Roof 天台	125, 150, 175, 200, 400, 500	-
4/F 四樓	150, 175, 200	3500
3/F 三樓	175, 200	3500
2/F 二樓	175, 200	3500
1/F 一樓	175, 200	4100
Upper G/F 上層地下	175, 200	2350
G/F 地下	175, 200	2500

The dimensions in the floor plans are all structural dimensions in millimetre.
平面圖所列的數字是以毫米標示之建築結構尺寸。
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. (Not applicable)
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。（不適用）

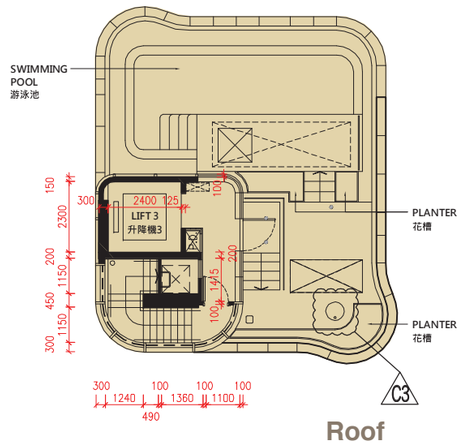
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   c. Alteration of grilles aluminum cladding at top roof.
   d. Alteration of aluminum cladding at main entrance.
   e. C1. Update location and profile of basin.
      C2. Additional service channel.
      C3. Update profile of basin.
3. The indications of fittings such as sinks, bathtubs, water closets and wash basins, etc shown on the floor plans are indications of their approximate locations only and not indications of their actual size, design or shapes.
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3/F
三樓

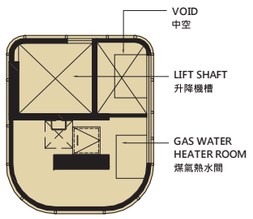


4/F
四樓

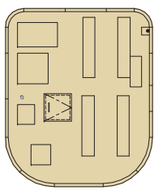


Roof
天台

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   a. 1樓及天台幕牆改動。
   b. 地下及上層地下外牆、花園圍牆及停車位周邊內牆砌石面。
   c. 頂層天台鋁格柵改動。
   d. 主入口鋁蓋篷改動。
   e. C1. 更新洗手盆位置及外型。
      C2. 新增映渠。
      C3. 更新洗手盆外型。
3. 樓面平面圖所示之裝置如洗滌盆、浴缸、坐廁及洗手盆等只供展示其大約位置而非展示其實際大小、設計及形狀。
4. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。



Upper Roof
上層天台



Top Roof
頂層天台

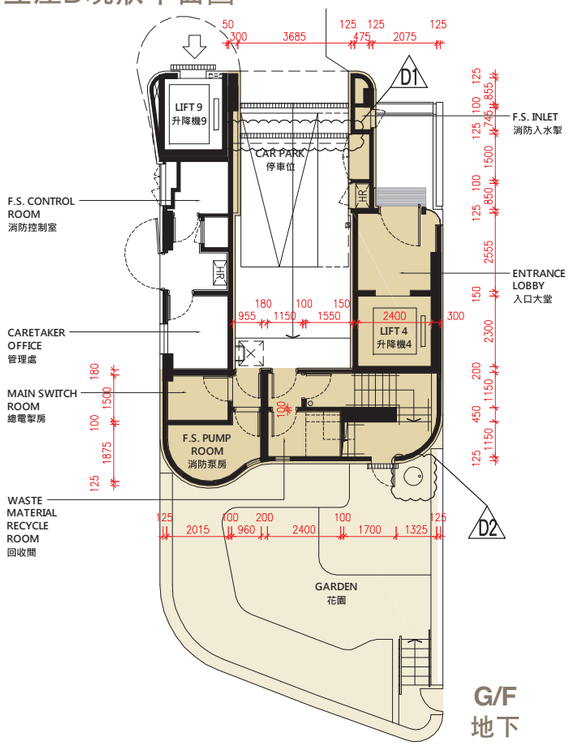
LEGEND 圖例：

HR	HOSE REEL	消防喉轆
P.D.	PIPE DUCT	管道槽
C.D.	CABLE DUCT	電線槽

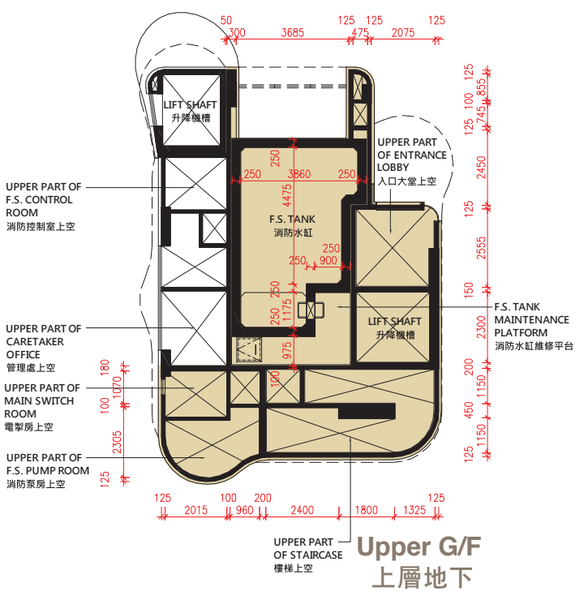
Scale 比例
0 5 15metre/米

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

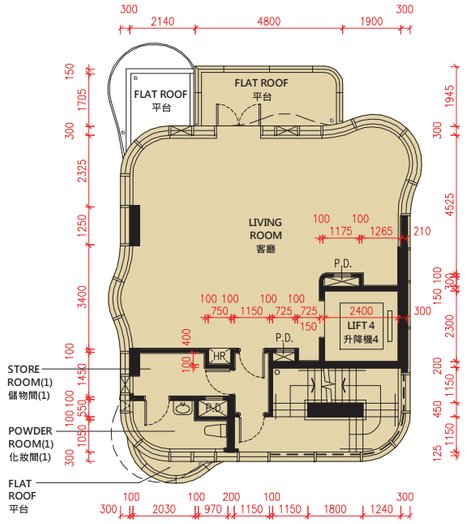
HOUSE D AS IS FLOOR PLAN
獨立屋D現狀平面圖



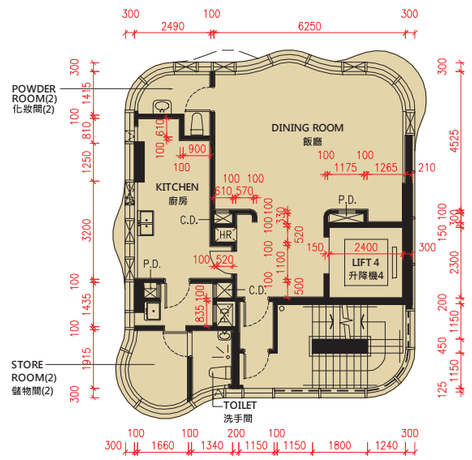
G/F
地下



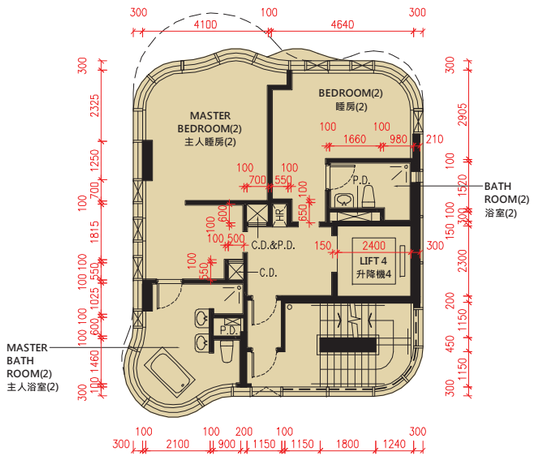
Upper G/F
上層地下



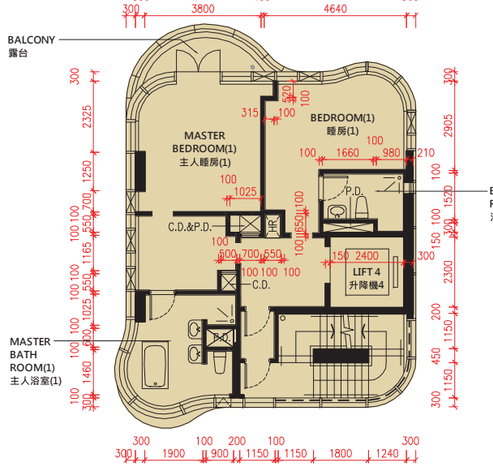
1/F
一樓



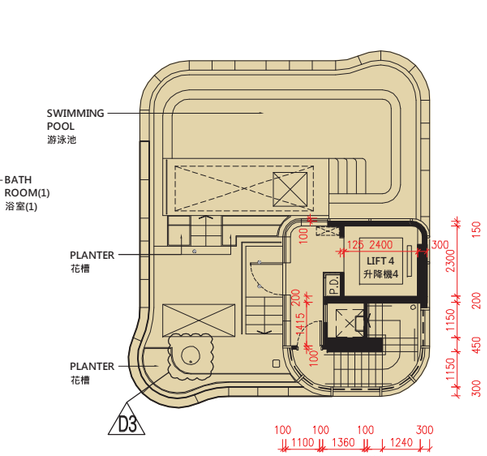
2/F
二樓



3/F
三樓



4/F
四樓



Roof
天台

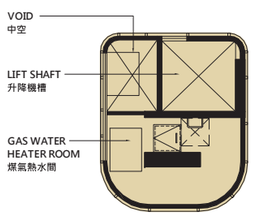
Thickness of floor slabs (excluding plaster) and floor to floor height
每層樓板之厚度及層與層高度（不包括灰泥）

	Floor slab thickness 樓板厚度	Floor to Floor Height 層與層高度
Roof 天台	125, 150, 200, 300, 500	-
4/F 四樓	175, 200	3500
3/F 三樓	175, 200	3500
2/F 二樓	175, 200	3500
1/F 一樓	175, 200	4100
Upper G/F 上層地下	140, 150, 200	2300
G/F 地下	175, 200	2700

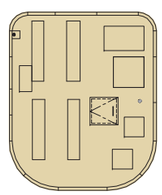
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因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用）

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   c. Alteration of grilles aluminum cladding at top roof.
   d. Alteration of aluminum cladding at main entrance.
   e. D1. Additional service channel.
      D2. Update location and profile of basin.
      D3. Update profile of basin.
3. The indications of fittings such as sinks, bathtubs, water closets and wash basins, etc shown on the floor plans are indications of their approximate locations only and not indications of their actual size, design or shapes.
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備註：
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   a. 1樓及天台幕牆改動。
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   c. 頂層天台鋁格柵改動。
   d. 主入口鋁蓋篷改動。
   e. D1. 新增映渠。
      D2. 更新洗手盆位置及外型。
      D3. 更新洗手盆外型。
3. 樓面平面圖所示之裝置如洗滌盆、浴缸、坐廁及洗手盆等只供展示其大約位置而非展示其實際大小、設計及形狀。
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Upper Roof
上層天台



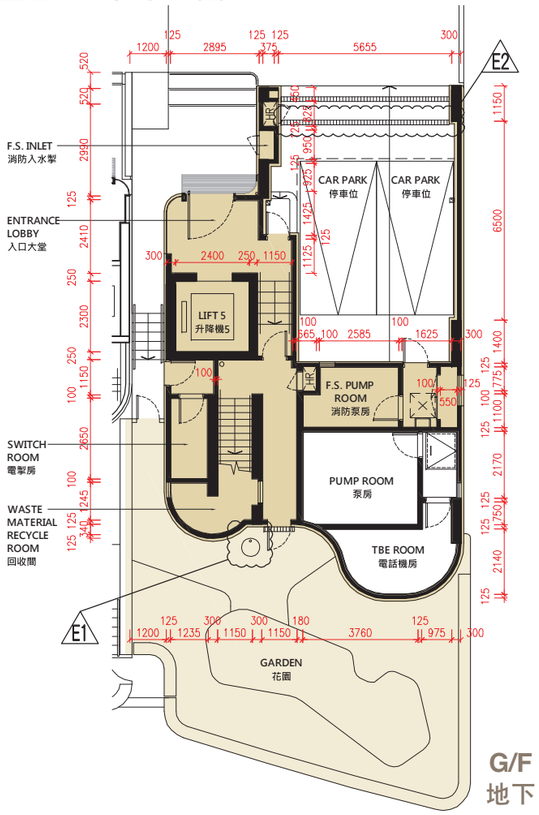
Top Roof
頂層天台

LEGEND 圖例：

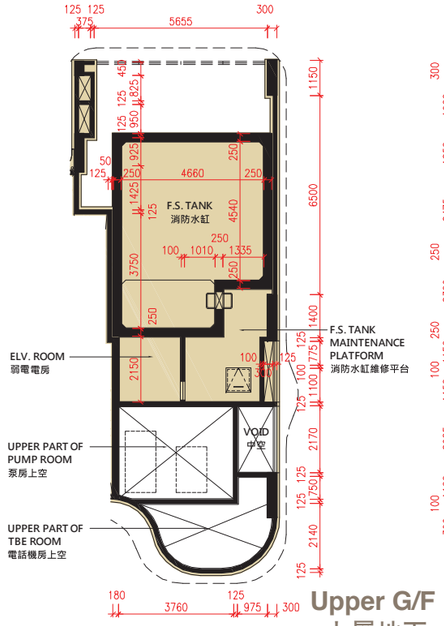
HR	HOSE REEL	消防喉轆
P.D.	PIPE DUCT	管道槽
C.D.	CABLE DUCT	電線槽

Scale 比例
0 5 15metre/米

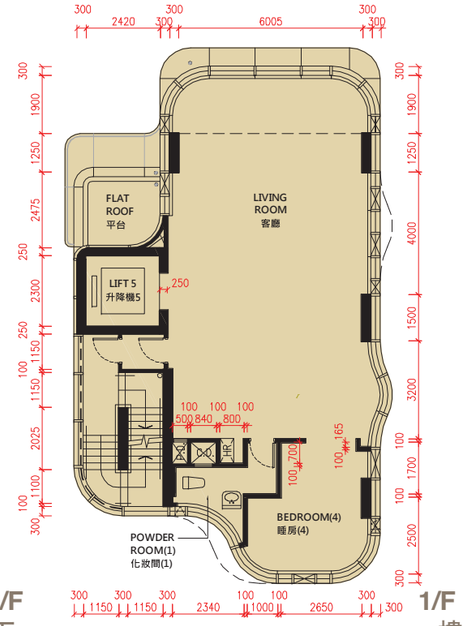
HOUSE E AS IS FLOOR PLAN
獨立屋E現狀平面圖



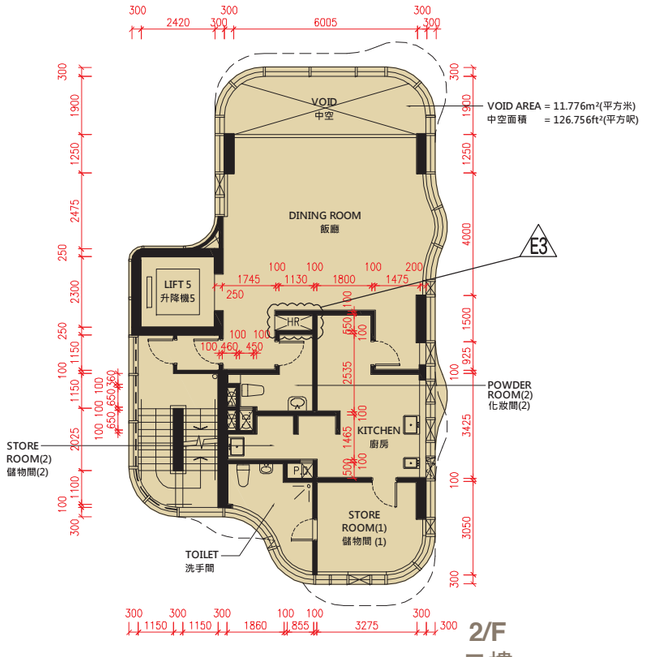
G/F
地下



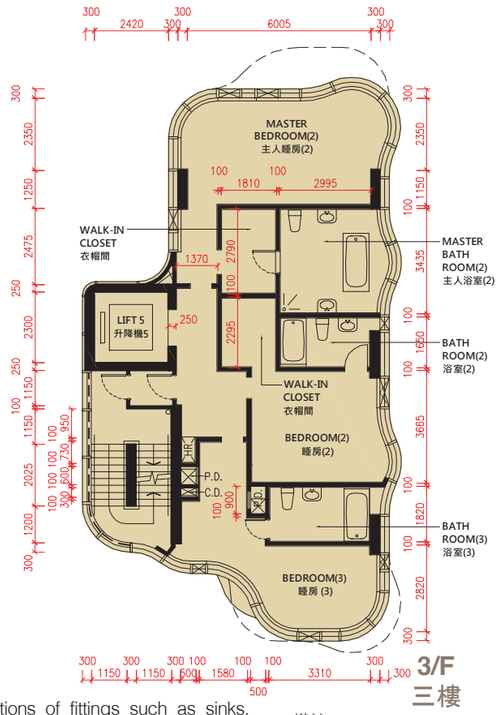
Upper G/F
上層地下



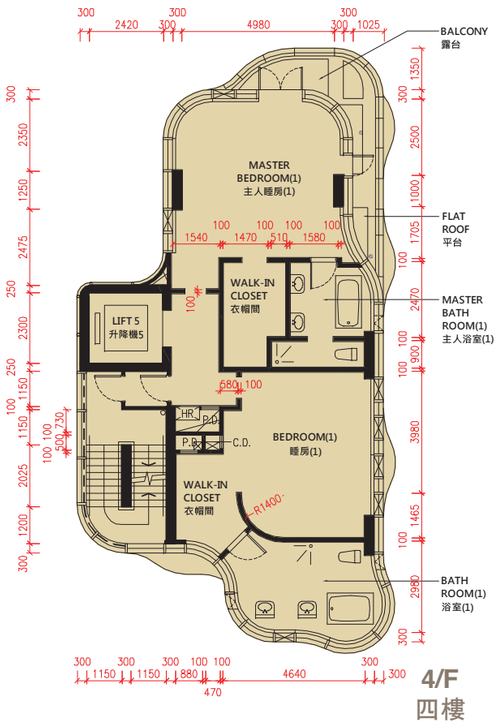
1/F
一樓



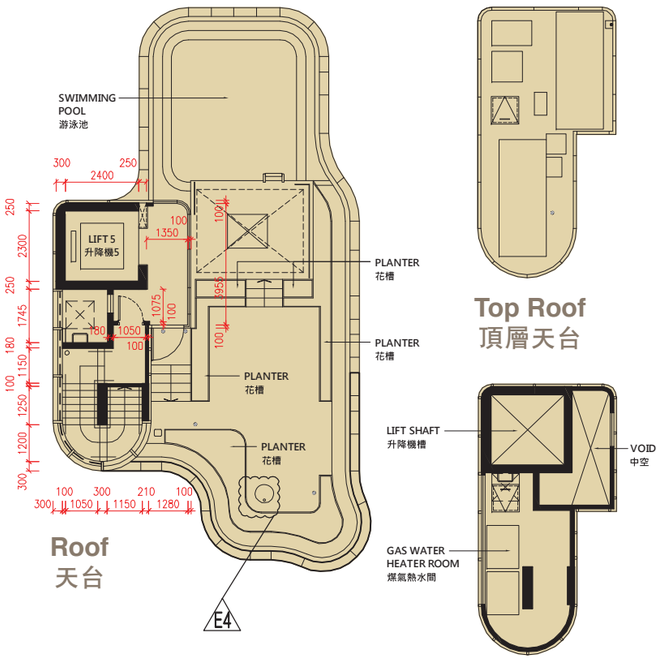
2/F
二樓



3/F
三樓



4/F
四樓



Roof
天台

Thickness of floor slabs (excluding plaster) and floor to floor height
每層樓板之厚度及層與層高度（不包括灰泥）

		Floor slab thickness 樓板厚度	Floor to Floor Height 層與層高度
Roof 天台		125, 150, 175, 200, 400	-
4/F 四樓		175, 200	3500
3/F 三樓		175, 200	3500
2/F 二樓		175, 200	3500
1/F 一樓	VOID 中空	175, 200	7600
			4100
Upper G/F 上層地下		200	2100
G/F 地下		175, 200	2750

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2. 改動如下：-
   a. 天台幕牆改動。
   b. 地下及上層地下外牆、花園圍牆及停車位周邊內牆砌石面。
   c. 頂層天台鋁格柵改動。
   d. 主入口鋁蓋篷改動。
   e. E1. 更新洗手盆位置及外型。
      E2. 新增映渠。
      E3. 更新消防喉轆佈置。
      E4. 更新洗手盆外型。
3. 樓面平面圖所示之裝置如洗滌盆、浴缸、坐廁及洗手盆等只供展示其大約位置而非展示其實際大小、設計及形狀。
4. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。

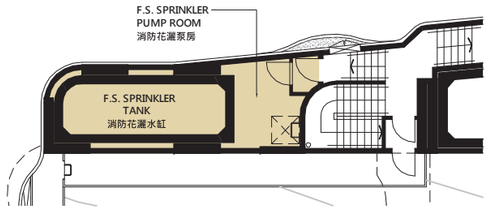
LEGEND 圖例：

HR	HOSE REEL	消防喉轆
P.D.	PIPE DUCT	管道槽
C.D.	CABLE DUCT	電線槽

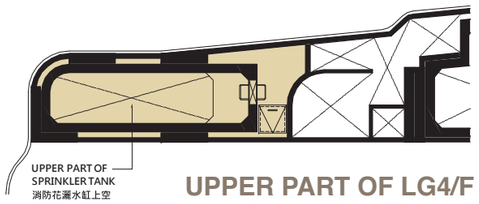
Scale 比例
0 5 15metre/米

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

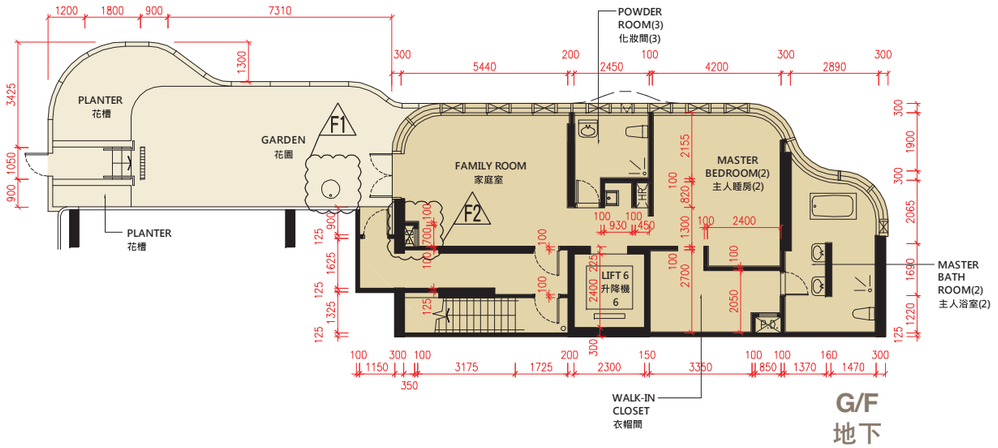
HOUSE F AS IS FLOOR PLAN
獨立屋F現狀平面圖



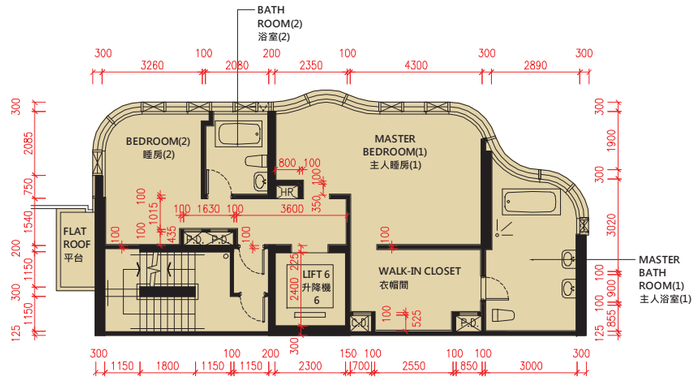
LG4/F
地下低層四



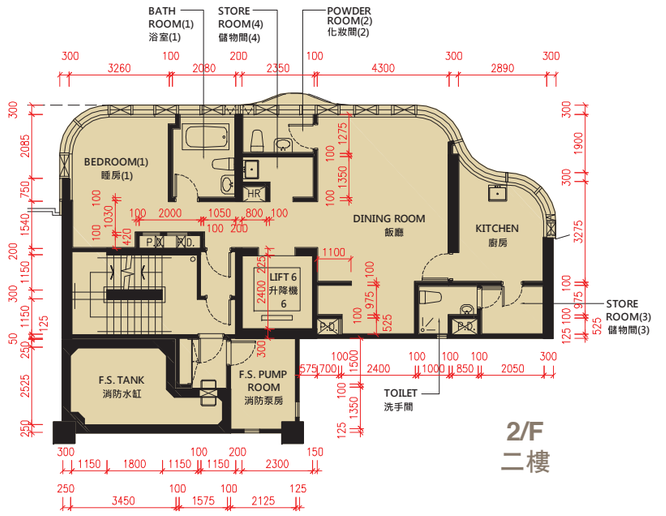
UPPER PART OF LG4/F
地下低層四上空



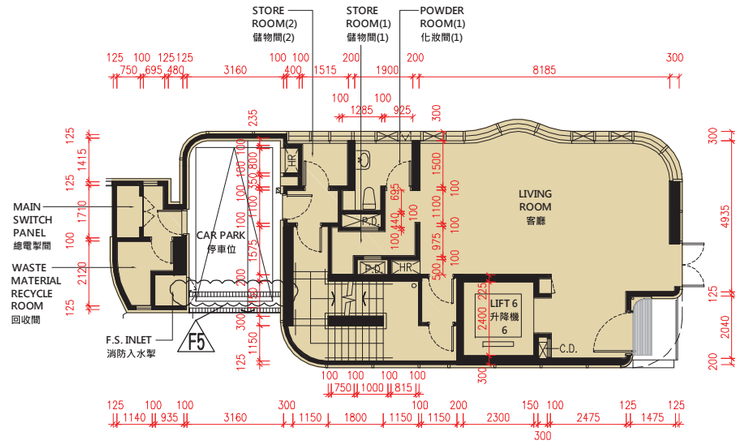
G/F
地下



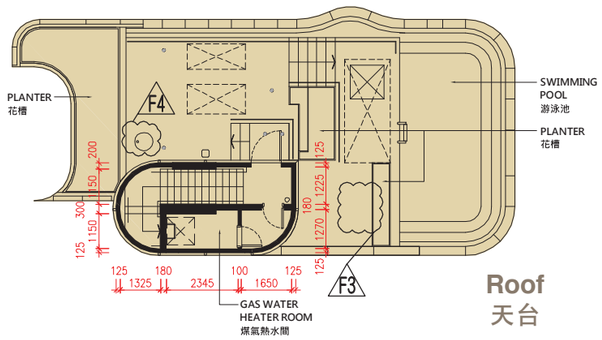
1/F
一樓



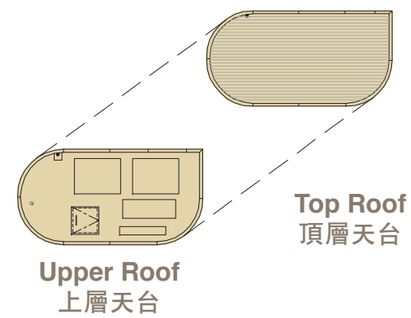
2/F
二樓



3/F
三樓



Roof
天台



LEGEND 圖例 :

HR	HOSE REEL	消防喉轆
P.D.	PIPE DUCT	管道槽
C.D.	CABLE DUCT	電線槽

Scale 比例
0 5 15metre/米

Thickness of floor slabs (excluding plaster) and floor to floor height
每層樓板之厚度及層與層高度（不包括灰泥）

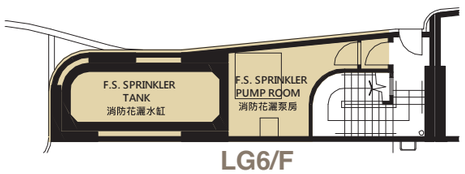
	Floor slab thickness 樓板厚度	Floor to Floor Height 層與層高度
Roof 天台	100, 150, 175, 200, 400	-
3/F 三樓	175, 200	3800
2/F 二樓	150, 175, 200	3500
1/F 一樓	175, 200	3500
G/F 地下	175, 200	3500

The dimensions in the floor plans are all structural dimensions in millimetre.
平面圖所列的數字是以毫米標示之建築結構尺寸。
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. (Not applicable)
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。（不適用）

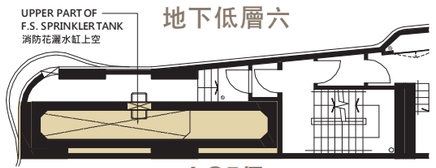
Remarks:
1. This page shows as is floor plan due to alterations.
2. Alterations as belows:-
   a. Openings on aluminum grilles at top roof.
   b. Addition aluminum cladding soffit underneath at G/F garden.
   c. Perforated metal cladding at roof.
   d. Stone cladding for external wall at 3/F and internal wall of the parking space area.
   e. Alteration of curtain wall at 3/F.
   f. F1. Update location and profile of basin.
      F2. Update dimensions of pipe duct.
      F3. Removal of heat pump and make up tank.
      F4. Update profile of basin.
      F5. Additional service channel.
3. The indications of fittings such as sinks, bathtubs, water closets and wash basins, etc shown on the floor plans are indications of their approximate locations only and not indications of their actual size, design or shapes.
4. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.

備註：
1. 本頁是改動後的現狀平面圖。
2. 改動如下：-
   a. 頂層天台鋁格柵開孔。
   b. 地下花園底加鋁天花。
   c. 穿孔鋁飾板於天台。
   d. 3樓外牆及停車位周邊內牆砌石面。
   e. 3樓幕牆改動。
   f. F1. 更新洗手盆位置及外型。
      F2. 更新管道槽尺寸。
      F3. 移除熱泵及補水缸。
      F4. 更新洗手盆外型。
      F5. 新增映渠。
3. 樓面平面圖所示之裝置如洗滌盆、浴缸、坐廁及洗手盆等只供展示其大約位置而非展示其實際大小、設計及形狀。
4. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。

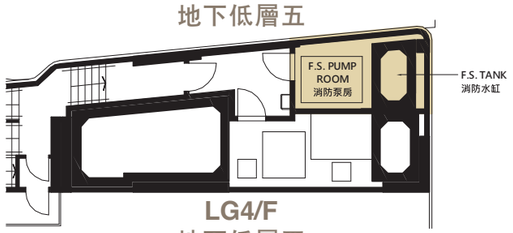
HOUSE G AS IS FLOOR PLAN
獨立屋G現狀平面圖



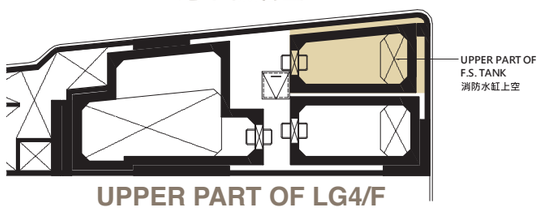
LG6/F
地下低層六



LG5/F
地下低層五



LG4/F
地下低層四

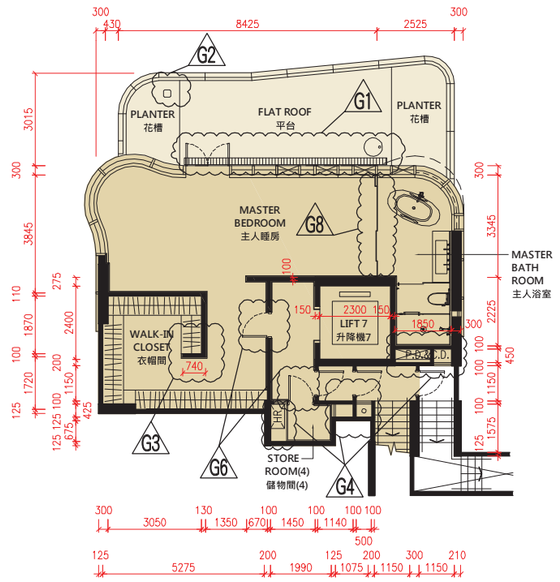


UPPER PART OF LG4/F
地下低層四上空

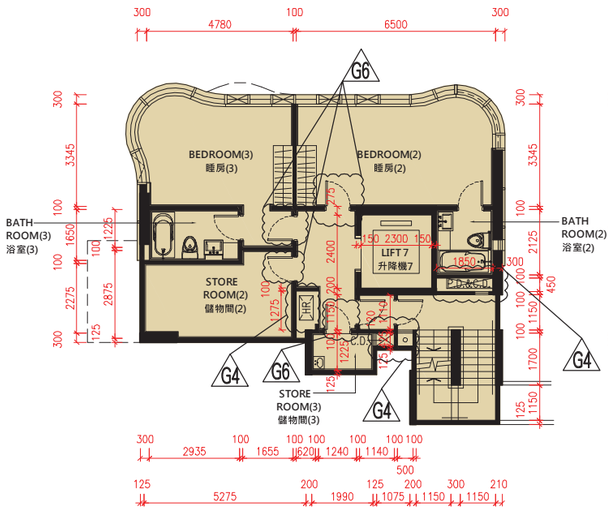
Thickness of floor slabs (excluding plaster) and floor to floor height
每層樓板之厚度及層與層高度（不包括灰泥）

	Floor slab thickness 樓板厚度	Floor to Floor Height 層與層高度
Roof 天台	125, 150, 175, 200, 400	-
3/F 三樓	150, 175, 200	3800
2/F 二樓	175, 200	3500
1/F 一樓	175, 200	3500
G/F 地下	175, 200	3500

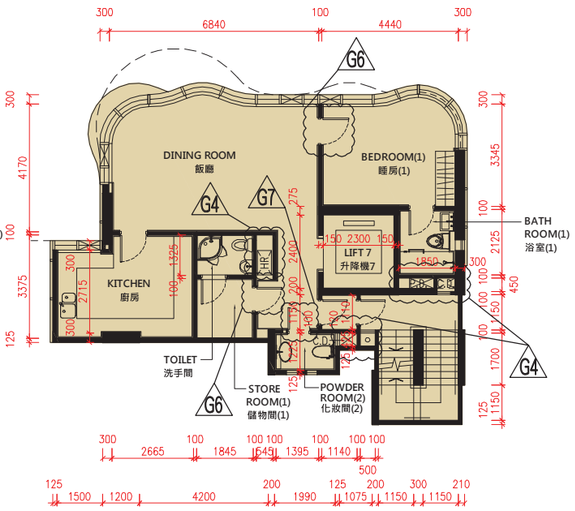
The dimensions in the floor plans are all structural dimensions in millimetre.
平面圖所列的數字是以毫米標示之建築結構尺寸。
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable)
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。（不適用）



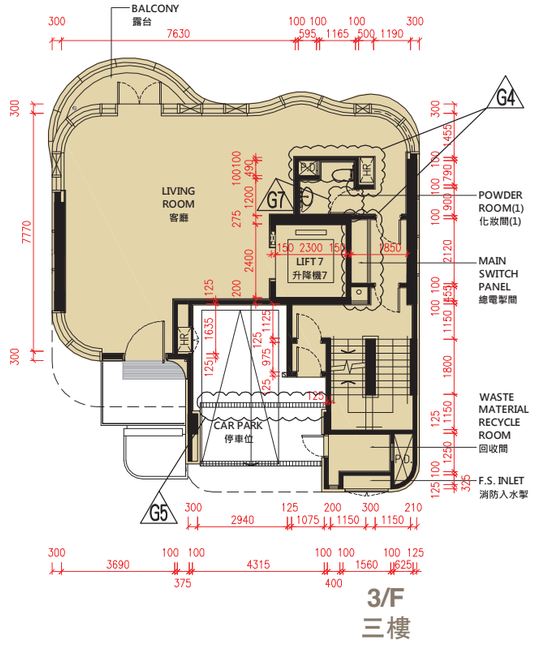
G/F
地下



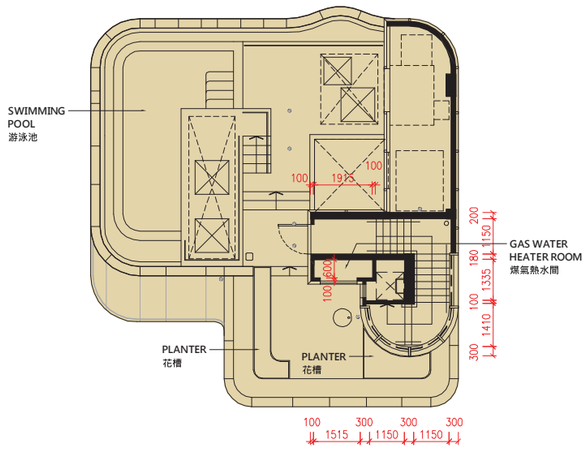
1/F
一樓



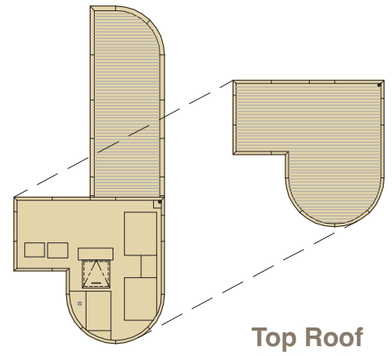
2/F
二樓



3/F
三樓



Roof
天台



Upper Roof
上層天台

Top Roof
頂層天台

LEGEND 圖例 :

HR	HOSE REEL	消防喉轆
P.D.	PIPE DUCT	管道槽
C.D.	CABLE DUCT	電線槽

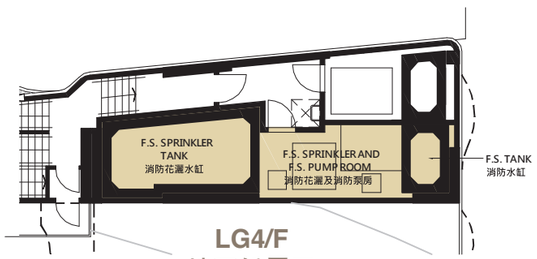
Scale 比例
0 5 15metre/米

Remarks:
1. This page shows as is floor plan due to alterations.
2. Alterations as belows:-
   a. Openings on aluminum grilles at top roof.
   b. Perforated metal cladding at roof.
   c. Addition aluminum cladding soffit underneath at G/F flat roof.
   d. Alteration of curtain wall at roof.
   e. Stone cladding for external wall at 3/F and internal wall of the parking space area.
   f. (i) Replace sanitary fittings at bathrooms (2) & (3) and store room (3) at 1/F.
      (ii) Replace sanitary fittings at bathroom (1), powder room (2) and toilet at 2/F.
      (iii) Replace sanitary fittings at powder room (1) at 3/F.
      (iv) Replace sanitary fittings at master bathroom at G/F.
   g. Update profile of sanitary fittings from G/F to roof.
   h. G1. Update location of surface channel and basin.
      G2. Additional post for installation of security system.
      G3. Update layout of wall.
      G4. Update layout of hose reel cabinet, pipe duct and cable duct.
      G5. Additional surface channel.
      G6. Door added.
      G7. Door swing changed.
      G8. Update layout of wall and door replaced.
3. The indications of fittings such as sinks, bathtubs, water closets and wash basins, etc shown on the floor plans are indications of their approximate locations only and not indications of their actual size, design or shapes.
4. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.

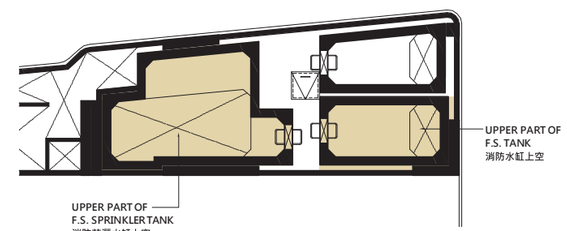
備註：
1. 本頁是改動後的現狀平面圖。
2. 改動如下：-
   a. 頂層天台鋁格柵開孔。
   b. 穿孔鋁飾板於天台。
   c. 地下平台底加鋁天花。
   d. 天台幕牆改動。
   e. 3樓外牆及停車位周邊內牆砌石面。
   f. (i) 更換1樓浴室(2)&(3)及儲物間(3)潔具。
      (ii) 更換2樓浴室(1)、化妝間(2)及洗手間潔具。
      (iii) 更換3樓化妝間(1)潔具。
      (iv) 更換地下主人浴室潔具。
   g. 更新地下至天台潔具外型。
   h. G1. 更新映渠及洗手盆位置。
      G2. 新增保安系統所需柱位。
      G3. 更新間隔牆佈置。
      G4. 更新消防喉轆、管道槽及電線槽佈置。
      G5. 新增映渠。
      G6. 新增門。
      G7. 更改開門方向。
      G8. 更新間隔牆佈置及更換門。
3. 樓面平面圖所示之裝置如洗滌盆、浴缸、坐廁及洗手盆等只供展示其大約位置而非展示其實際大小、設計及形狀。
4. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。

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

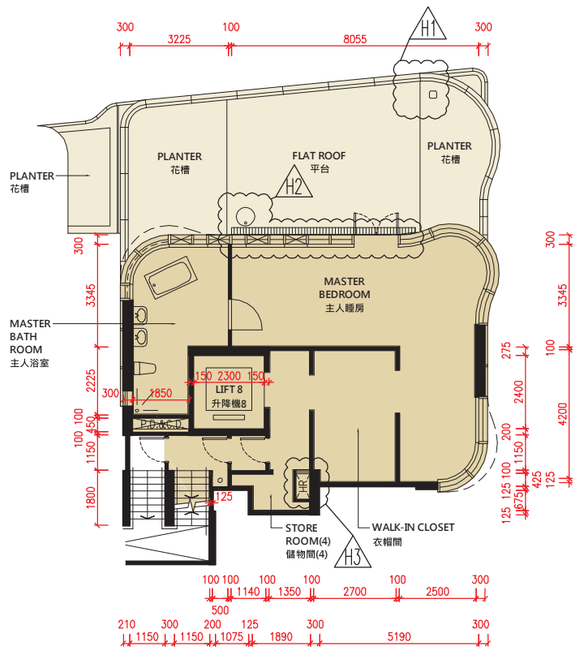
HOUSE H AS IS FLOOR PLAN
獨立屋H現狀平面圖



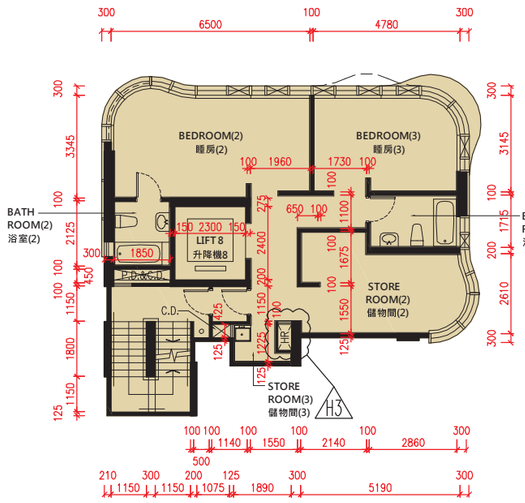
LG4/F
地下低層四



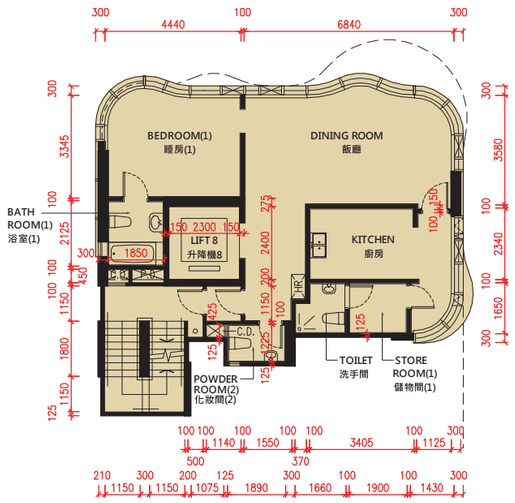
UPPER PART OF LG4/F
地下低層四上空



G/F
地下



1/F
一樓



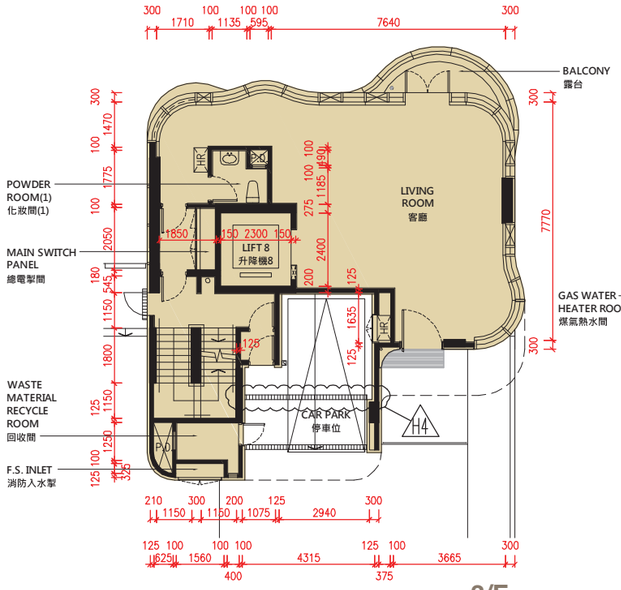
2/F
二樓

Thickness of floor slabs (excluding plaster) and floor to floor height
每層樓板之厚度及層與層高度（不包括灰泥）

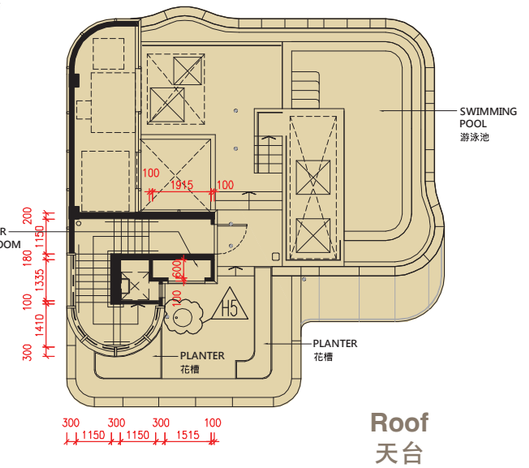
	Floor slab thickness 樓板厚度	Floor to Floor Height 層與層高度
Roof 天台	125, 150, 175, 200, 400	-
3/F 三樓	175, 200	3800
2/F 二樓	175, 200	3500
1/F 一樓	175, 200	3500
G/F 地下	175, 200	3500

The dimensions in the floor plans are all structural dimensions in millimetre.
平面圖所列的數字是以毫米標示之建築結構尺寸。
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. (Not applicable)
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。（不適用）

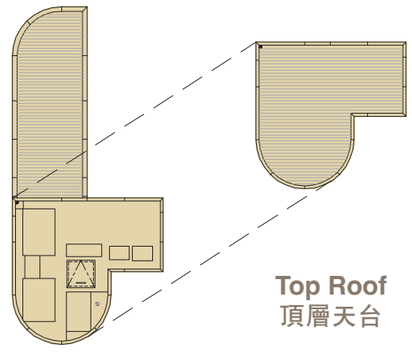
Remarks:
1. This page shows as is floor plan due to alterations.
2. Alterations as belows:-
   a. Openings on aluminum grilles at top roof.
   b. Perforated metal cladding at roof.
   c. Stone cladding for external wall at 3/F and internal wall of the parking space area.
   d. Alteration of curtain wall at roof.
   e. Alteration of aluminum canopy at main entrance.
   f. H1. Additional post for installation of security system.
      H2. Update location of surface channel and basin.
      H3. Update layout for hose reel cabinet.
      H4. Additional surface channel.
      H5. Update profile of the basin.
3. The indications of fittings such as sinks, bathtubs, water closets and wash basins, etc shown on the floor plans are indications of their approximate locations only and not indications of their actual size, design or shapes.
4. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.



3/F
三樓



Roof
天台



Upper Roof
上層天台

Top Roof
頂層天台

備註：
1. 本頁是改動後的現狀平面圖。
2. 改動如下：-
   a. 頂層天台鋁格柵開孔。
   b. 穿孔鋁飾板於天台。
   c. 3樓外牆及停車位周邊內牆砌石面。
   d. 天台幕牆改動。
   e. 主入口處的鋁蓋篷改動。
   f. H1. 新增保安系統所需柱位。
      H2. 更新映渠及洗手盆位置。
      H3. 更新消防喉轆佈置。
      H4. 新增映渠。
      H5. 更新洗手盆外型。
3. 樓面平面圖所示之裝置如洗滌盆、浴缸、坐廁及洗手盆等只供展示其大約位置而非展示其實際大小、設計及形狀。
4. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。

LEGEND 圖例：

HR	HOSE REEL	消防喉轆
P.D.	PIPE DUCT	管道槽
C.D.	CABLE DUCT	電線槽

Scale 比例
0 5 15metre/米

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)								
House number 屋號		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
A	807.651 (8,694) Balcony 露台： 5.104 (55) Utility Platform 工作平台： -- Verandah 陽台： --	--	--	--	82.548 (889)	74.692 (804)	38.514 (415)	140.789 (1,515)	--	--	--
B	521.700 (5,616) Balcony 露台： 5.880 (63) Utility Platform 工作平台： -- Verandah 陽台： --	--	--	--	31.815 (342)	57.207 (616)	36.946 (398)	76.824 (827)	--	--	--
C	522.544 (5,625) Balcony 露台： 5.880 (63) Utility Platform 工作平台： -- Verandah 陽台： --	--	--	--	32.413 (349)	48.595 (523)	36.931 (398)	76.824 (827)	--	--	--
D	515.664 (5,551) Balcony 露台： 5.880 (63) Utility Platform 工作平台： -- Verandah 陽台： --	--	--	--	40.989 (441)	67.769 (729)	36.225 (390)	76.821 (827)	--	--	--
E	687.449 (7,400) Balcony 露台： 5.045 (54) Utility Platform 工作平台： -- Verandah 陽台： --	--	--	--	59.420 (640)	80.824 (870)	37.176 (400)	109.658 (1,180)	--	--	--
F	488.884 (5,262) Balcony 露台： -- Utility Platform 工作平台： -- Verandah 陽台： --	--	--	--	21.309 (229)	50.697 (546)	17.358 (187)	93.879 (1,011)	10.217 (110)	--	--
G	473.468 (5,096) Balcony 露台： 5.822 (63) Utility Platform 工作平台： -- Verandah 陽台： --	--	--	--	61.320 (660)	--	22.968 (247)	113.385 (1,220)	11.960 (129)	--	--
H	461.115 (4,963) Balcony 露台： 5.822 (63) Utility Platform 工作平台： -- Verandah 陽台： --	--	--	--	94.544 (1,018)	--	22.789 (245)	114.082 (1,228)	11.990 (129)	--	--

Notes:
1. Saleable Area is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The floor areas of the balcony, the utility platform and the verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
3. 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.
4. The area of the Parking Space includes the area of the entire carport of the House. The area of each parking space inside the carport is 12.5 sq. metres (approximately 135 sq. ft.).
5. Areas in sq. feet are converted at a rate of 1 square metre equal to 10.764 square feet and rounded up to the nearest integer.

備註：
1. 實用面積是按照《一手住宅物業銷售條例》第 8 條計算得出的。
2. 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。
3. 其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表 2 第 2 部份計算得出的。
4. 停車位之面積包括該洋房之車房之全部面積。車房內每個停車位面積為 12.5 平方米（約 135 平方呎）。
5. 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。

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



LEGEND :
圖例：

PARKING SPACE
停車位

AREAS OTHER THAN THOSE DESIGNATED FOR PARKING PURPOSE
指明用作停放車輛地方外之範圍

NUMBERS AND AREAS OF PARKING SPACES OF HOUSES
獨立屋停車位數目及停車位面積

House Number 屋號	Location 位置	Number 數目	Dimension of each parking space (L x W) (m) 每個停車位之尺寸 (長 x 闊) (米)	Area of each parking space sq. metre (sq. ft.) 每個停車位面積平方米 (平方呎)	Area of carport sq. metre (sq. ft.) 車房面積平方米 (平方呎)
A	G/F 地下	2	5 x 2.5	12.5 (134.550)	38.514 (414.565)
B	G/F 地下	2	5 x 2.5	12.5 (134.550)	36.946 (397.687)
C	G/F 地下	2	5 x 2.5	12.5 (134.550)	36.931 (397.525)
D	G/F 地下	1	5 x 3.5	17.5 (188.370)	36.225 (389.926)
E	G/F 地下	2	5 x 2.5	12.5 (134.550)	37.176 (400.162)
F	3/F 樓層 3	1	5 x 2.5	12.5 (134.550)	17.358 (186.842)
G	3/F 樓層 3	1	5 x 2.5	12.5 (134.550)	22.968 (247.228)
H	3/F 樓層 3	1	5 x 2.5	12.5 (134.550)	22.789 (245.301)
Total number of parking spaces 停車位總數		**12**			

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

1. A preliminary deposit of 5% of the purchase price is payable on the signing of the preliminary agreement for sale and purchase;

2. The preliminary deposit paid by the purchaser on the signing of that preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders;

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

   (i) that preliminary agreement is terminated;

   (ii) the preliminary deposit is forfeited; and

   (iii) the vendor does not have any further claim against the purchaser for the failure.

1. 在簽立臨時合約時須支付樓價的5%的臨時訂金。

2. 買方在簽立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份持有。

3. 如買方沒有於簽立該臨時合約的日期之後5 個工作日之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) 賣方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。

14 SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

1. The common parts of the development

"Common Areas" means all those areas or parts of the land and the development the right to the use of which is designated by the Registered Owner in accordance with the provisions of the deed of mutual covenant ("the DMC") for the common use and benefit of all the Owners and occupiers of the Houses and is not given by the DMC or otherwise to the Registered Owner or the Owner of any individual House and is not forming part of a House or otherwise specifically assigned and which include, without limiting the generality of the foregoing, the Greenery Area, portion of the Non-building Area which does not form part of a House or otherwise specially assigned, the Slopes and Retaining Walls within the Land, the Non-development Area, access road, retaining walls, external walls (excluding, for the avoidance of doubt, the external walls of, or forming part of, an individual House or any part thereof the exclusive use or possession of which the Owner of the individual House is entitled to), water feature, pile caps, landscape areas, roads, footpaths, stairs, walkways, passageways, entrances, driveways, open spaces, staircases, ramps, Owners' Corporation office, Owners' Corporation office roof, office accommodation for caretakers, caretaker quarter, pump rooms, transformer rooms, refuse storage and material recovery chamber, filtration plant room, switch room, fire services control room, fire services water tank, fire service and sprinkler pump room, telecommunication broadcasting equipment room, master water meter room, flushing water tank and pump room, fresh water tank and pump room, consumer low voltage switch room, high voltage switchgear compartment, planters, roofs/flat roofs, lift no.9, flat roof above lift no.9, pump room for irrigation water tank and cleansing water system, sprinkler water tank, void above telecommunication broadcast equipment room, void above sprinkler water tank, void above lift no.9, void above pump room for irrigation water tank and cleansing water system, voids underneath ground floor of Houses, caretaker quarter and Recreational Facilities, Recreational Facilities including void above the Recreational Facilities (for the avoidance of doubt, excluding the Voids in House A and House E) and "common parts" as defined in the Building Management Ordinance (Chapter 344 of the Laws of Hong Kong).

"Common Facilities" means all those installations and facilities in the Common Areas used in common by or installed for the common benefit of all the Owners and occupiers of the Houses of the development as part of the amenities thereof and not for the exclusive benefit of the Owner or occupiers of any individual House and, without limiting the generality of the foregoing, including drains, town gas riser duct, valves, drain pits, manhole, channels, catch-pits, water mains, sewers, gutters, watercourses (if any), cables, cable accommodations (including, without limitation, cable troughs, draw-pits and cable ducts), wells (if any), pipes, trenches, wires, salt and fresh water intakes and mains, antennae, water tanks, perforated metal platform, underground water culvert, fire fighting or security equipment and facilities, pumps, switches, meters, lights, sanitary fittings, refuse disposal equipment and facilities and apparatus equipment and facilities in the Recreational Facilities.

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

House	Undivided Shares
A	811
B	525
C	526
D	519
E	691
F	492
G	476
H	464

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

Subject to the provisions of the Building Management Ordinance (Chapter 344 of the Laws of Hong Kong)and sub-clause (b) of Clause 2 of Sub-section A of Section VI of the DMC, the DMC Manager, Tai Cheung Management Company Limited, is appointed as the first manager to manage the land and the development for an initial term of TWO years from the date of the DMC and thereafter shall continue to manage the development until its appointment is terminated in accordance with the provisions of the DMC.

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

The Manager shall determine the amount which each Owner shall contribute towards the management expenditure in accordance with the proportion which the number of the Management Shares allocated to his House bears to the total number of the Management Shares allocated to all the Houses of and in the development.

Unless otherwise determined by the Manager each Owner shall on the first day of each and every calendar month (whether legally demanded or not) pay to the Manager a sum representing one-twelfth of such Owner's liability to contribute to the management expenditure for that year.

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

The first Owner of each House shall upon the assignment of the House from the Registered Owner deposit with the Manager as security for the due payment of all amounts which may be or become payable by him under the DMC a sum equivalent to three months monthly contribution of the first year's budgeted management expenses such sum shall not be used to set off against monthly contribution of the management expenses or any other contributions to be made by him and such sum is non-refundable but transferable.

6. The area (if any) in the development retained by the vendor for its own use

There is no area in the development which is retained by the vendor for its own use as referred to in section 14(2)(f), Part 1, Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap. 621).

Remark:
For full details of the DMC, please refer to the DMC which is free for inspection during opening hours at the place at which the residential property is offered to be sold. Copies of the DMC can be obtained upon payment of the necessary photocopying charges.

14 SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

1. 發展項目的公用部份

「公用地方」指「註冊業主」依照「公契」條文劃定的該土地及發展項目所有地方或部分，使用權指定歸屬於所有「獨立屋」「業主」及佔用人共用與共享，而並無根據「公契」等授予「註冊業主」或任何個別「獨立屋」「業主」，既不屬於任何「獨立屋」一部分亦未明確轉讓，茲毋損前文之一般規定，其中包括「綠化範圍」、既不附屬於任何「獨立屋」亦未明確轉讓的「非建築用地」部分、「該土地」範圍內之「斜坡及護土牆」，「非發展範圍」、出入通道、護土牆、外牆(為免生疑問，不包括位於個別「獨立屋」或附屬於該處而有關「獨立屋」「業主」享有專有權使用或佔用的外牆或其任何部分)、水景設施、樁帽、園景美化地方、道路、行人徑、樓梯、行人路、通道、入口、行車道、休憩用地、樓梯、斜路、「業主立案法團」辦事處、「業主立案法團」辦事處天台、管理員辦事處、管理員宿舍、泵房、變壓器房、垃圾及物料回收房、濾水裝置機房、電掣房、消防控制室、消防水缸、消防及花灑泵房、電訊廣播設備室、總水錶房、沖廁水缸及泵房、食水缸及泵房、用戶低壓電掣房、高壓電開關裝置櫃、花槽、天台/平台、9 號電梯、9 號電梯對上平台、灌溉水缸及清潔用水系統泵房、消防花灑水缸、電訊廣播設備室對上中空、消防花灑水缸對上中空、9 號電梯對上中空、灌溉水缸及清潔用水系統泵房對上中空，「獨立屋」地下、管理員宿舍及「康樂設施」對下中空，「康樂設施」(包括「康樂設施」對上中空)(為免生疑問，不包括「獨立屋A」及「獨立屋E」的「中空」)，以及《建築物管理條例》(香港法例第344章)界定釋義的「公用部分」。

「公用設施」指「公用地方」內所有供發展項目各「獨立屋」「業主」及佔用人共用，或本着彼等共同利益安裝作為該處適意設施而非任何個別「獨立屋」「業主」或佔用人專享的裝置和設施。茲毋損前文之一般規定，包括排水渠、煤氣豎管槽、閥、排水坑、沙井、渠道、集水井、總喉、污水管、溝渠、水道(如有者)、電纜、電纜裝置(包括但不限於電纜槽、拉線井及電纜管道)、井(如有者)、水管、坑、電線、鹹水及食水入水掣和總喉、天線、水缸、疏孔金屬平台、地下暗渠、滅火或保安設備和設施、泵、開關、儀錶、燈飾、衛生配件、垃圾處置設備和設施及「康樂設施」內的器具、設備和設施。

2. 分配予發展項目每個住宅物業的不分割份數數目

獨立屋	不分割份數
A	811
B	525
C	526
D	519
E	691
F	492
G	476
H	464

3. 發展項目的管理人的委任年期

遵從《建築物管理條例》(香港法例第344章) 各條文和「公契」第VI節A次節第2條(b)款之規定，「公契管理人」大昌物業管理有限公司現獲委任為管理該土地及發展項目的首任管理人，首屆任期為「公契」生效日起兩年，嗣後繼續留任管理發展項目，直至其委任權責遵照「公契」條款終止為止。

4. 發展項目中的住宅物業的擁有人之間分擔管理開支的基準

「管理人」應釐定每名「業主」應分擔的管理開支金額，攤付金額按照「業主」所持「獨立屋」的「管理份數」佔發展項目所有「獨立屋」「管理份數」總數的比例計算。

除非「管理人」另行規定，否則每名「業主」須在每個曆月首日（不論有否發出法定付款通知）向「管理人」付款，金額為該年度管理開支分擔總額的十二分之一。

5. 計算管理費按金的基準

每座「獨立屋」之首任「業主」應由「註冊業主」轉讓取得「單位」後，就其「獨立屋」支付管理費按金，保證如期支付根據「公契」其可能或將應付的所有金額，金額為第一份年度管理預算案訂明的三(3)個月管理費。該等款項不可用作抵銷其應付的管理開支每月款項或其他款項，亦不可退還，但可轉讓。

6. 賣方在發展項目中保留作自用的範圍(如有者)

本發展項目中並無《一手住宅物業銷售條例》（第621章）附表1第1部第14(2)(f)條所提及之賣方在發展項目中保留作自用的範圍。

註：
「公契」的詳情請參閱「公契」本文。「公契」於住宅物業售樓處的開放時間供公眾免費查閱，此外亦可支付必要影印費用索取副本。

1. The development is situated on Rural Building Lot No. 1165 ("the lot").

2. The lot was granted for a term of 50 years commencing from 4th June 2012.

3. General Condition No.7 of the Land Grant stipulates that:-

   (a) The Purchaser shall throughout the tenancy having built or rebuilt (which word refers to redevelopment as contemplated in sub-clause (b) of this General Condition) in accordance with these Conditions:-

      (i) maintain all buildings in accordance with the approved design, disposition or height and any approved building plans without variation or modification thereto; and

      (ii) maintain all buildings erected or which may hereafter be erected in accordance with these Conditions or any subsequent contractual variation of them, in good and substantial repair and condition and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy.

   (b) In the event of the demolition at any time during the tenancy of any building then standing on the lot or any part thereof, the Purchaser shall replace the same either by sound and substantial building or buildings of the same type and of no less gross floor area or by building or buildings of such type and value as shall be approved by the Director. In the event of demolition as aforesaid, the Purchaser shall within one calendar month of such demolition apply to the Director for consent to carry out building works for the redevelopment of the lot and upon receiving such consent shall within three calendar months thereof commence the necessary works of redevelopment and shall complete the same to the satisfaction of and within such time limit as is laid down by the Director.

4. General Condition No.9 of the Land Grant stipulates that:-

   Any private streets, roads and lanes which by these Conditions are required to be formed shall be sited to the satisfaction of the Director and included in or excluded from the area to be leased as may be determined by him and in either case shall be surrendered to the Government free of cost if so required. If the said streets, roads and lanes are surrendered to the Government, the surfacing, kerbing, draining (both foul and storm water sewers), channelling and road lighting thereof shall be carried out by the Government at the expense of the Purchaser and thereafter they shall be maintained at public expense. If the said private streets, roads and lanes remain part of the area to be leased, they shall be lighted, surfaced, kerbed, drained, channelled and maintained by and at the expense of the Purchaser in all respects to the satisfaction of the Director and the Director may carry out or cause to be carried out the installation and maintenance of road lighting for the sake of public interest as required. The Purchaser shall bear the capital cost of installation of road lighting and allow free ingress and egress to and from the area to be leased to workmen and vehicles for the purpose of installation and maintenance of the road lighting.

5. Special Condition No.(2) of the Land Grant stipulates that:-

   (a) (i) The Purchaser acknowledges that as at the date of this Agreement, there are existing structures projecting from the buildings erected on the adjoining lots now respectively known and registered in the Land Registry as Rural Building Lot No.428, Section A of Rural Building Lot No.436 and The Remaining Portion of Rural Building Lot No.436 (hereinafter collectively referred to as "the Adjoining Land") over those portions of the lot respectively shown coloured pink stippled black and pink stippled black crosshatched black on the plan annexed to the Land Grant (which projecting structures referred to in this subclause and for identification purpose are shown and marked PROJECTING STRUCTURES on the plan annexed to the Land Grant are hereinafter collectively referred to as "the Projecting Structures").

   (ii) The Purchaser shall be deemed to have satisfied himself as to and have accepted the state and condition of the lot as existing on the date of this Agreement subject to the existence of the Projecting Structures and no objection or claim of whatsoever nature shall be made or raised against the Government by the Purchaser in respect of or on account of the same. The Purchaser shall permit the Projecting Structures to be so maintained on the lot and shall not demolish, interfere with or remove the Projecting Structures or any part or parts thereof for the lifetime of the Projecting Structures. The decision of the Director as to what constitutes the lifetime of the Projecting Structures shall be final and binding on the Purchaser.

   (iii) The Government shall have no responsibility, obligation or liability whatsoever to the Purchaser or any other persons in respect of the encroachment on the lot by or the presence, state, condition, maintenance, repair, inspection, removal or demolition of the Projecting Structures or any damage, nuisance, disturbance or loss whatsoever caused to or suffered by the Purchaser or any other persons by reason of or arising out of or incidental to the encroachment on the lot by or the presence, state, condition, maintenance, repair, inspection, removal or demolition of the Projecting Structures. The Government shall have no obligation, responsibility or liability for the carrying out of any works or the taking of any steps or legal proceedings or actions against the owners or occupiers of the Adjoining Land or the Projecting Structures or any other persons in respect thereof. No claim for compensation shall be made against the Government or its officers by the Purchaser in respect of any such damage, nuisance, disturbance or loss. The Purchaser hereby indemnifies and shall keep indemnified the Government from and against all liabilities, claims, costs, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the encroachment on the lot by and the presence, state, condition, maintenance, repair, inspection, removal and demolition of the Projecting Structures.

   (b) The Purchaser acknowledges that as at the date of this Agreement, some structures may exist on portions of the lot respectively shown coloured pink and pink hatched black on the plan annexed to the Land Grant (which structures are hereinafter collectively referred to as "the Existing Structures"). If the Existing Structures are found, the Purchaser shall have the sole discretion to determine whether to demolish and remove the Existing Structures or any part or parts thereof. In the event that the Purchaser decides to demolish and remove the Existing Structures or any part or parts thereof, the Purchaser shall bear all cost and expense arising out of or in connection with the said demolition and removal. In the event that the Existing Structures or any part or parts thereof are not demolished or removed, the Purchaser shall at his own cost and expense maintain and repair the Existing Structures.

   (c) (ii) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance of whatsoever nature caused to or suffered by the Purchaser or any other persons by reason of the presence, use, maintenance, repair, demolition or removal of the Projecting Structures or any part or parts thereof and the Existing Structures or any part or parts thereof. No claim for compensation shall be made against the Government by the Purchaser in respect of any loss, damage, nuisance or disturbance caused to or arising out of the presence, use, maintenance, repair, demolition or removal of the Projecting Structures

or any part or parts thereof and the Existing Structures or any part or parts thereof. The Purchaser hereby indemnifies and shall keep indemnified the Government from and against all liabilities, claims, costs, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the presence, use, maintenance, repair, demolition or removal of the Projecting Structures or any part or parts thereof and the Existing Structures or any part or parts thereof.

6. Special Condition No.(3) of the Land Grant stipulates that:-

   The Purchaser shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 30th day of September, 2017.

7. Special Condition No.(4) of the Land Grant stipulates that:-

   The lot or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than for private residential purposes.

8. Special Condition No.(6) of the Land Grant stipulates that:-

   (a) The Director and his duly authorized officers, contractors, his or their workmen (hereinafter collectively referred to as "the Authorized Persons for Drainage") with or without tools, equipment, machinery or motor vehicles, shall have the right of unrestricted ingress, egress and regress at all times to, from and through the lot for the purposes of laying, inspecting, repairing and maintaining drains, sewers, channels, drainage facilities and all other services running across, through or under the Pink Stippled Black Cross-hatched Black Area (those drains, sewers, channels, drainage facilities and all other services are hereinafter referred to as "the Utilities") which the Director may require or authorize. No object or material of whatsoever nature which may obstruct access or cause excessive surcharge to the Utilities shall be placed within the Pink Stippled Black Cross-hatched Black Area. Where in the opinion of the Director (whose opinion shall be final and binding on the Purchaser), there are objects or materials within the Pink Stippled Black Cross-hatched Black Area which may obstruct access or cause excessive surcharge to the Utilities, the Director shall be entitled by notice in writing to call upon the Purchaser, at his own expense and in all respects to the satisfaction of the Director, to demolish or remove such objects or materials and to reinstate the Pink Stippled Black Cross-hatched Black Area. If the Purchaser shall neglect or fail to comply with such notice within the period specified therein, or as required in an emergency, the Director may carry out such removal, demolition and reinstatement works as he may consider necessary and the Purchaser shall pay to the Government on demand the cost of such works.

   (b) Save in respect of the reinstatement of any trench excavated in the exercise of the aforesaid rights and powers, the Government and the Authorized Persons for Drainage shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser arising out of or incidental to the exercise by the Authorized Persons for Drainage of the right of unrestricted ingress, egress and regress to and from the lot and in laying, inspecting, repairing and maintaining the Utilities conferred under sub-clause (a) of this Special Condition and no claim shall be made against the Government or any of the Authorized Persons for Drainage by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

9. Special Condition No.(7) of the Land Grant stipulates that:-

   Except with the prior written consent of the Director, no building or structure or support for any building or structure may be erected or constructed within the area shown coloured pink hatched black on the plan annexed to the Land Grant except boundary walls, or fences or both and such of the Existing Structures remaining thereon.

10. Special Condition No.(8) of the Land Grant stipulates that:-

    (a) The Purchaser acknowledges that as at the date of this Agreement, there are some existing drains, structures (other than the Projecting Structures), services and facilities existing on, over, under, above, below or within the Non-development Area (hereinafter referred to as "the Structures within the Non-development Area").

    (b) The Purchaser shall at his own expense and in all respects to the satisfaction of the Director keep, preserve and maintain the Non-development Area including the Structures within the Non-development Area in the profile and state of development as they exist on the date of this Agreement and in good and substantial repair and condition. The decision of the Director as to which drains, structures (other than the Projecting Structures), services and facilities to be kept, maintained and preserved shall be final and binding on the Purchaser.

    (c) Except with the prior written consent of the Director and subject to sub-clause (b) of this Special Condition and Special Condition Nos. (2) and (6) of the Land Grant, no building or structure (including boundary walls and fences), support for any building or structure, drain, waterway or watercourse, water main, sewer, channel, utility service or any other works or installations shall be erected, constructed or provided on, over, under, above, below or within the Non-development Area and no landscaping or building works shall be carried out within the Non-development Area.

11. Special Condition No.(10) of the Land Grant stipulates that:-

    (a) The Purchaser may erect, construct and provide within the lot such recreational facilities and facilities ancillary thereto (hereinafter referred to as "the Facilities") as may be approved in writing by the Director. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director.

    (c) (ii) the Purchaser shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director; and

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

12. Special Condition No.(11) of the Land Grant stipulates that:-

    No tree growing on the lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.

13. Special Condition No.(12) of the Land Grant stipulates that:-

    (a) Subject to Special Condition No.(8) of the Land Grant, the Purchaser shall at his own expense submit to the Director for his approval a landscape master plan indicating the location, disposition and layout of the landscaping works to be provided within the lot in compliance with the requirements stipulated in sub-clause (b) of this Special Condition. No site formation works (other than the demolition works referred to in Special Condition

No. (2)(b) of the Land Grant) shall be commenced on the lot or any part thereof until the landscape master plan has been approved in writing by the Director and consent, if required, has been granted in respect of the proposals for the preservation of trees under Special Condition No.(11) of the Land Grant.

(c) The Purchaser shall at his own expense landscape the lot in accordance with the approved landscape master plan in all respects to the satisfaction of the Director and no amendment, variation, alteration, modification or substitution of the approved landscape master plan shall be made without the prior written consent of the Director.

(d) The Purchaser shall thereafter at his own expense keep and maintain the landscaped works in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.

14. Special Condition No.(13) of the Land Grant stipulates that:-

(a) Office accommodation for watchmen or caretakers or both may be provided within the lot subject to the following conditions:

(ii) such accommodation shall not be used for any purpose other than office accommodation for watchmen or caretakers or both, who are wholly and necessarily employed on the lot.

15. Special Condition No.(14) of the Land Grant stipulates that:-

(a) Quarters for watchmen or caretakers or both may be provided within the lot subject to the following conditions:

(ii) such quarters shall not be used for any purpose other than the residential accommodation of watchmen or caretakers or both, who are wholly and necessarily employed within the lot.

16. Special Condition No.(15) of the Land Grant stipulates that:-

(a) One office for the use of the Owners' Corporation or the Owners' Committee may be provided within the lot provided that:

(i) such office shall not be used for any purpose other than for meetings and administrative work of the Owners' Corporation or Owners' Committee formed or to be formed in respect of the lot and the buildings erected or to be erected thereon.

17. Special Condition No.(20) of the Land Grant stipulates that:-

(a)(i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulation made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees (hereinafter referred to as "the Residential Parking Spaces") at a rate to be calculated by reference to the respective size of the residential units erected or to be erected on the lot as set out in the table in Special Condition No.(20) of the Land Grant unless the Director consents to a rate for or to a number of Residential Parking Spaces different from those set out in the said table.

(iii) The spaces provided under sub-clause (a)(i) of this Special Condition shall not be used for any purpose other than those stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

18. Special Condition No.(23) of the Land Grant stipulates that:-

(a) The Residential Parking Spaces shall not be:

(i) assigned except

(I) together with undivided shares in the lot and the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or

(II) to a person who is already the owner of undivided shares in the lot with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or

(ii) underlet except to residents of the residential units in the building or buildings erected or to be erected on the lot.

Provided that in any event not more than three in number of the total of the Residential Parking Spaces shall be assigned to the owner or underlet to the resident of any one residential unit in the building or buildings erected or to be erected on the lot.

19. Special Condition No.(24) of the Land Grant stipulates that:-

A plan approved by the Director indicating the layout of all the parking spaces to be provided within the lot in accordance with Special Condition Nos. (20) and (21) of the Land Grant or a copy of such plan certified by an Authorized Person (as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation) shall be deposited with the Director. No transaction (except a tenancy agreement or lease or an agreement for such tenancy or lease under Special Condition No. (16)(c) of the Land Grant and a building mortgage under Special Condition No. (16)(d) of the Land Grant or such other transactions as the Director may approve) affecting the lot or any part thereof or any building or part of any building erected or to be erected on the lot shall be entered into prior to such deposit. The said parking spaces indicated on the said approved plan shall not be used for any purpose other than for the purposes set out in Special Condition No. (20) of the Land Grant. The Purchaser shall maintain the parking spaces and other areas, including but not restricted to the lifts, landings, and manoeuvring and circulation areas, in accordance with the said approved plan and shall not alter the layout except with the prior written consent of the Director. Except for the parking spaces indicated on the said approved plan, no part of the lot or any building or structure thereon shall be used for parking purposes.

20. Special Condition No.(27) of the Land Grant stipulates that:-

(a) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the Purchaser under these Conditions, or for any other purpose, the Purchaser shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Purchaser shall at all times during the term hereby agreed to be granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.

(c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Purchaser or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the lot or from any adjacent or adjoining Government or leased land, the Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.

(d) In addition to any other rights or remedies herein provided for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the Purchaser to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Purchaser shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Purchaser shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.

21. Special Condition No.(28) of the Land Grant stipulates that:-

(a) The Purchaser shall at his own expense carry out and complete to the satisfaction of the Director such geotechnical investigations and such slope treatment, landslide preventive, mitigation and remedial works on the area shown coloured green hatched black on the plan annexed to the Land Grant (hereinafter referred to as "the Green Hatched Black Area") as the Director in his absolute discretion may require and shall, at all times during the term hereby agreed to be granted, at his own expense, maintain in good and substantial repair and condition to the satisfaction of the Director the Green Hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. In the event that any landslip, subsidence or falling away occurs within the Green Hatched Black Area at any time during the term hereby agreed to be granted, the Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining areas which, in the opinion of the Director (whose decision shall be final and binding on the Purchaser), have also been affected. The Purchaser shall indemnify the Government, its agents and contractors against all claims, proceedings, costs, damages and expenses whatsoever incurred by reason of such landslip, subsidence or falling away. The Purchaser shall ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Area and, subject to the prior written approval of the Director, the Purchaser may erect fences or other barriers for the prevention of such illegal excavation or dumping. In addition to any other rights or remedies the Director may have in respect of any breach of these Conditions, the Director may at any time by notice in writing call upon the Purchaser to carry out such geotechnical investigations, slope treatment, landslip preventive, mitigation and remedial works and to maintain, reinstate and make good any land, structure or works affected by such landslip, subsidence or falling away, and if the Purchaser shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Director may, after the expiry of such period, execute and carry out the required works and the Purchaser shall on demand repay to the Government the cost thereof.

22. Special Condition No.(30) of the Land Grant stipulates that:-

Where prestressed ground anchors have been installed, upon development or redevelopment of the lot of any part thereof, the Purchaser shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director and shall supply to the Director such reports and information on all such monitoring works as the Director may from time to time in his absolute discretion require. If the Purchaser shall neglect or fail to carry out the required monitoring works, the Director may forthwith execute and carry out the monitoring works and the Purchaser shall on demand repay to the Government the cost thereof.

23. Special Condition No.(31) of the Land Grant stipulates that:-

(a) In the event of earth, spoil, debris, construction waste or building materials (hereinafter referred to as "the waste") from the lot, or from other areas affected by any development of the lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (hereinafter referred to as "the Government properties"), the Purchaser shall at his own expense remove the waste from and make good any damage done to the Government properties. The Purchaser shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion, washing down or dumping.

(b) Notwithstanding sub-clause (a) of this Special Condition the Director may (but is not obliged to), at the request of the Purchaser remove the waste from and make good any damage done to the Government properties and the Purchaser shall pay to the Government on demand the cost thereof.

24. Special Condition No.(32) of the Land Grant stipulates that:-

The Purchaser shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (hereinafter referred to as "the Works"), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the lot or any part thereof or the Green Hatched Black Area or both the lot or any part thereof and the Green Hatched Black Area (hereinafter collectively referred to as "the Services"). The Purchaser shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Purchaser shall comply with and at his expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Purchaser shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the lot or any part thereof or the Green Hatched Black Area or both the lot or any part thereof and the Green Hatched Black Area or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Purchaser shall pay to the Government on demand the cost of such works). If the Purchaser fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot or any part thereof or the Green Hatched Black Area

or both the lot or any part thereof and the Green Hatched Black Area or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Purchaser shall pay to the Government on demand the cost of such works.

25. Special Condition No.(33) of the Land Grant stipulates that:-

(a) The Purchaser shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the lot, and the Purchaser shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rainwater.

(b) The works of connecting any drains and sewers from the lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director who shall not be liable to the Purchaser for any loss or damage thereby occasioned and the Purchaser shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Purchaser at his own expense to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Purchaser at his own cost and upon demand be handed over by the Purchaser to the Government for future maintenance thereof at the expense of the Government and the Purchaser shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director may, upon failure of the Purchaser to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the Purchaser shall pay to the Government on demand the cost of such works.

26. Special Condition No.(36) of the Land Grant stipulates that:-

No grave or columbarium shall be erected or made on the lot, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon.

Remarks:
The expression “this Agreement” as mentioned in this section shall mean the Agreement and Conditions of Sale No.20165 in respect of Rural Building Lot No.1165 entered into between Winfield Investments Limited and the Hong Kong Special Administrative Region dated 4th June 2012. The “Director” as mentioned in this section shall mean the Director of Lands. The “Purchaser” as mentioned in this section shall mean the purchaser under the Land Grant and where the context so admits or requires his executors, administrators and assigns and in the case of a corporation its successors and assigns.

15 SUMMARY OF LAND GRANT 批地文件的摘要

1. 發展項目興建於鄉郊建築地段1165號(「該地段」)。

2. 「該地段」批地文件批出的年期為2012年6月4日起計50年。

3. 「批地文件」第7條批地一般條款訂明：

(a) 於整個批租年期內，「買方」必須根據此等「批地條款」建造或重建(指如本批地一般條款(b)次款所述重新發展)：

(i) 按照核准的設計、分布或高度和任何核准建築圖則維修所有建築物，並且不作任何修改或改動； 及

(ii) 維修現已或日後依照此等「批地條款」或其嗣後任何修訂合約建造的所有建築物，以保持其維修充足及狀態良好，並在批租年期屆滿或提前終止時以保養完好的狀況交回。

(b) 如在批租期任何時間內拆卸「該地段」或其任何部份之任何現有建築物，「買方」必須另建健全穩固而總樓面面積最少相等的同類型一座或多座建築物替代，或提供類型及價值經「署長」批核的建築物。倘如上所述拆卸建築物，「買方」應在拆卸後一(1)個曆月內向「署長」申請同意於「該地段」進行重建工程。「買方」接獲同意書後，必須在三(3)個曆月內展開必要的重建工程，並在「署長」指定的期限內以「署長」滿意的方式完成重建。

4. 「批地文件」第9條批地一般條款訂明：

此等「批地條款」訂明拓建的任何私家街、私家路及後巷，選址必須令「署長」滿意，並按照「署長」決定納入或不涵蓋於獲批租的範圍。無論屬於上述任何一種情況，此等私家街、私家路及後巷必須在「政府」規定時免費交還「政府」。如向「政府」交還上述私家街、私家路及後巷，「政府」將進行該處的路面、路緣石、排水渠(包括污水及雨水渠)、渠道及路燈建設工程，費用則由「買方」支付，其後則以公帑維修。如上述私家街、私家路及後巷仍屬於獲批租範圍的一部份，「買方」應自費在該處提供照明、路面、路緣石、排水渠、渠道及進行維修工程，以全面令「署長」滿意。「署長」可基於公眾利益按需要在該處執行或達致執行路燈安裝和維修工程，「買方」須承擔路燈安裝工程資本開支，並且允許工人及車輛自由進出獲批租的範圍，以便安裝及維修路燈。

5. 「批地文件」第(2)條批地特別條款訂明：

(a) (i) 「買方」確認於「此協議」訂立當日，建於現已分別命名並於土地註冊處註冊為鄉郊建屋地段第428號、鄉郊建屋地段第436號A 段及鄉郊建屋地段第436 號餘段的毗鄰地段(以下統稱「毗鄰土地」)的多座建築物有現存構築物伸出樓外並跨過「該地段」某部份，即現於「批地文件」所夾附圖則以粉紅色加黑點及粉紅色加黑點間黑交叉線顯示的範圍(以下統稱「非發展範圍」)(本次款所載的伸出樓外構築物現於「批地文件」所夾附的圖則顯示並註明為PROJECTING STRUCTURES以資識別；以下統稱「伸出樓外構築物」)。

(ii) 「買方」將被視作已滿意接納「該地段」於「此協議」訂立日的實質狀態及情況，並且接受「伸出樓外構築物」的存在，而且「買方」概不會就此或以此為由向「政府」提出反對或任何索償。「買方」將允許「伸出樓外構築物」繼續保留在「該地段」，並且不會在「伸出樓外構築物」的使用壽命內拆卸、干預或拆除「伸出樓外構築物」或其任何部份。「署長」就何謂「伸出樓外構築物」使用壽命所作的決定將作終論，並對「買方」約束。

(iii) 倘因「伸出樓外構築物」侵佔「該地段」或「伸出樓外構築物」的存在、狀態、情況、維修、修理、檢查、拆除或拆卸工程，又或鑒於上述原因導致「買方」或任何其他人等招致或連帶蒙受任何損害、滋擾、騷擾或損失等，「政府」概毋須就此向「買方」或任何其他人等承擔責任、義務或法律責任。再者，「政府」亦毋須就任何工程又或對「毗鄰土地」或「伸出樓外構築物」各業主或佔用人或任何其他相關人等採取的任何行動或法律程序或訴訟承擔責任、義務或法律責任。「買方」不可就此等損害、滋擾、騷擾或損失向「政府」或其人員索償。倘「伸出樓外構築物」侵佔「該地段」或「伸出樓外構築物」的存在、狀態、情況、維修、修理、檢查、拆除或拆卸工程而直接或間接引起或招致任何法律責任、索償、費用、索求、訴訟或其他程序等，「買方」將向「政府」作出賠償並確保其免責。

(b)「買方」確認於「此協議」訂立當日，現於「批地文件」所夾附圖則分別以粉紅色及粉紅色間黑斜線顯示的「該地段」範圍可能存在某些構築物(此等構築物以下統稱「現存構築物」)。「買方」如發現「現存構築物」，可行使全權酌情決定是否拆卸及清理「現存構築物」或其任何部份。如「買方」決定拆卸及清理「現存構築物」或其任何部份，「買方」須承擔所有相關或連帶費用與開支。倘「買方」不拆卸或不清理「現存構築物」或其任何部份，則須自費維修和修理「現存構築物」。

(c) (ii) 倘因「伸出樓外構築物」或其任何部份和「現存構築物」或其任何部份的存在、使用、維修、修理、拆卸或清理工程導致「買方」或任何其他人等招致或連帶蒙受任何性質的損失、損害、滋擾或騷擾，「政府」概毋須就此承擔任何責任或義務。「買方」不可就上述原因引起或招致之任何損失、損害、滋擾或騷擾向「政府」索償。倘「伸出樓外構築物」或其任何部份和「現存構築物」或其任何部份的存在、使用、維修、修理、拆卸或清理工程直接或間接引起或招致任何法律責任、索償、費用、索求、訴訟或其他程序等，「買方」將向「政府」作出賠償並確保其免責。

6. 「批地文件」第(3)條批地特別條款訂明：

「買方」應發展「該地段」，並全面遵照此等「批地條款」及現時或於任何時間在香港生效的所有關於建築、衛生及規劃的條例、附例與規例，在該處建造一座或多座建築物。此等建築物應在2017年9月30日或之前建成並適宜居住。

7. 「批地文件」第(4)條特別批地條款訂明：

「該地段」或其任何部分或現已或將會建設於該處的任何或部分建築物不得用作私人住宅用途以外之任何其他用途。

8. 「批地文件」第(6)條批地特別條款訂明：

(a)「署長」及其正式授權的人員、承辦商或彼等的工人(以下統稱「渠務認可人士」)均有不受限制的權利隨時不論攜帶工具、設備、機器或駕駛車輛與否進出、往返及通行「該地段」，以按「署長」規定或批准鋪設、檢查、修理和維修跨越、貫通「粉紅色加黑點間黑交叉線範圍」或位於其下的排水渠、污水管、渠道、渠務設施及所有其他服務設施(此等排水渠、污水管、渠道、渠務設施及所有其他服務設施以下簡稱「公用服務」)。「粉紅色加黑點間黑交叉線範圍」內不可放置任何性質的物件或物料，以致阻礙出入或招致「公用服務」負荷過重。如「署長」認為(其決定將作終論並對「買方」約束)「粉紅色加黑點間黑交叉線範圍」內有任何物件或物料阻礙出入或招致「公用服務」負荷過重，「署長」有權向「買方」發出書面通知，要求「買方」自費以「署長」全面滿意的方式拆除或清理此等物件或物料，並且恢復「粉紅色加黑點間黑交叉線範圍」的原貌。如「買方」疏忽或未能於上述通知書指定的期限內履行通知書的要求，又或發生緊急情況，「署長」可按其視為需要執行清理、拆除及還原工程，「買方」須在「政府」通知時支付此等工程的費用。

(b) 除需要還原因為行使上述權利和權力挖掘的任何坑槽外，倘因「渠務認可人士」行使

本批地特別條款(a)次款所賦予不受限制的權利進出、往返及通行「該地段」和鋪設、檢查、修理和維修「公用服務」而致使或導致「買方」承受或蒙受任何損失、損害、滋擾或騷擾，「政府」及「渠務認可人士」概毋須承擔任何責任，「買方」不得基於上述損失、損害、滋擾或騷擾向「政府」或任何「渠務認可人士」索償。

9. 「批地文件」第(7)條批地特別條款訂明：

如非事前獲「署長」書面同意，「批地文件」所夾附圖則以粉紅色間黑斜線顯示的範圍不得搭建或建造任何建築物、構築物或二者之支承件，惟邊界圍牆或圍欄或兩者和保留在該處的「現存構築物」除外。

10. 「批地文件」第(8)條批地特別條款訂明：

(a) 「買方」確認於「此協議」訂立當日，「非發展範圍」上、下、內、跨越該處或其上或其下有某些現存排水渠、構築物(「伸出樓外構築物」除外)、服務設施及設施(以下簡稱「非發展範圍內構築物」)。

(b) 「買方」應自費以「署長」全面滿意的方式保養、維護和維修「非發展範圍」，包括維持「非發展範圍內構築物」在「此協議」訂立日現存的狀況及發展狀態，以保持其維修充足及狀態良好。「署長」就需要保養、維護和維修的排水渠、構築物(「伸出樓外構築物」除外)、服務設施及設施所作的決定將作終論並對「買方」約束。

(c) 如非事前獲「署長」書面同意，並且遵從「批地文件」第(8)條批地特別條款(b)次款及第(2)和第(6)條批地特別條款規定，「非發展範圍」上、下、內、跨越該處或其上或其下均不可搭建或建造或提供任何建築物、構築物或二者之支承件、排水渠、水道或河道、總水管、污水管、渠道、公用服務或任何其他工程或裝置，此外「非發展範圍」內亦不可進行任何園景工程或建造工程。

11. 「批地文件」第(10)條批地特別條款訂明：

(a) 「買方」可在「該地段」內搭建、建造及提供經「署長」書面批准的康樂設施及該處的附屬設施(以下簡稱「設施」)。「設施」的類型、大小、設計、高度及布局亦須事前提交「署長」作書面批核。

(c) (ii) 「買方」應自費維修「豁免設施」(即獲豁免計入總樓面面積或上蓋面積的「設施」任何部份)，以保持其維修充足及狀態良好，同時以「署長」滿意的方式運作「豁免設施」；及

(iii) 「豁免設施」只可供現已或將會建於「該地段」的一座或多座住宅大廈居民和彼等的真正訪客使用，其他人士或人等一概不可使用。

12. 「批地文件」第(11)條批地特別條款訂明：

如非事前獲「署長」書面同意，而「署長」給予同意時可附加其視為恰當的移植、補償園景工程或再植條件，概不可移除或干預任何現於「該地段」或毗連土地內生長的樹木。

13. 「批地文件」第(12)條批地特別條款訂明：

(a) 遵從「批地文件」第(8)條批地特別條款之規定，「買方」應自費提交園景設計總圖予「署長」批核，述明將會按照本批地特別條款(b)次款規定在「該地段」提供園景工程之位置、規劃及布局。直至「署長」以書面批核園景設計總圖和(如需要者)同意根據「批地文件」第(11)條批地特別條款所訂樹木保育建議書為止，不可在「該地段」或其任何部份展開地盤平整工程(「批地文件」第(2)(b)條批地特別條款所載的拆卸工程除外)。

(c) 「買方」應遵照核准園景設計總圖，自費以「署長」全面滿意的方式在「該地段」進行園景工程。如非事前獲「署長」書面同意，不得更改、修改、修訂、改動或取代核准園景設計總圖。

(d) 「買方」嗣後應自費以「署長」滿意的方式進行保養和維修園景工程，確保其安全、清潔、整齊及健康。

14. 「批地文件」第(13)條批地特別條款訂明：

(a) 「該地段」可設有看更或管理員(或兩者)的辦事處，但須遵從以下條件：

(ii) 辦事處除作完全及必要地受僱於「該地段」工作的看更或管理員(或兩者)的辦事處外，概不可作任何其他用途。

15. 「批地文件」第(14)條批地特別條款訂明：

(a) 「該地段」可設有看更或管理員(或兩者)的宿舍，但須遵從以下條件：

(ii) 宿舍除作完全及必要地受僱於「該地段」工作的看更或管理員(或兩者)的宿舍外，概不可作任何其他用途。

16. 「批地文件」第(15)條批地特別條款訂明：

(a) 「該地段」可設有一間「業主立案法團」或「業主委員會」辦事處，但須遵從以下條件：

(i) 辦事處除供現已或將會為「該地段」及現已或將會建於該處各建築物而成立的「業主立案法團」或「業主委員會」舉行會議及處理行政工作外，不可作任何其他用途。

17. 「批地文件」第(20)條批地特別條款訂明：

(a) (i) 「該地段」範圍內應設置「署長」滿意的車位，以供現已或將會建於「該地段」之一座或多座建築物內住宅單位的居民和彼等之真正訪客、來賓或賓客停泊根據《道路交通條例》、其任何附屬規例及任何修訂法例持牌的車輛(以下簡稱「住宅停車位」)。除非署長同意採用不同於「批地文件」第(20)條批地特別條款的表格列明的「住宅停車位」數目之比率，「住宅停車位」的比率按該表格列明該地段已建或擬建的住宅單位的面積計算。

(iii) 遵照本批地特別條款(a)(i)次款提供的車位除作該款訂明的用途外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作招售等用途，又或在該處提供洗車和汽車美容服務。

18. 「批地文件」第(23)條批地特別條款訂明：

(a) 「住宅停車位」不得：

(i) 轉讓，除非：

(I) 連同賦予專有權使用與佔用現已或將會建於「該地段」一座或多座建築物一個或多個住宅單位的不可分割份數一併轉讓；或

(II) 承讓人現時已擁有具專有權使用及佔用現已或將會建於「該地段」一座或多座建築物一個或多個住宅單位的不可分割份數；或

(ii) 分租(租予現已或將會建於「該地段」一座或多座建築物內住宅單位的居民除外)。於任何情況下，現已或將會建於「該地段」一座或多座建築物內任何一個住宅單位的業主或居民概不可承讓或承租多於三(3)個「住宅停車位」。

19.「批地文件」第(24)條批地特別條款訂明：

「買方」應向「署長」提交經「署長」批核的圖則或經由「認可人士」(釋義以《建築物條例》、其任何附屬規例及任何相關修訂法例所訂為準)核證無誤的該圖則副本，註明所有遵照「批地文件」第(20)及(21)條批地特別條款規定在「該地段」設置之所有停車位的布局。「買方」提交上述圖則之前，不可進行任何影響「該地段」或其任何部分或現已或將會建於該處的任何建築物或建築物部分的交易(根據「批地文件」第(16)(c)條批地特別條款的租務協議或租約或關於此等租務協議或租約的其他協議及「批地文件」第(16)(d)條批地特別條款訂明的建築按揭或「署長」批准的其他交易除外)。上述核準圖則載明的此等停車位除作「批地文件」第(20)條批地特別條款指定的用途外，不可作任何其他用途。「買方」須按照上述核准圖則維修停車位和其他地方，包括但不限於電梯、樓梯平台和運轉及通道地方，事前未經「署長」書面同意不得更改布局。除上述核准圖則列明的停車位外，「該地段」任何部分或建於該處的任何建築物或構築物均不可用作泊車用途。

20.「批地文件」第(27)條批地特別條款訂明：

(a) 如「該地段」內或任何「政府」官地現時或以往曾經配合或因應「該地段」或其任何部份的平整、水準測量或發展事宜，或此等「批地條款」規定「買方」執行的任何其他工程或因任何其他原因，進行削土、移土或任何土地後移工程，或任何建造或填土工程，或任何性質的斜坡處理工程，不論事前是否獲「署長」書面同意，「買方」亦須於當時或嗣後任何時間，按需要自費進行及建造斜坡處理工程、護土牆或其他支承結構、防護結構、排水或附屬工程或其他工程，以保護及支撐「該地段」內的土地及任何毗連或毗鄰「政府」官地或已批租土地，同時避免及防止其後發生任何滑土、山泥傾瀉或地陷。「買方」應在本文協定的整個批租年期內自費維修上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水、輔助工程或其他工程，以保持其維修充足及狀態良好，令「署長」滿意。

(c) 無論何時，如因任何平整、水準測量、發展事宜或「買方」進行的其他工程或因其他原因導致或引致「該地段」範圍內任何土地或任何毗連或毗鄰「政府」官地或批租土地發生任何滑土、山泥傾瀉或地陷，「買方」須自費還原及修復，以令「署長」滿意並向「政府」、其代理及承建商賠償所有由此等滑土、山泥傾瀉或地陷引起、招致或蒙受的所有費用、收費、損害、索求及索償等。

(d)「署長」除可行使「批地文件」追討違反此等「批地條款」的責任的任何其他權利或補償權外，並可發出書面通知要求「買方」進行、建造和維修上述土地、斜坡處理工程、護土牆或其他支承、防護、排水結構或附屬工程或其他工程，又或還原和修復任何土地滑土、山泥傾瀉或地陷；又或如「買方」疏忽或不按照通知於通知指定期限內以「署長」滿意的方式採取措施，「署長」可即時執行及進行任何必要工程，「買方」須在「政府」通知時償付相關費用，以及任何行政或專業費用與收費。

21.「批地文件」第(28)條批地特別條款訂明：

(a)「買方」應依照「署長」全權酌情指定，自費在「批地文件」所夾附圖則以綠色間黑斜線顯示的範圍(以下簡稱「綠色間黑斜線範圍」)進行和完成令「署長」滿意的土力勘探工程和斜坡處理、山泥傾瀉預防、緩解及補救工程，並於本文所訂的整個批租年期內自費維修「綠色間黑斜線範圍」，包括該處所有土地、斜坡處理工程、護土結構、排水及該處任何其他工程，以保持其維修充足和狀態良好，令「署長」滿意。如「綠色間黑斜線範圍」於本文所訂的整個批租年期內的任何時間發生任何山泥傾瀉、地陷或滑土，「買方」必須自費以「署長」滿意的方式將該處連同「署長」認為(其決定將作終論並對「買方」約束)受影響的任何毗連或毗鄰土地還原及修復。如因此等山泥傾瀉、地陷或滑土招致任何索償、訴訟、費用、損害及開支等，「買方」須向「政府」、其代理及承辦商賠償並確保其免責。再者，「買方」時刻均應確保「綠色間黑斜線範圍」無任何非法挖掘或傾倒工程。如事前獲「署長」書面批准，「買方」可架設圍欄或其他屏障防止此等非法挖掘或傾倒工程。如有違反此等「批地條款」，「署長」除擁有本文訂明的其他權利或補償權外，並有權發出書面通知，要求「買方」執行土力勘探工程、斜坡處理工程、山泥傾瀉預防、緩解及補救工程，以及維修或修復還原任何受此等山泥傾瀉、地陷或滑土影響的土地、結構或工程。如「買方」疏忽或未能以「署長」滿意的方式在通知訂明的期限內履行通知的規定，「署長」可在期限屆滿後執行和進行所需的工程，「買方」須在接獲通知時向「政府」償還有關的費用。

22.「批地文件」第(30)條批地特別條款訂明：

如「該地段」或其任何部份在發展或重建時曾安裝預應力地錨樁基，「買方」應在預應力地錨樁基的整個使用周期自費進行定期維修和定期監察，以令「署長」滿意，此外並須按「署長」不時全權酌情要求，提供所有監察工程的報告及資料。如「買方」疏忽或不執行指定的監察工程，「署長」可即時執行和展開監察工程，「買方」必須在「政府」通知時償還有關費用。

23.「批地文件」第(31)條批地特別條款訂明：

(a) 如源自「該地段」或受「該地段」任何發展項目影響的其他地方之廢土、泥石、瓦礫、建築廢料或建材(以下簡稱「廢料」)侵蝕或沖下或傾倒於公共小巷或道路，又或排進道路下水道、前濱或海床、污水管、雨水渠或明渠或其他「政府」產業(以下統稱「政府產業」)，「買方」必須自費清理「廢料」和修復受損的「政府產業」，此外並須就「廢料」侵蝕、沖流或傾倒導致私人物業蒙受的任何損害或滋擾所引致之所有訴訟、索償及索求向「政府」賠償，並確保其免責。

(b) 儘管有本特別條款(a)次款之規定，「署長」仍可(但無責任必須)應「買方」要求清理「政府產業」的廢料並修復該處的任何損害。「買方」應在「政府」通知時支付有關的費用。

24.「批地文件」第(32)條批地特別條款訂明：

「買方」時刻均應謹慎地採取或達致採取所有完善和適當的工藝及預防措施，其中尤以建造、維修、更新或修理工程(以下統稱「工程」)施工期間為要，藉以避免造成任何損壞、干擾或阻礙位於、貫穿、跨越或在其下或毗鄰「該地段」或其任何部分或「綠色間黑斜線範圍」或覆蓋「該地段」或其任何部分及「綠色間黑斜線範圍」兩者的任何「政府」或其他現有排水渠、水道或渠道、總喉、道路、行人道、街道傢俬、污水管、明渠、水管、電纜、電線、公用服務設施或任何其他工程或裝置(以下統稱「服務設施」)。「買方」執行任何此等「工程」之前，必須進行或達致進行完善的調查和查詢，以核實「服務設施」的現狀及水平位置，並須以書面向「署長」提交處理任何可能受「工程」影響的「服務設施」之建議書以待全面審批。直至「署長」以書面批准「工程」和上述建議書為止，「買方」不得展開任何工程。此外，「買方」應遵從和自費履行「署長」給予上述批准時就「服務設施」制訂的任何規定，包括作出任何必要改道、重鋪或還原工程的費用。再者，「買方」應自費以「署長」全面滿意的方式修理、修復及還原「工程」(明渠、污水管、雨水渠或總喉例外，除非「署長」另作決定，否則此等渠道應由「署長」修復，而「買方」須在「政府」通知時支付有關的費用)導致或引起「該地段」或其任何部分或「綠色間黑斜線範圍」或覆蓋「該地段」或其任何部分及「綠色間黑斜線範圍」兩者或任何「服務設施」蒙受的任何損害、干擾或阻礙。如「買方」不在「該地段」或其任何部分或「綠色間黑斜線範圍」或覆蓋「該地段」或其任何部分及「綠色間黑斜線範圍」兩者或任何「服務設施」執行此等必要的改道、重鋪、修理、修復及還原工程以令「署長」滿意，「署長」可按其視為必要執行此等改道、重鋪、修理、修復或還原工程，「買方」應在「政府」通知時支付有關的費用。

25.「批地文件」第(33)條批地特別條款訂明：

(a) 「買方」應自費以「署長」滿意的方式在「該地段」邊界範圍內或「政府」官地建造和維修「署長」視為必要的排水渠及水渠，以截流和輸送所有降於或流進「該地段」的暴雨水或雨水，以引流至附近的河溪、集水井、水道或「政府」雨水渠。如因上述暴雨水或雨水造成任何損害或滋擾以致引起任何訴訟、索償及索求，「買方」必須獨力承擔責任並向「政府」及其人員賠償並確保其免責。

(b) 接駁「該地段」任何排水渠及污水管至已鋪設及啟用之「政府」雨水渠及污水管的工程將由「署長」負責執行。「署長」毋須就由此引致的任何損失或損害向「買方」承擔責任，而「買方」接獲「政府」通知時須向「政府」支付此等接駁工程的費用。此外，「買方」亦可自費以「署長」滿意的方式執行上述接駁工程。於該情況下，位於「政府」官地範圍內的上述接駁工程部份將由「買方」自費維修，如「政府」發出通知，「買方」須將此等工程部份移交「政府」，日後由「政府」自費維修，「買方」並須在「政府」通知時向「政府」繳付上述接駁工程的技術審核費用。如「買方」不維修建於「政府」官地上的上述接駁工程任何部份，「署長」可執行其視為必要的維修工程，「買方」須在「政府」通知時支付有關工程的費用。

26.「批地文件」第(36)條批地特別條款訂明：

「該地段」不可搭建或建造任何墳墓或骨灰龕，亦不可安葬或放置任何人類或動物遺體，不論屬陶泥金塔或骨灰盅等。

註：
本節中「此協議」指Winfield Investments Limited 與香港特別行政區於2012年6月4日就鄉郊建屋地段第1165號訂立的《賣地協議及條件》第20165號。本節中「署長」指「地政總署署長」。本節中「買方」指「批地文件」訂明的買方，如上下文意允許或指定則包括其遺產執行人、遺產管理人和受讓人，如屬公司則包括其繼承人及受讓人。

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

1. Information on any facilities that are required under the land grant to be constructed and provided for the Government, or for public use

Not applicable.

2. Information on any facilities 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.

3. Information on the 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.

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

Not applicable.

1. 根據批地文件規定須興建並提供予政府或供公眾使用的設施的描述

不適用。

2. 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的描述

不適用。

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

不適用。

4. 該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的描述

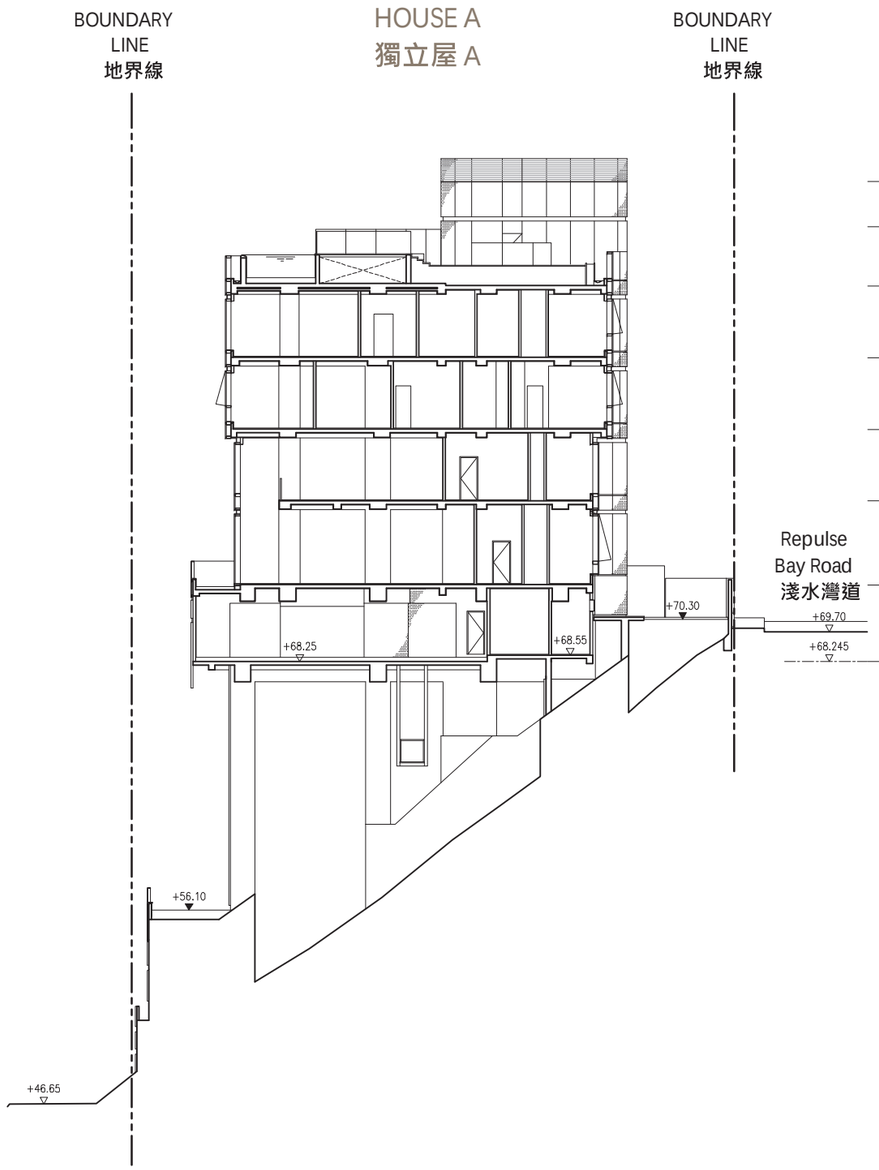
不適用。

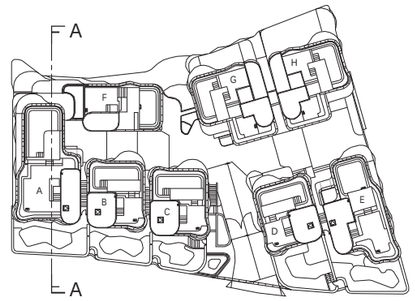
17 WARNING TO PURCHASERS
對買方的警告

1. Purchasers are hereby recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
2. Further:
   (a) 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;
   (b) if the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser -
      (i) that firm may not be able to protect the purchaser's interests; and
      (ii) the purchaser may have to instruct a separate firm of solicitors; and
   (c) that in the case of paragraph (2)(b)(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. 特此建議買方聘用一間獨立的律師事務所（代表擁有人行事者除外），以在交易中代表買方行事。
2. 另：
   (a) 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；
   (b) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突－
      (i) 該律師事務所可能不能夠保障買方的利益；及
      (ii) 買方可能要聘用一間獨立的律師事務所；及
   (c) 如屬(2)(b)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

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



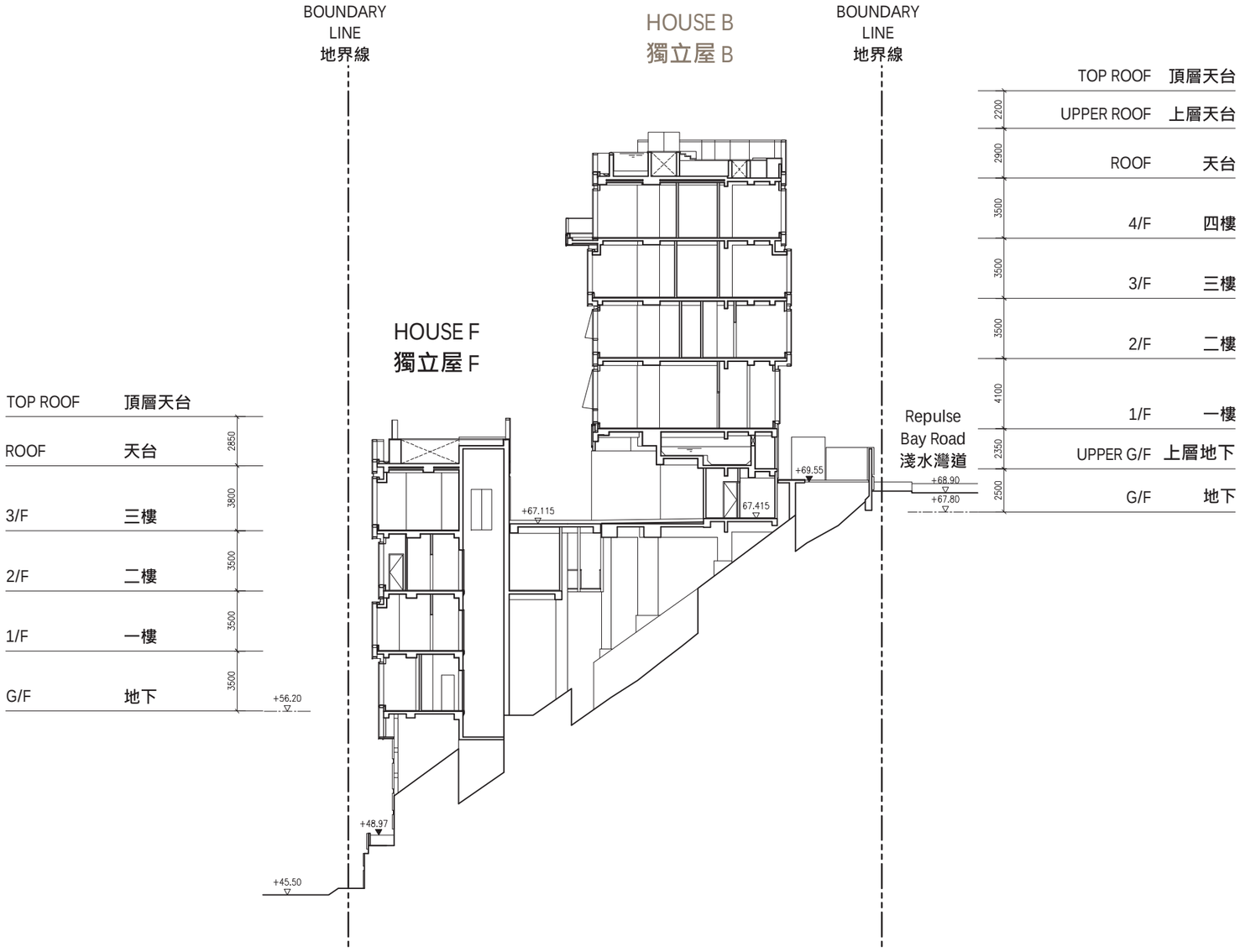


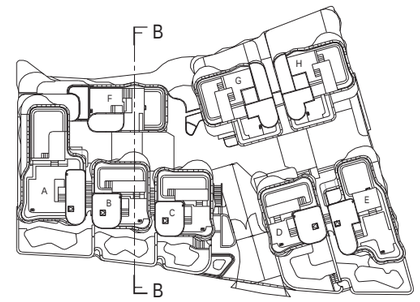
KEY PLAN 位置圖



0 5 10 20metre 米

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



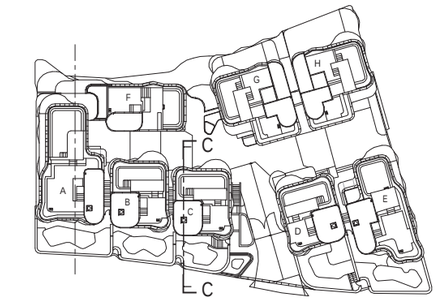


KEY PLAN 位置圖

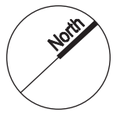
North

0 5 10 20metre 米

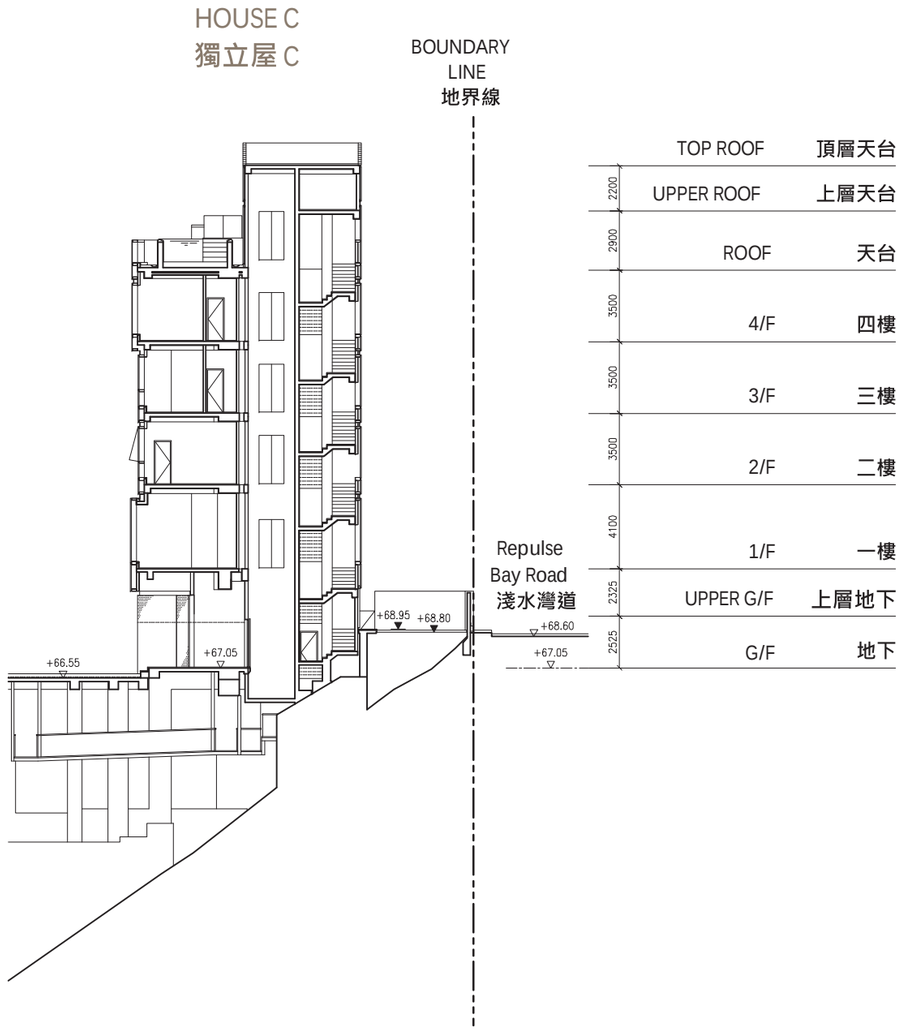
CROSS-SECTION C-C PLAN IN THE DEVELOPMENT 發展項目中的建築物的橫截面圖C-C



KEY PLAN 位置圖

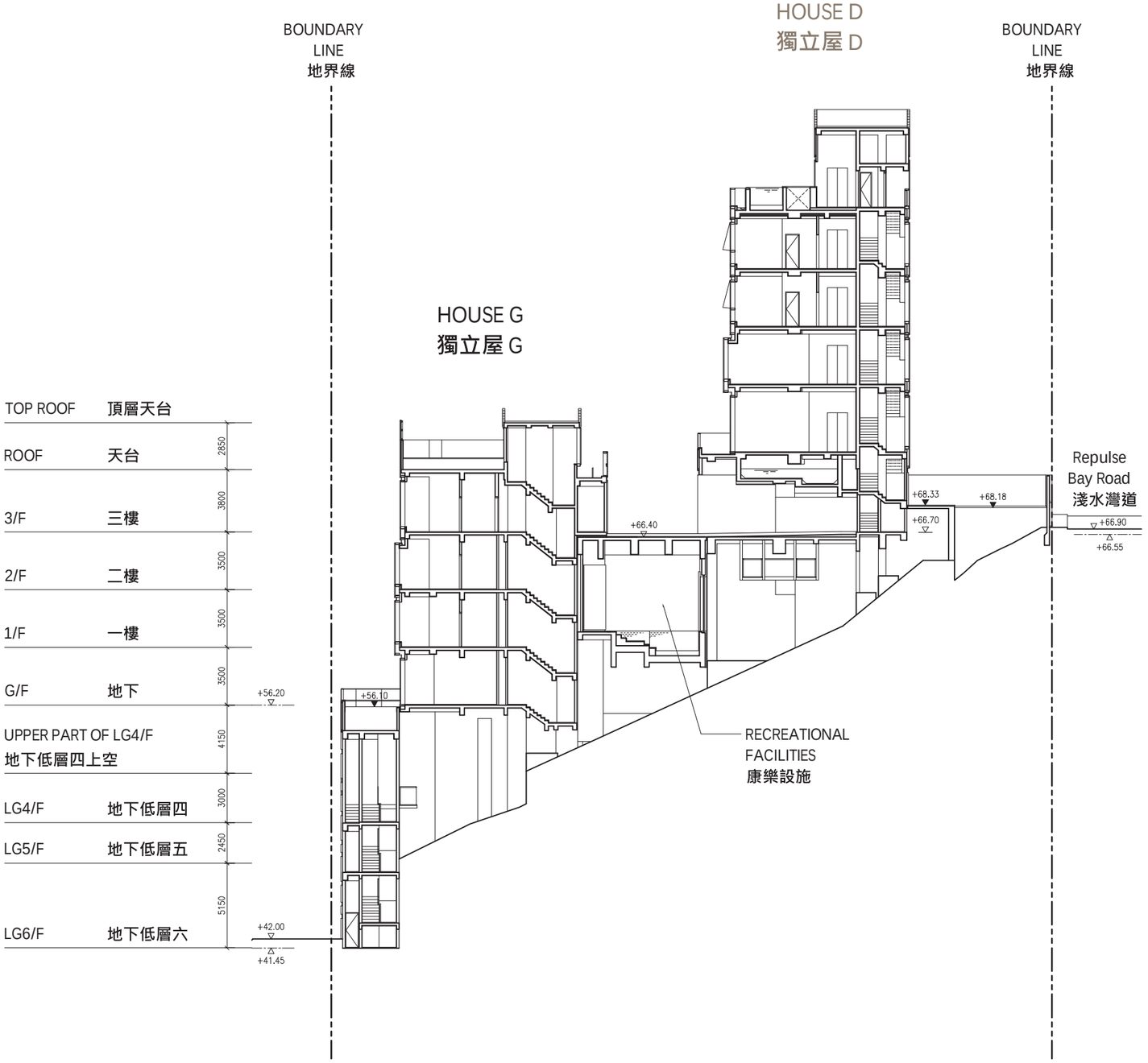


0 5 10 20metre 米



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 D-D PLAN IN THE DEVELOPMENT 發展項目中的建築物的橫截面圖D-D





KEY PLAN 位置圖

North

0 5 10 20metre 米

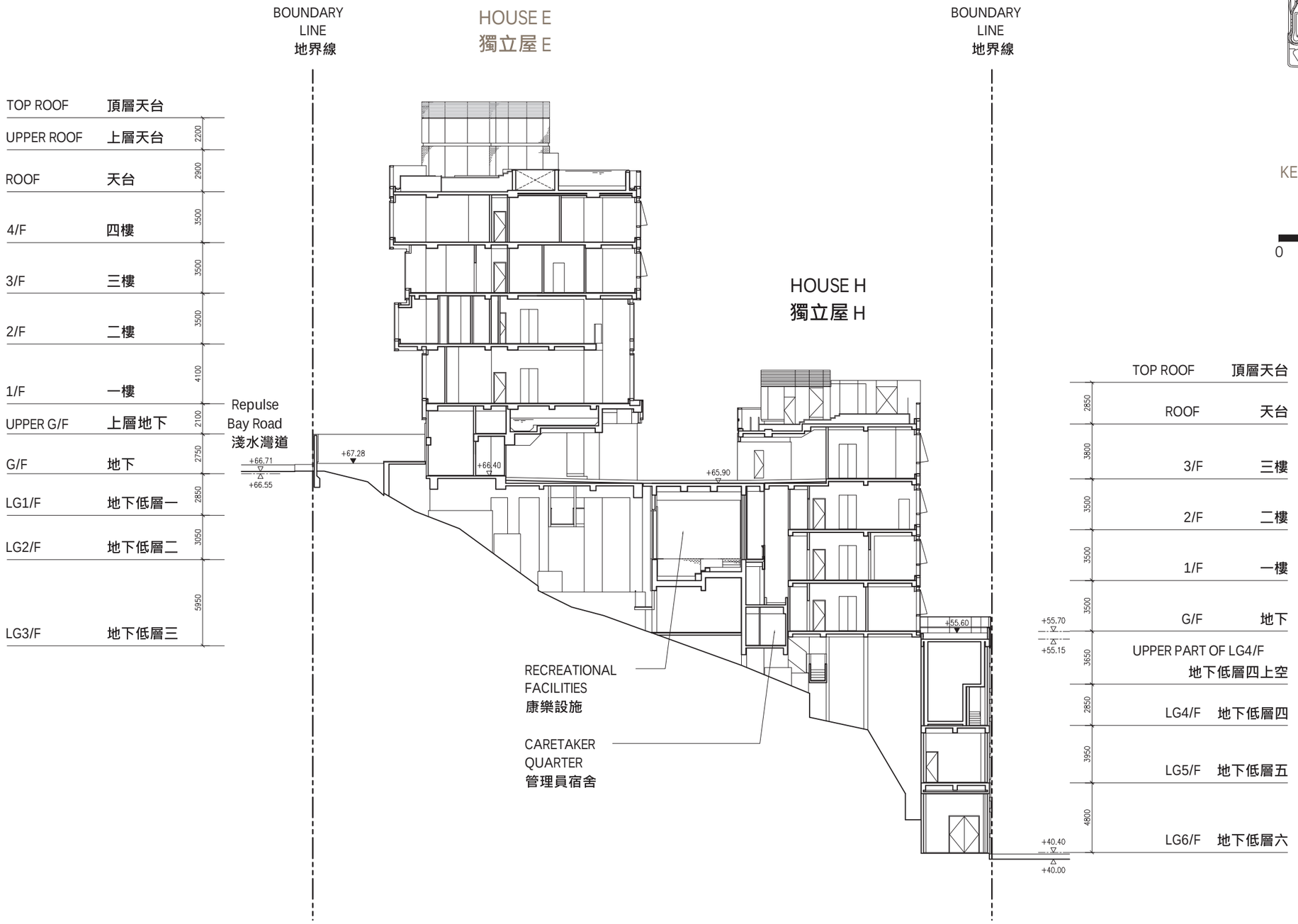
CROSS-SECTION E-E PLAN IN THE DEVELOPMENT 發展項目中的建築物的橫截面圖E-E



KEY PLAN 位置圖

North

0 5 10 20metre 米

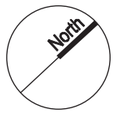


18 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT
發展項目中的建築物的橫截面圖

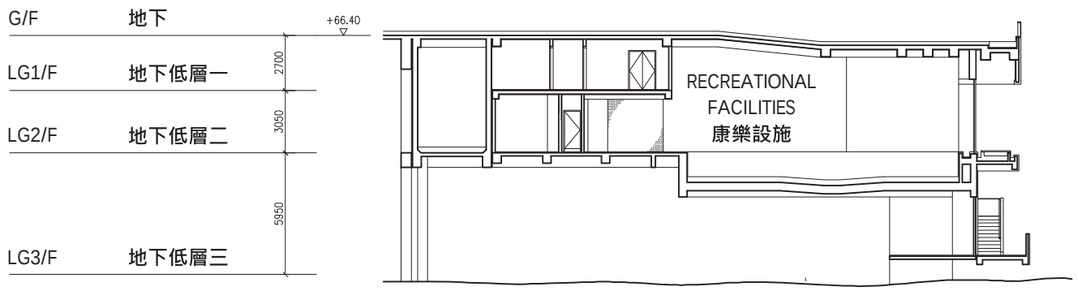
CROSS-SECTION F-F PLAN IN THE DEVELOPMENT　發展項目中的建築物的橫截面圖F-F



KEY PLAN　位置圖



0　5　10　20metre 米



ELEVATION PLAN 1 IN THE DEVELOPMENT　發展項目中的立面圖 1



KEY PLAN　位置圖



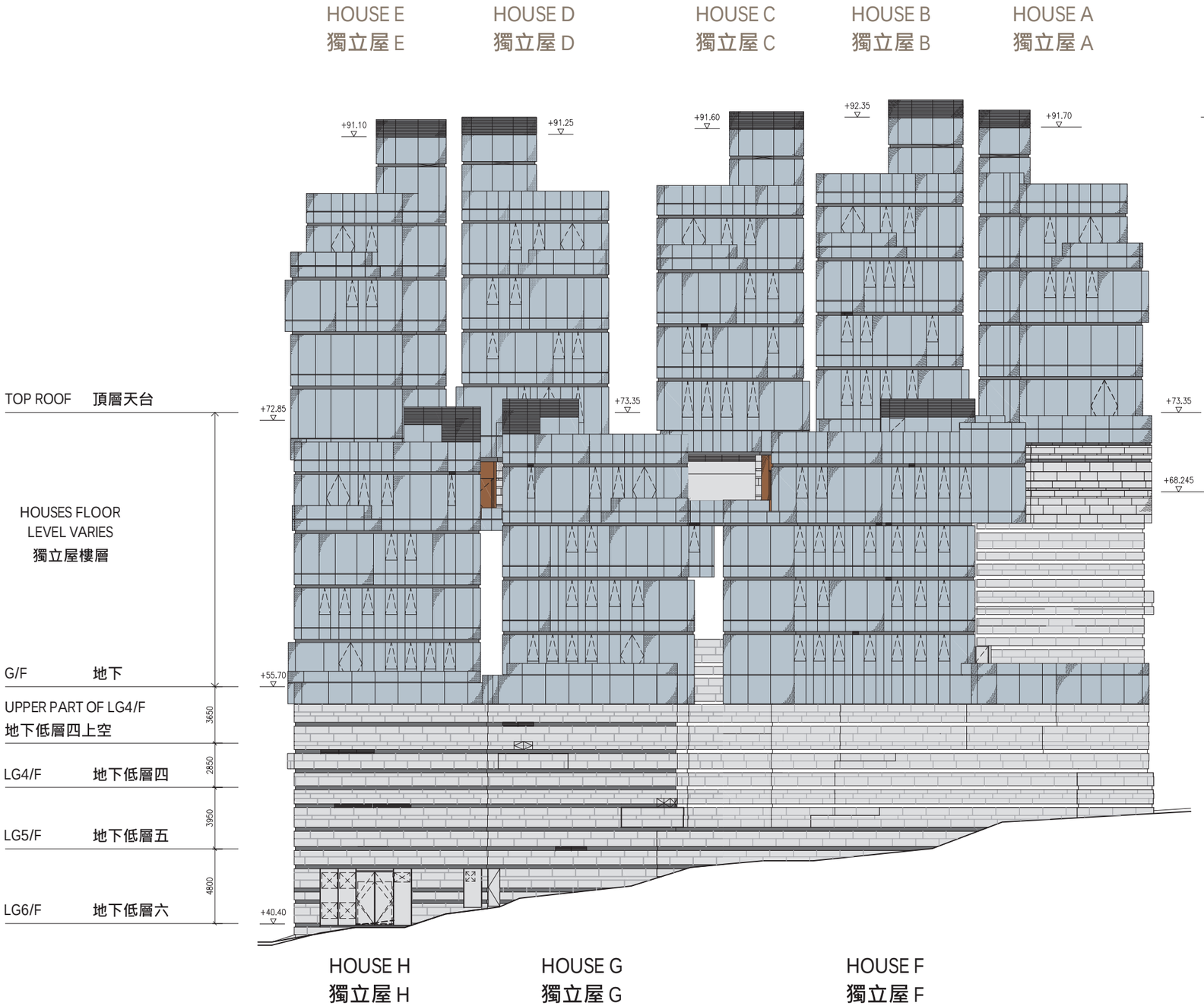
0　5　10　20metre 米



Authorised Person for the sales information certified that the elevation shown on this plan:
(1) is prepared on the basis of the building plans for the Development as approved by the Building Authority on 22 JUNE 2017; and
(2) is in general accordance with the outward appearance of the Development.

售樓說明書認可人士認證本圖紙所示的立面：
(1) 整體是依據建築物事務監督於2017年6月22日批准圖則繪製；和
(2) 大致與發展項目的外表相符。

ELEVATION PLAN 2 IN THE DEVELOPMENT 發展項目中的立面圖 2





KEY PLAN 位置圖



0 5 10 20metre 米

Authorised Person for the sales information certified that the elevation shown on this plan:
(1) is prepared on the basis of the building plans for the Development as approved by the Building Authority on 22 JUNE 2017; and
(2) is in general accordance with the outward appearance of the Development.

售樓說明書認可人士認證本圖紙所示的立面：
(1) 整體是依據建築物事務監督於2017年6月22日批准圖則繪製；和
(2) 大致與發展項目的外表相符。

19 ELEVATION PLAN 立面圖

ELEVATION PLAN 3 IN THE DEVELOPMENT　發展項目中的立面圖 3



KEY PLAN　位置圖



0　5　10　20metre 米

HOUSE A 獨立屋 A　HOUSE B 獨立屋 B　HOUSE C 獨立屋 C　HOUSE D 獨立屋 D　HOUSE E 獨立屋 E

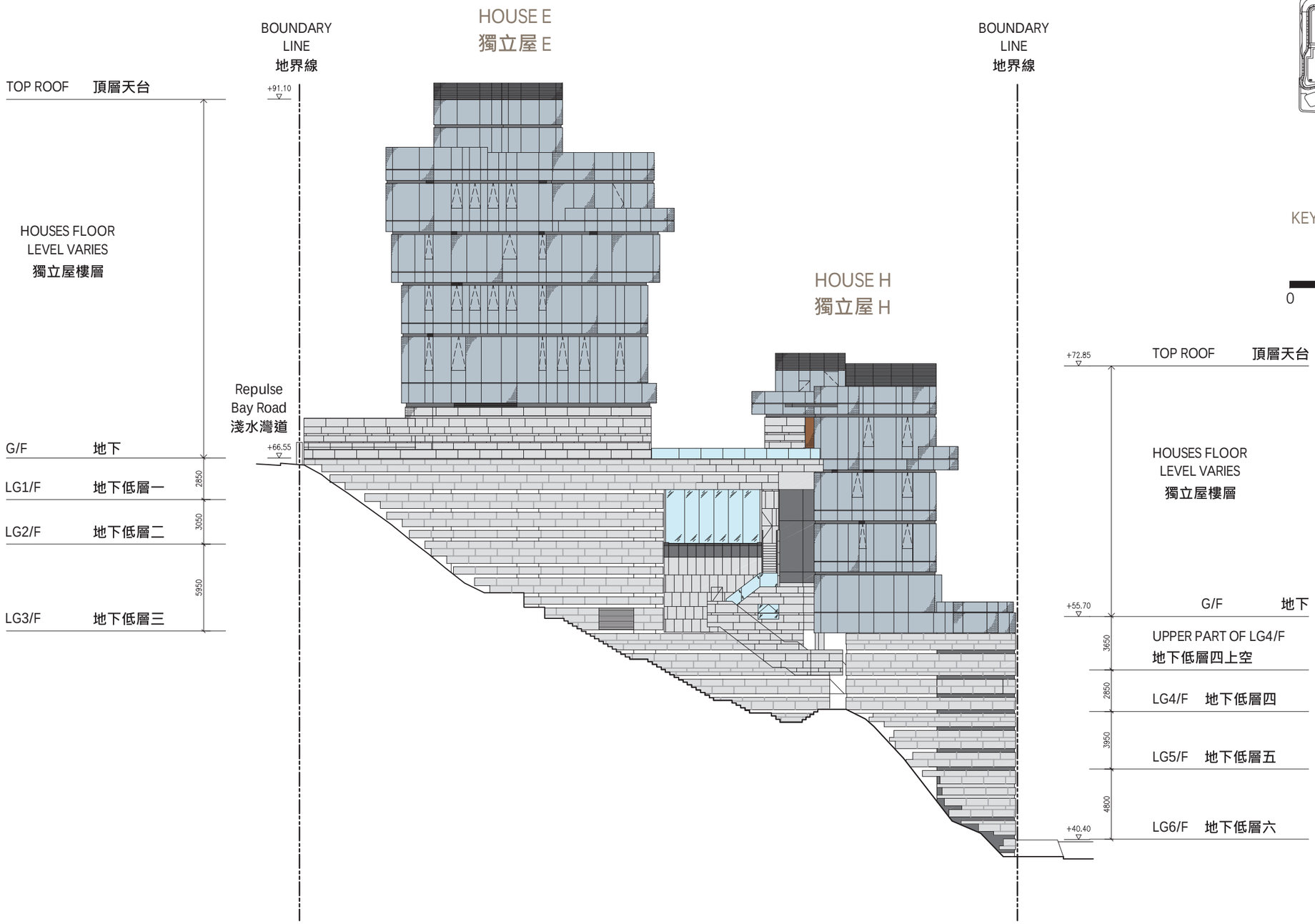


Authorised Person for the sales information certified that the elevation shown on this plan:
(1) is prepared on the basis of the building plans for the Development as approved by the Building Authority on 22 JUNE 2017; and
(2) is in general accordance with the outward appearance of the Development.

售樓說明書認可人士認證本圖紙所示的立面：
(1) 整體是依據建築物事務監督於2017年6月22日批准圖則繪製；和
(2) 大致與發展項目的外表相符。

19 ELEVATION PLAN 立面圖

ELEVATION PLAN 4 IN THE DEVELOPMENT 發展項目中的立面圖 4





KEY PLAN 位置圖

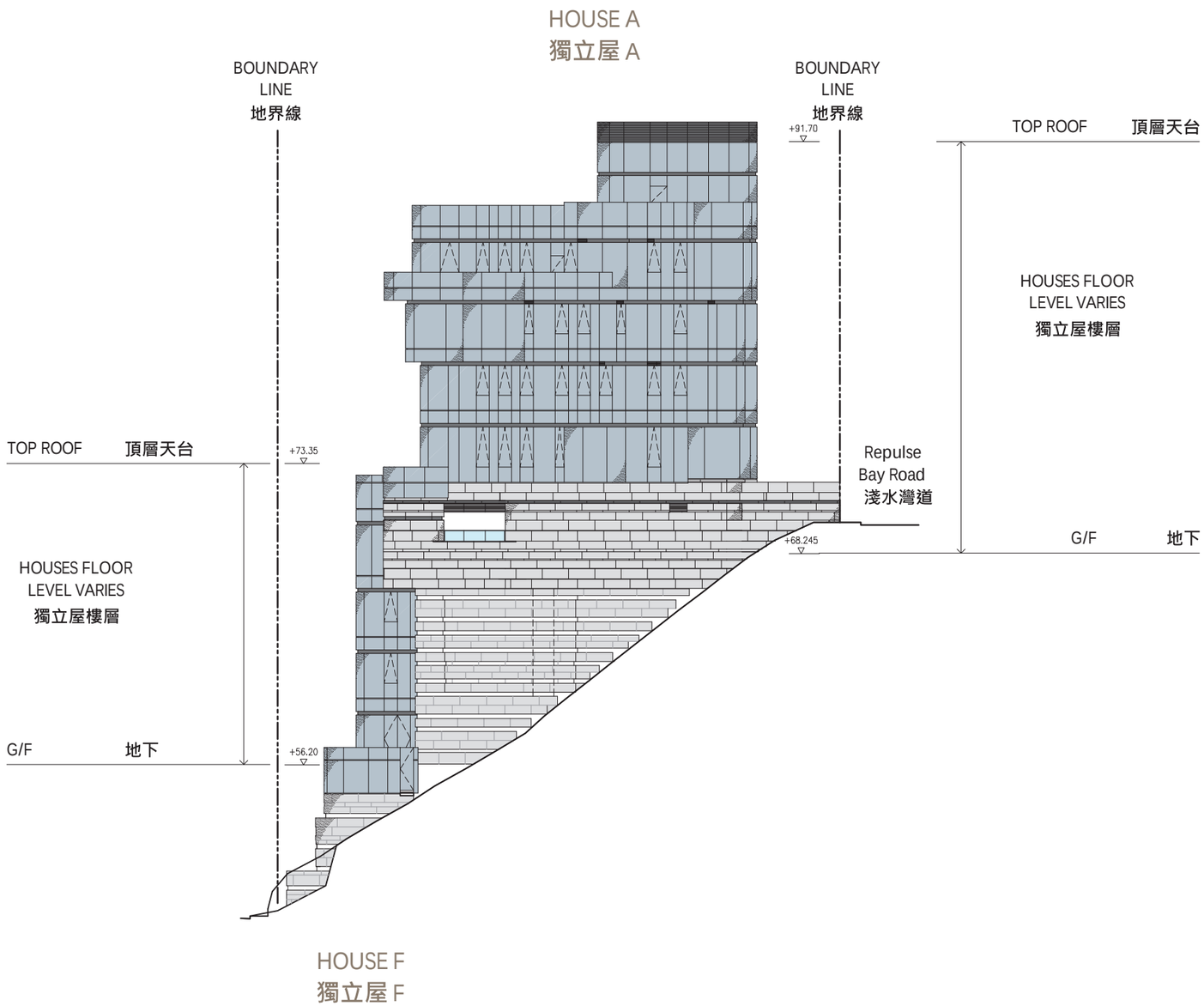


0 5 10 20metre 米

Authorised Person for the sales information certified that the elevation shown on this plan:
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售樓説明書認可人士認證本圖紙所示的立面：
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(2) 大致與發展項目的外表相符。

ELEVATION PLAN 5 IN THE DEVELOPMENT 發展項目中的立面圖 5





KEY PLAN 位置圖



0 5 10 20metre 米

Authorised Person for the sales information certified that the elevation shown on this plan:
(1) is prepared on the basis of the building plans for the Development as approved by the Building Authority on 22 JUNE 2017; and
(2) is in general accordance with the outward appearance of the Development.

售樓說明書認可人士認證本圖紙所示的立面：
(1) 整體是依據建築物事務監督於2017年6月22日批准圖則繪製；和
(2) 大致與發展項目的外表相符。

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

Recreational Facilities 康樂設施				
Covered Area 有蓋面積	sq.ft. 平方呎	2,052.587	sq.m. 平方米	190.690
Uncovered Area 露天面積	sq.ft. 平方呎	Not applicable 不適用	sq.m. 平方米	Not applicable 不適用
Total Area 總面積	sq.ft. 平方呎	2,052.587	sq.m. 平方米	190.690

Note:
Areas in sq. feet are converted at a rate of 1 square metre equal to 10.764 square feet and rounded up to the nearest integer.

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。

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

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 every deed of mutual covenant as at the date on which the specified residential property is offered to be sold is available for inspection at the place at which the specified residential property is offered to be sold.

3. The inspection is free of charge.

1. 備有關乎本發展項目的分區計劃大綱圖的文本可在此互聯網網站www.ozp.tpb.gov.hk閱覽。

2. 關於指明住宅物業的最新公契擬稿將在指明住宅物業出售期間存放在指明住宅物業的售樓處，以供閱覽。

3. 閱覽無須付款。

HOUSES 獨立屋 A, C, D, E, F & H

1. Exterior Finishes 外部裝修物料

			Description 描述
a	External Wall 外牆	Type of finishes 裝修物料的類型	Finished with natural stone cladding, glass cladding, aluminum claddings, external paint and curtain wall system. 飾面為天然石、玻璃掛飾、鋁質掛飾、外牆漆及玻璃幕牆。
b	Window 窗	Material of frame and glass 框及玻璃的用料	All window frames are made of aluminum with fluorocarbon coating fitted with tinted insulated double glazing with low-emissivity coating glass. 所有窗框均為鋁制配以氟碳塗料，並配有色雙層中空低輻射鍍膜玻璃。
c	Bay window 窗台	Material of window sill finishes 用料及裝修物料	There is no bay window for all houses. 所有獨立屋均無窗台。
d	Planter 花槽	Type of finishes 裝修物料的類型	Finished with natural stone claddings, roof planters are stainless steel planters. 天然石飾面，天台花槽為不銹鋼。
e	Verandah or balcony 陽台或露台	Type of finishes & whether it is covered 裝修物料的類型及是否有蓋	There is no verandah for all houses. 所有獨立屋並無陽台。 There is no balcony for House F. 獨立屋F沒有露台。 Balcony Floor露台地板：Concrete finish. 混凝土面。 Balcony is uncovered and provided with tinted tempered laminated glass balustrade and aluminum top rail. 露台無蓋，並配有色強化夾膠玻璃圍欄裝鋁質頂欄。
f	Drying facilities for clothing 乾衣設施	Type and material 類型及用料	Not provided. 沒有提供。

2. Interior Finishes 室內裝修物料

		Description 描述
a	Lobby 大堂	**House Entrance Lobby ：Houses 獨立屋 A, C, D & E** **獨立屋入口大堂** (Houses 獨立屋 F & H not applicable 不適用) Walls 牆身 : Plastered with emulsion paint finish. 批盪及乳膠漆面。 Floor 地板 : Concrete finish. 混凝土面。 Ceiling 天花板 : Plastered with emulsion paint finish. 批盪及乳膠漆面。
b	Internal wall and ceiling 內牆及天花板	**Living & Dining Room and Bedrooms 客飯廳及睡房** Walls 牆身 : Plastered with emulsion paint finish. 批盪及乳膠漆面。 Ceiling 天花板 : Plastered with emulsion paint finish. 批盪及乳膠漆面。
c	Internal floor 內部地板	**Living & Dining Room and Bedrooms 客飯廳及睡房** Floor 地板 : Concrete finish. 混凝土面。 Skirting 牆腳線 : No skirting. 沒有牆腳線。
d	Bathroom 浴室	Walls 牆身 : Finished with wall tiles run up to 2500mm high and plastered with emulsion paint finish up to the ceiling. 由地面至2500毫米高鋪磁磚，2500毫米以上至天花為批盪及乳膠漆面。 Floor 地板 : Tiles. 鋪磁磚。 Ceiling 天花板 : Plastered with emulsion paint finish. 批盪及乳膠漆面。
e	Kitchen 廚房	Walls 牆身 : Finished with wall tiles run up to 2500mm high and plastered with emulsion paint finish up to the ceiling. 由地面至2500毫米高鋪磁磚，2500毫米以上至天花為批盪及乳膠漆面。 Floor 地板 : Tiles. 鋪磁磚。 Ceiling 天花板 : Plastered with emulsion paint finish. 批盪及乳膠漆面。 Cooking bench 灶台 : Not provided. 沒有提供。

HOUSES 獨立屋 A, C, D, E, F & H

3. Interior Fittings室內裝置

			Description (Material, finishes and accessories) 描述（用料、裝修物料及裝飾）
a	Doors 門	All houses Entrance door 所有獨立屋大門	Aluminum door cladded with wooden pattern aluminum panel fitted with door closer and metal lockset. 木紋鋁板飾面鋁門並裝上氣鼓及金屬門鎖。
		Houses A & D 1/F Flat roof door A & D獨立屋一樓平台門 Balcony door 露台門 House F to Driveway door F獨立屋往車道門	Double leaf aluminum glass panel door fitted with metal lockset:- 雙掩鋁框玻璃門並裝上金屬門鎖:- Frames 框 – aluminum frames with fluorocarbon coating. 氟碳塗料鋁框。 Glass 玻璃 – tinted insulated double glazing with low-emissivity coating. 有色雙層中空低輻射鍍膜。
		House H Flat roof door H獨立屋平台門 House F Garden door F獨立屋花園門	Double leaf aluminum glass panel door fitted with metal lockset and electrical lockset:- 雙掩鋁框玻璃門並裝上金屬門鎖及電子門鎖:- Frames 框 – aluminum frames with fluorocarbon coating. 氟碳塗料鋁框。 Glass 玻璃 – tinted insulated double glazing with low-emissivity coating. 有色雙層中空低輻射鍍膜。
		4/F Flat roof door (Houses A & E) A & E獨立屋四樓平台門	Aluminum glass panel door fitted with metal lockset:- 鋁框玻璃門並裝上金屬門鎖:- Frames 框 – aluminum frames with fluorocarbon coating. 氟碳塗料鋁框。 Glass 玻璃 – tinted insulated double glazing with low-emissivity coating. 有色雙層中空低輻射鍍膜。
		All houses Roof door 所有獨立屋天台門	Aluminum glass panel door fitted with door closer (except Houses F & H), metal lockset and electrical lockset:- 鋁框玻璃門並裝上氣鼓(F及H屋除外)、金屬門鎖及電子門鎖:- Frames 框 – aluminum frames with fluorocarbon coating. 氟碳塗料鋁框。 Glass 玻璃 – tinted insulated double glazing with low-emissivity coating. 有色雙層中空低輻射鍍膜。
		Garden to Driveway door (Houses A & E) A & E獨立屋花園往車道門 Garden to Repulse Bay Road door (Houses C & D) C & D獨立屋花園往淺水灣道門 House F Garden to Non-development area door F獨立屋花園往不發展地方門	Wooden pattern aluminum gate with metal lockset. 木紋面鋁閘門並裝上金屬門鎖。
		Bedroom doors 睡房門	Not provided. 沒有提供。
		House A Carport to Main switch room & F.S. pump room door A獨立屋車房往總電掣房及消防泵房門 House E Carport to F.S. pump room door E獨立屋車房往消防泵房門 House H Waste material recycle room door H獨立屋回收間門	Fire-rated stainless steel door with stone cladding finishes (pull side) fitted with door closer and metal lockset. 天然石飾面(拉門一方)防火不銹鋼門並裝上氣鼓及金屬門鎖。
		House to Garden door (Houses A, C, D & E) A, C, D & E獨立屋往花園門 House H Staircase to Driveway door H獨立屋樓梯往車道門	Stainless steel door with stone cladding finishes (pull side) fitted with door closer, electrical lockset and metal handle. 天然石飾面(拉門一方)不銹鋼門並裝上氣鼓、電子門鎖及金屬手抽。
		House A Staircase to Store room & ELV room door A獨立屋樓梯往儲物間及弱電電房門 House C Store room (1) door C獨立屋1號儲物間門 House F Store room (2) door F獨立屋2號儲物間門	Fire-rated timber door with paint finishes fitted with metal handle (except Store room (1) & (2) door with metal lockset) and door closer. 髹手掃漆防火木門並裝上金屬手抽(除1及2號儲物間門裝金屬門鎖)及氣鼓。
		Bathroom door 浴室門 Powder room door 化妝間門 Toilet door 洗手間門	Louvre timber door with paint finishes fitted with metal lockset. 髹手掃漆百葉木門配金屬門鎖。

HOUSES 獨立屋 A, C, D, E, F & H

3. Interior Fittings室內裝置

		Description (Material, finishes and accessories) 描述（用料、裝修物料及裝飾）	
a	Doors 門	Kitchen to Store room (1) door (Houses E & H) E & H獨立屋廚房往1號儲物間門 House F Kitchen to Store room (3) door F獨立屋廚房往3號儲物間門 House A Kitchen to Store room (1) door A獨立屋廚房往1號儲物間門 House C Store room (2) door C獨立屋2號儲物間門 House D Store room (1) and (2) door D獨立屋1及2號儲物間門	Paint finishes fire-rated timber door with fire-resistant glass panel fitted with metal lockset and door closer. 髹手掃漆防火木門配防火玻璃面板並裝上金屬門鎖及氣鼓。
		Waste material recycle room door (Houses A, D & F) A, D & F獨立屋回收間門 House A ELV room door A獨立屋弱電電房門 House C to Main switch room & F.S. pump room door C獨立屋往總電掣房及消防泵房門 House C Staircase to Waste material recycle room door C獨立屋樓梯往回收間門 Main switch room door (Houses A, C & D) A, C & D 獨立屋總電掣房門 House E Switch room door E獨立屋電掣房門 House F Staircase to Gas water heater room door F獨立屋樓梯往煤氣熱水間門 House F Gas water heater room door F獨立屋煤氣熱水間門 F.S. pump room door (Houses A, C, D, E & F) A, C, D, E & F 獨立屋消防泵房門 House F F.S. sprinkler pump room door F獨立屋消防花灑泵房門 House H F.S. sprinkler & F.S. pump room door H獨立屋消防花灑及消防泵房門 House F Staircase to F.S. sprinkler pump room door F獨立屋樓梯往消防花灑泵房門 House F Staircase to F.S. pump room door F獨立屋樓梯往消防泵房門	Fire-rated timber door with plastic laminate finishes fitted with door closer and metal lockset. 防火膠板飾面木門並裝上氣鼓及金屬門鎖。
		House to Carport door (Houses A & E) A & E獨立屋往車房門	Fire-rated stainless steel door fitted with door closer, metal lockset and electrical lockset. 防火不銹鋼門並裝上氣鼓、金屬門鎖及電子門鎖。
		House D Carport to Main switch room & F.S. pump room door D獨立屋車房往總電掣房及消防泵房門 House F Staircases to Means of escape door F獨立屋樓梯往逃生出口門 House F Carport to Main switch panel and Waste material recycle room door F獨立屋車房往總電掣間及回收間門	Fire-rated stainless steel door fitted with door closer and metal lockset. 防火不銹鋼門並裝上氣鼓及金屬門鎖。
		House to Carport door (Houses C, D, F & H) C, D, F & H獨立屋往車房門	Fire-rated stainless steel door with fire–resistant glass panel fitted with door closer, metal lockset and electrical lockset. 防火不銹鋼門配防火玻璃面板並裝上氣鼓、金屬門鎖及電子門鎖。

HOUSES 獨立屋 A, C, D, E, F & H

3. Interior Fittings室內裝置

		Description (Material, finishes and accessories) 描述（用料、裝修物料及裝飾）			
a	Doors 門	House A Store room door A獨立屋儲物間門		Timber door with paint finishes fitted with metal lockset. 髹手掃漆木門配金屬門鎖。	
		House C Waste material recycle room door C獨立屋回收間門		Stainless steel door fitted with metal lockset. 不銹鋼門配金屬門鎖。	
		House E Driveway to Switch room door E獨立屋車道往電掣房門 House H Staircase to Means of escape door H獨立屋樓梯往逃生出口門		Stainless steel door fitted with door closer and metal lockset. 不銹鋼門並裝上氣鼓及金屬門鎖。	
		All houses Kitchen door 所有獨立屋廚房門 All houses Staircases door 所有獨立屋樓梯門		Paint finishes fire-rated timber door with fire-resistant glass panel fitted with door closer and metal handle. 髹手掃漆防火木門配防火玻璃面板並裝上氣鼓及金屬手抽。	
b	Bathroom 浴室			**Type 類型**	**Material 用料**
		(i)	Type and material of fittings and equipment 裝置及設備的類型及用料	Wash basin mixer 洗手盆水龍頭	Electroplated single lever wash basin mixer 單杆式電鍍水龍頭
				Wash basin 洗手盆	Vitreous china 瓷料
				Water closet 坐廁	Vitreous china 瓷料
		(ii)	Type and material of water supply system 供水系統的類型及用料	For type and material of water supply system, please refer to “Water Supply” below. 有關供水系統的類型及用料，請參閱以下「供水」的部分。	
		(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 mixer 淋浴水龍頭	Electroplated shower set 電鍍花洒套裝
				Bath tub mixer 浴缸水龍頭	Electroplated single lever bath mixer 單杆式電鍍水龍頭
				Bath tub 浴缸	Enameled cast metal bath tub 金屬搪瓷面浴缸
		(iv)	Size of bath tub, (if applicable) 浴缸大小(如適用的話)	1500 (L長) x 700 (W闊) x 420 (D深) mm毫米	
c	Kitchen 廚房	(i)	Material of sink unit 洗滌盆	House 獨立屋A : one double stainless steel sink and one single stainless steel sink fitted with electroplated single lever sink mixer. 不銹鋼雙洗滌盆及單洗滌盆各一個配單杆式電鍍水龍頭。 Houses 獨立屋C, D & H : one double stainless steel sink fitted with electroplated single lever sink mixer. 不銹鋼雙洗滌盆一個配單杆式電鍍水龍頭。 House 獨立屋E : two single stainless steel sink fitted with electroplated single lever sink mixer. 不銹鋼單洗滌盆兩個配單杆式電鍍水龍頭。 House 獨立屋F : one single stainless steel sink fitted with electroplated single lever sink mixer. 不銹鋼單洗滌盆一個配單杆式電鍍水龍頭。	
		(ii)	Type and material of water supply system 供水系統的類型及用料	For type and material of water supply system, please refer to “Water Supply” below. 有關供水系統的類型及用料，請參閱以下「供水」的部分。	
		(iii)	Material and finishes of kitchen cabinet 廚櫃的用料及裝修物料	Not provided. 沒有提供。	
		(iv)	Type of all other fittings and equipment 所有其他裝置及設備的類型	For the appliances provision and brand name, please refer to the “Appliances Schedule”. 隨樓附送之設備及品牌，請參閱「設備説明表」。	
d	Bedroom 睡房	No fittings provided. 沒有裝置提供。			
e	Telephone 電話	Telephone outlets are provided. For the location and number of connection points, please refer to “Schedule of Mechanical & Electrical Provisions”. 設有電話接駁點。有關接駁點之位置及數目，請參考「機電裝置數量説明表」。			
f	Aerials 天線	TV/FM outlets are provided. For the location and number of connection points, please refer to “Schedule of Mechanical & Electrical Provisions”. 設有電視及電台天線插座。有關接駁點之位置及數目，請參考「機電裝置數量説明表」。			

HOUSES 獨立屋 A, C, D, E, F & H

3. Interior Fittings室內裝置

		Description 描述
g	Electrical installations 電力裝置	Three phase electricity supply with MCB board completed with residual current protection is provided for each house. Conduits are concealed in part and exposed in part. For the location and number of power points and air-conditioner points, please refer to "Schedule of Mechanical & Electrical Provisions". 每座獨立屋都提供三相供電與總電掣箱，設有漏電斷路保護裝置。管道部份是隱藏、部份是外露的。有關電源接駁點及空調機接駁點的位置和數目，請參考「機電裝置數量説明表」。
h	Gas supply 氣體供應	Central towngas supply is provided for each house with towngas connection point in the kitchen, garden (Houses A, C, D, E & F), flat roof (House H) and roof. 每座獨立屋均提供中央煤氣，煤氣供應點在廚房、花園(A, C, D, E & F獨立屋)、平台(H獨立屋)及天台。
i	Washing machine connection point 洗衣機接駁點	Water point of a design of 22 mm and drain point of a design of 50 mm in diameter are provided for washing machine. 洗衣機來水接駁喉為直徑22毫米及去水接駁喉為直徑50毫米。 Location of the washing machine connection points are as follows 洗衣機接駁點如下： Houses 獨立屋A, C, D & E: 2/F Store room 二樓儲物間(2) House 獨立屋F: 2/F Store room 二樓儲物間(4) House獨立屋H: 1/F Store room 一樓儲物間(3)
j	Water supply 供水	Copper pipes are provided for both hot and cold water supply. Water pipes are concealed in part and exposed in part. Hot water is available. 熱水和冷水供應採用銅喉管。水管部份是隱藏、部份是外露的。有熱水供應。

4. Miscellaneous 雜項

		Description 描述		
a	Lift 升降機	Brand name and model number 品牌名稱及產品型號	(i)	**Houses 獨立屋A, B, C, D & E** A lift serving from G/F to Roof floor for each house. 每座獨立屋設有升降機一部由地下至天台。 Brand Name 品牌名稱 ： Otis 奧的斯 Model Number 型號 ： House 獨立屋A - GeN2 Regen Houses 獨立屋B, C, D & E - Elex
			(ii)	**Houses 獨立屋F, G & H** A lift serving from G/F to 3/F for each house. 每座獨立屋設有升降機一部由地下至三樓。 Brand Name 品牌名稱 ： Otis 奧的斯 Model Number 型號 ： House 獨立屋F – Elex Houses 獨立屋G & H - GeN2 Regen
			(iii)	**Recreational Facilities 康樂設施** A lift serving from G/F to LG2/F. 升降機一部由地下至地下低層二。 Brand Name 品牌名稱 ： Otis 奧的斯 Model Number 型號 ： GeN2 Regen
b	Letter box 信箱	Not provided 沒有提供		
c	Refuse collection 垃圾收集	Means of refuse collection and location of refuse room 垃圾收集的方法及垃圾房的位置		Refuse will be collected by cleaner and centrally handled at refuse storage and material recovery chamber located in LG1/F of the development. 垃圾將由清潔工人收集並在位於發展項目的地下低層一裡的垃圾儲存及物料回收室集中處理。
d	Water meter, electricity meter and gas meter 水錶、電錶及氣體錶	Location & whether they are separate or communal meters 位置及就獨立屋而言是獨立抑或公用的錶		Separate water meters for individual house are provided in the master water meter room at LG1/F. Separate electricity meters for individual house are provided in the Consumer L.V. switch room at LG5/F. Separate towngas meter for Houses A, B, C, D & E is provided in the G/F Gas meter cabinet of each house and Houses F, G & H is provided in the kitchen of each house. 每座獨立屋之獨立水錶安裝於地下低層一的總水錶房內。每座獨立屋的獨立電錶安裝於地下低層五的客戶低壓電掣房內。A、B、C、D & E獨立屋的煤氣錶安裝於地下煤氣錶櫃內，F、G & H獨立屋的煤氣錶安裝於廚房內。

HOUSES 獨立屋 A, C, D, E, F & H

5. Security Facilities 保安設施

		Description 描述
a	Master security system 總警報系統	Master security system panels of each house are installed at the main entrance and kitchen. The system is linked up with the magnetic door contact system and the laser scan detector system of the respective house and alarm signals are connected with the security system of the Development. 每戶的總警報系統之控制面板設於主入口及廚房。總警報系統與該戶之門磁感應系統及鐳射掃描器連接，而警報訊號與發展項目的保安系統連接。
b	Magnetic door contacts with digital lock system 門磁感應器及數字鎖系統	House A, C, D, E, F: provided at the door to carport, garden and roof. House H: provided at the door to carport, flat roof at G/F and roof. 獨立屋A, C, D, E, F：設於通往車房、花園及天台之門。 獨立屋H：設於車房、地下之平台及天台之門。
c	Laser scan detectors and alarm bell 鐳射掃描器及警鐘	House A, C, D, E, F: provided at the garden. House H: provided at the flat roof of G/F. 獨立屋A, C, D, E, F：設於花園。 獨立屋H：設於地下之平台。
d	Video door phone system 大門視像對講機	Door bell panel at the main entrance is equipped with video camera and video door phones are installed at the living room and kitchen. 大門門鐘面板設有視像鏡頭，視像對講機設於客廳及廚房。
e	CCTV system 閉路電視系統	House A, C, D, E, F: CCTV cameras are provided at the carport, roof, lift and garden. Two viewing terminals are provided. House H: CCTV cameras are provided at the carport, roof, lift and flat roof at G/F. Two viewing terminals are provided. 獨立屋A, C, D, E, F：車房、天台、升降機及花園均裝有閉路電視鏡頭。設有兩個閉路電視監察終端。 獨立屋H：車房、天台、升降機及位於地下之平台均裝有閉路電視鏡頭。設有兩個閉路電視監察終端。
f	Panic alarm button 緊急警報掣	Provided in all bathrooms and powder rooms. 設於所有浴室及化妝間。
		Common Area 公共地方
		CCTV cameras and thermal sensors are provided at the main entrance, boundary wall, carpark driveway and recreational facilities of the Development. Floodlight and public address system are installed at the external façade of the Development. Laser scan detector is installed at the external façade next to the common driveway of House A. Smart card access control for the residents and remote control device for the vehicles access is provided at the main entrance of the Development. Entrance to the recreational facilities is controlled by digital lock system. 發展項目入口、圍牆、車輛通道及康樂設施均裝有閉路電視及熱能探測器。泛光燈及廣播系統設於發展項目外牆。獨立屋A之公用車路外圍設有鐳射掃描器。 發展項目住戶入口裝有智能卡出入系統，而車輛出入口使用遙控設備操作，康樂設施出入口裝有數字鎖系統。

Remark: 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.
備註： 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。

HOUSES 獨立屋 A, C, D, E, F & H

6. Appliances 設備

Appliances Schedule 設備説明		
Appliances 設備	**Brand Name 品牌名稱**	**Model Number 產品型號**
Gas water heater 煤氣熱水爐	Blueflame	NJW321TFL
Ventilation fan 抽氣扇	Panasonic	FV-18NS3H, FV-15NS3H & FV-23NL3H
VRV Multi Air Conditioning System VRV分體式空調 **House 獨立屋A**	Daikin 大金	
Outdoor Unit 室外機		RUXYQ30AB
Indoor Unit 室內機		FXDP22QPVC, FXSP71BA, FXSP56BA, FXAQ25PVE, FXAQ20PVE, FXDP45QPVC, FXDP56QPVC, FXDP36QPVC & FXDP28QPVC
VRV Multi Air Conditioning System VRV分體式空調 **Houses 獨立屋C**	Daikin 大金	
Outdoor Unit 室外機		RUXYQ20AB
Indoor Unit 室內機		FXDP22QPVC, FXSP56BA, FXAQ20PVE, FXDP45QPVC & FXDP36QPVC
VRV Multi Air Conditioning System VRV分體式空調 **Houses 獨立屋D**	Daikin 大金	
Outdoor Unit 室外機		RUXYQ20AB
Indoor Unit 室內機		FXDP22QPVC, FXSP45BA, FXSP56BA, FXSP71BA, FXDP20QPVE, FXDP45QPVC, FXDP36QPVC & FXDP28QPVC
VRV Multi Air Conditioning System VRV分體式空調 **Houses 獨立屋E**	Daikin 大金	
Outdoor Unit 室外機		RUXYQ26A
Indoor Unit 室內機		FXDP22QPVC, FXDP28QPVC, FXSP71BA, FXAQ20PVE & FXDP36QPVC
VRV Multi Air Conditioning System VRV分體式空調 **Houses 獨立屋F**	Daikin 大金	
Outdoor Unit 室外機		RUXYQ26AB
Indoor Unit 室內機		FXSP45BA, FXDP45QPVC, FXSP56BA, FXDP36QPVC, FXAQ20PVE & FXDP22QPVC
VRV Multi Air Conditioning System VRV分體式空調 **Houses 獨立屋H**	Daikin 大金	
Outdoor Unit 室外機		RUXYQ20AB
Indoor Unit 室內機		FXSP71BA, FXSP45BA, FXDP45QPVC, FXAQ20PVE, FXDP36QPVC, FXDP56QPVC & FXDP22QPVC
Wall Dry System 牆身乾燥系統	NBU&COUFAL	HA-PE 27
Master Security Control System 中央保安系統	Chubb 集寶	Not applicable 不適用
Laser Scan Detector 鐳射掃描器	SICK	LMS511-10100 PRO & LMS511-20100 PRO
Video Door Phone 視像對講機	Comelit	6602W

Remark: 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.
備註： 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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SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS (HOUSE A)
機電裝置數量說明表 (獨立屋A)

Floor 樓層	Location 位置	Item 項目												
		Lighting Switch 燈掣	Lighting Point 燈位	Weather-proof Lighting Switch 防水燈掣	Switch for Exhaust Fan 抽氣扇開關掣	Exhaust Fan 抽氣扇	External Lighting Point 戶外燈	Ceiling LED Light Strip 天花LED燈帶	13A Single Socket Outlet 13A單位電插座	13A Twin Socket Outlet 13A雙位電插座	125A TPN Isolator (For EV Charger) 125A三相刀掣(供電動車充電器)	Fuse Spur Unit 保險菲士蘇	TV/FM Outlet 電視/電台天線插座	Telephone/ Data Outlet 電話/數據插座
Ground Floor 地下	Carport 車房	2	7	--	--	--	--	3	2	--	1	--	--	--
	Garden 花園	--	--	--	--	--	3	--	--	--	--	--	--	--
	Staircase 樓梯	--	1	--	--	--	--	--	--	--	--	--	--	--
	Main Switch Room 總電掣房	1	1	--	--	--	--	--	--	1	--	--	--	--
	Waste Material Recycle Room 回收間	--	1	1	1	1	--	--	--	--	--	1	--	--
	ELV. Room 弱電電房	1	1	--	--	--	--	--	--	1	--	--	--	--
	F.S. Pump Room 消防泵房	1	1	--	--	--	--	--	--	1	--	--	--	--
	Store Room 儲物間	1	1	--	--	--	--	--	1	--	--	--	--	--
	Main Entrance 大門入口	--	--	--	--	--	--	--	--	--	--	--	--	--
	Entrance Lobby 入口大堂	1	1	--	--	--	--	--	--	--	--	5	--	--
	Corridor 走廊	1	1	--	--	--	--	--	--	--	--	--	--	--
First Floor 一樓	Living Room 客廳	2	7	--	--	--	--	--	--	10	--	6	5	2
	Bedroom (4) 睡房 (4)	2	2	--	--	--	--	--	--	5	--	1	1	1
	Walk-in Closet 衣帽間	--	1	--	1	--	--	--	--	1	--	--	--	--
	Bathroom (4) 浴室 (4)	--	2	--	--	1	--	--	--	--	--	2	--	--
	Corridor 走廊	1	1	--	1	--	--	--	--	2	--	--	--	--
	Powder Room (1) 化妝間 (1)	--	1	--	--	1	--	--	--	--	--	1	--	--
	Staircase 樓梯	--	2	--	--	--	--	--	--	--	--	--	--	--

SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS (HOUSE A)
機電裝置數量說明表 (獨立屋A)

Item 項目																
Thermostat for A/C Indicator 空調溫度控制顯示器	VRV Indoor Unit and A/C Point VRV分體空調室內機位及其接駁點	Security System Control Panel 保安系統控制面版	Shunt Slideswitch 分流滑動開關掣	Panic Alarm Button 緊急警報掣	Audible Warning Device 入侵警報裝置	Laser Scan Detector 鐳射掃描器	Magnetic Door Contact 門磁感應器	Magnetic Door Switch 門磁感應開關掣	Access control keypad 密碼鎖	CCTV 閉路電視	CCTV Monitor 閉路電視顯示屏	Video Door Phone 視像對講機	Visitor Intercom with door bell push button 訪客對講機連門鈴按鈕	Key Switch 鎖匙開關掣	Water Supply Point 供水位	Gas Supply Point 煤氣位
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SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS (HOUSE A)
機電裝置數量說明表 (獨立屋A)

Floor 樓層	Location 位置	Item 項目													
		Lighting Switch 燈掣	Lighting Switch & Switch for exhaust fan 燈掣及抽氣扇開關掣	Exhaust Fan 抽氣扇	Lighting Point 燈位	Switch for Exhaust Fan 抽氣扇開關掣	13A Single Socket Outlet 13A單位電插座	13A Twin Socket Outlet 13A雙位電插座	20A Power Switch 20A電源掣	Fuse Spur Unit 保險菲士蘇	M.C.B board 總電掣箱	Washing Machine Connection Point (Water Inlet) 洗衣機接駁點 (入水位)	Washing Machine Connection Point (Water Outlet) 洗衣機接駁點 (去水位)	TV/FM Outlet 電視/電台天線插座	Telephone/ Data Outlet 電話/數據插座
Second Floor 二樓	Corridor 走廊	2	--	--	2	--	--	1	--	1	--	--	--	--	--
	Dining Room 飯廳	1	--	--	5	--	--	10	--	4	--	--	--	4	2
	Kitchen 廚房	--	1	1	3	--	5	4	2	1	--	--	--	1	1
	Powder Room (2) 化妝間 (2)	--	--	--	1	--	--	--	--	2	--	--	--	--	--
	Store Room (1) 儲物間 (1)	1	1	--	2	--	--		--	2	--	--	--	--	--
	Toilet 洗手間	--	--	1	1	--	--	--	--	5	--	--	--	--	1
	Store Room (2) 儲物間 (2)	--	--	--	1	--	--	2	--	5	--	1	1	--	--
	Staircase 樓梯	--	--	--	2	--	--	--	--	--	--	--	--	--	--
Third Floor 三樓	Corridor 走廊	3	--	--	3	--	--	1	--	1	1	--	--	--	--
	Master Bedroom (2) 主人睡房 (2)	2	--	--	2	--	--	6	--	4	--	--	--	3	1
	Walk-in Closet 衣帽間	1	1	--	2	--	--	--	--	1	--	--	--	--	--
	Master Bathroom (2) 主人浴室 (2)	--	--	1	2	--	1	--	--	4	--	--	--	1	--
	Bedroom (2) 睡房 (2)	1	--	--	2	--	--	4	--	2	--	--	--	1	1
	Walk-in Closet 衣帽間	1	1	--	--	--	--	--	--	1	--	--	--	--	--
	Bathroom (2) 浴室 (2)	--	--	1	2	--	1	--	--	1	--	--	--	1	--
	Bedroom (3) 睡房 (3)	1	--	--	1	--	--	3	--	1	--	--	--	1	1
	Walk-in Closet 衣帽間	1	--	--	1	1	--	--	--	--	--	--	--	--	--
	Bathroom (3) 浴室 (3)	--	--	1	3	--	1	--	--	2	--	--	--	--	--
	Staircase 樓梯	--	--	--	2	--	--	--	--	--	--	--	--	--	--

SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS (HOUSE A)
機電裝置數量說明表 (獨立屋A)

Item 項目															
Thermostat for A/C Indicator 空調溫度控制顯示器	VRV Indoor Unit and A/C Point VRV分體空調室內機位及其接駁點	Security System Control Panel 保安系統控制面版	Panic Alarm Button 緊急警報掣	Lighting Control Panel (For Security System) 警報燈控制箱(保安系統)	Card Access Main Control Panel 門禁主控制箱	Door Controller Panel 門禁控制器	Lift Supervisory Panel 升降機監控屏	Alarm Input & Output Control Panel 警鐘輸入和輸出控制箱	24V DC Power Supply 24V直流電源供應器(警鐘)	Alarm Main Control Panel 警鐘主控制箱	12V DC Power Supply (Alarm) 12V直流電源供應器(警鐘)	12V DC Power Supply (Electric lock) 12V直流電源供應器(電鎖)	Video Phone System Control Panel 視像系統控制箱	Video Door Phone 視像對講機	Gas Supply Point 煤氣位
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SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS (HOUSE A)
機電裝置數量說明表 (獨立屋A)

Floor 樓層	Location 位置	Item 項目											
		Lighting Switch 燈掣	Lighting Switch & Switch for exhaust fan 燈掣及抽氣扇開關掣	Exhaust Fan 抽氣扇	Lighting Point 燈位	Switch for Exhaust Fan 抽氣扇開關掣	LED Light Strip LED燈帶	13A Single Socket Outlet 13A單位電插座	13A Twin Socket Outlet 13A雙位電插座	32A 3 Phase Socket Outlet 32A三相電插座	Fuse Spur Unit 保險菲士蘇	TV/FM Outlet 電視/電台天線插座	Telephone/ Data Outlet 電話/數據插座
Fourth Floor 四樓	Corridor 走廊	3	--	--	1	--	--	1	1	--	2	--	--
	Master Bedroom (1) 主人睡房 (1)	1	--	--	2	--	--	--	8	--	4	2	1
	Walk-in Closet 衣帽間	2	--	--	3	1	--	--	--	--	3	--	--
	Master Bathroom (1) 主人浴室 (1)	--	--	1	2	--	--	1	1	--	2	1	--
	Bedroom (1) 睡房 (1)	1	--	--	2	--	--	--	5	--	2	2	1
	Walk-in Closet 衣帽間	--	1	--	--	--	--	--	--	--	1	--	--
	Bathroom (1) 浴室 (1)	--	--	1	2	--	--	1	--	--	2	1	--
	Staircase 樓梯	--	--	--	2	--	--	--	--	--	--	--	--
Roof Floor 天台	Lift Lobby 升降機大堂	2	--	--	1	--	--	--	--	--	--	--	--
	Roof 天台	--	--	--	--	--	1	--	--	1	--	--	--
Upper Roof Floor 上層天台	Gas Water Heater Room 煤氣熱水間	1	--	--	1	--	--	--	--	--	--	--	--

SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS (HOUSE A)
機電裝置數量說明表 (獨立屋A)

Item 項目													
Central Remote Controller 中央空調控制屏	Thermostat for A/C Indicator 空調溫度控制顯示器	VRV Indoor Unit and A/C Point VRV分體空調室內機位及其接駁點	Sub controller for Gas water heater 煤氣熱水爐副控制器	Security System Control Panel 保安系統控制面版	Shunt Slideswitch 分流滑動開關掣	Panic Alarm Button 緊急警報掣	Magnetic Door Contact 門磁感應器	Magnetic Door Switch 門磁感應開關掣	Access control keypad 密碼鎖	CCTV 閉路電視	CCTV Monitor 閉路電視顯示屏	CCTV digital video recorder CCTV數位監控錄放影機	Gas Supply Point 煤氣位
1	1	1	--	--	--	--	--	--	--	--	--	1	--
--	2	2	--	1	1	--	--	--	--	--	--	--	--
--	--	--	1	--	--	--	--	--	--	--	--	--	--
--	1	1	--	--	--	1	--	--	--	--	1	--	--
--	1	1	--	--	--	--	--	--	--	--	--	--	--
--	1	--	--	--	--	--	--	--	--	--	--	--	--
--	1	1	--	--	--	1	--	--	--	--	--	--	--
--	1	1	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	1	--	1	1	--	--	--	--	--
--	--	--	--	--	--	--	--	--	1	1	--	--	1
--	--	--	--	--	--	--	--	--	--	--	--	--	--

SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS (HOUSE C)
機電裝置數量說明表 (獨立屋C)

Floor 樓層	Location 位置	Item 項目											
		Lighting Switch 燈掣	Lighting Switch & Switch for exhaust fan 燈掣及抽氣扇開關掣	Exhaust Fan 抽氣扇	Lighting Point 燈位	Fuse Spur Unit 保險菲士蘇	Weather-proof Lighting Switch 防水燈掣	Switch for Exhaust Fan 抽氣扇開關掣	External Lighting Point 戶外燈	Ceiling LED Light Strip 天花LED燈帶	13A Single Socket Outlet 13A單位電插座	13A Twin Socket Outlet 13A雙位電插座	125A TPN Isolator (For EV Charger) 125A三相刀掣 (供電動車充電器)
Ground Floor 地下	Carport 車房	2	--	--	8	--	--	--	--	3	2	--	1
	Garden 花園	--	--	--	--	--	--	--	3	--	--	--	--
	Staircase 樓梯	--	--	--	1	--	--	--	--	--	--	--	--
	Main Switch Room 總電掣房	1	--	--	1	--	--	--	--	--	--	1	--
	Waste Material Recycle Room 回收間	--	--	1	1	1	1	1	--	--	--	--	--
	F.S. Pump Room 消防泵房	1	--	--	1	--	--	--	--	--	--	1	--
	Main Entrance 大門入口	--	--	--	--	--	--	--	--	--	--	--	--
First Floor 一樓	Entrance Lobby 入口大堂	1	--	--	1	4	--	--	--	--	--	--	--
	Living Room 客廳	1	--	--	--	3	--	--	--	--	--	9	--
	Corridor 走廊	--	--	--	2	--	--	--	--	--	--	--	--
	Powder Room (1) 化妝間 (1)	--	--	1	2	2	--	--	--	--	--	--	--
	Store Room (1) 儲物間 (1)	--	1	--	1	--	--	--	--	--	--	--	--
	Staircase 樓梯	--	--	--	2	--	--	--	--	--	--	--	--

SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS (HOUSE C)
機電裝置數量說明表 (獨立屋C)

Item 項目																
TV/FM Outlet 電視/電台天線插座	Telephone/ Data Outlet 電話/數據插座	Thermostat for A/C Indicator 空調溫度控制顯示器	VRV Indoor Unit and A/C Point VRV分體空調室內機位及其接駁點	Security System Control Panel 保安系統控制面版	Panic Alarm Button 緊急警報掣	Audible Warning Device 入侵警報裝置	Laser Scan Detector 鐳射掃描器	Magnetic Door Contact 門磁感應器	Magnetic Door Switch 門磁感應開關掣	Access control keypad 密碼鎖	CCTV 閉路電視	Video Door Phone 視像對講機	Visitor Intercom with door bell push button 訪客對講機連門鈴按鈕	Key Switch 鎖匙開關掣	Water Supply Point 供水位	Gas Supply Point 煤氣位
--	--	--	--	--	--	--	--	--	--	1	1	--	--	1	1	--
--	--	--	--	--	--	1	2	--	--	--	1	--	--	--	1	1
--	--	--	--	--	--	--	--	1	1	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
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--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	--	--
--	--	1	1	1	--	--	--	--	--	--	--	1	--	--	--	--
2	1	2	2	--	--	--	--	--	--	--	--	1	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	1	--	--	--	--	--	--	--	--	--	--	--
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SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS (HOUSE C)
機電裝置數量說明表 (獨立屋C)

Floor 樓層	Location 位置	Item 項目													
		Lighting Switch 燈掣	Lighting Switch & Switch for exhaust fan 燈掣及抽氣扇開關掣	Exhaust Fan 抽氣扇	Lighting Point 燈位	13A Single Socket Outlet 13A單位電插座	13A Twin Socket Outlet 13A雙位電插座	20A Power Switch 20A電源掣	Fuse Spur Unit 保險菲士蘇	M.C.B board 總電掣箱	Washing Machine Connection Point (Water Inlet) 洗衣機接駁點 (入水位)	Washing Machine Connection Point (Water Outlet) 洗衣機接駁點 (去水位)	TV/FM Outlet 電視/電台天線插座	Telephone/ Data Outlet 電話/數據插座	Thermostat for A/C Indicator 空調溫度控制顯示器
Second Floor 二樓	Lift Lobby 升降機大堂	1	--	--	1	--	3	--	2	--	--	--	--	--	3
	Dining Room 飯廳	--	--	--	2	--	5	--	3	--	--	--	3	2	--
	Kitchen 廚房	--	1	1	2	10	4	2	3	--	--	--	1	1	1
	Powder Room (2) 化妝間 (2)	--	1	1	2	--	--	--	2	--	--	--	--	--	--
	Toilet 洗手間	--	--	1	1	--	--	--	1	--	--	--	--	--	--
	Store Room (2) 儲物間 (2)	3	1	--	4	--	3	--	5	--	1	1	--	--	2
	Corridor 走廊	--	--	--	2	--	--	--	--	--	--	--	--	--	--
	Staircase 樓梯	--	--	--	2	--	--	--	--	--	--	--	--	--	--
Third Floor 三樓	Lift Lobby 升降機大堂	2	--	--	1	--	1	--	1	1	--	--	--	--	1
	Master Bedroom (2) 主人睡房 (2)	3	1	--	3	--	5	--	6	--	--	--	1	1	2
	Master Bathroom (2) 主人浴室 (2)	--	--	1	3			--	2	--	--	--	1	--	1
	Bedroom (2) 睡房 (2)	2	1	--	1	--	3	--	1	--	--	--	1	1	1
	Bathroom (2) 浴室 (2)	--	--	1	1	1	--	--	1	--	--	--	1	--	--
	Corridor 走廊	--	--	--	2	--	--	--	--	--	--	--	--	--	--
	Staircase 樓梯	--	--	--	2	--	--	--	--	--	--	--	--	--	--

SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS (HOUSE C)
機電裝置數量說明表 (獨立屋C)

Item 項目															
VRV Indoor Unit and A/C Point VRV分體空調室內機位及其接駁點	Security System Control Panel 保安系統控制面版	Panic Alarm Button 緊急警報掣	Lighting Control Panel (For Security System) 警報燈控制箱(保安系統)	Card Access Main Control Panel 門禁主控制箱	Door Controller Panel 門禁控制器	Lift Supervisory Panel 升降機監控屏	Alarm Input & Output Control Panel 警鐘輸入和輸出控制箱	24V DC Power Supply 24V直流電源供應器(警鐘)	Alarm Main Control Panel 警鐘主控制箱	12V DC Power Supply (Alarm) 12V直流電源供應器(警鐘)	12V DC Power Supply (Electric lock) 12V直流電源供應器(電鎖)	Video Phone System Control Panel 視像系統控制箱	CCTV Monitor 閉路電視顯示屏	Video Door Phone 視像對講機	Gas Supply Point 煤氣位
1	--	--	--	--	--	--	--	--	--	--	--	--	1	1	--
2	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
1	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1
--	--	1	--	--	--	--	--	--	--	--	--	--	--	--	--
--	--	1	--	--	--	--	--	--	--	--	--	--	--	--	--
--	1	--	1	1	1	1	1	1	1	1	1	1	1	--	--
--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
1	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
2	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
1	--	1	--	--	--	--	--	--	--	--	--	--	--	--	--
1	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
--	--	1	--	--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS (HOUSE C)
機電裝置數量説明表 (獨立屋C)

Floor 樓層	Location 位置	Item 項目											
		Lighting Switch 燈掣	Lighting Switch & Switch for exhaust fan 燈掣及抽氣扇開關掣	Exhaust Fan 抽氣扇	Lighting Point 燈位	LED Light Strip LED燈帶	13A Single Socket Outlet 13A單位電插座	13A Twin Socket Outlet 13A雙位電插座	32A 3 Phase Socket Outlet 32A三相電插座	Fuse Spur Unit 保險菲士蘇	TV/FM Outlet 電視/電台天線插座	Telephone/ Data Outlet 電話/數據插座	Central Remote Controller 中央空調控制屏
Fourth Floor 四樓	Lift Lobby 升降機大堂	2	--	--	1	--	1	--	--	2	--	--	1
	Corridor 走廊	--	--	--	1	--	--	--	--	--	--	--	--
	Master Bedroom (1) 主人睡房 (1)	1	1	--	3	--	--	6	--	2	1	1	--
	Master Bathroom (1) 主人浴室 (1)	--	--	1	4	--	1	2	--	2	1	--	--
	Bedroom (1) 睡房 (1)	3	1	--	2	--	--	4	--	2	1	1	--
	Bathroom (1) 浴室 (1)	--	--	1	1	--	1	--	--	1	1	--	--
	Staircase 樓梯	--	--	--	2	--	--	--	--	--	--	--	--
Roof Floor 天台	Lift Lobby 升降機大堂	2	--	--	1	--	--	--	--	--	--	--	--
	Roof 天台	--	--	--	--	1	--	--	1	--	--	--	--
Upper Roof Floor 上層天台	Gas Water Heater Room 煤氣熱水間	1	--	--	1	--	--	--	--	--	--	--	--

SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS (HOUSE C)
機電裝置數量說明表 (獨立屋C)

Item 項目												
Thermostat for A/C Indicator 空調溫度控制顯示器	VRV Indoor Unit and A/C Point VRV分體空調室內機位及其接駁點	Sub controller for Gas water heater 煤氣熱水爐副控制器	Security System Control Panel 保安系統控制面版	Shunt Slideswitch 分流滑動開關掣	Panic Alarm Button 緊急警報掣	Magnetic Door Contact 門磁感應器	Magnetic Door Switch 門磁感應開關掣	Access control keypad 密碼鎖	CCTV 閉路電視	CCTV Monitor 閉路電視顯示屏	CCTV digital video recorder CCTV數位監控錄放影機	Gas Supply Point 煤氣位
1	1	--	--	--	--	--	--	--	--	--	1	--
--	--	--	--	--	--	--	--	--	--	--	--	--
3	3	1	1	1	--	--	--	--	--	--	--	--
--	--	--	--	--	1	--	--	--	--	1	--	--
1	1	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	1	--	--	--	--	--	--	--
1	1	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	1	--	1	1	--	--	--	--	--
--	--	--	--	--	--	--	--	--	1	--	--	--
--	--	--	--	--	--	--	--	1	--	--	--	1

SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS (HOUSE D)
機電裝置數量說明表 (獨立屋D)

Floor 樓層	Location 位置	Item 項目												
		Lighting Switch 燈掣	Lighting Switch & Switch for exhaust fan 燈掣及抽氣扇開關掣	Exhaust fan 抽氣扇	Lighting Point 燈位	Weather-proof Lighting Switch 防水燈掣	Switch for Exhaust Fan 抽氣扇開關掣	External Lighting Point 戶外燈	Ceiling LED Light Strip 天花LED燈帶	13A Single Socket Outlet 13A單位電插座	13A Twin Socket Outlet 13A雙位電插座	125A TPN Isolator (For EV Charger) 125A三相刀掣(供電動車充電器)	Fuse Spur Unit 保險菲士蘇	TV/FM Outlet 電視 / 電台天線插座
Ground Floor 地下	Carport 車房	2	--	--	8	--	--	--	3	1	--	1	--	--
	Garden 花園	--	--	--	--	--	--	3	--	--	--	--	--	--
	Staircase 樓梯	--	--	--	1	--	--	--	--	--	--	--	--	--
	Main Switch Room 總電掣房	1	--	--	1	--	--	--	--	--	1	--	--	--
	Waste Material Recycle Room 回收間	--	--	1	1	1	1	--	--	--	--	--	1	--
	F.S. Pump Room 消防泵房	1	--	--	1	--	--	--	--	--	1	--	--	--
	Main Entrance 大門入口	--	--	--	--	--	--	--	--	--	--	--	--	--
	Entrance Lobby 入口大堂	1	--	--	1	--	--	--	--	--	--	--	4	--
First Floor 一樓	Living Room 客廳	1	--	--	--	--	--	--	--	--	9	--	3	2
	Corridor 走廊	--	--	--	2	--	--	--	--	--	--	--	--	--
	Powder Room (1) 化妝間 (1)	--	--	1	2	--	--	--	--	--	--	--	2	--
	Store Room (1) 儲物間 (1)	--	1	--	1	--	--	--	--	--	--	--	--	--
	Staircase 樓梯	--	--	--	2	--	--	--	--	--	--	--	--	--

SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS (HOUSE D)
機電裝置數量說明表 (獨立屋D)

Item 項目															
Telephone/ Data Outlet 電話/ 數據插座	Thermostat for A/C Indicator 空調溫度控制顯示器	VRV Indoor Unit and A/C Point VRV分體空調室內機位及其接駁點	Security System Control Panel 保安系統控制面版	Panic Alarm Button 緊急警報掣	Audible Warning Device 入侵警報裝置	Laser Scan Detector 鐳射掃描器	Magnetic Door Contact 門磁感應器	Magnetic Door Switch 門磁感應開關掣	Access control keypad 密碼鎖	CCTV 閉路電視	Video Door Phone 視像對講機	Visitor Intercom with door bell push button 訪客對講機連門鈴按鈕	Key Switch 鎖匙開關掣	Water Supply Point 供水位	Gas Supply Point 煤氣位
--	--	--	--	--	--	--	--	--	1	1	--	--	1	1	--
--	--	--	--	--	1	2	--	--	--	1	--	--	--	1	1
--	--	--	--	--	--	--	1	1	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
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--	--	--	--	--	--	--	--	--	--	--	--	1	--	--	--
--	1	1	1	--	--	--	--	--	--	--	1	--	--	--	--
1	2	2	--	--	--	--	--	--	--	--	1	--	--	--	--
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SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS (HOUSE D)
機電裝置數量說明表 (獨立屋D)

Floor 樓層	Location 位置	Item 項目													
		Lighting Switch 燈掣	Lighting Switch & Switch for exhaust fan 燈掣及抽氣扇開關掣	Exhaust fan 抽氣扇	Lighting Point 燈位	13A Single Socket Outlet 13A單位電插座	13A Twin Socket Outlet 13A雙位電插座	20A Power Switch 20A電源掣	Fuse Spur Unit 保險菲士蘇	M.C.B board 總電掣箱	Washing Machine Connection Point (Water Inlet) 洗衣機接駁點 (入水位)	Washing Machine Connection Point (Water Outlet) 洗衣機接駁點 (去水位)	TV/FM Outlet 電視/電台天線插座	Telephone/ Data Outlet 電話/數據插座	Thermostat for A/C Indicator 空調溫度控制顯示器
Second Floor 二樓	Lift Lobby 升降機大堂	1	--	--	1	--	3	--	2	--	--	--	--	--	3
	Dining Room 飯廳	--	--	--	2	--	5	--	3	--	--	--	3	2	--
	Kitchen 廚房	--	1	1	2	10	4	2	3	--	--	--	1	1	1
	Powder Room (2) 化妝間 (2)	--	--	--	2	--	--	--	2	--	--	--	--	--	--
	Toilet 洗手間	--	--	1	1	--	--	--	1	--	--	--	--	--	--
	Store Room (2) 儲物間 (2)	3	1	--	4	--	3	--	5	--	1	1	--	--	2
	Staircase 樓梯	--	--	--	2	--	--	--	--	--	--	--	--	--	--
Third Floor 三樓	Lift Lobby 升降機大堂	2	--	--	1	--	1	--	1	1	--	--	--	--	1
	Corridor 走廊	--	--	--	2	--	--	--	--	--	--	--	--	--	--
	Master Bedroom (2) 主人睡房 (2)	3	1	--	3	--	5	--	6	--	--	--	1	1	2
	Master Bathroom (2) 主人浴室 (2)	--	--	1	3			--	2	--	--	--	1	--	1
	Bedroom (2) 睡房 (2)	2	1	--	1	--	3	--	1	--	--	--	1	1	1
	Bathroom (2) 浴室 (2)	--	--	1	1	1	--	--	1	--	--	--	1	--	--
	Staircase 樓梯	--	--	--	2	--	--	--	--	--	--	--	--	--	--

SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS (HOUSE D)
機電裝置數量說明表 (獨立屋D)

Item 項目															
VRV Indoor Unit and A/C Point VRV分體空調室內機位及其接駁點	Security System Control Panel 保安系統控制面版	Panic Alarm Button 緊急警報掣	Lighting Control Panel (For Security System) 警報燈控制箱(保安系統)	Card Access Main Control Panel 門禁主控制箱	Door Controller Panel 門禁控制器	Lift Supervisory Panel 升降機監控屏	Alarm Input & Output Control Panel 警鐘輸入和輸出控制箱	24V DC Power Supply 24V直流電源供應器(警鐘)	Alarm Main Control Panel 警鐘主控制箱	12V DC Power Supply (Alarm) 12V直流電源供應器(警鐘)	12V DC Power Supply (Electric lock) 12V直流電源供應器(電鎖)	Video Phone System Control Panel 視像系統控制箱	CCTV Monitor 閉路電視顯示屏	Video Door Phone 視像對講機	Gas Supply Point 煤氣位
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SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS (HOUSE D)
機電裝置數量說明表 (獨立屋D)

Floor 樓層	Location 位置	Item 項目											
		Lighting Switch 燈掣	Lighting Switch & Switch for exhaust fan 燈掣及抽氣扇開關掣	Exhaust fan 抽氣扇	Lighting Point 燈位	LED Light Strip LED燈帶	13A Single Socket Outlet 13A單位電插座	13A Twin Socket Outlet 13A雙位電插座	32A 3 Phase Socket Outlet 32A三相電插座	Fuse Spur Unit 保險菲士蘇	TV/FM Outlet 電視/電台天線插座	Telephone/ Data Outlet 電話/數據插座	Central Remote Controller 中央空調控制屏
Fourth Floor 四樓	Lift Lobby 升降機大堂	2	--	--	1	--	1	--	--	2	--	--	1
	Corridor 走廊	--	--	--	1	--	--	--	--	--	--	--	--
	Master Bedroom (1) 主人睡房 (1)	1	1	--	3	--	--	6	--	2	1	1	--
	Master Bathroom (1) 主人浴室 (1)	--	--	1	4	--	1	2	--	2	1	--	--
	Bedroom (1) 睡房 (1)	3	1	--	2	--	--	4	--	2	1	1	--
	Bathroom (1) 浴室 (1)	--	--	1	1	--	1	--	--	1	1	--	--
	Staircase 樓梯	--	--	--	2	--	--	--	--	--	--	--	--
Roof Floor 天台	Lift Lobby 升降機大堂	2	--	--	1	--	--	--	--	--	--	--	--
	Roof 天台	--	--	--	--	1	--	--	1	--	--	--	--
Upper Roof Floor 上層天台	Gas Water Heater Room 煤氣熱水間	1	--	--	1	--	--	--	--	--	--	--	--

SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS (HOUSE D)
機電裝置數量說明表 (獨立屋D)

Item 項目												
Thermostat for A/C Indicator 空調溫度控制顯示器	VRV Indoor Unit and A/C Point VRV分體空調室內機位及其接駁點	Sub controller for Gas water heater 煤氣熱水爐副控制器	Security System Control Panel 保安系統控制面版	Shunt Slideswitch 分流滑動開關掣	Panic Alarm Button 緊急警報掣	Magnetic Door Contact 門磁感應器	Magnetic Door Switch 門磁感應開關掣	Access control keypad 密碼鎖	CCTV 閉路電視	CCTV Monitor 閉路電視顯示屏	CCTV digital video recorder CCTV數位監控錄放影機	Gas Supply Point 煤氣位
1	1	--	--	--	--	--	--	--	--	--	1	--
--	--	--	--	--	--	--	--	--	--	--	--	--
2	2	1	1	1	--	--	--	--	--	--	--	--
--	--	--	--	--	1	--	--	--	--	1	--	--
1	1	--	--	--	--	--	--	--	--	--	--	--
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1	1	--	--	--	--	--	--	--	--	--	--	--
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SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS (HOUSE E)
機電裝置數量說明表 (獨立屋E)

Floor 樓層	Location 位置	Item 項目												
		Lighting Switch 燈掣	Lighting Point 燈位	Weather-proof Lighting Switch 防水燈掣	Switch for Exhaust Fan 抽氣扇開關掣	Exhaust Fan 抽氣扇	External Lighting Point 戶外燈	Ceiling LED Light Strip 天花LED燈帶	13A Single Socket Outlet 13A單位電插座	13A Twin Socket Outlet 13A雙位電插座	125A TPN Isolator (For EV Charger) 125A三相刀掣(供電動車充電器)	Fuse Spur Unit 保險菲士蘇	TV/FM Outlet 電視 / 電台天線插座	Telephone/ Data Outlet 電話 / 數據插座
Ground Floor 地下	Carport 車房	2	8	--	--	--	--	3	2	--	1	--	--	--
	Garden 花園	--	--	--	--	--	3	--	--	--	--	--	--	--
	Staircase 樓梯	--	1	--	--	--	--	--	--	--	--	--	--	--
	Switch Room 電掣房	1	1	--	--	--	--	--	--	1	--	--	--	--
	Waste Material Recycle Room 回收間	--	1	1	1	1	--	--	--	--	--	1	--	--
	F.S. Pump Room 消防泵房	1	1	--	--	--	--	--	--	1	--	--	--	--
	Main Entrance 大門入口	--	--	--	--	--	--	--	--	--	--	--	--	--
	Entrance Lobby 入口大堂	1	1	--	--	--	--	--	--	--	--	5	--	--
	Corridor 走廊	1	4	--	--	--	--	--	--	--	--	--	--	--
Upper Ground Floor 上層地下	ELV. Room 弱電電房	1	1	--	--	--	--	--	--	--	--	--	--	--
First Floor 一樓	Living Room 客廳	3	7	--	--	--	--	--	--	11	--	6	4	2
	Bedroom (4) 睡房 (4)	1	2	--	--	--	--	--	--	2	--	1	2	1
	Powder Room (1) 化妝間 (1)	--	2	--	--	--	--	--	--	--	--	2	--	--
	Corridor 走廊	--	1	--	--	--	--	--	--	--	--	--	--	--
	Staircase 樓梯	--	2	--	--	--	--	--	--	--	--	--	--	--

SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS (HOUSE E)
機電裝置數量說明表 (獨立屋E)

Item 項目															
Thermostat for A/C Indicator 空調溫度控制顯示器	VRV Indoor Unit and A/C Point VRV分體空調室內機位及其接駁點	Security System Control Panel 保安系統控制面版	Panic Alarm Button 緊急警報掣	Audible Warning Device 入侵警報裝置	Laser Scan Detector 鐳射掃描器	Magnetic Door Contact 門磁感應器	Magnetic Door Switch 門磁感應開關掣	Access control keypad 密碼鎖	CCTV 閉路電視	CCTV Monitor 閉路電視顯示屏	Video Door Phone 視像對講機	Visitor Intercom with door bell push button 訪客對講機連門鈴按鈕	Key Switch 鎖匙開關掣	Water Supply Point 供水位	Gas Supply Point 煤氣位
--	--	--	--	--	--	--	--	1	1	--	--	--	1	1	--
--	--	--	--	1	2	--	--	--	1	--	--	--	--	1	1
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SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS (HOUSE E)
機電裝置數量說明表 (獨立屋E)

Floor 樓層	Location 位置	Item 項目													
		Lighting Switch 燈掣	Lighting Switch & Switch for exhaust fan 燈掣及抽氣扇開關掣	Exhaust Fan 抽氣扇	Lighting Point 燈位	Switch for Exhaust Fan 抽氣扇開關掣	13A Single Socket Outlet 13A單位電插座	13A Twin Socket Outlet 13A雙位電插座	20A Power Switch 20A電源掣	Fuse Spur Unit 保險菲士蘇	M.C.B board 總電掣箱	Washing Machine Connection Point (Water Inlet) 洗衣機接駁點 (入水位)	Washing Machine Connection Point (Water Outlet) 洗衣機接駁點 (去水位)	TV/FM Outlet 電視 / 電台天線插座	Telephone/ Data Outlet 電話 / 數據插座
Second Floor 二樓	Dining Room 飯廳	1	--	--	6	--	--	10	--	4	--	--	--	4	2
	Kitchen 廚房	--	1	1	3	--	7	4	2	4	--	--	--	1	1
	Powder Room (2) 化妝間 (2)	--	--	--	1	--	--	--	--	1	--	--	--	--	--
	Store Room (1) 儲物間 (1)	1	1	--	1	--	--	3	--	2	--	--	--	--	--
	Toilet 洗手間	--	--	1	1	--	--	--	--	2	--	--	--	--	1
	Store Room (2) 儲物間 (2)	1	--	--	1	--	--	2	--	4	--	1	1	--	--
	Corridor 走廊	--	--	--	1	--	--	--	--	--	--	--	--	--	--
	Staircase 樓梯	--	--	--	2	--	--	--	--	--	--	--	--	--	--
Third Floor 三樓	Lift Lobby 升降機大堂	2	--	--	1	--	--	--	--	1	1	--	--	--	--
	Master Bedroom (2) 主人睡房 (2)	3	--	--	4	1	--	6	--	3	--	--	--	3	1
	Walk-in Closet 衣帽間	--	--	--	1	--	--	--	--	1	--	--	--	--	--
	Master Bathroom (2) 主人浴室 (2)	--	--	1	3	--	1	--	--	2	--	--	--	1	--
	Bedroom (2) 睡房 (2)	1	1	--	2	--	--	5	--	2	--	--	--	1	1
	Walk-in Closet 衣帽間	1	--	--	1	--	--	--	--	--	--	--	--	--	--
	Bathroom (2) 浴室 (2)	--	--	1	2	--	1	--	--	2	--	--	--	1	--
	Bedroom (3) 睡房 (3)	2	--	--	3	1	--	5	--	2	--	--	--	1	1
	Bathroom (3) 浴室 (3)	--	--	1	2	--	1	--	--	1	--	--	--	--	--
	Corridor 走廊	--	--	--	2	--	--	--	--	--	--	--	--	--	--
	Staircase 樓梯	--	--	--	2	--	--	--	--	--	--	--	--	--	--

SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS (HOUSE E)
機電裝置數量說明表 (獨立屋E)

Item 項目																
Thermostat for A/C Indicator 空調溫度控制顯示器	VRV Indoor Unit and A/C Point VRV分體空調室內機位及其接駁點	Security System Control Panel 保安系統控制面版	Panic Alarm Button 緊急警報掣	Lighting Control Panel (For Security System) 警報燈控制箱(保安系統)	Card Access Main Control Panel 門禁主控制箱	Door Controller Panel 門禁控制器	Lift Supervisory Panel 升降機監控屏	Alarm Input & Output Control Panel 警鐘輸入和輸出控制箱	24V DC Power Supply 24V直流電源供應器(警鐘)	Alarm Main Control Panel 警鐘主控制箱	12V DC Power Supply (Alarm) 12V直流電源供應器(警鐘)	12V DC Power Supply (Electric lock) 12V直流電源供應器(電鎖)	Video Phone System Control Panel 視像系統控制箱	CCTV Monitor 閉路電視顯示屏	Video Door Phone 視像對講機	Gas Supply Point 煤氣位
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SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS (HOUSE E)
機電裝置數量說明表 (獨立屋E)

Floor 樓層	Location 位置	Item 項目											
		Lighting Switch 燈掣	Lighting Switch & Switch for exhaust fan 燈掣及抽氣扇開關掣	Exhaust Fan 抽氣扇	Lighting Point 燈位	LED Light Strip LED燈帶	13A Single Socket Outlet 13A單位電插座	13A Twin Socket Outlet 13A雙位電插座	32A 3 Phase Socket Outlet 32A三相電插座	Fuse Spur Unit 保險菲士蘇	TV/FM Outlet 電視/電台天線插座	Telephone/ Data Outlet 電話/數據插座	Central Remote Controller 中央空調控制屏
Fourth Floor 四樓	Lift Lobby 升降機大堂	1	--	--	--	--	--	1	--	--	--	--	1
	Master Bedroom (1) 主人睡房 (1)	2	1	--	4	--	--	7	--	2	2	1	--
	Walk-in Closet 衣帽間	--	--	--	1	--	--	--	--	1	--	--	--
	Master Bathroom (1) 主人浴室 (1)	--	--	1	2	--	1	1	--	1	1	--	--
	Bedroom (1) 睡房 (1)	--	--	--	2	--	--	6	--	2	1	1	--
	Walk-in Closet 衣帽間	--	1	--	--	--	--	--	--	1	--	--	--
	Bathroom (1) 浴室 (1)	--	--	1	2	--	1	--	--	3	1	--	--
	Corridor 走廊	--	--	--	1	--	--	--	--	--	--	--	--
	Staircase 樓梯	--	--	--	2	--	--	--	--	--	--	--	--
Roof Floor 天台	Lift Lobby 升降機大堂	2	--	--	1	--	--	--	--	--	--	--	--
	Roof 天台	--	--	--	--	1	--	--	1	--	--	--	--
Upper Roof Floor 上層天台	Gas Water Heater Room 煤氣熱水間	1	--	--	1	--	--	--	--	--	--	--	--

SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS (HOUSE E)
機電裝置數量說明表 (獨立屋E)

Item 項目											
Thermostat for A/C Indicator 空調溫度控制顯示器	VRV Indoor Unit and A/C Point VRV分體空調室內機位及其接駁點	Security System Control Panel 保安系統控制面版	Shunt Slideswitch 分流滑動開關掣	Panic Alarm Button 緊急警報掣	Magnetic Door Contact 門磁感應器	Magnetic Door Switch 門磁感應開關掣	Access control keypad 密碼鎖	CCTV 閉路電視	CCTV Monitor 閉路電視顯示屏	CCTV digital video recorder CCTV數位監控錄放影機	Gas Supply Point 煤氣位
1	1	--	--	--	--	--	--	--	--	1	--
2	2	1	1	--	--	--	--	--	--	--	--
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2	2	--	--	--	--	--	--	--	--	--	--
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1	1	--	--	1	--	--	--	--	--	--	--
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SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS (HOUSE F)
機電裝置數量說明表 (獨立屋F)

Floor 樓層	Location 位置	Item 項目										
		Lighting Switch 燈掣	Lighting Switch & Switch for exhaust fan 燈掣及抽氣扇開關掣	Exhaust Fan 抽氣扇	Lighting Point 燈位	13A Single Socket Outlet 13A單位電插座	13A Twin Socket Outlet 13A雙位電插座	Fuse Spur Unit 保險菲士蘇	M.C.B board 總電掣箱	TV/FM Outlet 電視/電台天線插座	Telephone/ Data Outlet 電話/數據插座	Central Remote Controller 中央空調控制屏
Ground Floor 地下	Lift Lobby 升降機大堂	1	--	--	1	--	--	--	--	--	--	1
	Corridor 走廊	--	--	--	4	--	--	--	--	--	--	--
	Staircase 樓梯	--	--	--	2	--	--	--	--	--	--	--
	Master Bedroom (2) 主人睡房 (2)	2	--	--	2	--	4	1	--	1	1	--
	Master Bathroom (2) 主人浴室 (2)	--	--	1	5	1	--	2	--	1	--	--
	Walk-in Closet 衣帽間	1	1	--	1	--	1	1	--	--	--	--
	Powder Room (3) 化妝間 (3)	--	--	1	3	--	--	2	--	--	--	--
	Family Room 家庭室	2	1	--	2	--	5	2	--	2	1	--
	Garden 花園	--	--	--	11	--	--	--	--	--	--	--
First Floor 一樓	Lift Lobby 升降機大堂	1	--	--	1	--	--	1	1	--	--	--
	Corridor 走廊	--	--	--	2	--	--	--	--	--	--	--
	Staircase 樓梯	--	--	--	2	--	--	--	--	--	--	--
	Master Bedroom (1) 主人睡房 (1)	1	--	--	2	--	7	3	--	3	1	--
	Walk-in Closet 衣帽間	1	1	--	1	--	--	2	--	--	--	--
	Master Bathroom (1) 主人浴室 (1)	--	--	1	1	1	1	2	--	1	--	--
	Bedroom (2) 睡房 (2)	--	1	--	1	--	4	1	--	2	1	--
	Bathroom (2) 浴室 (2)	--	--	1	1	1	--	1	--	1	--	--

SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS (HOUSE F)
機電裝置數量說明表 (獨立屋F)

Item 項目												
Thermostat for A/C Indicator 空調溫度控制顯示器	VRV Indoor Unit and A/C Point VRV分體空調室內機位及其接駁點	Sprinkler Head 消防花灑頭	Shunt Slideswitch 分流滑動開關掣	Panic Alarm Button 緊急警報掣	Audible Warning Device 入侵警報裝置	Laser Scan Detector 鐳射掃描器	Magnetic Door Contact 門磁感應器	Magnetic Door Switch 門磁感應開關掣	CCTV 閉路電視	CCTV Monitor 閉路電視顯示屏	Water Supply Point 供水位	Gas Supply Point 煤氣位
1	1	1	--	--	--	--	--	--	--	--	--	--
--	--	3	--	--	--	--	--	--	--	--	--	--
--	--	1	--	--	--	--	--	--	--	--	--	--
1	1	4	--	--	--	--	--	--	--	--	--	--
--	1	4	--	1	--	--	--	--	--	--	--	--
2	1	2	--	--	--	--	--	--	--	--	--	--
--	--	2	--	1	--	--	--	--	--	--	--	--
2	1	6	2	--	--	--	1	1	--	--	--	--
--	--	--	--	--	1	1	--	--	1	--	1	1
1	1	1	--	--	--	--	--	--	--	--	--	--
--	--	1	--	--	--	--	--	--	--	--	--	--
--	--	1	--	--	--	--	--	--	--	--	--	--
2	2	5	--	--	--	--	--	--	--	--	--	--
2	1	2	--	--	--	--	--	--	--	--	--	--
--	--	3	--	1	--	--	--	--	--	1	--	--
1	1	4	--	--	--	--	--	--	--	--	--	--
--	--	1	--	1	--	--	--	--	--	--	--	--

SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS (HOUSE F)
機電裝置數量說明表 (獨立屋F)

Floor 樓層	Location 位置	Item 項目													
		Lighting Switch 燈掣	Lighting Switch & Switch for exhaust fan 燈掣及抽氣扇開關掣	Exhaust Fan 抽氣扇	Lighting Point 燈位	Weather-proof Lighting Switch 防水燈掣	13A Single Socket Outlet 13A單位電插座	13A Twin Socket Outlet 13A雙位電插座	20A Power Switch 20A 電源掣	Fuse Spur Unit 保險菲士蘇	Washing Machine Connection Point (Water Inlet) 洗衣機接駁點 (入水位)	Washing Machine Connection Point (Water Outlet) 洗衣機接駁點 (去水位)	TV/FM Outlet 電視/電台天線插座	Telephone/ Data Outlet 電話/數據插座	Thermostat for A/C Indicator 空調溫度控制顯示器
Second Floor 二樓	Lift Lobby 升降機大堂	1	--	--	1	--	--	1	--	--	--	--	--	--	1
	Corridor 走廊	--	--	--	4	--	--	--	--	--	--	--	--	--	--
	Staircase 樓梯	--	--	--	2	--	--	--	--	--	--	--	--	--	--
	Dining Room 飯廳	1	--	--	2	--	--	5	--	3	--	--	2	2	2
	Kitchen 廚房	1	--	--	2	--	9	4	2	2	--	--	1	1	1
	Toilet 洗手間	--	--	1	2	--	--	--	--	1	--	--	--	--	--
	Store Room (3) 儲物間 (3)	1	1	--	1	--	--	1	--	1	--	--	--	--	--
	Store Room (4) 儲物間 (4)	1	--	--	1	--	--	3	--	4	1	1	--	--	--
	Powder Room (2) 化妝間 (2)	--	--	--	1	--	--	--	--	2	--	--	--	--	--
	Bedroom (1) 睡房 (1)	--	1	--	2	--	--	4	--	1	--	--	1	1	1
	Bathroom (1) 浴室 (1)	--	--	1	1	--	1	--	--	1	--	--	1	--	--
	F.S. Pump Room 消防泵房	--	--	--	1	2	--	--	--	--	--	--	--	--	--

SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS (HOUSE F)
機電裝置數量說明表 (獨立屋F)

Item 項目																
VRV Indoor Unit and A/C Point VRV分體空調室內機位及其接駁點	Sprinkler Head 消防花灑頭	Security System Control Panel 保安系統控制面版	Panic Alarm Button 緊急警報掣	Lighting Control Panel (For Security System) 警報燈控制箱(保安系統)	Card Access Main Control Panel 門禁主控制箱	Door Controller Panel 門禁控制器	Lift Supervisory Panel 升降機監控屏	Alarm Input & Output Control Panel 警鐘輸入和輸出控制箱	24V DC Power Supply 24V直流電源供應器(警鐘)	Alarm Main Control Panel 警鐘主控制箱	12V DC Power Supply (Alarm) 12V直流電源供應器(警鐘)	12V DC Power Supply (Electric lock) 12V直流電源供應器(電鎖)	Video Phone System Control Panel 視像系統控制箱	CCTV Monitor 閉路電視顯示屏	Video Door Phone 視像對講機	Gas Supply Point 煤氣位
1	1	--	--	--	--	--	--	--	--	--	--	--	--	1	1	--
--	3	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
--	1	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
2	4	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
1	2	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1
--	2	--	1	--	--	--	--	--	--	--	--	--	--	--	--	--
--	--	1	--	--	--	--	--	--	--	--	--	--	--	--	--	--
--	1	--	--	1	1	1	1	1	1	1	1	1	1	1	--	--
--	1	--	1	--	--	--	--	--	--	--	--	--	--	--	--	--
1	4	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
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SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS (HOUSE F)
機電裝置數量說明表 (獨立屋F)

Floor 樓層	Location 位置	Item 項目												
		Lighting Switch 燈掣	Lighting Switch & Switch for exhaust fan 燈掣及抽氣扇開關掣	Exhaust Fan 抽氣扇	Lighting Point 燈位	Weather-proof Lighting Switch 防水燈掣	Switch for Exhaust Fan 抽氣扇開關掣	LED Light Strip LED燈帶	Ceiling LED Light Strip 天花LED燈帶	13A Single Socket Outlet 13A單位電插座	13A Twin Socket Outlet 13A雙位電插座	32A 3 Phase Socket Outlet 32A三相電插座	125A TPN Isolator (For EV Charger) 125A三相刀掣(供電動車充電器)	Fuse Spur Unit 保險菲士蘇
Third Floor 三樓	Corridor 走廊	--	--	--	2	--	--	--	--	--	--	--	--	--
	Staircase 樓梯	--	--	--	4	--	--	--	--	--	--	--	--	--
	Living Room 客廳	2	--	--	3	--	--	--	--	--	7	--	--	6
	Store Room (2) 儲物間 (2)	1	--	--	1	--	--	--	--	--	--	--	--	2
	Powder Room (1) 化妝間 (1)	--	--	1	1	--	--	--	--	--	--	--	--	2
	Store Room (1) 儲物間 (1)	--	1	--	--	--	--	--	--	--	--	--	--	--
	Main Switch Room 總電掣間	--	--	--	1	1	--	--	--	--	--	--	--	--
	Waste Material Recycle Room 回收間	--	--	1	1	1	1	--	--	--	--	--	--	1
	Carport 車房	2	--	--	6	--	--	--	3	1	--	--	1	--
Roof Floor 天台	Roof Lobby 天台大堂	1	--	--	1	--	--	--	--	--	--	--	--	--
	Gas Water Heater Room 煤氣熱水間	1	--	--	1	--	--	--	--	--	--	--	--	--
	Roof 天台	--	--	--	--	--	--	1	--	--	--	1	--	--
Lower Ground Fourth Floor 地下低層四樓	F. S. Spinkler Pump Room 消防花灑泵房	1	--	--	1	--	--	--	--	--	--	--	--	--

SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS (HOUSE F)
機電裝置數量說明表 (獨立屋F)

Item 項目																
TV/FM Outlet 電視/電台天線插座	Telephone/ Data Outlet 電話/數據插座	Thermostat for A/C Indicator 空調溫度控制顯示器	VRV Indoor Unit and A/C Point VRV分體空調室內機位及其接駁點	Sub controller for Gas water heater 煤氣熱水爐副控制器	Sprinkler Head 消防花灑頭	Security System Control Panel 保安系統控制面版	Shunt Slideswitch 分流滑動開關掣	Panic Alarm Button 緊急警報掣	Access control keypad 密碼鎖	Magnetic Door Contact 門磁感應器	Magnetic Door Switch 門磁感應開關掣	CCTV 閉路電視	Video Door Phone 視像對講機	Key Switch 鎖匙開關掣	Water Supply Point 供水位	Gas Supply Point 煤氣位
--	--	--	--	--	1	--	--	--	--	--	--	--	--	--	--	--
--	--	--	1	--	5	--	--	--	--	--	--	--	--	--	--	--
2	2	6	5	--	6	1	--	--	--	--	--	--	1	--	--	--
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SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS (HOUSE H)
機電裝置數量說明表 (獨立屋H)

Floor 樓層	Location 位置	Item 項目														
		Lighting Switch 燈掣	Lighting Switch & Switch for exhaust fan 燈掣及抽氣扇開關掣	Exhaust fan 抽氣扇	Lighting Point 燈位	13A Single Socket Outlet 13A單位電插座	13A Twin Socket Outlet 13A雙位電插座	Fuse Spur Unit 保險菲士蘇	Washing Machine Connection Point (Water Inlet) 洗衣機接駁點 (入水位)	Washing Machine Connection Point (Water Outlet) 洗衣機接駁點 (去水位)	TV/FM Outlet 電視/電台天線插座	Telephone/ Data Outlet 電話/數據插座	Thermostat for A/C Indicator 空調溫度控制顯示器	VRV Indoor Unit and A/C Point VRV分體空調室內機位及其接駁點	Sprinkler Head 消防花灑頭	Panic Alarm Button 緊急警報掣
Ground Floor 地下	Lift Lobby 升降機大堂	1	--	--	1	--	--	1	--	--	--	--	--	1	2	--
	Corridor 走廊	--	--	--	4	--	--	--	--	--	--	--	--	--	3	--
	Staircase 樓梯	--	--	--	2	--	--	--	--	--	--	--	--	--	1	--
	Walk-in Closet 衣帽間	1	--	--	1	--	--	1	--	--	--	--	3	1	3	--
	Master Bedroom 主人睡房	4	1	--	4	--	7	4	--	--	2	1	--	1	7	--
	Master Bathroom 主人浴室	--	--	1	2	1	1	3	--	--	1	--	1	1	3	1
	Store Room (4) 儲物間 (4)	1	--	--	1	--		--	--	--	--	--	--	--	1	--
	Flat Roof 平台	--	--	--	7	--	--	--	--	--	--	--	--	--	--	--
First Floor 一樓	Corridor 走廊	--	--	--	1	--	--	--	--	--	--	--	1	1	2	--
	Staircase 樓梯	--	--	--	2	--	--	--	--	--	--	--	--	--	1	--
	Bedroom (2) 睡房 (2)	1	1	--	2	--	4	2	--	--	1	1	1	1	6	--
	Bathroom (2) 浴室 (2)	--	--	1	2	1	--	1	--	--	1	--	--	--	1	1
	Bedroom (3) 睡房 (3)	1	1	--	2	--	5	2	--	--	2	1	1	1	4	--
	Bathroom (3) 浴室 (3)	--	--	1	2	1	--	1	--	--	1	--	--	--	2	1
	Store Room (3) 儲物間 (3)	--	--	--	--	--	--	4	1	1	--	--	--	--	1	--
	Store Room (2) 儲物間 (2)	1	--	--	2	--	3	2	--	--	1	1	1	1	1	--

SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS (HOUSE H)
機電裝置數量說明表 (獨立屋H)

Item 項目																	
Lighting Control Panel (For Security System) 警報燈控制箱(保安系統)	Card Access Main Control Panel 門禁主控制箱	Door Controller Panel 門禁控制器	Lift Supervisory Panel 升降機監控屏	Alarm Input & Output Control Panel 警鐘輸入和輸出控制箱	24V DC Power Supply 24V直流電源供應器(警鐘)	Alarm Main Control Panel 警鐘主控制箱	12V DC Power Supply (Alarm) 12V直流電源供應器(警鐘)	12V DC Power Supply (Electric lock) 12V直流電源供應器(電鎖)	Video Phone System Control Panel 視像系統控制箱	Audible Warning Device 入侵警報裝置	Laser Scan Detector 鐳射掃描器	Access control keypad 密碼鎖	Magnetic Door Contact 門磁感應器	Magnetic Door Switch 門磁感應開關掣	CCTV 閉路電視	CCTV Monitor 閉路電視顯示屏	Water Supply Point 供水位	Gas Supply Point 煤氣位
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SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS (HOUSE H)
機電裝置數量說明表 (獨立屋H)

Floor 樓層	Location 位置	Item 項目													
		Lighting Switch 燈掣	Lighting Switch & Switch for exhaust fan 燈掣及抽氣扇開關掣	Exhaust fan 抽氣扇	Lighting Point 燈位	Fuse Spur Unit 保險菲士蘇	Weather-proof Lighting Switch 防水燈掣	Switch for Exhaust Fan 抽氣扇開關掣	LED Light Strip LED燈帶	Ceiling LED Light Strip 天花LED燈帶	13A Single Socket Outlet 13A單位電插座	13A Twin Socket Outlet 13A雙位電插座	20A Power Switch 20A 電源掣	32A 3 Phase Socket Outlet 32A三相電插座	125A TPN Isolator (For EV Charger) 125A三相刀掣(供電動車充電器)
Second Floor 二樓	Lift Lobby 升降機大堂	1	--	--	1	--	--	--	--	--	--	3	--	--	--
	Corridor 走廊	--	--	--	4	--	--	--	--	--	--	--	--	--	--
	Staircase 樓梯	--	--	--	2	--	--	--	--	--	--	--	--	--	--
	Dining Room 飯廳	--	--	--	2	--	--	--	--	--	--	6	--	--	--
	Kitchen 廚房	1	--	--	4	--	--	--	--	--	9	4	2	--	--
	Store Room (1) 儲物間 (1)	1	1	--	1	--	--	--	--	--	--	--	--	--	--
	Toilet 洗手間	--	--	1	1	--	--	--	--	--	--	--	--	--	--
	Powder Room (2) 化妝間 (2)	--	1	1	1	--	--	--	--	--	--	--	--	--	--
	Bedroom (1) 睡房 (1)	1	1	--	2	--	--	--	--	--	--	3	--	--	--
	Bathroom (1) 浴室 (1)	--	--	1	1	--	--	--	--	--	1	--	--	--	--
Third Floor 三樓	Corridor 走廊	--	--	--	2	--	--	--	--	--	--	--	--	--	--
	Staircase 樓梯	--	--	--	4	--	--	--	--	--	--	--	--	--	--
	Living Room 客廳	2	1	--	6	5	--	--	--	--	1	11	--	--	--
	Powder Room (1) 化妝間 (1)	--	--	1	1	--	--	--	--	--	--	--	--	--	--
	Main Switch Room 總電掣間	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	Waste Material Recycle Room 回收間	--	--	1	1	--	1	1	--	--	--	--	--	--	--
	Carport車房	2	--	--	6	--	--	--	--	3	1	--	--	--	1
Roof Floor 天台	Roof Lobby 天台大堂	1	--	--	1	--	--	--	--	--	--	--	--	--	--
	Gas Water Heater Room 煤氣熱水間	1	--	--	1	--	--	--	--	--	--	--	--	--	--
	Roof 天台	--	--	--	--	--	--	--	1	--	--	--	--	1	--
Lower Ground Fourth Floor 地下低層四樓	F. S. Sprinkler & F. S. Pump Room 消防花灑及消防泵房	1	--	--	1	--	--	--	--	--	--	--	--	--	--

SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS (HOUSE H)
機電裝置數量說明表 (獨立屋H)

Item 項目																	
Fuse Spur Unit 保險 菲士蘇	TV/FM Outlet 電視/ 電台天線 插座	Telephone/ Data Outlet 電話/ 數據插座	Central Remote Controller 中央空調 控制屏	Thermostat for A/C Indicator 空調溫度控 制顯示器	VRV Indoor Unit and A/C Point VRV分體空 調室內機位 及其接駁點	Sprinkler Head 消防 花灑頭	Security System Control Panel 保安系統 控制面版	Shunt Slideswitch 分流滑動 開關掣	Panic Alarm Button 緊急 警報掣	Access control keypad 密碼鎖	Magnetic Door Contact 門磁 感應器	Magnetic Door Switch 門磁感應 開關掣	CCTV 閉路 電視	Video Door Phone 視像 對講機	Key Switch 鎖匙 開關掣	Water Supply Point 供水位	Gas Supply Point 煤氣位
--	--	--	--	1	1	1	--	--	--	--	--	--	--	1	--	--	--
--	--	--	--	--	--	3	--	--	--	--	--	--	--	--	--	--	--
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3	3	1	--	2	2	6	--	--	--	--	--	--	--	--	--	--	--
6	--	--	--	1	1	4	--	--	--	--	--	--	--	--	--	--	1
1	--	--	--	1	--	1	1	--	--	--	--	--	--	--	--	--	--
1	--	--	--	--	--	1	--	--	1	--	--	--	--	--	--	--	--
1	--	--	--	--	--	1	--	--	1	--	--	--	--	--	--	--	--
2	1	1	--	1	1	4	--	--	--	--	--	--	--	--	--	--	--
1	1	--	--	--	--	--	--	--	1	--	--	--	--	--	--	--	--
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HOUSE 獨立屋 B

1. Exterior Finishes 外部裝修物料

			Description 描述
a	External Wall 外牆	Type of finishes 裝修物料的類型	Finished with natural stone cladding, glass cladding, aluminum cladding, external paint and curtain wall system. 飾面為天然石、玻璃掛飾、鋁質掛飾、外牆漆及玻璃幕牆。
b	Window 窗	Material of frame and glass 框及玻璃的用料	All window frames are made of aluminum with fluorocarbon coating fitted with tinted insulated double glazing with low-emissivity coating glass. 所有窗框均為鋁制配以氟碳塗料，並配有色雙層中空低輻射鍍膜玻璃。
c	Bay window 窗台	Material of window sill finishes 用料及裝修物料	There is no bay window for all houses. 所有獨立屋均無窗台。
d	Planter 花槽	Type of finishes 裝修物料的類型	Finished with natural stone claddings, roof planters are stainless steel planters. 天然石飾面，天台花槽為不銹鋼。
e	Verandah or balcony 陽台或露台	Type of finishes & whether it is covered 裝修物料的類型及是否有蓋	There is no verandah. 無陽台。 Balcony floor : Natural stone flooring. 露台地板 : 鋪天然石。 Balcony is uncovered and provided with tinted tempered laminated glass balustrade and aluminum top rail. 露台無蓋，並配有色強化夾膠玻璃圍欄裝鋁質頂欄。
f	Drying facilities for clothing 乾衣設施	Type and material 類型及用料	Not provided. 沒有提供。

2. Interior Finishes 室內裝修物料

		Description 描述
a	Lobby 大堂	**House Entrance Lobby 獨立屋入口大堂** Walls 牆身 : Natural stone panel and aluminum panel. 天然石面板及鋁質面板。 Floor 地板 : Timber flooring. 鋪木地板。 Ceiling 天花板 : Suspended gypsum board false ceiling finished with emulsion paint and equipped with lightings. 石膏板假天花髹乳膠漆並裝妥照明燈飾。
b	Internal wall and ceiling 內牆及天花板	**Living & Dining Room and Bedrooms 客飯廳及睡房** **Internal wall 內牆** Living room 客廳 : Mirror panel, natural stone panel and emulsion paint finish. 玻璃鏡面板、天然石面板並髹乳膠漆。 Dining room 飯廳 : Art work painting and emulsion paint finish. 髹藝術畫及乳膠漆。 Master bedroom 主人睡房(1) : Natural stone panel and emulsion paint finish. 天然石面板並髹乳膠漆。 Bedroom 睡房 (1) : Fabric panel and emulsion paint finish. 布料飾面板並髹乳膠漆。 Master Bedroom 主人睡房(2) : Leather panel and emulsion paint finish. 皮革飾面板並髹乳膠漆。 Bedroom 睡房(2) : High gloss lacquered paint wood panel and emulsion paint finish. 髹高光油木面板及髹乳膠漆。
		Ceiling 天花板 Living room 客廳、Dining room 飯廳、 Master bedroom 主人睡房(1) & (2) &及 Bedroom 睡房(1) & (2) : Suspended gypsum board false ceiling finished with emulsion paint and equipped with lightings. 石膏板假天花髹乳膠漆並裝妥照明燈飾。
c	Internal floor 內部地板	**Living & Dining Room and Bedrooms 客飯廳及睡房** Floor 地板 : Timber flooring. 鋪木地板。 Skirting 牆腳線 : Timber skirting. 木牆腳線。

HOUSE 獨立屋 B

2. Interior Finishes 室內裝修物料

		Description 描述
d	Bathroom 浴室	**Master bathroom 主人浴室 (1) & (2)** Walls 牆身 : Natural stone panel and plastered paint finish and run up to the false ceiling. 天然石面板及批盪至假天花。 Floor 地板 : Natural stone flooring to exposed surface. 見光位鋪天然石。 Ceiling 天花板 : Suspended gypsum board false ceiling finished with emulsion paint and equipped with lightings. 石膏板假天花髹乳膠漆並裝妥照明燈飾。 **Bathroom 浴室 (1) & (2)** Walls 牆身 : Natural stone panel, mirror panel and plastered paint finish and run up to the false ceiling. 天然石面板、玻璃鏡面板及批盪至假天花。 Floor 地板 : Natural stone flooring to exposed surface. 見光位鋪天然石。 Ceiling 天花板 : Suspended gypsum board false ceiling finished with emulsion paint and equipped with lightings. 石膏板假天花髹乳膠漆並裝妥照明燈飾。
e	Kitchen 廚房	Walls 牆身 : Natural stone panel and stainless steel panel and run up to the false ceiling. 天然石面板及不銹鋼面板至假天花。 Floor 地板 : Natural stone flooring to exposed surface. 見光位鋪天然石。 Ceiling 天花板 : Suspended gypsum board false ceiling finished with emulsion paint and equipped with lightings. 石膏板假天花髹乳膠漆並裝妥照明燈飾。 Cooking bench 灶台 : Not provided. 沒有提供。

Note : Finishes of internal wall, ceiling and floor for Store room, Powder room and Toilet
備註 : 儲物間、化妝間及洗手間之內牆、天花板及地板裝修物料

		Description 描述
a	Internal wall and ceiling 內牆及天花板	**Store room 儲物間 (1)** Internal wall 內牆 : Emulsion paint finish. 髹乳膠漆。 Ceiling 天花板 : Suspended gypsum board false ceiling finished with emulsion paint and equipped with lightings. 石膏板假天花髹乳膠漆並裝妥照明燈飾。 **Store room 儲物間 (2)** Internal wall 內牆 : Natural stone and emulsion paint finish. 天然石及髹乳膠漆。 Ceiling 天花板 : Suspended gypsum board false ceiling finished with emulsion paint and equipped with lightings. 石膏板假天花髹乳膠漆並裝妥照明燈飾。
b	Internal floor 內部地板	**Store room 儲物間 (1) & (2)** Floor 地板 : Natural stone flooring. 鋪天然石。 Skirting 牆腳線 : Natural stone skirting. 天然石牆腳線。
c	Powder room and Toilet 化妝間及洗手間	**Powder room 化妝間 (1)** Walls 牆身 : Fabric panel, mirror panel, emulsion paint finished and natural stone skirting and run up to the false ceiling. 布料飾面板、玻璃鏡面板、髹乳膠漆配天然石腳線至假天花。 Floor 地板 : Natural stone flooring to exposed surface. 見光位鋪天然石。 Ceiling 天花板 : Suspended gypsum board false ceiling finished with emulsion paint and equipped with lightings. 石膏板假天花髹乳膠漆並裝妥照明燈飾。 **Powder room 化妝間 (2)** Walls 牆身 : Fabric panel, mirror panel, natural stone panel and emulsion paint and run up to the false ceiling. 布料飾面板、玻璃鏡面板、天然石面板及髹乳膠漆至假天花。 Floor 地板 : Natural stone flooring to exposed surface. 見光位鋪天然石。 Ceiling 天花板 : Suspended gypsum board false ceiling finished with emulsion paint and equipped with lightings. 石膏板假天花髹乳膠漆並裝妥照明燈飾。 **Toilet 洗手間** Walls 牆身 : Natural stone and emulsion paint finish and run up to the false ceiling. 天然石及髹乳膠漆至假天花。 Floor 地板 : Natural stone flooring to exposed surface. 見光位鋪天然石。 Ceiling 天花板 : Suspended gypsum board false ceiling finished with emulsion paint and equipped with lightings. 石膏板假天花髹乳膠漆並裝妥照明燈飾。

HOUSE 獨立屋 B

3. Interior Fittings室內裝置

				Description (Material, finishes and accessories) 描述（用料、裝修物料及裝飾）
a	Doors 門	(i)	G/F Entrance door 地下大門	Aluminum door cladded with wooden pattern aluminum panel fitted with door closer and metal lockset. 木紋鋁板飾面鋁門並裝上氣鼓及金屬門鎖。
		(ii)	G/F House to Carport door 地下獨立屋往車房門	Fire-rated stainless steel door with fire–resistant glass panel fitted with door closer, door stopper, metal lockset and electrical lockset. 防火不銹鋼門配防火玻璃面板並裝上氣鼓、門擋、金屬門鎖及電子門鎖。
		(iii)	G/F House to Garden door 地下獨立屋往花園門	Stainless steel door with stone cladding (pull side) fitted with door closer, electrical lockset and metal handle. 天然石飾面(拉門一方)不銹鋼門並裝上氣鼓、電子門鎖及金屬手抽。
		(iv)	G/F Garden to Driveway door 地下花園往車道門	Wooden pattern aluminum gate with metal lockset. 木紋面鋁閘門並裝上金屬門鎖。
		(v)	G/F Door to Main switch room & F.S. pump room door 地下往總電掣房及消防泵房門 G/F Staircase to Waste material recycle room door 地下樓梯往回收間門 G/F Main switch room door 地下總電掣房門 G/F F.S. Pump room door 地下消防泵房門	Fire-rated timber door finished with plastic laminate fitted with door closer, door stopper and metal lockset. 防火膠板飾面木門並裝上氣鼓、門擋及金屬門鎖。
		(vi)	G/F Waste material recycle room door 地下回收間門	Solid core timber door finished with plastic laminate and metal skirting (pull side) fitted with door stopper and metal lockset. 膠板飾面實心木門及金屬腳線(拉門一方)並裝上門擋及金屬門鎖。
		(vii)	G/F to Staircase door 地下往樓梯門	Fire-rated timber door with fire-resistant glass panel finished with lacquered paint fitted with door closer, door stopper and metal handle. 防火木門髹手掃漆配防火玻璃面板並裝上氣鼓、門擋及金屬手抽。
		(viii)	1/F Living room to Staircase door 一樓客廳往樓梯門	Fire-rated timber door with fire-resistant glass panel finished with natural stone panel and timber skirting (push side) and lacquered paint (pull side) fitted with door closer, door stopper and metal handle. 防火玻璃面板木門配天然石面板及木腳線(推門一方)及髹手掃漆 (拉門一方)並裝上氣鼓、門擋及金屬手抽。
		(ix)	1 /F Powder room (1) door 一樓化妝間(1)門	Solid core timber door finished with natural stone panel and timber skirting (push side) and fabric panel and natural stone skirting (pull side) fitted with door closer, door stopper and metal lockset. 實心木門配天然石面板及木腳線(推門一方)及布料飾面板及天然石腳線(拉門一方)並裝上氣鼓、門擋及金屬門鎖。
		(x)	1/F Store room (1) door 一樓儲物間(1)門	Solid double leaf timber door finished with lacquered paint (push side) and glass mirror panel and natural stone skirting (pull side) fitted with metal latch lock. 實心雙掩木門髹手掃漆(推門一方)及玻璃鏡面板及天然石腳線(拉門一方)並裝上金屬門閂。
		(xi)	1/F - 4/F Staircase door 一樓至四樓樓梯門	Fire-rated timber door with fire-resistant glass panel finished with lacquered paint fitted with door closer, door stopper and metal handle. 防火玻璃面板木門髹手掃漆並裝上氣鼓、門擋及金屬手抽。
		(xii)	R/F Staircase door 天台樓梯門	Fire-rated timber door with fire-resistant glass panel finished with lacquered paint (push side) and natural stone panel (pull side) fitted with door stopper and metal handle. 防火玻璃面板木門髹手掃漆(推門一方)及天然石面板(拉門一方)並裝上門擋及金屬手抽。
		(xiii)	2/F Dining room door 二樓飯廳門	Solid core double leaf timber door finished with wood veneer (pull side) and art work painting and timber skirting (push side) fitted with metal handle. 實心雙掩木門配木皮飾面(拉門一方) 及髹藝術畫及木腳線(推門一方) 並裝上金屬手制。
		(xiv)	2 /F Kitchen door 二樓廚房門	Fire-rated timber door with fire-resistant glass panel finished with metal cladding (pull side) and art work painting and timber skirting (push side) fitted with door closer and auto-door device (push side). 防火玻璃面板木門配金屬飾面(拉門一方)及髹藝術畫及木腳線(推門一方)並裝上氣鼓及自動開門感應(推門一方)。

HOUSE 獨立屋 B

3. Interior Fittings室內裝置

				Description (Material, finishes and accessories) 描述（用料、裝修物料及裝飾）
a	Doors 門	(xv)	2/F Powder room (2) door 二樓化妝間(2)門	Solid core timber door finished with natural stone panel (push side) and fabric panel with natural stone skirting (pull side) fitted with door stopper and metal lockset. 實心木門配天然石面板(推門一方)及布料飾面板配天然石腳線(拉門一方)並裝上門擋及金屬門鎖。
		(xvi)	2/F Store room (2) door 二樓儲物間(2)門	Fire-rated timber door finished with lacquered paint fitted with metal handle, door stopper and door closer. 防火木門髹手掃漆並裝上金屬手制、門擋及氣鼓。
		(xvii)	2/F inside Store room (2) door 二樓儲物間(2)內門	Solid core timber door finished with lacquered paint and fitted with door stopper and metal lockset. 實心木門髹手掃漆並裝上門擋及金屬門鎖。
		(xviii)	2/F Toilet door 二樓洗手間門	Solid core timber sliding door finished with lacquered paint fitted with metal lockset. 實心木趟門髹手掃漆並裝上金屬門鎖。
		(xix)	2/F - 4/F House to Staircase door 二樓至四樓室內往樓梯門	Fire-rated timber door with fire-resistant glass panel finished with natural stone panel (push side) and lacquered paint (pull side) fitted with door closer, door stopper and metal handle. 防火玻璃面板木門配天然石面板(推門一方)及髹手掃漆(拉門一方)並裝上氣鼓、門擋及金屬手抽。
		(xx)	3/F Master bedroom (2) door 三樓主人睡房(2)門	Solid core timber door finished with natural stone panel (push side) and high glossy lacquered paint, leather panel and timber skirting (pull side) fitted with door stopper and metal lockset. 實心木門配天然石面板(推門一方)及髹高光油、皮革飾面板配木腳線(拉門一方)並裝上門擋及金屬門鎖。
		(xxi)	3/F Master bathroom (2) door 三樓主人浴室(2)門	Solid core timber door finished with high glossy lacquered paint, leather panel and timber skirting (push side) and plastered paint and natural stone panel (pull side) fitted with door stopper and metal lockset. 實心木門髹高光油、皮革飾面板配木腳線(推門一方)及批盪及天然石面板(拉門一方)並裝上門擋及金屬門鎖。
		(xxii)	3/F Bedroom (2) door 三樓睡房(2)門	Solid core timber door finished with natural stone panel (push side) and high glossy lacquered paint and timber skirting (pull side) fitted with door stopper and metal lockset. 實心木門配天然石面板(推門一方)及髹高光油配木腳線(拉門一方)並裝上門擋及金屬門鎖。
		(xxiii)	3/F Bathroom (2) door 三樓浴室(2)門	Solid core timber door finished with high glossy lacquered paint and timber skirting (push side) and plastered paint and natural stone panel (pull side) fitted with door stopper and metal lockset. 實心木門髹高光油配木腳線(推門一方)及批盪及天然石面板(拉門一方)並裝上門擋及金屬門鎖。
		(xxiv)	4/F Master bedroom (1) door 四樓主人睡房(1)門	Solid core timber door finished with natural stone panel (push side) and high glossy lacquered paint, natural stone panel and timber skirting (pull side) fitted with door stopper and metal lockset. 實心木門配天然石面板(推門一方)及髹高光油及天然石面板配木腳線(拉門一方)並裝上門擋及金屬門鎖。
		(xxv)	4/F Master bathroom (1) door 四樓主人浴室(1)門	Solid core timber door finished with high glossy lacquered paint, natural stone panel and timber skirting (push side) and plastered paint and natural stone panel (pull side) fitted with door stopper and metal lockset. 實心木門髹高光油、天然石面板配木腳線(推門一方)及批盪及天然石面板(拉門一方)並裝上門擋及金屬門鎖。
		(xxvi)	4/F Bedroom (1) door 四樓睡房(1)門	Solid core timber door finished with natural stone panel (push side) and high glossy lacquered paint, fabric panel and timber skirting (pull side) fitted with door stopper and metal lockset. 實心木門配天然石面板(推門一方)及髹高光油、布料飾面板配木腳線(拉門一方)並裝上門擋及金屬門鎖。
		(xxvii)	4/F Bathroom (1) door 四樓浴室(1)門	Solid core timber door finished with high glossy lacquered paint, fabric panel and timber skirting (push side) and plastered paint and natural stone panel (pull side) fitted with door stopper and metal lockset. 實心木門髹高光油、布料飾面板配木腳線(推門一方)及批盪及天然石面板(拉門一方)並裝上門擋及金屬門鎖。
		(xxviii)	4/F Balcony door 四樓露台門	Double leaf aluminum glass panel door fitted with metal lockset:- 雙掩鋁框玻璃門配金屬門鎖:- Frames 框 – aluminum frames with fluorocarbon coating. 氟碳塗料鋁框。 Glass 玻璃 – tinted insulated double glazing with low-emissivity coating. 有色雙層中空低輻射鍍膜。
		(xxix)	Roof door 天台門	Aluminum glass panel door fitted with door closer, metal lockset and electrical lockset:- 鋁框玻璃門並裝上氣鼓、金屬門鎖及電子門鎖:- Frames 框 – aluminum frames with fluorocarbon coating. 氟碳塗料鋁框。 Glass 玻璃 – tinted insulated double glazing with low-emissivity coating. 有色雙層中空低輻射鍍膜。

HOUSE 獨立屋 B

3. Interior Fittings室內裝置

				Type 類型	Material 用料
b	Bathroom 浴室	(i)	Type and material of fittings and equipment 裝置及設備的類型及用料	**Wash basin mixer 洗手盆水龍頭** Master bathroom 主人浴室(1) & (2) and 及 Bathroom 浴室(1) & (2)	Electroplated mixer. 電鍍水龍頭。
				Wash basin 洗手盆 Master bathroom 主人浴室(1) & (2) and 及 Bathroom 浴室(1) & (2)	Vitreous china wash basin equipped with natural stone counter top cabinet and mirror cabinet. 瓷料洗手盆配天然石檯面連櫃及浴室鏡櫃。
				Water closet 坐廁 Master bathroom 主人浴室 (1) & (2) and 及 Bathroom 浴室(1) & (2)	Vitreous china water closet. 瓷料坐廁。
				Other fittings 其他裝置 Master bathroom 主人浴室(1) & (2)	Electroplated tissue holder. 電鍍廁紙架。
		(ii)	Type and material of water supply system 供水系統的類型及用料	For type and material of water supply system, please refer to “Water Supply” below. 有關供水系統的類型及用料，請參閱以下「供水」的部分。	
		(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 mixer 淋浴水龍頭** Master bathroom 主人浴室(1) & (2) and 及 Bathroom 浴室 (1) & (2)	Shower cubicle with electroplated shower set. 淋浴間連電鍍花洒套裝。
				Bath tub mixer 浴缸水龍頭 Master bathroom 主人浴室(1) & (2)	Electroplated bath mixer and shower set. 電鍍水龍頭及花洒套裝。
				Bath tub 浴缸 Master bathroom 主人浴室(1) & (2)	Composite minerals bath tub. 合成礦物浴缸。
		(iv)	Size of bath tub, (if applicable) 浴缸大小(如適用的話)	Master bathroom 主人浴室(1) - 1650 (L長) x 785 (W闊) x 520 (D深) mm 毫米 Master bathroom 主人浴室(2) - 1705 (L長) x 720 (W闊) x 505 (D深) mm 毫米	

Note : Fittings and equipment of Powder room and Toilet
備註 : 化妝間及洗手間之裝置及設備

				Type 類型	Material 用料
	Powder room and Toilet 化妝間及洗手間	(i)	Type and material of fittings and equipment 裝置及設備的類型及用料	**Wash basin mixer 洗手盆水龍頭** Powder room 化妝間 (1), (2) & Toilet 洗手間	Electroplated wash basin mixer. 電鍍水龍頭。
				Wash basin 洗手盆 Powder room 化妝間(1) Powder room 化妝間(2) Toilet 洗手間	Composite minerals wash basin and mirror. 合成礦物洗手盆及化妝鏡。 Natural stone wash basin. 天然石洗手盆。 Ceramic wash basin. 瓷料洗手盆。
				Water closet 坐廁 Powder room 化妝間(1) & (2) Toilet 洗手間	Vitreous china water closet. 瓷料坐廁。 Ceramic water closet. 瓷料坐廁。
				Other fittings 其他裝置 Powder room 化妝間(1) & (2)	Electroplated tissue holder. 電鍍廁紙架。
		(ii)	Type and material of water supply system 供水系統的類型及用料	For type and material of water supply system, please refer to “Water Supply” below. 有關供水系統的類型及用料，請參閱以下「供水」的部分。	
		(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 mixer 淋浴水龍頭** Toilet 洗手間	Electroplated shower set. 電鍍花洒套裝。

HOUSE 獨立屋 B

3. Interior Fittings室內裝置

				Description (Material, finishes and accessories) 描述（用料、裝修物料及裝飾）
c	Kitchen 廚房	(i)	Material of sink unit 洗滌盆	One double stainless steel sink fitted with electroplated sink mixer. 不銹鋼雙洗滌盆一個配電鍍水龍頭。
		(ii)	Type and material of water supply system 供水系統的類型及用料	For type and material of water supply system, please refer to “Water Supply” below. 有關供水系統的類型及用料，請參閱以下「供水」的部分。
		(iii)	Material and finishes of kitchen cabinet 廚櫃的用料及裝修物料	Timber cabinet with high glossy lacquered paint timber doors and aluminum roller-shutter door. 木料廚櫃配髹高光油木門及鋁質捲門。
		(iv)	Type of all other fittings and equipment 所有其他裝置及設備的類型	For the appliances provision and brand name, please refer to the “Appliances Schedule”. 隨樓附送之設備及品牌，請參閱「設備説明表」。
d	Bedroom 睡房	Master bedroom 主人睡房 (1) - built-in timber wardrobe with high glossy lacquered paint and natural stone panel doors. 木料入牆衣櫃配髹高光油及天然石面板櫃門。 Master bedroom 主人睡房 (2) - built-in timber wardrobe with high glossy lacquered paint and leather panel doors. 木料入牆衣櫃配髹高光油及皮革飾面板櫃門。 Bedroom 睡房 (1) - built-in timber wardrobe with high glossy lacquered paint and fabric panel doors.木料入牆衣櫃配髹高光油及布料飾面板櫃門。 Bedroom 睡房 (2) - built-in timber wardrobe with high glossy lacquered paint doors.木料入牆衣櫃配髹高光油櫃門。		
e	Telephone 電話	Telephone outlets are provided. For the location and number of connection points, please refer to “Schedule of Mechanical & Electrical Provisions”. 設有電話接駁點。有關接駁點之位置及數目，請參考「機電裝置數量説明表」。		
f	Aerials 天線	TV outlets are provided. For the location and number of connection points, please refer to “Schedule of Mechanical & Electrical Provisions”. 設有電視天線插座。有關接駁點之位置及數目，請參考「機電裝置數量説明表」。		
g	Electrical installations 電力裝置	Three phase electricity supply with MCB board completed with residual current protection is provided for each house. Conduits are concealed in part and exposed in part. For the location and number of power points and air-conditioner points, please refer to “Schedule of Mechanical & Electrical Provisions”. 每座獨立屋都提供三相供電與總電掣箱，並設有漏電斷路保護裝置。管道部份是隱藏、部份是外露的。有關電源接駁點及空調機接駁點的位置和數目，請參考「機電裝置數量説明表」。		
h	Gas supply 氣體供應	Central towngas supply is provided for each house with towngas connection point in the kitchen, garden and roof. 每座獨立屋均提供中央煤氣，煤氣供應點在廚房、花園及天台。		
i	Washing machine connection point 洗衣機接駁點	Water point of a design of 22 mm and drain point of a design of 50 mm in diameter are provided for washing machine. 洗衣機來水接駁喉為直徑 22 毫米及去水接駁喉為直徑 50 毫米。 Location of the washing machine connection point 洗衣機接駁位置：2/F Store room 二樓儲物間 (2)		
j	Water supply 供水	Copper pipes are provided for both hot and cold water supply. Water pipes are concealed in part and exposed in part. Hot water is available. 熱水和冷水供應採用銅喉管。水管部份是隱藏、部份是外露的。有熱水供應。		

4. Miscellaneous 雜項

				Description 描述
a	Lift 升降機	Brand name and model number 品牌名稱及產品型號	(i)	**Houses 獨立屋 A, B, C, D & E** A lift serving from G/F to Roof floor for each house. 每座獨立屋設有升降機一部由地下至天台。 Brand Name 品牌名稱 ： Otis 奧的斯 Model Number 型號 ： House 獨立屋 A - GeN2 Regen Houses 獨立屋 B, C, D & E - Elex
			(ii)	**Houses 獨立屋 F, G & H** A lift serving from G/F to 3/F for each house. 每座獨立屋設有升降機一部由地下至三樓。 Brand Name 品牌名稱 ： Otis 奧的斯 Model Number 型號 ： House 獨立屋 F – Elex Houses 獨立屋 G & H - GeN2 Regen
			(iii)	**Recreational Facilities 康樂設施** A lift serving from G/F to LG2/F. 升降機一部由地下至地下低層二。 Brand Name 品牌名稱 ： Otis 奧的斯 Model Number 型號 ： GeN2 Regen

HOUSE 獨立屋 B

4. Miscellaneous 雜項

		Description 描述	
b	Letter box 信箱	Not provided 沒有提供	
c	Refuse collection 垃圾收集	Means of refuse collection and location of refuse room 垃圾收集的方法及垃圾房的位置	Refuse will be collected by cleaner and centrally handled at refuse storage and material recovery chamber located in LG1/F of the development. 垃圾將由清潔工人收集並在位於發展項目的地下低層一裡的垃圾儲存及物料回收室集中處理。
d	Water meter, electricity meter and gas meter 水錶、電錶及氣體錶	Location & whether they are separate or communal meters 位置及就獨立屋而言是獨立抑或公用的錶	Separate water meters for individual house are provided in the master water meter room at LG1/F. Separate electricity meters for individual house are provided in the Consumer L.V. switch room at LG5/F. Separate towngas meter for Houses A, B, C, D & E is provided in the G/F Gas meter cabinet of each house and Houses F, G & H is provided in the kitchen of each house. 每座獨立屋之獨立水錶安裝於地下低層一的總水錶房內。每座獨立屋的獨立電錶安裝於地下低層五的客戶低壓電掣房內。A、B、C、D & E獨立屋的煤氣錶安裝於地下煤氣錶櫃內，F、G & H獨立屋的煤氣錶安裝於廚房內。

5. Security Facilities 保安設施

		Description 描述
a	Master security system 總警報系統	Master security system panels of each house are installed at the main entrance and kitchen. The system is linked up with the magnetic door contact system and the laser scan detector system of the respective house and alarm signals are connected with the security system of the Development. 每戶的總警報系統之控制面板設於主入口及廚房。總警報系統與該戶之門磁感應系統及鐳射掃描器連接，而警報訊號與發展項目的保安系統連接。
b	Magnetic door contacts with digital lock system 門磁感應器及數字鎖系統	Provided at the door to carport, garden and roof. 設於通往車房、花園及天台之門。
c	Laser scan detectors and alarm bell 鐳射掃描器及警鐘	Provided at the garden. 設於花園。
d	Video door phone system 大門視像對講機	Door bell panel at the main entrance is equipped with video camera and video door phones are installed at the living room and kitchen. 大門門鐘面板設有視像鏡頭，視像對講機設於客廳及廚房。
e	CCTV system 閉路電視系統	CCTV cameras are provided at the carport, roof, lift and garden. Two viewing terminals are provided. 車房、天台、升降機及花園均裝有閉路電視鏡頭。設有兩個閉路電視監察終端。
f	Panic alarm button 緊急警報掣	Provided in all bedrooms. 設於所有睡房。
Common Area 公共地方		
CCTV cameras and thermal sensors are provided at the main entrance, boundary wall, carpark driveway and recreational facilities of the Development. Floodlight and public address system are installed at the external façade of the Development. Laser scan detector is installed at the external façade next to the common driveway of House A. Smart card access control for the residents and remote control device for the vehicles access is provided at the main entrance of the Development. Entrance to the recreational facilities is controlled by digital lock system. 發展項目入口、圍牆、車輛通道及康樂設施均裝有閉路電視及熱能探測器。泛光燈及廣播系統設於發展項目外牆。獨立屋A之公用車路外圍設有鐳射掃描器。 發展項目住戶入口裝有智能卡出入系統，而車輛出入口使用遙控設備操作，康樂設施出入口裝有數字鎖系統。		

HOUSE 獨立屋 B

6. Appliances 設備

Appliances Schedule 設備説明		
Appliances 設備	**Brand Name 品牌名稱**	**Model Number 產品型號**
Gas water heater 煤氣熱水爐	Blueflame	NJW321TFL
Ventilation fan 抽氣扇	Panasonic	FV-18NS3H, FV-15NS3H & FV-23NL3H
VRV Multi Air Conditioning System VRV分體式空調	Daikin 大金	
Outdoor Unit 室外機		RUXYQ20AB
Indoor Unit 室內機		FXDP22QPVC, FXSP56BA, FXAQ20PVE, FXDP45QPVC & FXDP36QPVC
Dishwasher 洗碗碟機	Miele	G5670SCVi
Steam Oven 蒸焗爐	Miele	DGC 6800
Warming Drawer 溫熱抽櫃	Miele	ESW 6229 X
Microwave Combi Oven 二合一微波爐	Miele	H6800 BM
Refrigerator 雪櫃	Subzero	ICBBI 36S
Wok Range 中式煮食爐	Unico	WR-16N
4-burner Range with oven 四頭煮食爐連焗爐	Unico	BR-1B
Exhaust Hood 抽油煙機	Unico	FH1400
Food Waste Disposer 廚餘處理器	In-Sink Erator	100-1B
Washing Machine 洗衣機	Miele	WKH122WPS
Tumble Dryer 乾衣機	Miele	TKG640WP
Television 電視機	Sony	KD-65X7000F, KD-49X7000F & KD-43X7000F
Ultra Blu-ray player 藍光碟播放器	Sony	UBP-X700
AV Receiver 環繞聲網路擴音機	Denon	AVR-X2500H
Speaker 喇叭	Sonance	VP-86R
Karaoke System 卡拉 OK 系統	10TB VOD PC (Custom-made item 度身定做項目)	Not applicable 不適用
	Shure	BLX-24R/SM58
	Fross	DSP600
BBQ Grill 燒烤爐	Amelie	AMELIEP4.0TG
Wall Dry System 牆身乾燥系統	NBU&COUFAL	HA-PE 27
Master Security Control System 中央保安系統	Chubb 集寶	Not applicable 不適用
Laser Scan Detector 鐳射掃描器	SICK	LMS511-10100 PRO & LMS511-20100 PRO
Video Door Phone 視像對講機	Comelit	6602W
Home Automation System 家居智能系統	Crestron 快思聰	3-SERIES CONTROL SYSTEM DIN-AP3
Control System Panel 控制系統控制屏	Crestron 快思聰	TSW-560
Underfloor Heating System 地暖系統	Warmup	Not applicable 不適用
Digital Proprietary Phone 數碼專用電話	Panasonic	KX-DT521

Remark ：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.
備註 ：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。

SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS (HOUSE B)
機電裝置數量說明表 (獨立屋B)

Floor 樓層	Location 位置	Item 項目												
		Lighting Switch 燈掣	Lighting Switch & Switch for exhaust fan 燈掣及抽氣扇開關掣	Exhaust fan 抽氣扇	Lighting Point 燈位	Weather-proof Lighting Switch 防水燈掣	Switch for Exhaust Fan 抽氣扇開關掣	External Lighting Point 戶外燈	Ceiling LED Light Strip 天花LED燈帶	13A Single Socket Outlet 13A單位電插座	13A Twin Socket Outlet 13A雙位電插座	125A TPN Isolator (For EV Charger) 125A三相刀掣(供電動車充電器)	Fuse Spur Unit 保險菲士蘇	TV/FM Outlet 電視/電台天線插座
Ground Floor 地下	Carport 車房	2	--	--	7	--	--	--	3	2	--	1	--	--
	Garden 花園	--	--	--	--	--	--	3	--	--	--	--	--	--
	Staircase 樓梯	--	--	--	1	--	--	--	--	--	--	--	--	--
	Main Switch Room 總電掣房	1	--	--	1	--	--	--	--	--	1	--	--	--
	Waste Material Recycle Room 回收間	--	--	1	1	1	1	--	--	--	--	--	1	--
	F.S. Pump Room 消防泵房	1	--	--	1	--	--	--	--	--	1	--	--	--
	Main Entrance 大門入口	--	--	--	--	--	--	--	--	--	--	--	--	--
	Entrance Lobby 入口大堂	--	--	--	1	--	--	--	--	1	1	--	--	--
First Floor 一樓	Living Room 客廳	--	--	--	--	--	--	--	--	--	3	--	--	1
	Corridor 走廊	--	--	--	1	--	--	--	--	--	--	--	--	--
	Powder Room (1) 化妝間 (1)	--	--	1	2	--	--	--	--	1	1	--	--	--
	Store Room (1) 儲物間 (1)	--	1	--	1	--	--	--	--	1	--	--	--	--
	Staircase 樓梯	--	--	--	2	--	--	--	--	--	--	--	--	--

SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS (HOUSE B)
機電裝置數量說明表 (獨立屋B)

Item 項目																
Telephone/ Data Outlet 電話/ 數據插座	VRV Indoor Unit and A/C Point VRV分體空調室內機位及其接駁點	Security System Control Panel 保安系統控制面版	Touch Screen Display 智能觸控屏幕	Ceiling Speaker System 天花揚聲器系統	Dimming Control Panel 調光系統控制面版	Audible Warning Device 入侵警報裝置	Laser Scan Detector 鐳射掃描器	Magnetic Door Contact 門磁感應器	Magnetic Door Switch 門磁感應開關掣	Access control keypad 密碼鎖	CCTV 閉路電視	Home Automation Control Panel 智能家居面板	Visitor Intercom with door bell push button 訪客對講機連門鈴按鈕	Key Switch 鎖匙開關掣	Water Supply Point 供水位	Gas Supply Point 煤氣位
--	--	--	--	--	--	--	--	--	--	1	1	--	--	1	1	--
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SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS (HOUSE B)
機電裝置數量説明表 (獨立屋B)

Floor 樓層	Location 位置	Item 項目																	
		Lighting Switch 燈掣	Lighting Switch & Switch for exhaust fan 燈掣及抽氣扇開關掣	Exhaust fan 抽氣扇	Lighting Point 燈位	LED Light Strip LED 燈帶	13A Single Socket Outlet 13A單位電插座	13A Twin Socket Outlet 13A雙位電插座	20A Power Switch 20A電源掣	Fuse Spur Unit 保險菲士蘇	M.C.B board 總電掣箱	Washing Machine Connection Point (Water Inlet) 洗衣機接駁點 (入水位)	Washing Machine Connection Point (Water Outlet) 洗衣機接駁點 (去水位)	TV/FM Outlet 電視/電台天線插座	Telephone/ Data Outlet 電話/數據插座	Thermostat for A/C Indicator 空調溫度控制顯示器	VRV Indoor Unit and A/C Point VRV分體空調室內機位及其接駁點	Switch for electric door 電動門開關掣	Switch for Exhaust Fan Light 抽氣扇燈開關掣
Second Floor 二樓	Lift Lobby 升降機大堂	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	Corridor 走廊	--	--	--	1	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	Dining Room 飯廳	--	--	--	3	--	1	5	--	1	--	--	--	--	--	--	2	--	--
	Kitchen 廚房	--	--	--	4	--		2	2	--	--	--	--	--	1	--	1	1	1
	Powder Room (2) 化妝間 (2)	--	--	--	2	--	1	--	--	--	--	--	--	--	--	--	--	--	--
	Toilet 洗手間	--	--	1	2	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	Store Room (2) 儲物間 (2)	1	1	--	4	--	--	5	--	--	--	1	1	1	1	2	--	--	--
	Staircase 樓梯	--	--	--	2	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Third Floor 三樓	Lift Lobby 升降機大堂	--	--	--	--	--	--	--	--	--	1	--	--	--	--	--	1	--	--
	Corridor 走廊	--	--	--	1	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	Master Bedroom (2) 主人睡房 (2)	--	--	--	3	1	--	4	3	--	--	--	--	1	1	--	2	--	--
	Master Bathroom (2) 主人浴室 (2)	--	--	--	9	--	1	1	--	--	--	--	--	--	--	--	--	--	--
	Bedroom (2) 睡房 (2)	--	--	--	9	1	1	3	4	--	--	--	--	1	1	--	2	--	--
	Bathroom (2) 浴室 (2)	--	--	--	5	1	1	2	--	--	--	--	--	--	--	--	--	--	--
	Staircase 樓梯	--	--	--	2	--	--	--	--	--	--	--	--	--	--	--	--	--	--

SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS (HOUSE B)
機電裝置數量說明表 (獨立屋B)

Item 項目																				
Security System Control Panel 保安系統控制面版	Touch Screen Display 智能觸控屏幕	Door Contact 觸門感應	Ceiling Speaker System 天花揚聲器系統	Dimming Control Panel 調光系統控制面版	Panic Alarm Button 緊急警報掣	Lighting Control Panel (For Security System) 警報燈控制箱(保安系統)	Card Access Main Control Panel 門禁主控制箱	Door Controller Panel 門禁控制器	Lift Supervisory Panel 升降機監控屏	Alarm Input & Output Control Panel 警鐘輸入和輸出控制箱	24V DC Power Supply 24V直流電源供應器(警鐘)	Alarm Main Control Panel 警鐘主控制箱	12V DC Power Supply (Alarm) 12V直流電源供應器(警鐘)	12V DC Power Supply (Electric lock) 12V直流電源供應器(電鎖)	Video Phone System Control Panel 視像系統控制箱	CCTV Monitor 閉路電視顯示屏	Video Door Phone 視像對講機	Home Automation Control Panel 智能家居面板	Connecting Unit 接線電掣	Thermostat for Underfloor Heating System 地暖系統溫度控制器	Gas Supply Point 煤氣位
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SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS (HOUSE B)
機電裝置數量說明表 (獨立屋B)

Floor 樓層	Location 位置	Item 項目									
		Lighting Switch 燈掣	Lighting Point 燈位	LED Light Strip LED燈帶	13A Single Socket Outlet 13A單位電插座	13A Twin Socket Outlet 13A雙位電插座	20A Power Switch 20A電源掣	32A 3 Phase Socket Outlet 32A三相電插座	TV/FM Outlet 電視/電台天線插座	Telephone / Data Outlet 電話/數據插座	Central Remote Controller 中央空調控制屏
Fourth Floor 四樓	Lift Lobby 升降機大堂	--	--	--	--	--	--	--	--	--	1
	Corridor 走廊	--	1	--	--	--	--	--	--	--	--
	Master Bedroom (1) 主人睡房 (1)	--	10	--	--	3	3	--	1	1	--
	Master Bathroom (1) 主人浴室 (1)	--	6	--	1	2	--	--	--	--	--
	Bedroom (1) 睡房 (1)	--	3	1	--	3	2	--	1	1	--
	Bathroom (1) 浴室 (1)	--	4	--	1	2	--	--	--	--	--
	Staircase 樓梯	--	2	--	--	--	--	--	--	--	--
Roof Floor 天台	Lift Lobby 升降機大堂	2	1	--	--	--	--	--	--	--	--
	Roof 天台	--	--	1	--	--	--	1	--	--	--
Upper Roof Floor 上層天台	Gas Water Heater Room 煤氣熱水間	1	1	--	--	--	--	--	--	--	--

SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS (HOUSE B)
機電裝置數量說明表 (獨立屋B)

Item 項目														
VRV Indoor Unit and A/C Point VRV分體空調室內機位及其接駁點	Touch Screen Display 智能觸控屏幕	Dimming Control Panel 調光系統控制面版	Shunt Slideswitch 分流滑動開關掣	Panic Alarm Button 緊急警報掣	Magnetic Door Contact 門磁感應器	Magnetic Door Switch 門磁感應開關掣	Access control keypad 密碼鎖	CCTV 閉路電視	CCTV digital video recorder CCTV數位監控錄放影機	Home Automation Control Panel 智能家居面板	Connecting Unit 接線電掣	Thermostat for Underfloor Heating System 地暖系統溫度控制器	Sub controller for Gas water heater 煤氣熱水爐副控制器	Gas Supply Point 煤氣位
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3	1	--	--	1	--	--	--	--	--	2	2	--	--	--
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1	1	--	--	1	--	--	--	--	--	--	2	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--	1	1	--
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HOUSE 獨立屋 G

1. Exterior Finishes 外部裝修物料

			Description 描述
a	External Wall 外牆	Type of finishes 裝修物料的類型	Finished with natural stone cladding, glass cladding, aluminum claddings, external paint and curtain wall system. 飾面為天然石、玻璃掛飾、鋁質掛飾、外牆漆及玻璃幕牆。
b	Window 窗	Material of frame and glass 框及玻璃的用料	All window frames are made of aluminum with fluorocarbon coating fitted with tinted insulated double glazing with low-emissivity coating glass. 所有窗框均為鋁制配以氟碳塗料，並配有色雙層中空低輻射鍍膜玻璃。
c	Bay window 窗台	Material of window sill finishes 用料及裝修物料	There is no bay window for all houses. 所有獨立屋均無窗台。
d	Planter 花槽	Type of finishes 裝修物料的類型	Finished with natural stone claddings, roof planters are stainless steel planters. 天然石飾面、天台花槽為不銹鋼。
e	Verandah or balcony 陽台或露台	Type of finishes & whether it is covered 裝修物料的類型及是否有蓋	There is no verandah. 無陽台。 Balcony floor : Natural stone flooring. 露台地板 : 鋪天然石。 Balcony is uncovered and provided with tinted tempered laminated glass balustrade and aluminum top rail. 露台無蓋，並配有色強化夾膠玻璃圍欄裝鋁質頂欄。
f	Drying facilities for clothing 乾衣設施	Type and material 類型及用料	Not provided. 沒有提供。

2. Interior Finishes 室內裝修物料

		Description 描述
a	Lobby 大堂	Not applicable 不適用
b	Internal wall and ceiling 內牆及天花板	**Living & Dining Room and Bedrooms 客飯廳及睡房** **Internal wall 內牆** Living room 客廳 : Wood veneer panel and plastered paint finish. 木皮飾面板及批盪。 Dining room 飯廳 : Wood veneer panel and plastered paint finish with metal trim.木皮飾面板及批盪配金屬線飾。 Master bedroom 主人睡房 : Timber veneer panel, natural stone panel, tempered glass partition and plastered paint finish. 木皮飾面板、天然石面板、強化玻璃間格及批盪。 Bedroom 睡房(1) : Plastered paint finish. 批盪。 Bedroom 睡房(2) : Fabric panel, lacquered paint timber panel and plastered paint finish. 布料飾面板、髹手掃漆木面板及批盪。 Bedroom 睡房(3) : Fabric panel, timber veneer panel and plastered paint finish. 布料飾面板、木皮飾面板及批盪。
		Ceiling 天花板 Living room 客廳, Dining room 飯廳, Master bedroom 主人睡房, Bedroom 睡房(1), (2) & (3) : Suspended gypsum board false ceiling finished with emulsion paint and equipped with lightings. 石膏板假天花髹乳膠漆並裝妥照明燈飾。

HOUSE 獨立屋 G

2. Interior Finishes 室內裝修物料

		Description 描述
c	Internal floor 內部地板	**Living & Dining Room and Bedrooms 客飯廳及睡房** **Floor 地板** Living room & Dining room 客廳及飯廳 : Natural stone flooring. 鋪天然石。 Master bedroom主人睡房 : Natural stone and timber flooring. 鋪天然石及木地板。 Bedroom 睡房(1) & (2) : Timber flooring. 鋪木地板。 Bedroom 睡房(3) : Natural stone and timber flooring. 鋪天然石及木地板。 **Skirting 牆腳線** Living room & Dining room 客廳及飯廳 : Natural stone skirting. 天然石牆腳線。 Master bedroom 主人睡房 : Natural stone and timber skirting. 鋪天然石及木牆腳線。 Bedroom 睡房(1) , (2) & (3) : Timber skirting. 木牆腳線。
d	Bathroom 浴室	**Master bathroom 主人浴室** Walls 牆身 : Natural stone, tempered glass partition and wood veneer panel and run up to the false ceiling. 天然石面板、強化玻璃間格及木皮飾面板至假天花。 Floor 地板 : Timber and natural stone flooring to exposed surface. 見光位鋪木地板及天然石。 Ceiling 天花板 : Suspended gypsum board false ceiling finished with emulsion paint and equipped with lightings. 石膏板假天花髹乳膠漆並裝妥照明燈飾。 **Bathroom 浴室(1) & (3)** Walls 牆身 : Natural stone and mirror panel and run up to the false ceiling. 天然石面板及玻璃鏡面板至假天花。 Floor 地板 : Natural stone flooring to exposed surface. 見光位鋪天然石。 Ceiling 天花板 : Suspended gypsum board false ceiling finished with emulsion paint and equipped with lightings. 石膏板假天花髹乳膠漆並裝妥照明燈飾。 **Bathroom 浴室(2)** Walls 牆身 : Natural stone panel and run up to the false ceiling. 天然石面板至假天花。 Floor 地板 : Natural stone flooring to exposed surface. 見光位鋪天然石。 Ceiling 天花板 : Suspended gypsum board false ceiling finished with emulsion paint and equipped with lightings. 石膏板假天花髹乳膠漆並裝妥照明燈飾。
e	Kitchen 廚房	Walls 牆身 : Glass panel and plastered paint finish and run up to the false ceiling. 玻璃面板及批盪至假天花。 Floor 地板 : Natural stone flooring to exposed surface. 見光位鋪天然石。 Ceiling 天花板 : Suspended gypsum board false ceiling finished with emulsion paint and equipped with lightings. 石膏板假天花髹乳膠漆並裝妥照明燈飾。 Cooking bench 灶台 : Natural stone. 天然石。

HOUSE 獨立屋 G

2. Interior Finishes 室內裝修物料

Note : Finishes of internal wall, ceiling and floor for Store room, Powder room and Toilet
備註：儲物間、化妝間及洗手間之內牆、天花板及地板裝修物料

		Description 描述
a	Internal wall and ceiling 內牆及天花板	**Internal wall 內牆** **Store room 儲物間(1) , (3) & (4)** Walls 牆身 : Emulsion paint finish. 髹乳膠漆。 Ceiling 天花板 : Suspended gypsum board false ceiling finished with emulsion paint and equipped with lightings. 石膏板假天花髹乳膠漆並裝妥照明燈飾。 **Store room 儲物間(2)** Walls 牆身 : Natural stone and plastered paint finish. 天然石面板及批盪。 Ceiling 天花板 : Suspended gypsum board false ceiling finished with emulsion paint and equipped with lightings. 石膏板假天花髹乳膠漆並裝妥照明燈飾。
b	Internal floor 內部地板	**Store room 儲物間(1) , (2) , (3) & (4)** Floor 地板 : Natural stone flooring. 鋪天然石。 Skirting 牆腳線 : Natural stone skirting. 天然石牆腳線。
c	Powder room and Toilet 化妝間及洗手間	**Powder room 化妝間(1)** Walls 牆身 : Mirror panel and plastered paint finish and run up to the false ceiling. 玻璃鏡面板及批盪至假天花。 Floor 地板 : Natural stone flooring to exposed surface. 見光位鋪天然石。 Ceiling 天花板 : Suspended gypsum board false ceiling finished with emulsion paint and equipped with lightings. 石膏板假天花髹乳膠漆並裝妥照明燈飾。 **Powder room 化妝間(2)** Walls 牆身 : Natural stone, mirror panel and plastered paint finish and run up to the false ceiling. 天然石面板、玻璃鏡面板及批盪至假天花。 Floor 地板 : Natural stone flooring to exposed surface. 見光位鋪天然石。 Ceiling 天花板 : Suspended gypsum board false ceiling finished with emulsion paint and equipped with lightings. 石膏板假天花髹乳膠漆並裝妥照明燈飾。 **Toilet 洗手間** Walls 牆身 : Natural stone and run up to the false ceiling. 天然石面板至假天花。 Floor 地板 : Natural stone flooring to exposed surface. 見光位鋪天然石。 Ceiling 天花板 : Suspended gypsum board false ceiling finished with emulsion paint and equipped with lightings. 石膏板假天花髹乳膠漆並裝妥照明燈飾。

3. Interior Fittings室內裝置

				Description (Material, finishes and accessories) 描述（用料、裝修物料及裝飾）
a	Doors 門	(i)	3/F Entrance door 三樓大門	Aluminum door cladded with wooden pattern aluminum panel fitted with door closer and metal lockset. 木紋鋁板飾面鋁門並裝上氣鼓及金屬門鎖。
		(ii)	3/F Living room to Balcony door 三樓客廳往露台門	Double leaf aluminum glass panel door fitted with door closer and metal lockset:- 雙掩鋁框玻璃門並裝上氣鼓及金屬門鎖:- Frames 框 – aluminum frames with fluorocarbon coating. 氟碳塗料鋁框。 Glass 玻璃 – tinted insulated double glazing with low-emissivity coating. 有色雙層中空低輻射鍍膜。
		(iii)	3/F Powder room (1) door 三樓化妝間(1)門	Solid core timber door finished with high glossy lacquered paint fitted with door closer, stopper and metal lockset. 實心木門髹高光油並裝上氣鼓、門擋及金屬門鎖。

HOUSE 獨立屋 G

3. Interior Fittings室內裝置

				Description (Material, finishes and accessories) 描述（用料、裝修物料及裝飾）
a	Doors 門	(iv)	3/F Waste material recycle room door 三樓回收間門	Fire-rated stainless steel door finished with stone cladding (pull side) fitted with door closer and metal lockset. 天然石飾面(拉門一方)防火不銹鋼門並裝上氣鼓及金屬門鎖。
		(v)	3/F House to Carport door 三樓獨立屋往車房門	Fire-rated stainless steel door with fire–resistant glass panel fitted with door closer, metal lockset and electrical lockset. 防火不銹鋼門配防火玻璃面板並裝上氣鼓、金屬門鎖及電子門鎖。
		(vi)	Roof door 天台門	Aluminum glass panel door fitted with metal lockset and electrical lockset:- 鋁框玻璃門並裝上金屬門鎖及電子門鎖:- Frames 框 – aluminum frames with fluorocarbon coating. 氟碳塗料鋁框。 Glass 玻璃 – tinted insulated double glazing with low-emissivity coating. 有色雙層中空低輻射鍍膜。
		(vii)	2/F Kitchen door 二樓廚房門	Fire-rated timber door with fire-resistant glass panel finished with high glossy lacquered paint fitted with door closer, stopper and metal handle. 防火木門髹高光油配防火玻璃面板並裝上氣鼓、門擋及金屬手制。
		(viii)	2/F Bedroom(1) door 二樓睡房(1)門	Solid core timber door finished with high glossy lacquered paint fitted with stopper and metal lockset. 實心木門髹高光油並裝上門擋及金屬門鎖。
		(ix)	2/F Bathroom(1) door 二樓浴室(1)門	Solid core timber door finished with high glossy lacquered paint fitted with stopper and metal lockset. 實心木門髹高光油並裝上門擋及金屬門鎖。
		(x)	2/F Store room(1) door 二樓儲物間(1)門	Solid core timber door finished with high glossy lacquered paint (push side) and plastered paint with natural stone skirting (pull side) fitted with door closer, stopper and metal lockset. 實心木門髹高光油(推門一方)及批盪配天然石腳線(拉門一方)並裝上氣鼓、門擋及金屬門鎖。
		(xi)	2/F Powder room(2) door 二樓化妝間(2)門	Solid core timber door finished with high glossy lacquered paint (push side) and plastered paint with natural stone skirting (pull side) fitted with door closer and metal lockset. 實心木門髹高光油(推門一方)及批盪配天然石腳線(拉門一方)並裝上氣鼓及金屬門鎖。
		(xii)	2/F Toilet door 二樓洗手間門	Solid core timber door with louvre panel finished with high glossy lacquered paint fitted with stopper and metal lockset. 實心百葉面板木門髹高光油並裝上門擋及金屬門鎖。
		(xiii)	1/F Bedroom(2) door 一樓睡房(2)門	Solid core timber door finished with high glossy lacquered paint (pull side) and wood veneer (push side) fitted with stopper and metal lockset. 實心木門髹高光油(拉門一方)及木皮飾面(推門一方)並裝上門擋及金屬門鎖。
		(xiv)	1/F Bathroom(2) door 一樓浴室(2)門	Solid core timber door finished with high glossy lacquered paint fitted with stopper and metal lockset. 實心木門髹高光油並裝上門擋及金屬門鎖。
		(xv)	1/F Bedroom(3) door 一樓睡房(3)門	Solid core wood veneer timber door fitted with stopper and metal lockset. 實心木皮飾面木門並裝上門擋及金屬門鎖。
		(xvi)	1/F Bathroom(3) door 一樓浴室(3)門	Solid core timber door finished with high glossy lacquered paint fitted with stopper and metal lockset. 實心木門髹高光油並裝上門擋及金屬門鎖。
		(xvii)	1/F Store room(2) door 一樓儲物間(2)門	Solid core wood veneer timber door (push side) and high glossy lacquered paint (pull side) fitted with stopper and metal lockset. 實心木皮飾面木門(推門一方)及髹高光油(拉門一方)並裝上門擋及金屬門鎖。
		(xviii)	1/F Store room(3) door 一樓儲物間(3)門	Solid core timber door finished with high glossy lacquered paint (push side) and wood veneer with natural stone skirting (pull side) fitted with metal lockset. 實心木門髹高光油(推門一方)及木皮飾面配天然石腳線(拉門一方)並裝上金屬門鎖。

HOUSE 獨立屋 G

3. Interior Fittings室內裝置

						Description (Material, finishes and accessories) 描述（用料、裝修物料及裝飾）
a	Doors 門	(xix)	G/F Master bedroom to Flat roof door 地下主人睡房往平台門			Double leaf aluminum glass panel door fitted with metal lockset and electrical lockset:- 雙掩鋁框玻璃門並裝上金屬門鎖及電子門鎖:- Frames 框 – aluminum frames with fluorocarbon coating. 氟碳塗料鋁框。 Glass 玻璃 – tinted insulated double glazing with low-emissivity coating. 有色雙層中空低輻射鍍膜。
		(xx)	G/F Master bedroom door 地下主人睡房門			Solid core wood veneer timber door fitted with stopper and metal lockset. 實心木皮飾面木門並裝上門擋及金屬門鎖。
		(xxi)	G/F Master bathroom door 地下主人浴室門			Sliding tempered glass door fitted with metal handle. 強化玻璃趟門並裝上金屬手抽。
		(xxii)	G/F Store room(4) door 地下儲物間(4)門			Solid core timber door finished with high glossy lacquered paint (push side) and plastered paint with natural stone skirting (pull side) fitted with metal handle. 實心木門髹高光油(推門一方)及批盪配天然石腳線(拉門一方)並裝上金屬手制。
		(xxiii)	G/F Staircase to Means of escape door 地下樓梯往逃生出口門			Fire-rated solid core timber door with fire-resistant glass panel finished with high glossy lacquered paint fitted with door closer, stopper and metal handle. 防火實心木門髹高光油配防火玻璃面板並裝上氣鼓、門擋及金屬手制。
		(xxiv)	LG 4/F F.S. pump room door 地下低層四消防泵房門			Fire-rated timber door finished with plastic laminate fitted with door closer and metal lockset. 防火膠板飾面木門並裝上氣鼓及金屬門鎖。
		(xxv)	LG 6/F F.S. sprinkler pump room door 地下低層六消防花灑泵房門			Fire-rated timber door finished with plastic laminate fitted with door closer. 防火膠板飾面木門並裝上氣鼓。
		(xxvi)	Staircase doors樓梯門			
			a	G/F to R/F Staircase door 地下至天台樓梯門		Fire rated solid core timber door with fire-resistant glass panel finished with high glossy lacquered paint fitted with door closer, stopper and metal handle. 防火實心木門髹高光油配防火玻璃面板並裝上氣鼓、門擋及金屬手制。
			b	LG 6/F Staircase to F.S. sprinkler pump room door 地下低層六樓梯往消防花灑泵房門		Fire-rated stainless steel door fitted with door closer and metal lockset. 防火不銹鋼門並裝上氣鼓及金屬門鎖。
b	Bathroom 浴室				**Type 類型**	**Material 用料**
		(i)	Type and material of fittings and equipment 裝置及設備的類型及用料		**Wash basin mixer 洗手盆水龍頭** Master bathroom 主人浴室, Bathroom 浴室(1), (2) & (3)	Electroplated wash basin mixer. 電鍍水龍頭。
					Wash basin 洗手盆 Master bathroom 主人浴室 and 及 Bathroom 浴室(2) Bathroom 浴室(1) Bathroom 浴室(3)	Natural stone wash basin with natural stone counter top cabinet and mirror cabinet. 天然石洗手盆配天然石檯面連櫃及浴室鏡櫃。 Natural stone wash basin with cabinet and mirror cabinet. 天然石洗手盆連櫃及浴室鏡櫃。 Natural stone wash basin with counter top and mirror cabinet. 天然石洗手盆連檯面及浴室鏡櫃。
					Water closet 坐廁 Master bathroom 主人浴室, Bathroom 浴室(1), (2) & (3)	Vitreous china water closet. 瓷料坐廁。

HOUSE 獨立屋 G

3. Interior Fittings室內裝置

				Type 類型	Material 用料
b	Bathroom 浴室	(i)	Type and material of fittings and equipment 裝置及設備的類型及用料	**Other fittings 其他裝置** Master bathroom 主人浴室 Bathroom 浴室(1), (2) & (3)	 Electroplated towel hook. 電鍍毛巾鈎。 Electroplated tissue holder and electroplated towel bar. 電鍍廁紙架及電鍍毛巾橫通。
		(ii)	Type and material of water supply system 供水系統的類型及用料	For type and material of water supply system, please refer to “Water Supply” below. 有關供水系統的類型及用料，請參閱以下「供水」的部分。	
		(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))	Master bathroom 主人浴室 and 及 Bathroom 浴室(1)	Shower cubicle with electroplated shower set. 淋浴間連電鍍花洒套裝。
				Master bathroom 主人浴室， Bathroom 浴室(2) & (3)	Electroplated bath mixer and shower set. 電鍍水龍頭及花洒套裝。
				Bath tub 浴缸 Master bathroom 主人浴室 Bathroom 浴室(2) & (3)	 Acrylic bath tub. 纖維浴缸。 Enamel cast metal bath tub. 金屬搪瓷面浴缸。
		(iv)	Size of bath tub, (if applicable) 浴缸大小(如適用的話)	Master bathroom 主人浴室 Bathroom 浴室(2) Bathroom 浴室(3)	- 1800 (L長) x 900 (W闊) x 580 (D深) mm毫米 - 1600 (L長) x 700 (W闊) x 435 (D深) mm毫米 - 1500 (L長) x 750 (W闊) x 460 (D深) mm毫米

Note ：Fittings and equipment of Powder room and Toilet
備註 ：化妝間及洗手間之裝置

				Type 類型	Material 用料
	Powder room and Toilet 化妝間及洗手間	(i)	Type and material of fittings and equipment 裝置及設備的類型及用料	**Wash basin mixer 洗手盆水龍頭** Powder room 化妝間(1) & (2) and 及Toilet 洗手間	Electroplated wash basin mixer. 電鍍水龍頭。
				Wash basin 洗手盆 Powder room 化妝間(1) & (2) Toilet 洗手間	Natural stone wash basin and mirror. 天然石洗手盆及化妝鏡。 Ceramic wash basin and mirror cabinet. 瓷料洗手盆及浴室鏡櫃。
				Water closet 坐廁 Powder room 化妝間(1) & (2) Toilet 洗手間	Vitreous china water closet. 瓷料坐廁。 Ceramic water closet. 瓷料坐廁。
				Other fittings 其他裝置 Powder room 化妝間(1) Powder room 化妝間(2) Toilet 洗手間	Electroplated tissue holder and towel ring. 電鍍廁紙架及電鍍毛巾圈。 Electroplated tissue holder, towel ring and towel hook. 電鍍廁紙架、電鍍毛巾圈及電鍍毛巾鈎。 Electroplated tissue holder. 電鍍廁紙架。
		(ii)	Type and material of water supply system 供水系統的類型及用料	For type and material of water supply system, please refer to “Water Supply” below. 有關供水系統的類型及用料，請參閱以下「供水」的部分。	
		(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 mixer 淋浴水龍頭** Toilet 洗手間	Shower cubicle with electroplated shower set. 淋浴間連電鍍花洒套裝。

HOUSE 獨立屋 G

3. Interior Fittings室內裝置

			Description (Material, finishes and accessories) 描述（用料、裝修物料及裝飾）	
c	Kitchen 廚房	(i)	Material of sink unit 洗滌盆的用料	one double stainless steel sink fitted with electroplated sink mixer. 不銹鋼雙洗滌盆一個配電鍍水龍頭。
		(ii)	Type and material of water supply system 供水系統的類型及用料	For type and material of water supply system, please refer to “Water Supply” below. 有關供水系統的類型及用料，請參閱以下「供水」的部分。
		(iii)	Material and finishes of kitchen cabinet 廚櫃的用料及裝修物料	Timber cabinet with high glossy lacquered paint timber doors. 木料廚櫃配髹高光油木門。
		(iv)	Type of all other fittings and equipment 所有其他裝置及設備的類型	For the appliances provision and brand name, please refer to the “Appliances Schedule”. 隨樓附送之設備及品牌，請參閱「設備説明表」。
d	Bedroom 睡房	Master bedroom 主人睡房	- walk-in closet with timber wardrobe with aluminum frame glass panel doors. 衣帽間設木料入牆衣櫃配鋁框玻璃門。	
		Bedroom 睡房(1)	- built-in timber wardrobe with timber panel doors. 木料入牆衣櫃配木面板門。	
		Bedroom 睡房(2)	- built-in timber wardrobe with lacquered paint timber panel and mirror panel doors. 木料入牆衣櫃配髹手掃漆木面板及玻璃鏡面板門。	
		Bedroom 睡房(3)	- built-in timber wardrobe with timber panel and mirror panel doors. 木料入牆衣櫃配木面板及玻璃鏡面板門。	
e	Telephone 電話	Telephone outlets are provided. For the location and number of connection points, please refer to “Schedule of Mechanical & Electrical Provisions”. 設有電話接駁點。有關接駁點之位置及數目，請參考「機電裝置數量説明表」。		
f	Aerials 天線	TV outlets are provided. For the location and number of connection points, please refer to “Schedule of Mechanical & Electrical Provisions”. 設有電視天線插座。有關接駁點之位置及數目，請參考「機電裝置數量説明表」。		
g	Electrical installations 電力裝置	Three phase electricity supply with MCB board completed with residual current protection is provided for each house. Conduits are concealed in part and exposed in part. For the location and number of power points and air-conditioner points, please refer to “Schedule of Mechanical & Electrical Provisions”. 每座獨立屋都提供三相供電與總電掣箱，並設有漏電斷路保護裝置。管道部份是隱藏、部份是外露的。有關電源接駁點及空調機接駁點的位置和數目，請參考「機電裝置數量説明表」。		
h	Gas supply 氣體供應	Central towngas supply is provided for each house with towngas connection point in the kitchen, flat roof and roof. 每座獨立屋均提供中央煤氣，煤氣供應點在廚房、平台及天台。		
i	Washing machine connection point 洗衣機接駁點	Water point of a design of 22 mm and drain point of a design of 50 mm in diameter are provided for washing machine. 洗衣機來水接駁喉為直徑22毫米及去水接駁喉為直徑50毫米。 Location of the washing machine connection point洗衣機接駁位置：1/F Store room 一樓儲物間(3)		
j	Water supply 供水	Copper pipes are provided for both hot and cold water supply. Water pipes are concealed in part and exposed in part. Hot water is available. 熱水和冷水供應採用銅喉管。水管部份是隱藏、部份是外露的。有熱水供應。		

HOUSE 獨立屋 G

4. Miscellaneous 雜項

			Description 描述	
a	Lift 升降機	Brand name and model number 品牌名稱及產品型號	(i)	**Houses 獨立屋A, B, C, D & E** A lift serving from G/F to Roof floor for each house. 每座獨立屋設有升降機一部由地下至天台。 Brand Name 品牌名稱 ： Otis 奧的斯 Model Number 型號 ： House 獨立屋A - GeN2 Regen Houses 獨立屋B, C, D & E - Elex
			(ii)	**Houses 獨立屋F, G & H** A lift serving from G/F to 3/F for each house. 每座獨立屋設有升降機一部由地下至三樓。 Brand Name 品牌名稱 ： Otis 奧的斯 Model Number 型號 ： House 獨立屋F – Elex Houses 獨立屋G & H - GeN2 Regen
			(iii)	**Recreational Facilities 康樂設施** A lift serving from G/F to LG2/F. 升降機一部由地下至地下低層二。 Brand Name 品牌名稱 ： Otis 奧的斯 Model Number 型號 ： GeN2 Regen
b	Letter box 信箱	Not provided 沒有提供		
c	Refuse collection 垃圾收集	Means of refuse collection and location of refuse room 垃圾收集的方法及垃圾房的位置	Refuse will be collected by cleaner and centrally handled at refuse storage and material recovery chamber located in LG1/F of the development. 垃圾將由清潔工人收集並在位於發展項目的地下低層一裡的垃圾儲存及物料回收室集中處理。	
d	Water meter, electricity meter and gas meter 水錶、電錶及氣體錶	Location & whether they are separate or communal meters 位置及就獨立屋而言是獨立抑或公用的錶	Separate water meters for individual house are provided in the master water meter room at LG1/F. Separate electricity meters for individual house are provided in the Consumer L.V. switch room at LG5/F. Separate towngas meter for Houses A, B, C, D & E is provided in the G/F Gas meter cabinet of each house and Houses F, G & H is provided in the kitchen of each house. 每座獨立屋之獨立水錶安裝於地下低層一的總水錶房內。每座獨立屋的獨立電錶安裝於地下低層五的客戶低壓電掣房內。A、B、C、D & E獨立屋的煤氣錶安裝於地下煤氣錶櫃內，F、G & H獨立屋的煤氣錶安裝於廚房內。	

HOUSE 獨立屋 G

5. Security Facilities 保安設施

		Description 描述
a	Master security system 總警報系統	Master security system panels of each house are installed at the main entrance and kitchen. The system is linked up with the magnetic door contact system and the laser scan detector system of the respective house and alarm signals are connected with the security system of the Development. 每戶的總警報系統之控制面板設於主入口及廚房。總警報系統與該戶之門磁感應系統及鐳射掃描器連接，而警報訊號與發展項目的保安系統連接。
b	Magnetic door contacts with digital lock system 門磁感應器及數字鎖系統	Provided at the door to carport, flat roof at G/F and roof. 設於車房、地下之平台及天台。
c	Laser scan detectors and alarm bell 鐳射掃描器及警鐘	Provided at the flat roof of G/F. 設於地下之平台。
d	Video door phone system 大門視像對講機	Door bell panel at the main entrance is equipped with video camera and video door phones are installed at the living room and kitchen. 大門門鐘面板設有視像鏡頭，視像對講機設於客廳及廚房。
e	CCTV system 閉路電視系統	CCTV cameras are provided at the carport, roof, lift and flat roof at G/F. Two viewing terminals are provided. 車房、天台、升降機及位於地下之平台均裝有閉路電視鏡頭。設有兩個閉路電視監察終端。
f	Panic alarm button 緊急警報掣	Provided in all bedrooms. 設於所有睡房。
Common Area 公共地方		
CCTV cameras and thermal sensors are provided at the main entrance, boundary wall, carpark driveway and recreational facilities of the Development. Floodlight and public address system are installed at the external façade of the Development. Laser scan detector is installed at the external façade next to the common driveway of House A. Smart card access control for the residents and remote control device for the vehicles access is provided at the main entrance of the Development. Entrance to the recreational facilities is controlled by digital lock system. 發展項目入口、圍牆、車輛通道及康樂設施均裝有閉路電視及熱能探測器。泛光燈及廣播系統設於發展項目外牆。獨立屋A之公用車路外圍設有鐳射掃描器。 發展項目住戶入口裝有智能卡出入系統，而車輛出入口使用遙控設備操作，康樂設施出入口裝有數字鎖系統。		

HOUSE 獨立屋 G

6. Appliances 設備

Appliances Schedule 設備説明		
Appliances 設備	**Brand Name 品牌名稱**	**Model Number 產品型號**
Gas water heater 煤氣熱水爐	Blueflame	NJW321TFL
Ventilation fan 抽氣扇	Panasonic	FV-18NS3H, FV-15NS3H & FV-23NL3H
VRV Multi Air Conditioning System VRV分體式空調	Daikin 大金	
Outdoor Unit 室外機		RUXYQ20AB
Indoor Unit 室內機		FXSP71BA, FXDP45QPVC, FXAQ20PVE, FXSP45BA, FXSP56BA, FXDP36QPVC, FXDP28QPVC, FXDP56QPVC & FXDP22QPVC
Dishwasher 洗碗碟機	Miele	G5670SCVi
Steam Oven 蒸焗爐	Miele	DGC 6800
Warming Drawer 溫熱抽櫃	Miele	ESW 6229 X
Microwave Combi Oven 二合一微波爐	Miele	H6800 BM
Refrigerator 雪櫃	Subzero	ICBBI 36S
Countertop Wok Range 中式煮食爐	Unico	Module A
Countertop 4-burner Range 四頭煮食爐	Unico	Module B
Exhaust Hood 抽油煙機	Unico	FH1330
Food Waste Disposer 廚餘處理器	In-Sink Erator	100-1B
Washing Machine 洗衣機	Miele	WKH122WPS
Tumble Dryer 乾衣機	Miele	TKG640WP
Television 電視機	Sony	KD-55X7000F, KD-49X7000F, KD-43X7000F & KD-43X8500G
Ultra Blu-ray player 藍光碟播放器	Sony	UBP-X700
AV Receiver 環繞聲網路擴音機	Denon	AVR-X2500H
Speaker 喇叭	Klipsch	G28, CDT-3650-CII & R-110SW
	Sonance	VP-86R
Karaoke System 卡拉 OK 系統	10TB VOD PC (Custom-made item 度身定做項目)	Not applicable 不適用
	Shure	BLX-24R/SM58
	Fross	DSP600
BBQ Grill 燒烤爐	Amelie	AMELIEP4.0TG
Wall Dry System 牆身乾燥系統	NBU&COUFAL	HA-PE 27
Master Security Control System 中央保安系統	Chubb 集寶	Not applicable 不適用
Laser Scan Detector 鐳射掃描器	SICK	LMS511-10100 PRO & LMS511-20100 PRO
Video Door Phone 視像對講機	Comelit	6602W
Home Automation System 家居智能系統	Crestron 快思聰	3-SERIES CONTROL SYSTEM DIN-AP3
Control System Panel 控制系統控制屏	Crestron 快思聰	TSW-560
Underfloor Heating System 地暖系統	Warmup	Not applicable 不適用
Digital Proprietary Phone 數碼專用電話	Panasonic	KX-DT521

Remark ：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.
備註 ：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。

SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS (HOUSE G)
機電裝置數量說明表 (獨立屋G)

Floor 樓層	Location 位置	Item 項目																	
		Lighting Switch 燈掣	Lighting Point 燈位	LED Light Strip LED 燈帶	13A Single Socket Outlet 13A單位電插座	13A Twin Socket Outlet 13A雙位電插座	Fuse Spur Unit 保險菲士蘇	Washing Machine Connection Point (Water Inlet) 洗衣機接駁點 (入水位)	Washing Machine Connection Point (Water Outlet) 洗衣機接駁點 (去水位)	M.C.B board 總電掣箱	TV/FM Outlet 電視/電台天線插座	Telephone/ Data Outlet 電話/數據插座	VRV Indoor Unit and A/C Point VRV分體空調室內機位及其接駁點	Sprinkler Head 消防花灑頭	Shaver Outlet 鬚刨插座	Touch Screen Display 智能觸控屏幕	Ceiling Speaker System 天花揚聲器系統	Dimming Control Panel 調光系統控制面版	Panic Alarm Button 緊急警報掣
Ground Floor 地下	Lift Lobby 升降機大堂	--	3	--	--	--	--	--	--	--	--	--	1	2	--	--	--	--	--
	Corridor 走廊	--	4	--	--	--	--	--	--	--	--	--	--	3	--	--	--	--	--
	Staircase 樓梯	--	2	--	--	--	--	--	--	--	--	--	--	1	--	--	--	--	--
	Walk-in Closet 衣帽間	--	7	1	1	--	--	--	--	--	--	--	1	3	--	--	--	--	--
	Master Bedroom 主人睡房	--	7	--	4	2	--	--	--	--	1	4	2	6	--	1	--	--	--
	Master Bathroom 主人浴室	--	9	--	2	--	1	--	--	--	--	--	1	3	1	1	--	--	1
	Store Room (4) 儲物間 (4)	1	1	--	--		--	--	--	--	--	--	--	1	--	--	--	1	--
	Flat Roof 平台	--	7	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
First Floor 一樓	Lift Lobby 升降機大堂	--	1	--	7	--	--	--	--	1	--	--	1	1	--	--	--	1	--
	Corridor 走廊	--	2	--	--	--	--	--	--	--	--	--	--	1	--	--	--	--	--
	Staircase 樓梯	--	2	--	--	--	--	--	--	--	--	--	--	1	--	--	--	--	--
	Bedroom (2) 睡房 (2)	--	10	--	--	5	--	--	--	--	2	2	1	4	--	2	--	--	1
	Bathroom (2) 浴室 (2)	--	2	1	1	--	--	--	--	--	--	--	--	1	1	--	--	--	--
	Bedroom (3) 睡房 (3)	--	8	--	--	4	--	--	--	--	2	2	1	4	--	2	--	--	1
	Bathroom (3) 浴室 (3)	--	2	--	1	--	--	--	--	--	--	--	--	1	1	--	--	--	--
	Store Room (3) 儲物間 (3)	1	1	--	--	5	4	1	1	--	--	--	--	1	--	--	--	--	--
	Store Room (2) 儲物間 (2)	--	7	--	--	5	--	--	--	--	2	2	1	2	--	--	2	--	--

SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS (HOUSE G)
機電裝置數量說明表 (獨立屋G)

Item 項目																			
Lighting Control Panel (For Security System) 警報燈控制箱(保安系統)	Card Access Main Control Panel 門禁主控制箱	Door Controller Panel 門禁控制器	Lift Supervisory Panel 升降機監控屏	Alarm Input & Output Control Panel 警鐘輸入和輸出控制箱	24V DC Power Supply 24V直流電源供應器(警鐘)	Alarm Main Control Panel 警鐘主控制箱	12V DC Power Supply (Alarm) 12V直流電源供應器(警鐘)	12V DC Power Supply (Electric lock) 12V直流電源供應器(電鎖)	Video Phone System Control Panel 視像系統控制箱	Audible Warning Device 入侵警報裝置	Laser Scan Detector 鐳射掃描器	Access control keypad 密碼鎖	Magnetic Door Contact 門磁感應器	Magnetic Door Switch 門磁感應開關掣	CCTV 閉路電視	Home Automation Control Panel 智能家居面板	Connecting Unit 接線電掣	Water Supply Point 供水位	Thermostat for Underfloor Heating System 地暖系統溫度控制器	Gas Supply Point 煤氣位
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1	1	1	1	1	1	1	1	1	1	--	--	--	--	--	--	--	--	--	--	--
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SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS (HOUSE G)
機電裝置數量說明表 (獨立屋G)

Floor 樓層	Location 位置	Item 項目															
		Lighting Switch 燈掣	Lighting Switch & Switch for exhaust fan 燈掣及抽氣扇開關掣	Exhaust fan 抽氣扇	Lighting Point 燈位	Weather-proof Lighting Switch 防水燈掣	Switch for Exhaust Fan 抽氣扇開關掣	LED Light Strip LED 燈帶	Ceiling LED Light Strip 天花LED燈帶	13A Single Socket Outlet 13A單位電插座	13A Twin Socket Outlet 13A雙位電插座	20A Power Switch 20A電源掣	32A 3 Phase Socket Outlet 32A三相電插座	125A TPN Isolator (For EV Charger) 125A三相刀掣(供電動車充電器)	Fuse Spur Unit 保險菲士蘇	TV/FM Outlet 電視/電台天線插座	Telephone/ Data Outlet 電話/數據插座
Second Floor 二樓	Lift Lobby 升降機大堂	--	--	--	2	--	--	--	--	--	--	--	--	--	--	--	--
	Corridor 走廊	--	--	--	4	--	--	--	--	--	--	--	--	--	--	--	--
	Staircase 樓梯	--	--	--	2	--	--	--	--	--	--	--	--	--	--	--	--
	Dining Room 飯廳	--	--	--	8	--	--	1	--	--	2	--	--	--	--	2	1
	Kitchen 廚房	--	--	1	2	--	1	--	--	9	4	2	--	--	--	--	1
	Store Room (1) 儲物間 (1)	1	1	--	1	--	--	--	--	2	1	--	--	--	--	1	1
	Toilet 洗手間	--	--	1	2	--	--	--	--	--	--	--	--	--	--	--	--
	Powder Room (2) 化妝間 (2)	--	--	--	1	--	--	--	--	1	--	--	--	--	--	--	--
	Bedroom (1) 睡房 (1)	--	--	--	6	--	--	1	--	4	--	--	--	--	--	--	1
	Bathroom (1) 浴室 (1)	--	--	--	2	--	--	1	--	1	--	--	--	--	--	--	--
Third Floor 三樓	Corridor 走廊	--	--	--	2	--	--	--	--	--	--	--	--	--	--	--	--
	Staircase 樓梯	--	--	--	4	--	--	--	--	--	--	--	--	--	--	--	--
	Living Room 客廳	--	--	--	13	--	--	--	--	1	2	--	--	--	--	1	1
	Powder Room (1) 化妝間 (1)	--	--	--	2	--	--	--	--	1	--	--	--	--	--	--	--
	Main Switch Room 總電掣間	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	--
	Waste Material Recycle Room 回收間	--	--	1	1	1	1	--	--	--	--	--	--	--	1	--	--
	Carport 車房	2	--	--	5	--	--	--	3	1	--	--	--	1	--	--	--
Roof Floor 天台	Roof Lobby 天台大堂	1	--	--	1	--	--	--	--	--	--	--	--	--	--	--	--
	Gas Water Heater Room 煤氣熱水間	1	--	--	1	--	--	--	--	--	--	--	--	--	--	--	--
	Roof 天台	--	--	--	--	--	--	1	--	--	--	--	1	--	--	--	--
Lower Ground Fourth Floor 地下低層四樓	F. S. Pump Room 消防泵房	1	--	--	1	--	--	--	--	--	--	--	--	--	--	--	--
Lower Ground Sixth Floor 地下低層六樓	F. S. Spinkler Pump Room 消防花灑泵房	1	--	--	1	--	--	--	--	--	--	--	--	--	--	--	--

SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS (HOUSE G)
機電裝置數量說明表 (獨立屋G)

Item 項目																				
VRV Indoor Unit and A/C Point VRV分體空調室內機位及其接駁點	Switch for Exhaust Fan Light 抽氣扇燈開關掣	Sprinkler Head 消防花灑頭	Shaver Outlet 鬚刨插座	Touch Screen Display 智能觸控屏幕	Ceiling Speaker System 天花揚聲器系統	Dimming Control Panel 調光系統控制面版	Security System Control Panel 保安系統控制面版	Shunt Slideswitch 分流滑動開關掣	Panic Alarm Button 緊急警報掣	Access control keypad 密碼鎖	Magnetic Door Contact 門磁感應器	Magnetic Door Switch 門磁感應開關掣	CCTV 閉路電視	Video Door Phone 視像對講機	Key Switch 鎖匙開關掣	Home Automation Control Panel 智能家居面板	Connecting Unit 接線電掣	Water Supply Point 供水位	Thermostat for Underfloor Heating System 地暖系統溫度控制器	Gas Supply Point 煤氣位
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2	--	6	--	--	2	--	--	--	--	--	--	--	--	--	--	--	2	--	--	--
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23 SERVICE AGREEMENTS 服務協議

1. PCCW Limited was appointed as coordinator of telecommunication and broadcasting services provider during construction stage as per relevant statutory requirements. Any service subscription of telecommunication service to any service providers shall be subject to individual owner's discretion.
2. Potable and flushing water is supplied by Water Supplies Department.
3. Electricity is supplied by The Hong Kong Electric Company Limited.
4. Towngas is supplied by The Hong Kong and China Gas Company Limited.

1. 電訊盈科有限公司為各電訊及廣播服務營辦商在建築期間根據有關法例要求的協調者。各業主可自行向任何服務供應商申請電訊服務。
2. 食水及沖廁水由水務署提供。
3. 電力由香港電燈有限公司提供。
4. 煤氣由香港中華煤氣有限公司提供。

24 GOVERNMENT RENT 地税

The Vendor (the Owner) will pay/has paid all outstanding Government rent in respect of the Houses from the date of the Land Grant up to and including the date of the Assignment of the Houses. After the date of Assignment of the Houses, Government rent in respect of the Houses will be paid by the respective house owner.

由批地文件之日期起計至買賣獨立屋之成交日之地租均由賣方(擁有人)繳付。獨立屋成交後，地税由各獨立屋擁有人繳付。

25 MISCELLANEOUS PAYMENTS BY PURCHASER 買方的雜項付款

On the delivery of the vacant possession of the specified residential property to the Purchaser, the Purchaser is liable to reimburse the owner for the deposits for water, electricity and gas; and on that delivery, the Purchaser is not liable to pay to the owner a debris removal fee.

Remarks:
On the delivery, the Purchaser is liable to pay a debris removal fee to the manager (not the owner) of the Development, and where the owner has paid that debris removal fee, the Purchaser shall reimburse the owner for the same.

在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金；及在交付時，買方不須向擁有人支付清理廢料的費用。

備註：
在交付時，買方須向發展項目的管理人(而非擁有人)支付清理廢料的費用，而如擁有人已支付清理廢料的費用，買方須向擁有人補還清理廢料的費用。

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

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

凡物業或正式買賣合約附表所列出的裝置、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

(1) The Land Grant requires the owners of the residential properties of the development to maintain slopes at their own costs.

(2) Special Condition No.(28)(a) of the Land Grant stipulates that "The Purchaser shall at his own expense carry out and complete to the satisfaction of the Director such geotechnical investigations and such slope treatment, landslide preventive, mitigation and remedial works on the area shown coloured green hatched black on the plan annexed to the Land Grant (hereinafter referred to as "the Green Hatched Black Area") as the Director in his absolute discretion may require and shall, at all times during the term hereby agreed to be granted, at his own expense, maintain in good and substantial repair and condition to the satisfaction of the Director the Green Hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. In the event that any landslip, subsidence or falling away occurs within the Green Hatched Black Area at any time during the term hereby agreed to be granted, the Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining areas which, in the opinion of the Director (whose decision shall be final and binding on the Purchaser), have also been affected. The Purchaser shall indemnify the Government, its agents and contractors against all claims, proceedings, costs, damages and expenses whatsoever incurred by reason of such landslip, subsidence or falling away. The Purchaser shall ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Area and, subject to the prior written approval of the Director, the Purchaser may erect fences or other barriers for the prevention of such illegal excavation or dumping. In addition to any other rights or remedies the Director may have in respect of any breach of these Conditions, the Director may at any time by notice in writing call upon the Purchaser to carry out such geotechnical investigations, slope treatment, landslip preventive, mitigation and remedial works and to maintain, reinstate and make good any land, structure or works affected by such landslip, subsidence or falling away, and if the Purchaser shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Director may, after the expiry of such period, execute and carry out the required works and the Purchaser shall on demand repay to the Government the cost thereof."

(3) Each of the owners of the development is obliged to contribute towards the costs of the maintenance work.

(4) The plan for the slopes, retaining walls and related structures constructed or to be constructed, within or outside the land on which the development is situated is set out at the end of this section.

(5) Under the Deed of Mutual Covenant, the manager of the development has the owners' authority to carry out the maintenance work. The Manager shall have the full authority of the Owners to engage suitable qualified personnel to inspect keep and maintain in good substantial repair and condition and carry out any necessary works in respect of the Slopes and Retaining Walls or other structure in compliance with the Land Grant and in accordance with the slope maintenance manual and in particular, in accordance with all guidelines issued from time to time by the appropriate government departments regarding the maintenance of the Slopes and Retaining Walls and related structures and to collect from the Owners all costs lawfully incurred or to be incurred by it in carrying out such maintenance and repair and such other works.

(1)「批地文件」訂明發展項目各住宅物業的擁有人自費維修斜坡。

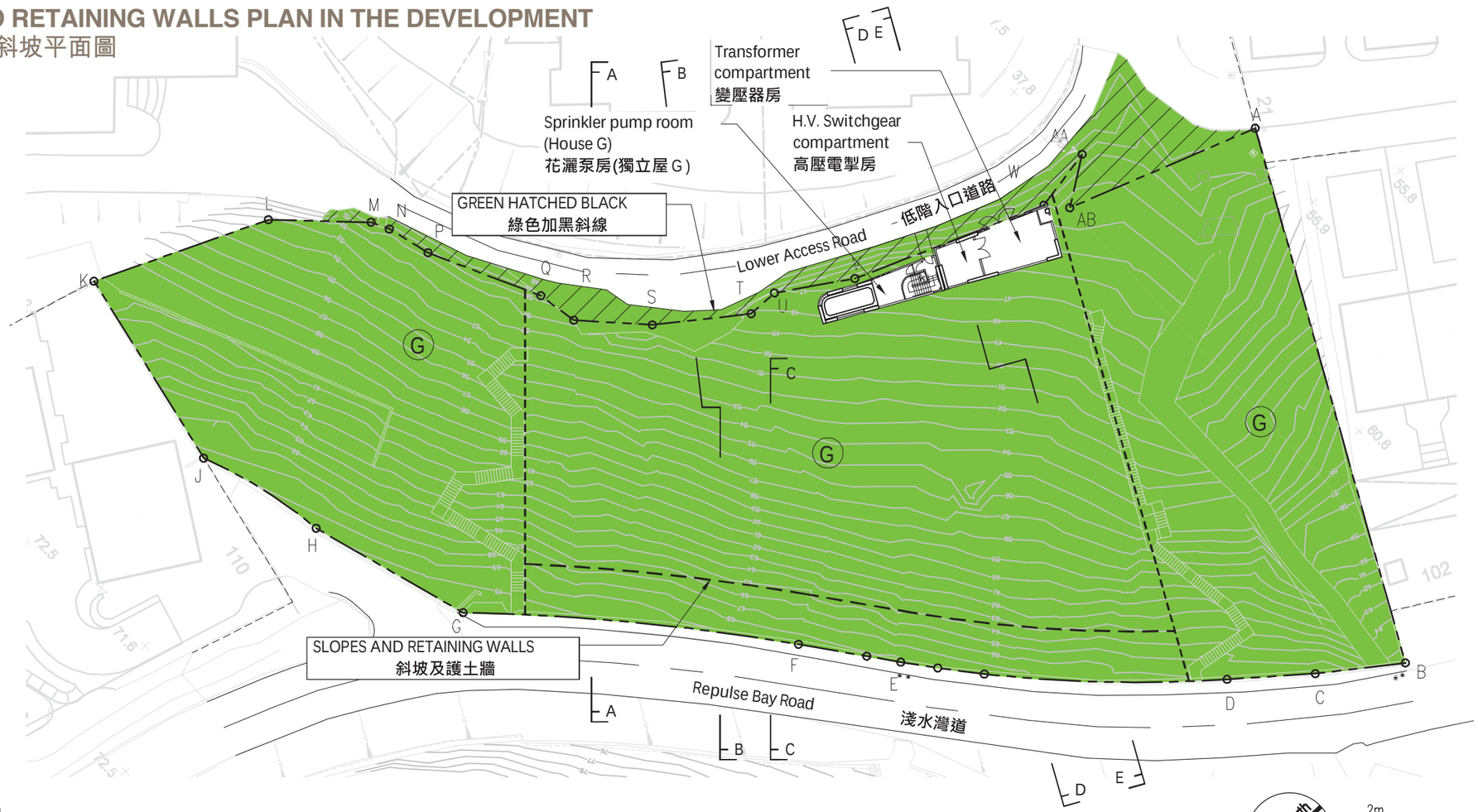
(2)「批地文件」第(28)(a)條批地特別條款訂明：『「買方」應依照「署長」全權酌情指定，自費在「批地文件」所夾附圖則以綠色間黑斜線顯示的範圍(以下簡稱「綠色間黑斜線範圍」)進行和完成令「署長」滿意的土力勘探工程和斜坡處理、山泥傾瀉預防、緩解及補救工程，並於本文所訂的整個批租年期內自費維修「綠色間黑斜線範圍」，包括該處所有土地、斜坡處理工程、護土結構、排水及該處任何其他工程，以保持其維修充足和狀態良好，令「署長」滿意。如「綠色間黑斜線範圍」於本文所訂的整個批租年期內的任何時間發生任何山泥傾瀉、地陷或滑土，「買方」必須自費以「署長」滿意的方式將該處連同「署長」認為(其決定將作終論並對「買方」約束)受影響的任何毗連或毗鄰土地還原及修復。如因此等山泥傾瀉、地陷或滑土招致任何索償、訴訟、費用、損害及開支等，「買方」須向「政府」、其代理及承辦商賠償並確保其免責。再者，「買方」時刻均應確保「綠色間黑斜線範圍」無任何非法挖掘或傾倒工程。如事前獲「署長」書面批准，「買方」可架設圍欄或其他屏障防止此等非法挖掘或傾倒工程。如有違反此等「批地條款」，「署長」除擁有本文訂明的其他權利或補償權外，並有權發出書面通知，要求「買方」執行土力勘探工程、斜坡處理工程、山泥傾瀉預防、緩解及補救工程，以及維修或修復還原任何受此等山泥傾瀉、地陷或滑土影響的土地、結構或工程。如「買方」疏忽或未能以「署長」滿意的方式在通知訂明的期限內履行通知的規定，「署長」可在期限屆滿後執行和進行所需的工程，「買方」須在接獲通知時向「政府」償還有關的費用。』

(3) 每名發展項目擁有人均須分擔維修工程的費用。

(4) 顯示現已或將會在發展項目所在土地內或外建造的斜坡、護土牆及相關結構的圖則，現已載於本節最後部分。

(5) 根據「公契」規定，發展項目的管理人獲擁有人授權執行維修工程。「管理人」具有全權聘請適當的合資格人員遵從「批地文件」及依照斜坡維修手冊(其中特別包括相關政府部門不時就「斜坡及護土牆」和相關結構發出的所有維修指引)檢查、保養和維修「斜坡及護土牆」或其他結構，以保持其維修充足及狀況良好，並且執行任何有關之必要工程，以及向「業主」收取「管理人」現已或將會因為執行維修、修理和其他工程而合法招致之所有費用。

SLOPES AND RETAINING WALLS PLAN IN THE DEVELOPMENT
發展項目中的斜坡平面圖



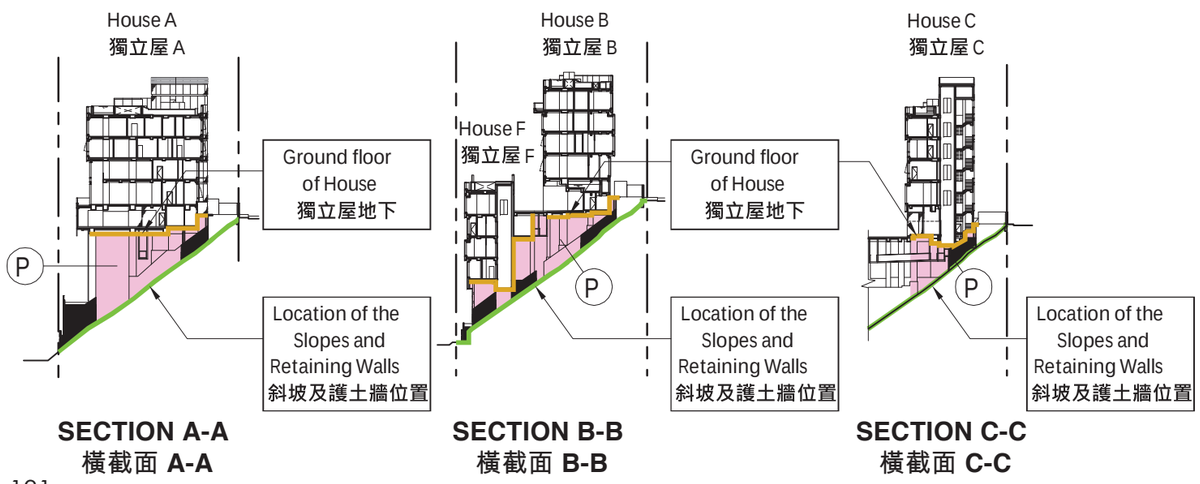
LEGEND 圖例：

GREEN HATCHED BLACK 綠色加黑斜線

G GREEN 綠色

P PINK 粉紅色

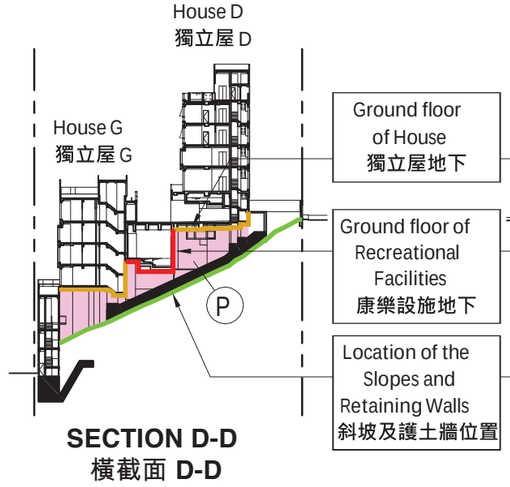
voids underneath ground floor of houses, caretaker quarter and recreational facilities
獨立屋，管理員宿舍及康樂設施地下下方的中空



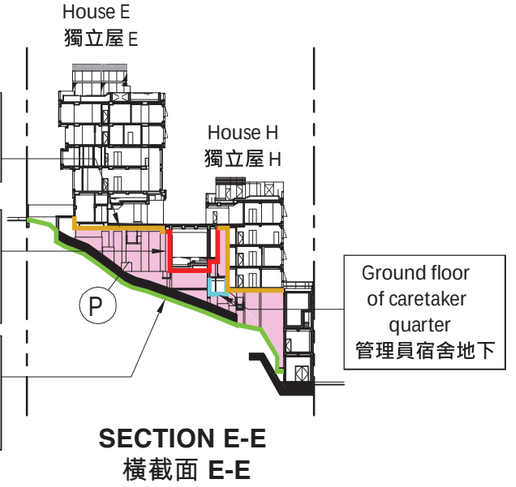
SECTION A-A
橫截面 **A-A**

SECTION B-B
橫截面 **B-B**

SECTION C-C
橫截面 **C-C**



SECTION D-D
橫截面 **D-D**



SECTION E-E
橫截面 **E-E**

28 MODIFICATION 修訂

There is no on-going application to the Government for a modification of the land grant for this Development.

本發展項目現時並沒有向政府提出申請修訂批地文件。

BREAKDOWN OF GFA CONCESSIONS OBTAINED FOR ALL FEATURES
獲寬免總樓面面積的設施分項

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

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

Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物（規劃）規例》第23(3)(b)條不計算的總樓面面積			Area (m^2) 面積(平方米)
1.(#)	Carpark and loading/unloading area excluding public transport terminus	停車場及上落客貨地方（公共交通總站除外）	285.736
2.	Plant rooms and similar services	機房及相類設施	NA
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.	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》)或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	14.925
2.2(#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc.	所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	625.992
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	非強制性或非必要機房，例如空調機房、送風櫃房等	NA

Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1及第2號提供的環保設施			Area (m^2) 面積(平方米)
3.	Balcony	露台	20.452
4.	Wider common corridor and lift lobby	加闊的公用走廊及升降機大堂	NA
5.	Communal sky garden	公用空中花園	NA
6.	Acoustic fin	隔聲鰭	NA
7.	Wing wall, wind catcher and funnel	翼牆、捕風器及風斗	NA
8.	Non-structural prefabricated external wall	非結構預製外牆	NA
9.	Utility platform	工作平台	NA
10.	Noise barrier	隔音屏障	NA
Amenity Features 適意設施			Area (m^2) 面積(平方米)
11.	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處	18.350
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	190.690
13.	Covered landscaped and play area	有蓋園景區及遊樂場地	NA
14.	Horizontal screen/covered walkway and trellis	橫向屏障/有蓋人行道及花棚	NA
15.	Larger lift shaft	擴大升降機槽	NA
16.	Chimney shaft	煙囪管道	NA
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	其他非強制性或非必要機房，例如鍋爐房、衞星電視共用天線房	81.012
18.(#)	Pipe duct, air duct for mandatory feature or essential plant room	強制性設施或必要機房所需的管槽及氣槽	NA
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	非強制性設施或非必要機房所需的管槽及氣槽	NA

Amenity Features 適意設施			Area (m^2) 面積(平方米)
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature	環保系統及設施所需的機房、管槽及氣槽	NA
21.	Void in duplex domestic flat and house	複式住宅單位及洋房的中空空間	24.996
22.	Sunshade and reflector	遮陽篷及反光罩	NA
23.(#)	Minor projection such as A/C box, A/C platform, window cill and projecting window	小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	NA
24.	Other projection such as A/C box and platform not covered in paragraph 3(b) and (c) of PNAP APP-19	《作業備考》APP-19第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台	NA
Other Exempted Items 其他項目			Area (m^2) 面積(平方米)
25.(#)	Refuge floor including refuge floor cum sky garden	庇護層，包括庇護層兼空中花園	NA
26.	Covered area under large projecting/ overhanging feature	大型伸出/外懸設施下的有蓋地方	NA
27.	Public transport terminus	公共交通總站	NA
28.(#)	Party structure and common staircase	共用構築物及公用樓梯	NA
29.(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	NA
30.	Public passage	公眾通道	NA
31.	Covered set back area	有蓋的後移部分	NA
Bonus GFA 額外總樓面面積			Area (m^2) 面積(平方米)
32.	Bonus GFA	額外總樓面面積	NA
Additional Green Features under Joint Practice Note (No. 8) 根據聯合作業備考(第8號)提供的額外環保設施			Area (m^2) 面積(平方米)
33.	Buildings adopting Modular Integrated Construction	採用「組裝合成」建築法的樓宇	NA

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.

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。

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

Green Building Certification

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

Provisional
GOLD

PROVISIONAL GOLD NB V1.1 2015 HKGBC BEAM Plus

Application no.: PAG0018/15

綠色建築認證

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

暫定評級
金級

暫定 金級 NB V1.1 2015 HKGBC 綠建環評

申請編號: PAG0018/15

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

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

Part I 第I部分		
Provision of Central Air Conditioning 提供中央空調	Yes 是	
Provision of Energy Efficient Features 提供具能源效益的設施	1.	Low shading coefficient glass 低遮陽系數玻璃
Energy Efficient Features proposed: 擬安裝的具能源效益的設施：—	1.	Energy efficient light fitting in club house and common area 節能燈具（會所及公共區域）
	2.	High efficient AC units 高效能空調機

Part II : The predicted annual energy use of the proposed building/part of building (Note I) 第 II 部分: 擬興建樓宇/部分樓宇預計每年能源消耗量(註腳1) ：—					
Location 位置	Internal Floor Area Served(m^2) 使用有關裝置的內部樓面面積 (平方米)	Annual Energy Use of Baseline Building (Note 2) 基線樓宇(註腳2)每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		Electricity kWh/m^2/annum 電力 千瓦小時/平方米/年	Town Gas/LPG Unit/m^2/annum 煤氣/石油氣 用量單位/平方米/年	Electricity kWh/m^2/annum 電力 千瓦小時/平方米/年	Town Gas/LPG Unit/m^2/annum 煤氣/石油氣 用量單位/平方米/年
Area served by central building services installation (Note3) 有使用中央屋宇裝備裝置(註腳3)的部分	2,067	168.5	NA	156.1	NA

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

Notes:

1. In general, the lower the estimated “Annual Energy Use” of the building, the more efficient of the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.
   The predicted annual energy use, in terms of electricity consumption (kWh/m^2/annum) and town gas/LPG consumption (unit/m^2/annum), of the development by the internal floor area served, where:
   (a) “total annual energy use” has the same meaning of “annual energy use” in the BEAM Plus New Buildings (current version); and
   (b) “internal floor area”, in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
2. “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” in the BEAM Plus New Buildings (current version).
3. “Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.

註腳：

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

RELEVANT INFORMATION
有關資料

1. Special Condition No.(11) of the Land Grant stipulates that:-

   No tree growing on the lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.

   Clause 63 of Section V of the Deed of Mutual Covenant stipulates that:-

   No trees (including the compensatory trees (if any) planted on the garden areas of the Houses) growing on the land or adjacent thereto shall be removed or interfered with without the prior written consent of the Director of Lands and each Owner shall keep, maintain and preserve any trees located within the garden and other areas of his House at his own costs and expenses to the satisfaction of the Manager and in accordance with the terms and conditions of the Land Grant.

   For the purpose of identification only, the location of the trees is shown on the Trees Location Plan at the end of this section.

2. Swimming pools at the roof of all houses are equipped with a heating system (except House F).

3. The following fire service installations or equipment ("FSI") is included in each house of the Development: - 1) Fire Hydrant/ Hose Reel System; 2) Manual Fire Alarm and Automatic Fire Alarm System; 3) Portable Hand-operated Fire Extinguishers.
   In addition, automatic sprinkler system is included in House F-H.

   Pursuant to Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, Chapter 95B of the Laws of Hong Kong, the owner(s) of any FSI which is installed in any premises shall have such FSI inspected by a Registered Fire Service Installation Contractor (RFSIC) at least once in every 12 months.

1. 「批地文件」第(11)條批地特別條款訂明：

   如非事前獲「署長」書面同意，而「署長」給予同意時可附加其視為恰當的移植、補償園景工程或再植條件，概不可移除或干預任何現於「該地段」或毗連土地內生長的樹木。

   「公契」第V節第63條訂明：

   如非事前獲「地政總署署長」書面同意，不得移除或干擾生長於該土地或毗連該處的樹木(包括於「獨立屋」花園地方種植的補償樹木(如有者))。每名「業主」均須依照「批地文件」的條款與條件，自費以「管理人」滿意的方式保養、維修和保育任何位於其「獨立屋」花園及其他地方內的樹木。

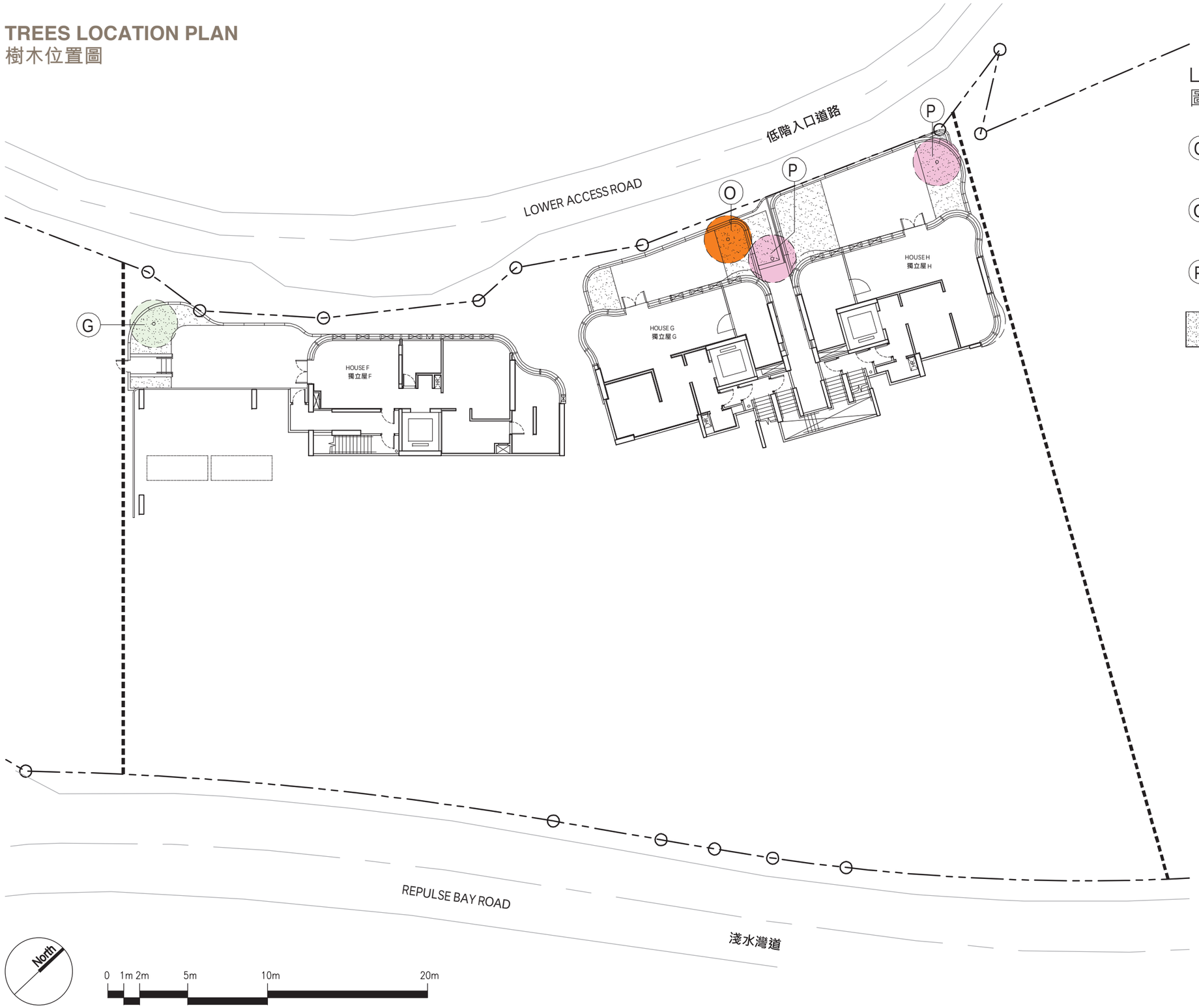
   樹木所在的位置現於本節最後部分的「樹木位置圖」顯示，以資識別。

2. 所有獨立屋的天台泳池皆設有恆溫裝置(F獨立屋除外)。

3. 發展項目中每間獨立屋包含以下消防裝置及設備：- 1)消防栓 / 消防喉轆系統；2)手控火警警報及自動火警警報系統；3)人手操作之滅火筒。
   此外，獨立屋F-H包含自動花灑系統。

   根據香港法例第95B章《消防(裝置及設備)規例》第8(b)條，擁有裝置在任何處所內的任何消防裝置或設備的人須安排每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

TREES LOCATION PLAN
樹木位置圖



LEGEND :
圖例：

- G — TREES IN HOUSE F
  獨立屋F範圍內的樹
- O — TREES IN HOUSE G
  獨立屋G範圍內的樹
- P — TREES IN HOUSE H
  獨立屋H範圍內的樹
- PLANTER
  花槽

TREES LOCATION PLAN
樹木位置圖



LEGEND :
圖例：

- (Y) TREES IN COMMON AREA 公用地方範圍內的樹
- (G) TREES IN HOUSE A 獨立屋A範圍內的樹
- (O) TREES IN HOUSE B 獨立屋B範圍內的樹
- (R) TREES IN HOUSE C 獨立屋C範圍內的樹
- (P) TREES IN HOUSE D 獨立屋D範圍內的樹
- (B) TREES IN HOUSE E 獨立屋E範圍內的樹
- PLANTER 花槽

THE WEBSITE DESIGNATED BY THE VENDOR FOR THE DEVELOPMENT
賣方就本項目指定的互聯網網站的網址

The website address designated by the Vendor for the development:

www.pulsa.com.hk

賣方就發展項目指定的互聯網網站的網址：

www.pulsa.com.hk

OTHER INFORMATION
其他資料

1. Date of printing of this sales brochure : Feb. 28, 2019

2. There may be future changes to the development and the surrounding areas.

1. 售樓説明書印製日期：2019年2月28日

2. 發展項目及其周邊地區日後可能出現改變。

EXAMINATION RECORD
檢視紀錄

Examination/ Revision Date 檢視/修改日期	Page Number 頁次	Revision Made 所作修改
24 May 2019 2019年5月24日	-	Table of Contents is updated. 目錄已更新。
	12	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。
	13	Aerial Photograph of the Development is updated. 發展項目的鳥瞰照片已更新。
	15 - 16	Layout Plan of the Development are updated. 發展項目的布局圖已更新。
	29, 31 - 32	Floor Plans of Residential Properties in the Development are updated. 發展項目中的住宅物業的樓面平面圖已更新。
	39, 44, 47	Summary of Land Grant are updated. 批地文件的摘要已更新。
	64 - 66, 71 - 72, 75 - 77, 83 - 84, 86 - 87	Fittings, Finishes and Appliances are updated. 裝置、裝修物料及設備已更新。
	94 - 96	Information in Application for Concession on Gross Floor Area of Building are updated. 申請建築物總樓面面積寬免的資料已更新。
8 August 2019 2019年8月8日	12	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。
	25 - 32	Floor Plans of Residential Properties in the Development are updated. 發展項目中的住宅物業的樓面平面圖已更新。
	33	Area of Residential Properties in the Development is updated. 發展項目中的住宅物業的面積已更新。
	50 - 53	Cross-section Plans of Building in the Development are updated. 發展項目中的建築物的橫截面圖已更新。
	62 - 69, 71 - 72, 76, 78, 84, 86, 89	Fittings, Finishes and Appliances are updated. 裝置、裝修物料及設備已更新。
5 September 2019 2019年9月5日	17 - 32	Floor Plans of Residential Properties in the Development are updated. 發展項目中的住宅物業的樓面平面圖已更新。
	37 - 38	Summary of Deed of Mutual Covenant are updated. 公契的摘要已更新。
	87 - 89	Fittings, Finishes and Appliances are updated. 裝置、裝修物料及設備已更新。

EXAMINATION RECORD
檢視紀錄

Examination/ Revision Date **檢視/修改日期**	**Page Number** **頁次**	**Revision Made** **所作修改**
28 November 2019 2019年11月28日	12	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。
	13	Aerial Photograph of the Development is updated. 發展項目的鳥瞰照片已更新。
6 February 2020 2020年2月6日	No revision made. 並無作出修改。	
28 April 2020 2020年4月28日	62 - 63	Fittings, Finishes and Appliances are updated. 裝置、裝修物料及設備已更新。
9 July 2020 2020年7月9日	8	Information on Vendor and Others Involved in the Development is updated. 賣方及有參與發展項目的其他人的資料已更新。
	72, 78 - 79, 81 - 83, 87 - 89	Fittings, Finishes and Appliances are updated. 裝置、裝修物料及設備已更新。
14 September 2020 2020年9月14日	62 - 63	Fittings, Finishes and Appliances are updated. 裝置、裝修物料及設備已更新。
17 September 2020 2020年9月17日	32	Floor Plans of Residential Properties in the Development is updated. 發展項目中的住宅物業的樓面平面圖已更新。
21 September 2020 2020年9月21日	22, 32	Floor Plans of Residential Properties in the Development is updated. 發展項目中的住宅物業的樓面平面圖已更新。
30 September 2020 2020年9月30日	25 - 32	Floor Plans of Residential Properties in the Development is updated. 發展項目中的住宅物業的樓面平面圖已更新。
5 November 2020 2020年11月5日	13a	Aerial Photograph of the Development is updated. 發展項目的鳥瞰照片已更新。
	22 - 24, 30 - 32	Floor Plans of Residential Properties in the Development is updated. 發展項目中的住宅物業的樓面平面圖已更新。
	62 - 64	Fittings, Finishes and Appliances is updated. 裝置、裝修物料及設備已更新。
14 January 2021 2021年1月14日	13b	Aerial Photograph of the Development is updated. 發展項目的鳥瞰照片已更新。
	19 - 20, 26 - 28	Floor Plans of Residential Properties in the Development is updated. 發展項目中的住宅物業的樓面平面圖已更新。

EXAMINATION RECORD
檢視紀錄

Examination/ Revision Date 檢視/修改日期	Page Number 頁次	Revision Made 所作修改
30 March 2021 2021年3月30日	12	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。
	13	Aerial Photograph of the Development is updated. 發展項目的鳥瞰照片已更新。
	20, 26, 28, 30	Floor Plans of Residential Properties in the Development is updated. 發展項目中的住宅物業的樓面平面圖已更新。
	66, 76, 86	Fittings, Finishes and Appliances is updated. 裝置、裝修物料及設備已更新。

Examination / Revision Date 檢視 / 修改日期	Revision Made (If no revisions is required, please state "no revision made") （如無須作出修改，請註明「並無作出修改」）		
	Page number in revised version with examination date on 30 March 2021 2021年3月30日檢視版本之頁數	Page number in revised version with examination date on 29 June 2021 2021年6月29日檢視版本之頁數	Revision Made 所作修改
29 June 2021 2021年6月29日	-	-	Table of Contents is updated. 目錄已更新。
	17 - 32	17 - 32	Floor Plans of Residential Properties in the Development is updated. 發展項目中的住宅物業的樓面平面圖已更新。
	34	34	Floor Plans of Parking Spaces in the Development is updated. 發展項目中的停車位的樓面平面圖已更新。
	49 - 53	49 - 53	Cross-section Plan of Building in the Development is updated. 發展項目中的建築物的橫截面圖已更新。
	55 - 59	55 - 59	Elevation Plan is updated. 立面圖已更新。
	66 - 89	66 -128	Fittings, Finishes and Appliances is updated. 裝置、裝修物料及設備已更新。
	90 - 101	129 - 140	Page number is revised. 更改頁碼。

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	Page number in revised version with examination date on 29 June 2021 **2021年6月29日檢視版本之頁數**	**Page number in revised version with examination date on 28 September 2021** **2021年9月28日檢視版本之頁數**	**Revision Made** **所作修改**
28 September 2021 2021年9月28日	-	-	Table of Contents is updated. 目錄已更新。
	13	13 - 13a	Aerial Photograph of the Development is updated. 發展項目的鳥瞰照片已更新。
	33	33	Notes on Area of Residential Properties in the Development is updated. 發展項目中的住宅物業的面積備註已更新。
	66, 108, 124	66, 66a,108, 124	Fittings, Finishes and Appliances is updated. 裝置、裝修物料及設備已更新。
	137	137	Relevant Information is updated. 有關資料已更新。

Examination / Revision Date **檢視 / 修改日期**	**Revision Made** **(If no revisions is required, please state "no revision made")** **（如無須作出修改，請註明「並無作出修改」）**		
	Page number in revised version with examination date on 28 September 2021 **2021年9月28日檢視版本之頁數**	**Page number in revised version with examination date on 24 December 2021** **2021年12月24日檢視版本之頁數**	**Revision Made** **所作修改**
24 December 2021 2021年12月24日	1 - 7	1 - 7	Notes to Purchasers of First-Hand Residential Properties is updated. 一手住宅物業買家須知已更新。

Examination / Revision Date **檢視 / 修改日期**	**Revision Made** **(If no revisions is required, please state "no revision made")** **（如無須作出修改，請註明「並無作出修改」）**		
	Page number in revised version with examination date on 24 December 2021 **2021年12月24日檢視版本之頁數**	**Page number in revised version with examination date on 22 March 2022** **2022年3月22日檢視版本之頁數**	**Revision Made** **所作修改**
22 March 2022 2022年3月22日	12	12	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。

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	Page number in revised version with examination date on 22 March 2022 2022年3月22日檢視版本之頁數	Page number in revised version with examination date on 21 June 2022 2022年6月21日檢視版本之頁數	Revision Made 所作修改
21 June 2022 2022年6月21日	12	12	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。

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	Page number in revised version with examination date on 21 June 2022 2022年6月21日檢視版本之頁數	Page number in revised version with examination date on 12 August 2022 2022年8月12日檢視版本之頁數	Revision Made 所作修改
12 August 2022 2022年8月12日	12	12	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。
	23 - 24, 31 - 32	23 - 24, 31 - 32	Floor Plans of Residential Properties in the Development is updated. 發展項目中的住宅物業的樓面平面圖已更新。

Examination / Revision Date 檢視 / 修改日期	Revision Made (If no revisions is required, please state "no revision made") （如無須作出修改，請註明「並無作出修改」）		
	Page number in revised version with examination date on 12 August 2022 2022年8月12日檢視版本之頁數	Page number in revised version with examination date on 11 November 2022 2022年11月11日檢視版本之頁數	Revision Made 所作修改
11 November 2022 2022年11月11日	12	12	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。

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	Page number in revised version with examination date on 11 November 2022 2022年11月11日檢視版本之頁數	Page number in revised version with examination date on 9 February 2023 2023年2月9日檢視版本之頁數	Revision Made 所作修改
9 February 2023 2023年2月9日	12	12	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。

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	Page number in revised version with examination date on 9 February 2023 2023年2月9日檢視版本之頁數	Page number in revised version with examination date on 9 May 2023 2023年5月9日檢視版本之頁數	Revision Made 所作修改
9 May 2023 2023年5月9日	4, 7	4, 7	Notes to Purchasers of First-hand Residential Properties is updated. 一手住宅物業買家須知已更新。
	12	12	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。

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	Page number in revised version with examination date on 9 May 2023 2023年5月9日檢視版本之頁數	Page number in revised version with examination date on 9 August 2023 2023年8月9日檢視版本之頁數	Revision Made 所作修改
9 August 2023 2023年8月9日	12	12	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。
	13 - 13a	13 - 13a	Aerial Photograph of the Development is updated. 發展項目的鳥瞰照片已更新。

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9 November 2023 2023年11月9日	12	12	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。
	133 - 136	133 - 136	Information in Application for Concession on Gross Floor Area of Building is updated. 申請建築物總樓面面積寬免的資料已更新。

Examination / Revision Date 檢視 / 修改日期	Revision Made (If no revisions is required, please state "no revision made") （如無須作出修改，請註明「並無作出修改」）		
	Page number in revised version with examination date on 9 November 2023 2023年11月9日檢視版本之頁數	Page number in revised version with examination date on 9 February 2024 2024年2月9日檢視版本之頁數	Revision Made 所作修改
9 February 2024 2024年2月9日	12	12	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。

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9 May 2024 2024年5月9日	12	12	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。

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9 August 2024 2024年8月9日	12	12	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。

Examination / Revision Date 檢視 / 修改日期	Revision Made (If no revisions is required, please state "no revision made") （如無須作出修改，請註明「並無作出修改」）		
	Page number in revised version with examination date on 9 August 2024 2024年8月9日檢視版本之頁數	Page number in revised version with examination date on 8 November 2024 2024年11月8日檢視版本之頁數	Revision Made 所作修改
8 November 2024 2024年11月8日	-	-	Table of Contents is updated. 目錄已更新。
	12	12	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。
	13 - 13a	13 - 13c	Aerial Photograph of the Development is updated. 發展項目的鳥瞰照片已更新。

Examination / Revision Date 檢視 / 修改日期	Revision Made (If no revisions is required, please state "no revision made") （如無須作出修改，請註明「並無作出修改」）		
	Page number in revised version with examination date on 8 November 2024 2024年11月8日檢視版本之頁數	Page number in revised version with examination date on 7 February 2025 2025年2月7日檢視版本之頁數	Revision Made 所作修改
7 February 2025 2025年2月7日	12	12	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。