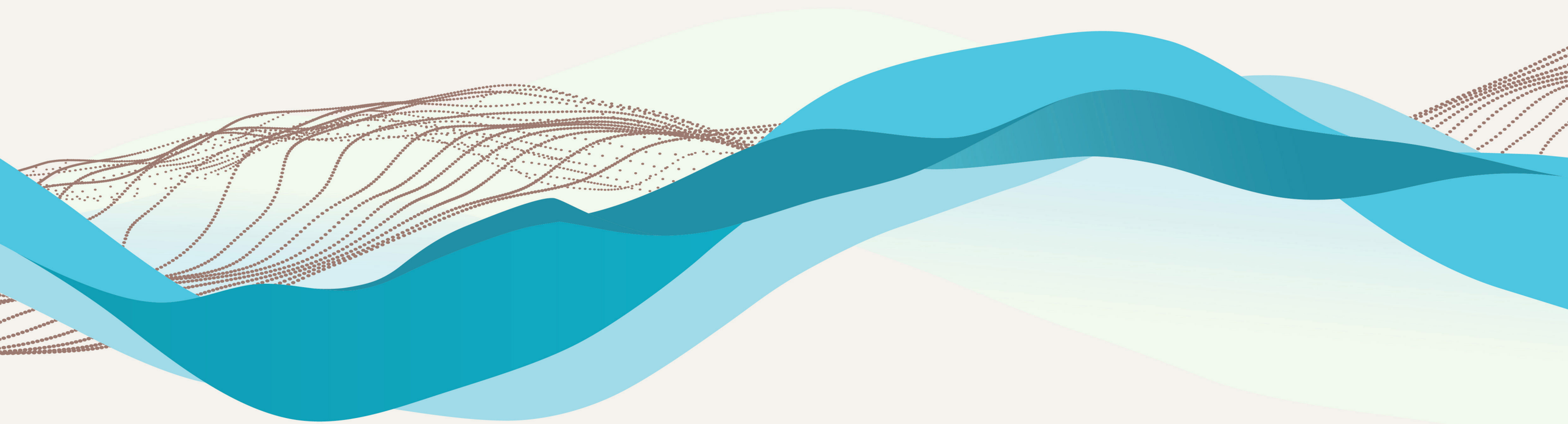
Le PALAIS

The PALACE

皇府灣



SALES BROCHURE

售樓説明書

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES
一手住宅物業買家須知

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

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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.

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES
一手住宅物業買家須知

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.
- f 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

[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 development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
- The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.

• Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.

- The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
  - ➢ strike or lock-out of workmen;
  - ➢ riots or civil commotion;
  - ➢ force majeure or Act of God;
  - ➢ fire or other accident beyond the vendor's control;
  - ➢ war; or
  - ➢ inclement weather.
- The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
- The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.

• Ask the vendor if there are any questions on handing over date.

For first-hand completed residential properties

16. Vendor's information form

• Ensure that you obtain the "vendor's information form(s)" printed within the previous 3 months in relation to the residential property/properties you intend to purchase.

17. Viewing of property

• Ensure that, before you purchase a residential property, you are arranged to view the residential property that you would like to purchase or, if it is not reasonably practicable to view the property in question, a comparable property in the development, unless you agree in writing that the vendor is not required to arrange such a comparable property for viewing for you. You are advised to think carefully before signing any waiver.

• You may take measurements, take photographs or make video recordings of the property, unless the property is held under a tenancy or reasonable restriction(s) is/are needed to ensure safety of the persons viewing the property.

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

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

Other useful contacts -

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

Sales of First-hand Residential Properties Authority
March 2023

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES
一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》(第621章)(下稱「條例」)，賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i)露台；(ii)工作平台；以及(iii)陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部和內部尺寸[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。

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

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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。

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES
一手住宅物業買家須知

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

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

消費者委員會	
網址	：www.consumer.org.hk
電話	：2929 2222
電郵	：cc@consumer.org.hk
傳真	：2856 3611
地產代理監管局	
網址	：www.eaa.org.hk
電話	：2111 2777
電郵	：enquiry@eaa.org.hk
傳真	：2598 9596
香港地產建設商會	
電郵	：2826 0111
傳真	：2845 2521

一手住宅物業銷售監管局

2023年3月

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

INFORMATION ON THE DEVELOPMENT
發展項目的資料

Name of the Development
Le Palais

Name of the street and the street number
8 Pak Pat Shan Road

The Development consists of houses

Total number of houses, house numbering and omitted house numbers
There are in total 34 houses
HOUSE TYPE A House No. 1 to House No. 3,
House No. 5 to House No. 9
HOUSE TYPE B House No. 10 to House No. 13,
House No. 15 to House No. 20
HOUSE TYPE C House No. 21 to House No. 23,
House No. 25 to House No. 33,
House No. 35 to House No. 38

Omitted house numbers
HOUSE TYPE A House No.4
HOUSE TYPE B House No.14
HOUSE TYPE C House No.24, House No.34

發展項目名稱
皇府灣

街道名稱及門牌號數
白筆山道8號

發展項目包含多於一座洋房

洋房的總數、門牌號數及被略去的門牌
共34座洋房
洋房TYPE A 1號洋房至3號洋房，5號洋房至9號洋房
洋房TYPE B 10號洋房至13號洋房，15號洋房至20號洋房
洋房TYPE C 21號洋房至23號洋房，25號洋房至33號洋房，35號洋房至38號洋房

被略去的洋房編號
洋房TYPE A 洋房No. 4
洋房TYPE B 洋房No. 14
洋房TYPE C 洋房No. 24，洋房No. 34

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
Golden Square Properties Enterprises Limited

Holding company of the Vendor
Camembert Investments Limited
Junlink Investment Limited
Sun Hung Kai Properties Limited

Authorized Person
Kenneth Lui Chi Kin

The firm or corporation of which the Authorized Person is a proprietor, director or employee in his professional capacity
P & T Architects and Engineers Limited

Building Contractor
Teamfield Building Contractors Limited

Solicitors for the Vendor
Johnson Stokes & Master

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
Sun Hung Kai Properties Holding Investment Limited

賣方
Golden Square Properties Enterprises Limited

賣方的控權公司
Camembert Investments Limited
Junlink Investment Limited
新鴻基地產發展有限公司

認可人士
呂志堅

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
巴馬丹拿建築及工程師有限公司

承建商
添輝建築有限公司

賣方代表律師
孖士打律師行

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構
不適用

已為發展項目的建造提供貸款的任何其他人
Sun Hung Kai Properties Holding Investment Limited

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT
有參與發展項目的各方之間的關係

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

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT
有參與發展項目的各方之間的關係

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

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

There are no non-structural prefabricated external walls and curtain walls forming part of the enclosing walls of the Development.

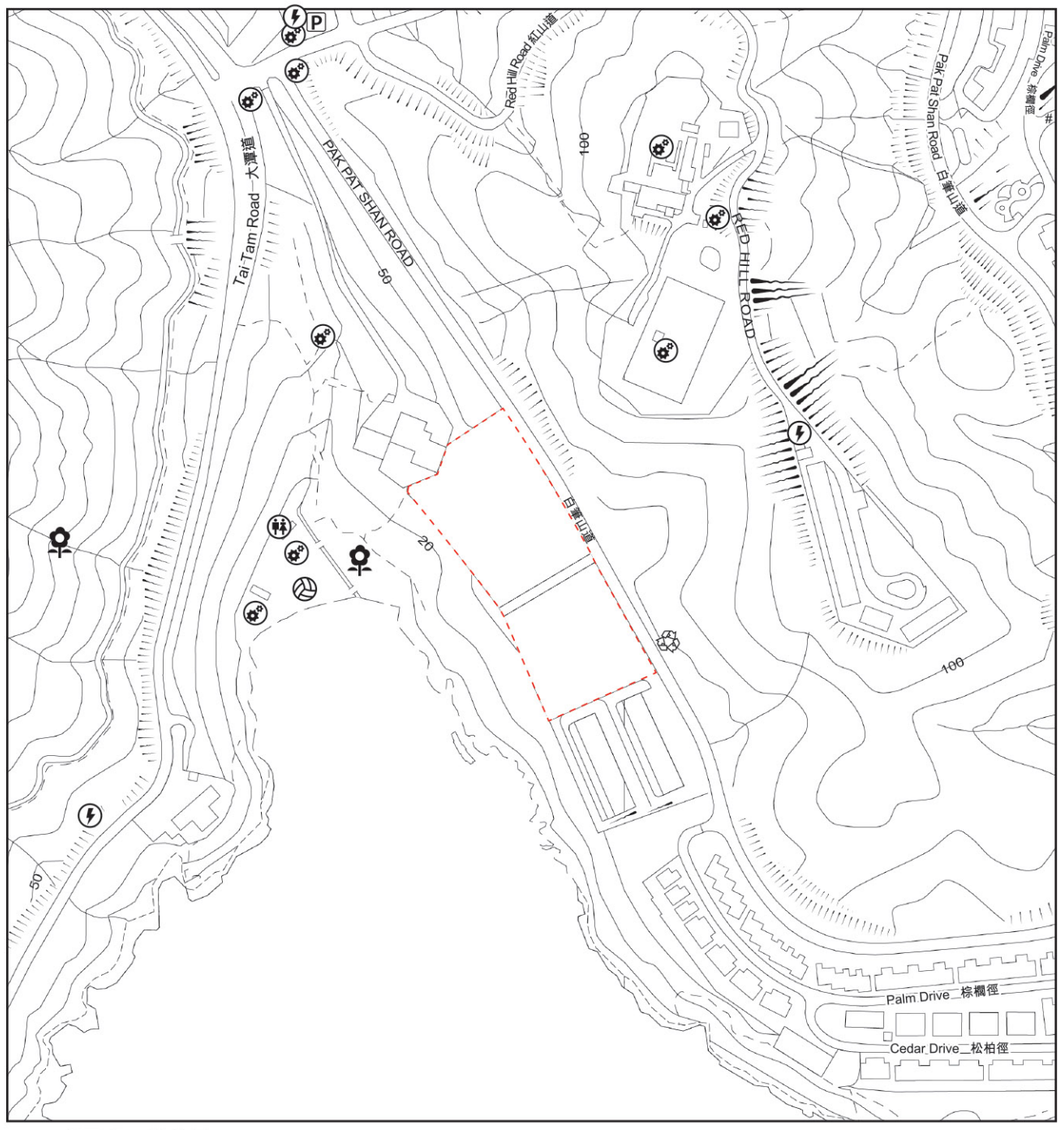
發展項目沒有非結構的預製外牆及幕牆構成圍封牆的一部分。

INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

The Manager appointed under the executed deed of mutual covenant
KAI SHING MANAGEMENT SERVICES LIMITED

根據已簽立的公契的獲委任的管理人
啟勝管理服務有限公司

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



發展項目的位置
Location of the Development

米 metres 比例尺 SCALE
0 100 200 250

N

圖例 NOTATION

- Public Utility Installation 公用事業設施裝置
- Power Plant (including Electricity Sub-Stations) 發電廠(包括電力分站)
- Public Carpark (including Lorry Park) 公眾停車場(包括貨車停泊處)
- Refuse Collection Point 垃圾收集站
- Public Park 公園
- Sports Facilities (including Sports Ground and Swimming Pool) 體育設施(包括運動場及游泳池)
- Public Convenience 公廁

Street name(s) not shown in full in the Location Plan of the Development:
於發展項目的所在位置圖未能顯示之街道全名：
Cedar Drive 松柏徑

The above location plan is prepared by the Vendor with reference to the Digital Topographic Map No.T15-NE-A and T15-NE-B dated 13/2/2025 from Survey and Mapping Office of the Lands Department, with adjustments where neccessary.

The map is provided by the Common Spatial Data Infrastructure Portal and intellectual property rights are owned by the Government of the HKSAR.

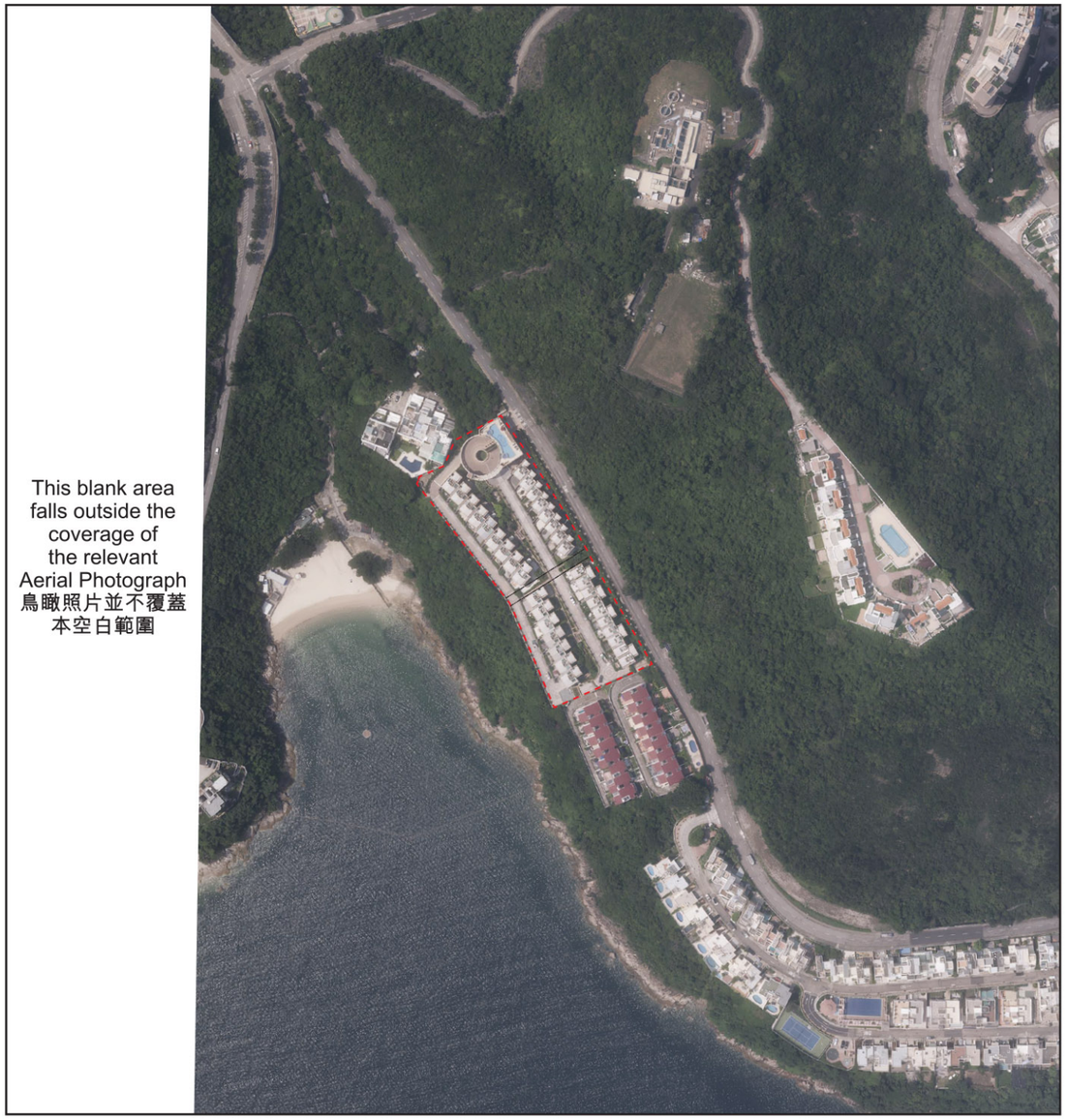
上述位置圖是參考地政總署測繪處日期為2025年2月13日之數碼地形圖圖幅編號T15-NE-A及T15-NE-B並由賣方擬備，有需要處經修正處理。

地圖由空間數據共享平台入門網站提供，香港特別行政區政府為知識產權擁有人。

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

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

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



發展項目的位置
Location of the Development

Adopted from part of the aerial photograph taken by the Survey and Mapping Office, Lands Department at a flying height of 6,000 feet, photo No.E227100C, date of flight : 7th August 2024.

摘錄自地政總署測繪處在6,000呎的飛行高度拍攝之鳥瞰照片，照片編號E227100C，飛行日期：2024年8月7日。

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香港特別行政區政府地政總署測繪處©版權所有，未經許可，不得複製。

Notes :
1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.

備註 :
1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於發展項目的邊界不規則的技術原因，此照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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



發展項目的位置
Location of the Development

Adopted from part of the aerial photograph taken by the Survey and Mapping Office, Lands Department at a flying height of 6,000 feet, photo No.E227099C, date of flight : 7th August 2024.

摘錄自地政總署測繪處在6,000呎的飛行高度拍攝之鳥瞰照片，照片編號E227099C，飛行日期：2024年8月7日。

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Notes :
1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.

備註 :
1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於發展項目的邊界不規則的技術原因，此照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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

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

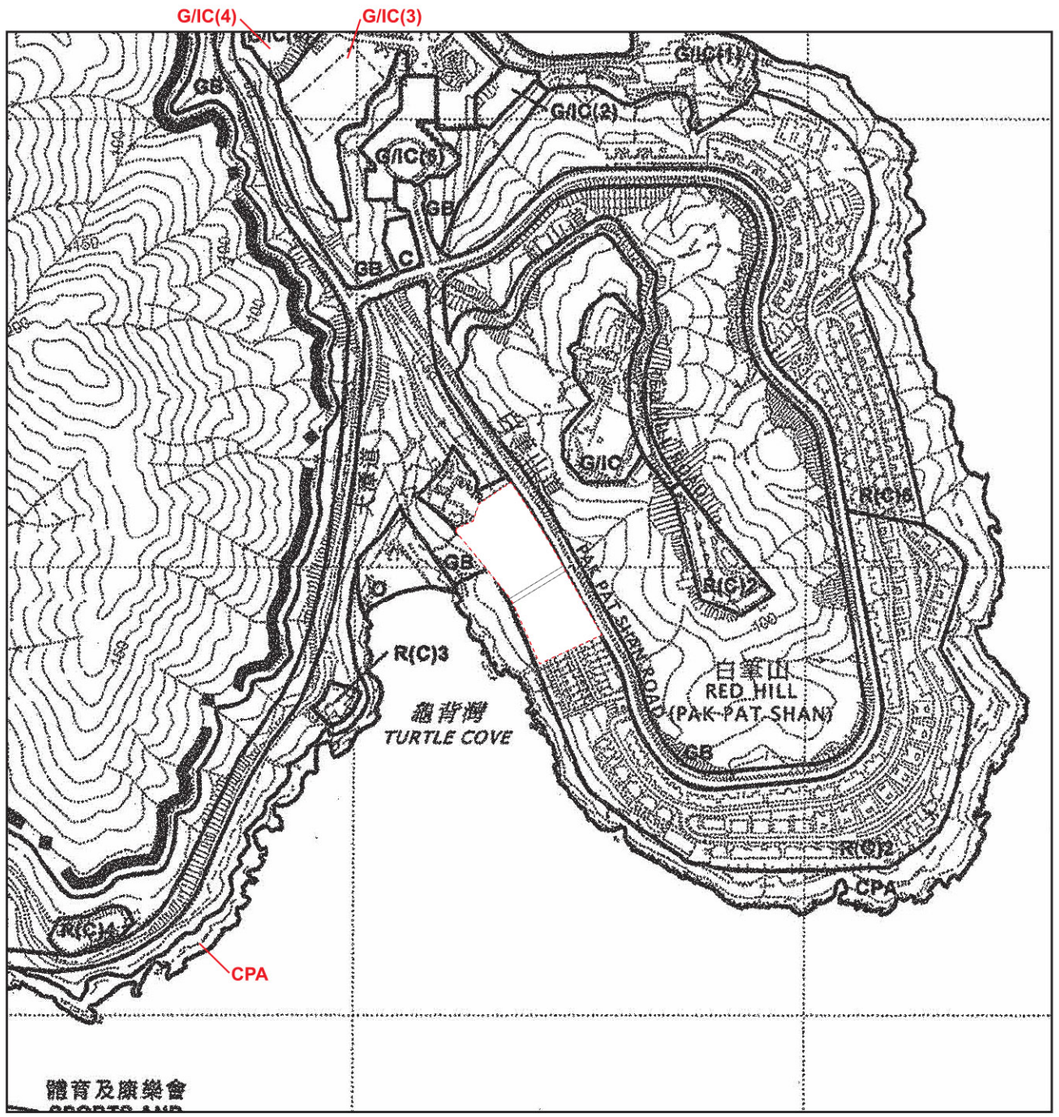
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OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT
關乎發展項目的分區計劃大綱圖



N

發展項目的位置
Location of the Development

比例尺 SCALE
米 metres 0 100 200 300 400 500

圖例 NOTATION

ZONES		地帶
COMMERCIAL	C	商業
RESIDENTIAL (GROUP C)	R(C)	住宅（丙類）
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
GREEN BELT	GB	綠化地帶
COASTAL PROTECTION AREA	CPA	海岸保護區

COMMUNICATIONS		交通
MAJOR ROAD AND JUNCTION		主要道路及路口

MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BOUNDARY OF COUNTRY PARK		郊野公園界線

Approved Tai Tam and Shek O Outline Zoning Plan No. S/H18/10, gazette on 16 May 2008, with adjustments where necessary as shown in red.

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

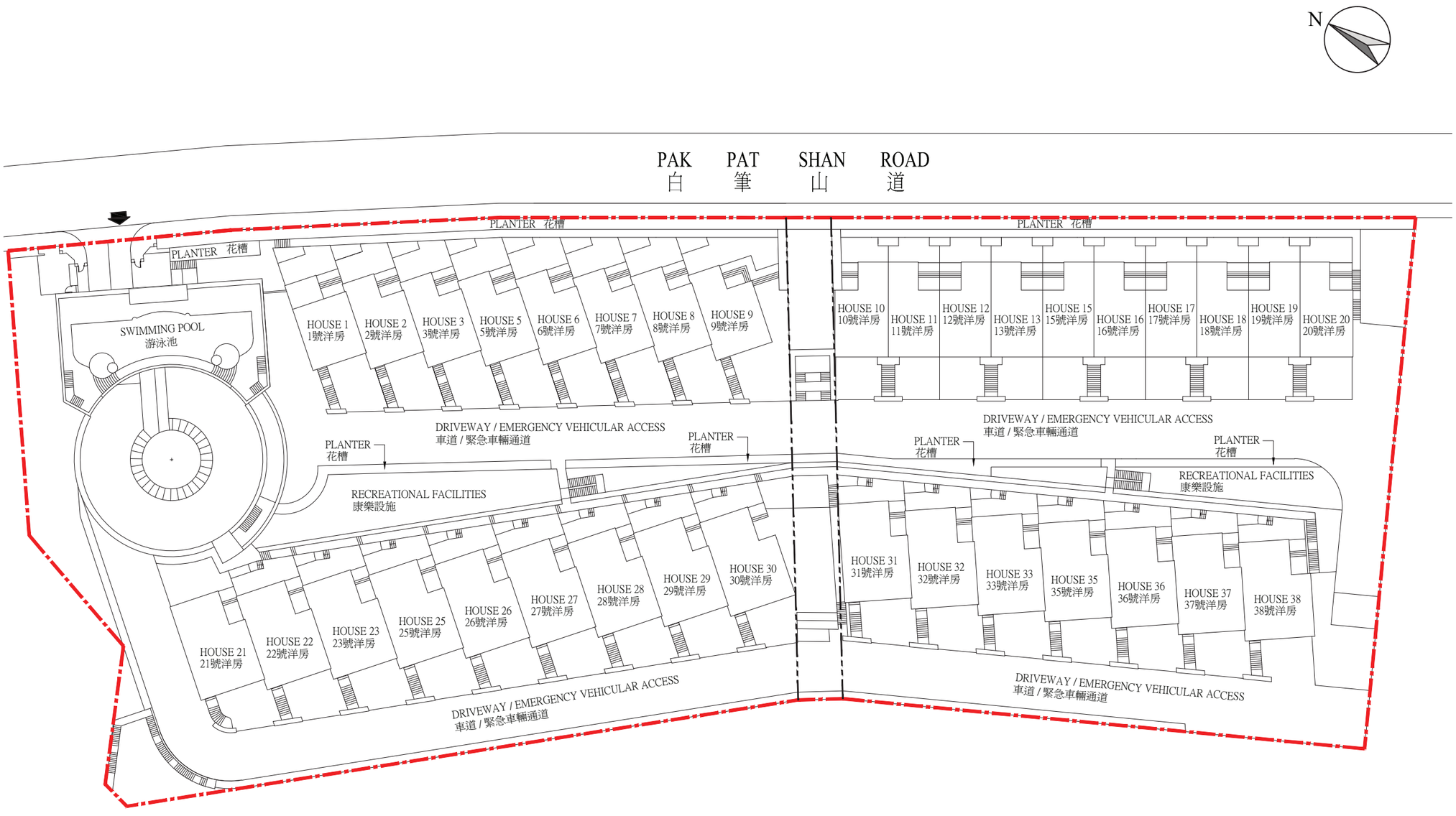
Notes :
1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
2. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.

摘錄自2008年5月16日刊憲之大潭及石澳分區計劃大綱核准圖，圖則編號為S/H18/10 ，有需要處經修正處理，以紅色顯示。

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

備註 :
1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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



SCALE 比例尺 :

0M(米) 10M(米) 20M(米)

BOUNDARY OF THE DEVELOPMENT
發展項目的界線

ACCESS TO DEVELOPMENT FROM PAK PAT SHAN ROAD
由白筆山道進入發展項目之入口

AK

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

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

LEGEND OF TERMS AND ABBREVIATIONS USED ON FLOOR PLANS:
樓面平面圖中所使用名詞及簡稱之圖例：

ACCESS DOOR	= ACCESS DOOR	= 通道門
BATH	= BATHROOM	= 浴室
BATH 1	= BATHROOM 1	= 浴室 1
BATH 2	= BATHROOM 2	= 浴室 2
BATH 3	= BATHROOM 3	= 浴室 3
BED RM. 1	= BEDROOM 1	= 睡房 1
BED RM. 2	= BEDROOM 2	= 睡房 2
CAR PARK / CARPARK	= CARPARK	= 停車位
CLO.	= CLOSET	= 衣櫥
DINING	= DINING ROOM	= 飯廳
DN	= DOWN	= 落
ELECT. D.	= ELECTRICITY DUCT	= 電線槽
FAMILY	= FAMILY	= 家庭區
FAMILY AREA	= FAMILY AREA	= 家庭區
FLAT ROOF	= FLAT ROOF	= 平台
GARDEN (ON GRADE)	= GARDEN (ON GRADE)	= 花園平台（地面）
GARDEN DECK	= GARDEN DECK	= 花園平台
GUEST RM.	= GUEST ROOM	= 客房
H.R.	= HOSE REEL	= 消防喉轆
INCLINED SKYLIGHT	= INCLINED SKYLIGHT	= 斜面天窗
KIT.	= KITCHEN	= 廚房
LANDSCAPED GARDEN	= LANDSCAPED GARDEN	= 公園
LAV. 1	= LAVATORY 1	= 洗手間 1
LAV. 2	= LAVATORY 2	= 洗手間 2
L. W.	= LIGHT WELL	= 光井
LIVING	= LIVING ROOM	= 客廳
MASTER BED RM.	= MASTER BEDROOM	= 主人睡房

Remarks:

1. There may be architectural features on external walls of some of the floors.
2. Common pipes exposed and/ or enclosed in cladding are located at/ adjacent to flat roof and/or external wall of some houses.
3. There are sunken slabs and/ or ceiling bulkheads at living rooms, dining rooms, bedrooms, corridors, bathrooms, store rooms, lavatories and kitchens of some houses for the air-conditioning system and/ or M&E services. There are exposed pipes/ ductings for air-conditioning system and/ or M&E services within some store rooms.
4. Symbols of fittings and fitments shown on the floor plans, such as bathtubs, sink, water closets, shower, sink counter, etc, are architectural symbols retrieved from the latest approved general building plans for general indication only.

附註:

1. 部份樓層外牆範圍設有建築裝飾。
2. 部份洋房的平台及/或外牆處或附近設有外露及/或外牆裝飾板內藏之公用喉管。
3. 部份洋房客廳、飯廳、睡房、走廊、浴室、儲物室、洗手間及廚房天花有跌級樓板及/或假天花用以裝置冷氣系統及/或其他機電設備。部份儲物室內設有冷氣及/或機電設備之外露喉管/管道。
4. 樓面平面圖上所顯示的形象裝置符號，例如浴缸、洗滌盆、坐廁、淋浴間、洗滌盆櫃等乃摘自最新的經批准的建築圖則，只作一般性標誌。

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

M/E DUCT.	= MECHANICAL / ELECTRICAL DUCT	= 機電槽
OPEN YARD	= OPEN YARD	= 天井
P.D.	= PIPE DUCT	= 管道槽
P/D D.	= PUMPING AND DRAINAGE DUCT	= 水務管道槽
PLANTER	= PLANTER	= 花槽
PITCH ROOF	= PITCH ROOF	= 斜頂
SER. RM.	= SERVANT ROOM	= 佣人房
SER. RM. 1	= SERVANT ROOM 1	= 佣人房 1
SER. RM. 2	= SERVANT ROOM 2	= 佣人房 2
STORE RM.	= STORE ROOM	= 儲物室
UNEXCAVATED OR BACKFILL	= UNEXCAVATED OR BACKFILL	= 未挖掘或回填
UP	= UP	= 上
UTIL.	= UTILITY	= 工作間
UTILITY	= UTILITY	= 工作間
UPPER PART OF GUEST RM.	= UPPER PART OF GUEST ROOM	= 客房的上部
UPPER PART OF BATH	= UPPER PART OF BATHROOM	= 浴室的上部
UPPER PART OF BATH 2	= UPPER PART OF BATHROOM 2	= 浴室2的上部
UPPER PART OF BATH 3	= UPPER PART OF BATHROOM 3	= 浴室3的上部
UPPER PART OF MASTER BED RM.	= UPPER PART OF MASTER BEDROOM	= 主人睡房的上部
UPPER PART OF STAIR	= UPPER PART OF STAIR	= 樓梯的上部
VOID	= VOID	= 中空

Remarks:

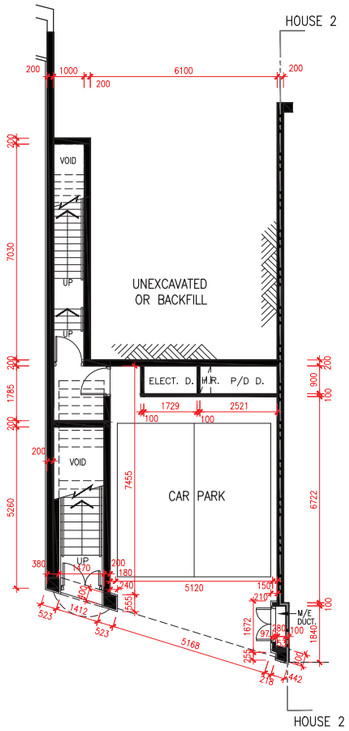
1. There may be architectural features on external walls of some of the floors.
2. Common pipes exposed and/ or enclosed in cladding are located at/ adjacent to flat roof and/or external wall of some houses.
3. There are sunken slabs and/ or ceiling bulkheads at living rooms, dining rooms, bedrooms, corridors, bathrooms, store rooms, lavatories and kitchens of some houses for the air-conditioning system and/ or M&E services. There are exposed pipes/ ductings for air-conditioning system and/ or M&E services within some store rooms.
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附註:

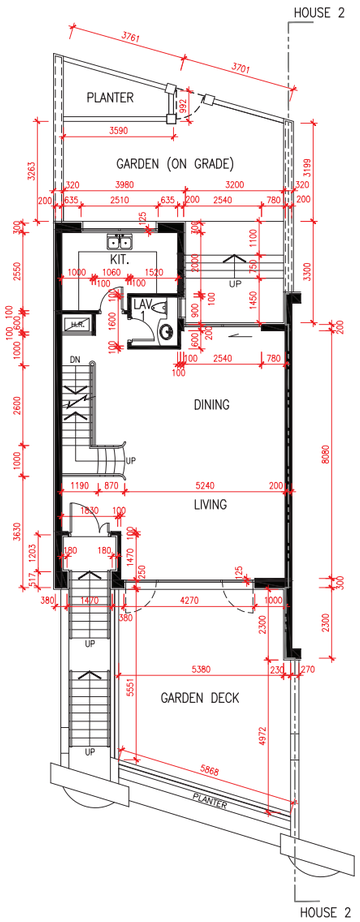
1. 部份樓層外牆範圍設有建築裝飾。
2. 部份洋房的平台及/或外牆處或附近設有外露及/或外牆裝飾板內藏之公用喉管。
3. 部份洋房客廳、飯廳、睡房、走廊、浴室、儲物室、洗手間及廚房天花有跌級樓板及/或假天花用以裝置冷氣系統及/或其他機電設備。部份儲物室內設有冷氣及/或機電設備之外露喉管/管道。
4. 樓面平面圖上所顯示的形象裝置符號，例如浴缸、洗滌盆、坐廁、淋浴間、洗滌盆櫃等乃摘自最新的經批准的建築圖則，只作一般性標誌。

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

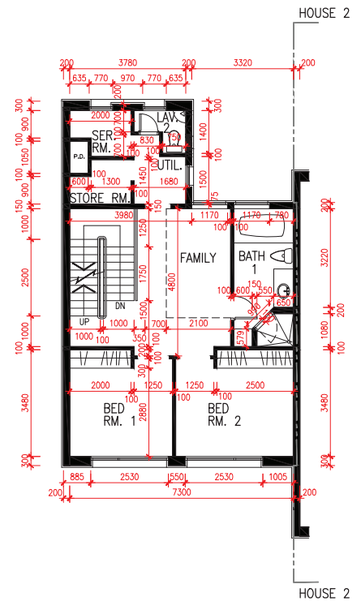
HOUSE 1 FLOOR PLAN
1號洋房樓面平面圖



LG/F PLAN
低層地下平面圖



G/F PLAN
地下層平面圖



1/F PLAN
1樓平面圖

SCALE 比例尺 :
0M(米) 5M(米) 10M(米)

	Floor 樓層		
	LG/F 低層地下	G/F 地下	1/F 1樓
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150, 125	300, 150	150, 125
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3100, 3550	3900	3400

* The corresponding range of floor-to-floor height of the property provided is according to the information set out in the approved building plans.
* 相關樓層之高度範圍按照批准建築圖則資料.

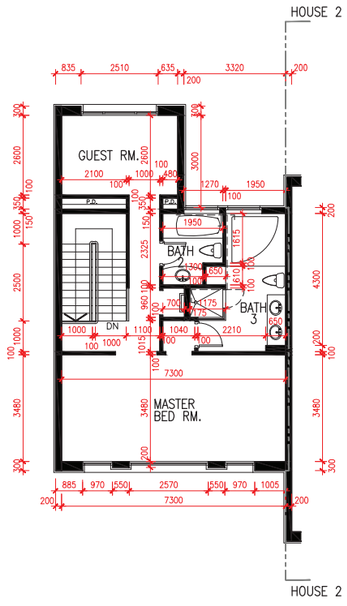
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減, 較高樓層的內部面積, 一般比較低樓層的內部面積稍大。

Notes:
1. The dimensions of the floor plans are all structural dimensions in millimeter.
2. Please refer to pages AL2 to AL3 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above and the explanatory notes that are applicable thereto.

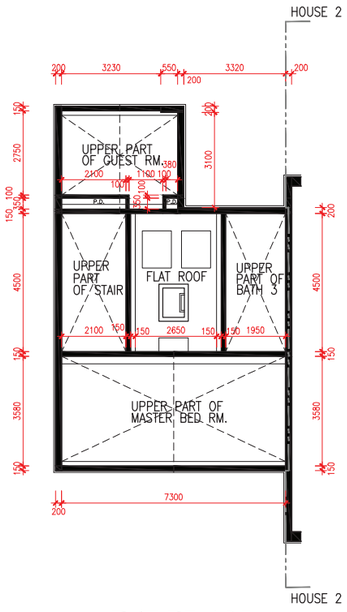
備註:
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

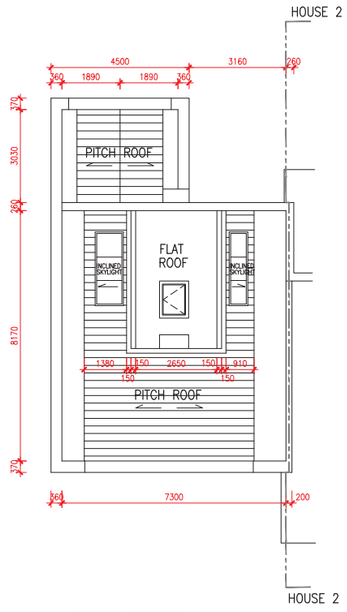
HOUSE 1 FLOOR PLAN
1號洋房樓面平面圖



2/F PLAN
2樓平面圖



R/F PLAN
天台平面圖



UR/F PLAN
上層天台平面圖

SCALE 比例尺 :
0M(米) 5M(米) 10M(米)

	Floor 樓層		
	2/F 2樓	R/F 天台	UR/F 上層天台
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	175, 150	N/A 不適用	N/A 不適用
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3400, 3400 TO 至 4935*	N/A 不適用	N/A 不適用

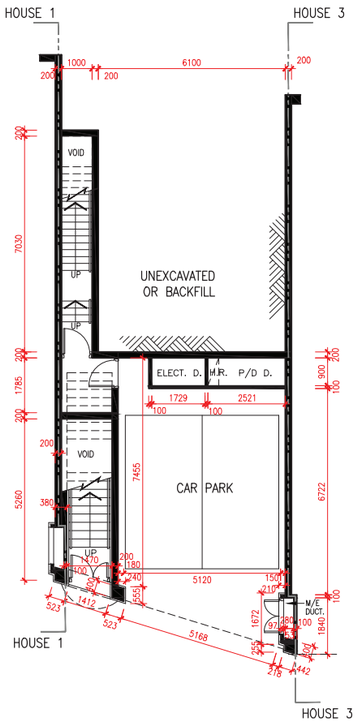
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The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減, 較高樓層的內部面積, 一般比較低樓層的內部面積稍大。

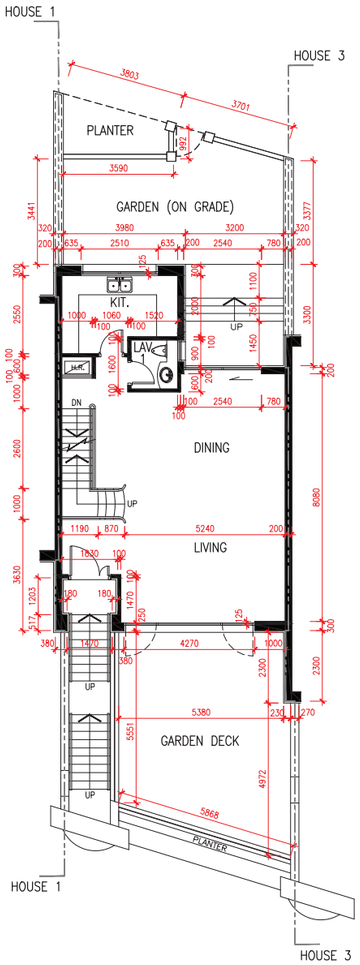
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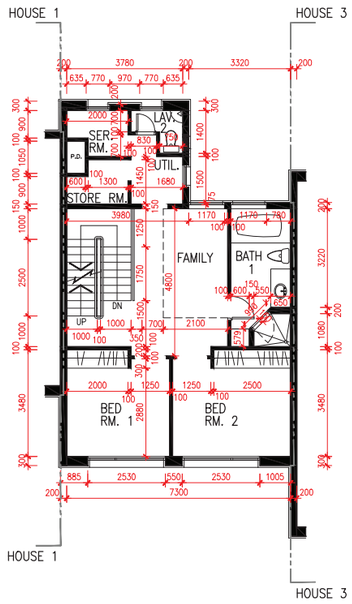
HOUSE 2 FLOOR PLAN
2號洋房樓面平面圖



LG/F PLAN
低層地下平面圖



G/F PLAN
地下層平面圖



1/F PLAN
1樓平面圖

N

SCALE 比例尺 :
0M(米) 5M(米) 10M(米)

	Floor 樓層		
	LG/F 低層地下	G/F 地下	1/F 1樓
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150, 125	300, 150	150, 125
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3100, 3550	3900	3400

* The corresponding range of floor-to-floor height of the property provided is according to the information set out in the approved building plans.
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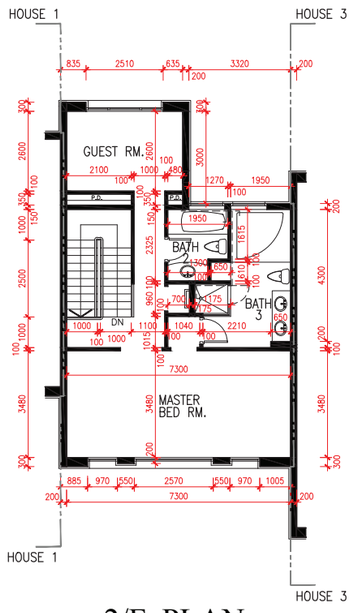
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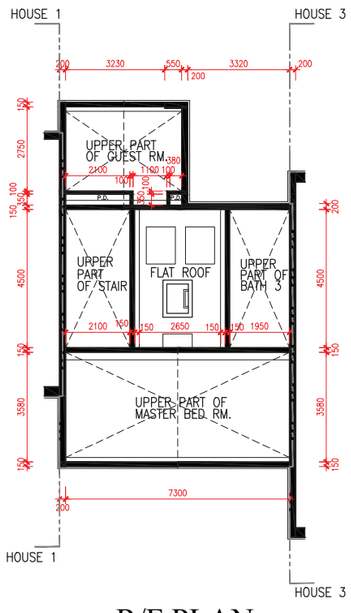
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

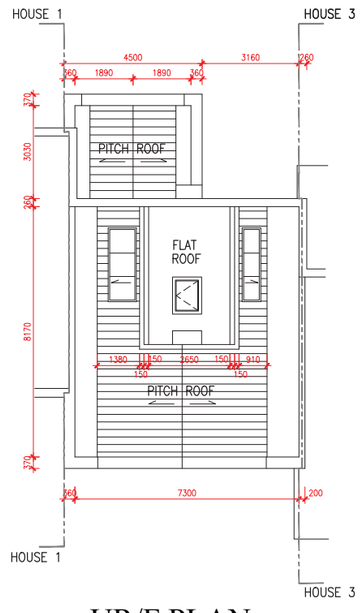
HOUSE 2 FLOOR PLAN
2號洋房樓面平面圖



2/F PLAN
2樓平面圖



R/F PLAN
天台平面圖



UR/F PLAN
上層天台平面圖

SCALE 比例尺 :
0M(米) 5M(米) 10M(米)

	Floor 樓層		
	2/F 2樓	R/F 天台	UR/F 上層天台
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	175, 150	N/A 不適用	N/A 不適用
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3400, 3400 TO 至 4935*	N/A 不適用	N/A 不適用

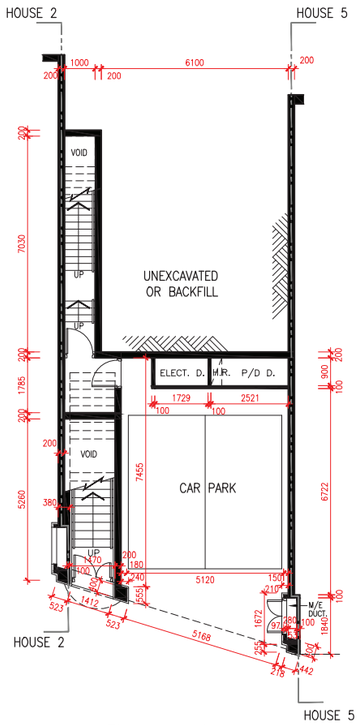
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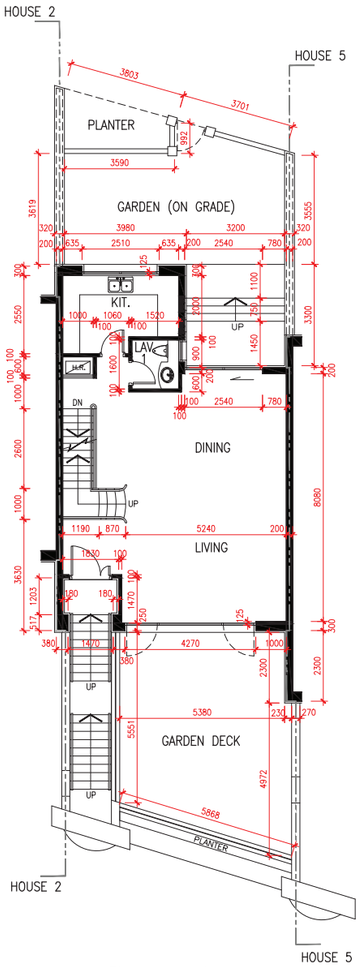
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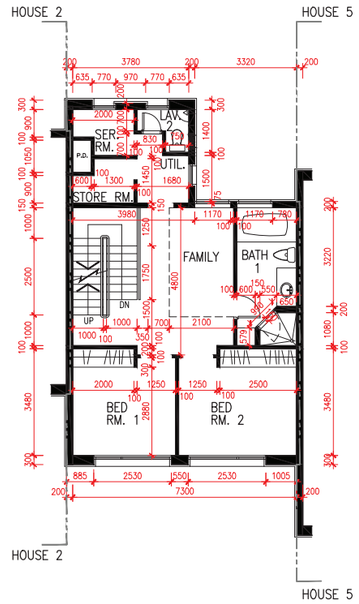
HOUSE 3 FLOOR PLAN
3號洋房樓面平面圖



LG/F PLAN
低層地下平面圖



G/F PLAN
地下層平面圖



1/F PLAN
1樓平面圖



SCALE 比例尺 :
0M(米) 5M(米) 10M(米)

	Floor 樓層		
	LG/F 低層地下	G/F 地下	1/F 1樓
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150, 125	300, 150	150, 125
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3100, 3550	3900	3400

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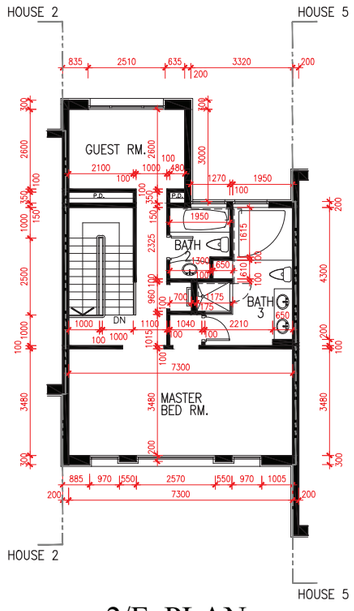
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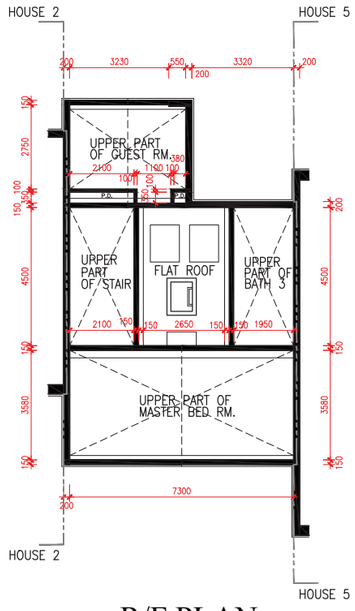
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

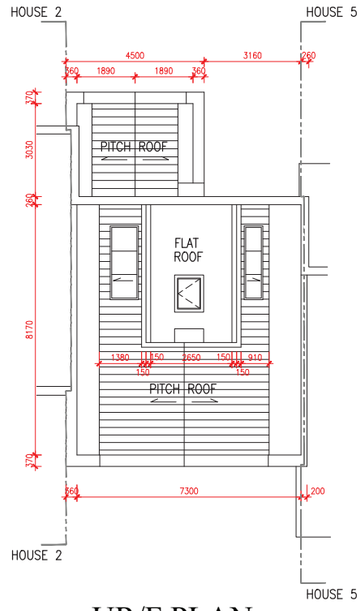
HOUSE 3 FLOOR PLAN
3號洋房樓面平面圖



2/F PLAN
2樓平面圖



R/F PLAN
天台平面圖



UR/F PLAN
上層天台平面圖

SCALE 比例尺 :
0M(米) 5M(米) 10M(米)

	Floor 樓層		
	2/F 2樓	R/F 天台	UR/F 上層天台
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	175, 150	N/A 不適用	N/A 不適用
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3400, 3400 TO 至 4935*	N/A 不適用	N/A 不適用

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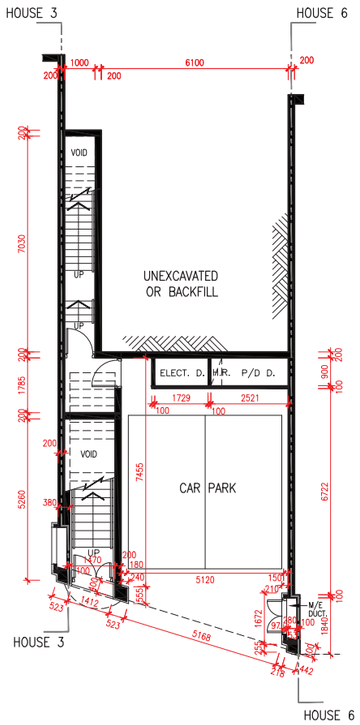
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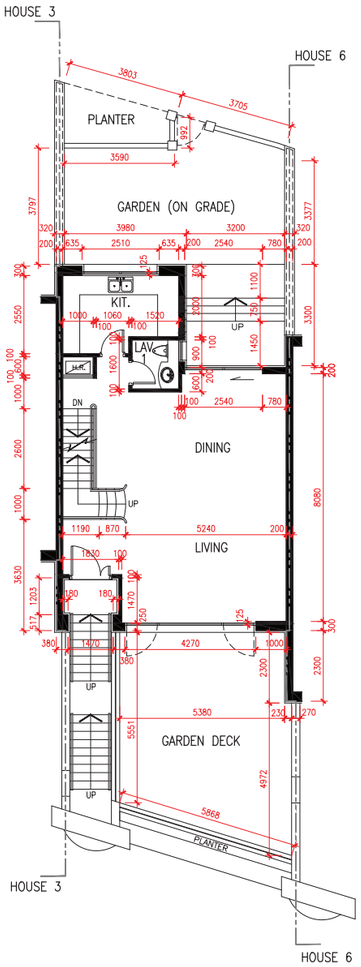
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發展項目的住宅物業的樓面平面圖

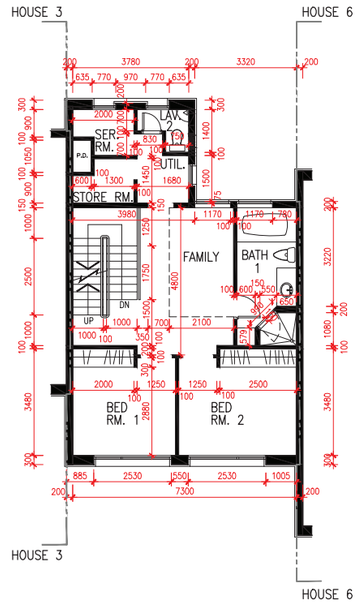
HOUSE 5 FLOOR PLAN
5號洋房樓面平面圖



LG/F PLAN
低層地下平面圖



G/F PLAN
地下層平面圖



1/F PLAN
1樓平面圖

SCALE 比例尺 :
0M(米) 5M(米) 10M(米)

	Floor 樓層		
	LG/F 低層地下	G/F 地下	1/F 1樓
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150, 125	300, 150	150, 125
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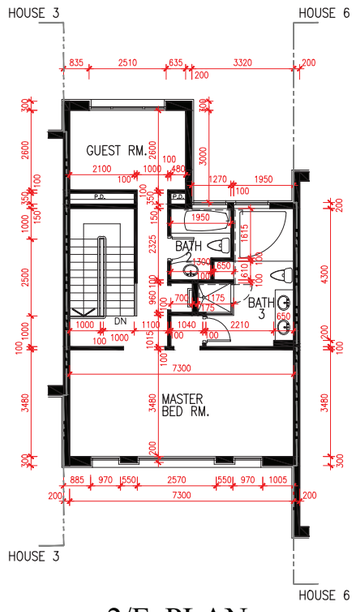
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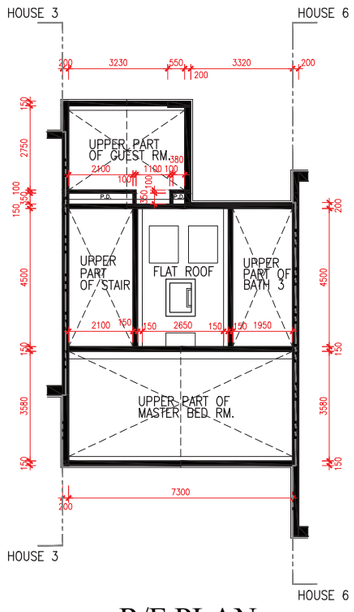
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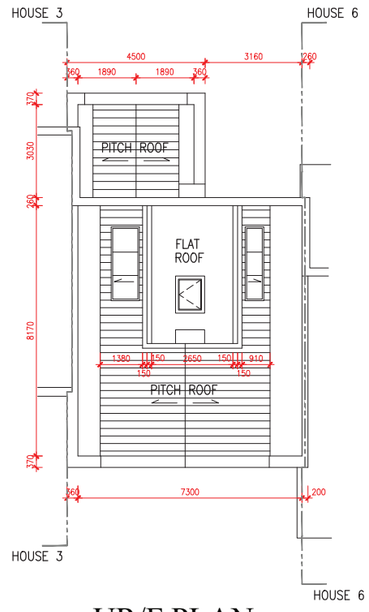
HOUSE 5 FLOOR PLAN
5號洋房樓面平面圖



2/F PLAN
2樓平面圖



R/F PLAN
天台平面圖



UR/F PLAN
上層天台平面圖

SCALE 比例尺 :
0M(米) 5M(米) 10M(米)

	Floor 樓層		
	2/F 2樓	R/F 天台	UR/F 上層天台
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	175, 150	N/A 不適用	N/A 不適用
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3400, 3400 TO 至 4935*	N/A 不適用	N/A 不適用

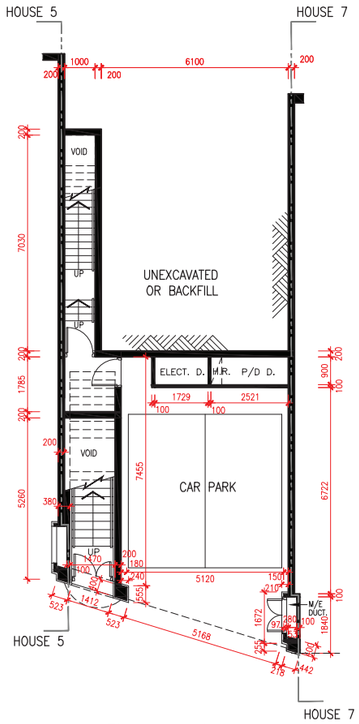
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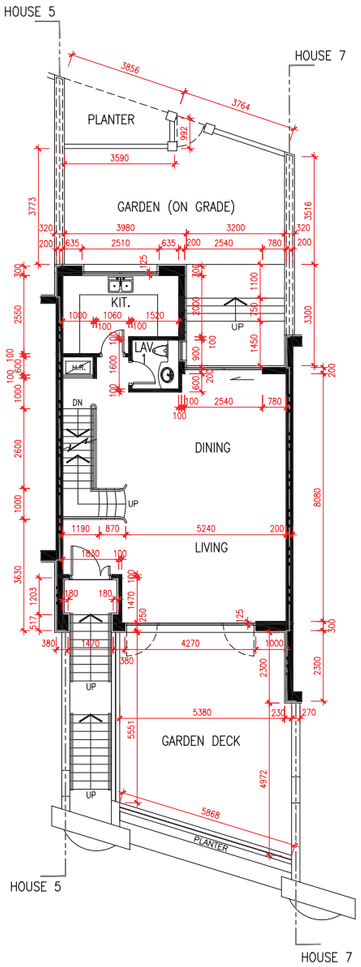
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1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
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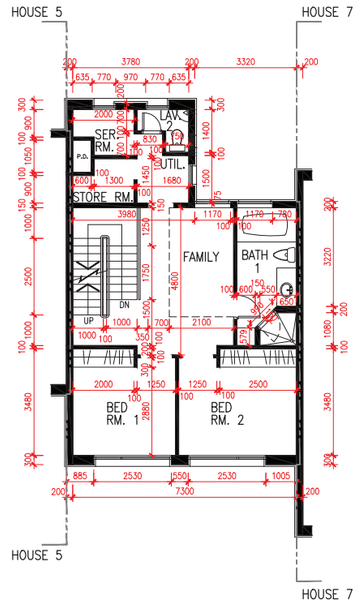
HOUSE 6 FLOOR PLAN
6號洋房樓面平面圖



LG/F PLAN
低層地下平面圖



G/F PLAN
地下層平面圖



1/F PLAN
1樓平面圖



SCALE 比例尺 :
0M(米) 5M(米) 10M(米)

	Floor 樓層		
	LG/F 低層地下	G/F 地下	1/F 1樓
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150, 125	300, 150	150, 125
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3100, 3550	3900	3400

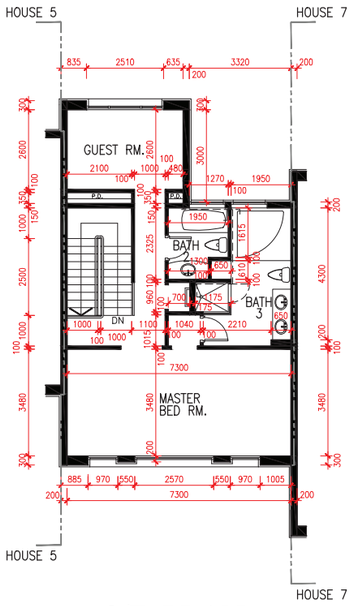
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The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減, 較高樓層的內部面積, 一般比較低樓層的內部面積稍大。

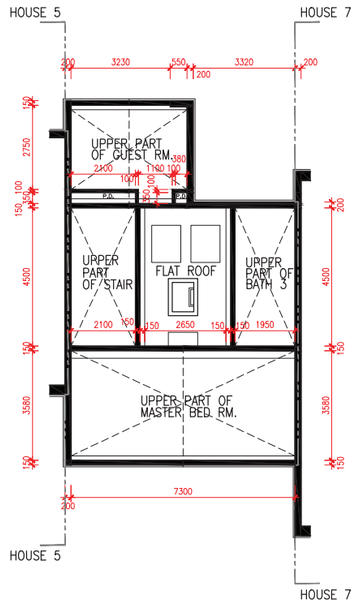
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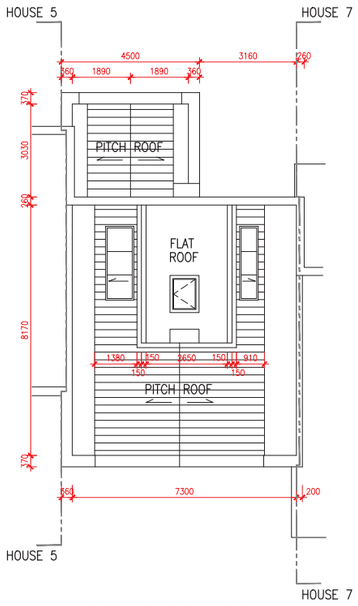
HOUSE 6 FLOOR PLAN
6號洋房樓面平面圖



2/F PLAN
2樓平面圖



R/F PLAN
天台平面圖



UR/F PLAN
上層天台平面圖

SCALE 比例尺 :
0M(米) 5M(米) 10M(米)

	Floor 樓層		
	2/F 2樓	R/F 天台	UR/F 上層天台
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	175, 150	N/A 不適用	N/A 不適用
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3400, 3400 TO 至 4935*	N/A 不適用	N/A 不適用

* The corresponding range of floor-to-floor height of the property provided is according to the information set out in the approved building plans.
* 相關樓層之高度範圍按照批准建築圖則資料.

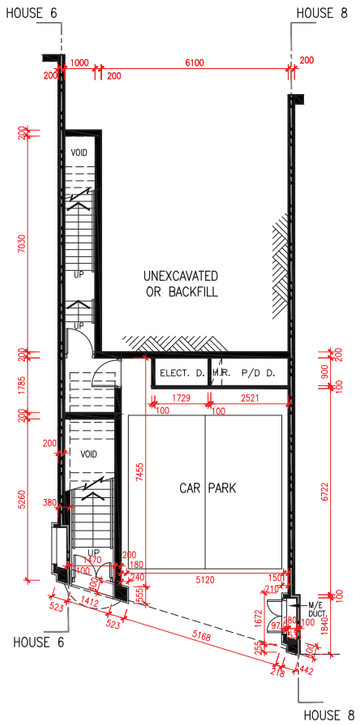
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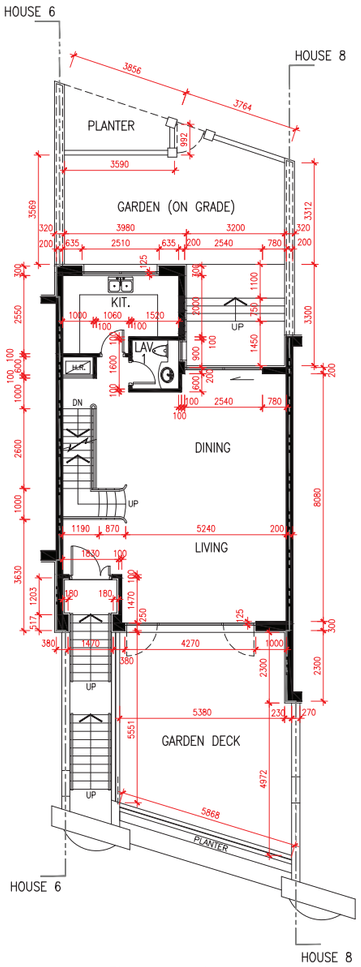
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

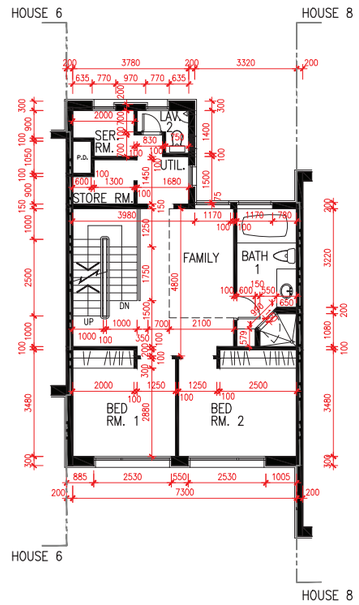
HOUSE 7 FLOOR PLAN
7號洋房樓面平面圖



LG/F PLAN
低層地下平面圖



G/F PLAN
地下層平面圖



1/F PLAN
1樓平面圖

SCALE 比例尺 :
0M(米) 5M(米) 10M(米)

	Floor 樓層		
	LG/F 低層地下	G/F 地下	1/F 1樓
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150, 125	300, 150	150, 125
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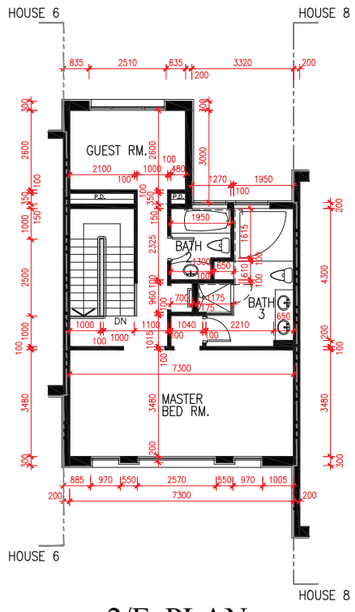
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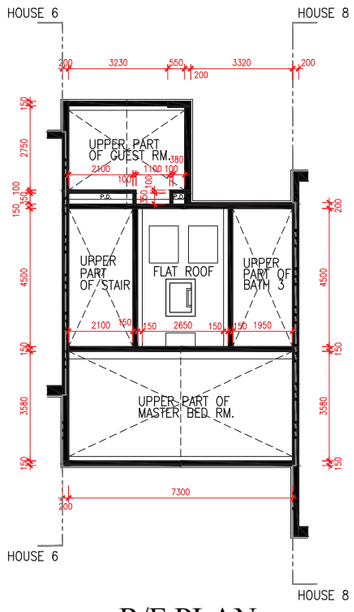
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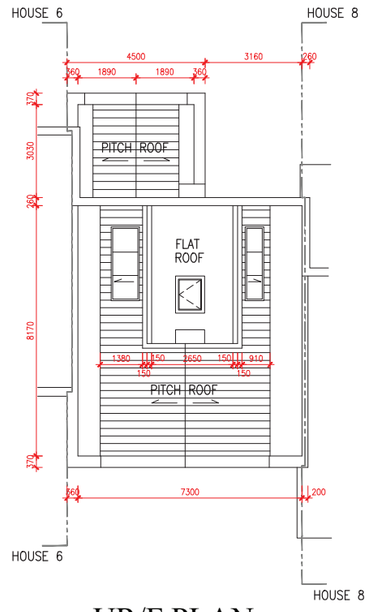
HOUSE 7 FLOOR PLAN
7號洋房樓面平面圖



2/F PLAN
2樓平面圖



R/F PLAN
天台平面圖



UR/F PLAN
上層天台平面圖

SCALE 比例尺 :
0M(米) 5M(米) 10M(米)

	Floor 樓層		
	2/F 2樓	R/F 天台	UR/F 上層天台
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	175, 150	N/A 不適用	N/A 不適用
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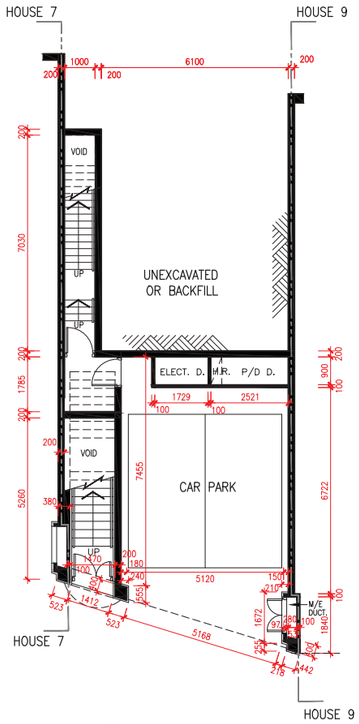
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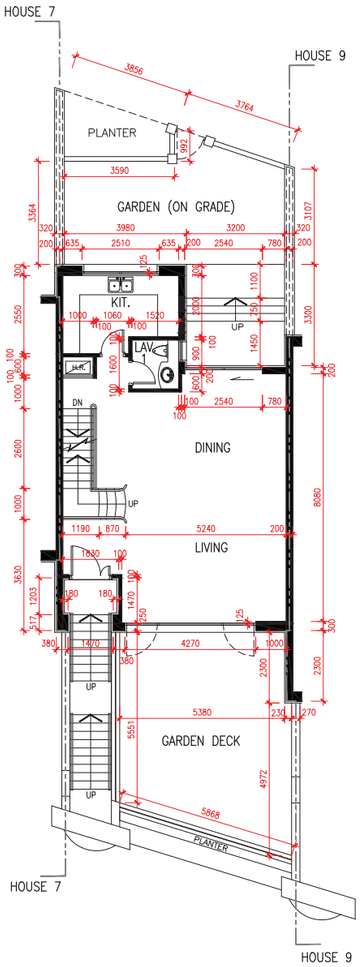
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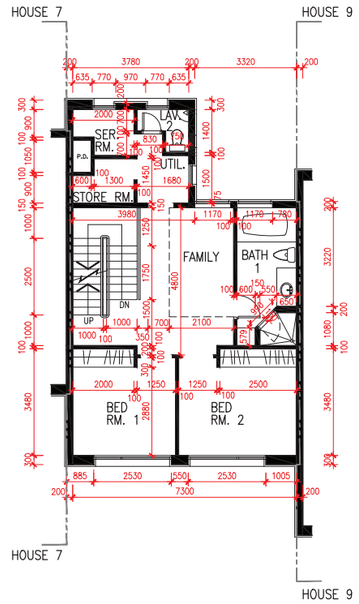
HOUSE 8 FLOOR PLAN
8號洋房樓面平面圖



LG/F PLAN
低層地下平面圖



G/F PLAN
地下層平面圖



1/F PLAN
1樓平面圖

SCALE 比例尺 :
0M(米) 5M(米) 10M(米)

	Floor 樓層		
	LG/F 低層地下	G/F 地下	1/F 1樓
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150, 125	300, 150	150, 125
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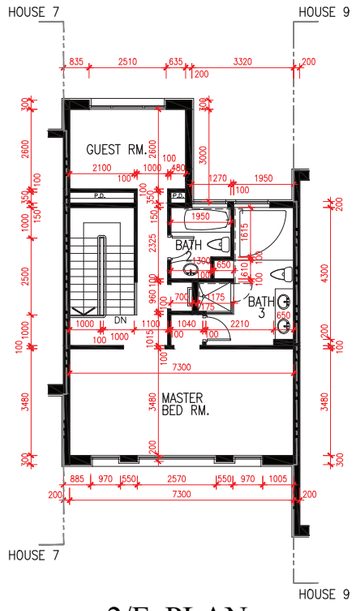
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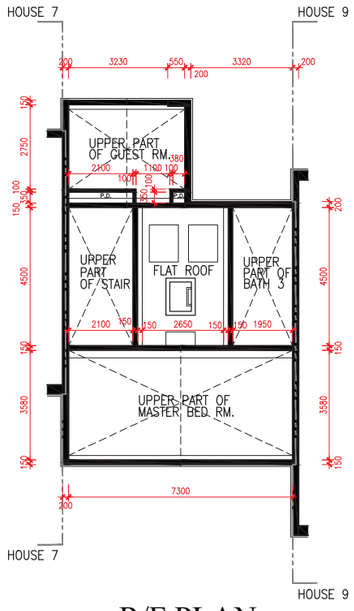
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

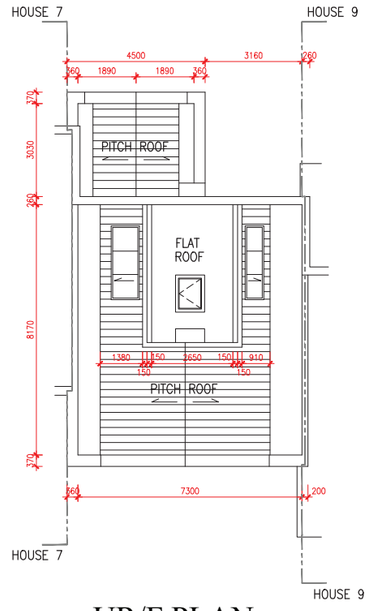
HOUSE 8 FLOOR PLAN
8號洋房樓面平面圖



2/F PLAN
2樓平面圖



R/F PLAN
天台平面圖



UR/F PLAN
上層天台平面圖

SCALE 比例尺 :
0M(米) 5M(米) 10M(米)

	Floor 樓層		
	2/F 2樓	R/F 天台	UR/F 上層天台
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	175, 150	N/A 不適用	N/A 不適用
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3400, 3400 TO 至 4935*	N/A 不適用	N/A 不適用

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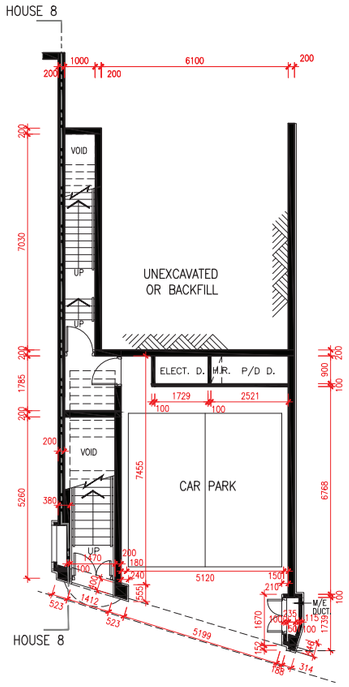
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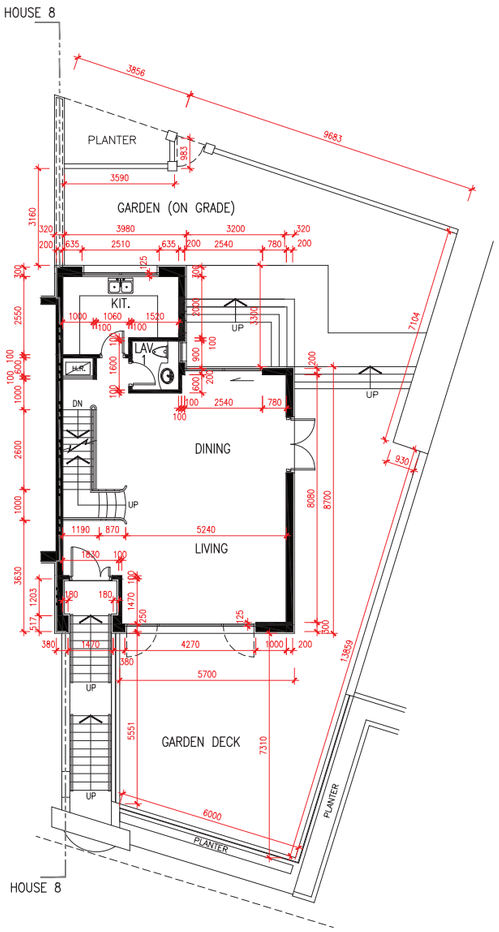
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發展項目的住宅物業的樓面平面圖

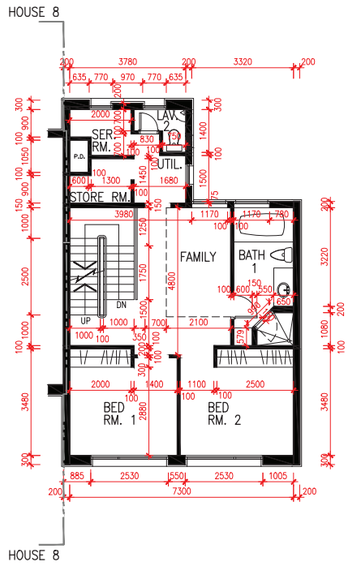
HOUSE 9 FLOOR PLAN
9號洋房樓面平面圖



LG/F PLAN
低層地下平面圖



G/F PLAN
地下層平面圖



1/F PLAN
1樓平面圖

SCALE 比例尺 :
0M(米) 5M(米) 10M(米)

	Floor 樓層		
	LG/F 低層地下	G/F 地下	1/F 1樓
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150, 125	300, 150	150, 125
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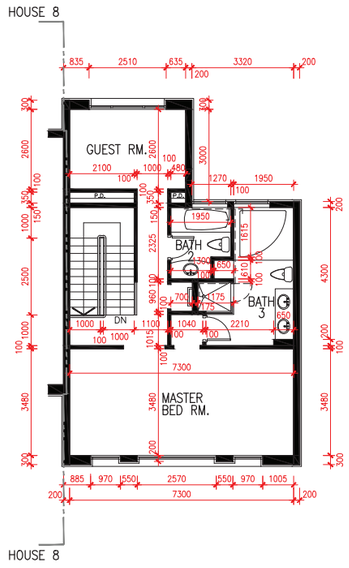
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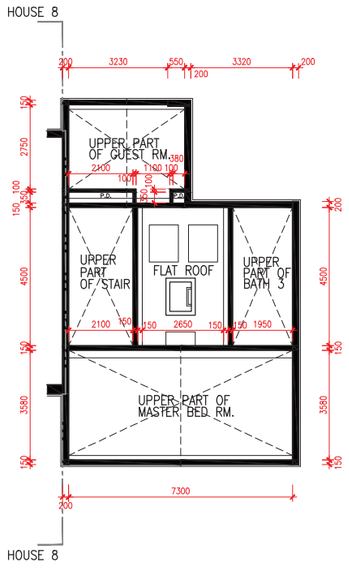
備註;
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 以上平面圖中顯示之名詞、簡稱及其適用的附註, 請參閱本售樓說明第AL2至AL3頁。

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

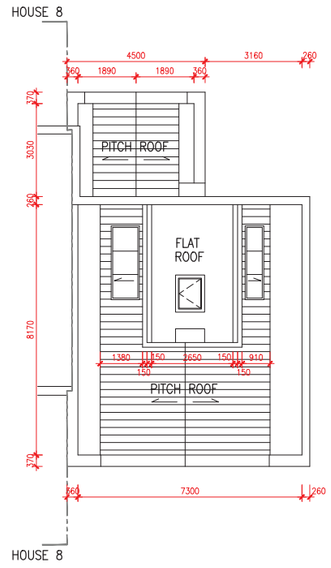
HOUSE 9 FLOOR PLAN
9號洋房樓面平面圖



2/F PLAN
2樓平面圖



R/F PLAN
天台平面圖



UR/F PLAN
上層天台平面圖

SCALE 比例尺 :
0M(米) 5M(米) 10M(米)

	Floor 樓層		
	2/F 2樓	R/F 天台	UR/F 上層天台
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	175, 150	N/A 不適用	N/A 不適用
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3400, 3400 TO 至 4935*	N/A 不適用	N/A 不適用

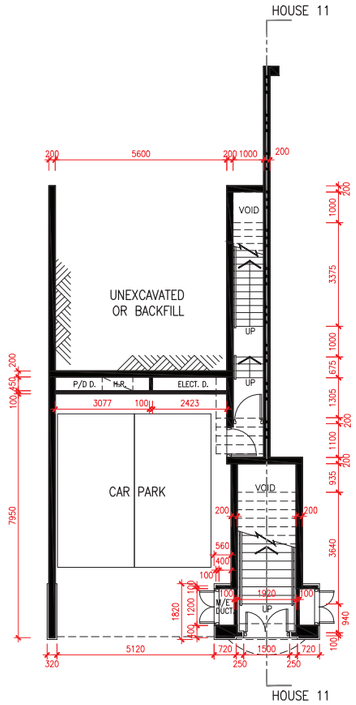
* The corresponding range of floor-to-floor height of the property provided is according to the information set out in the approved building plans.
* 相關樓層之高度範圍按照批准建築圖則資料.

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

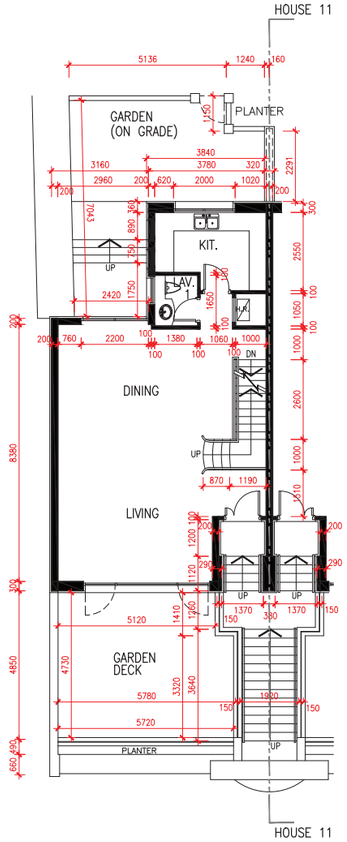
Notes:
1. The dimensions of the floor plans are all structural dimensions in millimeter.
2. Please refer to pages AL2 to AL3 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above and the explanatory notes that are applicable thereto.

備註:
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
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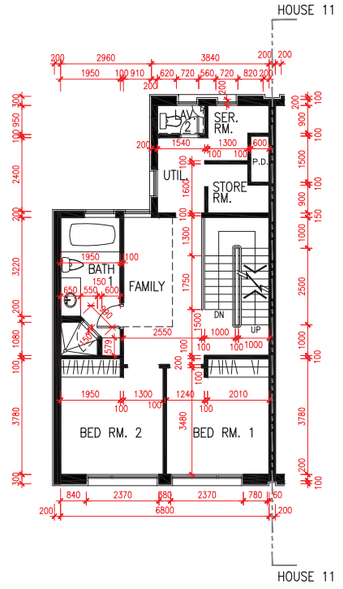
HOUSE 10 FLOOR PLAN
10號洋房樓面平面圖



LG/F PLAN
低層地下平面圖



G/F PLAN
地下層平面圖



1/F PLAN
1樓平面圖

SCALE 比例尺 :
0M(米) 5M(米) 10M(米)

	Floor 樓層		
	LG/F 低層地下	G/F 地下	1/F 1樓
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150, 125	300,150	150,125
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3100, 3550	3900	3400

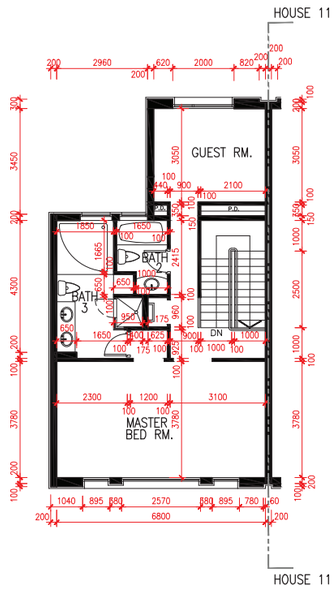
* The corresponding range of floor-to-floor height of the property provided is according to the information set out in the approved building plans.
* 相關樓層之高度範圍按照批准建築圖則資料.

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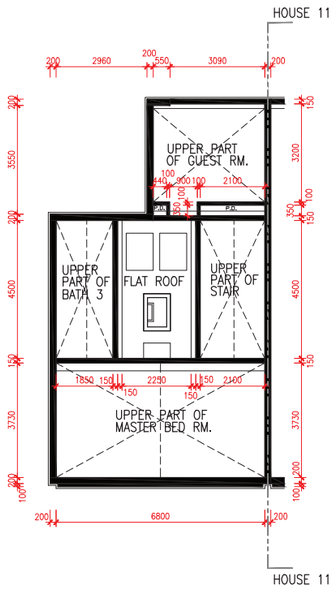
Notes:
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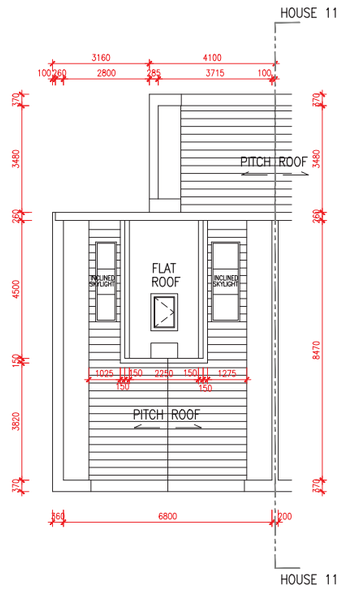
HOUSE 10 FLOOR PLAN
10號洋房樓面平面圖



2/F PLAN
2樓平面圖



R/F PLAN
天台平面圖



UR/F PLAN
上層天台平面圖

SCALE 比例尺 :
0M(米) 5M(米) 10M(米)

	Floor 樓層		
	2/F 2樓	R/F 天台	UR/F 上層天台
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	175, 150	N/A 不適用	N/A 不適用
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3400, 3400 TO 至 4805*	N/A 不適用	N/A 不適用

* The corresponding range of floor-to-floor height of the property provided is according to the information set out in the approved building plans.
* 相關樓層之高度範圍按照批准建築圖則資料.

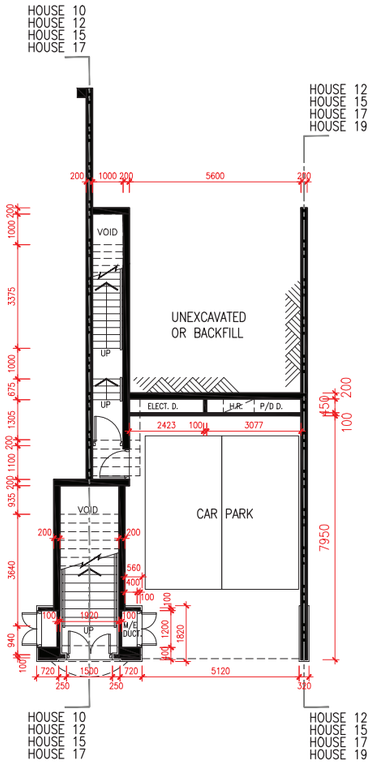
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Notes:
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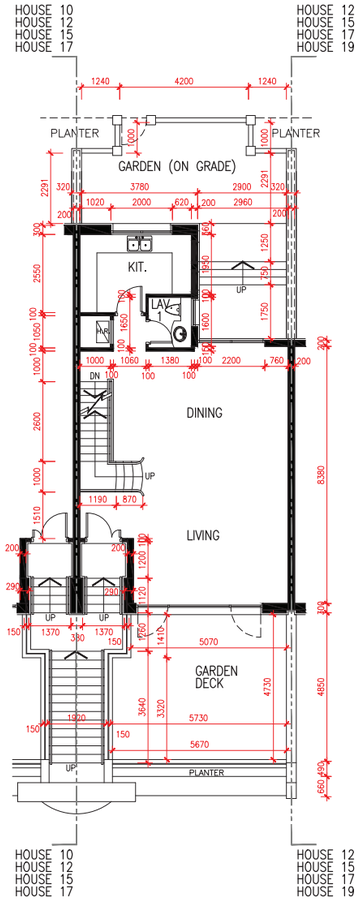
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

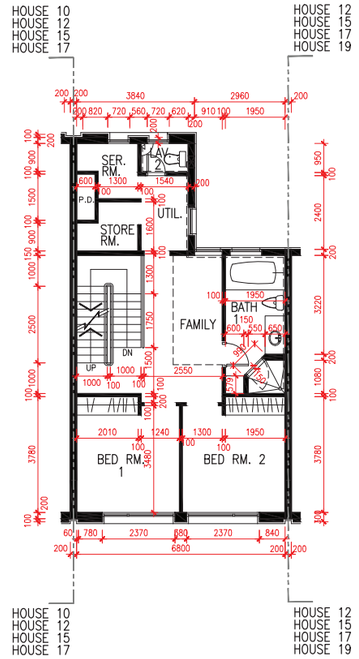
HOUSE 11, 13, 16 & 18 FLOOR PLAN
11, 13, 16 及 18 號洋房樓面平面圖



LG/F PLAN
低層地下平面圖



G/F PLAN
地下層平面圖



1/F PLAN
1樓平面圖

SCALE 比例尺 :
0M(米) 5M(米) 10M(米)

	Floor 樓層		
	LG/F 低層地下	G/F 地下	1/F 1樓
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150, 125	300,150	150,125
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3100, 3550	3900	3400

* The corresponding range of floor-to-floor height of the property provided is according to the information set out in the approved building plans.
* 相關樓層之高度範圍按照批准建築圖則資料.

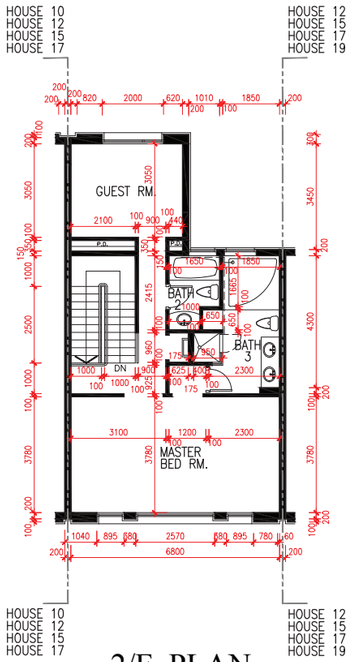
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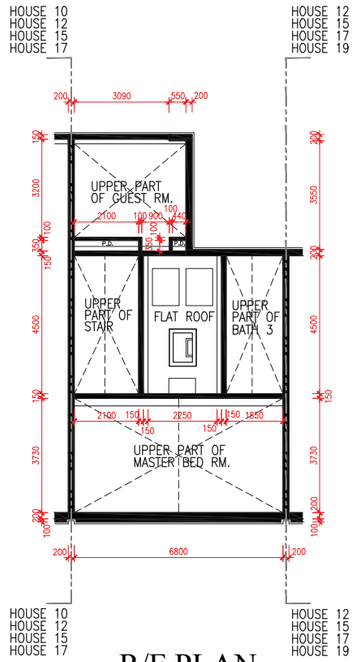
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

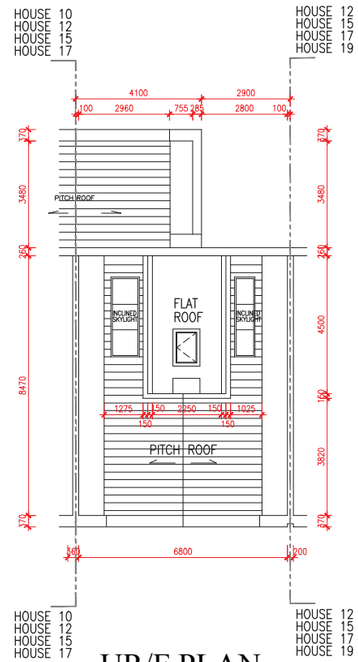
HOUSE 11, 13, 16 & 18 FLOOR PLAN
11, 13, 16 及 18 號洋房樓面平面圖



2/F PLAN
2樓平面圖



R/F PLAN
天台平面圖



UR/F PLAN
上層天台平面圖

SCALE 比例尺 :
0M(米) 5M(米) 10M(米)

	Floor 樓層		
	2/F 2樓	R/F 天台	UR/F 上層天台
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	175, 150	N/A 不適用	N/A 不適用
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3400, 3400 TO 至 4805*	N/A 不適用	N/A 不適用

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* 相關樓層之高度範圍按照批准建築圖則資料.

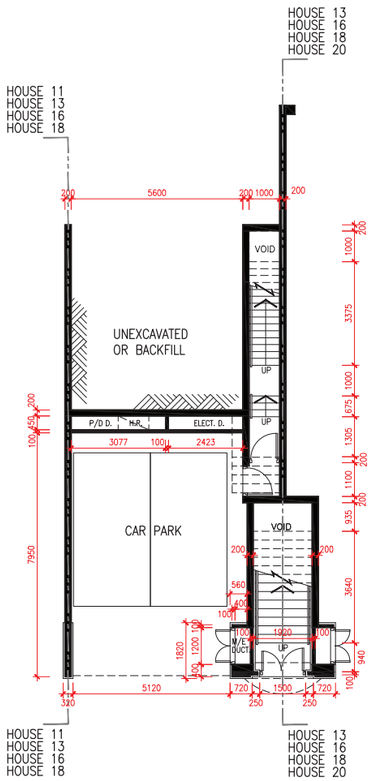
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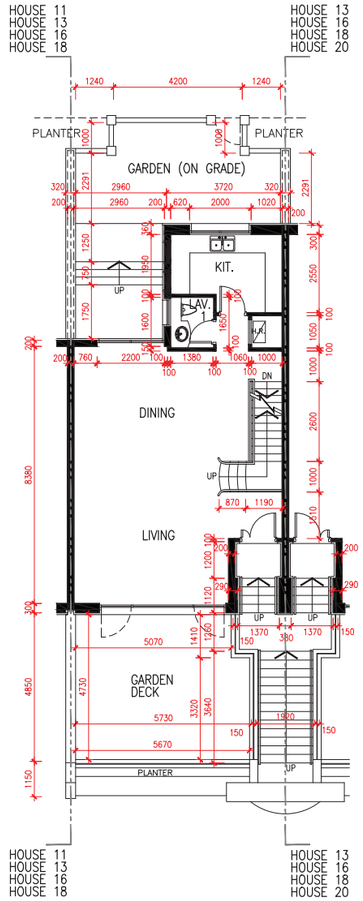
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

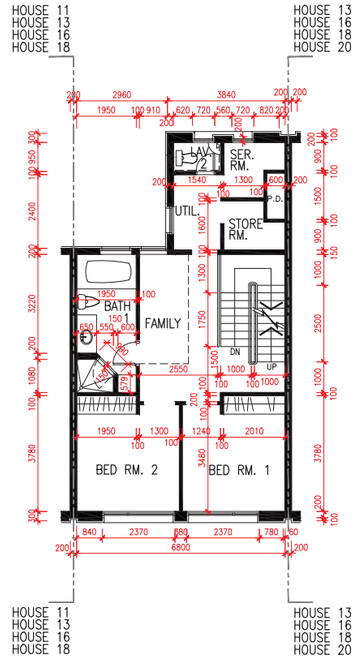
HOUSE 12, 15, 17 & 19 FLOOR PLAN
12, 15, 17 及 19 號洋房樓面平面圖



LG/F PLAN
低層地下平面圖



G/F PLAN
地下層平面圖



1/F PLAN
1樓平面圖

SCALE 比例尺 :
0M(米) 5M(米) 10M(米)

	Floor 樓層		
	LG/F 低層地下	G/F 地下	1/F 1樓
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150, 125	300,150	150,125
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3100, 3550	3900	3400

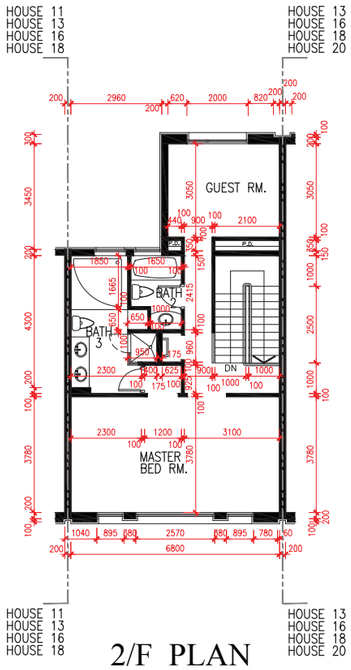
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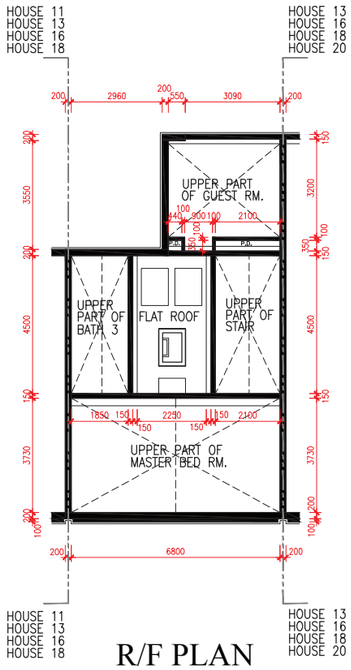
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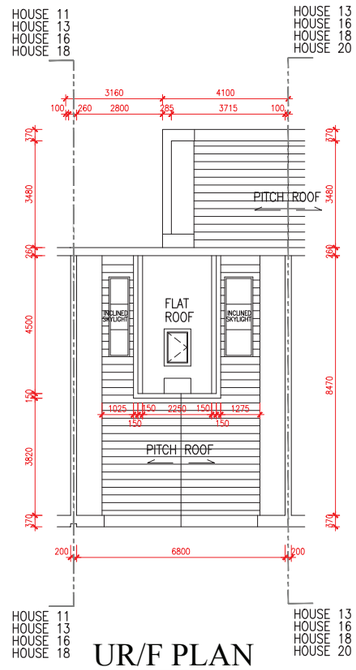
HOUSE 12, 15, 17 & 19 FLOOR PLAN
12, 15, 17 及 19 號洋房樓面平面圖



2/F PLAN
2樓平面圖



R/F PLAN
天台平面圖



UR/F PLAN
上層天台平面圖

SCALE 比例尺 :
0M(米) 5M(米) 10M(米)

	Floor 樓層		
	2/F 2樓	R/F 天台	UR/F 上層天台
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	175, 150	N/A 不適用	N/A 不適用
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3400, 3400 TO 至 4805*	N/A 不適用	N/A 不適用

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* 相關樓層之高度範圍按照批准建築圖則資料.

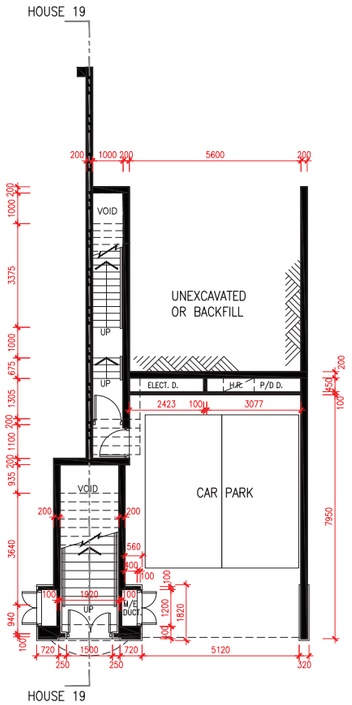
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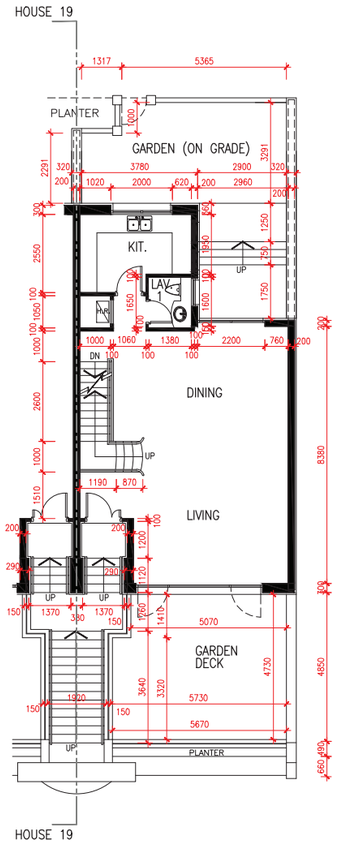
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

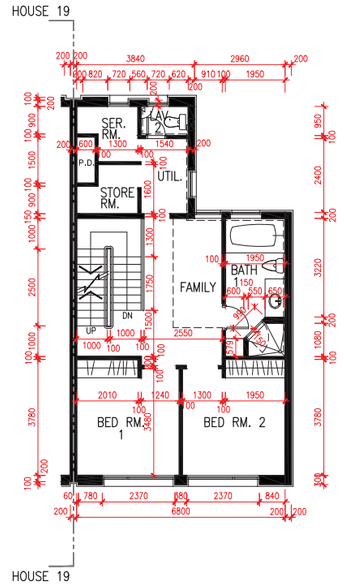
HOUSE 20 FLOOR PLAN
20 號洋房樓面平面圖



LG/F PLAN
低層地下平面圖



G/F PLAN
地下層平面圖



1/F PLAN
1樓平面圖

SCALE 比例尺 :
0M(米) 5M(米) 10M(米)

	Floor 樓層		
	LG/F 低層地下	G/F 地下	1/F 1樓
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150, 125	300,150	150,125
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3100, 3550	3900	3400

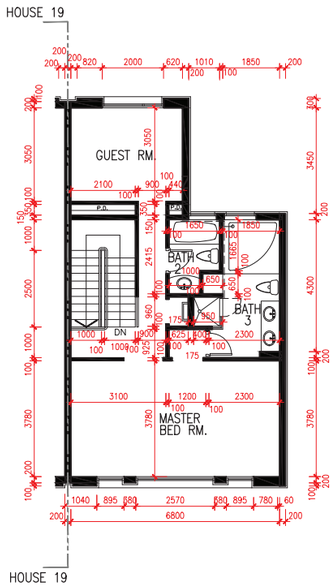
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* 相關樓層之高度範圍按照批准建築圖則資料.

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

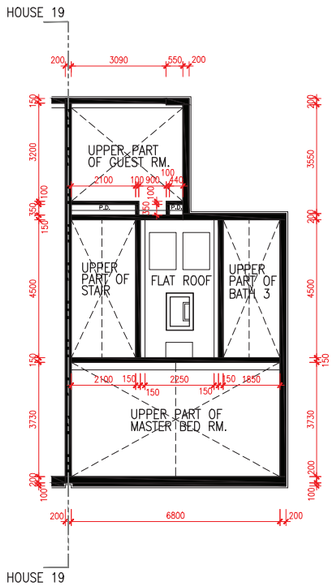
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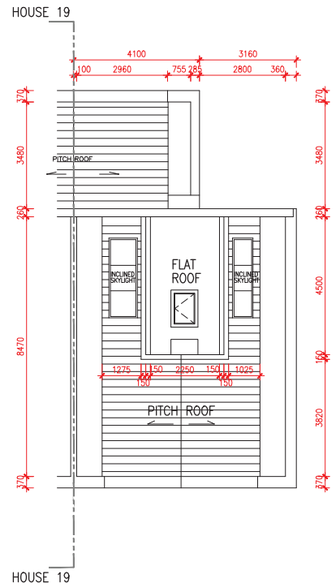
HOUSE 20 FLOOR PLAN
20 號洋房樓面平面圖



2/F PLAN
2樓平面圖



R/F PLAN
天台平面圖



UR/F PLAN
上層天台平面圖

SCALE 比例尺 :
0M(米) 5M(米) 10M(米)

	Floor 樓層		
	2/F 2樓	R/F 天台	UR/F 上層天台
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	175, 150	N/A 不適用	N/A 不適用
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3400, 3400 TO 至 4805*	N/A 不適用	N/A 不適用

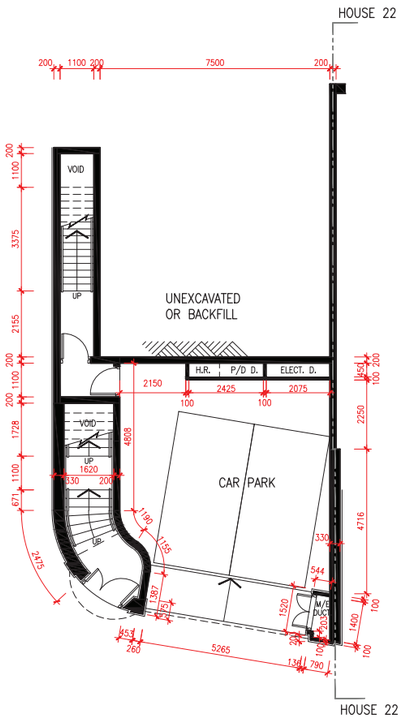
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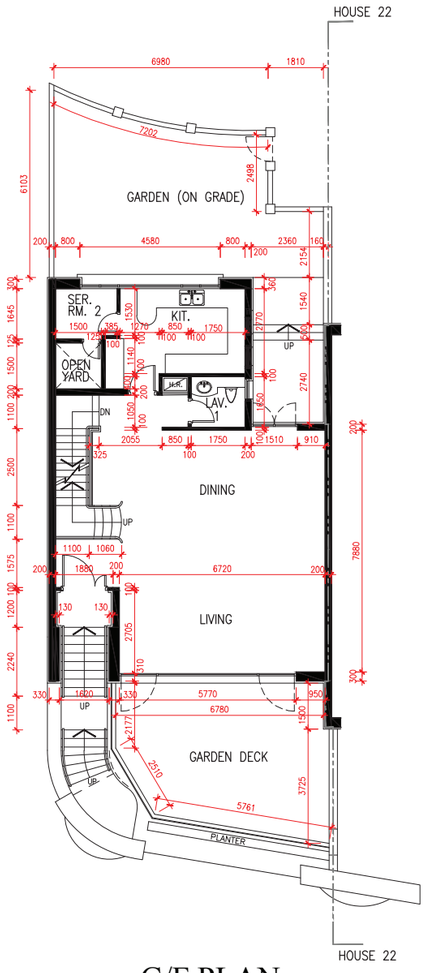
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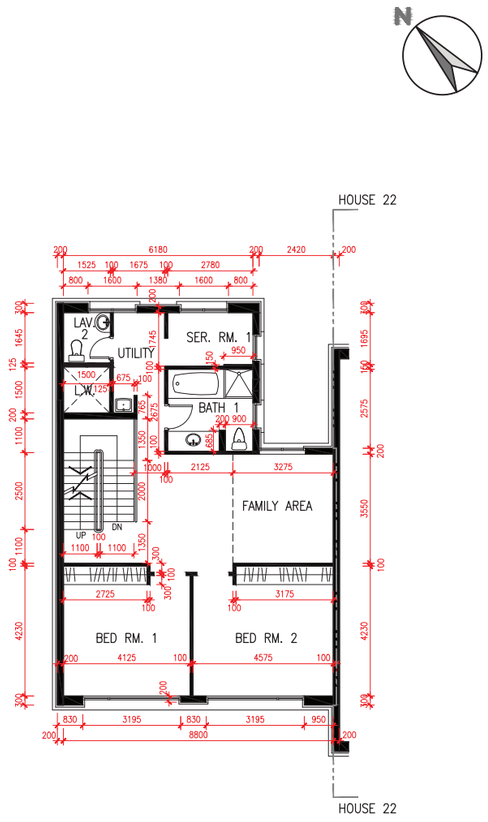
HOUSE 21 FLOOR PLAN
21號洋房樓面平面圖



LG/F PLAN
低層地下平面圖



G/F PLAN
地下層平面圖



1/F PLAN
1樓平面圖

SCALE 比例尺 :
0M(米) 5M(米) 10M(米)

	Floor 樓層		
	LG/F 低層地下	G/F 地下	1/F 1樓
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	200, 125	300,125	150,125
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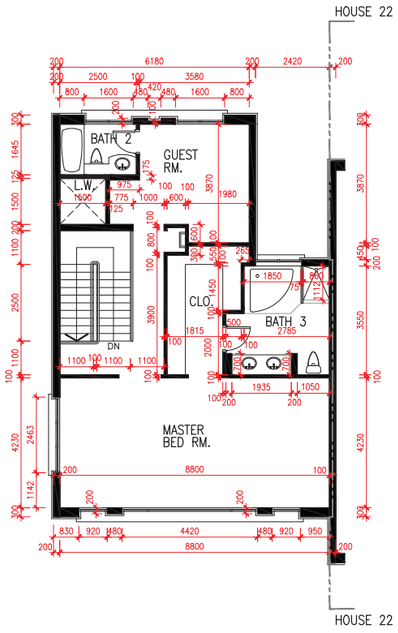
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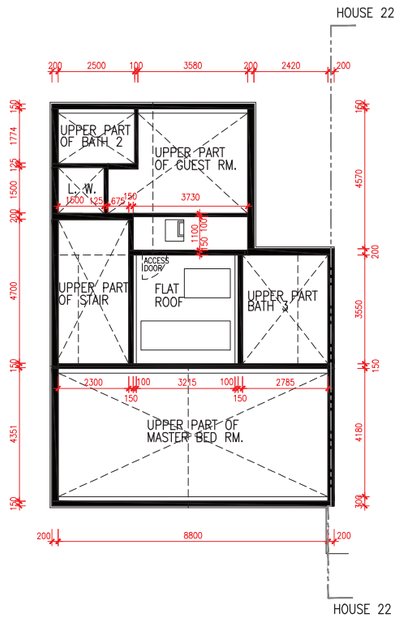
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

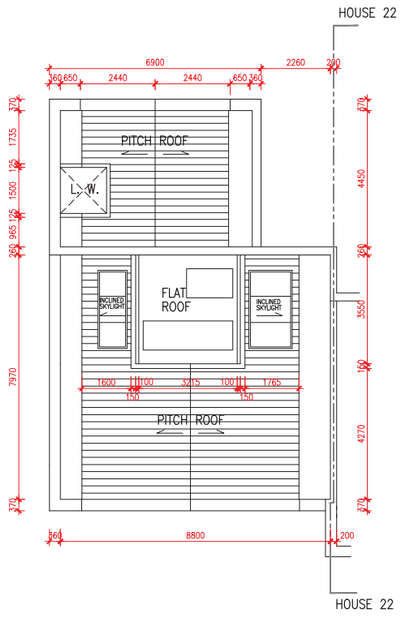
HOUSE 21 FLOOR PLAN
21號洋房樓面平面圖



2/F PLAN
2樓平面圖



R/F PLAN
天台平面圖



UR/F PLAN
上層天台平面圖

SCALE 比例尺 :
0M(米) 5M(米) 10M(米)

	Floor 樓層		
	2/F 2樓	R/F 天台	UR/F 上層天台
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	175, 150	N/A 不適用	N/A 不適用
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3000, 3000 TO 至 4965*	N/A 不適用	N/A 不適用

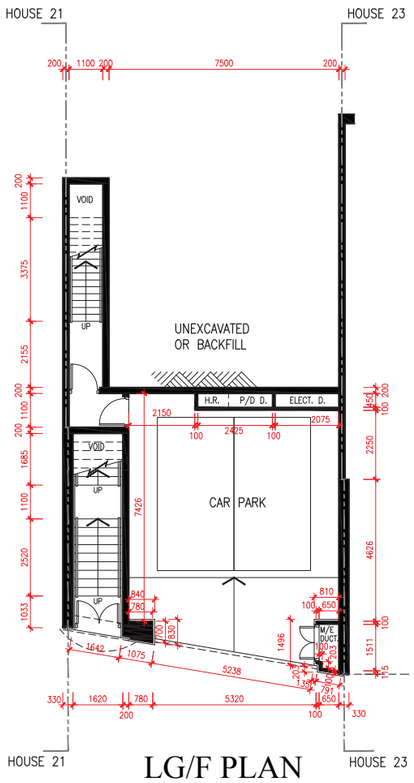
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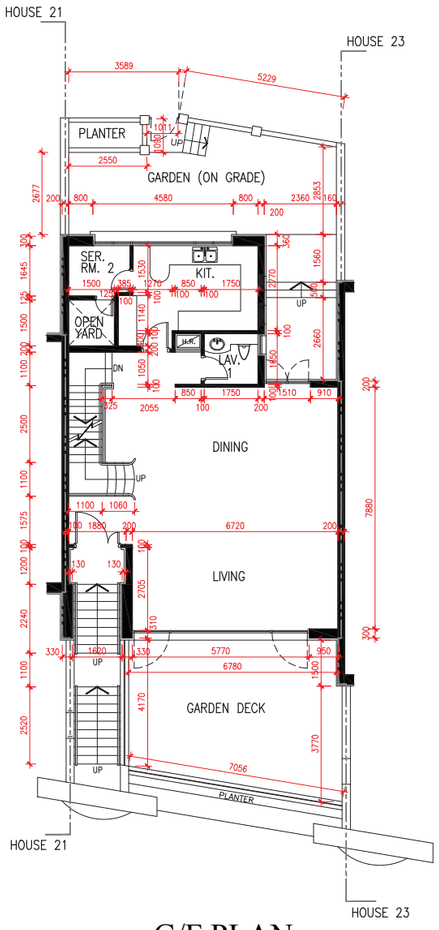
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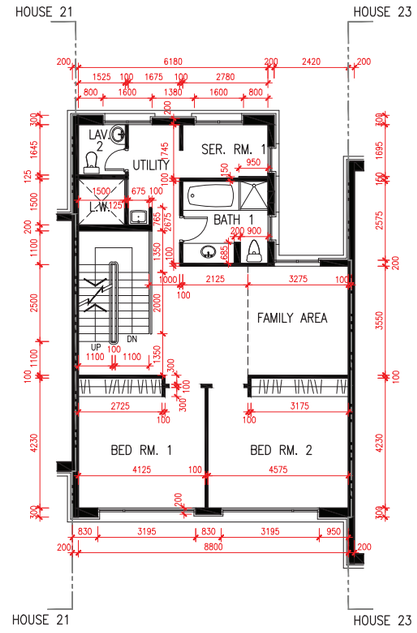
HOUSE 22 FLOOR PLAN
22號洋房樓面平面圖



LG/F PLAN
低層地下平面圖



G/F PLAN
地下層平面圖



1/F PLAN
1樓平面圖

SCALE 比例尺 :
0M(米) 5M(米) 10M(米)

	Floor 樓層		
	LG/F 低層地下	G/F 地下	1/F 1樓
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	200, 125	300,125	150,125
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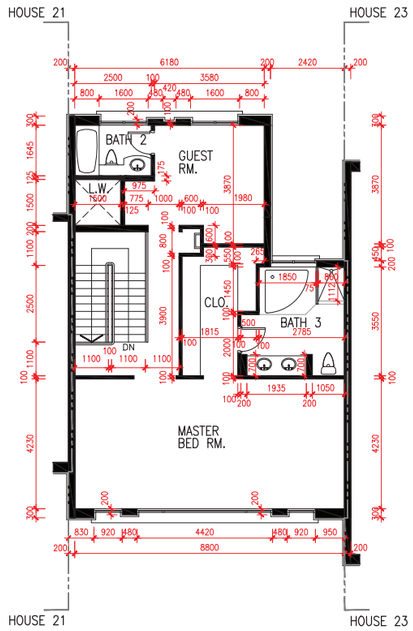
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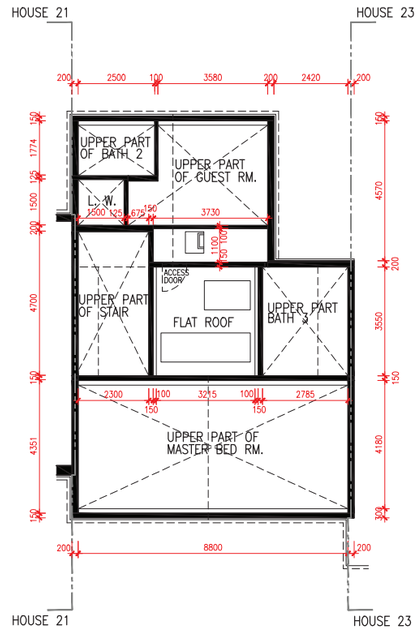
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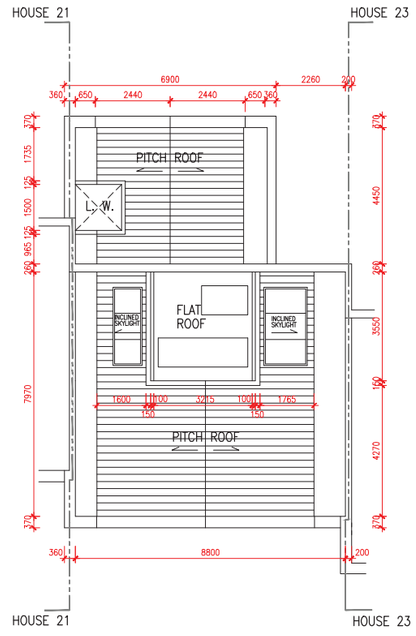
HOUSE 22 FLOOR PLAN
22號洋房樓面平面圖



2/F PLAN
2樓平面圖



R/F PLAN
天台平面圖



UR/F PLAN
上層天台平面圖

SCALE 比例尺 :
0M(米) 5M(米) 10M(米)

	Floor 樓層		
	2/F 2樓	R/F 天台	UR/F 上層天台
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	175, 150	N/A 不適用	N/A 不適用
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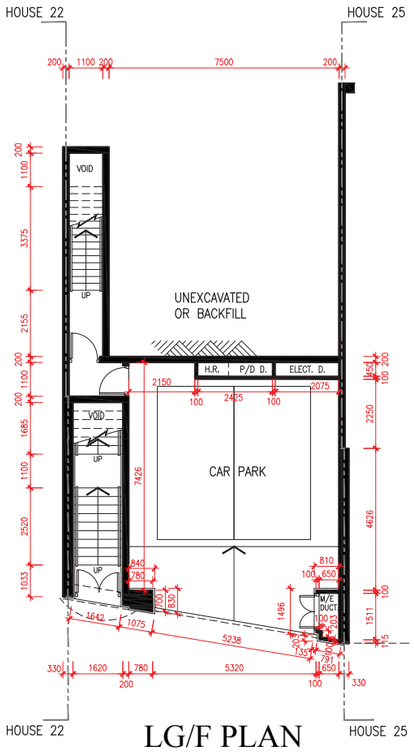
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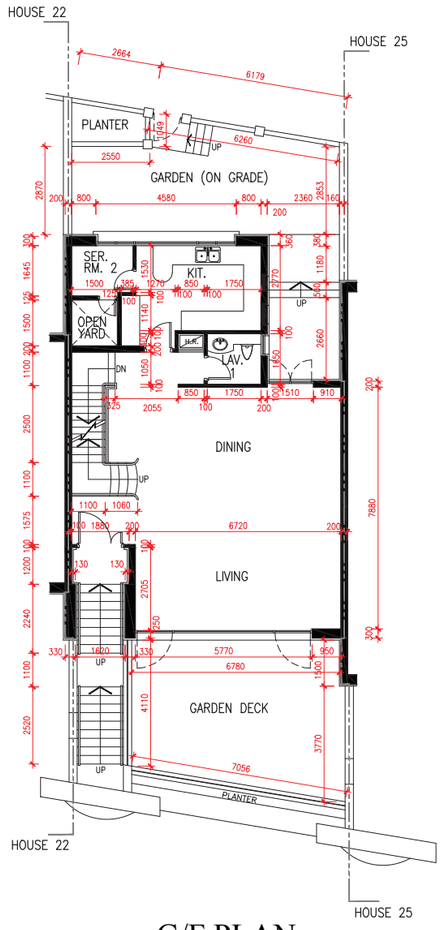
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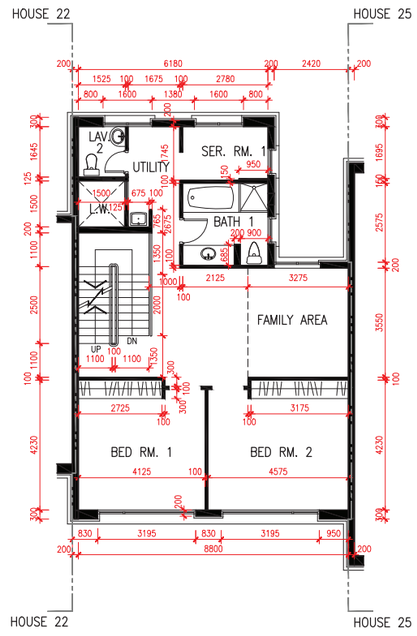
HOUSE 23 FLOOR PLAN
23號洋房樓面平面圖



LG/F PLAN
低層地下平面圖



G/F PLAN
地下層平面圖



1/F PLAN
1樓平面圖

SCALE 比例尺 :
0M(米) 5M(米) 10M(米)

	Floor 樓層		
	LG/F 低層地下	G/F 地下	1/F 1樓
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	200, 125	300,125	150,125
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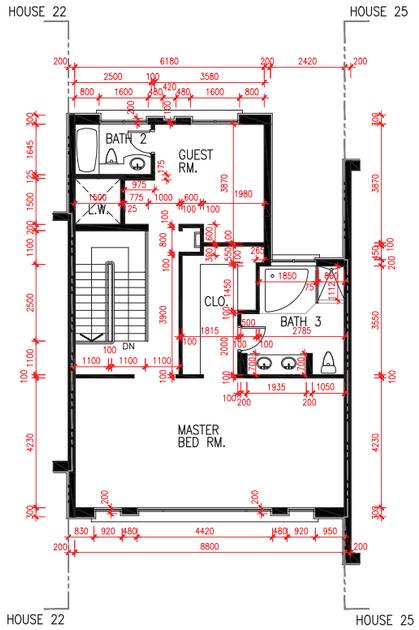
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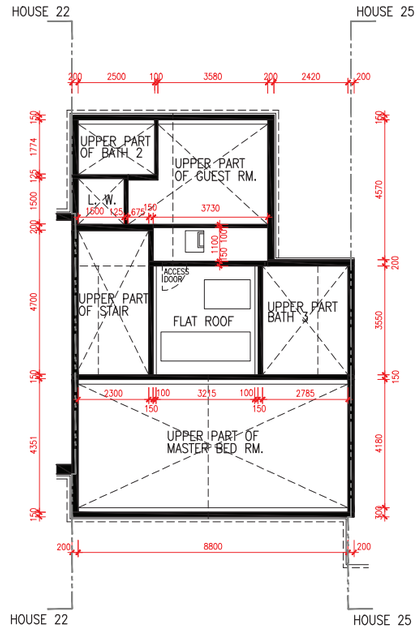
備註:
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 以上平面圖中顯示之名詞、簡稱及其適用的附註, 請參閱本售樓說明第AL2至AL3頁。

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

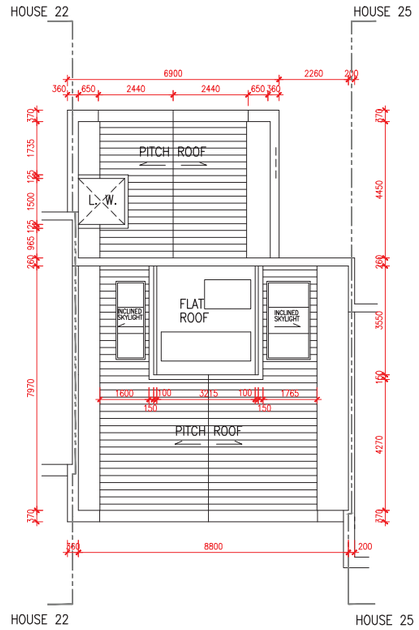
HOUSE 23 FLOOR PLAN
23號洋房樓面平面圖



2/F PLAN
2樓平面圖



R/F PLAN
天台平面圖



UR/F PLAN
上層天台平面圖

SCALE 比例尺 :
0M(米) 5M(米) 10M(米)

	Floor 樓層		
	2/F 2樓	R/F 天台	UR/F 上層天台
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	175, 150	N/A 不適用	N/A 不適用
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3000, 3000 TO 至 4965*	N/A 不適用	N/A 不適用

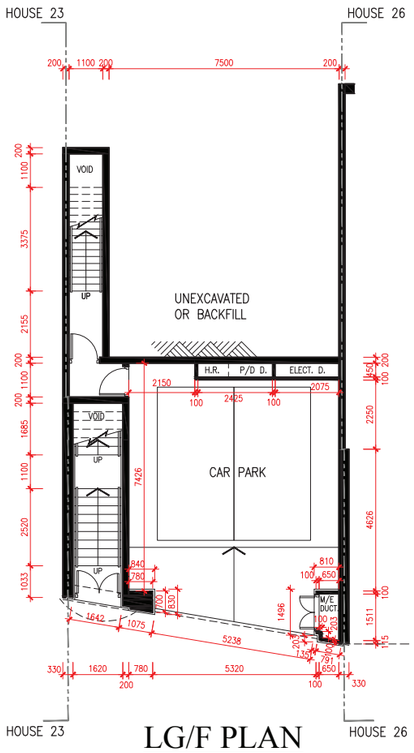
* The corresponding range of floor-to-floor height of the property provided is according to the information set out in the approved building plans.
* 相關樓層之高度範圍按照批准建築圖則資料.

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

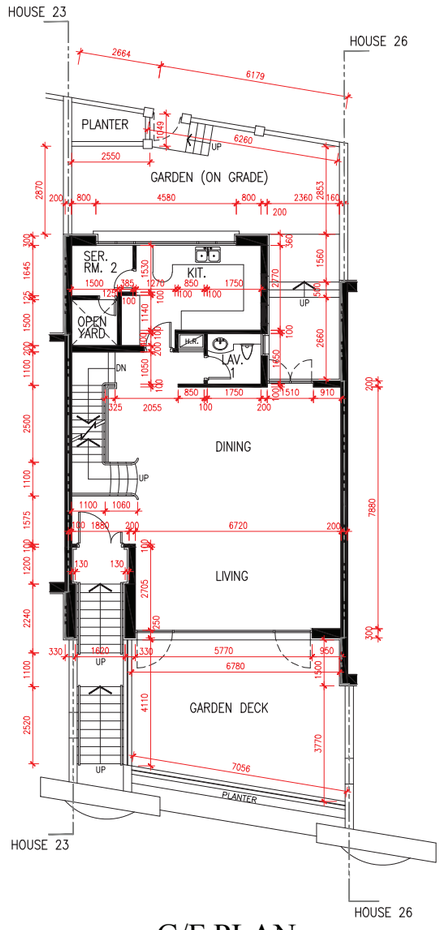
Notes:
1. The dimensions of the floor plans are all structural dimensions in millimeter.
2. Please refer to pages AL2 to AL3 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above and the explanatory notes that are applicable thereto.

備註:
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
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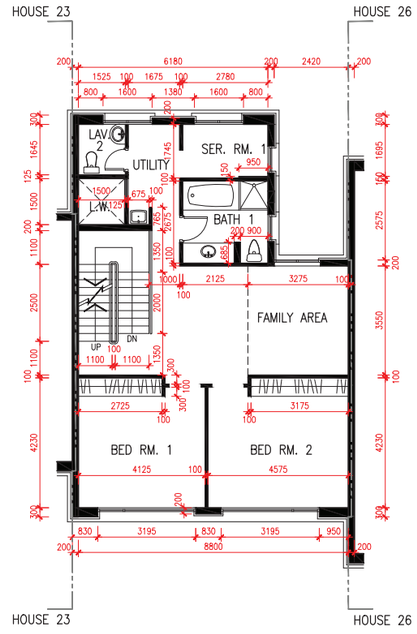
HOUSE 25 FLOOR PLAN
25號洋房樓面平面圖



LG/F PLAN
低層地下平面圖



G/F PLAN
地下層平面圖



1/F PLAN
1樓平面圖

SCALE 比例尺 :
0M(米) 5M(米) 10M(米)

	Floor 樓層		
	LG/F 低層地下	G/F 地下	1/F 1樓
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	200, 125	300,125	150,125
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	2700, 3150	3900	3400

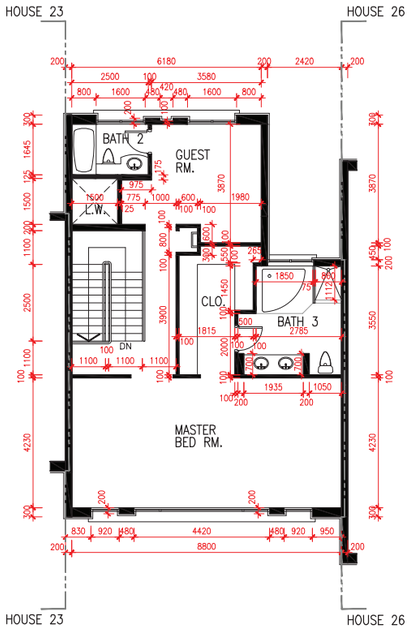
* The corresponding range of floor-to-floor height of the property provided is according to the information set out in the approved building plans.
* 相關樓層之高度範圍按照批准建築圖則資料.

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

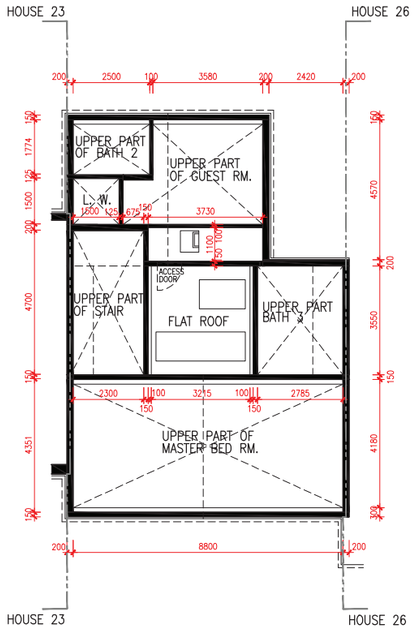
Notes:
1. The dimensions of the floor plans are all structural dimensions in millimeter.
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備註:
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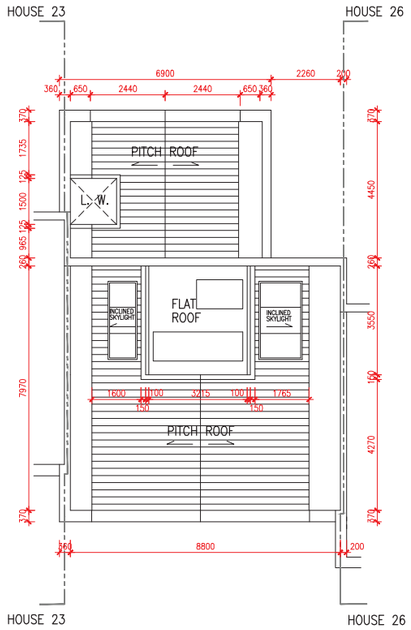
HOUSE 25 FLOOR PLAN
25號洋房樓面平面圖



2/F PLAN
2樓平面圖



R/F PLAN
天台平面圖



UR/F PLAN
上層天台平面圖

SCALE 比例尺 :
0M(米) 5M(米) 10M(米)

	Floor 樓層		
	2/F 2樓	R/F 天台	UR/F 上層天台
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	175, 150	N/A 不適用	N/A 不適用
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3000, 3000 TO 至 4965*	N/A 不適用	N/A 不適用

* The corresponding range of floor-to-floor height of the property provided is according to the information set out in the approved building plans.
* 相關樓層之高度範圍按照批准建築圖則資料.

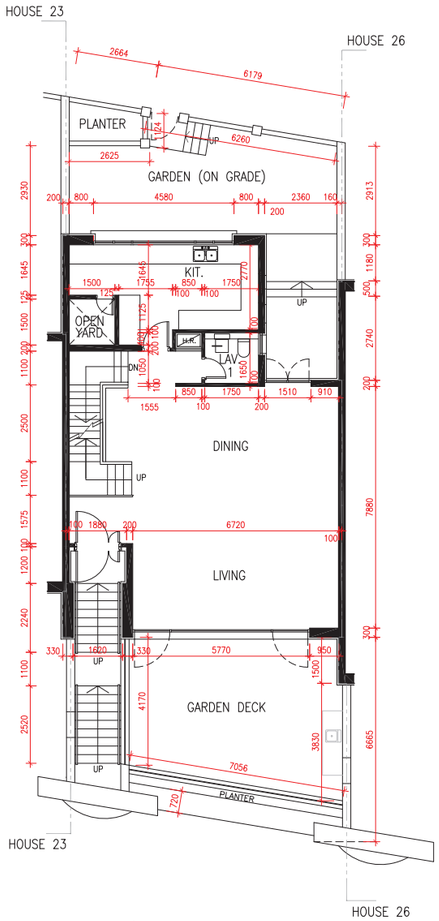
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減, 較高樓層的內部面積, 一般比較低樓層的內部面積稍大。

Notes:
1. The dimensions of the floor plans are all structural dimensions in millimeter.
2. Please refer to pages AL2 to AL3 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above and the explanatory notes that are applicable thereto.

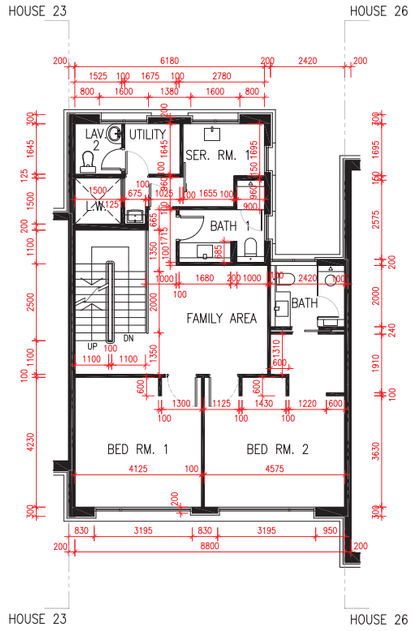
備註:
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

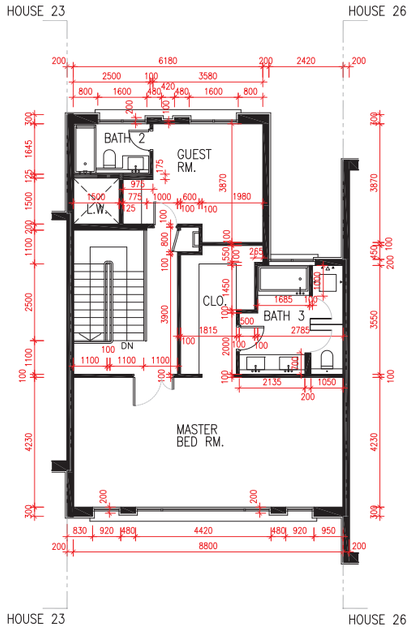
HOUSE 25 AS-IS FLOOR PLAN
25號洋房現狀樓面平面圖



G/F AS-IS PLAN
地下層現狀平面圖



1/F AS-IS PLAN
1樓現狀平面圖



2/F AS-IS PLAN
2樓現狀平面圖

SCALE 比例尺：
0M(米) 5M(米) 10M(米)

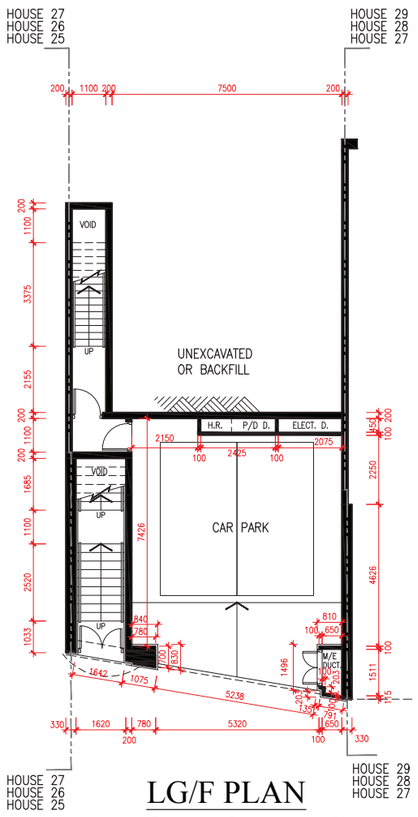
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Notes:
1. The dimensions of the floor plans are all structural dimensions in millimeter.
2. Please refer to pages AL2 to AL3 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above and the explanatory notes that are applicable thereto.
3. The above floor plan of House 25 has been altered by way of minor works or exempted works under the Building Ordinance after completion of the Development. Please refer to previous pages of House 25 approved floor plan as reference.

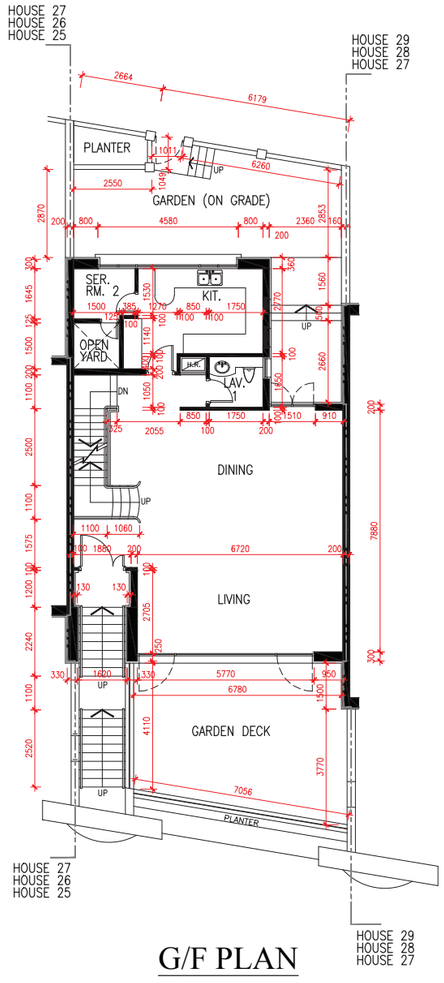
備註:
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 以上平面圖中顯示之名詞、簡稱及其適用的附註，請參閱本售樓說明第AL2至AL3頁。
3. 以上25號洋房之平面圖已在發展項目落成後進行小型工程或獲《建築物條例》豁免的工程而有所改動。請參閱前頁25號洋房之經審批平面圖作參考。

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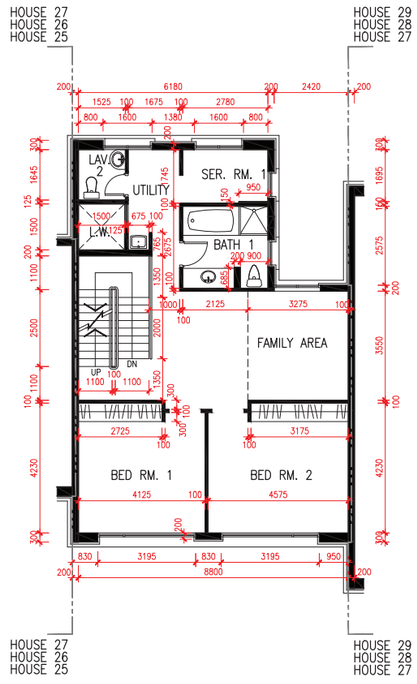
HOUSE 26, 27 & 28 FLOOR PLAN
26, 27 及 28 號洋房樓面平面圖



LG/F PLAN
低層地下平面圖



G/F PLAN
地下層平面圖



1/F PLAN
1樓平面圖



SCALE 比例尺 :
0M(米) 5M(米) 10M(米)

	Floor 樓層		
	LG/F 低層地下	G/F 地下	1/F 1樓
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	200, 125	300,125	150,125
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	2700, 3150	3900	3400

* The corresponding range of floor-to-floor height of the property provided is according to the information set out in the approved building plans.
* 相關樓層之高度範圍按照批准建築圖則資料.

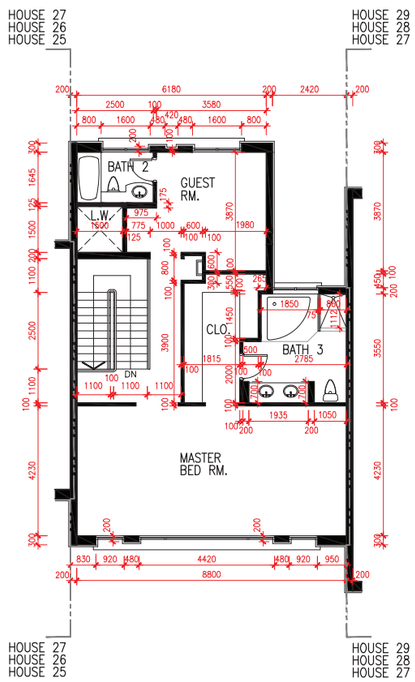
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因住宅物業的較高樓層的結構牆的厚度遞減, 較高樓層的內部面積, 一般比較低樓層的內部面積稍大。

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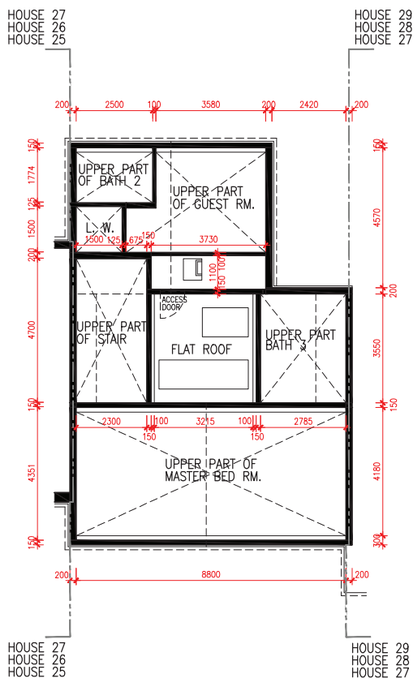
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

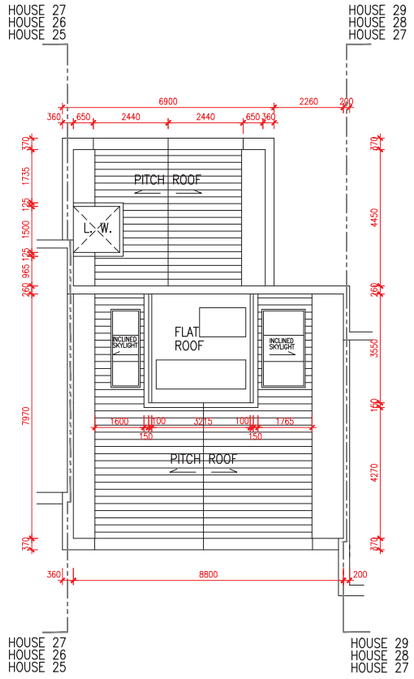
HOUSE 26, 27 & 28 FLOOR PLAN
26, 27 及 28 號洋房樓面平面圖



2/F PLAN
2樓平面圖



R/F PLAN
天台平面圖



UR/F PLAN
上層天台平面圖

SCALE 比例尺 :
0M(米) 5M(米) 10M(米)

	Floor 樓層		
	2/F 2樓	R/F 天台	UR/F 上層天台
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	175, 150	N/A 不適用	N/A 不適用
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3000, 3000 TO 至 4965*	N/A 不適用	N/A 不適用

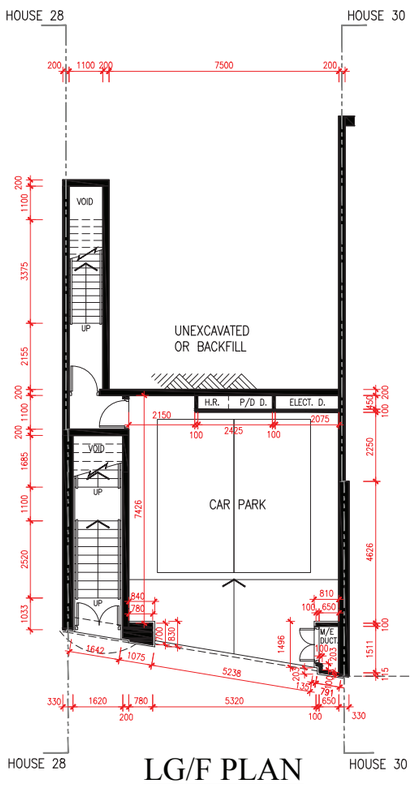
* The corresponding range of floor-to-floor height of the property provided is according to the information set out in the approved building plans.
* 相關樓層之高度範圍按照批准建築圖則資料.

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

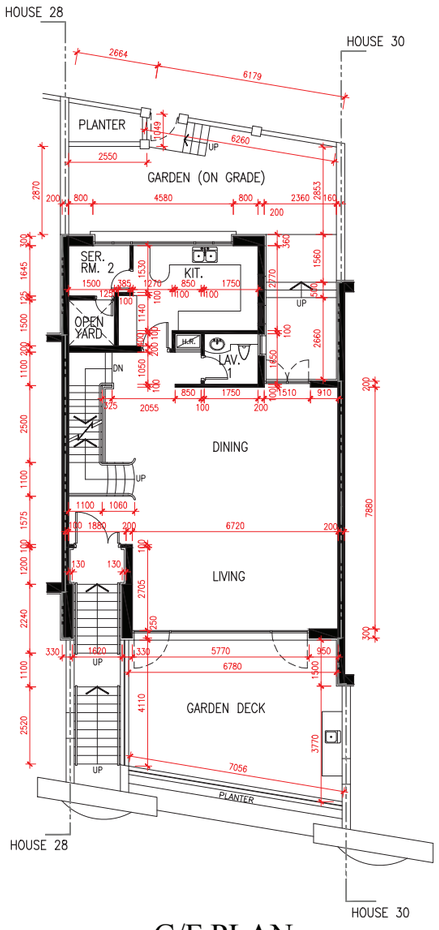
Notes:
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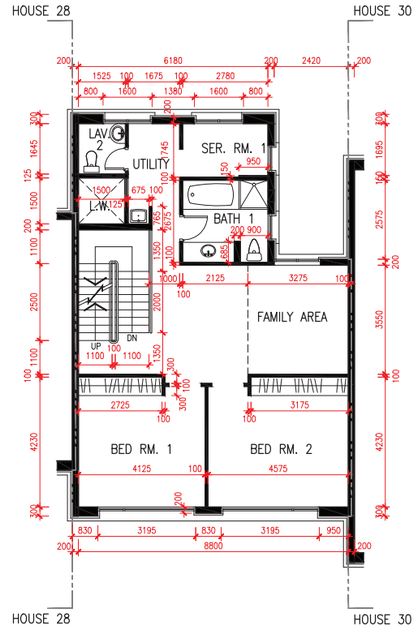
HOUSE 29 FLOOR PLAN
29號洋房樓面平面圖



LG/F PLAN
低層地下平面圖



G/F PLAN
地下層平面圖



1/F PLAN
1樓平面圖

SCALE 比例尺 :
0M(米) 5M(米) 10M(米)

	Floor 樓層		
	LG/F 低層地下	G/F 地下	1/F 1樓
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	200, 125	300,125	150,125
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	2700, 3150	3900	3400

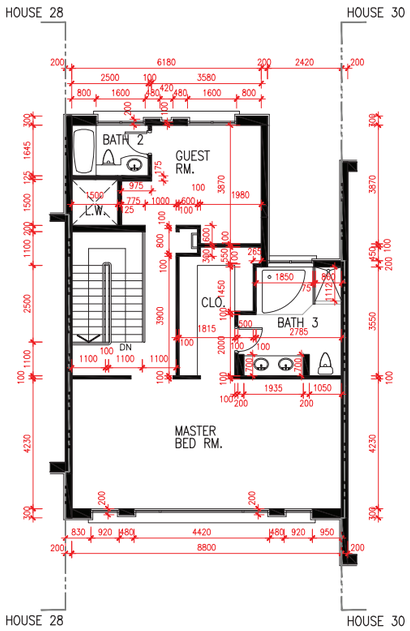
* The corresponding range of floor-to-floor height of the property provided is according to the information set out in the approved building plans.
* 相關樓層之高度範圍按照批准建築圖則資料.

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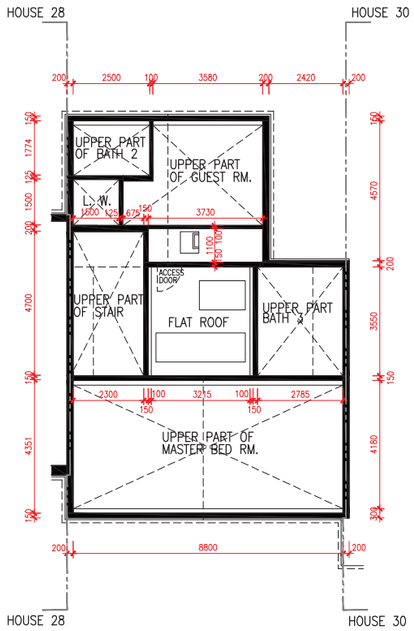
Notes:
1. The dimensions of the floor plans are all structural dimensions in millimeter.
2. Please refer to pages AL2 to AL3 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above and the explanatory notes that are applicable thereto.

備註:
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
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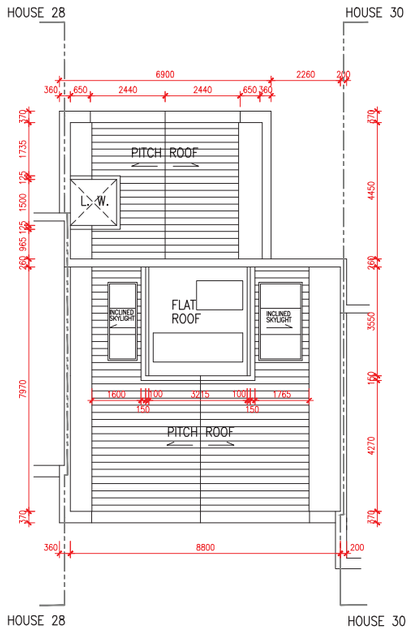
HOUSE 29 FLOOR PLAN
29號洋房樓面平面圖



2/F PLAN
2樓平面圖



R/F PLAN
天台平面圖



UR/F PLAN
上層天台平面圖

SCALE 比例尺 :
0M(米) 5M(米) 10M(米)

	Floor 樓層		
	2/F 2樓	R/F 天台	UR/F 上層天台
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	175, 150	N/A 不適用	N/A 不適用
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3000, 3000 TO 至 4965*	N/A 不適用	N/A 不適用

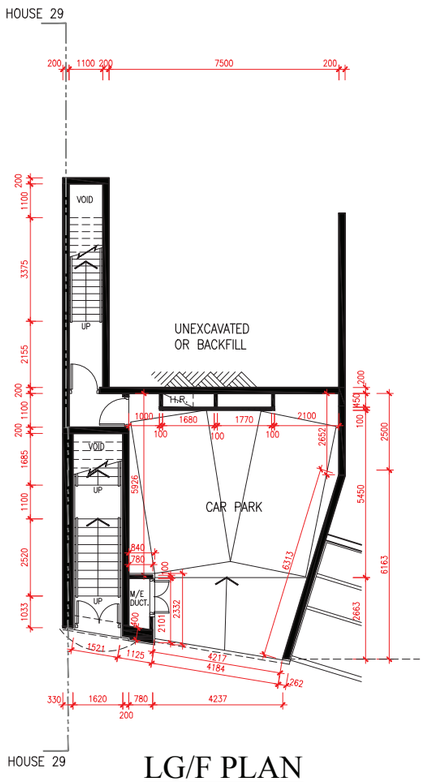
* The corresponding range of floor-to-floor height of the property provided is according to the information set out in the approved building plans.
* 相關樓層之高度範圍按照批准建築圖則資料.

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

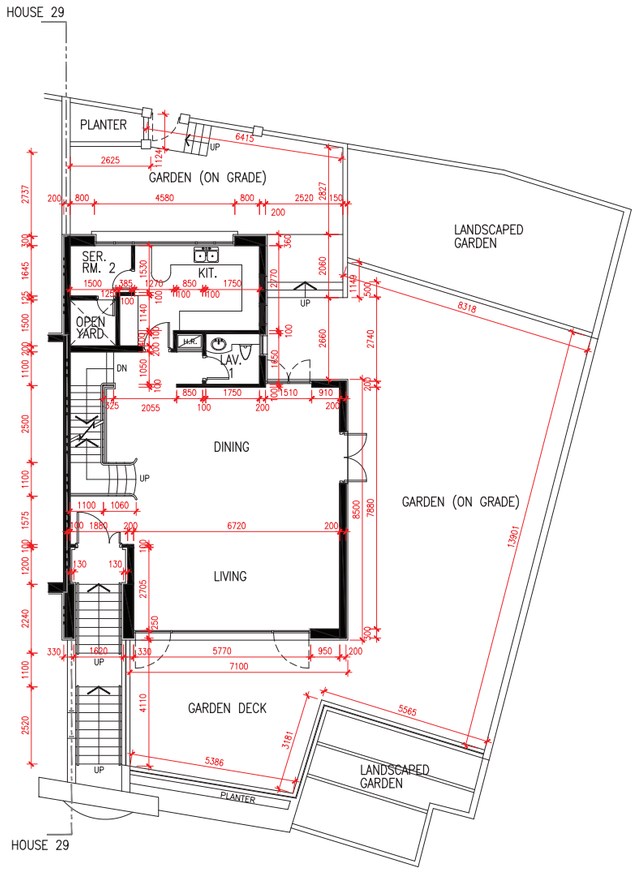
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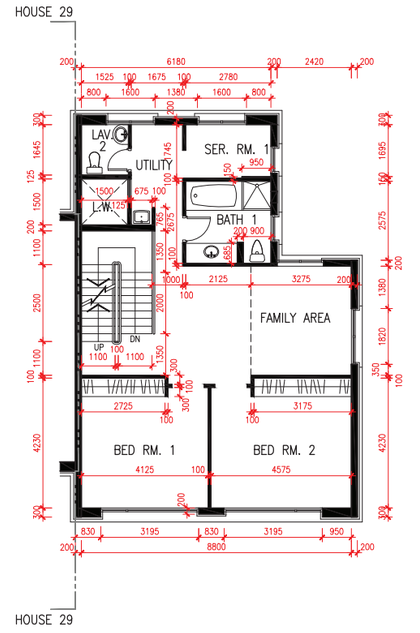
HOUSE 30 FLOOR PLAN
30號洋房樓面平面圖



LG/F PLAN
低層地下平面圖



G/F PLAN
地下層平面圖



1/F PLAN
1樓平面圖

SCALE 比例尺 :
0M(米) 5M(米) 10M(米)

	Floor 樓層		
	LG/F 低層地下	G/F 地下	1/F 1樓
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	200, 125	300,125	150,125
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	2700, 3150	3900	3400

* The corresponding range of floor-to-floor height of the property provided is according to the information set out in the approved building plans.
* 相關樓層之高度範圍按照批准建築圖則資料.

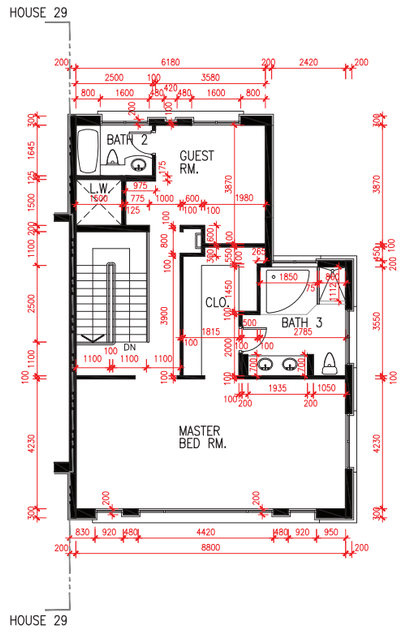
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減, 較高樓層的內部面積, 一般比較低樓層的內部面積稍大。

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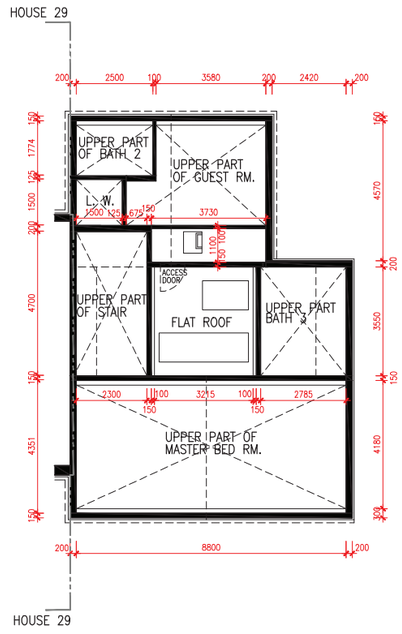
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

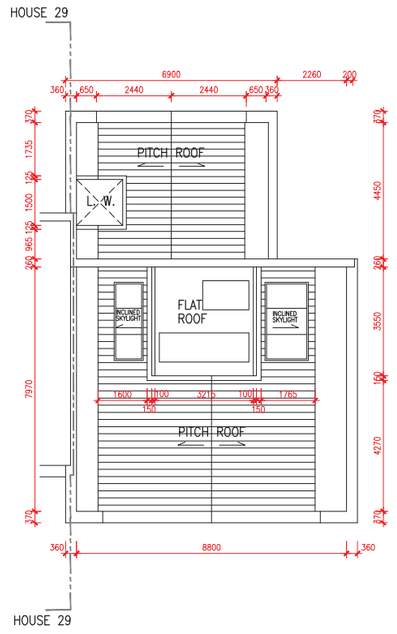
HOUSE 30 FLOOR PLAN
30號洋房樓面平面圖



2/F PLAN
2樓平面圖



R/F PLAN
天台平面圖



UR/F PLAN
上層天台平面圖

SCALE 比例尺 :
0M(米) 5M(米) 10M(米)

	Floor 樓層		
	2/F 2樓	R/F 天台	UR/F 上層天台
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	175, 150	N/A 不適用	N/A 不適用
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3000, 3000 TO 至 4965*	N/A 不適用	N/A 不適用

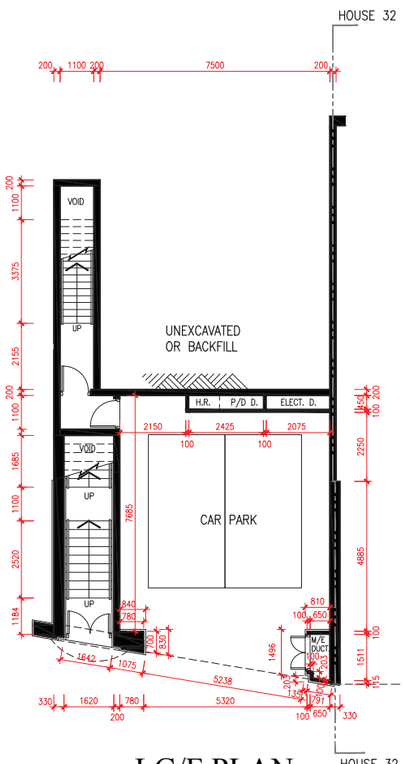
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* 相關樓層之高度範圍按照批准建築圖則資料.

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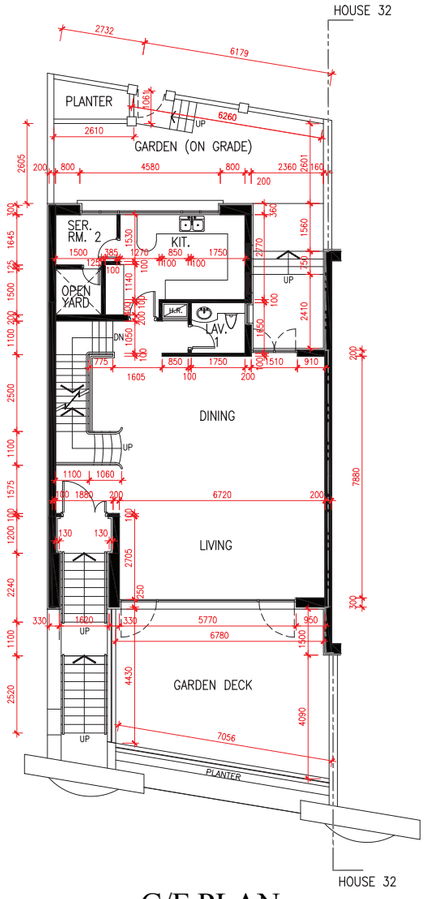
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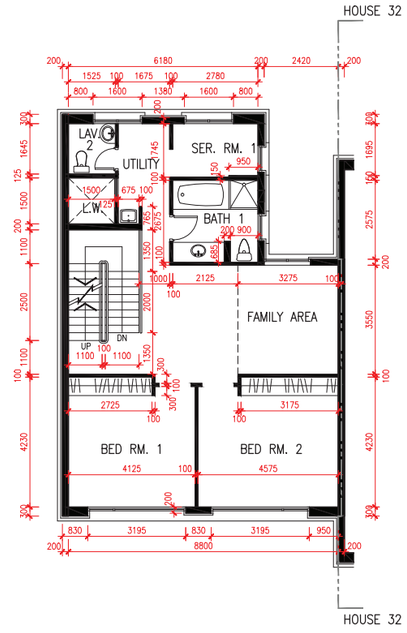
HOUSE 31 FLOOR PLAN
31號洋房樓面平面圖



LG/F PLAN
低層地下平面圖



G/F PLAN
地下層平面圖



1/F PLAN
1樓平面圖

SCALE 比例尺 :
0M(米) 5M(米) 10M(米)

	Floor 樓層		
	LG/F 低層地下	G/F 地下	1/F 1樓
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	200, 125	300,125	150,125
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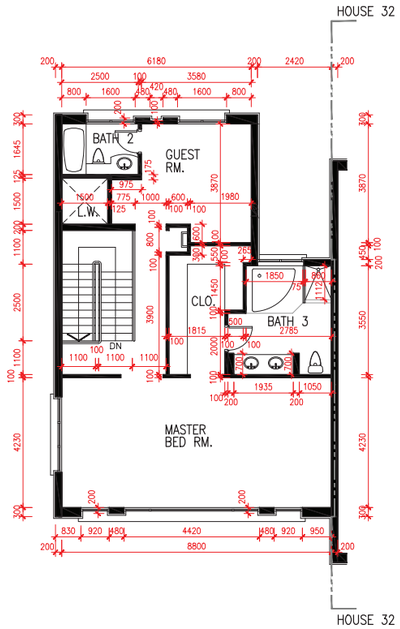
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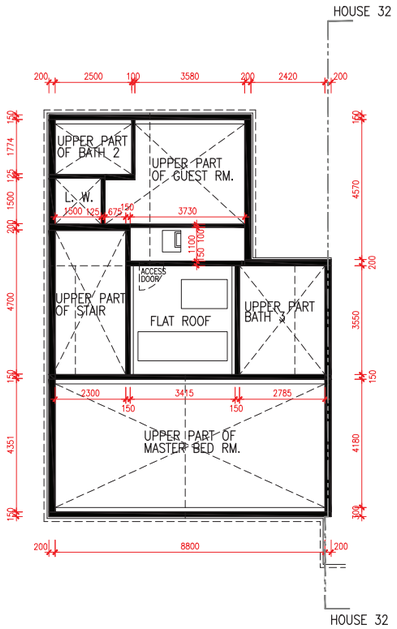
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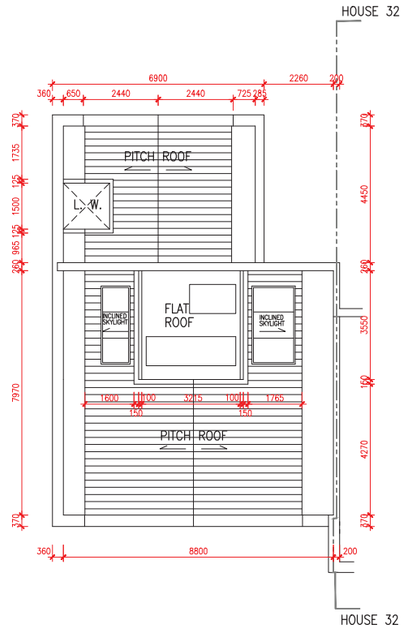
HOUSE 31 FLOOR PLAN
31號洋房樓面平面圖



2/F PLAN
2樓平面圖



R/F PLAN
天台平面圖



UR/F PLAN
上層天台平面圖

SCALE 比例尺 :
0M(米) 5M(米) 10M(米)

	Floor 樓層		
	2/F 2樓	R/F 天台	UR/F 上層天台
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	175, 150	N/A 不適用	N/A 不適用
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3000, 3000 TO 至 4965*	N/A 不適用	N/A 不適用

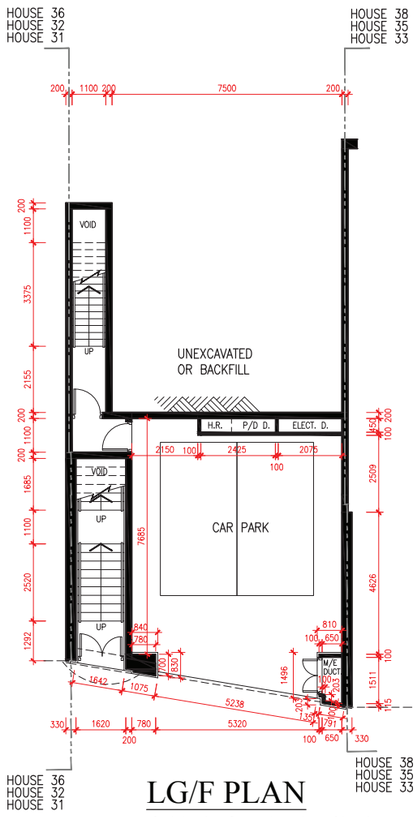
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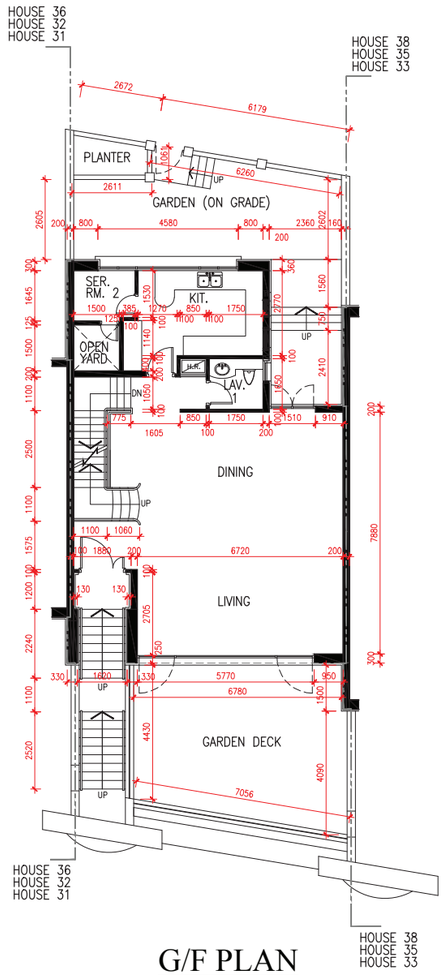
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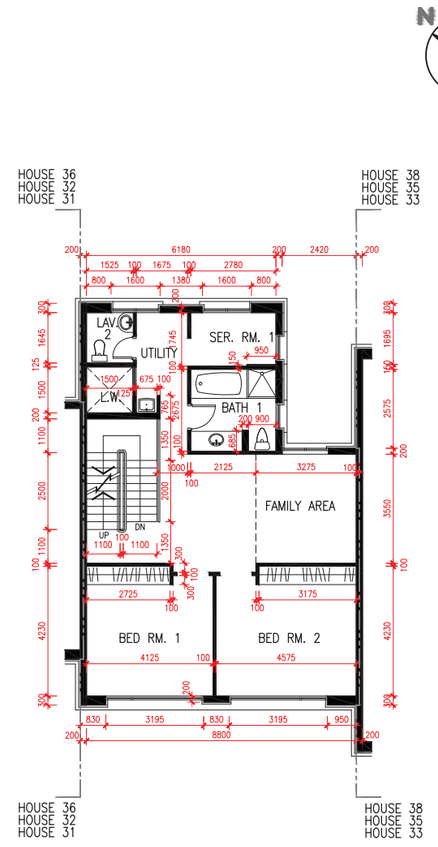
HOUSE 32, 33 & 37 FLOOR PLAN
32, 33 及 37號洋房樓面平面圖



LG/F PLAN
低層地下平面圖



G/F PLAN
地下層平面圖



1/F PLAN
1樓平面圖

SCALE 比例尺 :
0M(米) 5M(米) 10M(米)

	Floor 樓層		
	LG/F 低層地下	G/F 地下	1/F 1樓
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	200, 125	300,125	150,125
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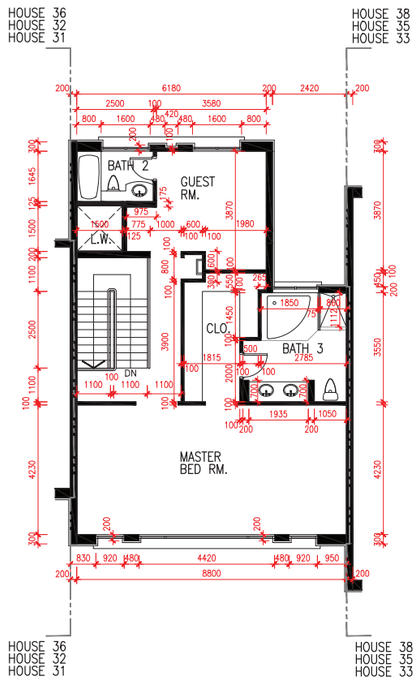
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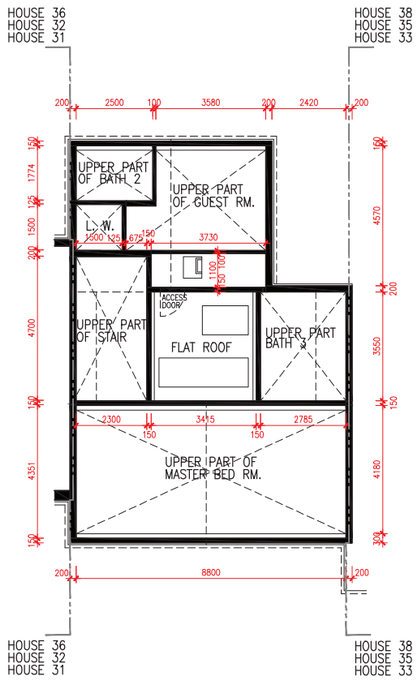
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

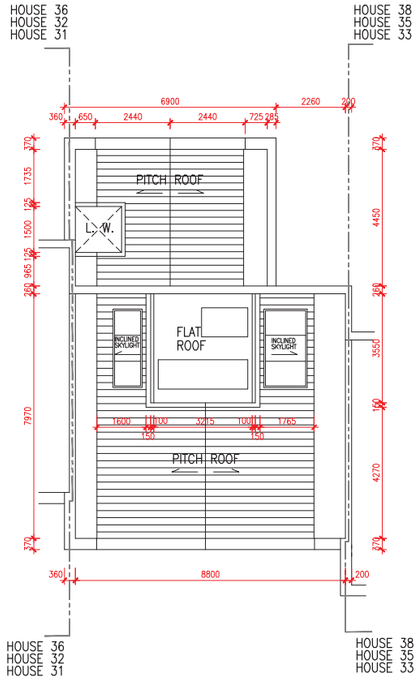
HOUSE 32, 33 & 37 FLOOR PLAN
32, 33 及 37號洋房樓面平面圖



2/F PLAN
2樓平面圖



R/F PLAN
天台平面圖



UR/F PLAN
上層天台平面圖

SCALE 比例尺 :
0M(米) 5M(米) 10M(米)

	Floor 樓層		
	2/F 2樓	R/F 天台	UR/F 上層天台
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	175, 150	N/A 不適用	N/A 不適用
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3000, 3000 TO 至 4965*	N/A 不適用	N/A 不適用

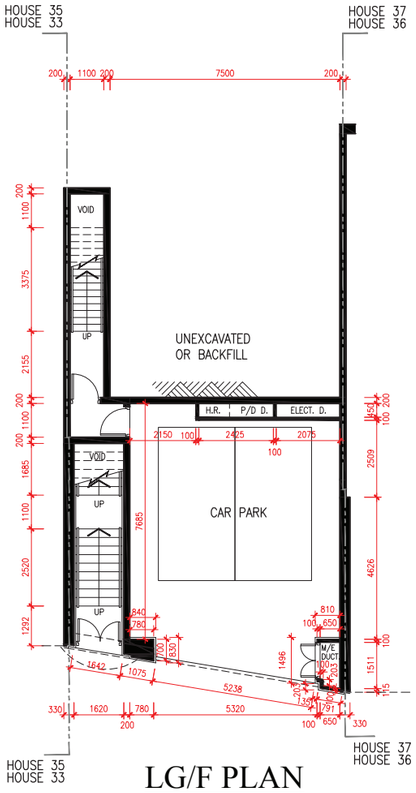
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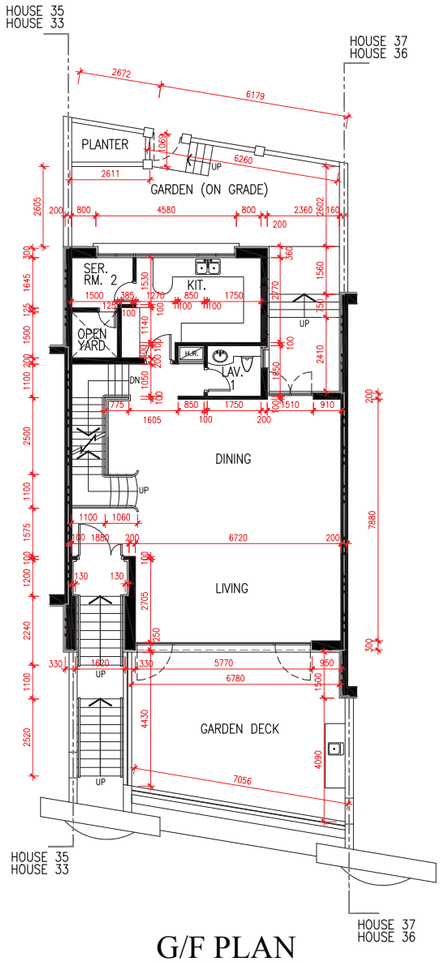
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2. Please refer to pages AL2 to AL3 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above and the explanatory notes that are applicable thereto.

備註:
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 以上平面圖中顯示之名詞、簡稱及其適用的附註, 請參閱本售樓說明第AL2至AL3頁。

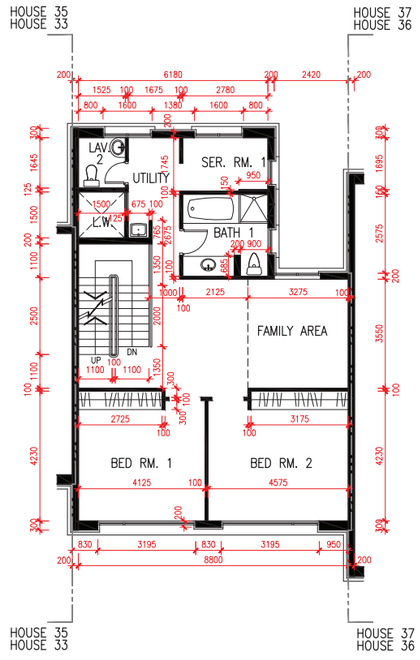
HOUSE 35 & 36 FLOOR PLAN
35 及 36 號洋房樓面平面圖



LG/F PLAN
低層地下平面圖



G/F PLAN
地下層平面圖



1/F PLAN
1樓平面圖

SCALE 比例尺 :
0M(米) 5M(米) 10M(米)

	Floor 樓層		
	LG/F 低層地下	G/F 地下	1/F 1樓
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	200, 125	300,125	150,125
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	2900, 3350	3900	3400

* The corresponding range of floor-to-floor height of the property provided is according to the information set out in the approved building plans.
* 相關樓層之高度範圍按照批准建築圖則資料.

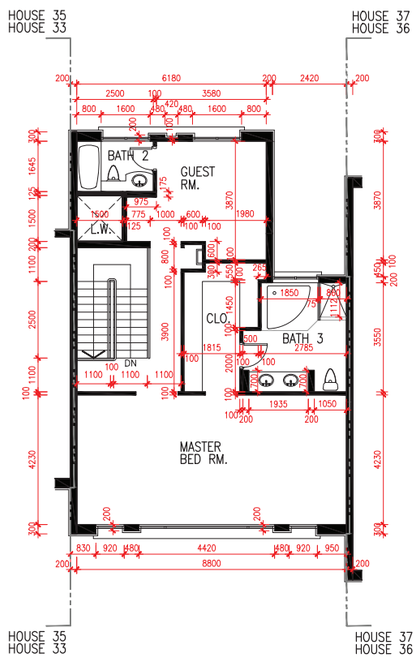
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減, 較高樓層的內部面積, 一般比較低樓層的內部面積稍大。

Notes:
1. The dimensions of the floor plans are all structural dimensions in millimeter.
2. Please refer to pages AL2 to AL3 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above and the explanatory notes that are applicable thereto.

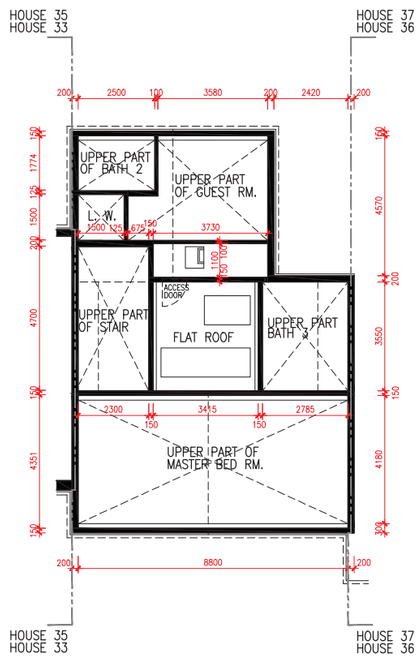
備註:
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 以上平面圖中顯示之名詞、簡稱及其適用的附註, 請參閱本售樓說明第AL2至AL3頁。

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

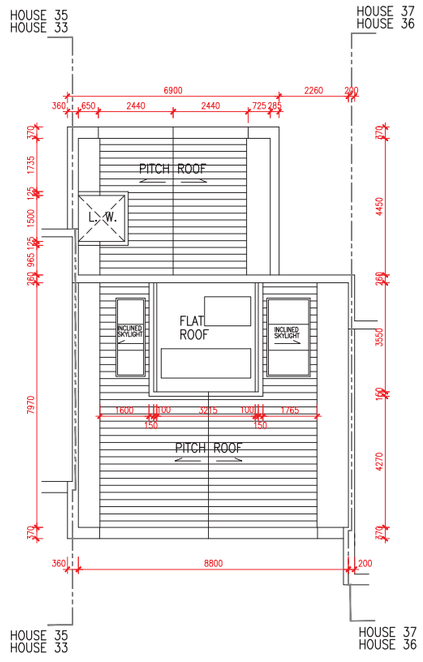
HOUSE 35 & 36 FLOOR PLAN
35 及 36 號洋房樓面平面圖



2/F PLAN
2樓平面圖



R/F PLAN
天台平面圖



UR/F PLAN
上層天台平面圖

SCALE 比例尺 :
0M(米) 5M(米) 10M(米)

	Floor 樓層		
	2/F 2樓	R/F 天台	UR/F 上層天台
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	175, 150	N/A 不適用	N/A 不適用
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3000, 3000 TO 至 4965*	N/A 不適用	N/A 不適用

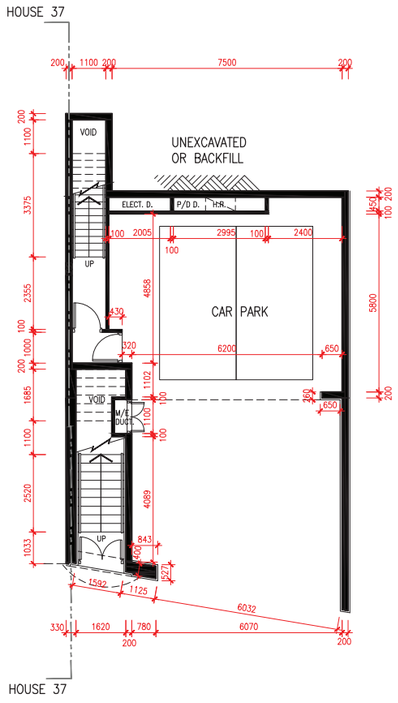
* The corresponding range of floor-to-floor height of the property provided is according to the information set out in the approved building plans.
* 相關樓層之高度範圍按照批准建築圖則資料.

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

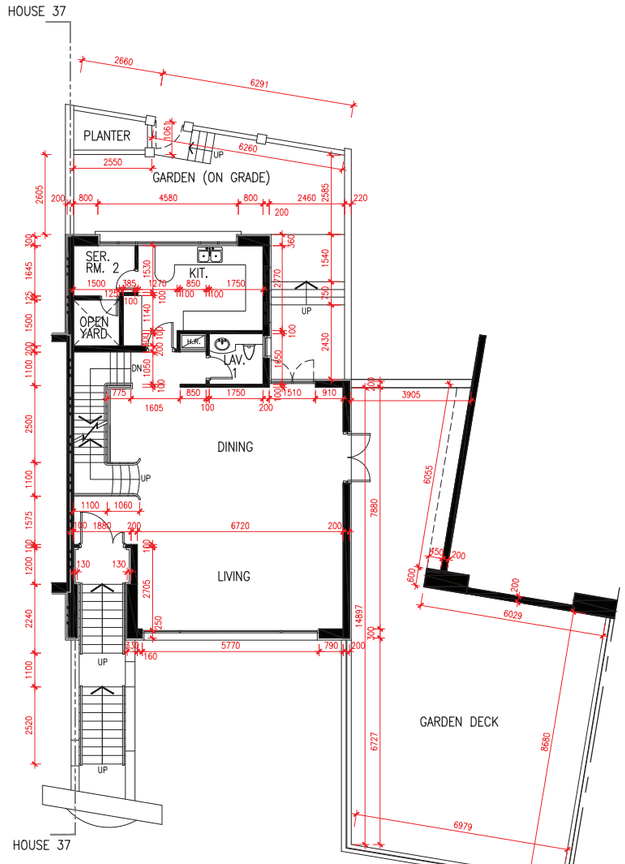
Notes:
1. The dimensions of the floor plans are all structural dimensions in millimeter.
2. Please refer to pages AL2 to AL3 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above and the explanatory notes that are applicable thereto.

備註:
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 以上平面圖中顯示之名詞、簡稱及其適用的附註, 請參閱本售樓說明第AL2至AL3頁。

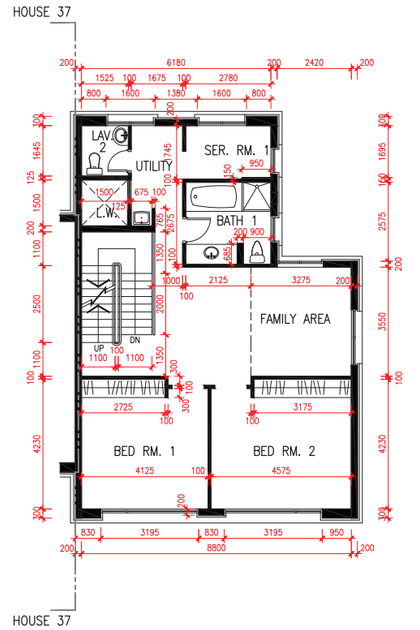
HOUSE 38 FLOOR PLAN
38號洋房樓面平面圖



LG/F PLAN
低層地下平面圖



G/F PLAN
地下層平面圖



1/F PLAN
1樓平面圖

SCALE 比例尺 :
0M(米) 5M(米) 10M(米)

	Floor 樓層		
	LG/F 低層地下	G/F 地下	1/F 1樓
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	200, 125	300,125	150,125
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3350	3900	3400

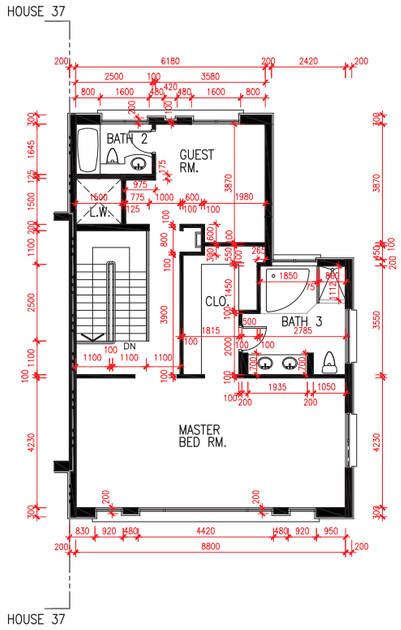
* The corresponding range of floor-to-floor height of the property provided is according to the information set out in the approved building plans.
* 相關樓層之高度範圍按照批准建築圖則資料.

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

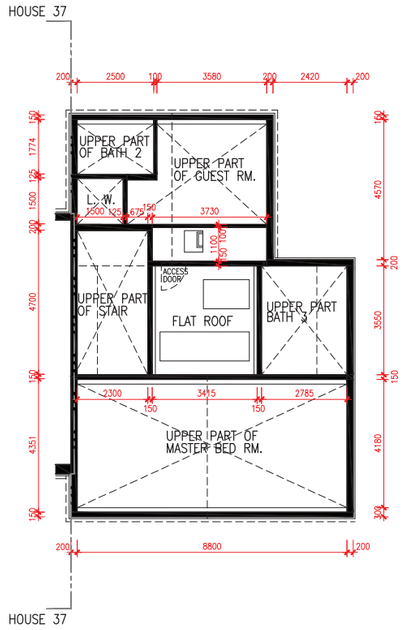
Notes:
1. The dimensions of the floor plans are all structural dimensions in millimeter.
2. Please refer to pages AL2 to AL3 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above and the explanatory notes that are applicable thereto.

備註:
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 以上平面圖中顯示之名詞、簡稱及其適用的附註, 請參閱本售樓說明第AL2至AL3頁。

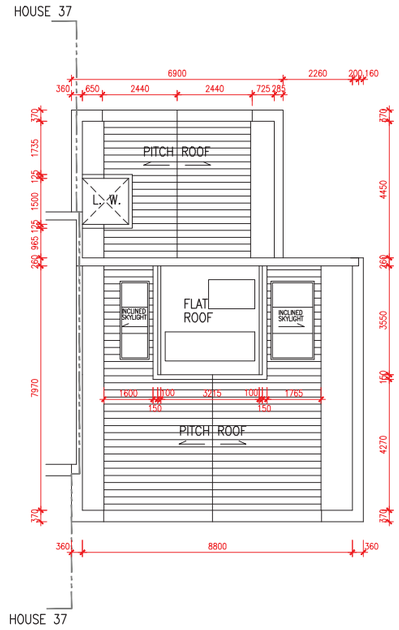
HOUSE 38 FLOOR PLAN
38號洋房樓面平面圖



2/F PLAN
2樓平面圖



R/F PLAN
天台平面圖



UR/F PLAN
上層天台平面圖

SCALE 比例尺 :
0M(米) 5M(米) 10M(米)

	Floor 樓層		
	2/F 2樓	R/F 天台	UR/F 上層天台
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	175, 150	N/A 不適用	N/A 不適用
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3000, 3000 TO 至 4965*	N/A 不適用	N/A 不適用

* The corresponding range of floor-to-floor height of the property provided is according to the information set out in the approved building plans.
* 相關樓層之高度範圍按照批准建築圖則資料.

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

Notes:
1. The dimensions of the floor plans are all structural dimensions in millimeter.
2. Please refer to pages AL2 to AL3 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above and the explanatory notes that are applicable thereto.

備註:
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 以上平面圖中顯示之名詞、簡稱及其適用的附註, 請參閱本售樓說明第AL2至AL3頁。

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
House 1 1號洋房	248.646 (2676) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	–	–	–	–	65.751 (708)	40.893 (440)	9.844 (106)	–	–	–
House 2 2號洋房	246.072 (2649) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	–	–	–	–	66.995 (721)	40.893 (440)	9.844 (106)	–	–	–
House 3 3號洋房	246.072 (2649) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	–	–	–	–	68.239 (735)	40.893 (440)	9.844 (106)	–	–	–
House 5 5號洋房	246.072 (2649) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	–	–	–	–	69.482 (748)	40.893 (440)	9.844 (106)	–	–	–
House 6 6號洋房	246.072 (2649) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	–	–	–	–	68.967 (742)	40.893 (440)	9.844 (106)	–	–	–
House 7 7號 洋房	246.072 (2649) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	–	–	–	–	67.539 (727)	40.893 (440)	9.844 (106)	–	–	–
House 8 8號洋房	246.072 (2649) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	–	–	–	–	66.112 (712)	40.893 (440)	9.844 (106)	–	–	–

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

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

Note:

The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from that shown in square metre.

備註:

上述所列之面積是以英制之平方呎列明，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。

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
House 9 9號洋房	248.646 (2676) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	127.507 (1372)	40.915 (440)	9.844 (106)	-	-	-
House 10 10號洋房	242.660 (2612) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	50.132 (540)	42.664 (459)	8.182 (88)	-	-	-
House 11 11號洋房	239.948 (2583) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	51.287 (552)	42.664 (459)	8.182 (88)	-	-	-
House 12 12號洋房	239.948 (2583) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	51.287 (552)	42.664 (459)	8.182 (88)	-	-	-
House 13 13號洋房	239.948 (2583) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	51.287 (552)	42.664 (459)	8.182 (88)	-	-	-
House 15 15號洋房	239.948 (2583) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	51.287 (552)	42.664 (459)	8.182 (88)	-	-	-
House 16 16號洋房	239.948 (2583) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	51.287 (552)	42.664 (459)	8.182 (88)	-	-	-

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

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

Note:

The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from that shown in square metre.

備註:

上述所列之面積是以英制之平方呎列明，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。

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
House 17 17號洋房	239.948 (2583) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	–	–	–	–	51.287 (552)	42.664 (459)	8.182 (88)	–	–	–
House 18 18號洋房	239.948 (2583) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	–	–	–	–	51.287 (552)	42.664 (459)	8.182 (88)	–	–	–
House 19 19號洋房	239.948 (2583) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	–	–	–	–	51.287 (552)	42.664 (459)	8.182 (88)	–	–	–
House 20 20號洋房	242.660 (2612) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	–	–	–	–	52.602 (566)	42.664 (459)	8.182 (88)	–	–	–
House 21 21號洋房	323.569 (3483) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	–	–	–	–	74.947 (807)	51.035 (549)	10.747 (116)	–	–	1.960 (21)
House 22 22號洋房	320.222 (3447) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	–	–	–	–	65.058 (700)	52.390 (564)	10.747 (116)	–	–	1.960 (21)
House 23 23號洋房	320.222 (3447) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	–	–	–	–	65.621 (706)	52.390 (564)	10.747 (116)	–	–	1.960 (21)

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

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

Note:

The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from that shown in square metre.

備註:

上述所列之面積是以英制之平方呎列明，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。

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
House 25 25號洋房	320.222 (3447) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	–	–	–	–	65.621 (706)	52.390 (564)	10.747 (116)	–	–	1.960 (21)
House 26 26號洋房	320.222 (3447) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	–	–	–	–	65.621 (706)	52.390 (564)	10.747 (116)	–	–	1.960 (21)
House 27 27號洋房	320.222 (3447) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	–	–	–	–	65.621 (706)	52.390 (564)	10.747 (116)	–	–	1.960 (21)
House 28 28號洋房	320.222 (3447) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	–	–	–	–	65.621 (706)	52.390 (564)	10.747 (116)	–	–	1.960 (21)
House 29 29號洋房	320.222 (3447) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	–	–	–	–	65.621 (706)	52.390 (564)	10.747 (116)	–	–	1.960 (21)
House 30 30號 洋房	322.736 (3474) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	–	–	–	–	150.987 (1625)	46.975 (506)	10.747 (116)	–	–	1.960 (21)
House 31 31號洋房	323.569 (3483) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	–	–	–	–	65.337 (703)	54.137 (583)	10.747 (116)	–	–	1.960 (21)

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

Note:

The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from that shown in square metre.

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

備註:

上述所列之面積是以英制之平方呎列明，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。

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
House 32 32號洋房	320.222 (3447) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	–	–	–	–	68.339 (736)	54.137 (583)	10.747 (116)	–	–	1.960 (21)
House 33 33號洋房	320.222 (3447) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	–	–	–	–	68.339 (736)	54.137 (583)	10.747 (116)	–	–	1.960 (21)
House 35 35號洋房	320.222 (3447) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	–	–	–	–	68.339 (736)	54.137 (583)	10.747 (116)	–	–	1.960 (21)
House 36 36號洋房	320.222 (3447) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	–	–	–	–	68.339 (736)	54.137 (583)	10.747 (116)	–	–	1.960 (21)
House 37 37號洋房	320.222 (3447) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	–	–	–	–	68.339 (736)	54.137 (583)	10.747 (116)	–	–	1.960 (21)
House 38 38號洋房	321.761 (3463) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	–	–	–	–	120.495 (1297)	44.406 (478)	10.747 (116)	–	–	1.960 (21)

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

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

Note:

The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from that shown in square metre.

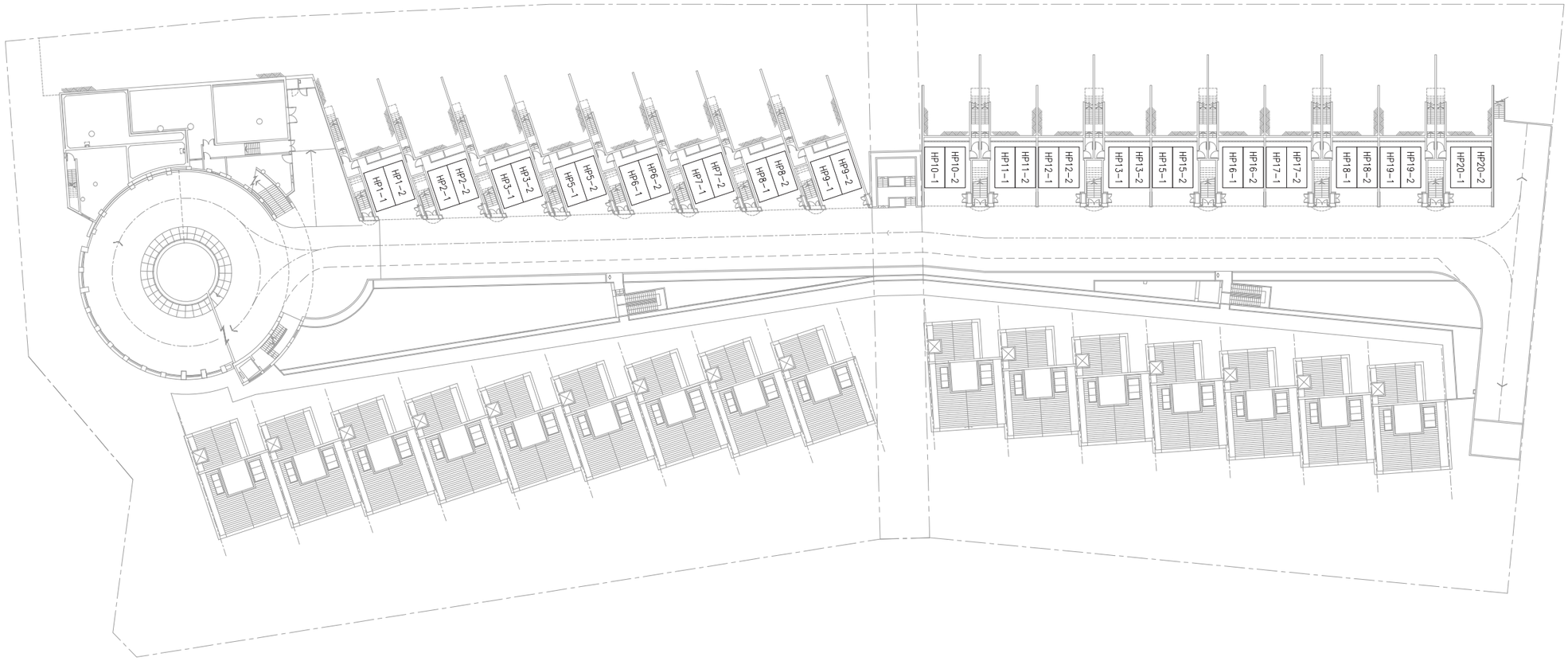
備註:

上述所列之面積是以英制之平方呎列明，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。

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

HOUSE 1-3, 5-13, 15-20 LG/F PLAN
1-3, 5-13, 15-20 號洋房 低層地下平面圖

N



House Residential Car Parking Space
洋房住宅停車位

House Residential Car Parking Space (Not Owned By The Vendor as at Date of Printing of This Sale Brochure)
洋房住宅停車位 (於本售樓書印製日期非由賣方擁有)

SCALE 比例尺 : 0M(米) 10M(米) 20M(米)

LOCATION, NUMBER, DIMENSIONS AND AREA OF PARKING SPACES
停車位位置、數目、尺寸及面積

Type of Parking Space 停車位類別	Location 位置	Number 數目	Dimensions (L x W)(m.) 尺寸(長 x 闊)(米)	Area of Each Parking Space(sq.m.) 各停車位之面積(平方米)
House Residential Car Parking Space 洋房住宅停車位	LG/F 低層地下	36	5 x 2.5	12.5

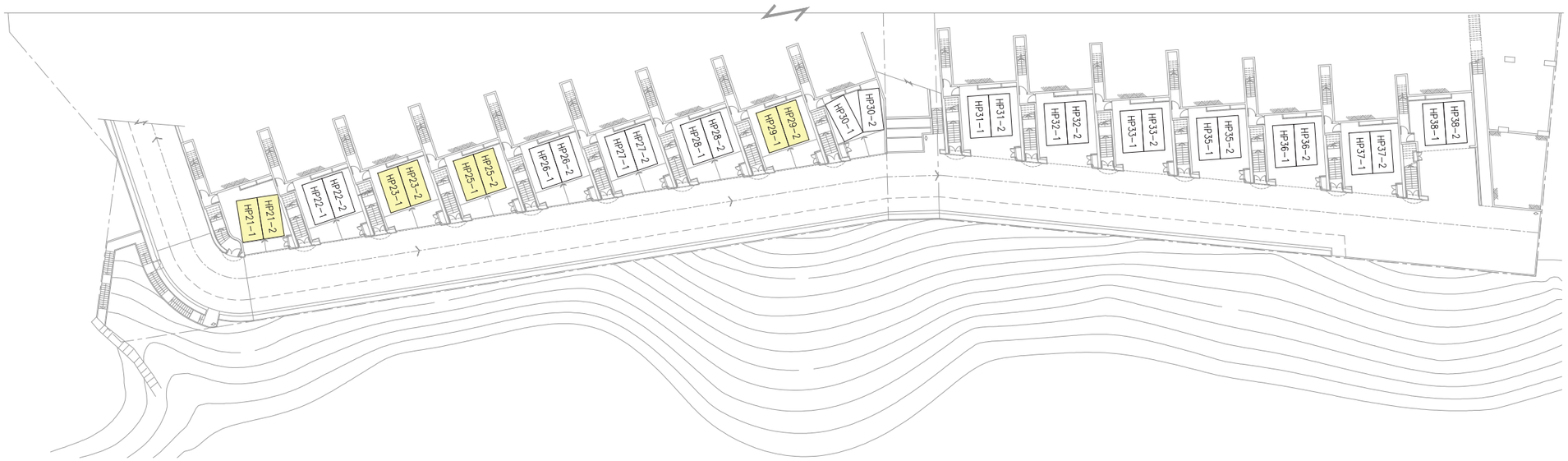
Remark :
1. The floor plan of parking spaces is prepared based on the building plans approved by the Building Authority on 19th August 1998.

備註:
1. 此停車位的樓面平面圖以1998年8月19日的經建築事務監督批准的建築圖則為基礎擬備。

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

HOUSE 21-23, 25-33, 35-38 LG/F PLAN
21-23, 25-33, 35-38 號洋房 低層地下平面圖

N



House Residential Car Parking Space
洋房住宅停車位

House Residential Car Parking Space (Not Owned By The Vendor as at Date of Printing of This Sale Brochure)
洋房住宅停車位 (於本售樓書印製日期非由賣方擁有)

SCALE 比例尺 : 0M(米) 10M(米) 20M(米)

LOCATION, NUMBER, DIMENSIONS AND AREA OF PARKING SPACES
停車位位置、數目、尺寸及面積

Type of Parking Space 停車位類別	Location 位置	Number 數目	Dimensions (L x W)(m.) 尺寸(長 x 闊)(米)	Area of Each Parking Space(sq.m.) 各停車位之面積(平方米)
House Residential Car Parking Space 洋房住宅停車位	LG/F 低層地下	32	5 x 2.5	12.5

Remark :
1. The floor plan of parking spaces is prepared based on the building plans approved by the Building Authority on 19th August 1998.

備註:
1. 此停車位的樓面平面圖以1998年8月19日的經建築事務監督批准的建築圖則為基礎擬備。

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

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement sale and purchase (the “preliminary agreement”);
2. The preliminary deposit paid by the purchaser on the signing of the preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders;
3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the preliminary agreement —
   (i) the preliminary agreement is terminated;
   (ii)the preliminary deposit is forfeited; and
   (iii) the owner does not have any further claim against the purchaser for the failure.

1. 在簽署臨時買賣合約(該”臨時合約”)時須支付款額為5%的臨時訂金；
2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有；
3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約—
   (i) 該臨時合約即告終止；
   (ii) 有關的臨時訂金即予沒收；及
   (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

The Deed of Mutual Covenant and Management Agreement of the Development (the "**DMC**") provides that :-

A. The common parts of the Development

"**Common Areas**" means "any areas or spaces intended for the common use and enjoyment of the Owners and/or residents for the time being of the Development including the Club House, the footpaths, walkways, roads, driveways, landscape area (save and except those assigned or intended to be assigned together with any of the Houses), all planters (save and except those assigned or intended to be assigned together with any of the Houses), gardens (save and except those assigned or intended to be assigned together with any of the Houses), retaining walls, water works reserve areas, circular ramp-driveway, open yard, non-building area and parking loading and unloading spaces for refuse collection vehicles."

"**Common Facilities**" means "the facilities and systems for the common use and enjoyment of all the Owners and/or residents for the time being of the Development such as the fence walls, the transformer room, the drainage discharge system, street hydrant pump room, lift machine room, electrical room, fire services pump room, switch room, television broadcast equipment room, fire service control room, refuse storage chamber, water meter rooms, filtration plant rooms, M & E room, water tank and A/C plant room."

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

House No.	Shares of Each House
1 & 9	497*
2-3 & 5-8	489*
10 & 20	490*
11-13 & 15-19	482*
21, 30-31 & 38	655*#
22-23, 25-29, 32-33 & 35-37	647*#

Note: * Including Garden, roof, carport, entrance and planter.
Including Yard.

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

The Manager has been appointed for an initial term of two years from the date of the issue of the Occupation Permit in respect of the Development and such appointment shall continue until terminated in accordance with the provisions of the DMC.

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

Each Owner of a House shall contribute towards the management expenses (which shall be based on the budget prepared by the Manager) of the Development in such manner, amount and proportion as provided in the DMC by reference to the Undivided Shares allocated to his House and the principles provided in the DMC.

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

The management fees deposit is equal to three (3) months' contribution towards the management expenses payable in respect of a House based on the first annual management budget.

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

Nil.

Note:

For full details, please refer to the DMC which is free for inspection during open hours at the sales office. A copy of the DMC is available upon request and payment of the necessary photocopying charges.

發展項目的公共契約及管理協議（「**公契**」）規定：-

A. 發展項目的公用部分

「**公用地方**」指「擬供發展項目當時的業主及/或住戶共同使用與享用的任何地方或空間，包括會所、行人路、人行道、道路、車道、園景美化區(但連同或擬連同任何洋房一起轉讓的除外)、所有花槽(但連同或擬連同任何洋房一起轉讓的除外)、花園(但連同或擬連同任何洋房一起轉讓的除外)、護土牆、水務工程保留區域、螺旋式行車斜道、露天庭院、非建築用地以及供廢物收集車輛停泊和起卸的空間。」

「**公用設施**」指「提供予發展項目當時的業主及/ 或住戶共同使用與享用的設施及系統，例如圍牆、電力變壓房、排水系統、街道消防栓泵房、升降機機房、電氣房、消防泵房、電掣房、電視廣播設備室、消防控制室、垃圾房、水錶房、濾水機房、機電房、水箱及冷氣機房。」

B. 分配予發展項目內每個住宅物業的不分割份數的數目

屋號	每棟洋房的份數
1號和9號洋房	497*
2至3號和 5至8號洋房	489*
10號和 20號洋房	490*
11至13號和 15至19號洋房	482*
21號、30至31號 和38號洋房	655*#
22至23號、 25至29號、 32至33號和 35至37號洋房	647*#

附註： * 包括花園、天台、車庫、入口及花槽。
包括庭院。

C. 發展項目的管理人的委任年期

管理人獲委任的首屆任期為發展項目佔用許可證發出的日期起計兩年，該項委任將會繼續直至按公契的條文終止為止。

D. 在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

洋房的每名業主須根據其洋房分配到的不分割份數及公契中規定的原則，按照公契指明的方式、金額及比例分擔發展項目的管理開支（該等開支以管理人編製的預算為依據）。

E. 計算管理費按金的基準

管理費按金相等於以首個年度管理預算為基礎就某棟洋房須付的三(3)個月管理費。

F. 擁有人在發展項目中保留作自用的範圍(如有的話)

無。

附註：

全部詳情請參閱公契。公契在售樓處開放時間內供免費查閱。在提出要求並且支付必要的影印費後可獲提供公契的複印本。

SUMMARY OF LAND GRANT
批地文件的摘要

1. The Development is situated on Rural Building Lot No. 821 and the Extension thereto (the "**Land**").

2. The Land is granted under the Conditions of Sale No. 8666 (the "**Conditions of Sale**") and the Conditions of Extension No. 10239 (the "**Conditions of Extension**") as varied or modified by two Modification Letters as registered in the Land Registry by Memorial Nos. UB6202162 (the "**First Modification Letter**") and UB7099899 (re-registered by Memorial No.UB7233741) respectively (the "**Second Modification Letter**"), together the "**Land Grant**".

3. The lease term granted under the Land Grant is 75 years commencing from the 17th day of August 1964 renewable for another 75 years.

4. Special Condition No. (2) of the Conditions of Sale stipulates that: -
   "The lot shall be used for private residential purposes only."

5. Condition No. (6) of the Conditions of Extension as modified by the First Modification Letter stipulates that: -
   "The extension area shall not be used for any purpose other than as a garden, shall not be taken into account for the purposes of calculating the coverage limitations in the event of redevelopment of the old lot, and no structures other than an access road, retaining wall, staircase, planters and guard house and such other structures as may be approved in writing by the Director of Lands as being necessary for the proper maintenance, care and enjoyment of the extension area as a garden shall be erected on the extension area."

6. General Condition No. (10)(b) of the Conditions of Sale stipulates that: -
   "The purchaser of the lot shall throughout the tenancy maintain all buildings erected or which may at any time hereafter be erected on the lot 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. 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 buildings of the same type and of no less volume or by buildings of such type and value as shall be approved by the Director of Lands. In the event of demolition as aforesaid the purchaser shall within one month of such demolition apply to the Director of Lands for consent to carry out building works for the redevelopment of the lot and upon receiving such consent shall within three months thereof commence the necessary work of redevelopment and shall complete the same to the satisfaction of and within such time limit as is laid down by the Director of Lands".

7. General Condition No. (13) of the Conditions of Sale stipulates that: -
   "The purchaser shall not permit sewage or refuse water to flow from the lot on to any adjoining land or allow any decaying, noisome, noxious, excrementitious, or other refuse matter to be deposited on any portion of the lot and shall see that all such matter is removed daily from the premises in a proper manner."

8. Special Condition No. (1) of the Conditions of Sale stipulates that: -
   "The purchaser shall not—
   (a) assign, underlet or part with possession of or otherwise dispose of the lot or any part thereof or any interest therein, or, except with the prior consent of the Registrar General (Land Officer), and in conformity with any conditions imposed by him (including the payment of such fee as may be required by him), enter into any agreement so to do, or

   (b) mortgage or charge the lot or any part thereof or any interest therein except for the purpose of the development thereof and then only by way of a building mortgage in such form and containing such provisions as the Registrar General (Land Officer) shall approve or require,

   unless and until he has in all respects observed and complied with these General and Special Conditions to the satisfaction of the Director of Lands and the Registrar General (Land Officer). Every assignment, mortgage, charge, sub-letting or other alienation of the lot or any part thereof shall be registered at the Land Office."

9. Special Condition No. (3) of the Conditions of Sale stipulates that: -
   "The purchaser shall within 18 months from the date of this Agreement form at his own expense and to the satisfaction of the Director of Lands the areas delineated and coloured red, green yellow on the plan annexed hereto."

10. Special Condition No. (4) of the Conditions of Sale stipulates that: -
    "The areas coloured green and yellow on the said plan shall be formed before any building operations commence on the lot and shall be retained by the Government on completion. In the event of non fulfilment of the formation aforesaid within the prescribed period, the Government may carry out the work at the cost of the purchaser, who shall pay to the Government on demand a sum equal to the cost thereof."

11. Special Condition No. (5) of the Conditions of Sale stipulates that: -
    "The purchaser shall not without the prior written consent of the Director of Lands use the areas coloured green and yellow on the plan annexed hereto for the purpose of storage or for the erection of any temporary structure."

12. Special Condition No. (6) of the Conditions of Sale stipulates that: -
    "Where any cutting away, removal or setting back of adjacent or nearby hillside or banks or any building up or filling in is required for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof, the purchaser shall construct or bear the cost of the construction of such retaining walls or other support as shall or may then or at any time thereafter be necessary to protect and support such hillside and banks and the lot itself and to obviate and prevent any falling away, landslips or subsidence occurring thereafter, and shall at all times maintain the said retaining walls or other support in good and substantial repair and condition. In the event of any landslip, subsidence or falling away occurring at any time whether in or from the adjacent hillside or banks or in or from the lot itself as a result of any default by the purchaser under this condition, the purchaser shall at his own expense reinstate and make good the same and shall indemnify Government from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason thereof. If in the opinion of the Director of Public Works the purchaser shall at any time be in default under this condition, then in addition to any other rights or remedies herein provided for breach of any of the conditions hereof the said Director shall be entitled by a notice in writing to call upon the purchaser to carry out such construction and/or maintenance or to reinstate and make good any falling away, landslip or subsidence, and if the purchaser shall neglect or fail to comply with such notice within the period specified therein the said Director may forthwith execute and carry out the work and the purchaser shall on demand repay to Government the cost thereof."

13. Special Condition No. (7) of the Conditions of Sale stipulates that: -
    "In the event of spoil or debris from the site or from other areas affected by the development of the lot being eroded and washed down on to public lanes or roads or into road-culverts, sewers, storm-water drains or nullahs or other government properties the purchaser shall be held responsible and shall pay to the Government on demand the cost of removal of the spoil and debris from or for damage to the public lanes or roads or road-culverts, sewers, storm-water drains or nullahs or other government properties. The purchaser shall indemnify Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion and washing down."

14. Special Condition No. (8) of the Conditions of Sale stipulates that: -
    "The purchaser shall pay to the Government on demand the cost of removing, diverting and reinstating elsewhere as may be required any drains, sewers, nullahs, water courses, pipes, cables, wires, utility services or any other works or installations on the lot or on areas adjacent thereto which the Director of Public Works may consider it necessary to remove, divert or reinstate."

15. Special Condition No. (9) of the Conditions of Sale stipulates that: -
    "The design and disposition of any building to be erected on the lot shall be subject to the approval in writing of the Director of Public Works."

16. Special Condition No. (10) of the Conditions of Sale stipulates that: -
    "No building erected on the lot shall exceed 3 storeys in height and no development or redevelopment of the lot or any section thereof will be permitted which would result in the roofed-over area of the lot or section being such that

    $\frac{100}{3}$ x Roofed over area of a 1 or 2 storey building

    plus $\frac{100}{3}$ x Roofed over area of a 3 storey building

    would be greater than the area of the lot or section."

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SUMMARY OF LAND GRANT
批地文件的摘要

17. Special Condition No. (11) of the Conditions of Sale stipulates that: -
"The lot shall not be sub-divided by assignment, deed of partition or otherwise in such a way as to create or leave any portion of it with a roofed over area in excess of the limitations stated in Special Condition (10) above, as applied to the area of such portion."

18. Special Condition No. (12) of the Conditions of Sale stipulates that: -
"Space shall be provided within the lot, excluding the non-building area referred to in Special Condition (14) below, to the satisfaction of the Director of Public Works for the parking of motor vehicles at the rate of not less than one private car per flat or two cars per single dwelling house. Single storey car ports will be permitted and will not be regarded as buildings for the purposes of Special Condition (10) above. Neither the space so provided nor the said car ports shall be used otherwise than for the purpose of parking private motor vehicles belonging to the residents of the building or buildings to be erected on the lot."

19. Special Condition No. (14) of the Conditions of Sale as modified by the First Modification Letter stipulates that: -
"No structures other than an access road, retaining wall, staircase, planters and guard house shall be permitted to be erected within 20 feet of any boundary of the lot."

20. Special Condition No. (15) of the Conditions of Sale stipulates that: -
"The purchaser shall at his own expense and to the satisfaction of the Director of Lands form with approved materials so that building traffic may be carried thereon the portions of future roads shown coloured green on the plan annexed hereto and shall thereafter maintain such portions in good condition until the lot has been developed in accordance with these conditions."

21. Special Condition No. (18) of the Conditions of Sale stipulates that: -
"No materials shall be dumped or stored, nor shall any work be carried out within the boundaries of a public road or way without the prior written consent of the Director of Public Works."

22. Special Condition No. (19) of the Conditions of Sale stipulates that: -
"The purchaser shall at his own expense construct and maintain to the satisfaction of the Director of Lands such drains or channels as the said Director may consider necessary to intercept and carry off storm-water or rain water falling on or flowing from the hillside on to the lot, and the purchaser shall be solely liable for and shall indemnify Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain water and shall at all times during the continuance of the tenancy remain responsible for the maintenance and repair of such drains and channels whether within the boundaries of the lot or on Government Land."

23. Special Condition No. (20) of the Conditions of Sale stipulates that: -
"Any damage or obstruction caused by the purchaser, his servants or agents to any nullah, sewer, storm-water drain, watermain or other government properties within or adjoining the lot shall be made good by the Government at the cost of the purchaser, and the amount due in respect thereof shall be paid on demand to the Government by the purchaser."

24. Special Condition No. (21) of the Conditions of Sale stipulates that: -
"The purchaser shall pay to the Government on demand the cost of connecting any drains and sewers from the lot to Government storm-water drains and sewers when laid. Such works shall be carried out by the Director of Lands, who shall incur no liability to the purchaser in respect thereof."

25. Special Condition No. (22) of the Conditions of Sale stipulates that: -
"The drainage of any building erected on the lot shall be effected as may be required by the Director of Lands, and the purchaser shall make all arrangements at his own expense and to the satisfaction of the said Director for the disposal of foul or contaminated water by the construction of septic tanks either within the lot or on Government land or otherwise and on such terms as the said Director shall require, and the purchaser shall be solely liable for any damage or nuisance caused thereby."

26. Special Condition No. (25) of the Conditions of Sale stipulates that: -
"No water from Government mains shall be used for flushing purposes on any part of the lot without the written consent of the Water Authority. Consent to use fresh water for such purposes will not be given unless an alternative supply is impracticable and evidence to that effect is offered to and accepted by the Water Authority before a plumbing installation is designed. It may be possible for a mains supply of salt water to be provided, and the purchaser shall not therefore proceed to implement his proposals for plumbing until such proposals have been approved in writing by the Water Authority. In the event of a well or nullah supply of water proving inadequate, the fact that sea water is unsuitable for the plumbing installed will not be accepted as a justification for the use of mains fresh water for flushing purposes."

27. Special Condition No. (26) of the Conditions of Sale stipulates that: -
"The purchaser shall pay to the Government on demand the cost of removing any graves at present on the areas coloured red, green and yellow on the plan annexed hereto."

28. Special Condition No. (27) of Conditions of Sale as added by the Second Modification Letter 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 of Lands. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director of Lands. The Facilities will not be taken into account for the purposes of calculating the roofed-over area stipulated in Special Condition No. (10) hereof.

(b) In the event that the Facilities are provided in accordance with the provisions of sub-clause (a) of this Special Condition :

(i) The purchaser shall throughout the term of years hereby agreed to be granted at his own expense maintain the Facilities erected, constructed or provided or which may at any time hereafter be erected, constructed or provided within the lot in good and substantial repair and condition and shall operate the Facilities to the satisfaction of the Director of Lands; and

(ii) The Facilities shall only be used by the residents of the building or buildings erected or to be erected within the lot and their bona fide visitors and by no other person or persons whatsoever."

29. Special Condition No. (28) of the Conditions of Sale as added by the Second Modification Letter stipulates that: -
" (a) The purchaser shall, at all times during the term of years hereby granted, at his own expense, maintain in good and substantial repair and condition to the satisfaction of the Director of Lands the area shown coloured green hatched black (hereinafter referred to as "t**he Green Hatched Black Area**") on the plan marked PLAN A annexed hereto including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon until such time as possession of the Green Hatched Black Area has been redelivered to the Government of Hong Kong (hereinafter referred to as "**the Government**") on demand. In the event that any landslip, subsidence or falling away occurs within the Green Hatched Black Area at any time during the term of years hereby granted, the purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director of Lands and any adjacent or adjoining areas which, in the opinion of the Director of Lands have been affected and shall indemnify the Government its agent 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 approval of the Director of Lands, 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 herein provided for breach of any of the conditions hereof, the Director of Lands shall be entitled by a notice in writing to call upon the purchaser to carry out such maintenance of the Green Hatched Black Area or to reinstate and make good any land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon 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 of Lands within the period specified therein, the Director of Lands 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.

(b) No building or structure or support for any building or structure other than such fences or other barriers as above-mentioned shall be erected or constructed on, over, under, above, below or within the Green Hatched Black Area except with the prior written approval of the Director of Lands.

(c) The purchaser shall take or cause to be taken all proper and adequate care, skill and precautions at all times and particularly during any construction, maintenance, renewal or repair work to avoid doing any damage to any Government or other existing drain, waterway or watercourse (including water main), footpath, sewer, nullah, pipe, cable, wire, utility service or any other works or installations (all together hereinafter referred to as "**the Works and Services**") being or running upon, over, under or adjacent to the Green Hatched Black Area or any part thereof, provided that the purchaser before carrying out any such work as aforesaid shall make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of any of the Works and Services, and shall submit his proposals for dealing with any of the Works and Services in writing to the Director of Lands for his approval in all respects, and shall not carry out any work whatsoever until the Director of Lands shall have given his written approval to the works and to such proposals aforesaid, and shall comply with any requirement of the Director of Lands in respect of the Works and Services, and shall bear the cost of meeting such requirements including the cost of any necessary diversion, relaying or reinstatement, and shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director of Lands any damage or disturbance caused to the surface of the Green Hatched Black Area or any of the Works and Services running on, over, under or adjacent to the Green Hatched Black Area in any manner arising out of any such construction, maintenance, renewal or repair work. If the purchaser fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the Green Hatched Black Area or any part thereof or of any of the Works and Services to the satisfaction of the Director of Lands, he, the Director of Lands, may carry out any such diversion, relaying, repairing, reinstatement or making good as he considers necessary and the purchaser shall pay to the Government on demand the cost of such works."

30. Condition No. (7) of the Conditions of Extension stipulates that: -
"You shall not cut away, remove or set back any land adjoining the extension area except with the prior written consent of the Director of Public Works."

31. Condition No. (10) of the Conditions of Extension stipulates that: -
"You shall not interfere with any watermain or pipe within or adjoining the extension area without the prior written consent of the Water Authority. Such consent will not be given until any necessary diversion of any such watermain or pipe has been completed. Any diversion shall be carried out by the said Authority."

Note :

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

SUMMARY OF LAND GRANT
批地文件的摘要

1. 發展項目位於鄉郊建屋地段第821號及其增批部分(「該土地」)。

2. 該土地乃根據賣地條件第8666號(「**賣地條件**」)及增批條件第10239號(「**增批條件**」)批出，上述條件已由兩份修訂書予以變更或修訂，而該等修訂書分別已透過註冊摘要編號UB6202162(「**第一修訂書**」)及UB7099899(透過UB7233741重新註冊)(「**第二修訂書**」)於土地註冊處註冊，一起稱為「**批地文件**」。

3. 根據批地文件授予的批租期為75年，由1964年8月17日起計，可續期75年。

4. 賣地條件特別條件第(2)條規定：-
「該地段僅應用作私人住宅用途。」

5. 經第一修訂書修訂的增批條件的第(6)條規定：-
「擴展區不得用作花園以外的任何其他用途，倘若舊地段重建，就計算覆蓋率限制而言不得考慮擴展區，而且除了通路、護土牆、樓梯、花槽和守衛室以及地政總署署長以書面批准為了將擴展區作為花園進行妥善保養、維修及享用而必需的其他構築物以外，不得在擴展區興建任何構築物。」

6. 賣地條件一般條件第(10)(b)條規定：-
「該地段的買方須在整個批租期內將該地段上已興建或此後任何時候可能興建的所有建築物保持處於良好及維修妥善狀態，並在批租期屆滿或提前終止時以該等維修及狀態交付該等建築物。批租期內任何時候當時在該地段或其任何部分之上的任何建築物如被拆卸，買方須以同類型而且容積不小於該建築物的穩健堅固建築物取代，或以獲得地政總署署長批准的類型及價值的建築物取代。倘若發生上述拆卸，買方須於該拆卸後的一個月內向地政總署署長提出申請，請其對該地段的重建給予同意，並在收到該同意後三個月內展開重建的所需工程，且在地政總署署長指定的時限內完成重建及達至地政總署署長滿意程度。」

7. 賣地條件一般條件第(13)條規定：-
「買方不得讓污水或廢水從該地段流進任何毗連土地，或讓任何腐壞、惡臭、有毒、排泄或其他廢棄物質棄置在該地段的任何部分，並須確保每日以適當的方式將上述所有物質移離有關處所。」

8. 賣地條件特別條件第(1)條規定：-
「買方不得 —
(a) 轉讓、分租或放棄管有或以其他方式處置該地段或其任何部分或其中任何權益；或者訂立任何協議進行上述事宜，但如經註冊總署署長(田土註冊處處長)事先同意並且符合其施加的任何條件(包括繳付其規定的費用)則除外，或
(b) 對該地段或其任何部分或其中任何權益進行按揭或押記，但為其發展之目的則除外，而即使是這個情況，亦僅可透過經註冊總署署長(田土註冊處處長)批准或規定的格式及載有該署長批准或規定的條款的建築按揭進行，

除非及直至其已在所有方面遵循及遵守這些一般和特別條件達至地政總署署長和註冊總署署長(田土註冊處處長)滿意程度。該地段或其任何部分的每項轉讓、按揭、押記、分租或其他讓與均須在田土註冊處註冊。」

9. 賣地條件特別條件第(3)條規定：-
「從本協議的日期起計18個月內，買方須自費於本賣地文件附圖上以紅色、綠色及黃色界定的範圍進行平整工作，以達至地政總署署長滿意程度。」

10. 賣地條件特別條件第(4)條規定：-
「上述圖則上以綠色及黃色顯示的範圍須在該地段的任何建築施工開始之前平整，並在完成時由政府保留。如果在規定的期限內上述平整工作未有實現，則政府可進行工程，費用由買方承擔，買方須應要求向政府支付一筆相等於該費用的款額。」

11. 賣地條件特別條件第(5)條規定：-
「買方未經地政總署署長事先書面同意之前不得使用於本賣地文件附圖上以綠色及黃色顯示的範圍作為儲存用途或興建任何臨時構築物。」

12. 賣地條件特別條件第(6)條規定：-
「倘若為了該地段或其任何部分的平整或發展之目的或與之有關而有需要對相鄰或附近山坡或堤岸進行任何分割、移走或後移或堆土或填土，則買方須建造當時或其後任何時候必要的護土牆或其他承托物，或者承擔其建造費用，以保護及支持該等山坡、堤岸及該地段本身，以及避免和預防今後發生任何塌方、山泥傾瀉或地陷。買方須時刻將該等護土牆或其他承托物維持修葺良好堅固。若因買方違反本條件任何規定，導致相鄰山坡、堤岸或該地段本身在任何時候發生任何山泥傾瀉、地陷或塌方，買方須自費進行修復及補救，並對政府因此作出、蒙受或招致的所有費用、收費、損害賠償、要求及索償向其作出彌償。倘若工務司認為買方在任何時候違反本條件任何規定，則除了在本條件被違反時享有的任何其他權利或補救辦法外，地政總署署長還有權發出書面通知，要求買方進行上述建造及/或保養或修復及補救任何塌方、山泥傾瀉或地陷，倘若買方忽視該通知或未能在通知中規定的限期內遵守該通知的要求，地政總署署長有權立即執行及進行有關工程，而買方須應要求向政府償還有關費用。」

13. 賣地條件特別條件第(7)條規定：-
「倘若有廢土或泥頭從工地或受該地段開發影響的其他地方受侵蝕被沖洗到公眾巷或道路或沖進道路暗渠、污水渠、雨水渠、明渠或其他政府物業，買方須對此負責，並須應要求向政府支付清理公眾巷或道路或道路暗渠、污水渠、雨水渠、明渠或其他政府物業上的廢土及泥頭的費用或補償對該等地方造成的損壞。買方須就因上述侵蝕和沖洗造成對私人財產的任何損壞或滋擾所產生的一切訴訟、申索及要求向政府作出彌償。」

14. 賣地條件特別條件第(8)條規定：-
「在地政總署署長認為該地段或其相鄰地方之上任何排水渠、污水渠、明渠、水道、管道、電纜、電線、公用事業設施或任何其他工程或裝設有需要移除、改道或重置別處時，買方須應要求向政府繳付將上述任何一項移除、改道及重置別處所需的費用。」

15. 賣地條件特別條件第(9)條規定：-
「該地段上將會興建的任何建築物的設計及佈局須受制於工務司的書面批准。」

16. 賣地條件特別條件第(10)條規定：-
「該地段上興建的建築物不得超過三層高，而該地段或其任何分段的發展或重建項目均不允許導致該地段或分段的有蓋面積出現以下情況：

$\frac{100}{3}$ x 一層或二層高建築物的有蓋面積
加
$\frac{100}{3}$ x 三層高建築物的有蓋面積

大於該地段或其任何分段的面積。」

17. 賣地條件特別條件第(11)條規定：-
「該地段不得以轉讓契、分割契或其他方法再分割以造成或以致該地段任何部分的有蓋面積超過以上特別條件第(10)條述明並適用於該部分面積的限制。」

18. 賣地條件特別條件第(12)條規定：-
「須在該地段內(但不包括以下特別條款第(14)條所述的非建築用地)按照每個單位不少於一部私家車或每一住宅洋房不少於兩部車的比率提供空間作停泊汽車之用，以達至地政總署署長滿意程度。就以上特別條款第(10)條而言，單層車庫將被允許及不當作建築物。如此提供的空間和車庫除停泊屬於該地段上興建的一棟或多棟建築物住戶的私人汽車以外不得用作其他用途。」

19. 經第一修訂書修訂的賣地條件特別條件第(14)條規定：-
「該地段任何邊界的20英尺範圍內除通路、護土牆、樓梯、花槽及守衛室外不得興建任何其他構築物。」

20. 賣地條件特別條件第(15)條規定：-
「買方須自費以經核准的材料鋪砌於本賣地文件附圖上以綠色顯示的未來道路的部分以達至地政總署署長滿意程度，以使建築時的交通流通，並在其後維持該等部分處於良好狀態，直至該地段已按這些條件發展為止。」

21. 賣地條件特別條件第(18)條規定：-
「未經地政總署署長事先書面同意，任何物料不得棄置或存放於公共道路或通道的邊界內，亦不得在該等邊界內進行任何工程。」

22. 賣地條件特別條件第(19)條規定：-
「買方須自費建造及保養為了攔截及排走落在該地段或從山坡流到該地段的暴雨或雨水而地政總署署長認為是必需的排水渠或渠道，以達至地政總署署長滿意程度，而買方須對上述暴雨或雨水造成的任何損壞或滋擾而引起的一切訴訟、索償及要求完全負責並向政府及其人員作出彌償，且在批租持續期間所有時候負責該等排水渠或渠道的維修保養工作，不論在該地段的邊界內或在政府土地上。」

23. 賣地條件特別條件第(20)條規定：-
「由買方、其受僱人或代理對該地段內或其毗連地方的任何明渠、污水渠、雨水渠、總水管或其他政府物業造成的任何損壞或阻礙，將由政府進行修復，費用則由買方承擔，買方須應要求向政府繳付就此須付的金額。」

24. 賣地條件特別條件第(21)條規定：-
「買方須應要求向政府繳付接駁該地段任何排水渠或污水渠至政府雨水渠或污水渠所需的費用。該等工程由地政總署署長進行，但無須就此向買方承擔任何責任。」

25. 賣地條件特別條件第(22)條規定：-
「該地段上興建的任何建築物的排水措施須按地政總署署長的要求落實，而買方須自費作出所有安排，透過在該地段內或政府土地上或以其他方式並按地政總署署長規定的條款建造化糞池用以處置髒水或受污染水，以達至地政總署署長滿意程度，且買方須對由此引致的任何損壞或滋擾負全責。」

26. 賣地條件特別條件第(25)條規定：-
「未經水務監督書面同意，來自政府總水管的水不得在該地段的任何部分被用作沖廁用途。除非替代供水方案並不切實可行，而且在設計水管裝置之前已向水務監督提供證據說明沒有切實可行的替代供水方案並獲水務監督接納，否則不會獲得給予同意使用食水作上述用途。該地段可能會有總水管供應海水，因此買方不應在其敷設水管的建議獲得水務監督書面批准之前開始實施其建議。倘若水井或明渠供應的水證實不足夠，海水不適合已裝設的管道這個事實並不會被接納為以總水管的食水用作沖廁的理據。」

SUMMARY OF LAND GRANT
批地文件的摘要

27. 賣地條件特別條件第(26)條規定：-

「買方須應要求向政府繳付移除於本賣地文件附圖上以紅色、綠色及黃色顯示的地方上目前有的任何墳墓的費用。」

28. 經第二修訂書加入的賣地條件特別條件第(27)條規定：-

「(a) 買方可在該地段之內興建、建造及提供地政總署署長以書面批准的康樂設施及其輔助設施（以下簡稱「該等設施」）。該等設施的類型、大小、設計、高度及佈局亦須經地政總署署長事先書面批准。就計算本賣地條件特別條款第(10)條規定的有蓋面積而言，該等設施不會列入計算之內。

(b) 倘若該等設施按照本特別條件(a)款的規定予以提供：

(i) 買方須在按本文件同意授予的整個年期內，自費保養該地段內已經或此後任何時候興建、建造或提供的該等設施處於修繕妥當的狀態，並操作該等設施以達至地政總署署長滿意程度；及

(ii) 該等設施只提供予該地段內已建成或擬建的一棟或多棟建築物的住戶及他們的真正訪客使用，而非提供予其他人使用。」

29. 經第二修訂書加入的賣地條件特別條件第(28)條規定：-

「(a) 買方須在本賣地條件授予的年期內所有時候，自費於本賣地文件標明為「圖則A」的附圖上以綠色間黑斜線顯示的範圍（下稱「**綠色間黑斜線範圍**」）進行保養使之處於修繕妥當的狀態，並包括該範圍之內及之上的所有土地、斜坡處理工程、護土構築物、排水及任何其他工程，以達至地政總署署長滿意程度，直至綠色間黑斜線範圍的管有應要求而交回香港政府（下稱「**政府**」）時止。如於本賣地條件授予的年期內任何時候，綠色間黑斜線範圍內發生任何山泥傾瀉、地陷或塌方，買方須自費復原及修復該範圍以及地政總署署長認為受影響的任何相鄰或毗連範圍，以達至署長滿意程度。對於因上述山泥傾瀉、地陷或塌方而招致的所有索償、法律程序、費用、須付損害賠償及開支，買方須向政府、其代理人及承辦商作出彌償。買方須確保在所有時候綠色間黑斜線範圍之上沒有非法挖掘或傾倒之情況。在取得地政總署署長批准的前提下，買方可豎設圍欄或其他障礙物以防止出現上述非法挖掘或傾倒情況。若有違反本賣地條件的情況發生，地政總署署長除就該等違反情況而享有的任何其他權利或補救方法之外，可透過書面通知方式要求買方對綠色間黑斜線範圍進行上述保養或復原及修復受上述山泥傾瀉、地陷或塌方影響的該範圍之內及之上的任何土地、斜坡處理工程、護土構築物、排水及任何其他工程。如買方忽視該通知或未能在該通知指定的期限內遵守該通知的要求以達至地政總署署長滿意程度，地政總署署長可於該期限屆滿後執行及進行所需的工程，而買方須應要求向政府償付該費用。

(b) 除經地政總署署長事先書面批准外，不得在綠色間黑斜線範圍之上、之下或之內豎設或建造除上述圍欄或其他障礙物以外的任何其他建築物、構築物或任何建築物或構築物的支撐物。

(c) 買方須在所有時候，特別是在任何建造、保養、翻新或維修工程期間，採取或促使他人採取一切適當及充分的關注、技巧及預防措施，以避免對綠色間黑斜線範圍或其任何部分之上、對上、之下或相鄰的任何政府的或其他的現有排水渠、水路、水道（包括總水管）、行人路、污水渠、明渠、管道、電纜、電線、公用事業設施服務或任何其他工程或裝設（以下統稱「**工程及服務**」）造成任何損壞；只要買方在進行上述任何工程之前須作出或促使他人作出必要的妥善調查及查詢，以確定任何工程及服務的現況及程度，並須以書面方式將其就處理任何工程及服務的建議，提交給地政總署署長供其在各方面作出批准。在地政總署署長對該等工程及上述建議作出其書面批准之前，買方不得進行任何工程，而且須遵守地政總署署長對於工程及服務的要求，並須承擔符合該等要求所涉及的費用，包括任何必要的改道、重鋪或修復的費用。對於任何該等建造、保養、翻新或維修工程以任何方式引起對綠色間黑斜線範圍表面或在綠色間黑斜線範圍之上、對上、之下或相鄰地方運作的任何工程及服務造成的任何損壞或妨害，賣方須在各方面自費維修、補救和修復，以達至地政總署署長滿意程度。倘若買方未能對綠色間黑斜線範圍或其任何部分或任何工程及服務進行上述必要的改道、重鋪、維修、補救和修復以達至地政總署署長滿意程度，則地政總署署長可進行其認為必要的任何上述改道、重鋪、維修、修復或補救，而買方須應要求向政府支付該等工程的費用。」

30. 增批條件第(7)條規定：-

「除經地政總署署長事先書面同意外，閣下不得削去、移除或後移任何與擴展區毗連的土地。」

31. 增批條件第(10)條規定：-

「未經水務監督事先書面同意，閣下不得干擾擴展區之內或毗連土地的任何總水管或管道。在任何該等總水管或管道的必要改道已經完成之前，不會給予上述同意。任何改道須由上述監督進行。」

附註：

全部詳情請參閱批地文件。批地文件全文可在售樓處開放時間內按要求提供免費查閱，並在支付必要的影印費後可獲提供批地文件的複印本。

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

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

1. The areas coloured green and yellow on the plan annexed to the Conditions of Sale No. 8666 of Rural Building Lot No. 821 (the "**Conditions of Sale**") shall be formed and retained by the Government.

B. Facilities 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

2. Not applicable.

C. 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

3. Not applicable.

D. Any part of the land that is dedicated to the public for the purposes of section 22(1) of the Building (Planning) Regulations (Cap. 123 sub. Leg. F)

4. Not applicable.

E. A plan that shows the location of those facilities and open spaces, and those parts of the land

5. Please refer to the plan below.

F. Provisions of the Land Grant that concern those facilities and open spaces, and those parts of the land

6. Special Condition No. (3) of the Conditions of Sale stipulates that :-

   "The purchaser shall within 18 months from the date of this Agreement form at his own expense and to the satisfaction of the Director of Lands the areas delineated and coloured red, green and yellow on the plan annexed hereto."

7. Special Condition No. (4) of the Conditions of Sale stipulates that :-

   "The areas coloured green and yellow on the said plan shall be formed before any building operations commence on the lot and shall be retained by the Government on completion. In the event of non fulfilment of the formation aforesaid within the prescribed period, the Government may carry out the work at the cost of the purchaser, who shall pay to the Government on demand a sum equal to the cost thereof."

8. Special Condition No. (5) of the Conditions of Sale stipulates that :-

   "The purchaser shall not without the prior written consent of the Director of Lands use the areas coloured green and yellow on the plan annexed hereto for the purpose of storage or for the erection of any temporary structure."

9. Special Condition No. (15) of the Conditions of Sale stipulates that :-

   "The purchaser shall at his own expense and to the satisfaction of the Director of Lands form with approved materials so that building traffic may be carried thereon the portions of future roads shown coloured green on the plan annexed hereto and shall thereafter maintain such portions in good condition until the lot has been developed in accordance with these conditions."

G. Provisions of every deed of mutual covenant in respect of the specified residential property that concern those facilities and open spaces, and those parts of the land

10. Not applicable.

A. 根據批地文件規定須興建並提供予政府或供公眾使用的設施

1. 鄉郊建屋地段第821號的賣地條件第8666號(「**賣地條件**」)的附圖上以綠色及黃色顯示的範圍將由政府平整及保留。

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

2. 不適用。

C. 根據批地文件規定須由住宅物業的擁有人出資管理、營運或維持以供公眾使用的休憩用地

3. 不適用。

D. 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

4. 不適用。

E. 顯示該等設施、休憩用地及土地中的該等部分的位置之圖則

5. 請參閱以下圖則。

F. 批地文件中關於該等設施、休憩用地及土地中的該等部分的條文

6. 賣地條件特別條件第(3)條規定：-

   「從本協議的日期起計18個月內，買方須自費於賣地條件附圖上以紅色、綠色及黃色界定的範圍進行平整工作，以達至地政總署署長滿意程度。」

7. 賣地條件特別條件第(4)條規定：-

   「上述圖則上以綠色及黃色顯示的範圍須在該地段的任何建築施工開始之前平整，並在完成時由政府保留。如果在規定的期限內上述平整工作未有實現，則政府可進行工程，費用由買方承擔，買方須應要求向政府支付一筆相等於該費用的款額。」

8. 賣地條件特別條件第(5)條規定：-

   「買方未經地政總署署長事先書面同意之前不得使用於賣地條件附圖上以綠色及黃色顯示的範圍作為儲存用途或興建任何臨時構築物。」

9. 賣地條件特別條件第(15)條規定：-

   「買方須自費以經核的材料鋪砌於本賣地條件附圖上以綠色顯示的未來道路的部分以達至地政總署署長滿意程度，以使建築時的交通流通，並在其後維持該等部分處於良好狀態，直至該地段已按這些條件發展為止。」

G. 指明住宅物業的每一公契中關於該等設施、休憩用地及土地中的該等部分的條文

10. 不適用

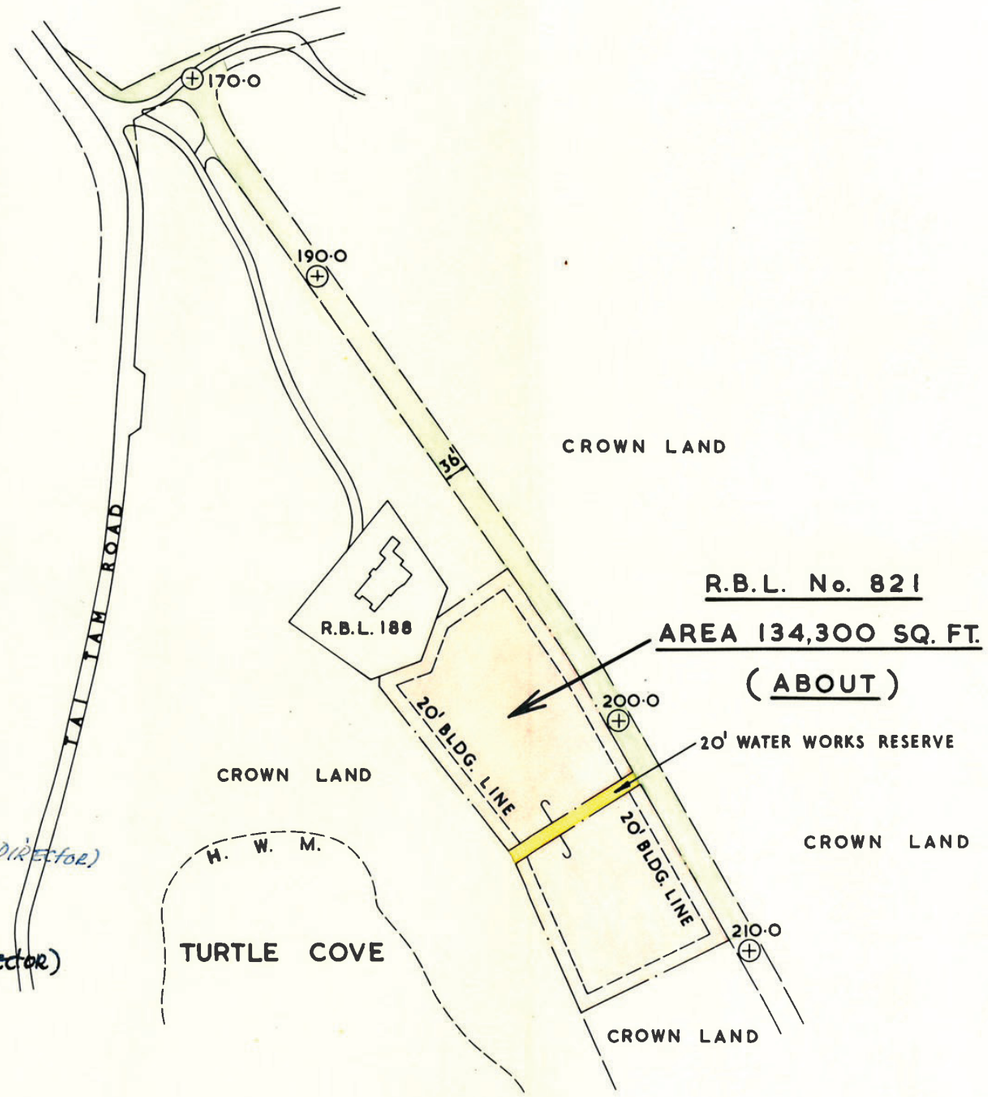
SALE PLAN OF RURAL BUILDING LOT No. 821

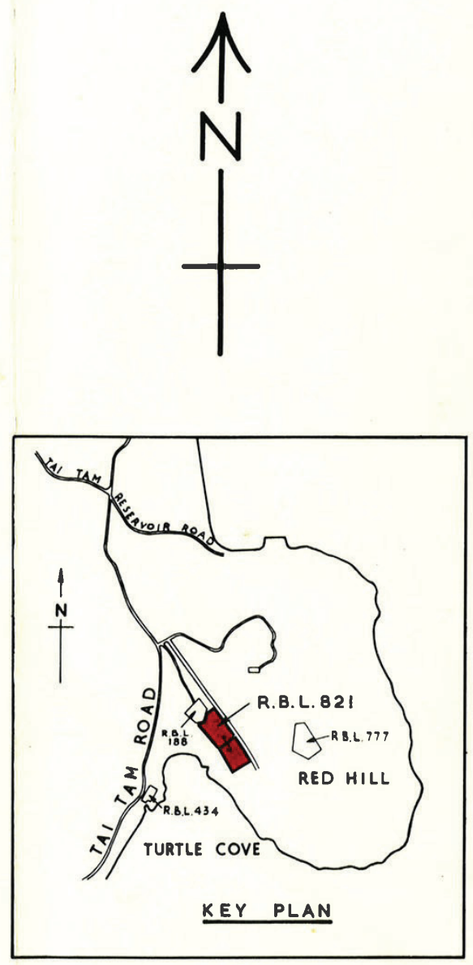
L.S.O. No. 245/HPA/62
DATE OF SALE 17/8/64

PROPOSED LEVEL ------ +

For and on behalf of
Kwong Hang Co. Ltd.
Lo Yuk Leung
Eddie Chiu
~~Director~~/Agents

Confirmed on 25/8/64.
Lo Yuk Leung (DIRECTOR)
LO YUK LEUNG
Eddie Chiu
EDDIE CHIU (DIRECTOR)





CROWN LANDS & SURVEY
HONG KONG

RED HILL

SCALE 200 FT. TO ONE INCH

FT. 200 0 200 400 600 800 1000 FT.

D.S.Rowsen
ACTING DIRECTOR OF PUBLIC WORKS
17TH AUGUST, 1964.

Note : This plan is extracted from plan annexed to the Conditions of Sale.
註：此圖摘錄自附於賣地條件的圖則。

WARNING TO PURCHASERS
對買方的警告

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

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

(c) If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser,

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

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

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

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

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

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

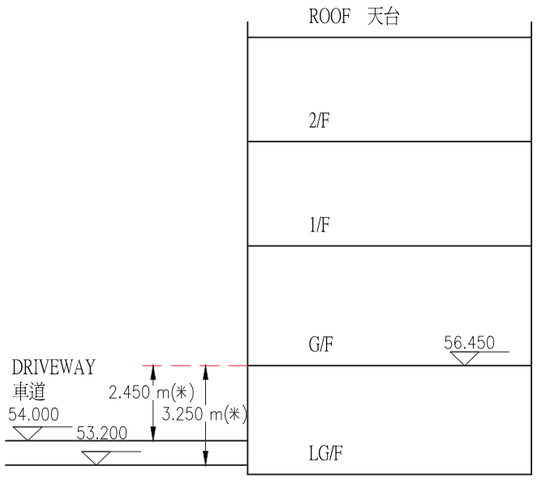
(i) 該律師事務所可能不能夠保障買方的利益；及

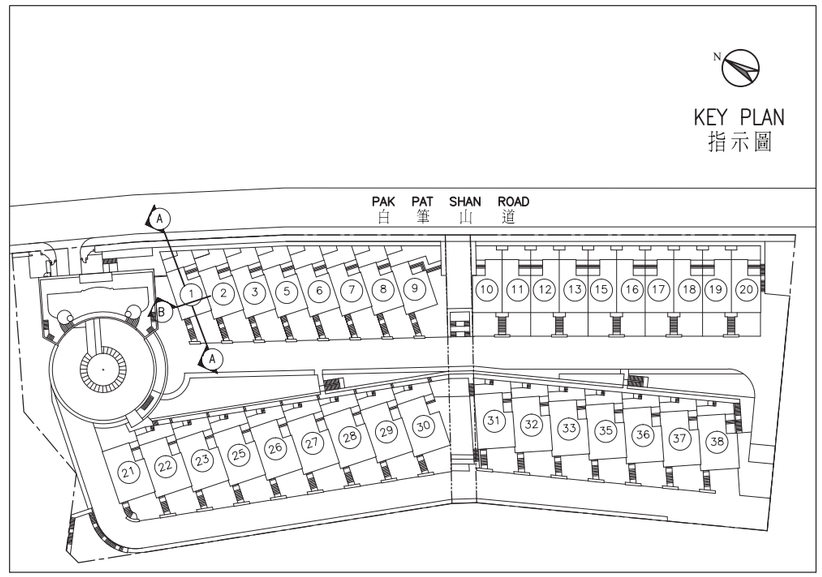
(ii) 買方可能要聘用一間獨立的律師事務所；及

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

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

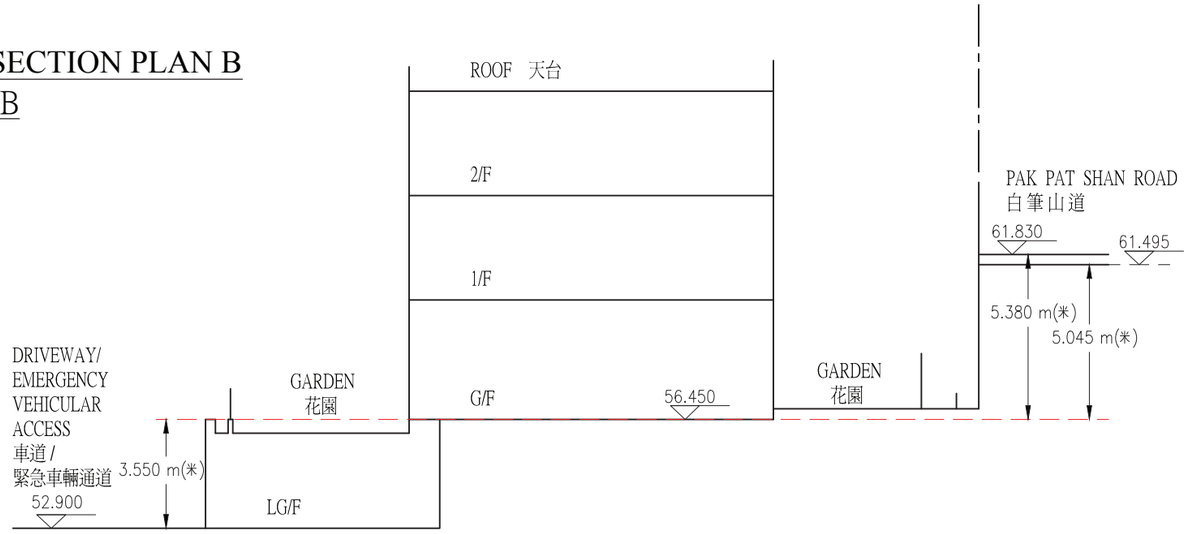
HOUSE 1 CROSS-SECTION PLAN
1號洋房 橫截面圖





BOUNDARY OF
THE DEVELOPMENT
發展項目的界線

CROSS - SECTION PLAN B
橫截面圖 B

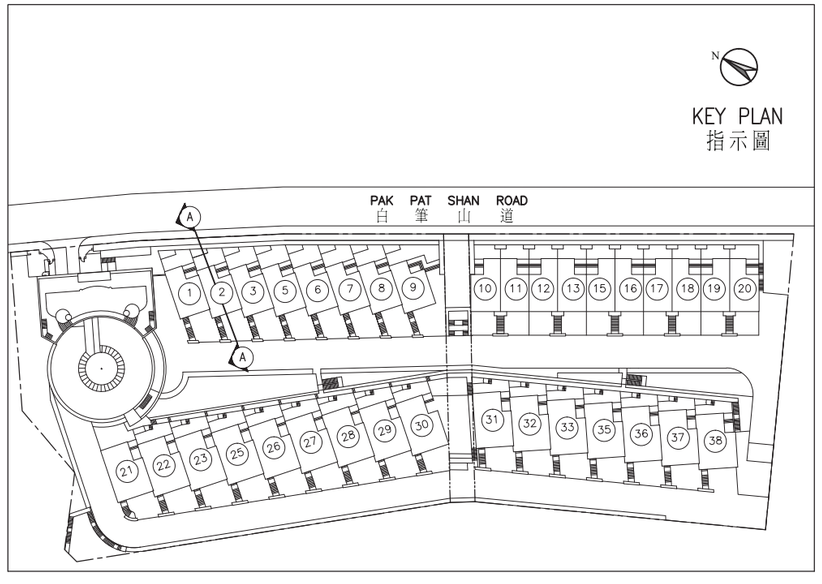


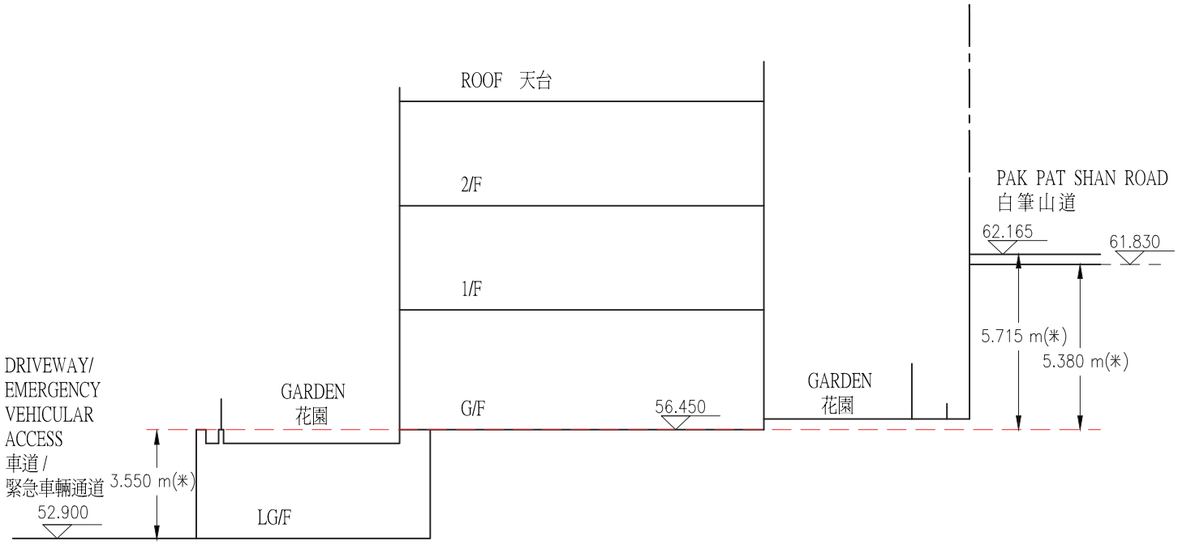
CROSS - SECTION PLAN A
橫截面圖 A

- The part of Driveway adjacent to the building is from 53.200 to 54.000 meters above the Hong Kong Principal Datum (HKPD).
  毗連建築物的一段車道爲香港主水平基準以上 53.200 至 54.000 米
- The part of Pak Pat Shan Road adjacent to the building is 61.495 to 61.830 meters above the Hong Kong Principal Datum (HKPD).
  毗連建築物的一段白筆山道爲香港主水平基準以上 61.495 至 61.830 米
- The part of Driveway / Emergency Vehicular Access adjacent to the building is 52.900 meters above the Hong Kong Principal Datum (HKPD).
  毗連建築物的一段車道／緊急車輛通道為香港主水平基準以上 52.900 米
- — — — — — Dotted line denotes the level of the lowest residential floor.
  虛線為最低住宅樓層水平.
- ▽ Denotes height (in meters) above the Hong Kong Principal Datum.
  代表香港主水平基準以上的高度(米).

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

HOUSE 2 CROSS-SECTION PLAN
2號洋房 橫截面圖



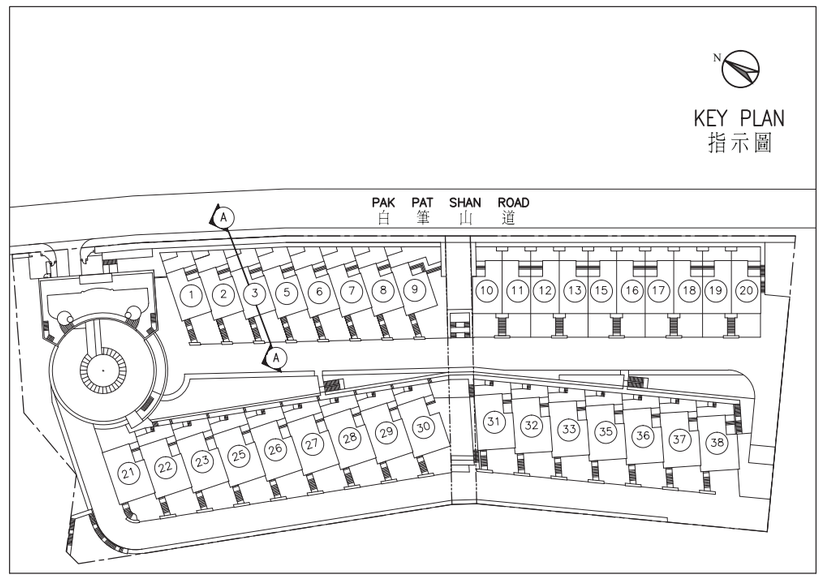


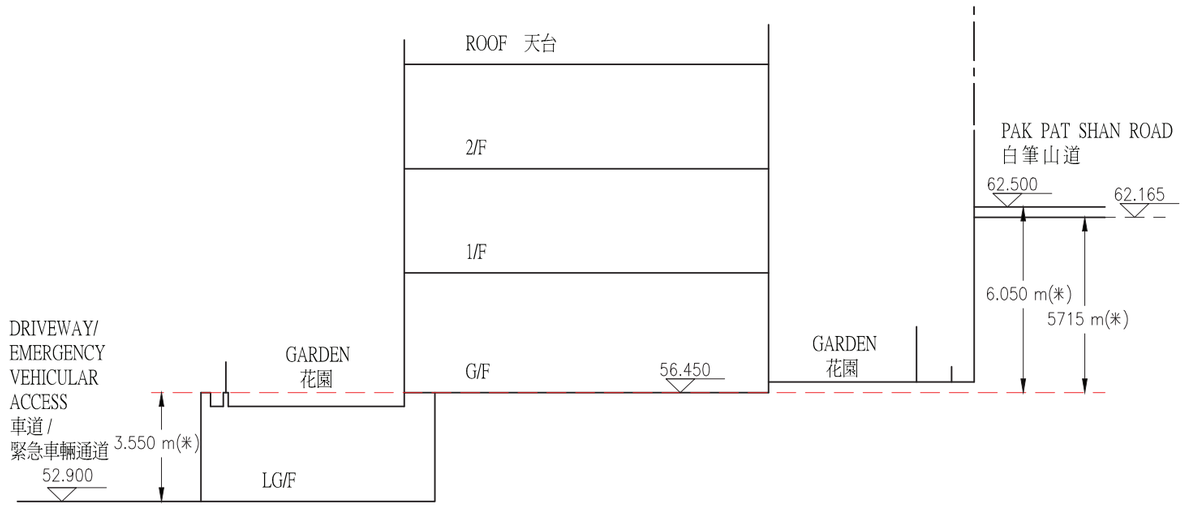
CROSS - SECTION PLAN A
橫截面圖 A

- The part of Pak Pat Shan Road adjacent to the building is 61.830 to 62.165 meters above the Hong Kong Principal Datum (HKPD).
  毗連建築物的一段白筆山道爲香港主水平基準以上 61.830 至 62.165 米
- The part of Driveway / Emergency Vehicular Access adjacent to the building is 52.900 meters above the Hong Kong Principal Datum (HKPD).
  毗連建築物的一段車道/緊急車輛通道爲香港主水平基準以上 52.900 米
- — — — — — Dotted line denotes the level of the lowest residential floor.
  虛線爲最低住宅樓層水平.
- ▽ Denotes height (in meters) above the Hong Kong Principal Datum.
  代表香港主水平基準以上的高度(米).

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

HOUSE 3 CROSS-SECTION PLAN
3號洋房 橫截面圖



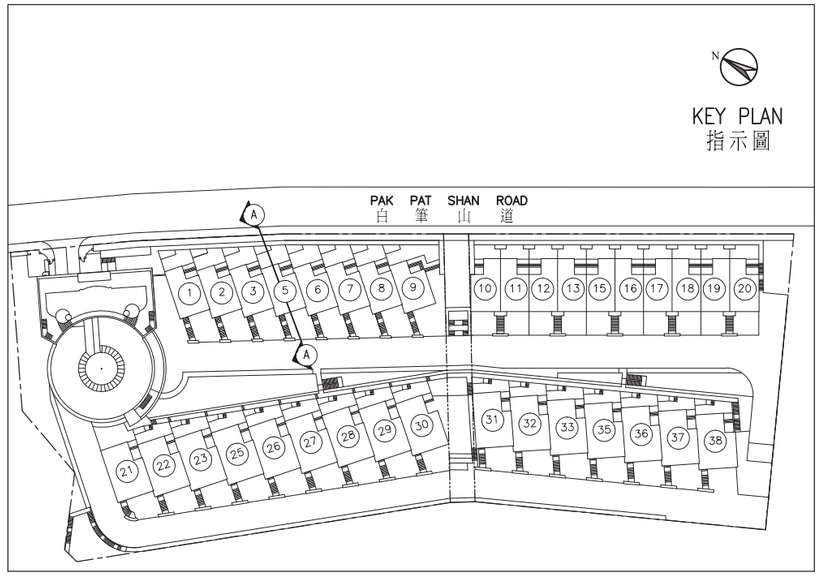


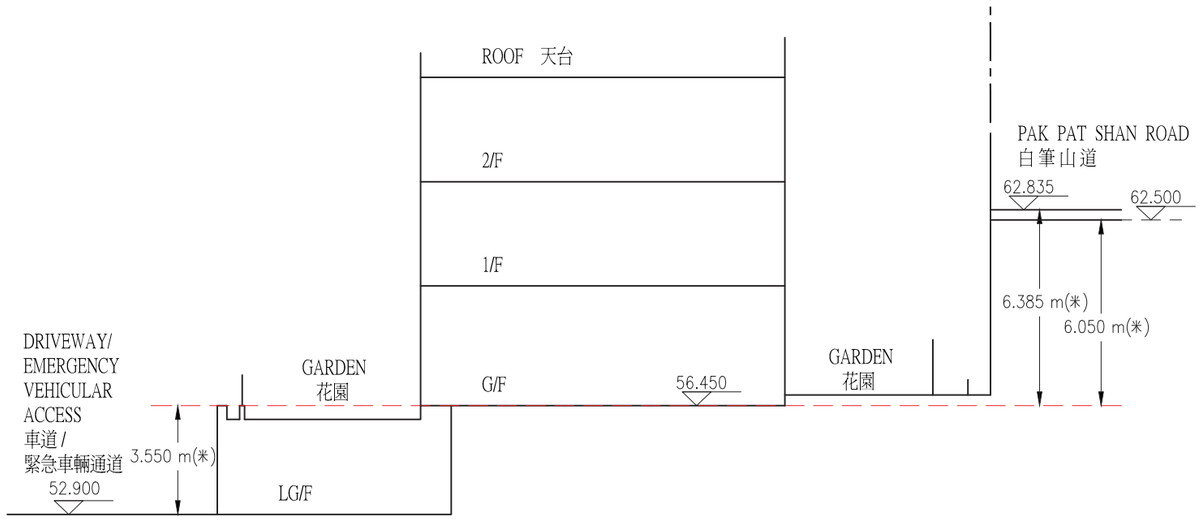
CROSS - SECTION PLAN A
橫截面圖 A

- The part of Pak Pat Shan Road adjacent to the building is 62.165 to 62.500 meters above the Hong Kong Principal Datum (HKPD).
  毗連建築物的一段白筆山道爲香港主水平基準以上 62.165 至 62.500 米
- The part of Driveway / Emergency Vehicular Access adjacent to the building is 52.900 meters above the Hong Kong Principal Datum (HKPD).
  毗連建築物的一段車道／緊急車輛通道為香港主水平基準以上 52.900 米
- — — — — — Dotted line denotes the level of the lowest residential floor.
  虛線為最低住宅樓層水平.
- ▽ Denotes height (in meters) above the Hong Kong Principal Datum.
  代表香港主水平基準以上的高度(米).

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

HOUSE 5 CROSS-SECTION PLAN
5號洋房 橫截面圖



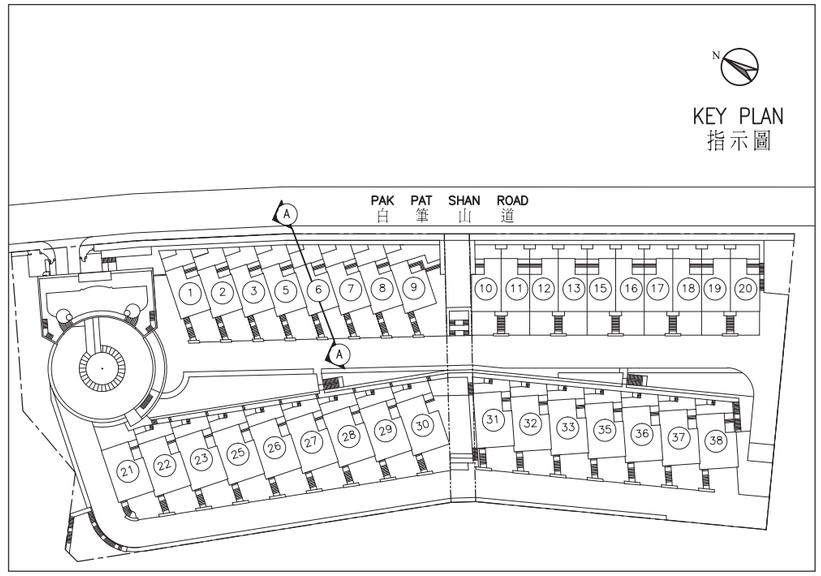


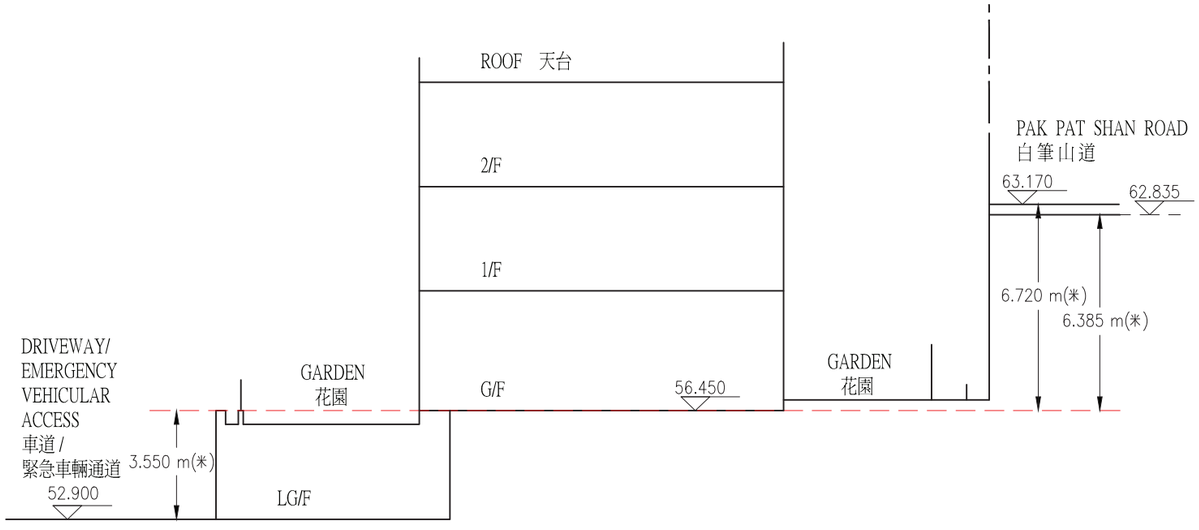
CROSS - SECTION PLAN A
橫截面圖 A

- The part of Pak Pat Shan Road adjacent to the building is 62.500 to 62.835 meters above the Hong Kong Principal Datum (HKPD).
  毗連建築物的一段白筆山道爲香港主水平基準以上 62.500 至 62.835 米
- The part of Driveway / Emergency Vehicular Access adjacent to the building is 52.900 meters above the Hong Kong Principal Datum (HKPD).
  毗連建築物的一段車道/緊急車輛通道爲香港主水平基準以上 52.900 米
- — — — — — Dotted line denotes the level of the lowest residential floor.
  虛線爲最低住宅樓層水平.
- ▽ Denotes height (in meters) above the Hong Kong Principal Datum.
  代表香港主水平基準以上的高度(米).

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

HOUSE 6 CROSS-SECTION PLAN
6號洋房 橫截面圖



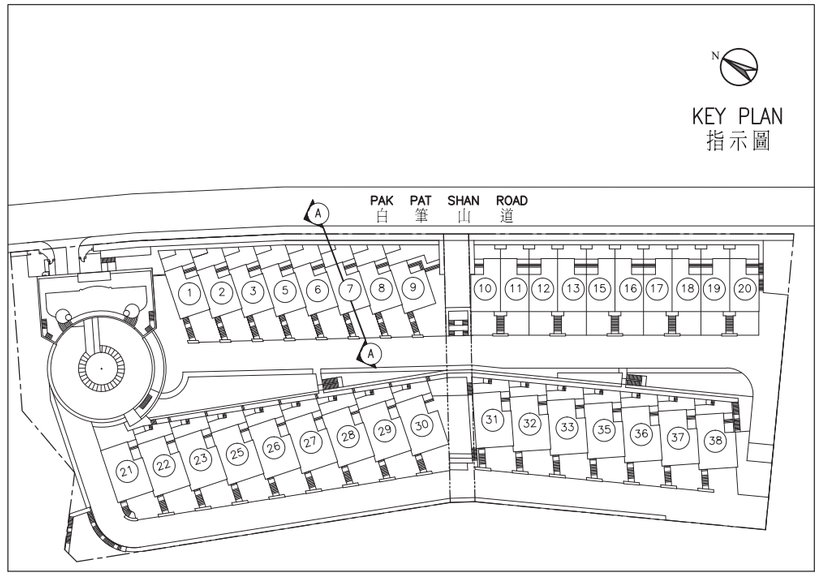


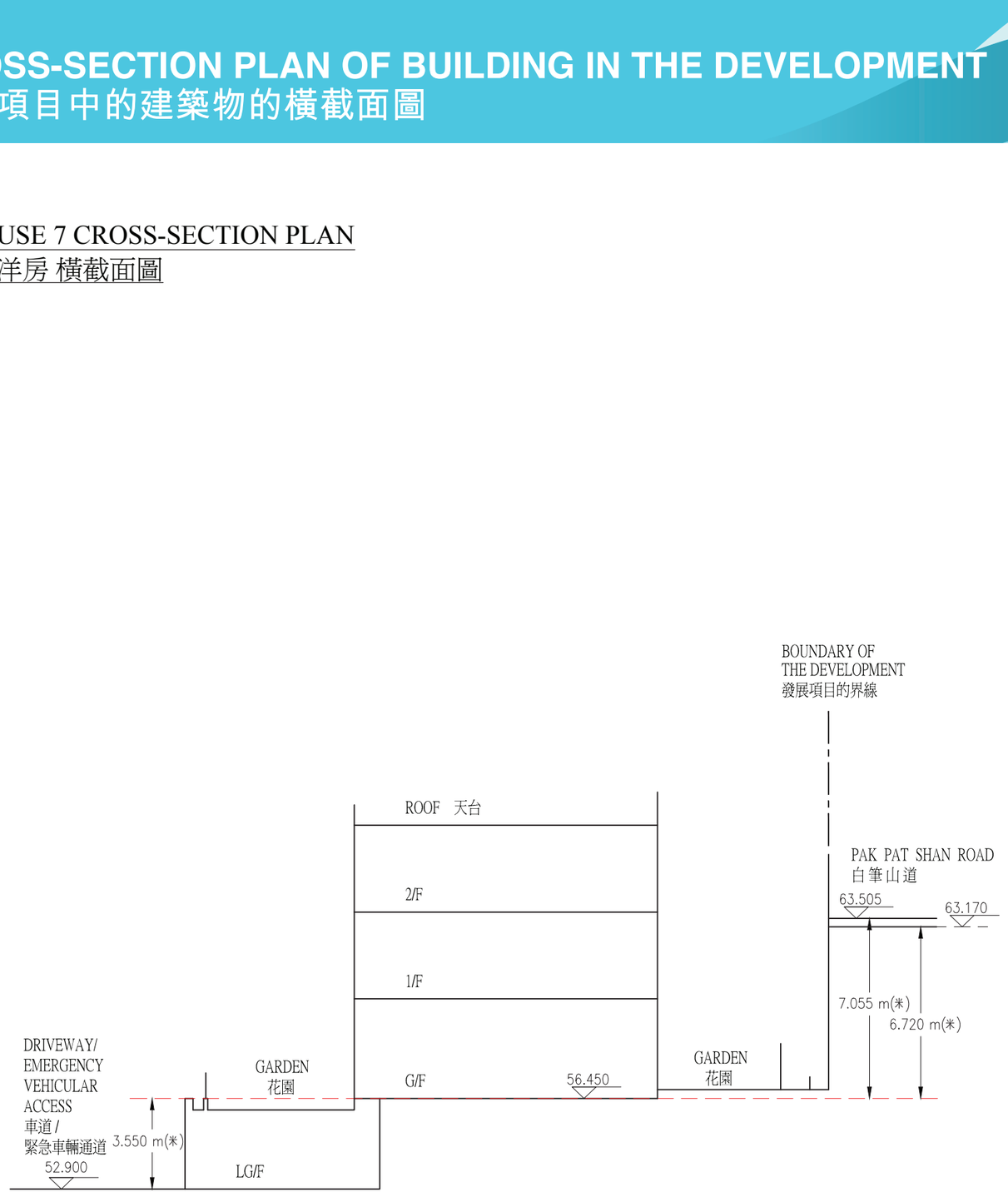
CROSS - SECTION PLAN A
橫截面圖 A

- The part of Pak Pat Shan Road adjacent to the building is 62.835 to 63.170 meters above the Hong Kong Principal Datum (HKPD).
  毗連建築物的一段白筆山道爲香港主水平基準以上 62.835 至 63.170 米
- The part of Driveway / Emergency Vehicular Access adjacent to the building is 52.900 meters above the Hong Kong Principal Datum (HKPD).
  毗連建築物的一段車道/緊急車輛通道爲香港主水平基準以上 52.900 米
- — — — — — Dotted line denotes the level of the lowest residential floor.
  虛線爲最低住宅樓層水平.
- ▽ Denotes height (in meters) above the Hong Kong Principal Datum.
  代表香港主水平基準以上的高度(米).

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

HOUSE 7 CROSS-SECTION PLAN
7號洋房 橫截面圖



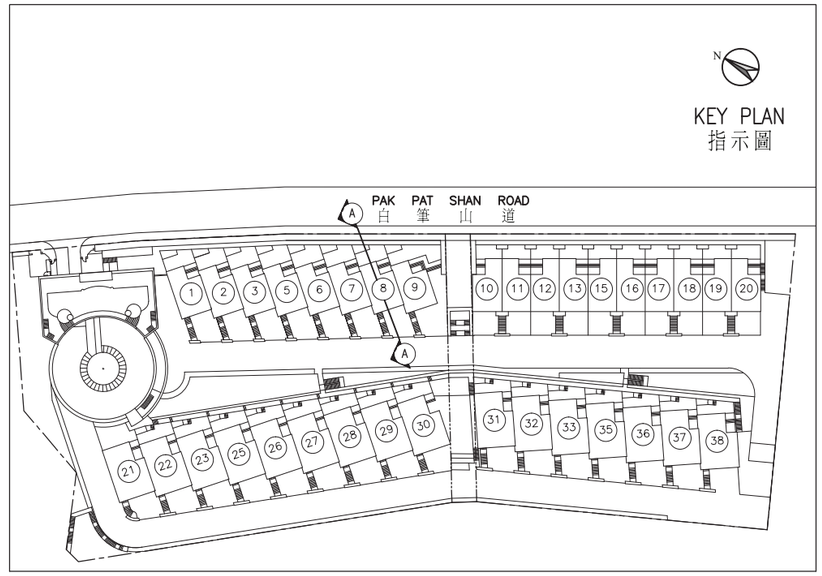


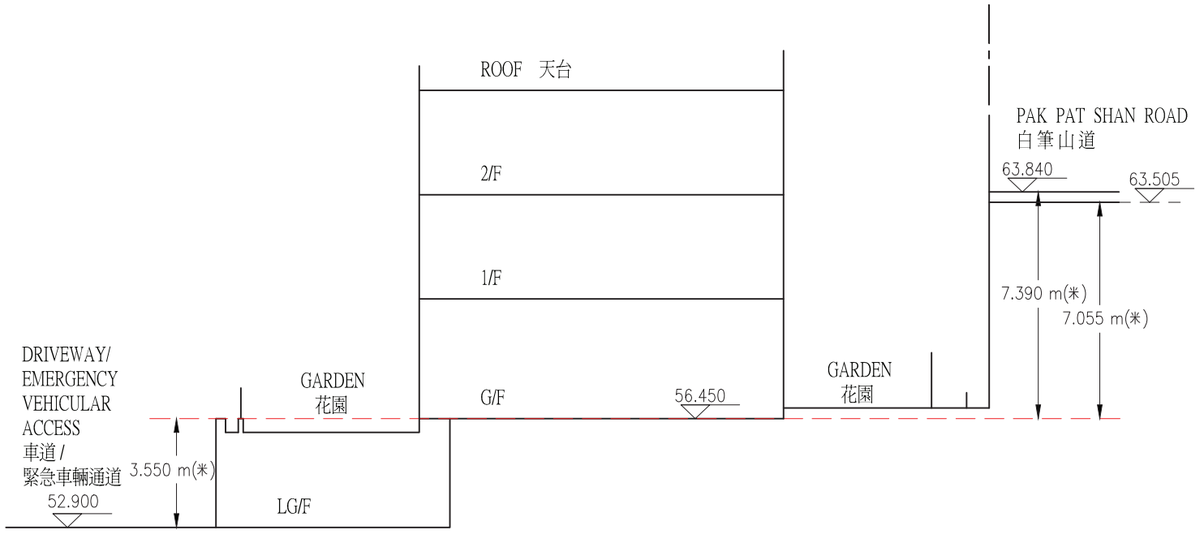
CROSS - SECTION PLAN A
橫截面圖 A

- The part of Pak Pat Shan Road adjacent to the building is 63.170 to 63.505 meters above the Hong Kong Principal Datum (HKPD).
  毗連建築物的一段白筆山道爲香港主水平基準以上 63.170 至 63.505 米
- The part of Driveway / Emergency Vehicular Access adjacent to the building is 52.900 meters above the Hong Kong Principal Datum (HKPD).
  毗連建築物的一段車道/緊急車輛通道爲香港主水平基準以上 52.900 米
- — — — — — Dotted line denotes the level of the lowest residential floor.
  虛線爲最低住宅樓層水平.
- ▽ Denotes height (in meters) above the Hong Kong Principal Datum.
  代表香港主水平基準以上的高度(米).

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

HOUSE 8 CROSS-SECTION PLAN
8號洋房 橫截面圖



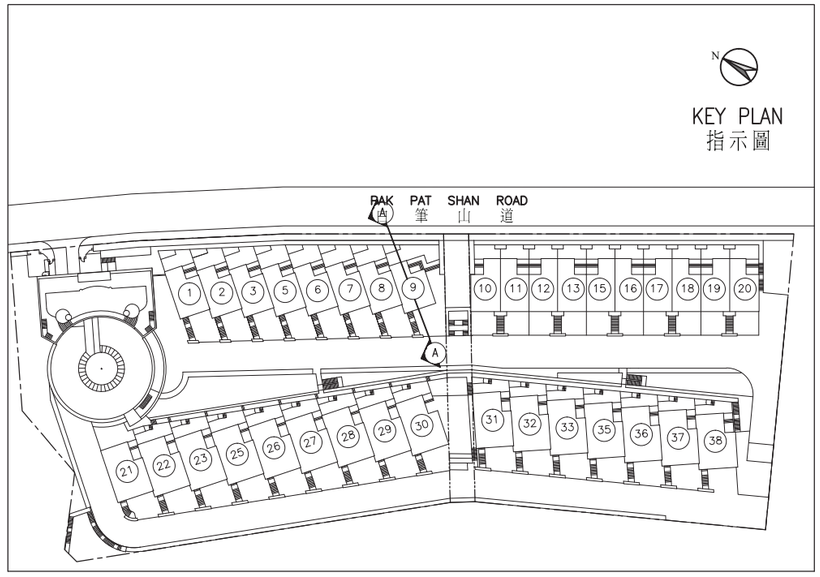


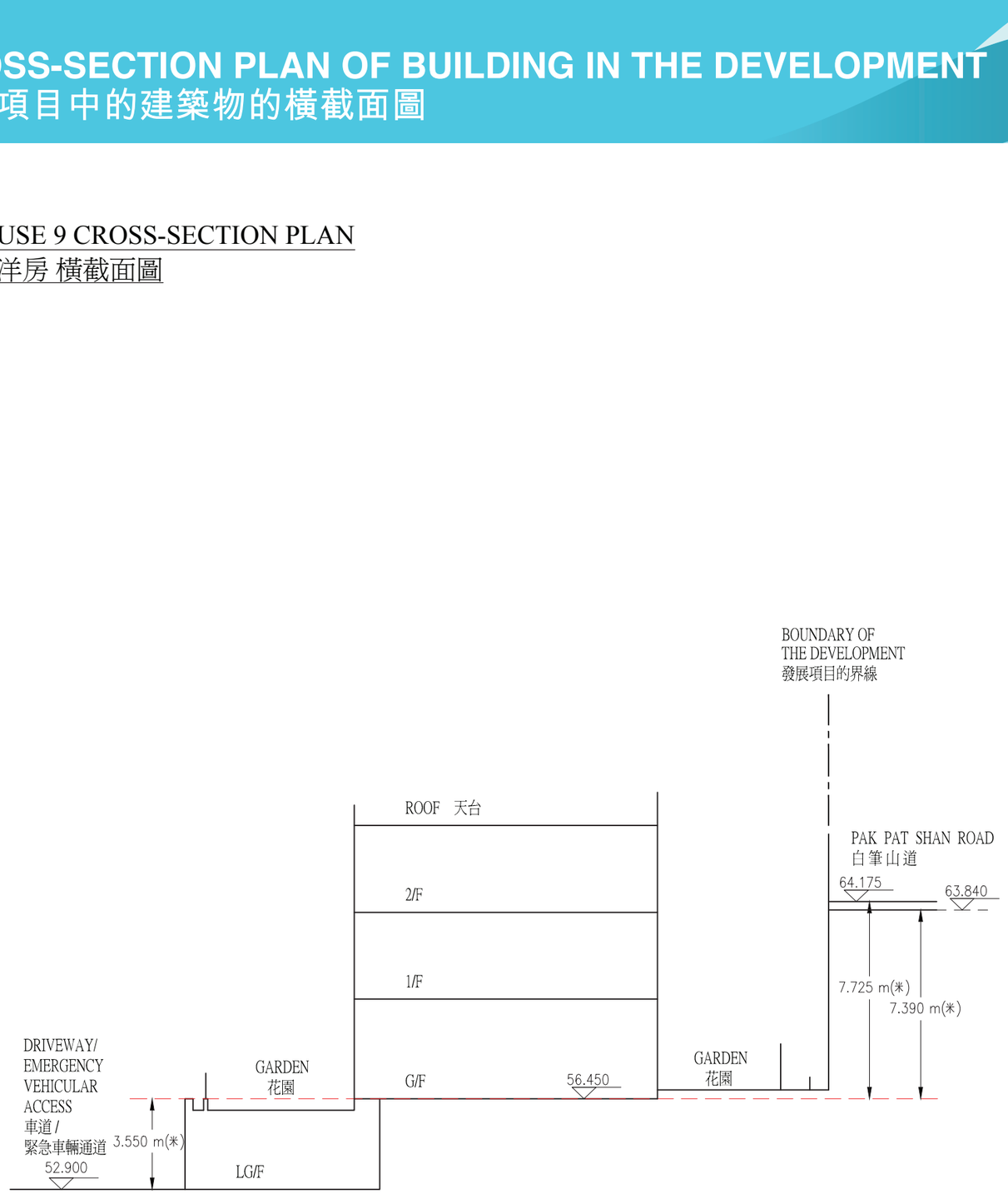
CROSS - SECTION PLAN A
橫截面圖 A

- The part of Pak Pat Shan Road adjacent to the building is 63.505 to 63.840 meters above the Hong Kong Principal Datum (HKPD).
  毗連建築物的一段白筆山道爲香港主水平基準以上 63.505 至 63.840 米
- The part of Driveway / Emergency Vehicular Access adjacent to the building is 52.900 meters above the Hong Kong Principal Datum (HKPD).
  毗連建築物的一段車道/緊急車輛通道爲香港主水平基準以上 52.900 米
- — — — — — Dotted line denotes the level of the lowest residential floor.
  虛線爲最低住宅樓層水平.
- ▽ Denotes height (in meters) above the Hong Kong Principal Datum.
  代表香港主水平基準以上的高度(米).

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

HOUSE 9 CROSS-SECTION PLAN
9號洋房 橫截面圖



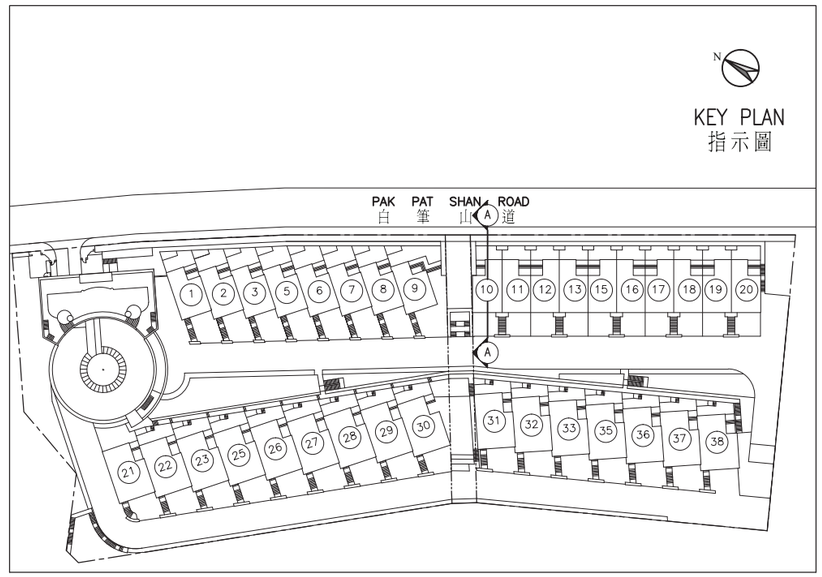


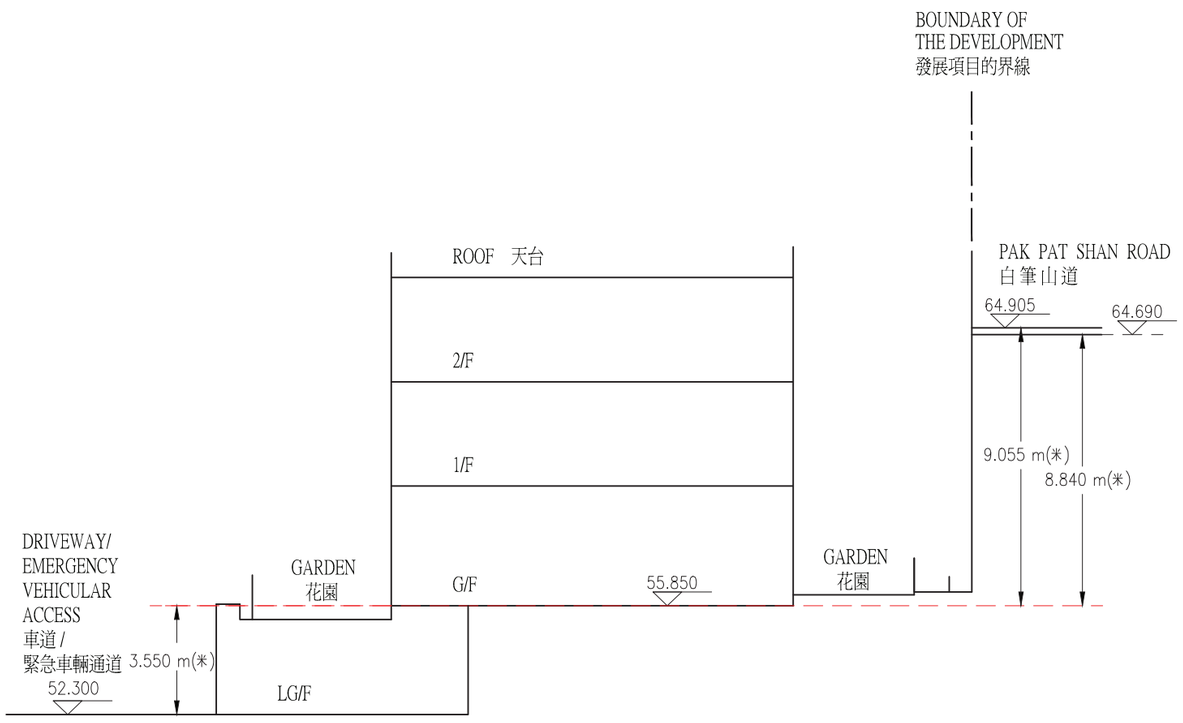
CROSS - SECTION PLAN A
橫截面圖 A

- The part of Pak Pat Shan Road adjacent to the building is 63.840 to 64.175 meters above the Hong Kong Principal Datum (HKPD).
  毗連建築物的一段白筆山道爲香港主水平基準以上 63.840 至 64.175 米
- The part of Driveway / Emergency Vehicular Access adjacent to the building is 52.900 meters above the Hong Kong Principal Datum (HKPD).
  毗連建築物的一段車道/緊急車輛通道爲香港主水平基準以上 52.900 米
- — — — — — Dotted line denotes the level of the lowest residential floor.
  虛線爲最低住宅樓層水平.
- ▽ Denotes height (in meters) above the Hong Kong Principal Datum.
  代表香港主水平基準以上的高度(米).

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

HOUSE 10 CROSS-SECTION PLAN
10號洋房 橫截面圖



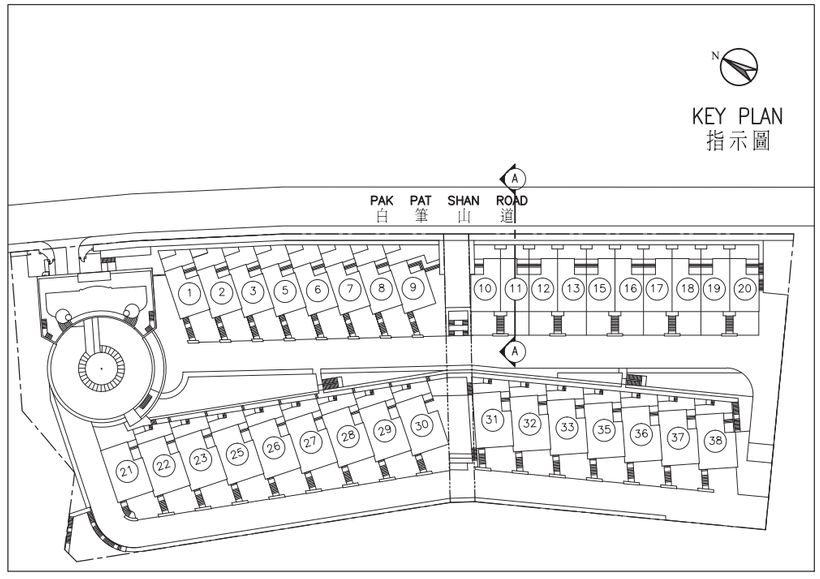


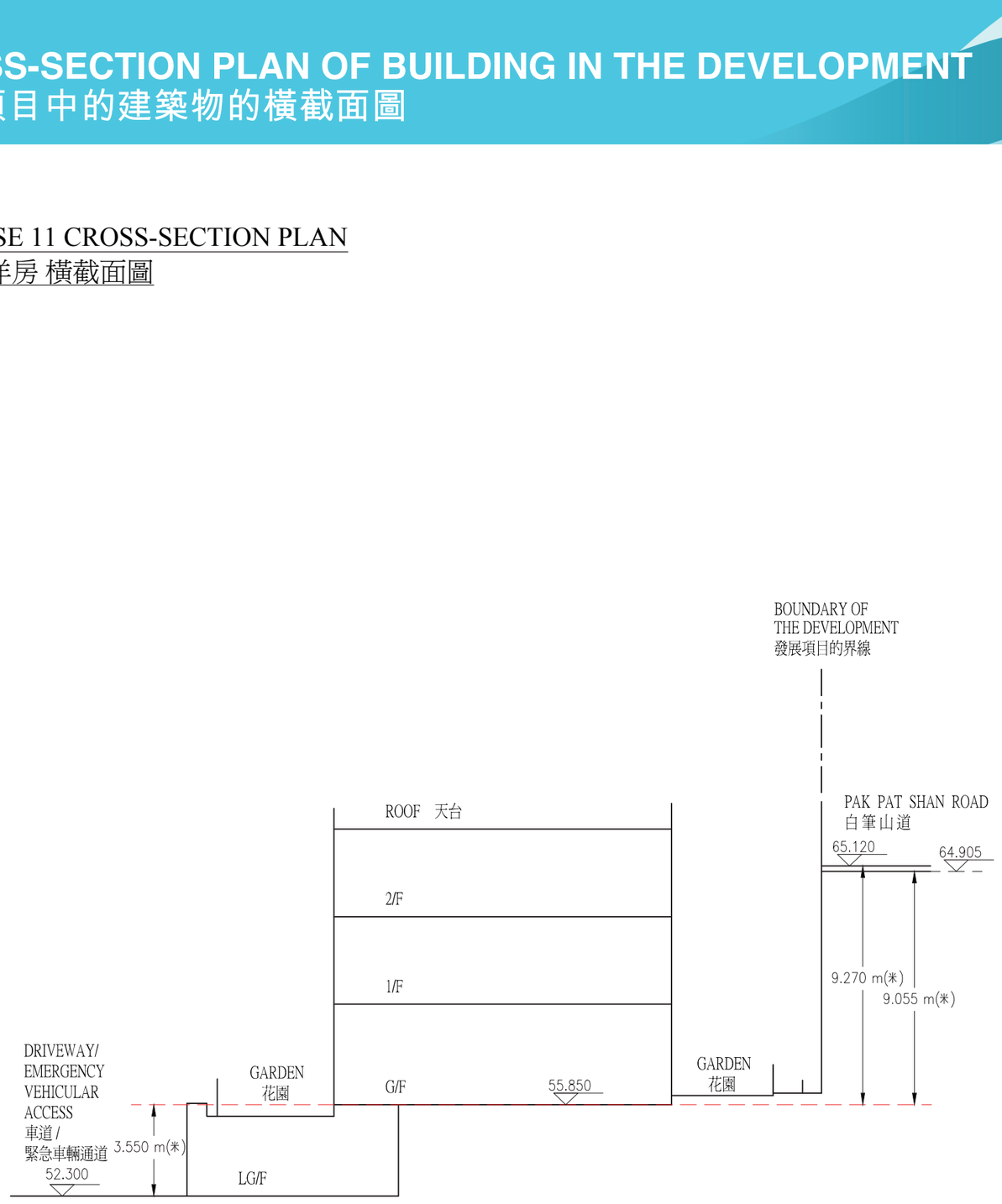
CROSS - SECTION PLAN A
橫截面圖 A

- The part of Pak Pat Shan Road adjacent to the building is 64.690 to 64.905 meters above the Hong Kong Principal Datum (HKPD).
  毗連建築物的一段白筆山道爲香港主水平基準以上 64.690 至 64.905 米
- The part of Driveway / Emergency Vehicular Access adjacent to the building is 52.300 meters above the Hong Kong Principal Datum (HKPD).
  毗連建築物的一段車道/緊急車輛通道爲香港主水平基準以上 52.300 米
- — — — — — Dotted line denotes the level of the lowest residential floor.
  虛線爲最低住宅樓層水平.
- ▽ Denotes height (in meters) above the Hong Kong Principal Datum.
  代表香港主水平基準以上的高度(米).

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

HOUSE 11 CROSS-SECTION PLAN
11號洋房 橫截面圖



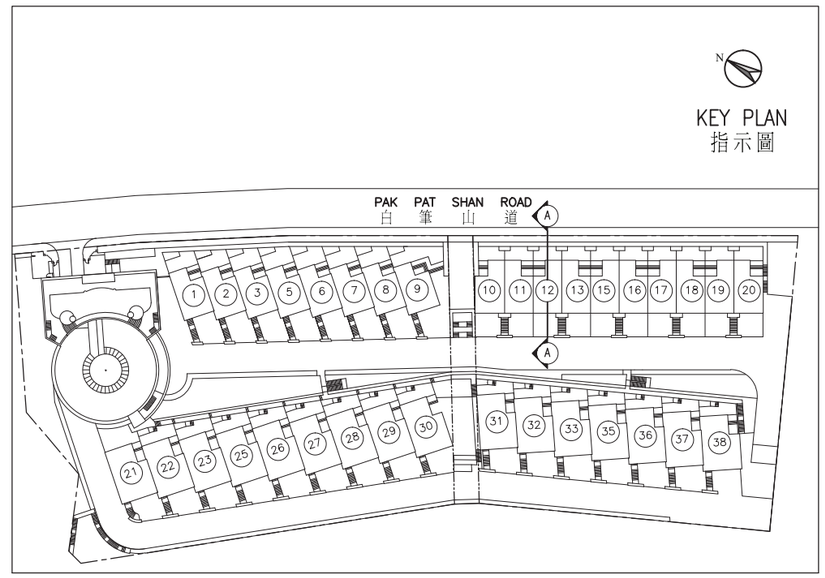


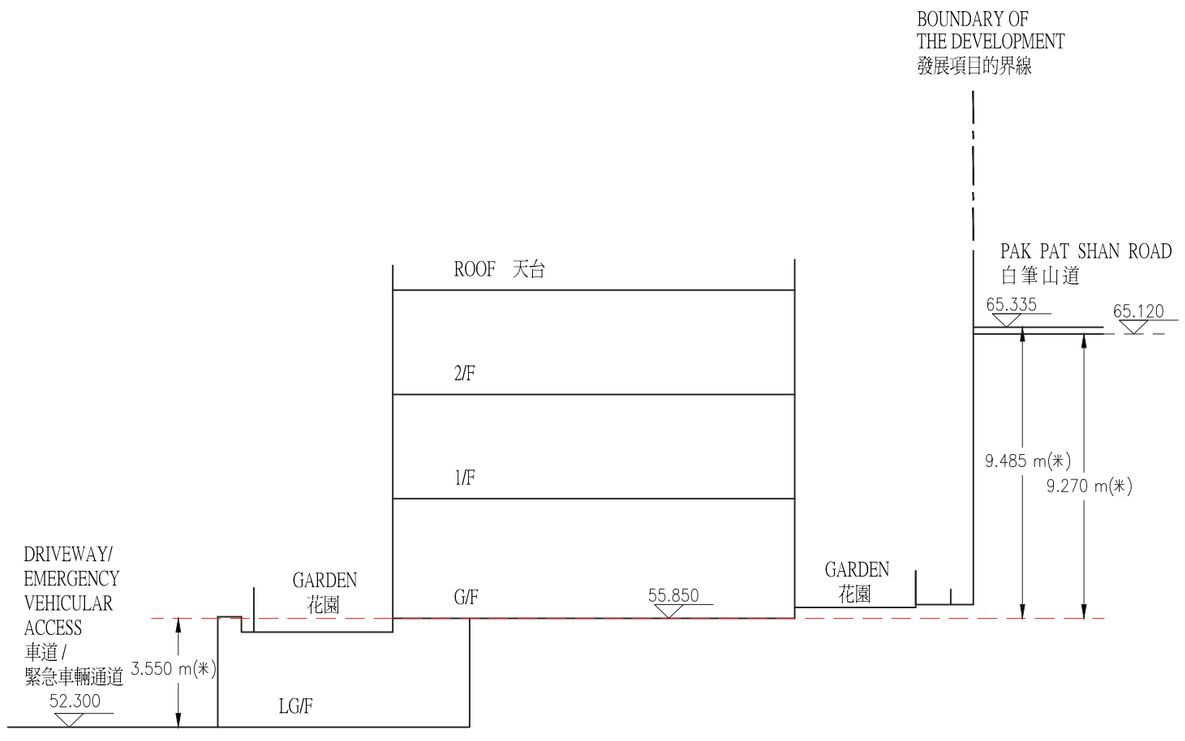
CROSS - SECTION PLAN A
橫截面圖 A

- The part of Pak Pat Shan Road adjacent to the building is 64.905 to 65.120 meters above the Hong Kong Principal Datum (HKPD).
  毗連建築物的一段白筆山道爲香港主水平基準以上 64.905 至 65.120 米
- The part of Driveway / Emergency Vehicular Access adjacent to the building is 52.300 meters above the Hong Kong Principal Datum (HKPD).
  毗連建築物的一段車道/緊急車輛通道爲香港主水平基準以上 52.300 米
- — — — — — Dotted line denotes the level of the lowest residential floor.
  虛線爲最低住宅樓層水平.
- ▽ Denotes height (in meters) above the Hong Kong Principal Datum.
  代表香港主水平基準以上的高度(米).

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

HOUSE 12 CROSS-SECTION PLAN
12號洋房 橫截面圖



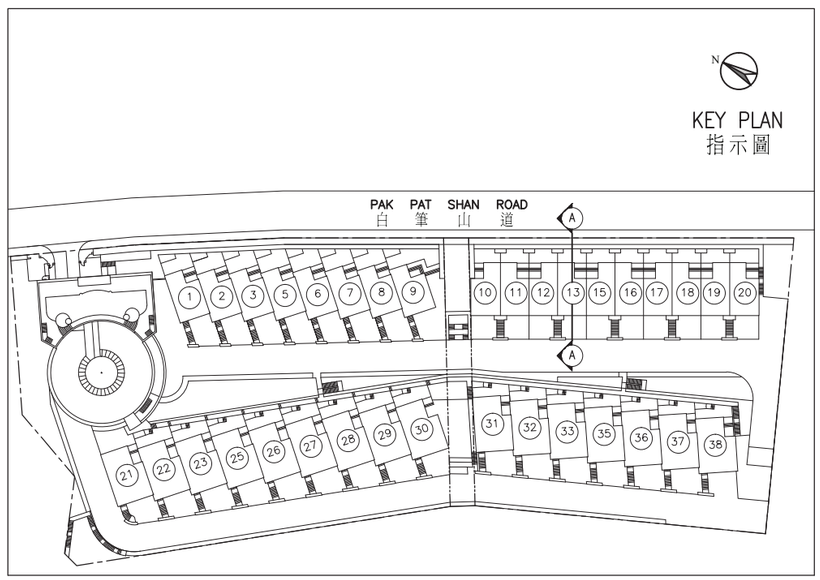


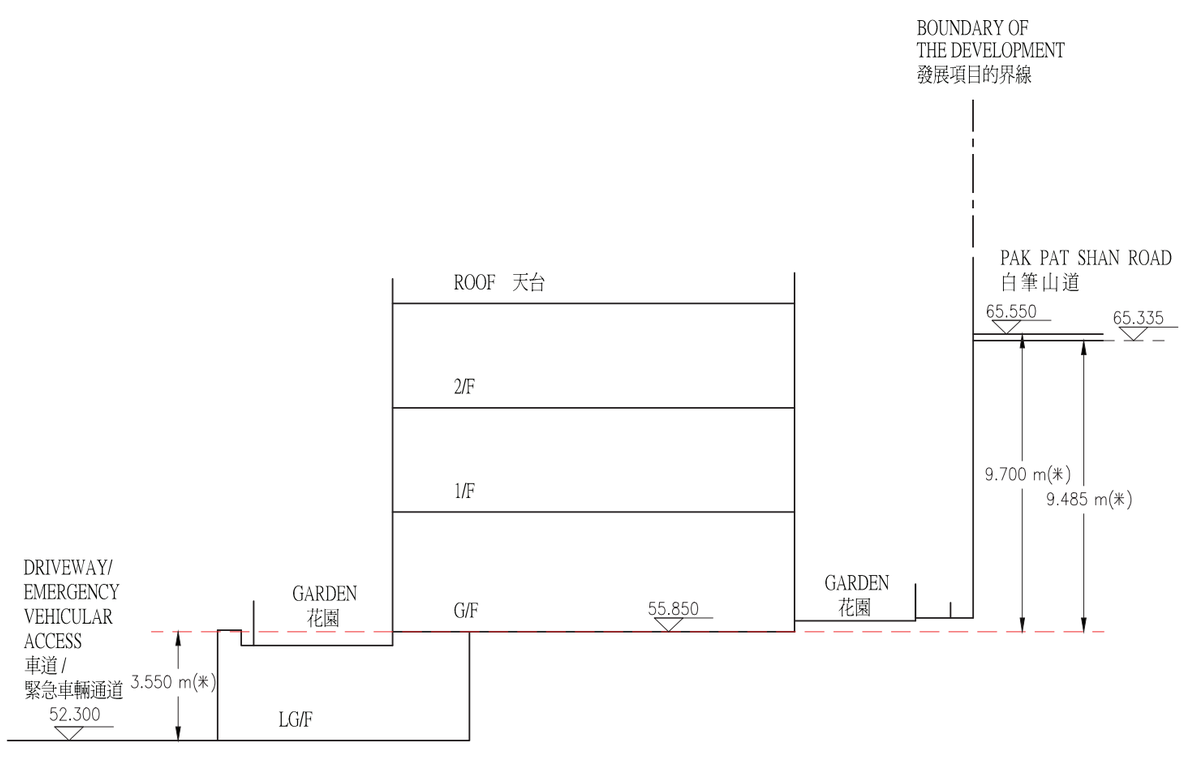
CROSS - SECTION PLAN A
橫截面圖 A

- The part of Pak Pat Shan Road adjacent to the building is 65.120 to 65.335 meters above the Hong Kong Principal Datum (HKPD).
  毗連建築物的一段白筆山道爲香港主水平基準以上 65.120 至 65.335 米
- The part of Driveway / Emergency Vehicular Access adjacent to the building is 52.300 meters above the Hong Kong Principal Datum (HKPD).
  毗連建築物的一段車道/緊急車輛通道爲香港主水平基準以上 52.300 米
- — — — — — Dotted line denotes the level of the lowest residential floor.
  虛線爲最低住宅樓層水平.
- ▽ Denotes height (in meters) above the Hong Kong Principal Datum.
  代表香港主水平基準以上的高度(米).

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

HOUSE 13 CROSS-SECTION PLAN
13號洋房 橫截面圖



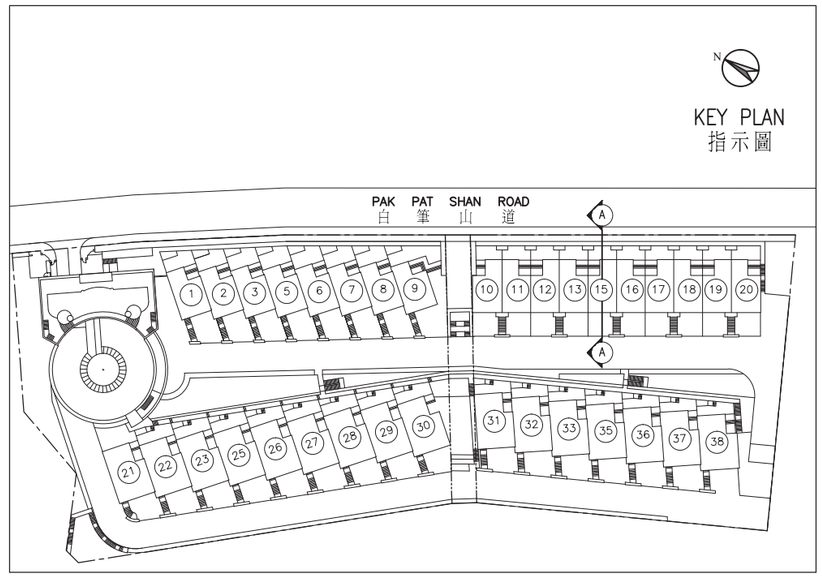


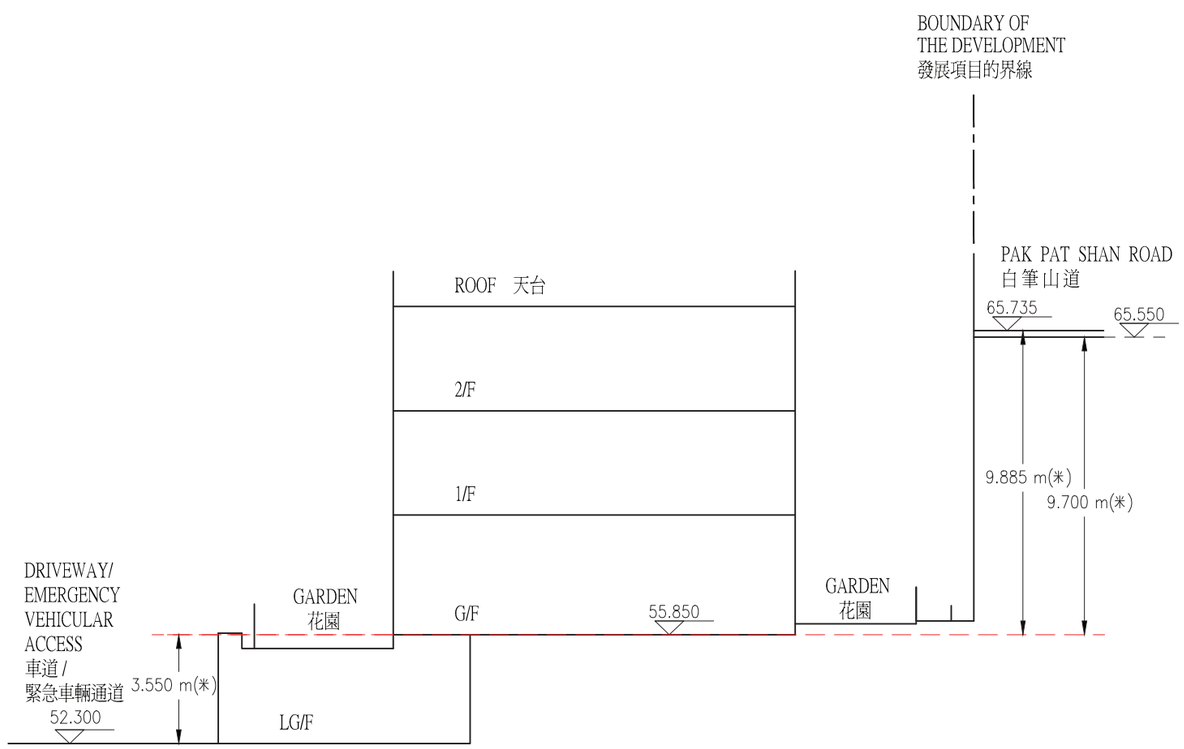
CROSS - SECTION PLAN A
橫截面圖 A

- The part of Pak Pat Shan Road adjacent to the building is 65.335 to 65.550 meters above the Hong Kong Principal Datum (HKPD).
  毗連建築物的一段白筆山道爲香港主水平基準以上 65.335 至 65.550 米
- The part of Driveway / Emergency Vehicular Access adjacent to the building is 52.300 meters above the Hong Kong Principal Datum (HKPD).
  毗連建築物的一段車道/緊急車輛通道爲香港主水平基準以上 52.300 米
- — — — — — Dotted line denotes the level of the lowest residential floor.
  虛線爲最低住宅樓層水平.
- ▽ Denotes height (in meters) above the Hong Kong Principal Datum.
  代表香港主水平基準以上的高度(米).

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

HOUSE 15 CROSS-SECTION PLAN
15號洋房 橫截面圖



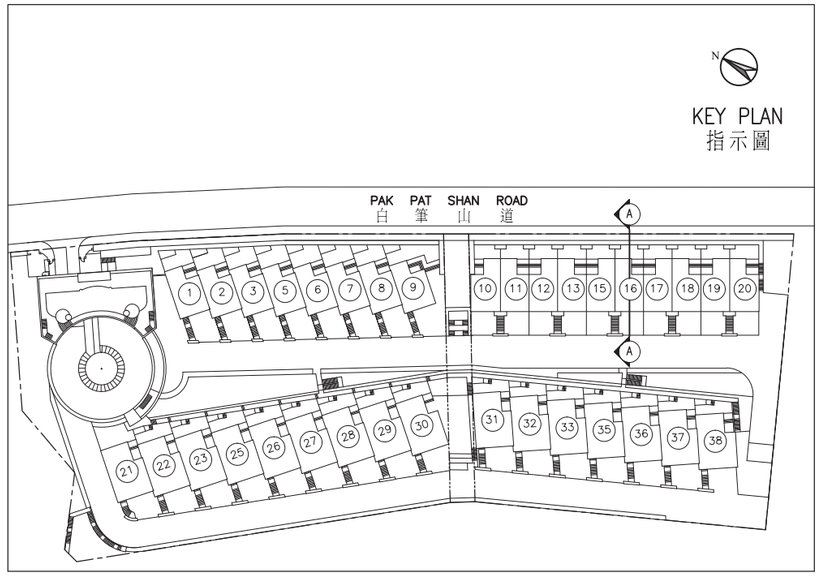


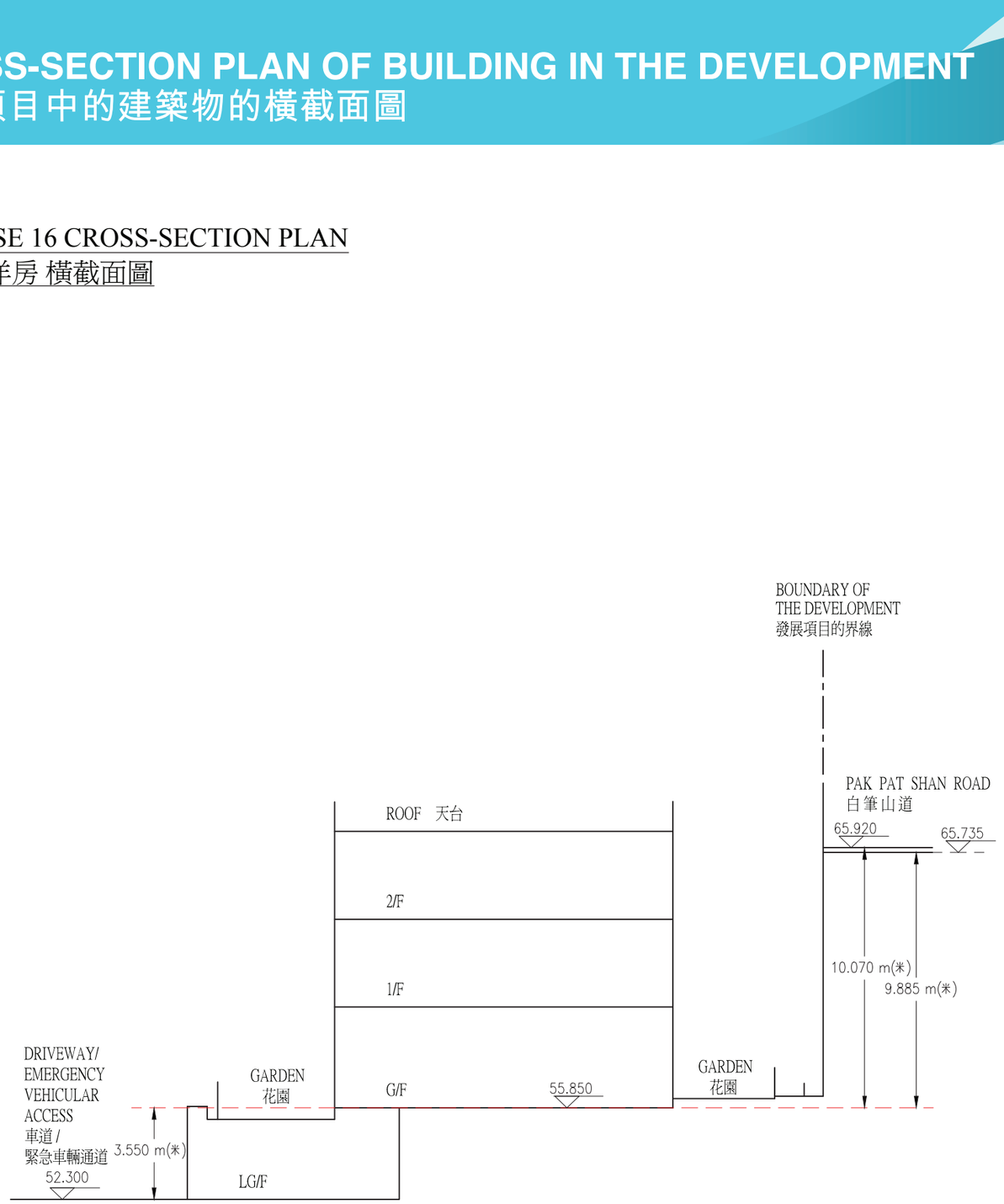
CROSS - SECTION PLAN A
橫截面圖 A

- The part of Pak Pat Shan Road adjacent to the building is 65.550 to 65.735 meters above the Hong Kong Principal Datum (HKPD).
  毗連建築物的一段白筆山道爲香港主水平基準以上 65.550 至 65.735 米
- The part of Driveway / Emergency Vehicular Access adjacent to the building is 52.300 meters above the Hong Kong Principal Datum (HKPD).
  毗連建築物的一段車道/緊急車輛通道爲香港主水平基準以上 52.300 米
- — — — — — Dotted line denotes the level of the lowest residential floor.
  虛線爲最低住宅樓層水平.
- ▽ Denotes height (in meters) above the Hong Kong Principal Datum.
  代表香港主水平基準以上的高度(米).

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

HOUSE 16 CROSS-SECTION PLAN
16號洋房 橫截面圖



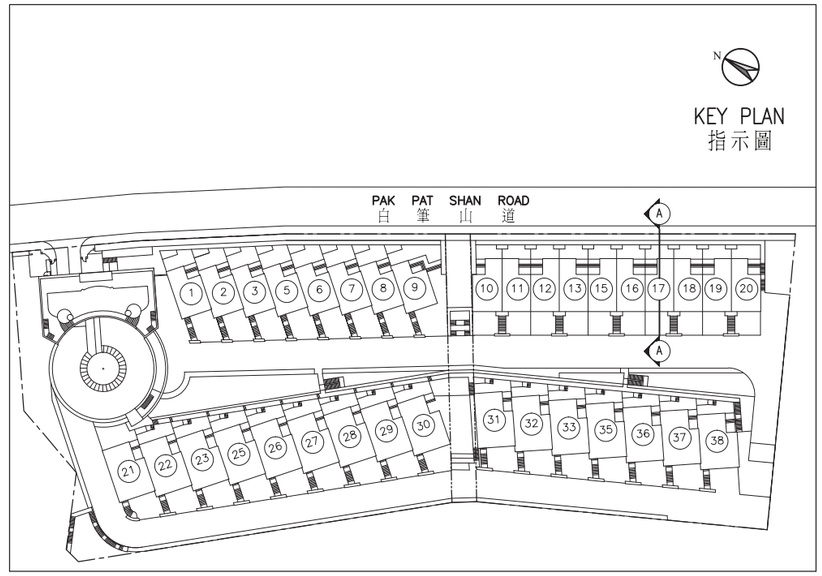


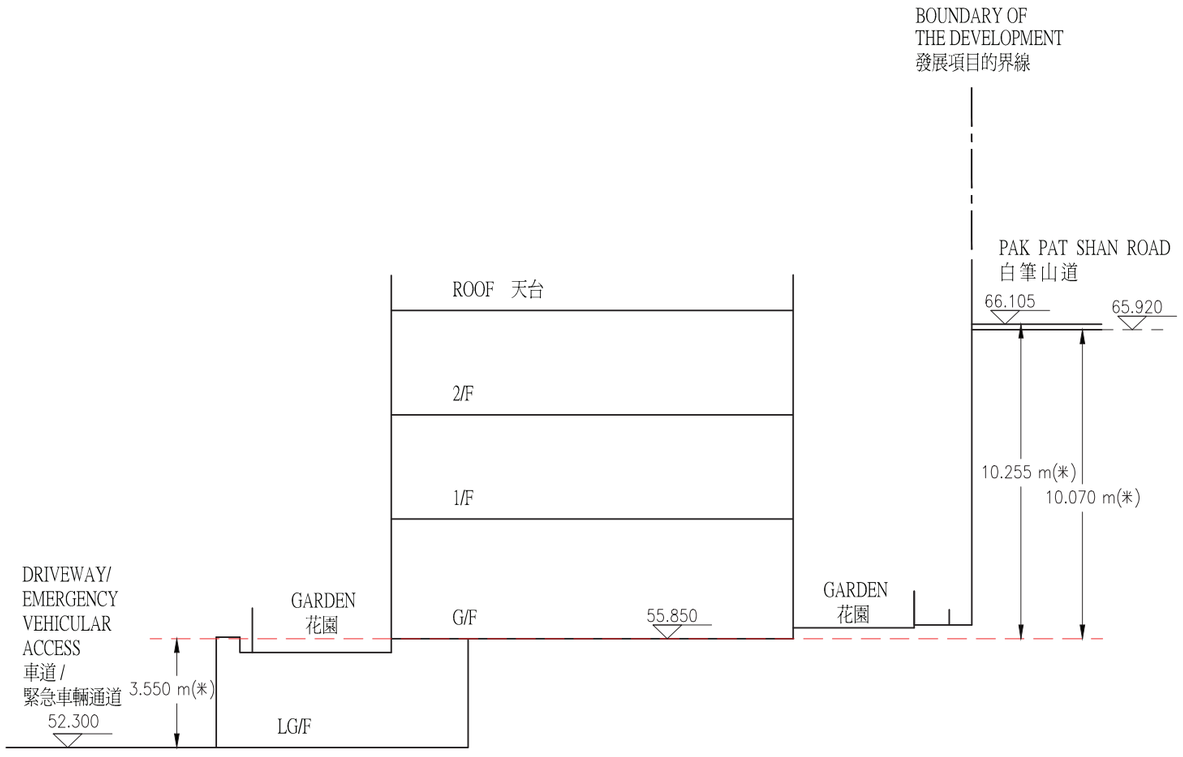
CROSS - SECTION PLAN A
橫截面圖 A

- The part of Pak Pat Shan Road adjacent to the building is 65.735 to 65.920 meters above the Hong Kong Principal Datum (HKPD).
  毗連建築物的一段白筆山道爲香港主水平基準以上 65.735 至 65.920 米
- The part of Driveway / Emergency Vehicular Access adjacent to the building is 52.300 meters above the Hong Kong Principal Datum (HKPD).
  毗連建築物的一段車道/緊急車輛通道爲香港主水平基準以上 52.300 米
- — — — — — Dotted line denotes the level of the lowest residential floor.
  虛線爲最低住宅樓層水平.
- ▽ Denotes height (in meters) above the Hong Kong Principal Datum.
  代表香港主水平基準以上的高度(米).

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

HOUSE 17 CROSS-SECTION PLAN
17號洋房 橫截面圖



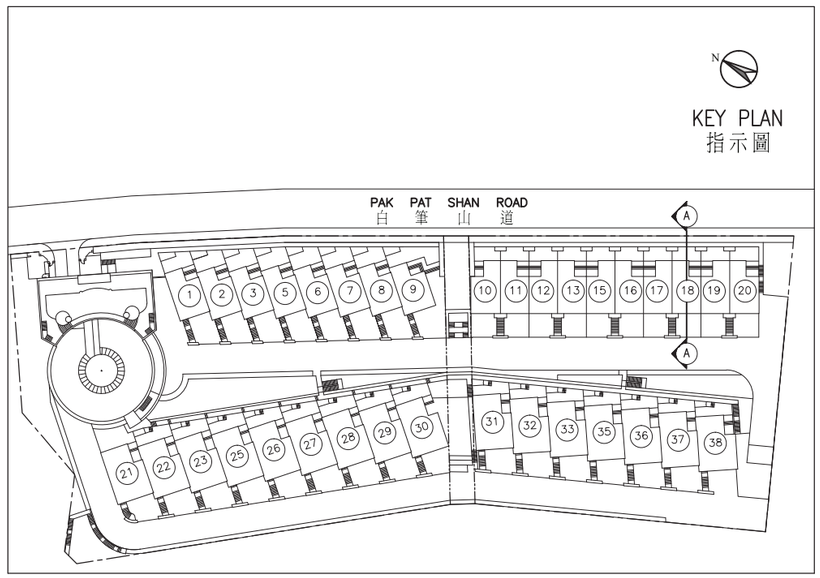


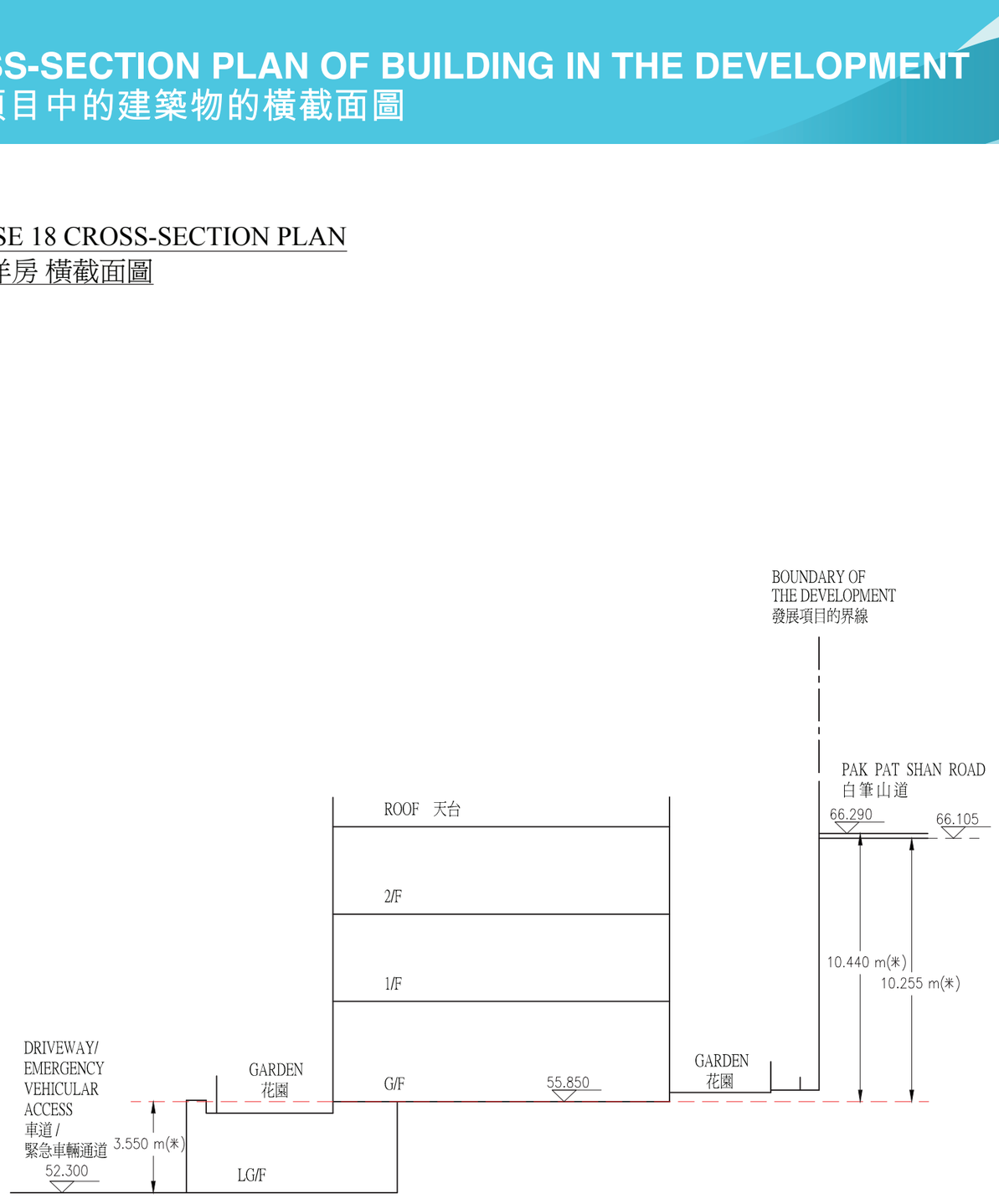
CROSS - SECTION PLAN A
橫截面圖 A

- The part of Pak Pat Shan Road adjacent to the building is 65.920 to 66.105 meters above the Hong Kong Principal Datum (HKPD).
  毗連建築物的一段白筆山道爲香港主水平基準以上 65.920 至 66.105 米
- The part of Driveway / Emergency Vehicular Access adjacent to the building is 52.300 meters above the Hong Kong Principal Datum (HKPD).
  毗連建築物的一段車道/緊急車輛通道爲香港主水平基準以上 52.300 米
- — — — — — Dotted line denotes the level of the lowest residential floor.
  虛線爲最低住宅樓層水平.
- ▽ Denotes height (in meters) above the Hong Kong Principal Datum.
  代表香港主水平基準以上的高度(米).

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

HOUSE 18 CROSS-SECTION PLAN
18號洋房 橫截面圖



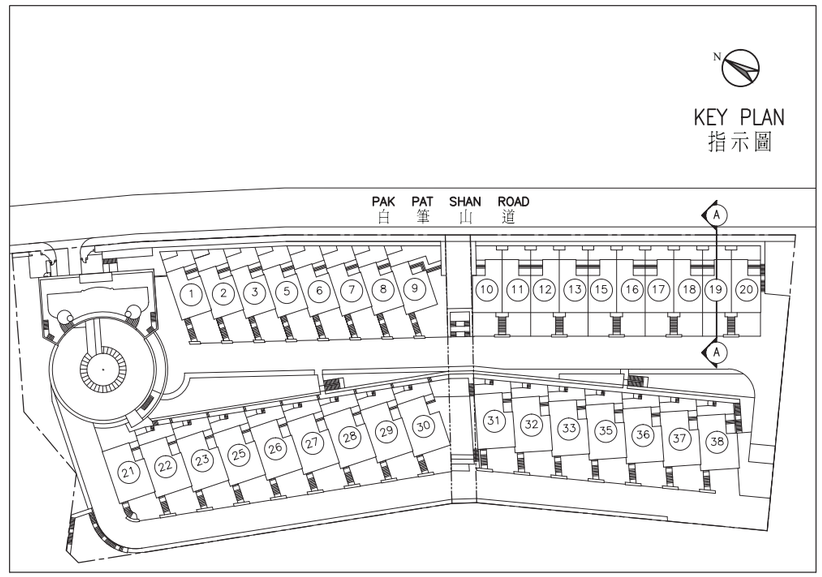


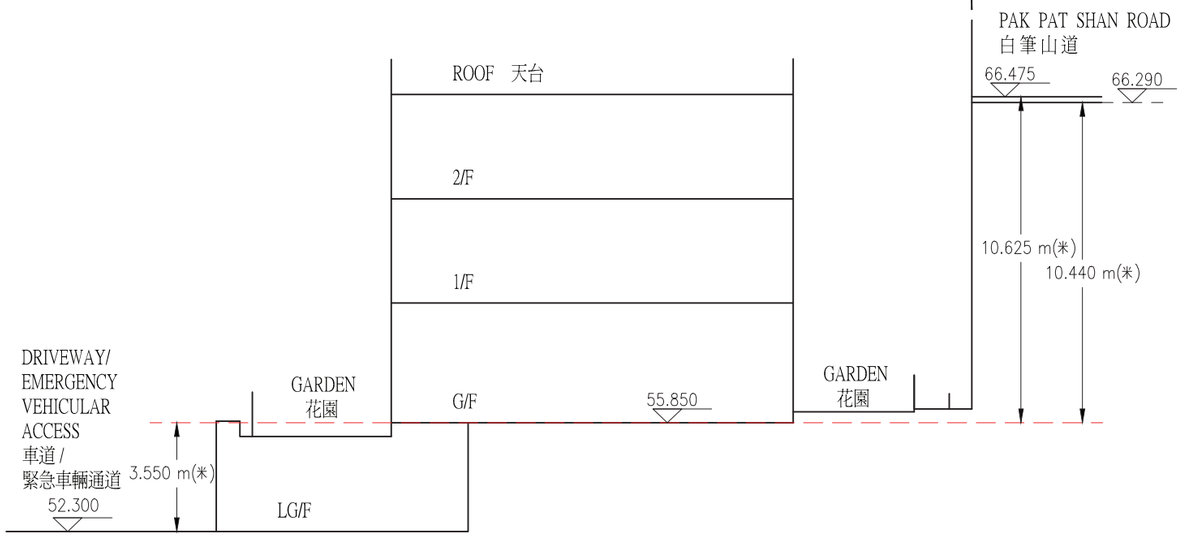
CROSS - SECTION PLAN A
橫截面圖 A

- The part of Pak Pat Shan Road adjacent to the building is 66.105 to 66.290 meters above the Hong Kong Principal Datum (HKPD).
  毗連建築物的一段白筆山道爲香港主水平基準以上 66.105 至 66.290 米
- The part of Driveway / Emergency Vehicular Access adjacent to the building is 52.300 meters above the Hong Kong Principal Datum (HKPD).
  毗連建築物的一段車道/緊急車輛通道爲香港主水平基準以上 52.300 米
- — — — — — Dotted line denotes the level of the lowest residential floor.
  虛線爲最低住宅樓層水平.
- ▽ Denotes height (in meters) above the Hong Kong Principal Datum.
  代表香港主水平基準以上的高度(米).

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

HOUSE 19 CROSS-SECTION PLAN
19號洋房 橫截面圖



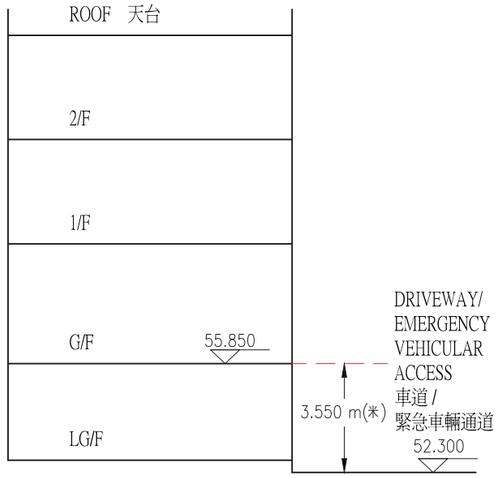


CROSS - SECTION PLAN A
橫截面圖 A

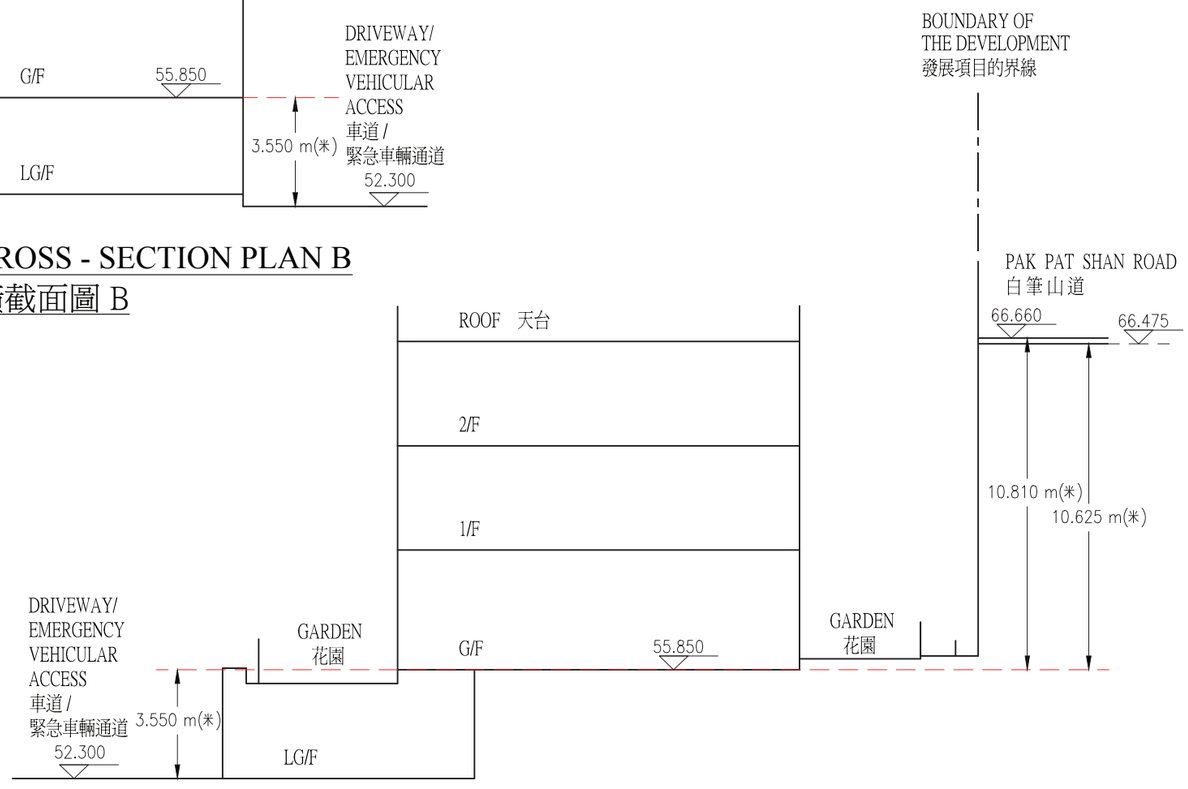
- The part of Pak Pat Shan Road adjacent to the building is 66.290 to 66.475 meters above the Hong Kong Principal Datum (HKPD).
  毗連建築物的一段白筆山道爲香港主水平基準以上 66.290 至 66.475 米
- The part of Driveway / Emergency Vehicular Access adjacent to the building is 52.300 meters above the Hong Kong Principal Datum (HKPD).
  毗連建築物的一段車道/緊急車輛通道爲香港主水平基準以上 52.300 米
- — — — — — Dotted line denotes the level of the lowest residential floor.
  虛線爲最低住宅樓層水平.
- ▽ Denotes height (in meters) above the Hong Kong Principal Datum.
  代表香港主水平基準以上的高度(米).

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

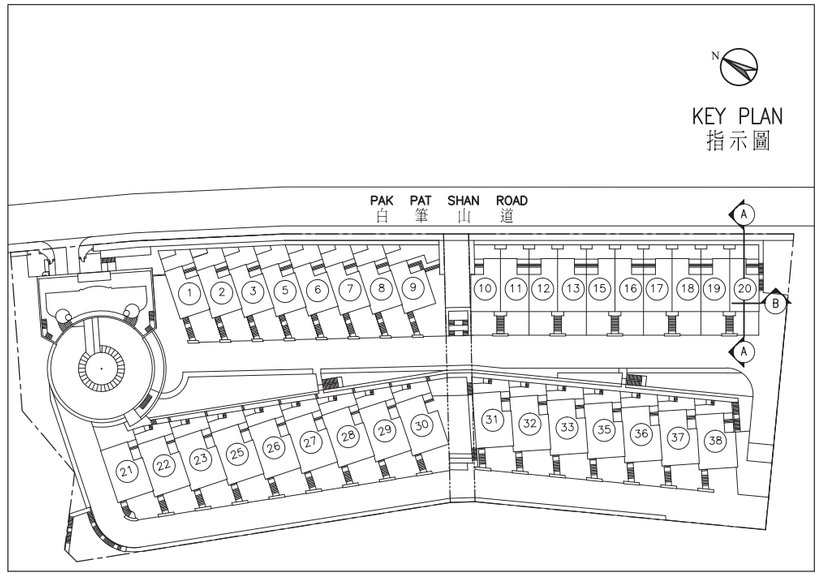
HOUSE 20 CROSS-SECTION PLAN
20號洋房 橫截面圖



CROSS - SECTION PLAN B
橫截面圖 B



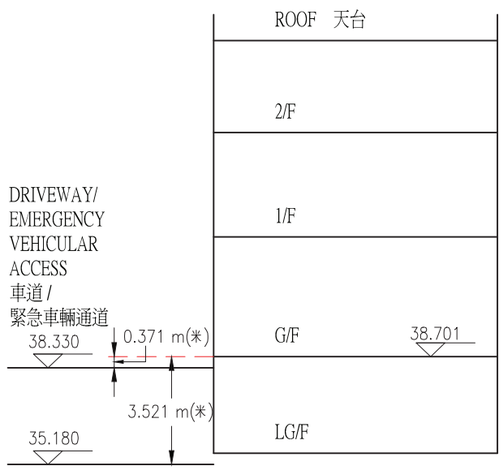
CROSS - SECTION PLAN A
橫截面圖 A



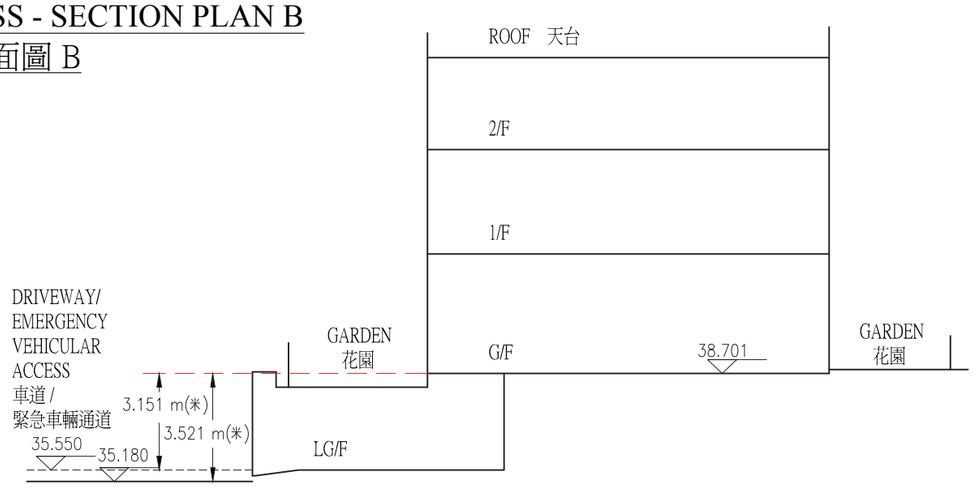
- The part of Pak Pat Shan Road adjacent to the building is 66.475 to 66.660 meters above the Hong Kong Principal Datum (HKPD).
  毗連建築物的一段白筆山道爲香港主水平基準以上 66.475 至 66.660 米
- The part of Driveway / Emergency Vehicular Access adjacent to the building is 52.300 meters above the Hong Kong Principal Datum (HKPD).
  毗連建築物的一段車道/緊急車輛通道爲香港主水平基準以上 52.300 米
- — — — — — Dotted line denotes the level of the lowest residential floor.
  虛線爲最低住宅樓層水平.
- ▽ Denotes height (in meters) above the Hong Kong Principal Datum.
  代表香港主水平基準以上的高度(米).

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

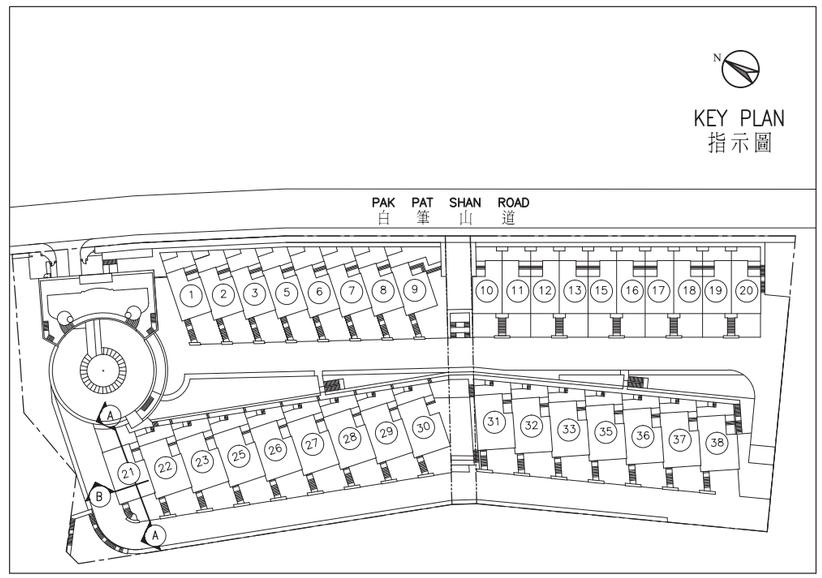
HOUSE 21 CROSS-SECTION PLAN
21號洋房 橫截面圖



CROSS - SECTION PLAN B
橫截面圖 B



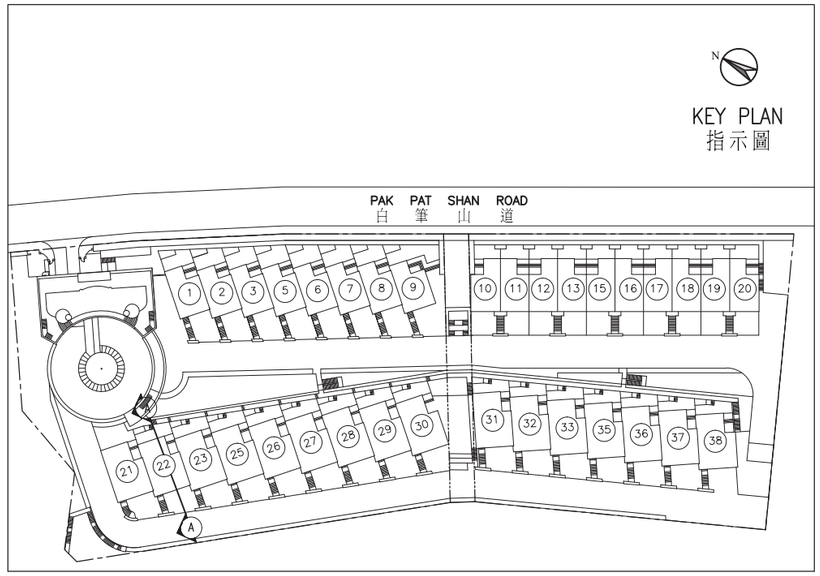
CROSS - SECTION PLAN A
橫截面圖 A

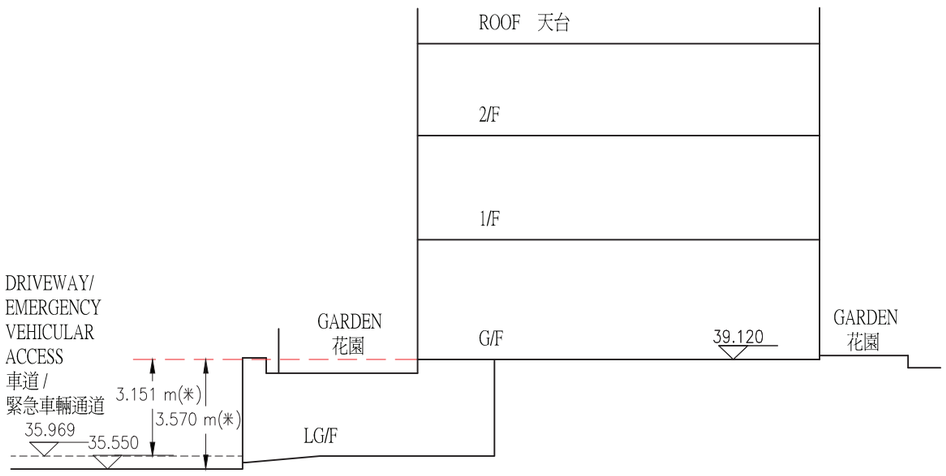


- The part of Driveway / Emergency Vehicular Access adjacent to the building is 35.180 to 38.330 meters above the Hong Kong Principal Datum (HKPD).
  毗連建築物的一段車道/緊急車輛通道爲香港主水平基準以上 35.180 至 38.330 米
- The part of Driveway / Emergency Vehicular Access adjacent to the building is 35.180 to 35.550 meters above the Hong Kong Principal Datum (HKPD).
  毗連建築物的一段車道/緊急車輛通道爲香港主水平基準以上 35.180 至 35.550 米
- — — — — — Dotted line denotes the level of the lowest residential floor.
  虛線爲最低住宅樓層水平.
- ▽ Denotes height (in meters) above the Hong Kong Principal Datum.
  代表香港主水平基準以上的高度(米).

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

HOUSE 22 CROSS-SECTION PLAN
22號洋房 橫截面圖



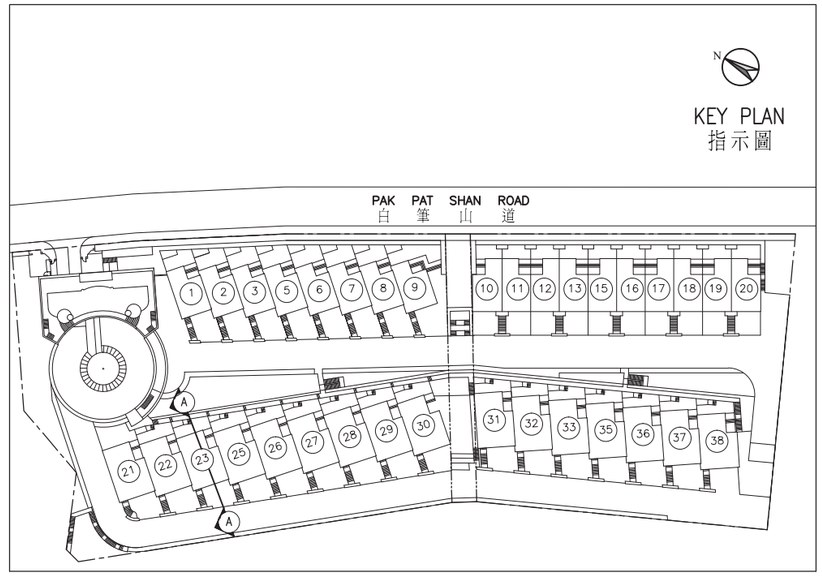


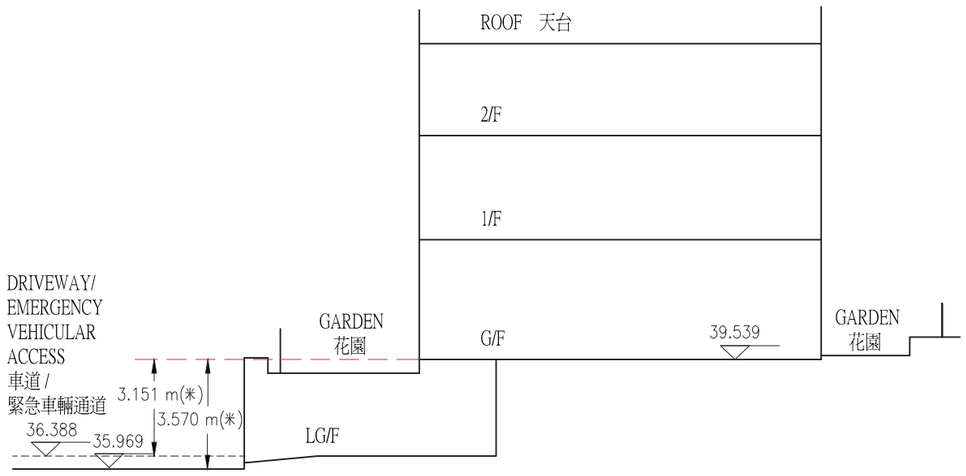
CROSS - SECTION PLAN A
橫截面圖 A

- The part of Driveway / Emergency Vehicular Access adjacent to the building is 35.550 to 35.969 meters above the Hong Kong Principal Datum (HKPD).
毗連建築物的一段車道/緊急車輛通道道爲香港主水平基準以上 35.550 至 35.969 米
- — — — — — Dotted line denotes the level of the lowest residential floor.
虛線爲最低住宅樓層水平.
- ▽ Denotes height (in meters) above the Hong Kong Principal Datum.
代表香港主水平基準以上的高度(米).

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

HOUSE 23 CROSS-SECTION PLAN
23號洋房 橫截面圖

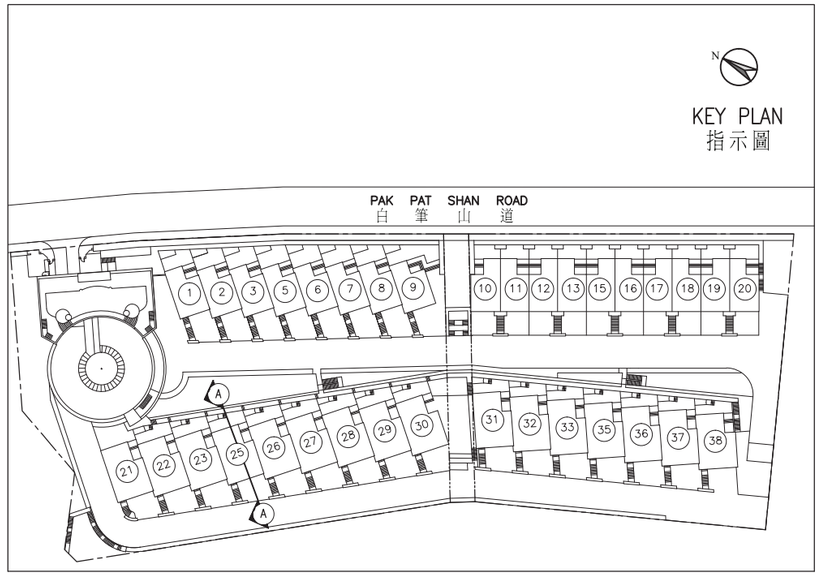


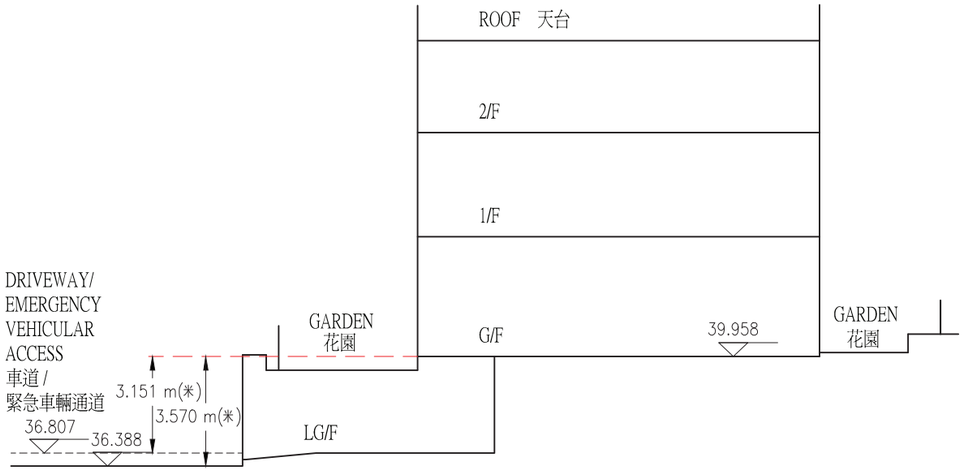


CROSS - SECTION PLAN A
橫截面圖 A

- The part of Driveway / Emergency Vehicular Access adjacent to the building is 35.969 to 36.388 meters above the Hong Kong Principal Datum (HKPD).
  毗連建築物的一段車道/緊急車輛通道爲香港主水平基準以上 35.969 至 36.388 米
- — — — — — Dotted line denotes the level of the lowest residential floor.
  虛線爲最低住宅樓層水平.
- ▽ Denotes height (in meters) above the Hong Kong Principal Datum.
  代表香港主水平基準以上的高度(米).

HOUSE 25 CROSS-SECTION PLAN
25號洋房 橫截面圖



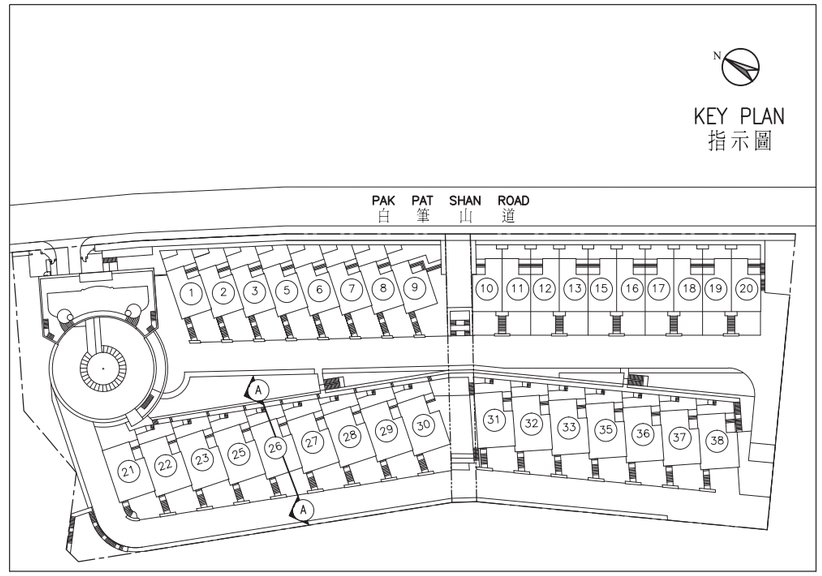


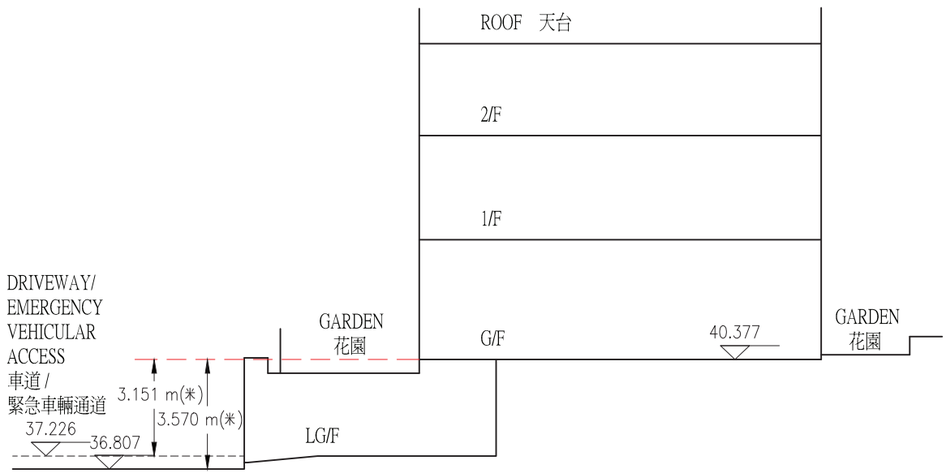
CROSS - SECTION PLAN A
橫截面圖 A

- The part of Driveway / Emergency Vehicular Access adjacent to the building is 36.388 to 36.807 meters above the Hong Kong Principal Datum (HKPD).
  毗連建築物的一段車道/緊急車輛通道爲香港主水平基準以上 36.388 至 36.807 米
- — — — — — Dotted line denotes the level of the lowest residential floor.
  虛線爲最低住宅樓層水平.
- ▽ Denotes height (in meters) above the Hong Kong Principal Datum.
  代表香港主水平基準以上的高度(米).

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

HOUSE 26 CROSS-SECTION PLAN
26號洋房 橫截面圖



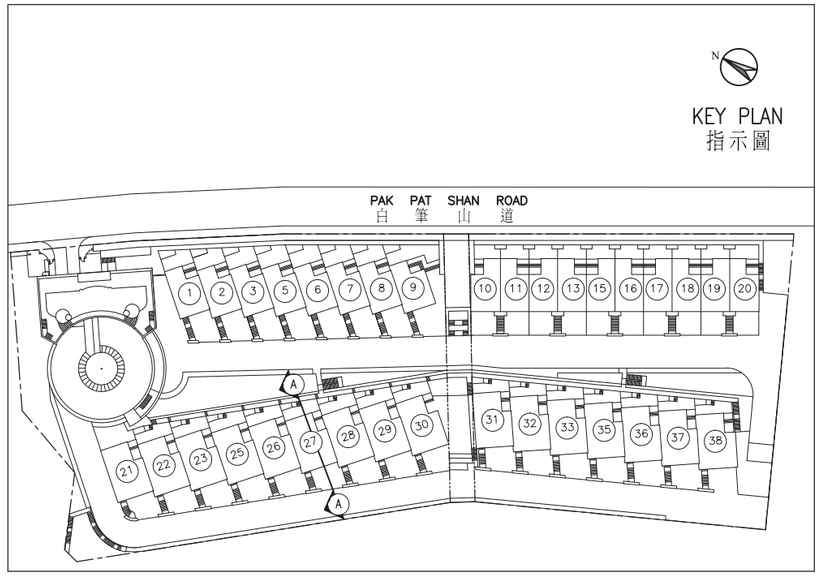


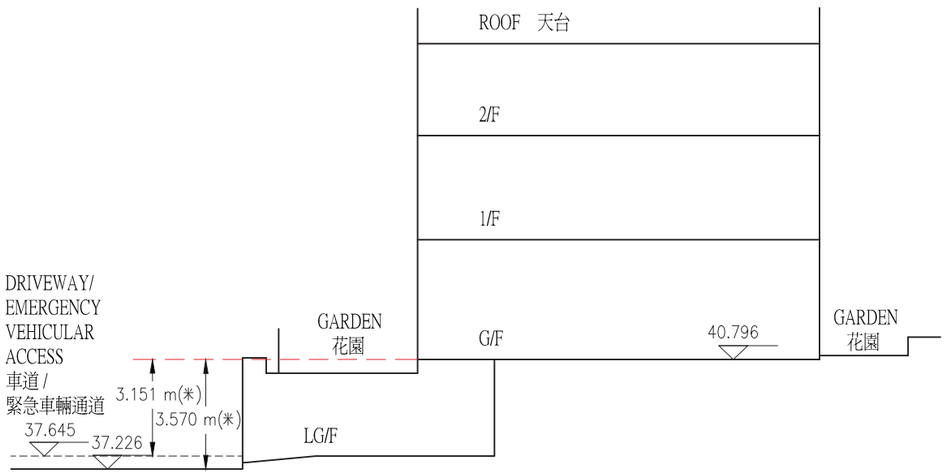
CROSS - SECTION PLAN A
橫截面圖 A

- The part of Driveway / Emergency Vehicular Access adjacent to the building is 36.807 to 37.226 meters above the Hong Kong Principal Datum (HKPD).
  毗連建築物的一段車道/緊急車輛通道爲香港主水平基準以上 36.807 至 37.226 米
- — — — — — Dotted line denotes the level of the lowest residential floor.
  虛線爲最低住宅樓層水平.
- ▽ Denotes height (in meters) above the Hong Kong Principal Datum.
  代表香港主水平基準以上的高度(米).

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

HOUSE 27 CROSS-SECTION PLAN
27號洋房 橫截面圖



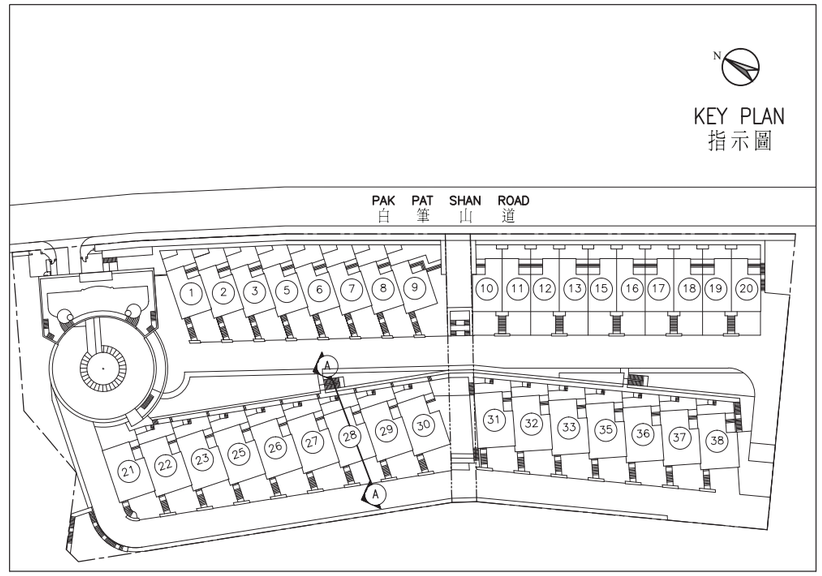


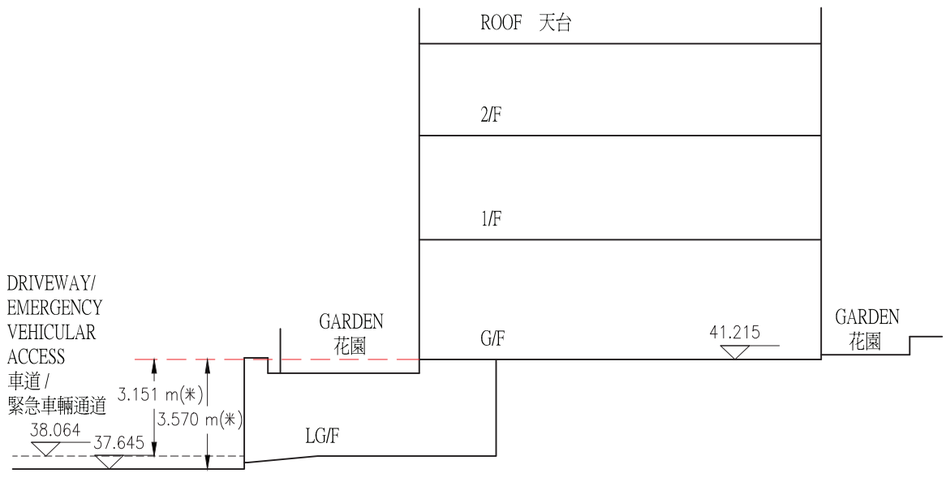
CROSS - SECTION PLAN A
橫截面圖 A

- The part of Driveway / Emergency Vehicular Access adjacent to the building is 37.226 to 37.645 meters above the Hong Kong Principal Datum (HKPD).
  毗連建築物的一段車道/緊急車輛通道道爲香港主水平基準以上 37.226 至 37.645 米
- — — — — — Dotted line denotes the level of the lowest residential floor.
  虛線爲最低住宅樓層水平.
- ▽ Denotes height (in meters) above the Hong Kong Principal Datum.
  代表香港主水平基準以上的高度(米).

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

HOUSE 28 CROSS-SECTION PLAN
28號洋房 橫截面圖



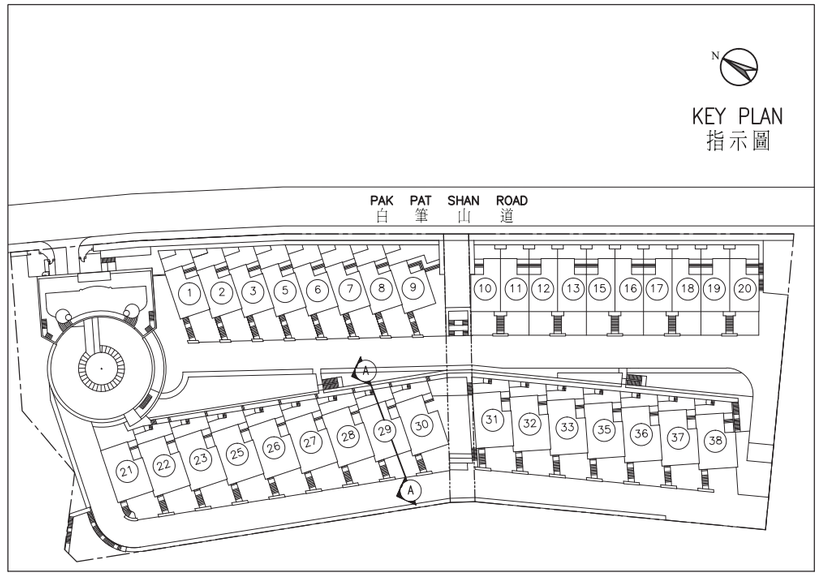


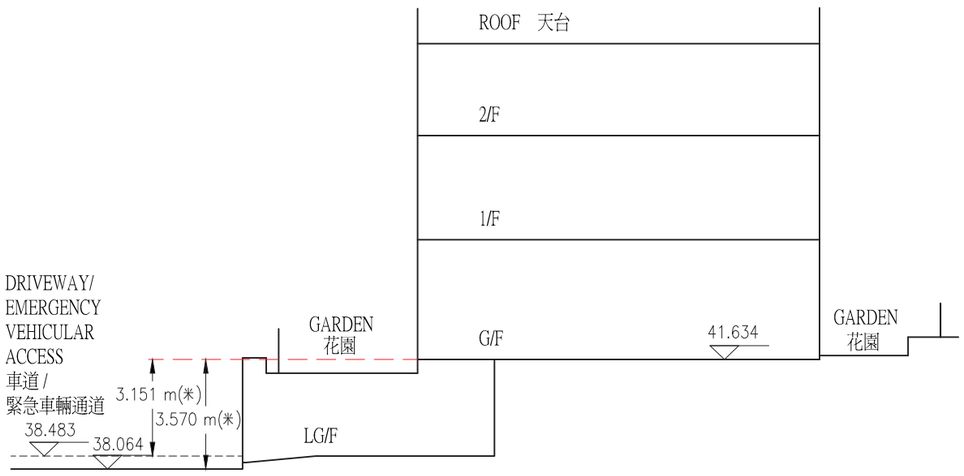
CROSS - SECTION PLAN A
橫截面圖 A

- The part of Driveway / Emergency Vehicular Access adjacent to the building is 37.645 to 38.064 meters above the Hong Kong Principal Datum (HKPD).
  毗連建築物的一段車道/緊急車輛通道爲香港主水平基準以上 37.645 至 38.064 米
- — — — — — Dotted line denotes the level of the lowest residential floor.
  虛線爲最低住宅樓層水平.
- ▽ Denotes height (in meters) above the Hong Kong Principal Datum.
  代表香港主水平基準以上的高度(米).

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

HOUSE 29 CROSS-SECTION PLAN
29號洋房 橫截面圖



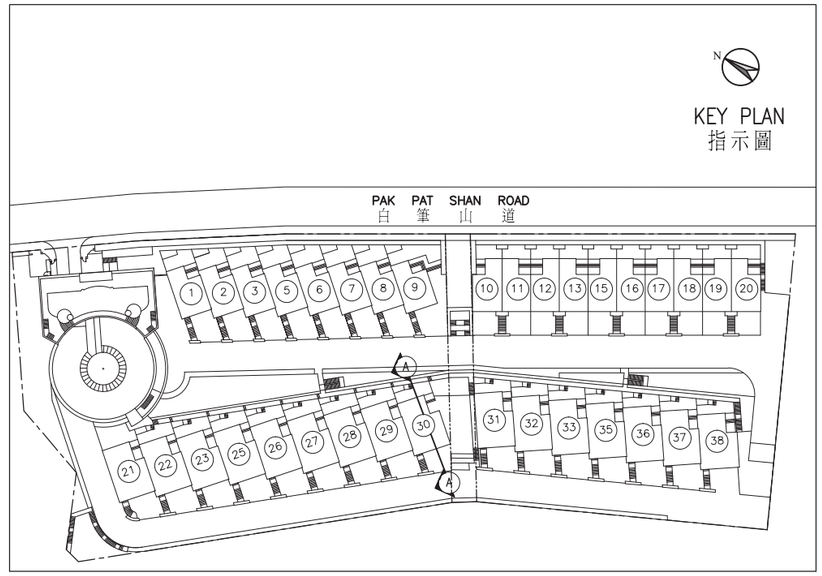


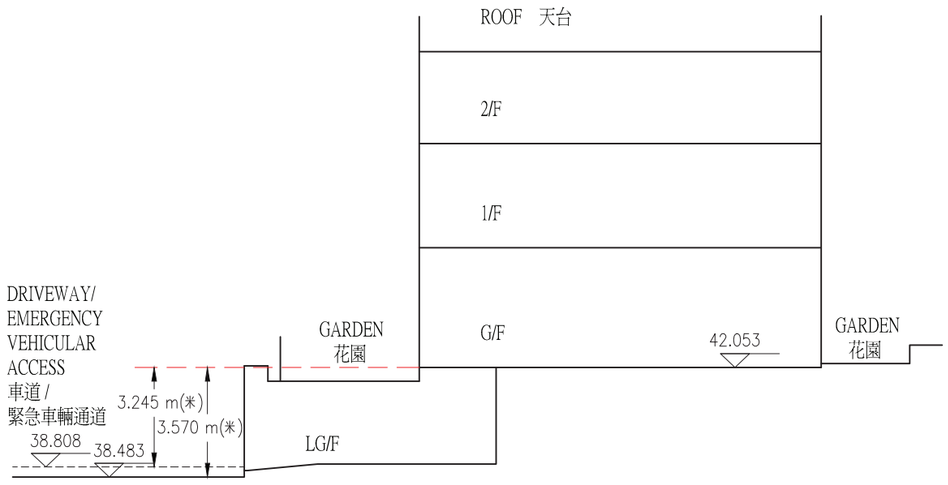
CROSS - SECTION PLAN A
橫截面圖 A

- The part of Driveway / Emergency Vehicular Access adjacent to the building is 38.064 to 38.483 meters above the Hong Kong Principal Datum (HKPD).
  毗連建築物的一段車道/緊急車輛通道道爲香港主水平基準以上 38.064 至 38.483 米
- — — — — — Dotted line denotes the level of the lowest residential floor.
  虛線爲最低住宅樓層水平.
- ▽ Denotes height (in meters) above the Hong Kong Principal Datum.
  代表香港主水平基準以上的高度(米).

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

HOUSE 30 CROSS-SECTION PLAN
30號洋房 橫截面圖



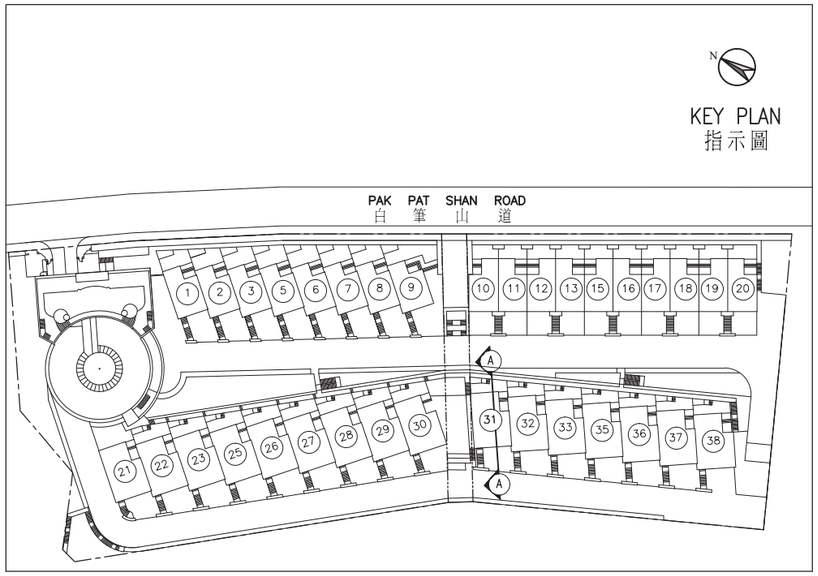


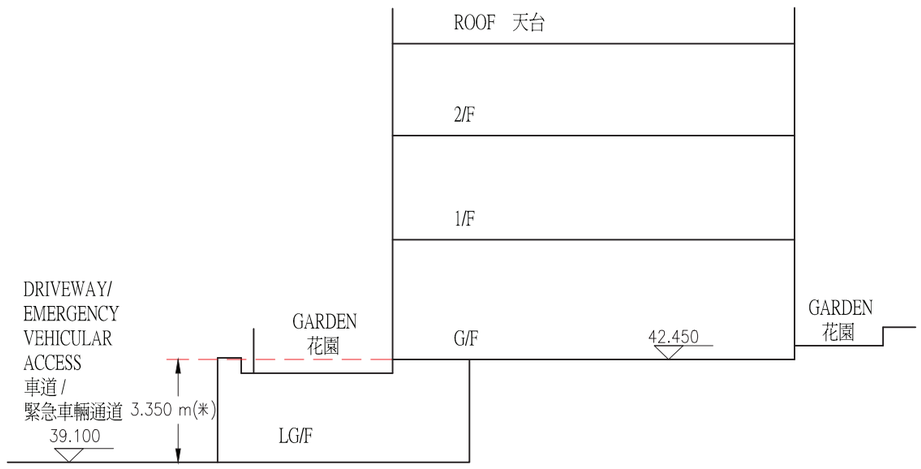
CROSS - SECTION PLAN A
橫截面圖 A

- The part of Driveway / Emergency Vehicular Access adjacent to the building is 38.483 to 38.808 meters above the Hong Kong Principal Datum (HKPD).
  毗連建築物的一段車道/緊急車輛通道爲香港主水平基準以上 38.483 至 38.808 米
- — — — — — Dotted line denotes the level of the lowest residential floor.
  虛線爲最低住宅樓層水平.
- ▽ Denotes height (in meters) above the Hong Kong Principal Datum.
  代表香港主水平基準以上的高度(米).

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

HOUSE 31 CROSS-SECTION PLAN
31號洋房 橫截面圖



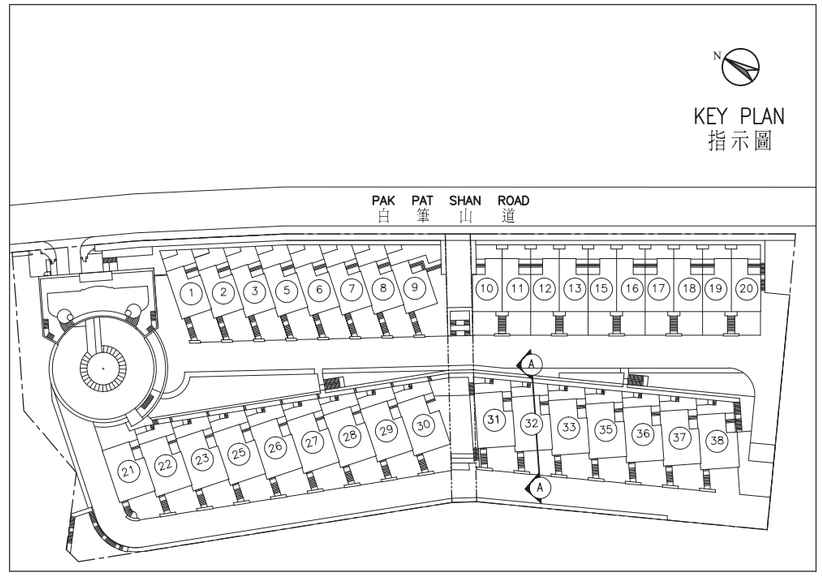


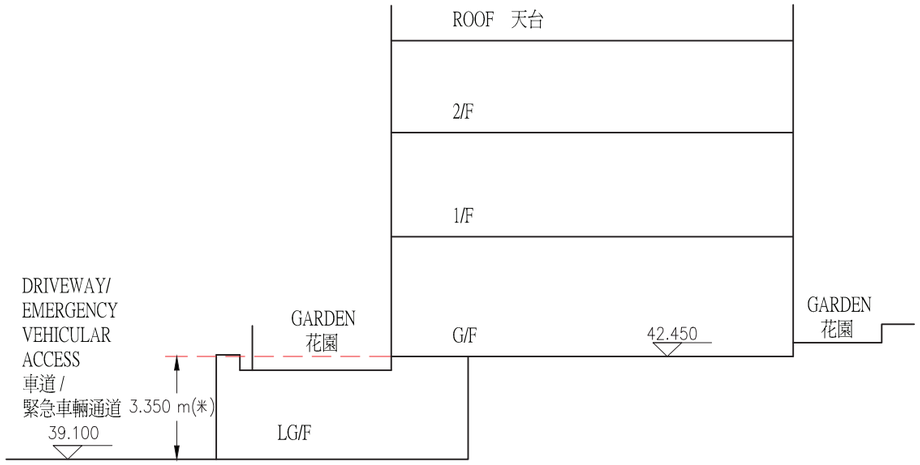
CROSS - SECTION PLAN A
橫截面圖 A

- The part of Driveway / Emergency Vehicular Access adjacent to the building is 39.100 meters above the Hong Kong Principal Datum (HKPD).
毗連建築物的一段車道/緊急車輛通道爲香港主水平基準以上 39.100 米
- — — — — — Dotted line denotes the level of the lowest residential floor.
虛線爲最低住宅樓層水平.
- ▽ Denotes height (in meters) above the Hong Kong Principal Datum.
代表香港主水平基準以上的高度(米).

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

HOUSE 32 CROSS-SECTION PLAN
32號洋房 橫截面圖



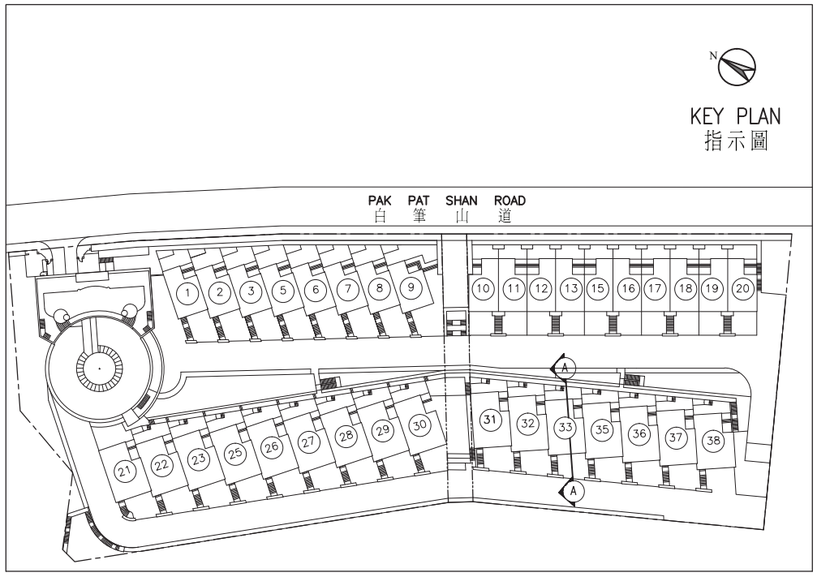


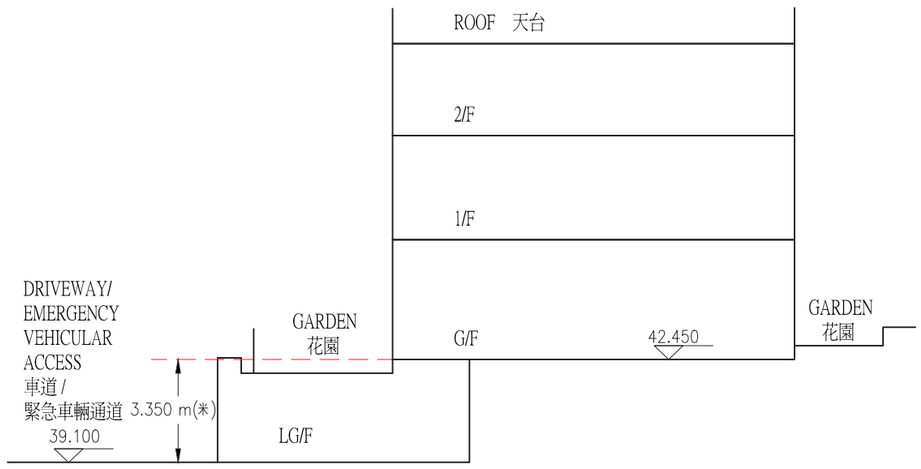
CROSS - SECTION PLAN A
橫截面圖 A

- The part of Driveway / Emergency Vehicular Access adjacent to the building is 39.100 meters above the Hong Kong Principal Datum (HKPD).
毗連建築物的一段車道/緊急車輛通道爲香港主水平基準以上 39.100 米
- — — — — — Dotted line denotes the level of the lowest residential floor.
虛線爲最低住宅樓層水平.
- ▽ Denotes height (in meters) above the Hong Kong Principal Datum.
代表香港主水平基準以上的高度(米).

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

HOUSE 33 CROSS-SECTION PLAN
33號洋房 橫截面圖



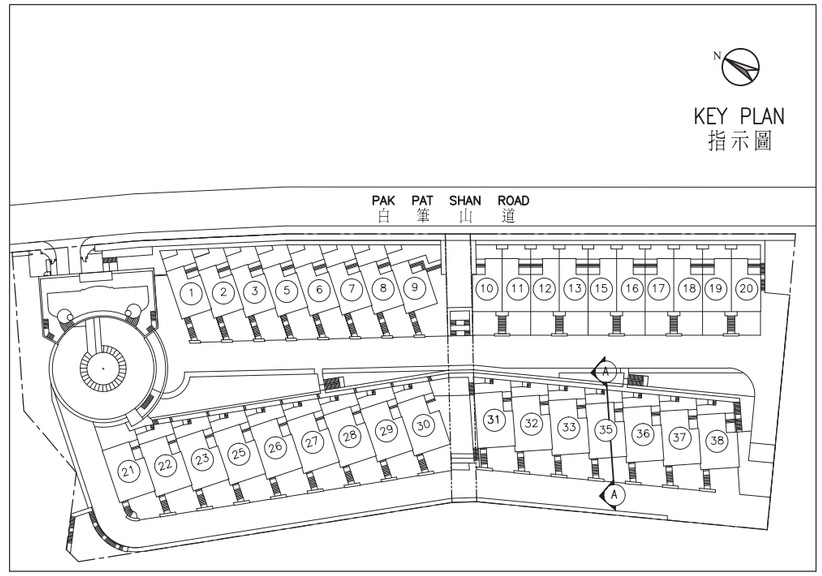


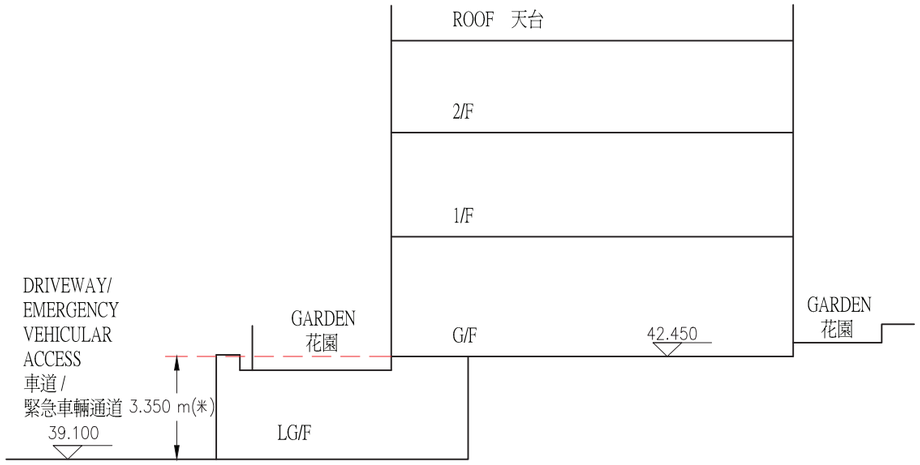
CROSS - SECTION PLAN A
橫截面圖 A

- The part of Driveway / Emergency Vehicular Access adjacent to the building is 39.100 meters above the Hong Kong Principal Datum (HKPD).
毗連建築物的一段車道/緊急車輛通道爲香港主水平基準以上 39.100 米
- — — — — — Dotted line denotes the level of the lowest residential floor.
虛線爲最低住宅樓層水平.
- ▽ Denotes height (in meters) above the Hong Kong Principal Datum.
代表香港主水平基準以上的高度(米).

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

HOUSE 35 CROSS-SECTION PLAN
35號洋房 橫截面圖



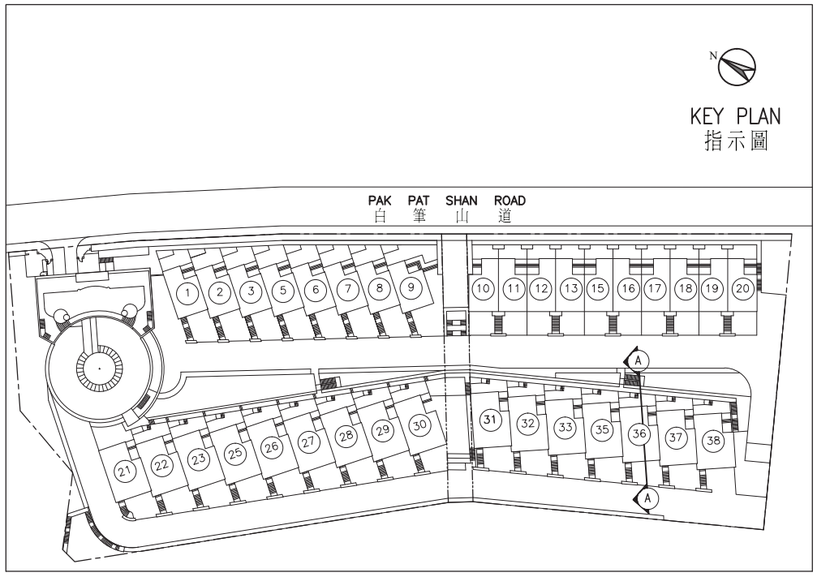


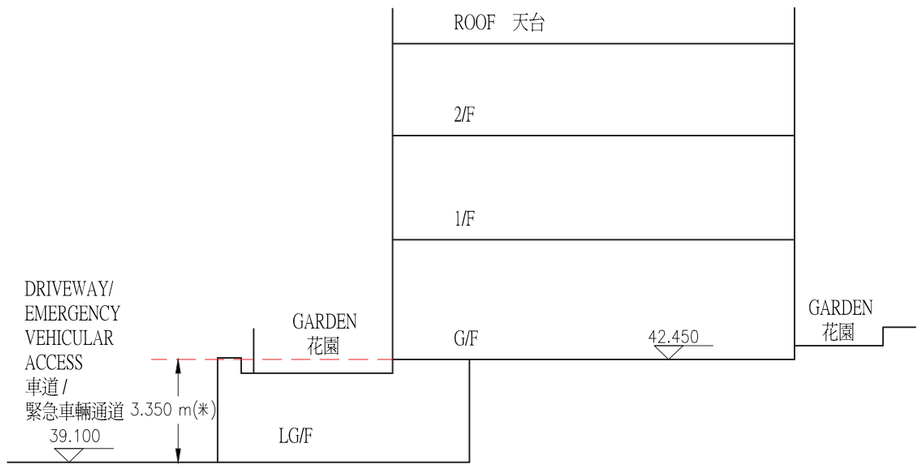
CROSS - SECTION PLAN A
橫截面圖 A

- The part of Driveway / Emergency Vehicular Access adjacent to the building is 39.100 meters above the Hong Kong Principal Datum (HKPD).
  毗連建築物的一段車道/緊急車輛通道爲香港主水平基準以上 39.100 米
- — — — — — Dotted line denotes the level of the lowest residential floor.
  虛線爲最低住宅樓層水平.
- ▽ Denotes height (in meters) above the Hong Kong Principal Datum.
  代表香港主水平基準以上的高度(米).

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

HOUSE 36 CROSS-SECTION PLAN
36號洋房 橫截面圖



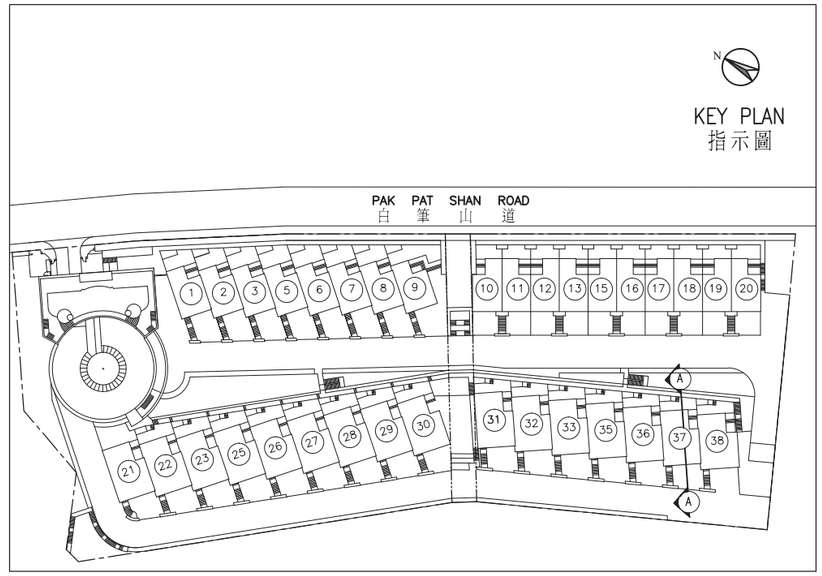


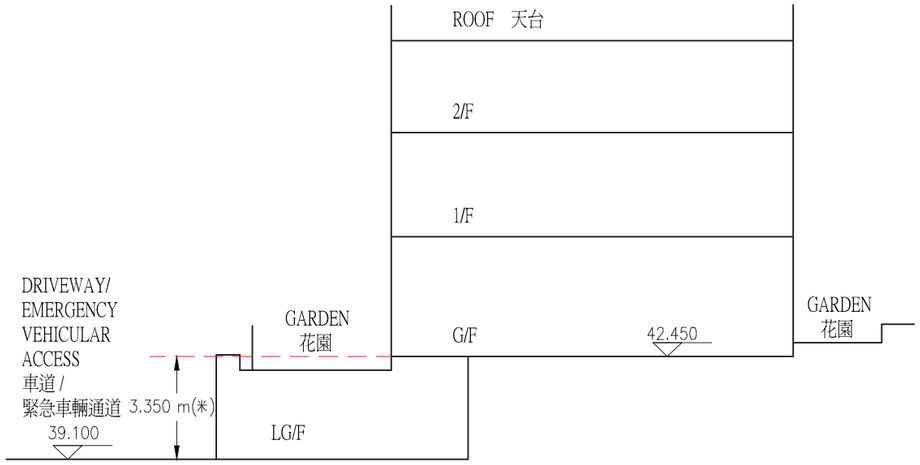
CROSS - SECTION PLAN A
橫截面圖 A

- The part of Driveway / Emergency Vehicular Access adjacent to the building is 39.100 meters above the Hong Kong Principal Datum (HKPD).
毗連建築物的一段車道/緊急車輛通道爲香港主水平基準以上 39.100 米
- — — — — — Dotted line denotes the level of the lowest residential floor.
虛線爲最低住宅樓層水平.
- ▽ Denotes height (in meters) above the Hong Kong Principal Datum.
代表香港主水平基準以上的高度(米).

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

HOUSE 37 CROSS-SECTION PLAN
37號洋房 橫截面圖



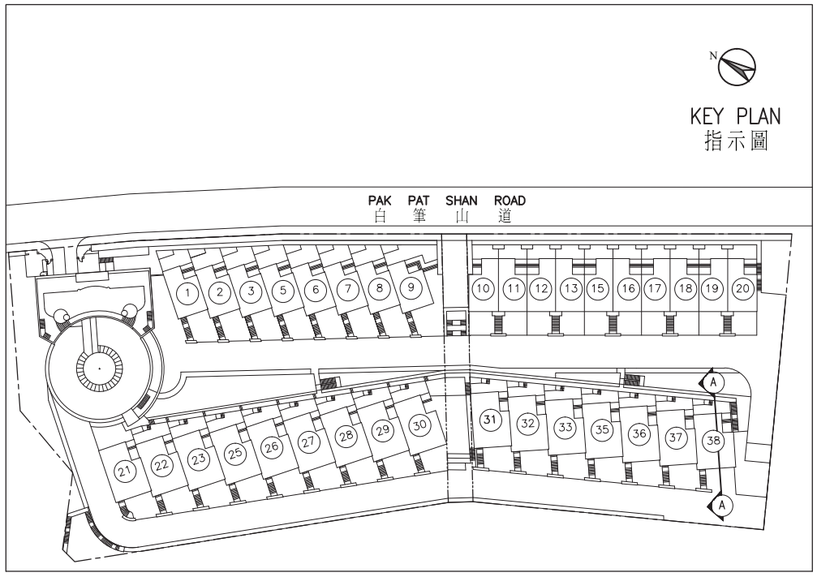


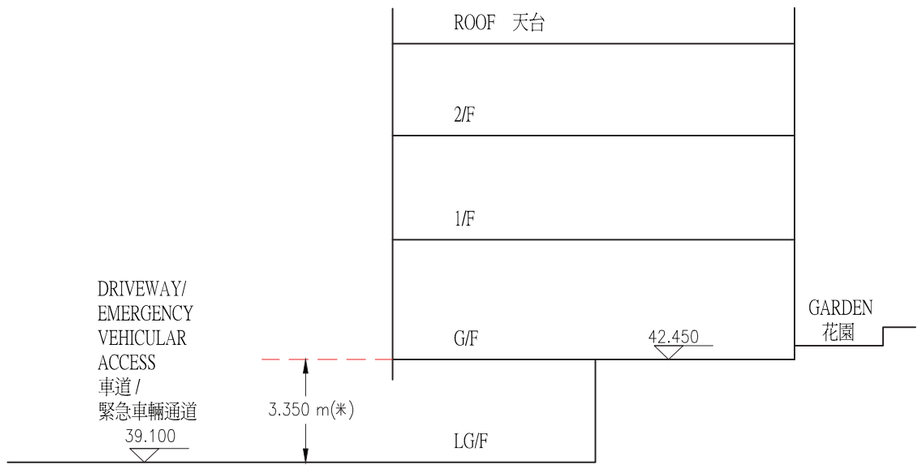
CROSS - SECTION PLAN A
橫截面圖 A

- The part of Driveway / Emergency Vehicular Access adjacent to the building is 39.100 meters above the Hong Kong Principal Datum (HKPD).
  毗連建築物的一段車道/緊急車輛通道爲香港主水平基準以上 39.100 米
- — — — — — Dotted line denotes the level of the lowest residential floor.
  虛線爲最低住宅樓層水平.
- ▽ Denotes height (in meters) above the Hong Kong Principal Datum.
  代表香港主水平基準以上的高度(米).

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

HOUSE 38 CROSS-SECTION PLAN
38號洋房 橫截面圖



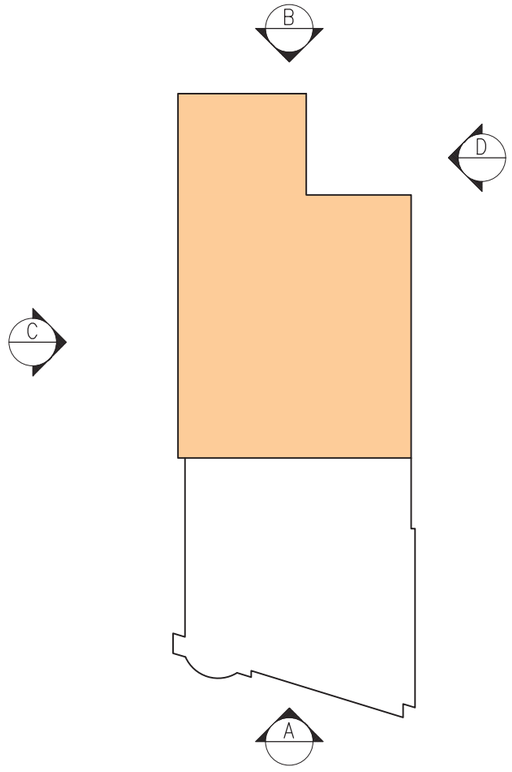


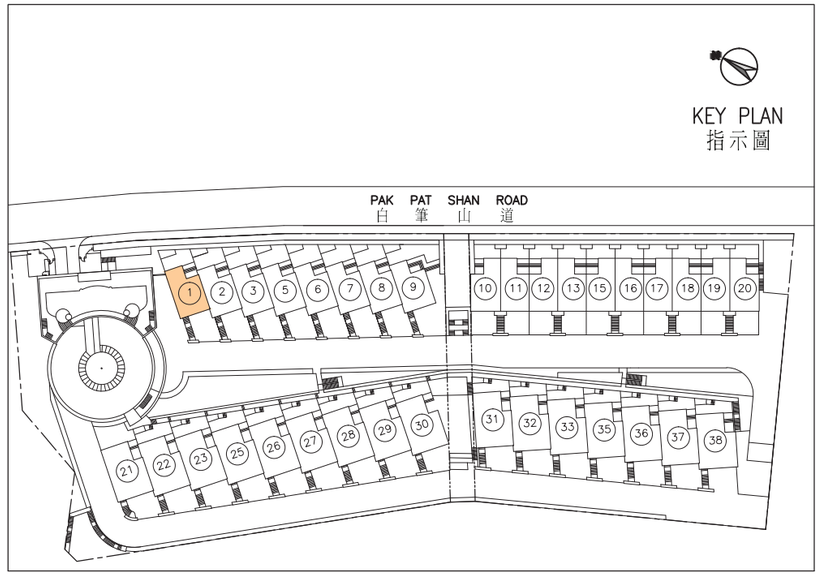
CROSS - SECTION PLAN A
橫截面圖 A

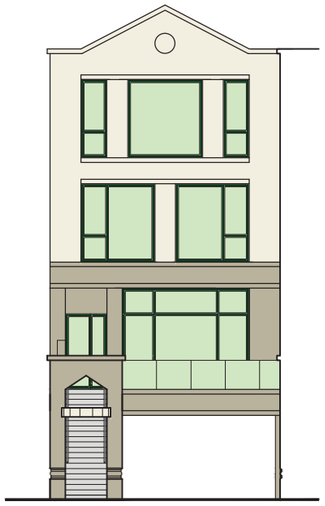
- The part of Driveway / Emergency Vehicular Access adjacent to the building is 39.100 meters above the Hong Kong Principal Datum (HKPD).
毗連建築物的一段車道/緊急車輛通道爲香港主水平基準以上 39.100 米
- — — — — — Dotted line denotes the level of the lowest residential floor.
虛線爲最低住宅樓層水平.
- ▽ Denotes height (in meters) above the Hong Kong Principal Datum.
代表香港主水平基準以上的高度(米).

ELEVATION PLAN
立面圖

HOUSE 1 ELEVATION PLAN
1號洋房 立面圖







ELEVATION A
立面圖 A



ELEVATION B
立面圖 B

ELEVATION C
立面圖 C



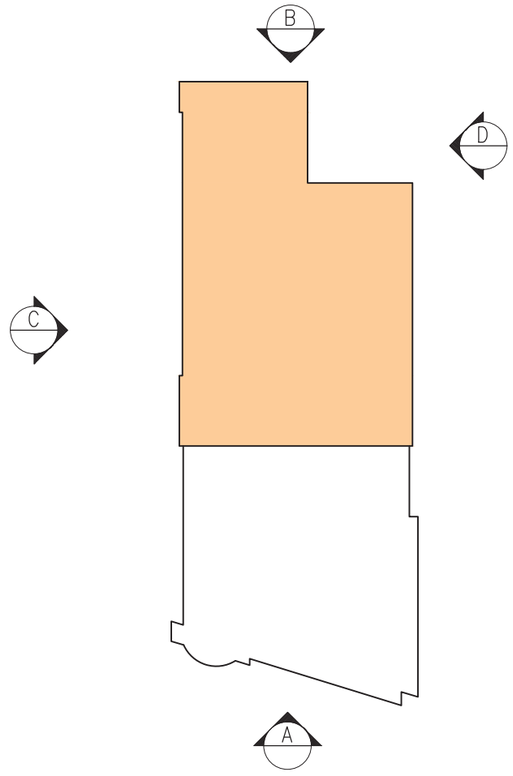
ELEVATION D
立面圖 D

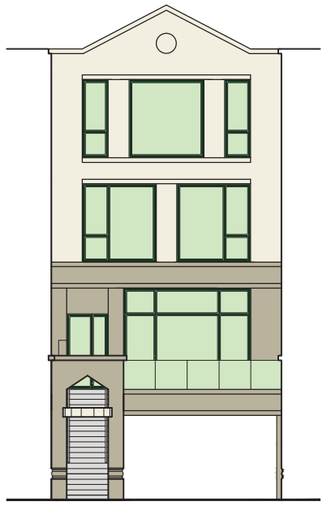
Authorized Person for the Development certified that the elevations shown on this plan :-
(a) are prepared on the basis of the approved building plans for the Development as of 19 August 1998 ; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明本立面圖所顯示的立面:-
(a) 以1998年8月19日的情況爲準的發展項目的經批准的建築圖則爲基礎擬備，及
(b) 大致上與發展項目外觀一致

ELEVATION PLAN
立面圖

HOUSE 2, 3, 5, 6, 7 & 8 ELEVATION PLAN
2, 3, 5, 6, 7 及 8號洋房 立面圖

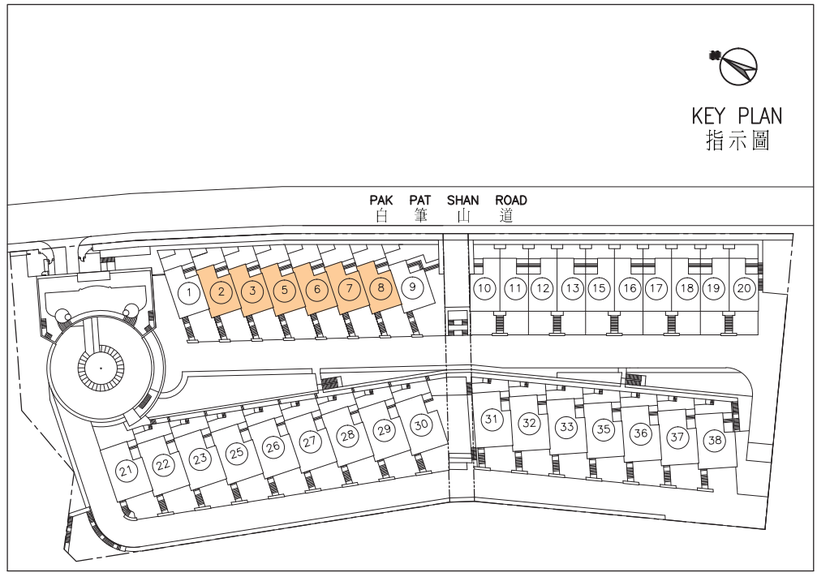


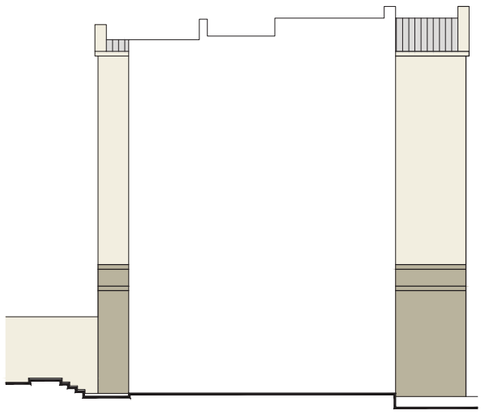


ELEVATION A
立面圖 A



ELEVATION B
立面圖 B





ELEVATION C
立面圖 C



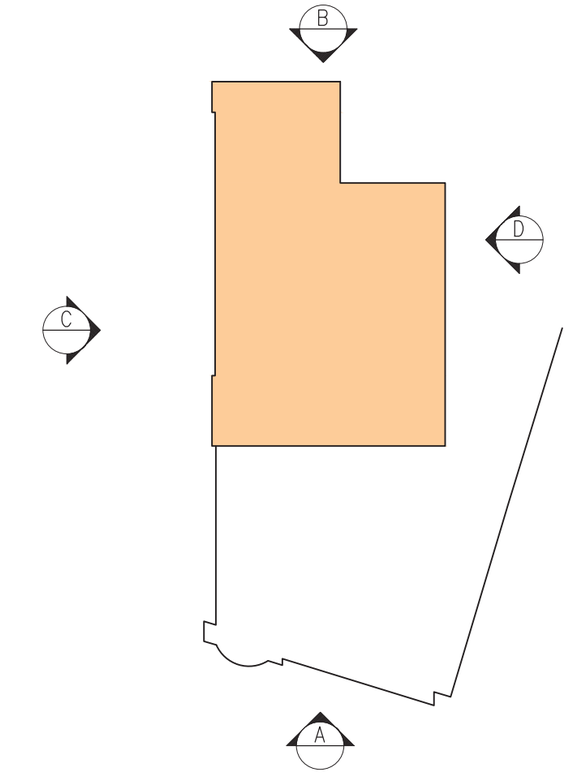
ELEVATION D
立面圖 D

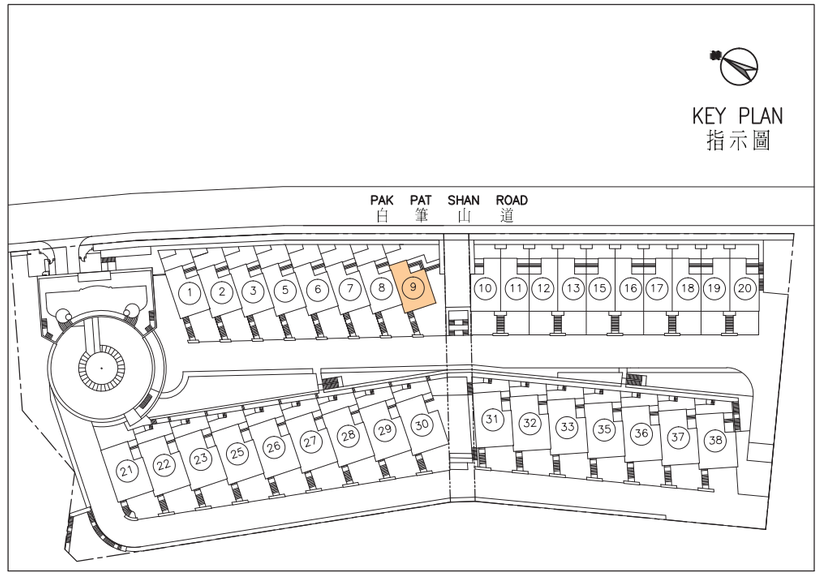
Authorized Person for the Development certified that the elevations shown on this plan :-
(a) are prepared on the basis of the approved building plans for the Development as of 19 August 1998 ; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明本立面圖所顯示的立面:-
(a) 以1998年8月19日的情況爲準的發展項目的經批准的建築圖則爲基礎擬備，及
(b) 大致上與發展項目外觀一致

ELEVATION PLAN
立面圖

HOUSE 9 ELEVATION PLAN
9號洋房 立面圖



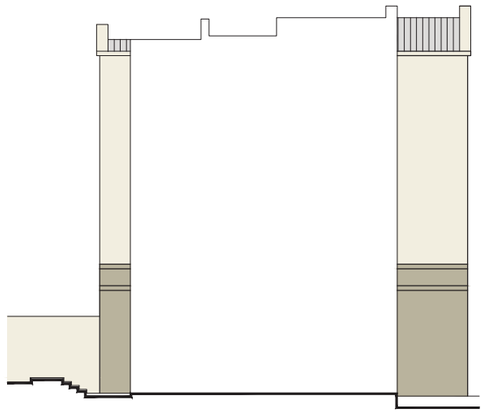




ELEVATION A
立面圖 A



ELEVATION B
立面圖 B



ELEVATION C
立面圖 C



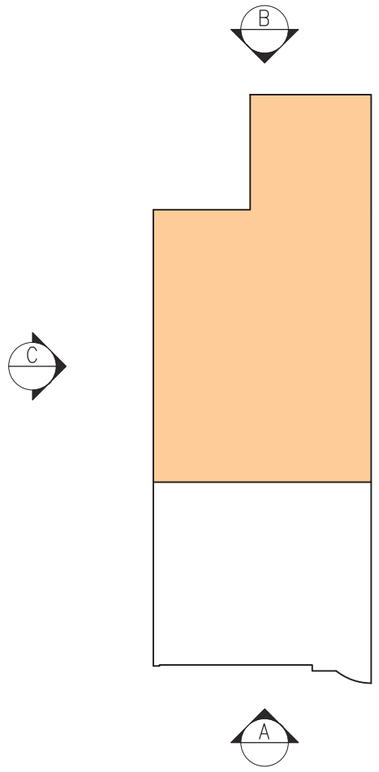
ELEVATION D
立面圖 D

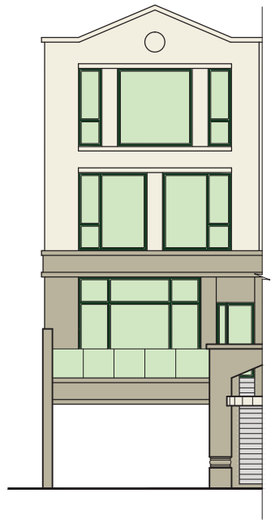
Authorized Person for the Development certified that the elevations shown on this plan :-
(a) are prepared on the basis of the approved building plans for the Development as of 19 August 1998 ; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明本立面圖所顯示的立面:-
(a) 以1998年8月19日的情況爲準的發展項目的經批准的建築圖則爲基礎擬備，及
(b) 大致上與發展項目外觀一致

ELEVATION PLAN
立面圖

HOUSE 10 ELEVATION PLAN
10號洋房 立面圖

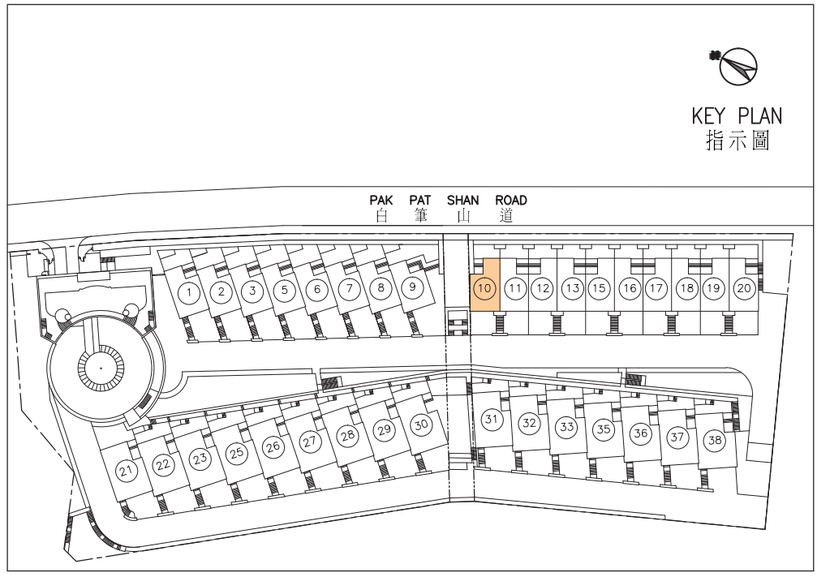




ELEVATION A
立面圖 A



ELEVATION B
立面圖 B



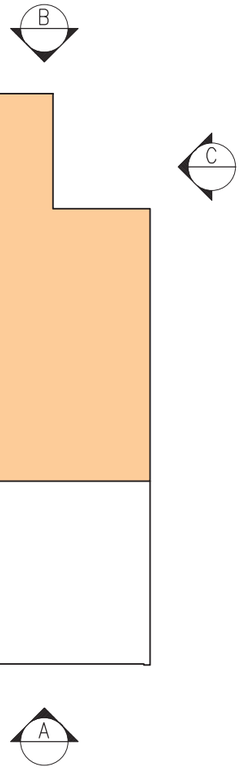
ELEVATION C
立面圖 C

Authorized Person for the Development certified that the elevations shown on this plan :-
(a) are prepared on the basis of the approved building plans for the Development as of 19 August 1998 ; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明本立面圖所顯示的立面:-
(a) 以1998年8月19日的情況爲準的發展項目的經批准的建築圖則爲基礎擬備，及
(b) 大致上與發展項目外觀一致

ELEVATION PLAN
立面圖

HOUSE 11, 13, 16 & 18 ELEVATION PLAN
11, 13, 16 及 18號洋房 立面圖

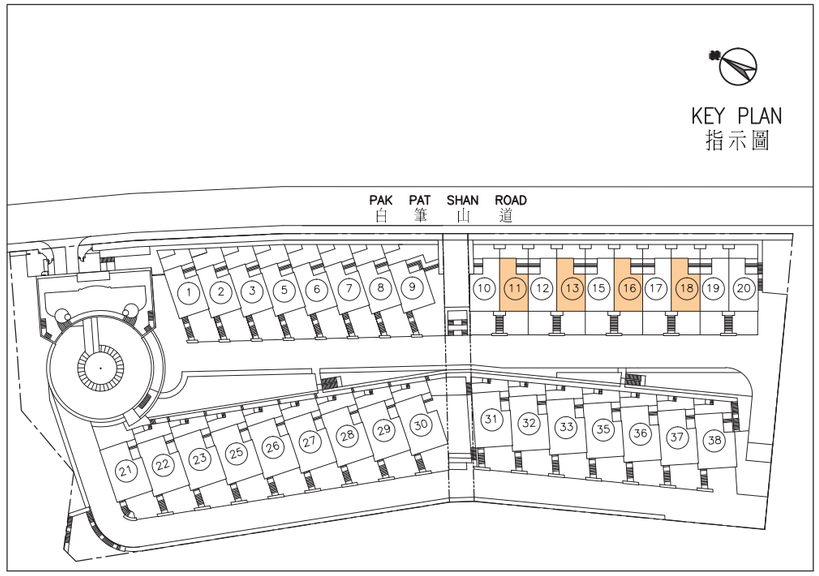




ELEVATION A
立面圖 A



ELEVATION B
立面圖 B





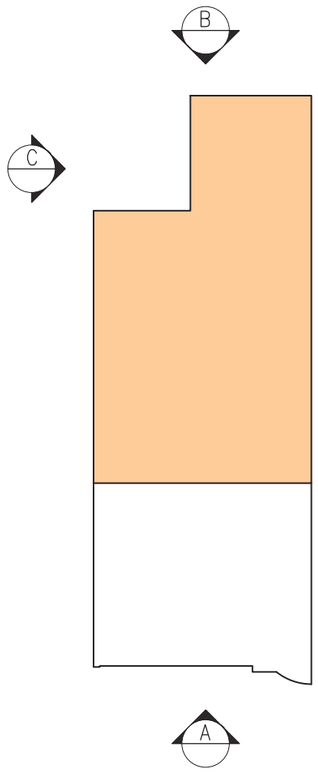
ELEVATION C
立面圖 C

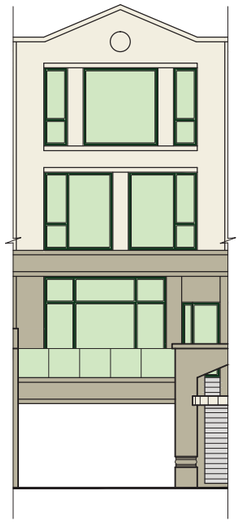
Authorized Person for the Development certified that the elevations shown on this plan :-
(a) are prepared on the basis of the approved building plans for the Development as of 19 August 1998 ; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明本立面圖所顯示的立面:-
(a) 以1998年8月19日的情況爲準的發展項目的經批准的建築圖則爲基礎擬備，及
(b) 大致上與發展項目外觀一致

ELEVATION PLAN
立面圖

HOUSE 12, 15, 17 & 19 ELEVATION PLAN
12, 15, 17 及 19號洋房 立面圖

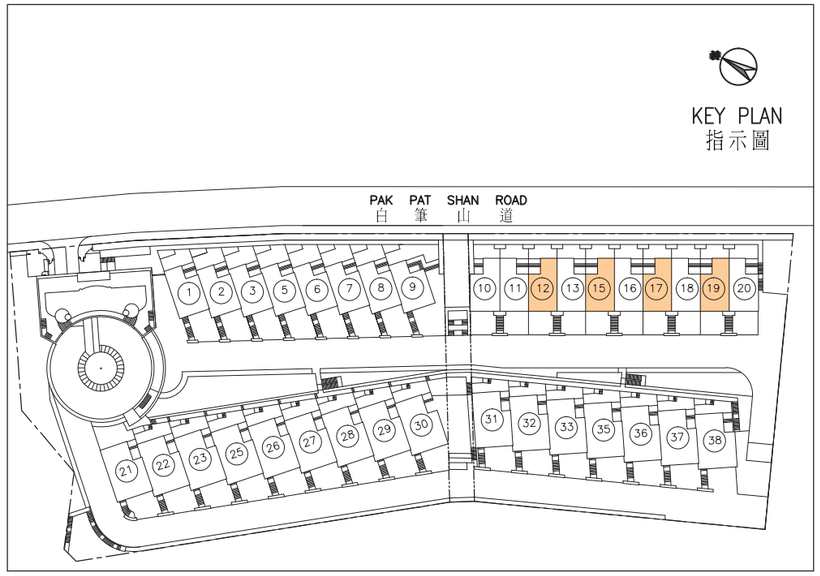




ELEVATION A
立面圖 A



ELEVATION B
立面圖 B





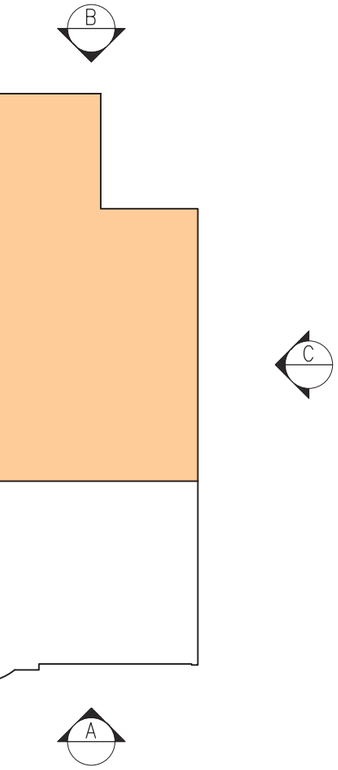
ELEVATION C
立面圖 C

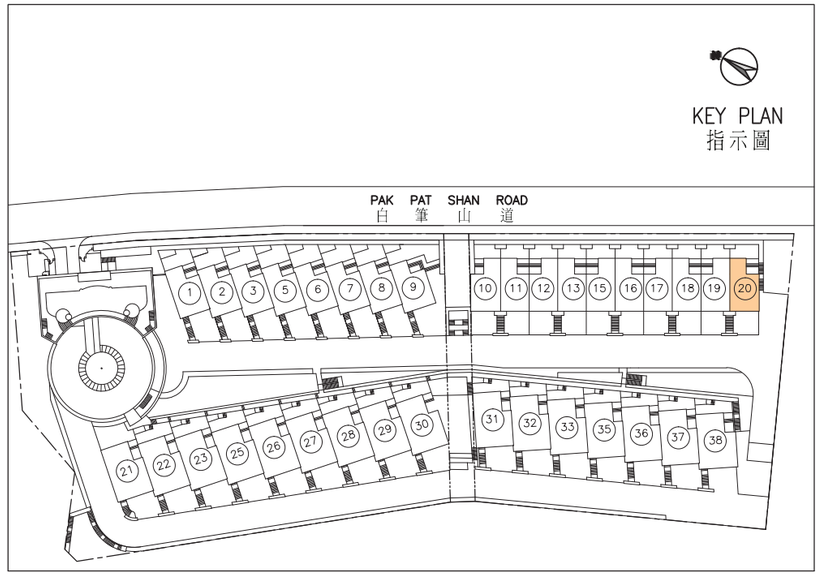
Authorized Person for the Development certified that the elevations shown on this plan :-
(a) are prepared on the basis of the approved building plans for the Development as of 19 August 1998 ; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明本立面圖所顯示的立面:-
(a) 以1998年8月19日的情況爲準的發展項目的經批准的建築圖則爲基礎擬備，及
(b) 大致上與發展項目外觀一致

ELEVATION PLAN
立面圖

HOUSE 20 ELEVATION PLAN
20號洋房 立面圖



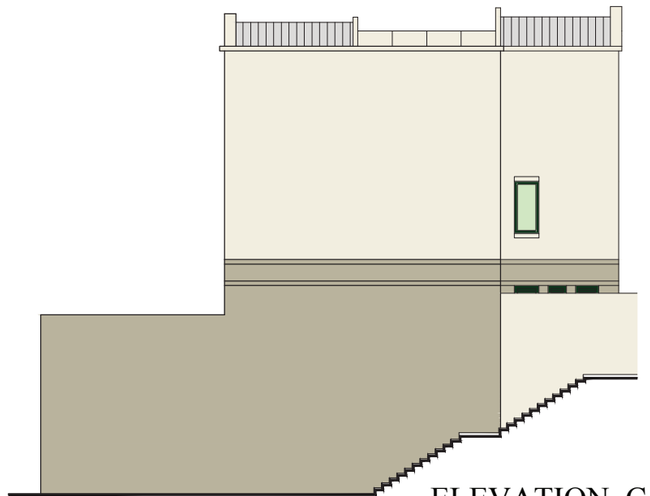




ELEVATION A
立面圖 A



ELEVATION B
立面圖 B



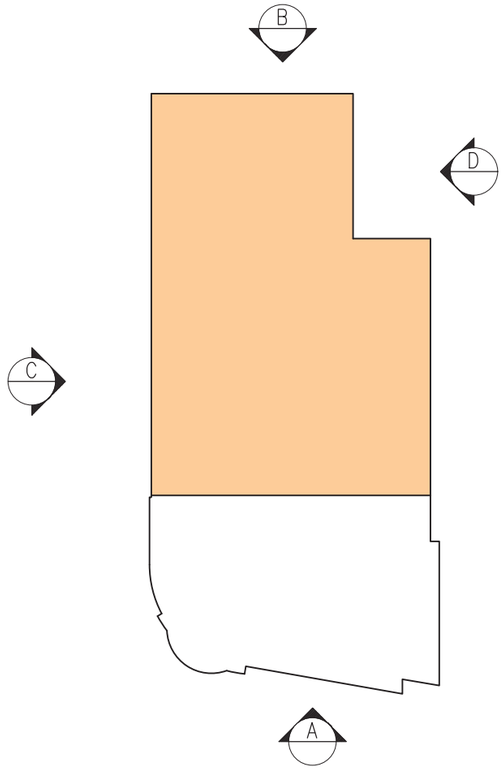
ELEVATION C
立面圖 C

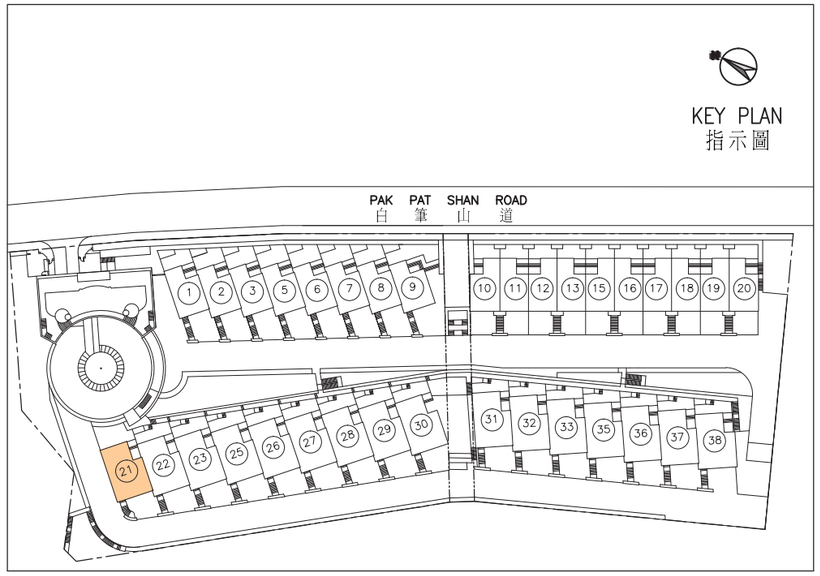
Authorized Person for the Development certified that the elevations shown on this plan :-
(a) are prepared on the basis of the approved building plans for the Development as of 19 August 1998 ; and
(b) are in general accordance with the outward appearance of the Development.

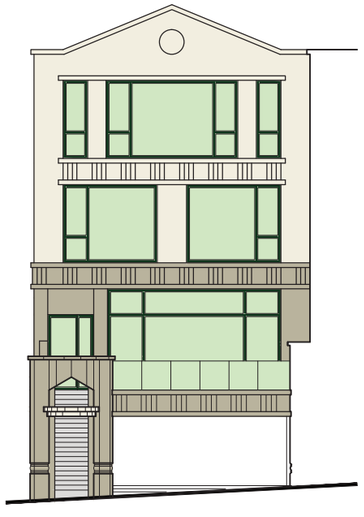
發展項目的認可人士已經證明本立面圖所顯示的立面:-
(a) 以1998年8月19日的情況爲準的發展項目的經批准的建築圖則爲基礎擬備，及
(b) 大致上與發展項目外觀一致

ELEVATION PLAN
立面圖

HOUSE 21 ELEVATION PLAN
21號洋房 立面圖



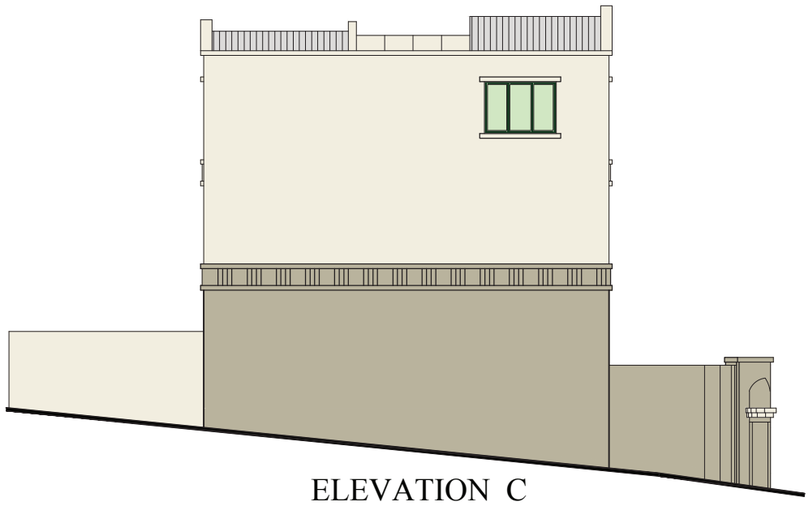




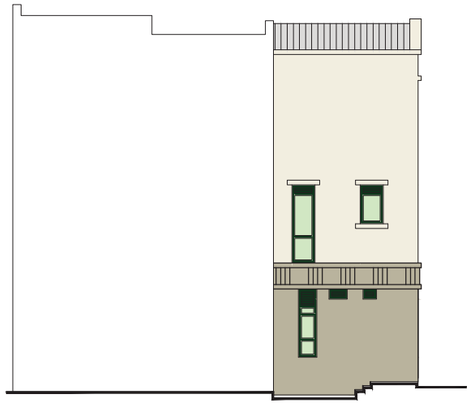
ELEVATION A
立面圖 A



ELEVATION B
立面圖 B



ELEVATION C
立面圖 C



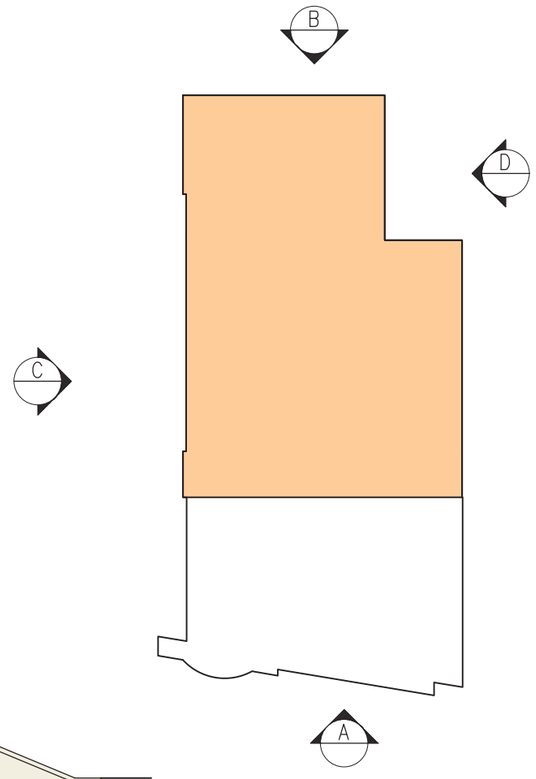
ELEVATION D
立面圖 D

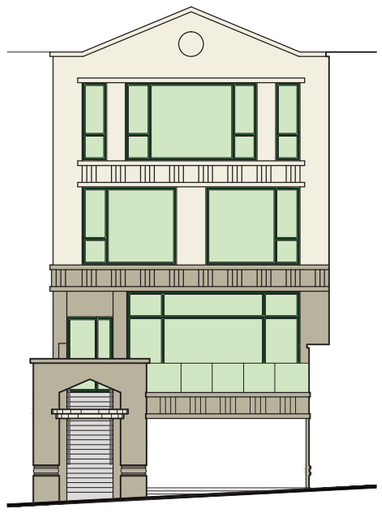
Authorized Person for the Development certified that the elevations shown on this plan :-
(a) are prepared on the basis of the approved building plans for the Development as of 19 August 1998 ; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明本立面圖所顯示的立面:-
(a) 以1998年8月19日的情況爲準的發展項目的經批准的建築圖則爲基礎擬備，及
(b) 大致上與發展項目外觀一致

ELEVATION PLAN
立面圖

HOUSE 22, 26, 27 & 28 ELEVATION PLAN
22, 26 , 27 及 28號洋房 立面圖

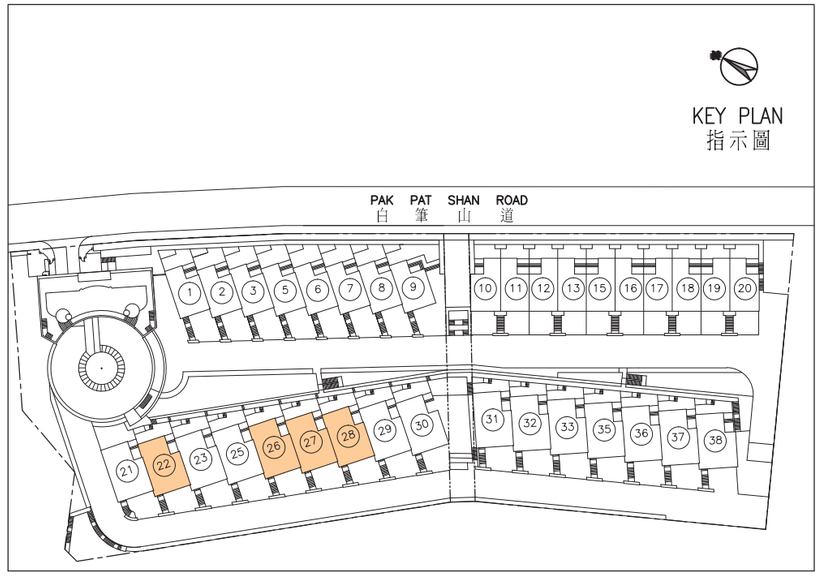


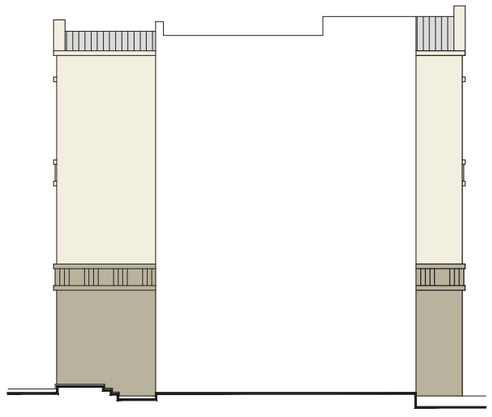


ELEVATION A
立面圖 A

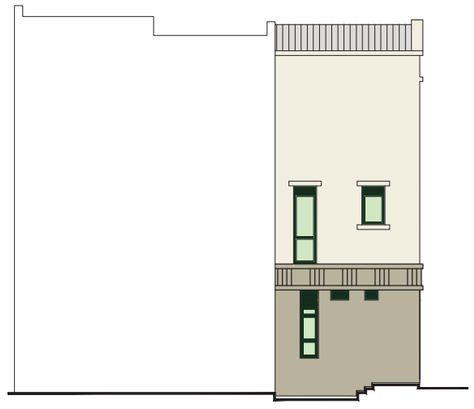


ELEVATION B
立面圖 B





ELEVATION C
立面圖 C



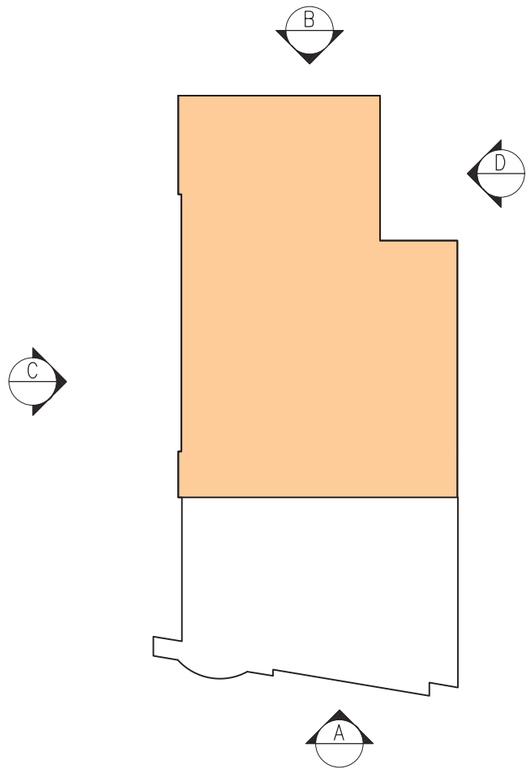
ELEVATION D
立面圖 D

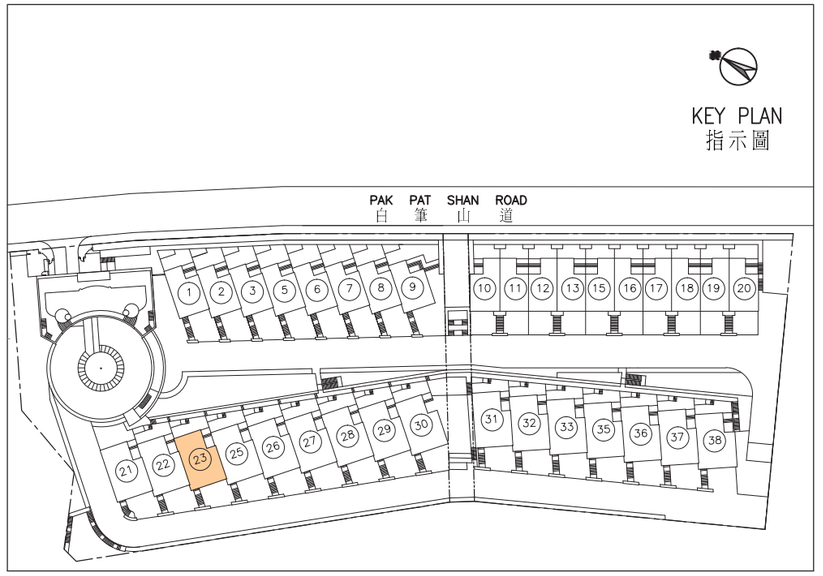
Authorized Person for the Development certified that the elevations shown on this plan :-
(a) are prepared on the basis of the approved building plans for the Development as of 19 August 1998 ; and
(b) are in general accordance with the outward appearance of the Development.

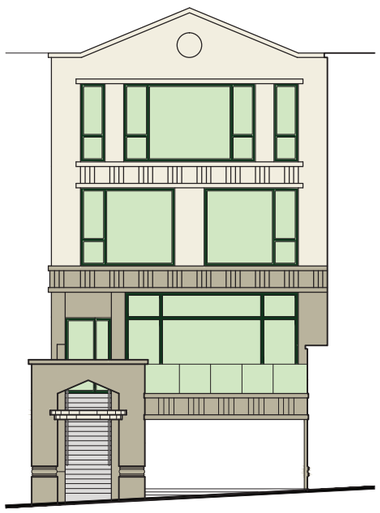
發展項目的認可人士已經證明本立面圖所顯示的立面:-
(a) 以1998年8月19日的情況爲準的發展項目的經批准的建築圖則爲基礎擬備，及
(b) 大致上與發展項目外觀一致

ELEVATION PLAN
立面圖

HOUSE 23 ELEVATION PLAN
23號洋房 立面圖



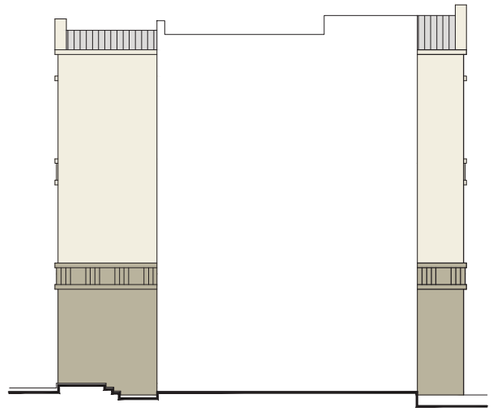




ELEVATION A
立面圖 A



ELEVATION B
立面圖 B



ELEVATION C
立面圖 C



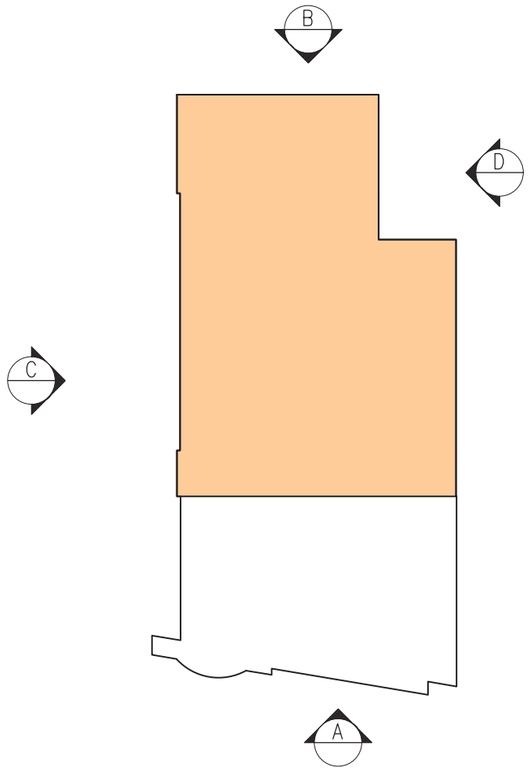
ELEVATION D
立面圖 D

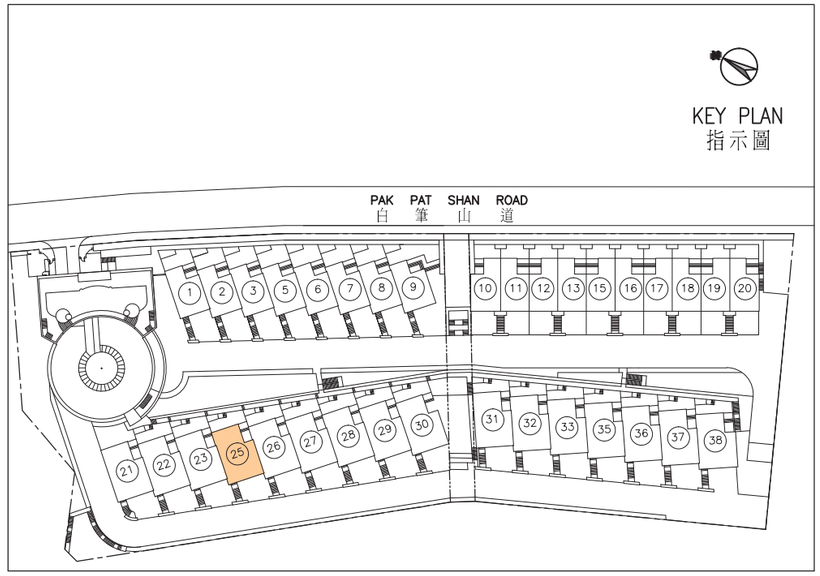
Authorized Person for the Development certified that the elevations shown on this plan :-
(a) are prepared on the basis of the approved building plans for the Development as of 19 August 1998 ; and
(b) are in general accordance with the outward appearance of the Development.

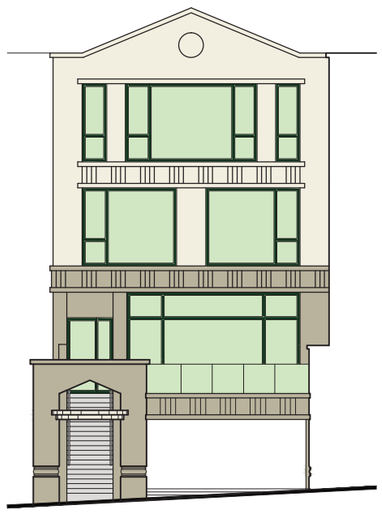
發展項目的認可人士已經證明本立面圖所顯示的立面:-
(a) 以1998年8月19日的情況爲準的發展項目的經批准的建築圖則爲基礎擬備，及
(b) 大致上與發展項目外觀一致

ELEVATION PLAN
立面圖

HOUSE 25 ELEVATION PLAN
25號洋房 立面圖



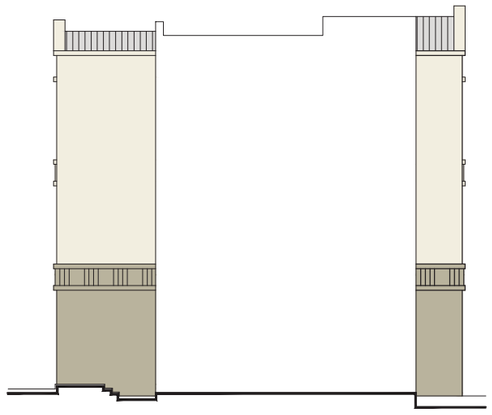




ELEVATION A
立面圖 A



ELEVATION B
立面圖 B



ELEVATION C
立面圖 C



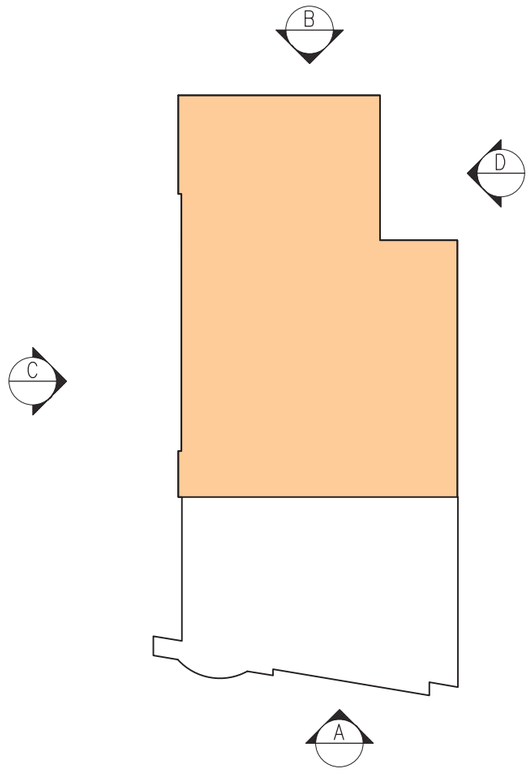
ELEVATION D
立面圖 D

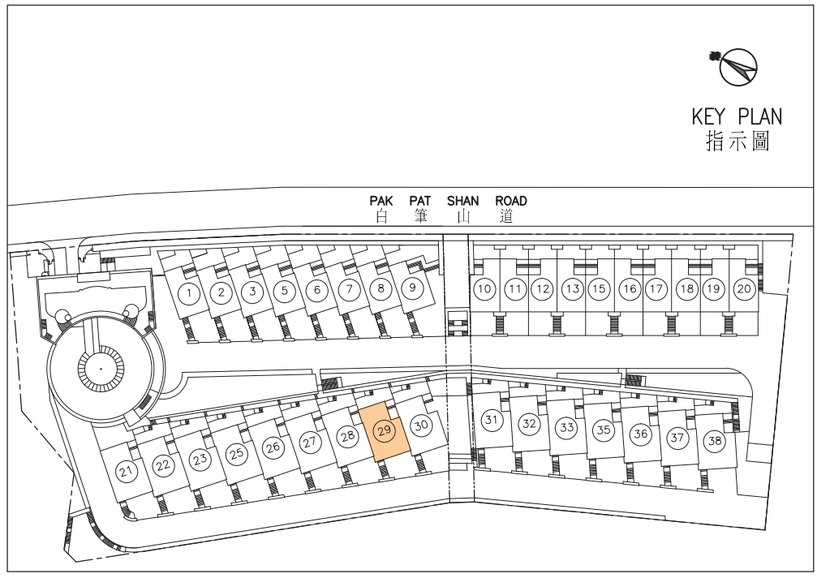
Authorized Person for the Development certified that the elevations shown on this plan :-
(a) are prepared on the basis of the approved building plans for the Development as of 19 August 1998 ; and
(b) are in general accordance with the outward appearance of the Development.

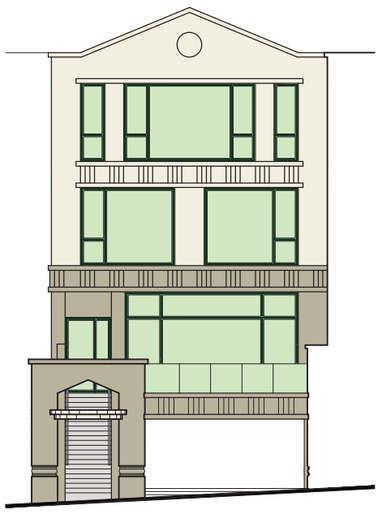
發展項目的認可人士已經證明本立面圖所顯示的立面:-
(a) 以1998年8月19日的情況爲準的發展項目的經批准的建築圖則爲基礎擬備，及
(b) 大致上與發展項目外觀一致

ELEVATION PLAN
立面圖

HOUSE 29 ELEVATION PLAN
29號洋房 立面圖



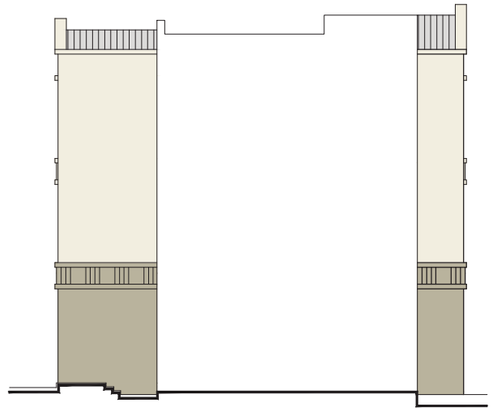




ELEVATION A
立面圖 A



ELEVATION B
立面圖 B



ELEVATION C
立面圖 C



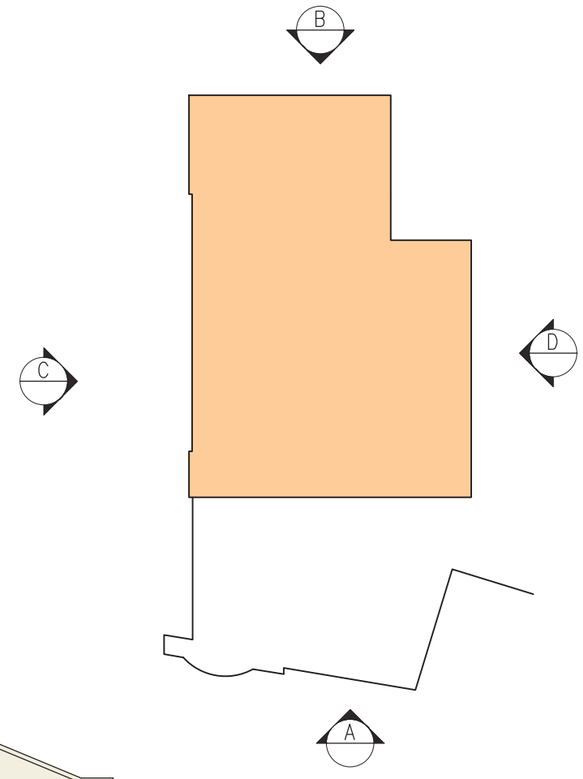
ELEVATION D
立面圖 D

Authorized Person for the Development certified that the elevations shown on this plan :-
(a) are prepared on the basis of the approved building plans for the Development as of 19 August 1998 ; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明本立面圖所顯示的立面:-
(a) 以1998年8月19日的情況爲準的發展項目的經批准的建築圖則爲基礎擬備，及
(b) 大致上與發展項目外觀一致

ELEVATION PLAN
立面圖

HOUSE 30 ELEVATION PLAN
30號洋房 立面圖

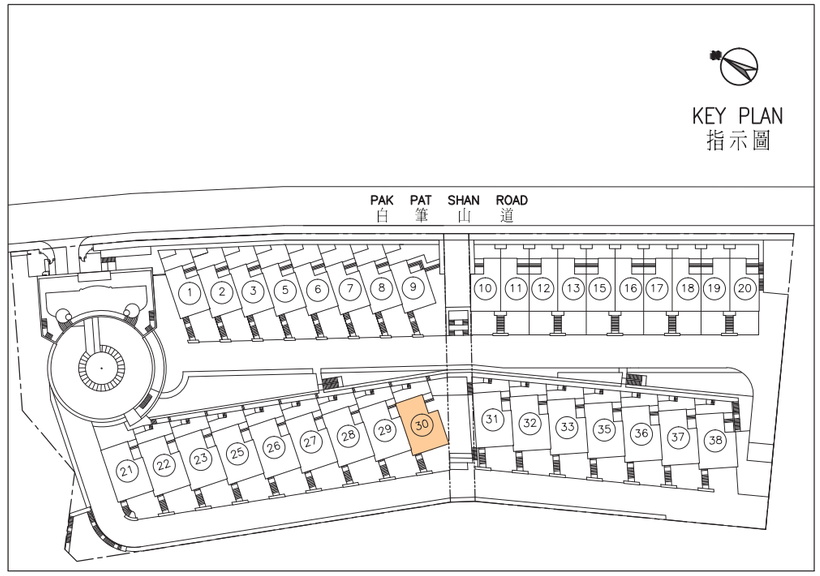


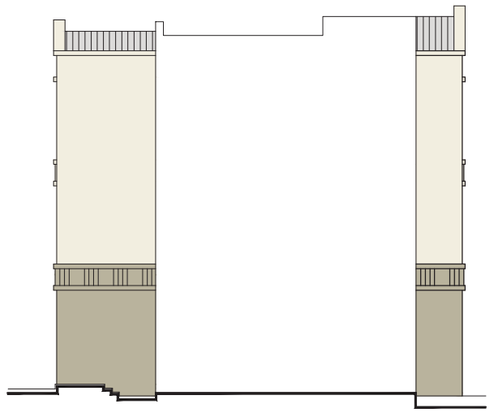


ELEVATION A
立面圖 A



ELEVATION B
立面圖 B





ELEVATION C
立面圖 C



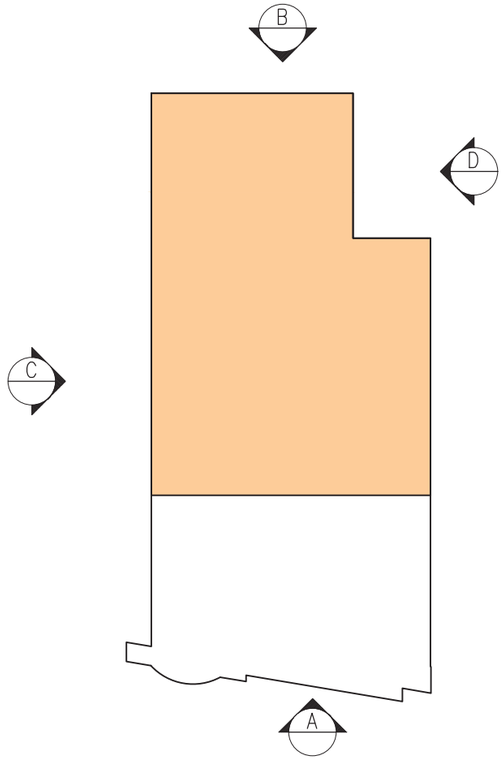
ELEVATION D
立面圖 D

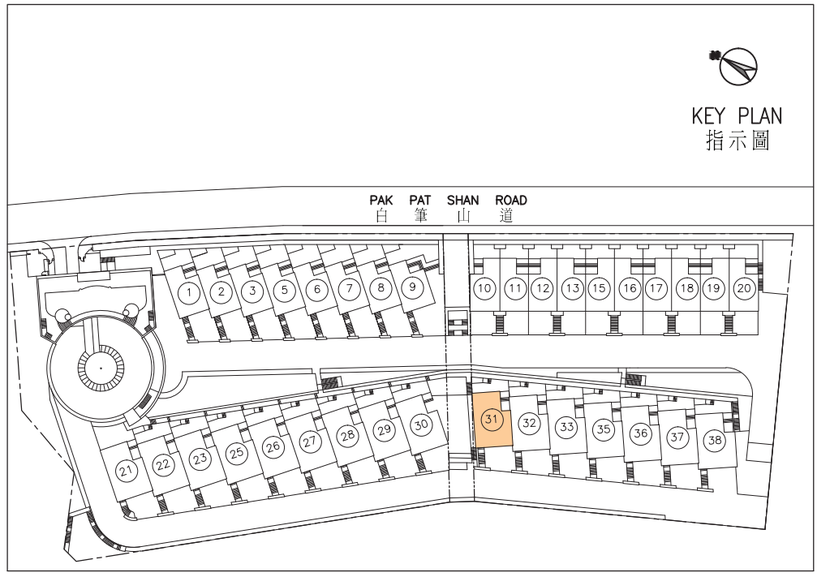
Authorized Person for the Development certified that the elevations shown on this plan :-
(a) are prepared on the basis of the approved building plans for the Development as of 19 August 1998 ; and
(b) are in general accordance with the outward appearance of the Development.

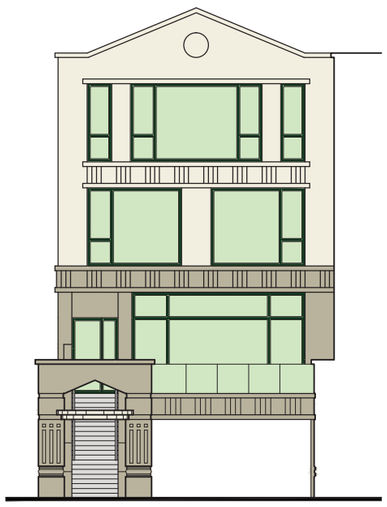
發展項目的認可人士已經證明本立面圖所顯示的立面:-
(a) 以1998年8月19日的情況爲準的發展項目的經批准的建築圖則爲基礎擬備，及
(b) 大致上與發展項目外觀一致

ELEVATION PLAN
立面圖

HOUSE 31 ELEVATION PLAN
31號洋房 立面圖



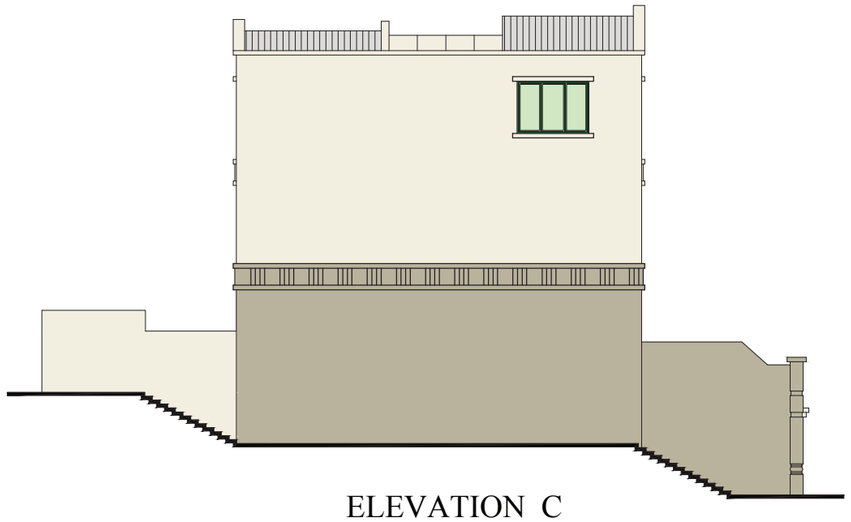




ELEVATION A
立面圖 A



ELEVATION B
立面圖 B



ELEVATION C
立面圖 C



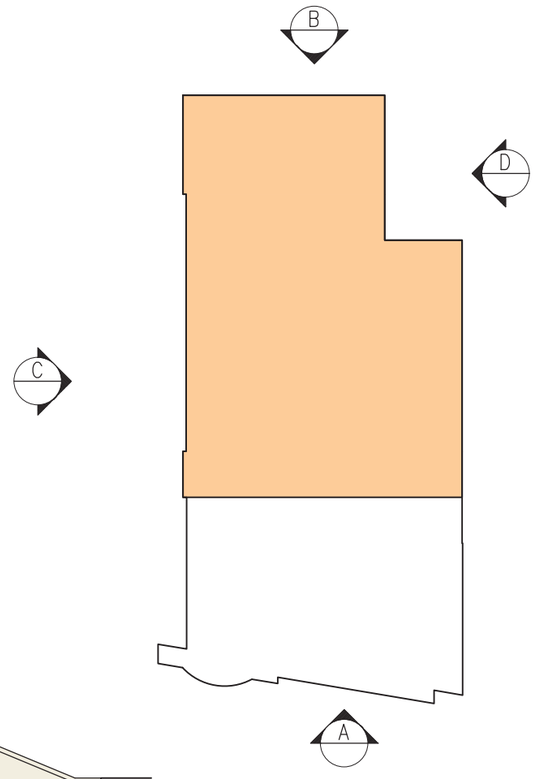
ELEVATION D
立面圖 D

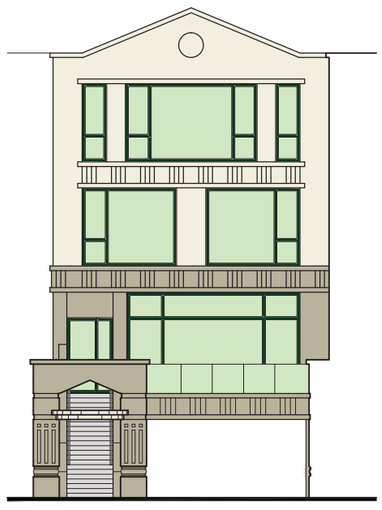
Authorized Person for the Development certified that the elevations shown on this plan :-
(a) are prepared on the basis of the approved building plans for the Development as of 19 August 1998 ; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明本立面圖所顯示的立面:-
(a) 以1998年8月19日的情況爲準的發展項目的經批准的建築圖則爲基礎擬備，及
(b) 大致上與發展項目外觀一致

ELEVATION PLAN
立面圖

HOUSE 32, 33, 35, 36 & 37 ELEVATION PLAN
32, 33, 35, 36 及 37號洋房 立面圖

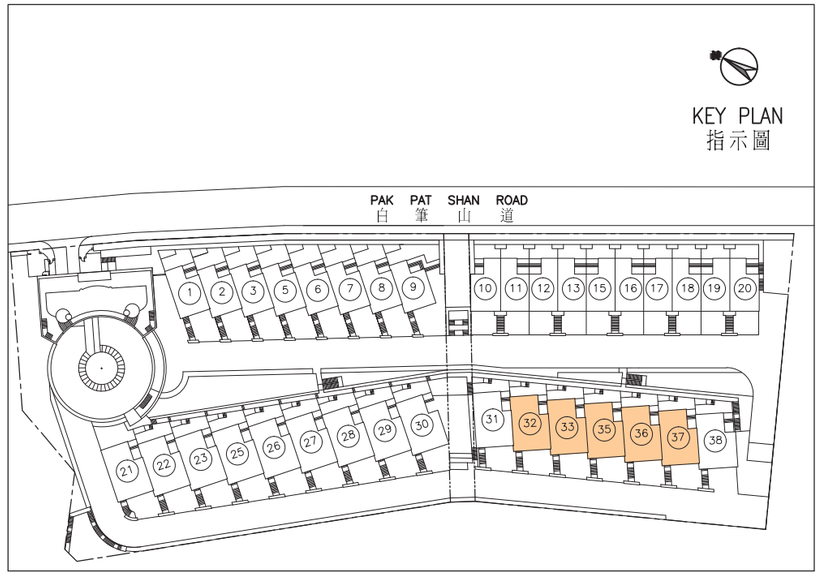


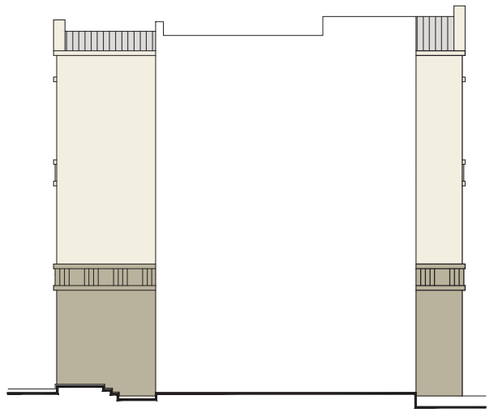


ELEVATION A
立面圖 A



ELEVATION B
立面圖 B





ELEVATION C
立面圖 C



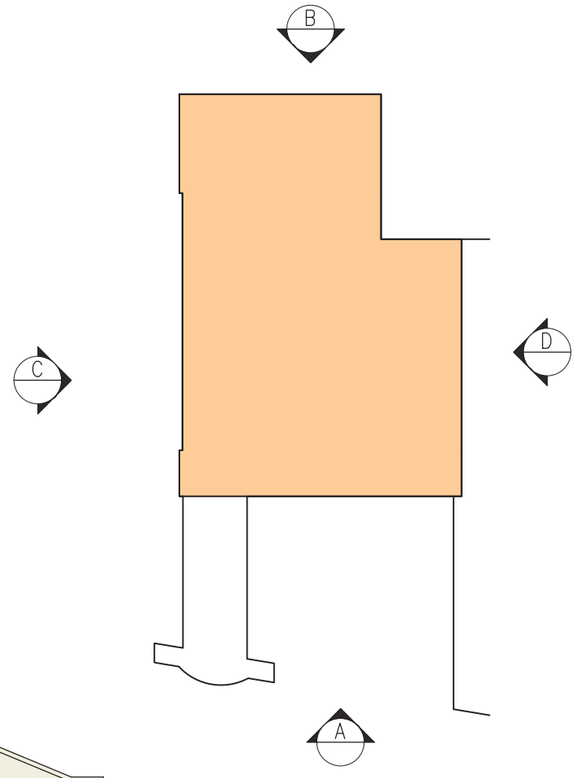
ELEVATION D
立面圖 D

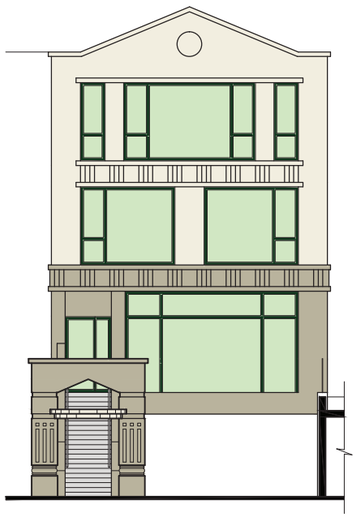
Authorized Person for the Development certified that the elevations shown on this plan :-
(a) are prepared on the basis of the approved building plans for the Development as of 19 August 1998 ; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明本立面圖所顯示的立面:-
(a) 以1998年8月19日的情況爲準的發展項目的經批准的建築圖則爲基礎擬備，及
(b) 大致上與發展項目外觀一致

ELEVATION PLAN
立面圖

HOUSE 38 ELEVATION PLAN
38號洋房 立面圖

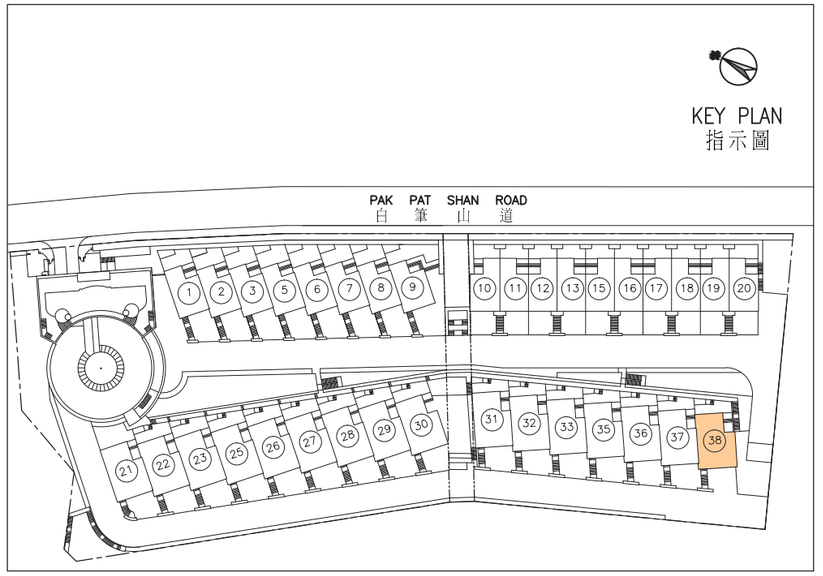


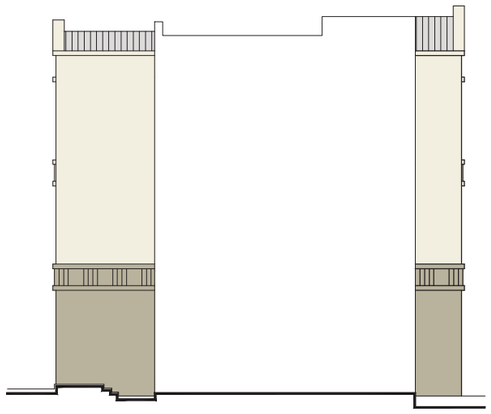


ELEVATION A
立面圖 A



ELEVATION B
立面圖 B





ELEVATION C
立面圖 C



ELEVATION D
立面圖 D

Authorized Person for the Development certified that the elevations shown on this plan :-
(a) are prepared on the basis of the approved building plans for the Development as of 19 August 1998 ; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明本立面圖所顯示的立面:-
(a) 以1998年8月19日的情況爲準的發展項目的經批准的建築圖則爲基礎擬備，及
(b) 大致上與發展項目外觀一致

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

		Covered 有蓋	Uncovered 露天	Total Area 總面積
Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所（包括供住客使用的任何康樂設施）	sq. ft. 平方呎	4633	3422	8054
	sq. m. 平方米	430.379	317.900	748.279
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or therwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方（不論是稱為公用空中花園或有其他名稱）	sq. ft. 平方呎	Not Applicable 不適用	4353	4353
	sq. m. 平方米	Not Applicable 不適用	404.391	404.391
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方（不論是稱為有蓋及園景的遊樂場或有其他名稱）	sq. ft. 平方呎	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
	sq. m. 平方米	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用

Note:
Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest square foot.

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，並以四捨五入至整數平方呎 。

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 every deed of mutual covenant that has been executed (including a Deed of Mutual Covenant and Management Agreement dated 16 January 1999 and registered in the Land Registry by Memorial No.UB7679294) in respect of the residential property is available for inspection at the place at which the residential property is offered to be sold.

3. The inspection is free of charge

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

2. 關於住宅物業的每一已簽立的公契包括日期為1999年1月16日的大廈公契及管理協議(其於土地註冊處註冊的註冊摘要編號為UB7679294)的文本已存放在住宅物業的售樓處，以供閱覽。

3. 無須為閱覽付費。

AW

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

House 1-3, 5-13, 15-20, 22, 26-28, 30-33 and 35-38 (The Houses are no longer owned by the Vendor)*
1-3, 5-13, 15-20, 22, 26-28, 30-33 及 35-38 號洋房 (洋房已非由賣方擁有) *

1. Exterior Finishes

Item	Description	
(a) External wall	Type of finishes	Stone claddings
(b) Window	Material of frame	Fluorocarbon coating aluminum window frame
	Material of glass	Tinted glass
(c) Bay window	Material of bay window	Not applicable
	Window sill finishes	Not applicable
(d) Planter	Type of finishes	Tiles
(e) Verandah or balcony	Type of finishes	Not applicable
	Whether it is covered	Not applicable
(f) Drying facilities for clothing	Type	Not applicable
	Material	Not applicable

1. 外部裝修物料

細項	描述	
(a) 外牆	裝修物料的類型	石蓋板
(b) 窗	框的用料	氟碳塗層鋁質窗框
	玻璃的用料	有色玻璃
(c) 窗台	窗台的用料	不適用
	窗台板的裝修物料	不適用
(d) 花槽	裝修物料的類型	磚
(e) 陽台或露台	裝修物料的類型	不適用
	是否有蓋	不適用
(f) 乾衣設施	類型	不適用
	用料	不適用

Note 備註:
1. * Source of Information: "Schedule of fixtures and fittings" in the sales brochure published before April 2013.
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FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

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2. Interior Finishes

Item	Description		
(a) Lobby	Not applicable		
(b) Internal wall and ceiling	Type of wall and ceiling finishes for living room, dining room and bedroom		
		Wall	Ceiling
	Living Room and Dining Room	Emulsion paint on plastered wall	Gypsum plaster board suspended ceiling finished with emulsion paint
	Bedroom	Emulsion paint on plastered wall	Gypsum plaster board suspended ceiling finished with emulsion paint
(c) Internal floor	Material of floor and skirting for living room, dining room and bedroom		
		Floor	Skirting
	Living Room and Dining Room	Solid beech flooring	Solid beech skirting
	Bedroom	Solid beech flooring	Solid beech skirting

2. 室內裝修物料

細項	描述		
(a) 大堂	不適用		
(b) 內牆及天花板	客廳、飯廳及睡房牆壁及天花板的裝修物料的類型		
		牆壁	天花板
	客廳及飯廳	批盪後鬆乳膠漆	石膏板假天花鬆乳膠漆
	睡房	批盪後鬆乳膠漆	石膏板假天花鬆乳膠漆
(c) 內部地板	客廳、飯廳及睡房的地板及牆腳線的用料		
		地板	牆腳線
	客廳及飯廳	櫸木地板	櫸木牆腳線
	睡房	櫸木地板	櫸木牆腳線

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2. Interior Finishes

Item	Description			
(d) Bathroom	(i) Type of wall, floor and ceiling finishes			
	Wall	Floor	Ceiling	
	Natural stone on exposed surface	Natural stone on exposed surface	Gypsum plaster board suspended ceiling with antifungal paint on exposed surface	
	(ii) Whether the wall finishes run up to the ceiling		Up to level of false ceiling	
(e) Kitchen	(i) Type of wall, floor, ceiling and cooking bench finishes			
	Wall	Floor	Ceiling	Cooking bench
	Natural stone and stainless steel panel on exposed surface	Ceramic tiles on exposed surface	Aluminum false ceiling on exposed surface	Reconstituted stone
	(ii) Whether the wall finishes run up to the ceiling		Up to level of false ceiling	

2. 室內裝修物料

細項	描述			
(d) 浴室	(i) 牆壁、地板及天花板的裝修物料的類型			
	牆壁	地板	天花板	
	外露位置鋪砌天然石	外露位置鋪砌天然石	外露位置鋪砌石膏板假天花鬆防霉漆	
	(ii) 牆壁的裝修物料是否鋪至天花板		鋪至假天花高度	
(e) 廚房	(i) 牆壁、地板、天花板及灶台的裝修物料的類型			
	牆壁	地板	天花板	灶台
	外露位置鋪砌天然石及不銹鋼板	外露位置鋪砌瓷磚	外露位置鋪砌鋁質假天花	人造石
	(ii) 牆壁的裝修物料是否鋪至天花板		鋪至假天花高度	

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裝置、裝修物料及設備

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3. Interior Fittings

Item	Description			
(a) Doors		Material	Finishes	Accessories
	Main entrance	Internal door - double leaf solid core door	Wood veneered with lacquer finish	Lockset, door closer and door stopper
		External door – glass door	Aluminum frame	Lockset and door stopper
	Master Bedroom	Double leaf solid core door	Wood veneered and wood panel	Lockset
	Bedroom 1 & 2, Servant Room, Servant Room 1 & 2, Bathrooms 1, 2 & 3 and Lavatory 1	Solid core timber door	Wood veneered and wood panel	Lockset and door stopper
	Lavatory 2	Aluminum door	Spray paint finishes	Lockset and door stopper
	Utility	Solid core timber door	Wood veneered and wood panel	Lockset, door closer and door stopper
	Carpark	Solid core timber door	Wood veneered and wood panel	Lockset, door closer and door stopper
	Carpark leading to Living Room	Solid core timber door	Wood veneered and wood panel	Lockset, door closer and door stopper
	Kitchen	Solid core timber door	Wood veneered and wood panel	Lockset, door closer and door stopper
	Open Yard	Glass door	Aluminum frame	Lockset and door stopper
	Garden	Glass door	Aluminum frame	Lockset and door stopper

3. 室內裝置

細項	描述			
(a) 門		用料	裝飾物料	配件
	單位正門	室內大門 - 雙掩實心木門	木皮飾面鬆亮漆	門鎖、門鼓及門檔
		室外大門 - 玻璃門	鋁質框	門鎖及門檔
	主人睡房	雙掩實心木門	木皮飾面及木板	門鎖
	睡房 1 及 2 、工人房、工人房 1 及 2 、浴室 1、2 及 3 及洗手間 1	實心木門	木皮飾面及木板	門鎖及門檔
	洗手間 2	鋁質門	噴漆飾面	門鎖及門檔
	工作間	實心木門	木皮飾面及木板	門鎖、門鼓及門檔
	車房	實心木門	木皮飾面及木板	門鎖、門鼓及門檔
	車房通往客廳	實心木門	木皮飾面及木板	門鎖、門鼓及門檔
	廚房	實心木門	木皮飾面及木板	門鎖、門鼓及門檔
	天井	玻璃門	鋁質框	門鎖及門檔
	花園	玻璃門	鋁質框	門鎖及門檔

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3. Interior Fittings

Item	Description		
(b) Bathroom	(i) Type and material of fittings and equipment		
	Fittings and equipments	Type	Material
	Cabinet	Basin countertop	Natural stone
		Basin cabinet	Wooden cabinet with plastic laminate
	Sanitary fittings	Wash basin mixer	Brass
		Wash Basin	Vitreous china
		Water closet	Vitreous china
		Towel bar	Brass
		Toilet paper holder	Brass
	(ii) Type and material of water supply system	Copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply	
	(iii) Type and material of bathing facilities (including shower or bathtub, if applicable)		
	Bathing facilities	Type	Material
		Shower set	Chrome plated
		Bathtub	Enameled cast-iron
	(iv) Size of bathtub	Location	Size
		Bathroom 1 Bathroom 2 Bathroom 3	1520mm(L) x 900mm(W) x 500mm(D) 1460mm(L) x 750mm(W) x 400mm(D) 2100mm(L) x 1600mm(W) x 500mm(D)
(c) Kitchen	(i) Material of sink unit	Stainless steel	
	(ii) Material of water supply system	Copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply	
	(iii) Material and finishes of kitchen cabinet	Material	Finishes
		Wooden cabinet	Plastic laminate
	(iv) Type of all other fittings and equipment	Chrome plated basin mixer	

3. 室內裝置

細項	描述		
(b) 浴室	(i) 裝置設備的類型及用料		
	裝置及設備	類型	用料
	櫃	洗手盆檯面	天然石
		洗手盆櫃	木製櫃配膠板裝飾
	潔具裝置	洗手盆龍頭	銅
		洗手盆	搪瓷
		坐厠	搪瓷
		毛巾架	銅
		厠紙架	銅
	(ii) 供水系統的類型及用料	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉	
	(iii) 淋浴設施 (包括花灑或浴缸 (如適用))		
	淋浴設施	類型	用料
		花灑套裝	鍍鉻
		浴缸	搪瓷鑄鐵
	(iv) 浴缸大小	位置	尺寸
		浴室 1 浴室 2 浴室 3	1520 毫米(長) x 900 毫米(闊) x 500 毫米(深) 1460 毫米(長) x 750 毫米(闊) x 400 毫米(深) 2100 毫米(長) x 1600 毫米(闊) x 500 毫米(深)
(c) 廚房	(i) 洗滌盆的用料	不銹鋼	
	(ii) 供水系統的用料	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉	
	(iii) 廚櫃的用料及裝修物料	用料	裝修物料
		木製廚櫃	膠板
	(iv) 所有其他裝置及設備的類型	鍍鉻冷熱水龍頭	

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3. Interior Fittings

Item	Description		
(d) Bedroom	Fittings	Type	Material
	Built-in wardrobe	Wooden cabinet	wood veneered
(e) Telephone	Location and number of connection point	Please refer to the "Schedule of Mechanical and Electrical Provisions"	
(f) Aerials	Location and number of connection point	Please refer to the "Schedule of Mechanical and Electrical Provisions"	
(g) Electrical installations	(i) Electrical fittings (including safety devices)	Faceplate for all switches and power socket is provided. Three-phase electricity supply with miniature circuit breaker distribution board is provided	
	(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed Other than those part of the conduits concealed within concrete, the rest of them are exposed. The exposed conduit may be covered by false ceiling, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe duct or other materials	
	(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule of Mechanical and Electrical Provisions"	
(h) Gas supply	Type	Towngas	
	System	Gas supply pipe is provided and connected to gas cooker	
	Location	Gas connection point is located in Kitchen	
(i) Washing machine connection point	Location	Drain point and water point for washing machine is located in Uility Room	
	Design	Drain point and water point are provided for washing machine	

3. 室內裝置

細項	描述		
(d) 睡房	裝置	類型	用料
	嵌入式衣櫃	木製衣櫃	木皮飾面
(e) 電話	接駁點的位置及數目	請參閱「機電裝置數量說明表」	
(f) 天線	接駁點的位置及數目	請參閱「機電裝置數量說明表」	
(g) 電力裝置	(i) 供電附件 (包括安全裝置)	提供所有電制及插座之面板，提供三相電力並裝妥微型斷路器	
	(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管大部分以假天花，假陣、貯存櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏	
	(iii) 電插座及空調機接駁點的位置及數目	請參閱「機電裝置數量說明表」	
(h) 氣體供應	類型	煤氣	
	系統	煤氣喉接駁煤氣煮食爐	
	位置	煤氣接駁點設於廚房	
(i) 洗衣機接駁點	位置	洗衣機來去水位設於工作間	
	設計	設有洗衣機來去水位設計	

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3. Interior Fittings

Item	Description	
(j) Water supply	(i) Material of water pipes	Copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply
	(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed Other than those part of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes may be covered by false ceiling, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe duct or other materials
	(iii) Whether hot water is available	Hot water supply to kitchen and bathroom

3. 室內裝置

細項	描述	
(j) 供水	(i) 水管的用料	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉
	(ii) 水管是隱藏或外露	水管是部分隱藏及部分外露 除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管大部分以假天花，假陣、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏
	(iii) 有否熱水供應	廚房及浴室有熱水供應

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4. Miscellaneous

Item	Description				
(a) Lifts	Not applicable				
(b) Letter box	Material	Stainless Steel			
(c) Refuse collection	(i) Means of refuse collection	Refuse are collected by cleaner on regular basis			
	(ii) Location of refuse room	Refuse collection bins are located at the common area of the Development. Refuse storage chamber is on LG/F			
(d) Water meter, electricity meter and gas meter		Water meter	Electricity meter	Gas meter	
	(i) Location	M/E Duct in Carpark	House 1-3, 5-12 and 15-20: Switch room in common area on LG/F House 21-23, 25-33 and 35-38: Electrical room in common area on Lower Podium Level	M/E Duct in Carpark	
	(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter	

4. 雜項

細項	描述			
(a) 升降機	不適用			
(b) 信箱	用料	不銹鋼		
(c) 垃圾收集	(i) 垃圾收集的方法	垃圾由清潔工人定時負責收集		
	(ii) 垃圾房的位置	公用垃圾筒位於發展項目之公用地方，垃圾及物料回收站設於地下高層		
(d) 水錶，電錶及煤氣錶		水錶	電錶	氣體錶
	(i) 位置	車房內機電槽	1-3、5-12 及 15-20 號洋房: 低層地下公共地方之電掣房 21-23、25-33 及 35-38 號洋房: 低層平台公共地方之電機房	車房內機電槽
	(ii) 就住宅單位而言是獨立抑或公用的錶	獨立錶	獨立錶	獨立錶

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

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5. Security Facilities

Item	Description		
Security facilities	Security system and equipment (including details of built-in provisions and their locations)	CCTV camera	CCTV cameras are provided at public area
		Video door phone and panic alarm	Colour-screen video phone system is provided in Kitchen of each House with panic alarm connecting to a burglar alarm system, including main door and carpark door contact, G/F window contact (except kitchen) and infra-red detector
		Visitor panel	Visitor panel is provided at the main entrance of each House

6. Appliances

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

5. 保安設施

細項	描述		
保安設施	保安系統及設備（包括嵌入式的裝備的細節及其位置）	閉路電視	公眾地方地設有閉路電視
		視像對講機及警報器	每座洋房的廚房均設有彩色屏幕視像對講機系統連警報器，並連接防盜警報系統，包括主入口大門及車房門觸點、地下窗觸點 (廚房除外)及紅外線感應器
		訪客對講機	每座洋房主入口設訪客對講機

6. 設備

細項	描述
設備	有關設備之品牌名稱及型號，請參閱「設備說明表」

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   * 資料來源：於 2013 年 4 月前印製的售樓說明書中的「建築材料簡介」。

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

House 21#
21 號洋房#

1. Exterior Finishes

Item	Description	
(a) External wall	Type of finishes	Stone claddings
(b) Window	Material of frame	Fluorocarbon coating aluminum window frame
	Material of glass	Tinted glass
(c) Bay window	Material of bay window	Not applicable
	Window sill finishes	Not applicable
(d) Planter	Type of finishes	Tiles
(e) Verandah or balcony	Type of finishes	Not applicable
	Whether it is covered	Not applicable
(f) Drying facilities for clothing	Type	Not applicable
	Material	Not applicable

1. 外部裝修物料

細項	描述	
(a) 外牆	裝修物料的類型	石蓋板
(b) 窗	框的用料	氟碳塗層鋁質窗框
	玻璃的用料	有色玻璃
(c) 窗台	窗台的用料	不適用
	窗台板的裝修物料	不適用
(d) 花槽	裝修物料的類型	磚
(e) 陽台或露台	裝修物料的類型	不適用
	是否有蓋	不適用
(f) 乾衣設施	類型	不適用
	用料	不適用

Note 備註:

1. #The unit has been used for rental purposes since 2006.
   #單位自 2006 年至今一直作出租用途。

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

House 21#
21 號洋房#

2. Interior Finishes

Item	Description		
(a) Lobby	Not applicable		
(b) Internal wall and ceiling	Type of wall and ceiling finishes for living room, dining room and bedroom		
		Wall	Ceiling
	Living Room and Dining Room	Emulsion paint on plastered wall	Gypsum plaster board suspended ceiling finished with emulsion paint
	Bedroom	Emulsion paint on plastered wall	Gypsum plaster board suspended ceiling finished with emulsion paint
(c) Internal floor	Material of floor and skirting for living room, dining room and bedroom		
		Floor	Skirting
	Living Room and Dining Room	Solid beech flooring	Solid beech skirting
	Bedroom	Solid beech flooring	Solid beech skirting

2. 室內裝修物料

細項	描述		
(a) 大堂	不適用		
(b) 內牆及天花板	客廳、飯廳及睡房牆壁及天花板的裝修物料的類型		
		牆壁	天花板
	客廳及飯廳	批盪後鬆乳膠漆	石膏板假天花鬆乳膠漆
	睡房	批盪後鬆乳膠漆	石膏板假天花鬆乳膠漆
(c) 內部地板	客廳、飯廳及睡房的地板及牆腳線的用料		
		地板	牆腳線
	客廳及飯廳	櫸木地板	櫸木牆腳線
	睡房	櫸木地板	櫸木牆腳線

Note 備註:

1. #The unit has been used for rental purposes since 2006.
   #單位自 2006 年至今一直作出租用途。

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

House 21#
21 號洋房#

2. Interior Finishes

Item	Description			
(d) Bathroom	(i) Type of wall, floor and ceiling finishes			
	Wall	Floor	Ceiling	
	Natural stone on exposed surface	Natural stone on exposed surface	Gypsum plaster board suspended ceiling with antifungal paint on exposed surface	
	(ii) Whether the wall finishes run up to the ceiling		Up to level of false ceiling	
(e) Kitchen	(i) Type of wall, floor, ceiling and cooking bench finishes			
	Wall	Floor	Ceiling	Cooking bench
	Natural stone and stainless steel panel on exposed surface	Ceramic tiles on exposed surface	Aluminum false ceiling on exposed surface	Reconstituted stone
	(ii) Whether the wall finishes run up to the ceiling		Up to level of false ceiling	

2. 室內裝修物料

細項	描述			
(d) 浴室	(i) 牆壁、地板及天花板的裝修物料的類型			
	牆壁	地板	天花板	
	外露位置鋪砌天然石	外露位置鋪砌天然石	外露位置鋪砌石膏板假天花鬆防霉漆	
	(ii) 牆壁的裝修物料是否鋪至天花板		鋪至假天花高度	
(e) 廚房	(i) 牆壁、地板、天花板及灶台的裝修物料的類型			
	牆壁	地板	天花板	灶台
	外露位置鋪砌天然石及不銹鋼板	外露位置鋪砌瓷磚	外露位置鋪砌鋁質假天花	人造石
	(ii) 牆壁的裝修物料是否鋪至天花板		鋪至假天花高度	

Note 備註:

1. #The unit has been used for rental purposes since 2006.
   #單位自 2006 年至今一直作出租用途。

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

House 21#

21 號洋房#

3. Interior Fittings

Item	Description			
(a) Doors		Material	Finishes	Accessories
	Main entrance	Internal door - double leaf solid core door	Wood veneered with lacquer finish	Lockset, door closer and door stopper
		External door - glass door	Aluminum frame	Lockset and door stopper
	Master Bedroom	Double leaf solid core door	Wood veneered and wood panel	Lockset
	Bedroom 1 & 2, Servant Room, Servant Room 1 & 2, Bathrooms 1, 2 & 3 and Lavatory 1	Solid core timber door	Wood veneered and wood panel	Lockset and door stopper
	Lavatory 2	Aluminum door	Spray paint finishes	Lockset and door stopper
	Utility	Solid core timber door	Wood veneered and wood panel	Lockset, door closer and door stopper
	Carpark	Solid core timber door	Wood veneered and wood panel	Lockset, door closer and door stopper
	Carpark leading to Living Room	Solid core timber door	Wood veneered and wood panel	Lockset, door closer and door stopper
	Kitchen	Solid core timber door	Wood veneered and wood panel	Lockset, door closer and door stopper
	Open Yard	Glass door	Aluminum frame	Lockset and door stopper
	Garden	Glass door	Aluminum frame	Lockset and door stopper

3. 室內裝置

細項	描述			
(a) 門		用料	裝飾物料	配件
	單位正門	室內大門 - 雙掩實心木門	木皮飾面鬆亮漆	門鎖、門鼓及門檔
		室外大門 - 玻璃門	鋁質框	門鎖及門檔
	主人睡房	雙掩實心木門	木皮飾面及木板	門鎖
	睡房 1 及 2、工人房、工人房 1 及 2、浴室 1、2 及 3 及洗手間 1	實心木門	木皮飾面及木板	門鎖及門檔
	洗手間 2	鋁質門	噴漆飾面	門鎖及門檔
	工作間	實心木門	木皮飾面及木板	門鎖、門鼓及門檔
	車房	實心木門	木皮飾面及木板	門鎖、門鼓及門檔
	車房通往客廳	實心木門	木皮飾面及木板	門鎖、門鼓及門檔
	廚房	實心木門	木皮飾面及木板	門鎖、門鼓及門檔
	天井	玻璃門	鋁質框	門鎖及門檔
	花園	玻璃門	鋁質框	門鎖及門檔

Note 備註:

1. #The unit has been used for rental purposes since 2006.

   #單位自 2006 年至今一直作出租用途。

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

House 21#
21 號洋房#

3. Interior Fittings

Item	Description		
(b) Bathroom	(i) Type and material of fittings and equipment		
	Fittings and equipments	Type	Material
	Cabinet	Basin countertop	Natural stone
		Basin cabinet	Wooden cabinet with plastic laminate
	Sanitary fittings	Wash basin mixer	Brass
		Wash Basin	Vitreous china
		Water closet	Vitreous china
		Towel bar	Brass
		Toilet paper holder	Brass
	(ii) Type and material of water supply system	Copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply	
	(iii) Type and material of bathing facilities (including shower or bathtub, if applicable)		
	Bathing facilities	Type	Material
		Shower set	Chrome plated
		Bathtub	Enameled cast-iron
	(iv) Size of bathtub	Location	Size
		Bathroom 1	1520mm(L) x 900mm(W) x 500mm(D)
		Bathroom 2	1460mm(L) x 750mm(W) x 400mm(D)
		Bathroom 3	2100mm(L) x 1600mm(W) x 500mm(D)
(c) Kitchen	(i) Material of sink unit	Stainless steel	
	(ii) Material of water supply system	Copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply	
	(iii) Material and finishes of kitchen cabinet	Material	Finishes
		Wooden cabinet	Plastic laminate
	(iv) Type of all other fittings and equipment	Chrome plated basin mixer	

3. 室內裝置

細項	描述		
(b) 浴室	(i) 裝置設備的類型及用料		
	裝置及設備	類型	用料
	櫃	洗手盆檯面	天然石
		洗手盆櫃	木製櫃配膠板裝飾
	潔具裝置	洗手盆龍頭	銅
		洗手盆	搪瓷
		坐厠	搪瓷
		毛巾架	銅
		厠紙架	銅
	(ii) 供水系統的類型及用料	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉	
	(iii) 淋浴設施 (包括花灑或浴缸 (如適用))		
	淋浴設施	類型	用料
		花灑套裝	鍍鉻
		浴缸	搪瓷鑄鐵
	(iv) 浴缸大小	位置	尺寸
		浴室 1	1520 毫米(長) x 900 毫米(闊) x 500 毫米(深)
		浴室 2	1460 毫米(長) x 750 毫米(闊) x 400 毫米(深)
		浴室 3	2100 毫米(長) x 1600 毫米(闊) x 500 毫米(深)
(c) 廚房	(i) 洗滌盆的用料	不銹鋼	
	(ii) 供水系統的用料	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉	
	(iii) 廚櫃的用料及裝修物料	用料	裝修物料
		木製廚櫃	膠板
	(iv) 所有其他裝置及設備的類型	鍍鉻冷熱水龍頭	

Note 備註:

1. #The unit has been used for rental purposes since 2006.
   #單位自 2006 年至今一直作出租用途。

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

House 21#
21 號洋房#

3. Interior Fittings

Item	Description		
(d) Bedroom	Fittings	Type	Material
	Built-in wardrobe	Wooden cabinet	wood veneered
(e) Telephone	Location and number of connection point	Please refer to the "Schedule of Mechanical and Electrical Provisions"	
(f) Aerials	Location and number of connection point	Please refer to the "Schedule of Mechanical and Electrical Provisions"	
(g) Electrical installations	(i) Electrical fittings (including safety devices)	Faceplate for all switches and power socket is provided. Three-phase electricity supply with miniature circuit breaker distribution board is provided	
	(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed Other than those part of the conduits concealed within concrete, the rest of them are exposed. The exposed conduit may be covered by false ceiling, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe duct or other materials	
	(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule of Mechanical and Electrical Provisions"	
(h) Gas supply	Type	Towngas	
	System	Gas supply pipe is provided and connected to gas cooker	
	Location	Gas connection point is located in Kitchen	
(i) Washing machine connection point	Location	Drain point and water point for washing machine is located in Uility Room	
	Design	Drain point and water point are provided for washing machine	

3. 室內裝置

細項	描述		
(d) 睡房	裝置	類型	用料
	嵌入式衣櫃	木製衣櫃	木皮飾面
(e) 電話	接駁點的位置及數目	請參閱「機電裝置數量說明表」	
(f) 天線	接駁點的位置及數目	請參閱「機電裝置數量說明表」	
(g) 電力裝置	(i) 供電附件 (包括安全裝置)	提供所有電制及插座之面板，提供三相電力並裝妥微型斷路器	
	(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管大部分以假天花，假陣、貯存櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏	
	(iii) 電插座及空調機接駁點的位置及數目	請參閱「機電裝置數量說明表」	
(h) 氣體供應	類型	煤氣	
	系統	煤氣喉接駁煤氣煮食爐	
	位置	煤氣接駁點設於廚房	
(i) 洗衣機接駁點	位置	洗衣機來去水位設於工作間	
	設計	設有洗衣機來去水位設計	

Note 備註:

1. #The unit has been used for rental purposes since 2006.
   #單位自 2006 年至今一直作出租用途。

House 21#
21 號洋房#

3. Interior Fittings

Item	Description	
(j) Water supply	(i) Material of water pipes	Copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply
	(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed Other than those part of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes may be covered by false ceiling, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe duct or other materials
	(iii) Whether hot water is available	Hot water supply to kitchen and bathroom

3. 室內裝置

細項	描述	
(j) 供水	(i) 水管的用料	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉
	(ii) 水管是隱藏或外露	水管是部分隱藏及部分外露 除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管大部分以假天花，假陣、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏
	(iii) 有否熱水供應	廚房及浴室有熱水供應

Note 備註:

1. #The unit has been used for rental purposes since 2006.
   #單位自 2006 年至今一直作出租用途。

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

House 21#
21 號洋房#

4. Miscellaneous

Item	Description			
(a) Lifts	Not applicable			
(b) Letter box	Material	Stainless Steel		
(c) Refuse collection	(i) Means of refuse collection	Refuse are collected by cleaner on regular basis		
	(ii) Location of refuse room	Refuse collection bins are located at the common area of the Development. Refuse storage chamber is on LG/F		
(d) Water meter, electricity meter and gas meter		Water meter	Electricity meter	Gas meter
	(i) Location	M/E Duct in Carpark	House 1-3, 5-12 and 15-20: Switch room in common area on LG/F House 21-23, 25-33 and 35-38: Electrical room in common area on Lower Podium Level	M/E Duct in Carpark
	(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter

4. 雜項

細項	描述			
(a) 升降機	不適用			
(b) 信箱	用料	不銹鋼		
(c) 垃圾收集	(i) 垃圾收集的方法	垃圾由清潔工人定時負責收集		
	(ii) 垃圾房的位置	公用垃圾筒位於發展項目之公用地方，垃圾及物料回收站設於地下高層		
(d) 水錶，電錶及煤氣錶		水錶	電錶	氣體錶
	(i) 位置	車房內機電槽	1-3、5-12 及 15-20 號洋房: 低層地下公共地方之電掣房 21-23、25-33 及 35-38 號洋房: 低層平台公共地方之電機房	車房內機電槽
	(ii) 就住宅單位而言是獨立抑或公用的錶	獨立錶	獨立錶	獨立錶

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

Note 備註:

1. #The unit has been used for rental purposes since 2006.
   #單位自 2006 年至今一直作出租用途。

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

House 21#
21 號洋房#

5. Security Facilities

Item	Description		
Security facilities	Security system and equipment (including details of built-in provisions and their locations)	CCTV camera	CCTV cameras are provided at public area
		Video door phone and panic alarm	Colour-screen video phone system is provided in Kitchen of each House with panic alarm connecting to a burglar alarm system, including main door and carpark door contact, G/F window contact (except kitchen) and infra-red detector
		Visitor panel	Visitor panel is provided at the main entrance of each House

6. Appliances

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

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

5. 保安設施

細項	描述		
保安設施	保安系統及設備（包括嵌入式的裝備的細節及其位置）	閉路電視	公眾地方地設有閉路電視
		視像對講機及警報器	每座洋房的廚房均設有彩色屏幕視像對講機系統連警報器，並連接防盜警報系統，包括主入口大門及車房門觸點、地下窗觸點 (廚房除外)及紅外線感應器
		訪客對講機	每座洋房主入口設訪客對講機

6. 設備

細項	描述
設備	有關設備之品牌名稱及型號，請參閱「設備說明表」

Note 備註:

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   #單位自 2006 年至今一直作出租用途。

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

House 23#
23 號洋房#

1. Exterior Finishes

Item	Description	
(a) External wall	Type of finishes	Stone claddings
(b) Window	Material of frame	Fluorocarbon coating aluminum window frame
	Material of glass	Tinted glass
(c) Bay window	Material of bay window	Not applicable
	Window sill finishes	Not applicable
(d) Planter	Type of finishes	Tiles
(e) Verandah or balcony	Type of finishes	Not applicable
	Whether it is covered	Not applicable
(f) Drying facilities for clothing	Type	Not applicable
	Material	Not applicable

1. 外部裝修物料

細項	描述	
(a) 外牆	裝修物料的類型	石蓋板
(b) 窗	框的用料	氟碳塗層鋁質窗框
	玻璃的用料	有色玻璃
(c) 窗台	窗台的用料	不適用
	窗台板的裝修物料	不適用
(d) 花槽	裝修物料的類型	磚
(e) 陽台或露台	裝修物料的類型	不適用
	是否有蓋	不適用
(f) 乾衣設施	類型	不適用
	用料	不適用

Note 備註:

1. #The unit has been used for rental purposes since 2006.
   #單位自 2006 年至今一直作出租用途。

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

House 23#
23 號洋房#

2. Interior Finishes

Item	Description		
(a) Lobby	Not applicable		
(b) Internal wall and ceiling	Type of wall and ceiling finishes for living room, dining room and bedroom		
		Wall	Ceiling
	Living Room and Dining Room	Emulsion paint on plastered wall	Gypsum plaster board suspended ceiling finished with emulsion paint
	Bedroom	Emulsion paint on plastered wall	Gypsum plaster board suspended ceiling finished with emulsion paint
(c) Internal floor	Material of floor and skirting for living room, dining room and bedroom		
		Floor	Skirting
	Living Room and Dining Room	Solid beech flooring	Solid beech skirting
	Bedroom	Solid beech flooring	Solid beech skirting

2. 室內裝修物料

細項	描述		
(a) 大堂	不適用		
(b) 內牆及天花板	客廳、飯廳及睡房牆壁及天花板的裝修物料的類型		
		牆壁	天花板
	客廳及飯廳	批盪後鬆乳膠漆	石膏板假天花鬆乳膠漆
	睡房	批盪後鬆乳膠漆	石膏板假天花鬆乳膠漆
(c) 內部地板	客廳、飯廳及睡房的地板及牆腳線的用料		
		地板	牆腳線
	客廳及飯廳	櫸木地板	櫸木牆腳線
	睡房	櫸木地板	櫸木牆腳線

Note 備註:

1. #The unit has been used for rental purposes since 2006.
   #單位自 2006 年至今一直作出租用途。

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

House 23#
23 號洋房#

2. Interior Finishes

Item	Description			
(d) Bathroom	(i) Type of wall, floor and ceiling finishes			
	Wall	Floor	Ceiling	
	Natural stone on exposed surface	Natural stone on exposed surface	Gypsum plaster board suspended ceiling with antifungal paint on exposed surface	
	(ii) Whether the wall finishes run up to the ceiling		Up to level of false ceiling	
(e) Kitchen	(i) Type of wall, floor, ceiling and cooking bench finishes			
	Wall	Floor	Ceiling	Cooking bench
	Natural stone and stainless steel panel on exposed surface	Ceramic tiles on exposed surface	Aluminum false ceiling on exposed surface	Reconstituted stone
	(ii) Whether the wall finishes run up to the ceiling		Up to level of false ceiling	

2. 室內裝修物料

細項	描述			
(d) 浴室	(i) 牆壁、地板及天花板的裝修物料的類型			
	牆壁	地板	天花板	
	外露位置鋪砌天然石	外露位置鋪砌天然石	外露位置鋪砌石膏板假天花鬆防霉漆	
	(ii) 牆壁的裝修物料是否鋪至天花板		鋪至假天花高度	
(e) 廚房	(i) 牆壁、地板、天花板及灶台的裝修物料的類型			
	牆壁	地板	天花板	灶台
	外露位置鋪砌天然石及不銹鋼板	外露位置鋪砌瓷磚	外露位置鋪砌鋁質假天花	人造石
	(ii) 牆壁的裝修物料是否鋪至天花板		鋪至假天花高度	

Note 備註:

1. #The unit has been used for rental purposes since 2006.
   #單位自 2006 年至今一直作出租用途。

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

House 23#
23 號洋房#

3. Interior Fittings

Item	Description			
(a) Doors		Material	Finishes	Accessories
	Main entrance	Internal door - double leaf solid core door	Wood veneered with lacquer finish	Lockset, door closer and door stopper
		External door - glass door	Aluminum frame	Lockset and door stopper
	Master Bedroom	Double leaf solid core door	Wood veneered and wood panel	Lockset
	Bedroom 1 & 2, Servant Room, Servant Room 1 & 2, Bathrooms 1, 2 & 3 and Lavatory 1	Solid core timber door	Wood veneered and wood panel	Lockset and door stopper
	Lavatory 2	Aluminum door	Spray paint finishes	Lockset and door stopper
	Utility	Solid core timber door	Wood veneered and wood panel	Lockset, door closer and door stopper
	Carpark	Solid core timber door	Wood veneered and wood panel	Lockset, door closer and door stopper
	Carpark leading to Living Room	Solid core timber door	Wood veneered and wood panel	Lockset, door closer and door stopper
	Kitchen	Solid core timber door	Wood veneered and wood panel	Lockset, door closer and door stopper
	Open Yard	Glass door	Aluminum frame	Lockset and door stopper
	Garden	Glass door	Aluminum frame	Lockset and door stopper

3. 室內裝置

細項	描述			
(a) 門		用料	裝飾物料	配件
	單位正門	室內大門 - 雙掩實心木門	木皮飾面鬆亮漆	門鎖、門鼓及門檔
		室外大門 - 玻璃門	鋁質框	門鎖及門檔
	主人睡房	雙掩實心木門	木皮飾面及木板	門鎖
	睡房 1 及 2 、工人房、工人房 1 及 2 、浴室 1、2 及 3 及洗手間 1	實心木門	木皮飾面及木板	門鎖及門檔
	洗手間 2	鋁質門	噴漆飾面	門鎖及門檔
	工作間	實心木門	木皮飾面及木板	門鎖、門鼓及門檔
	車房	實心木門	木皮飾面及木板	門鎖、門鼓及門檔
	車房通往客廳	實心木門	木皮飾面及木板	門鎖、門鼓及門檔
	廚房	實心木門	木皮飾面及木板	門鎖、門鼓及門檔
	天井	玻璃門	鋁質框	門鎖及門檔
	花園	玻璃門	鋁質框	門鎖及門檔

Note 備註:

1. #The unit has been used for rental purposes since 2006.
   #單位自 2006 年至今一直作出租用途。

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

House 23#
23 號洋房#

3. Interior Fittings

Item	Description		
(b) Bathroom	(i) Type and material of fittings and equipment		
	Fittings and equipments	Type	Material
	Cabinet	Basin countertop	Natural stone
		Basin cabinet	Wooden cabinet with plastic laminate
	Sanitary fittings	Wash basin mixer	Brass
		Wash Basin	Vitreous china
		Water closet	Vitreous china
		Towel bar	Brass
		Toilet paper holder	Brass
	(ii) Type and material of water supply system	Copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply	
	(iii) Type and material of bathing facilities (including shower or bathtub, if applicable)		
	Bathing facilities	Type	Material
		Shower set	Chrome plated
		Bathtub	Enameled cast-iron
	(iv) Size of bathtub	Location	Size
		Bathroom 1	1520mm(L) x 900mm(W) x 500mm(D)
		Bathroom 2	1460mm(L) x 750mm(W) x 400mm(D)
		Bathroom 3	2100mm(L) x 1600mm(W) x 500mm(D)
(c) Kitchen	(i) Material of sink unit	Stainless steel	
	(ii) Material of water supply system	Copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply	
	(iii) Material and finishes of kitchen cabinet	Material	Finishes
		Wooden cabinet	Plastic laminate
	(iv) Type of all other fittings and equipment	Chrome plated basin mixer	

3. 室內裝置

細項	描述		
(b) 浴室	(i) 裝置設備的類型及用料		
	裝置及設備	類型	用料
	櫃	洗手盆檯面	天然石
		洗手盆櫃	木製櫃配膠板裝飾
	潔具裝置	洗手盆龍頭	銅
		洗手盆	搪瓷
		坐厠	搪瓷
		毛巾架	銅
		厠紙架	銅
	(ii) 供水系統的類型及用料	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉	
	(iii) 淋浴設施 (包括花灑或浴缸 (如適用))		
	淋浴設施	類型	用料
		花灑套裝	鍍鉻
		浴缸	搪瓷鑄鐵
	(iv) 浴缸大小	位置	尺寸
		浴室 1	1520 毫米(長) x 900 毫米(闊) x 500 毫米(深)
		浴室 2	1460 毫米(長) x 750 毫米(闊) x 400 毫米(深)
		浴室 3	2100 毫米(長) x 1600 毫米(闊) x 500 毫米(深)
(c) 廚房	(i) 洗滌盆的用料	不銹鋼	
	(ii) 供水系統的用料	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉	
	(iii) 廚櫃的用料及裝修物料	用料	裝修物料
		木製廚櫃	膠板
	(iv) 所有其他裝置及設備的類型	鍍鉻冷熱水龍頭	

Note 備註:

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#單位自 2006 年至今一直作出租用途。

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

House 23#
23 號洋房#

3. Interior Fittings

Item	Description		
(d) Bedroom	Fittings	Type	Material
	Built-in wardrobe	Wooden cabinet	wood veneered
(e) Telephone	Location and number of connection point	Please refer to the "Schedule of Mechanical and Electrical Provisions"	
(f) Aerials	Location and number of connection point	Please refer to the "Schedule of Mechanical and Electrical Provisions"	
(g) Electrical installations	(i) Electrical fittings (including safety devices)	Faceplate for all switches and power socket is provided. Three-phase electricity supply with miniature circuit breaker distribution board is provided	
	(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed Other than those part of the conduits concealed within concrete, the rest of them are exposed. The exposed conduit may be covered by false ceiling, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe duct or other materials	
	(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule of Mechanical and Electrical Provisions"	
(h) Gas supply	Type	Towngas	
	System	Gas supply pipe is provided and connected to gas cooker	
	Location	Gas connection point is located in Kitchen	
(i) Washing machine connection point	Location	Drain point and water point for washing machine is located in Uility Room	
	Design	Drain point and water point are provided for washing machine	

3. 室內裝置

細項	描述		
(d) 睡房	裝置	類型	用料
	嵌入式衣櫃	木製衣櫃	木皮飾面
(e) 電話	接駁點的位置及數目	請參閱「機電裝置數量說明表」	
(f) 天線	接駁點的位置及數目	請參閱「機電裝置數量說明表」	
(g) 電力裝置	(i) 供電附件 (包括安全裝置)	提供所有電制及插座之面板，提供三相電力並裝妥微型斷路器	
	(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管大部分以假天花，假陣、貯存櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏	
	(iii) 電插座及空調機接駁點的位置及數目	請參閱「機電裝置數量說明表」	
(h) 氣體供應	類型	煤氣	
	系統	煤氣喉接駁煤氣煮食爐	
	位置	煤氣接駁點設於廚房	
(i) 洗衣機接駁點	位置	洗衣機來去水位設於工作間	
	設計	設有洗衣機來去水位設計	

Note 備註:

1. #The unit has been used for rental purposes since 2006.
   #單位自 2006 年至今一直作出租用途。

House 23#
23 號洋房#

3. Interior Fittings

Item	Description	
(j) Water supply	(i) Material of water pipes	Copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply
	(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed Other than those part of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes may be covered by false ceiling, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe duct or other materials
	(iii) Whether hot water is available	Hot water supply to kitchen and bathroom

3. 室內裝置

細項	描述	
(j) 供水	(i) 水管的用料	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉
	(ii) 水管是隱藏或外露	水管是部分隱藏及部分外露 除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管大部分以假天花，假陣、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏
	(iii) 有否熱水供應	廚房及浴室有熱水供應

Note 備註:

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   #單位自 2006 年至今一直作出租用途。

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

House 23#
23 號洋房#

4. Miscellaneous

Item	Description			
(a) Lifts	Not applicable			
(b) Letter box	Material	Stainless Steel		
(c) Refuse collection	(i) Means of refuse collection	Refuse are collected by cleaner on regular basis		
	(ii) Location of refuse room	Refuse collection bins are located at the common area of the Development. Refuse storage chamber is on LG/F		
(d) Water meter, electricity meter and gas meter		Water meter	Electricity meter	Gas meter
	(i) Location	M/E Duct in Carpark	House 1-3, 5-12 and 15-20: Switch room in common area on LG/F House 21-23, 25-33 and 35-38: Electrical room in common area on Lower Podium Level	M/E Duct in Carpark
	(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter

4. 雜項

細項	描述			
(a) 升降機	不適用			
(b) 信箱	用料	不銹鋼		
(c) 垃圾收集	(i) 垃圾收集的方法	垃圾由清潔工人定時負責收集		
	(ii) 垃圾房的位置	公用垃圾筒位於發展項目之公用地方，垃圾及物料回收站設於地下高層		
(d) 水錶，電錶及煤氣錶		水錶	電錶	氣體錶
	(i) 位置	車房內機電槽	1-3、5-12 及 15-20 號洋房: 低層地下公共地方之電掣房 21-23、25-33 及 35-38 號洋房: 低層平台公共地方之電機房	車房內機電槽
	(ii) 就住宅單位而言是獨立抑或公用的錶	獨立錶	獨立錶	獨立錶

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

Note 備註:

1. #The unit has been used for rental purposes since 2006.
   #單位自 2006 年至今一直作出租用途。

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

House 23#
23 號洋房#

5. Security Facilities

Item	Description		
Security facilities	Security system and equipment (including details of built-in provisions and their locations)	CCTV camera	CCTV cameras are provided at public area
		Video door phone and panic alarm	Colour-screen video phone system is provided in Kitchen of each House with panic alarm connecting to a burglar alarm system, including main door and carpark door contact, G/F window contact (except kitchen) and infra-red detector
		Visitor panel	Visitor panel is provided at the main entrance of each House

6. Appliances

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

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

5. 保安設施

細項	描述		
保安設施	保安系統及設備（包括嵌入式的裝備的細節及其位置）	閉路電視	公眾地方地設有閉路電視
		視像對講機及警報器	每座洋房的廚房均設有彩色屏幕視像對講機系統連警報器，並連接防盜警報系統，包括主入口大門及車房門觸點、地下窗觸點 (廚房除外)及紅外線感應器
		訪客對講機	每座洋房主入口設訪客對講機

6. 設備

細項	描述
設備	有關設備之品牌名稱及型號，請參閱「設備說明表」

Note 備註:

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   #單位自 2006 年至今一直作出租用途。

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

House 25
25 號洋房

1. Exterior Finishes

Item	Description	
(a) External wall	Type of finishes	Stone claddings
(b) Window	Material of frame	Fluorocarbon coating aluminum window frame
	Material of glass	Tinted glass
(c) Bay window	Material of bay window	Not applicable
	Window sill finishes	Not applicable
(d) Planter	Type of finishes	Tiles
(e) Verandah or balcony	Type of finishes	Not applicable
	Whether it is covered	Not applicable
(f) Drying facilities for clothing	Type	Not applicable
	Material	Not applicable

1. 外部裝修物料

細項	描述	
(a) 外牆	裝修物料的類型	石蓋板
(b) 窗	框的用料	氟碳塗層鋁質窗框
	玻璃的用料	有色玻璃
(c) 窗台	窗台的用料	不適用
	窗台板的裝修物料	不適用
(d) 花槽	裝修物料的類型	磚
(e) 陽台或露台	露台裝修物料的類型	不適用
	是否有蓋	不適用
(f) 乾衣設施	類型	不適用
	用料	不適用

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

House 25
25 號洋房

2. Interior Finishes

Item	Description		
(a) Lobby	Not applicable		
(b) Internal wall and ceiling	Type of wall and ceiling finishes for living room, dining room and bedroom		
		Wall	Ceiling
	Living Room and Dining room	Timber veneered, wallpaper, special paint, natural stone and leather panel with stainless steel frame	Gypsum board false ceiling finished with emulsion paint
	Bedroom 1	Timber veneered, wallpaper, natural stone, laminated glass and leather panel with stainless steel frame	Gypsum board false ceiling finished with emulsion paint
	Bedroom 2	Timber veneered, wallpaper, vinyl and stainless steel finish	Gypsum board false ceiling finished with emulsion paint
	Guest Room	Timber veneered, wallpaper, vinyl and stainless steel finish	Gypsum board false ceiling finished with emulsion paint
	Master Bedroom	Timber veneered, wallpaper, natural stone, laminated glass and vinyl panel with stainless steel frame	Gypsum board false ceiling finished with emulsion paint
(c) Internal floor	Material of floor and skirting for living room, dining room and bedroom		
		Floor	Skirting
	Living room and Dining room	Natural stone	Stainless steel
	Bedroom	Engineered oak timber flooring	Stainless steel

2. 室內裝修物料

細項	描述		
(a) 大堂	不適用		
(b) 內牆及天花板	客廳、飯廳及睡房牆壁及天花板的裝修物料的類型		
		牆壁	天花板
	客廳及飯廳	木皮飾面、牆紙、特色油漆、天然石及皮革飾板連不銹鋼框	石膏板假天花髹乳膠漆
	睡房 1	木皮飾面、牆紙、天然石、夾層玻璃及皮革飾板連不銹鋼框	石膏板假天花髹乳膠漆
	睡房 2	木皮飾面、牆紙、人造皮飾面及不銹鋼飾面	石膏板假天花髹乳膠漆
	客房	木皮飾面、牆紙、人造皮飾面及不銹鋼飾面	石膏板假天花髹乳膠漆
	主人睡房	木皮飾面、牆紙、天然石、夾層玻璃及人造皮革飾板連不銹鋼框	石膏板假天花髹乳膠漆
(c) 內部地板	客廳、飯廳及睡房的地板及牆腳線的用料		
		地板	牆腳線
	客廳及飯廳	天然石	不銹鋼
	睡房	白橡木複合木地板	不銹鋼

House 25

25 號洋房

2. Interior Finishes

Item	Description			
(d) Bathroom	(i) Type of wall, floor and ceiling finishes			
	Wall	Floor	Ceiling	
	Natural stone on exposed surface	Natural stone on exposed surface	Gypsum board false ceiling finished with emulsion paint on exposed surface	
	(ii) Whether the wall finishes run up to the ceiling		Up to level of false ceiling	
(e) Kitchen	(i) Type of wall, floor, ceiling and cooking bench finishes			
	Wall	Floor	Ceiling	Cooking bench
	Natural stone on exposed surface	Natural stone on exposed surface	Gypsum board false ceiling finished with emulsion paint on exposed surface	Solid surface material
	(ii) Whether the wall finishes run up to the ceiling		Up to level of false ceiling	

2. 室內裝修物料

細項	描述			
(d) 浴室	(i) 牆壁、地板及天花板的裝修物料的類型			
	牆壁	地板	天花板	
	外露位置鋪砌天然石	外露位置鋪砌天然石	外露位置鋪砌石膏板假天花髹乳膠漆	
	(ii) 牆壁的裝修物料是否鋪至天花板		鋪至假天花高度	
(e) 廚房	(i) 牆壁、地板、天花板及灶台的裝修物料的類型			
	牆壁	地板	天花板	灶台
	外露位置鋪砌天然石	外露位置鋪砌天然石	外露位置鋪砌石膏板假天花髹乳膠漆	實體面材
	(ii) 牆壁的裝修物料是否鋪至天花板		鋪至假天花高度	

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

House 25
25 號洋房

3. Interior Fittings

Item	Description			
(a) Doors		Material	Finishes	Accessories
	Main entrance	Internal door - Double leaf fire-rated solid core timber door	Timber veneered	Door viewer, concealed door closer, lockset and door stopper
		External door - Aluminum frame with tempered glass door	Aluminum framed glass	Door stopper
	Kitchen	Solid core timber door	Timber veneered	Lockset and door stopper
	Lavatory 1	Semi-hollow core timber door	Timber veneered	Lockset, concealed door closer and door stopper
	Bedroom 1	Semi-hollow core timber door	Timber veneered	Lockset , concealed door closer and door stopper
	Bedroom 2	Semi-hollow core timber door	Timber veneered	Lockset , concealed door closer and door stopper
	Guest Room	Semi-hollow core timber door	Timber veneered	Lockset and door stopper
	Master Bedroom	Double leaf semi-hollow timber door	Timber veneered	Lockset and door stopper
	Door inside Master Bedroom	Stainless steel frame with tempered glass sliding door	Laminated glass with stainless steel frame	Sliding track system
	Bathroom	Semi-hollow core timber door	Timber veneered	Lockset, concealed door closer and door stopper
	Bathroom 1	Semi-hollow core timber door	Timber veneered	Lockset, concealed door closer and door stopper

3. 室內裝置

細項	描述			
(a) 門		用料	裝飾物料	配件
	單位正門	室內大門 - 雙掩防火實心木門	木皮飾面	防盜眼、暗氣鼓、門鎖及門擋
		室外大門 - 鋁質框強化玻璃門	鋁質框玻璃	門頂
	廚房	實心木門	木皮飾面	門鎖及門頂
	洗手間 1	半空心木門	木皮飾面	門鎖、暗氣鼓及門頂
	睡房 1	半空心木門	木皮飾面	門鎖、暗氣鼓及門頂
	睡房 2	半空心木門	木皮飾面	門鎖、暗氣鼓及門頂
	客房	半空心木門	木皮飾面	門鎖及門頂
	主人睡房	雙掩半空心木門	木皮飾面	門鎖及門頂
	主人睡房內之門	不锈鋼框強化玻璃趟門	夾層玻璃連不銹鋼框	趟路軌系統
	浴室	半空心木門	木皮飾面	門鎖、暗氣鼓及門頂
	浴室 1	半空心木門	木皮飾面	門鎖、暗氣鼓及門頂

House 25
25 號洋房

3. Interior Fittings

Item	Description			
(a) Doors	Bathroom 2	Semi-hollow core timber door	Timber veneered	Lockset, concealed door closer and door stopper
	Bathroom 3	Semi-hollow core timber door	Timber veneered	Lockset, concealed door closer and door stopper
	Utility	Semi-hollow core timber door	Plastic laminate	Lockset and door stopper
	Lavatory 2	Aluminum folding door	Aluminum with paint	Lockset
	Servant Room 1	Fire-rated semi -hollow core timber sliding door	Plastic laminate	Sliding track system
	Kitchen	Fire-rated solid core timber door	Timber veneered	Lockset and door stopper
	Carpark	Fire-rated solid core timber door	Timber veneered	Lockset and door stopper
	Carpark leading to Living Room	Semi-hollow core timber door	Timber veneered	Lockset and door stopper
	Open Yard	Aluminum framed glass door	Aluminum framed glass	Lockset
	Garden	Aluminum framed glass door	Aluminum framed glass	Lockset

3. 室內裝置

細項	描述			
(a) 門	浴室 2	半空心木門	木皮飾面	門鎖、暗氣鼓及門頂
	浴室 3	半空心木門	木皮飾面	門鎖、暗氣鼓及門頂
	工作間	半空心木門	膠板飾面	門鎖及門頂
	洗手間 2	鋁摺門	焗漆面鋁	門鎖
	工人房 1	半空心防火木趟門	膠板飾面	趟路軌系統
	廚房	防火實焗漆木門	木皮飾面	門鎖及門頂
	停車場	防火實焗漆木門	木皮飾面	門鎖及門頂
	停車場通往客廳	半空心木門	木皮飾面	門鎖及門頂
	天井	鋁質框玻璃門	鋁質框玻璃	門鎖
	花園	鋁質框玻璃門	鋁質框玻璃	門鎖

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

House 25
25 號洋房

3. Interior Fittings

Item	Description		
(b) Bathroom	(i) Type and material of fittings and equipment		
	Fittings and equipments	Type	Material
	Cabinet	Basin countertop	Natural stone
		Basin cabinet	Wooden cabinet with plastic laminate, mirror, stainless steel and glass
	Sanitary fittings	Wash basin mixer	Chrome plated
		Wash Basin	Vitreous china
		Water closet	Vitreous china
		Towel bar	Chrome plated
		Toilet paper holder	Chrome plated
	(ii) Type and material of water supply system	Copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply	
	(iii) Type and material of bathing facilities (including shower or bathtub, if applicable)		
	Bathing facilities	Type	Material
		Shower set	Chrome plated
		Bathtub	Cast iron
	(iv) Size of bathtub	Location	Size
		Bathroom 2 and Bathroom 3	1500mm(L) x 700mm(W) x 430mm(D)
(c) Kitchen	(i) Material of sink unit	Stainless steel	
	(ii) Material of water supply system	Copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply	
	(iii) Material and finishes of kitchen cabinet	Material	Finishes
		Wooden cabinet	Quartz stone and wood laminate
	(iv) Type of all other fittings and equipment	Chrome plated sink mixer	

3. 室內裝置

細項	描述		
(b) 浴室	(i) 裝置設備的類型及用料		
	裝置及設備	類型	用料
	櫃	洗手盆檯面	天然石
		洗手盆櫃	膠板、鏡、不銹鋼及玻璃木製櫃
	潔具裝置	洗手盆龍頭	鍍鉻
		洗手盆	搪瓷
		坐廁	搪瓷
		毛巾架	鍍鉻
		厠紙架	鍍鉻
	(ii) 供水系統的類型及用料	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉	
	(iii) 淋浴設施 (包括花灑或浴缸 (如適用))		
	淋浴設施	類型	用料
		花灑套裝	鍍鉻
		浴缸	鑄鐵
	(iv) 浴缸大小	位置	尺寸
		浴室 2 及浴室 3	1500毫米(長) x 700毫米(闊) x 430毫米(深)
(c) 廚房	(i) 洗滌盆的用料	不銹鋼	
	(ii) 供水系統的用料	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉	
	(iii) 廚櫃的用料及裝修物料	用料	裝修物料
		木製廚櫃	石英石及木膠板
	(iv) 所有其他裝置及設備的類型	鍍鉻水龍頭	

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

House 25
25 號洋房

3. Interior Fittings

Item	Description		
(d) Bedroom	Fittings	Type	Material
	Built-in wardrobe	Built-in wardrobe	Wooden wardrobe with tinted glass, aluminium, lacquer paint panel and plastic laminate
(e) Telephone	Location and number of connection point	Please refer to the "Schedule of Mechanical and Electrical Provisions"	
(f) Aerials	Location and number of connection point	Please refer to the "Schedule of Mechanical and Electrical Provisions"	
(g) Electrical installations	(i) Electrical fittings (including safety devices)	Faceplate for all switches and power socket is provided. Three-phase electricity supply with miniature circuit breaker distribution board is provided	
	(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed Other than those part of the conduits concealed within concrete, the rest of them are exposed. The exposed conduit may be covered by false ceiling, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe duct or other materials	
	(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule of Mechanical and Electrical Provisions"	
(h) Gas supply	Type	Towngas	
	System	Gas supply pipe is provided and connected to gas cooker	
	Location	Gas connection point is located in Kitchen	
(i) Washing machine connection point	Location	Drain point and water point for washing machine is located in Utility	
	Design	Drain point and water point are provided for washing machine	

3. 室內裝置

細項	描述		
(d) 睡房	裝置	類型	用料
	嵌入式衣櫃	嵌入式衣櫃	顏色玻璃、鋁、啞光烤漆飾面板及膠板木製櫃
(e) 電話	接駁點的位置及數目	請參閱「機電裝置數量說明表」	
(f) 天線	接駁點的位置及數目	請參閱「機電裝置數量說明表」	
(g) 電力裝置	(i) 供電附件 (包括安全裝置)	提供所有電制及插座之面板，提供三相電力並裝妥微型斷路器	
	(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管大部分以假天花，假陣、貯存櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏	
	(iii) 電插座及空調機接駁點的位置及數目	請參閱「機電裝置數量說明表」	
(h) 氣體供應	類型	煤氣	
	系統	煤氣喉接駁煤氣煮食爐	
	位置	煤氣接駁點設於廚房	
(i) 洗衣機接駁點	位置	洗衣機來去水位設於工作間	
	設計	設有洗衣機來去水位設計	

House 25
25 號洋房

3. Interior Fittings

Item	Description	
(j) Water supply	(i) Material of water pipes	Copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply
	(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed Other than those part of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes may be covered by false ceiling, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe duct or other materials
	(iii) Whether hot water is available	Hot water supply to kitchen and bathroom

3. 室內裝置

細項	描述	
(j) 供水	(i) 水管的用料	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉
	(ii) 水管是隱藏或外露	水管是部分隱藏及部分外露 除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管大部分以假天花，假陣、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏
	(iii) 有否熱水供應	廚房及浴室有熱水供應

House 25
25 號洋房

4. Miscellaneous

Item	Description			
(a) Lifts	Not applicable			
(b) Letter box	Material	Stainless Steel		
(c) Refuse collection	(i) Means of refuse collection	Refuse are collected by cleaner on regular basis		
	(ii) Location of refuse room	Refuse collection bins are located at the common area of the Development. Refuse storage chamber is on LG/F		
(d) Water meter, electricity meter and gas meter		Water meter	Electricity meter	Gas meter
	(i) Location	M/E Duct in Carpark	House 1-3, 5-12 and 15-20: Switch room in common area on LG/F House 21-23, 25-33 and 35-38: Electrical room in common area on Lower Podium Level	M/E Duct in Carpark
	(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter

4. 雜項

細項	描述			
(a) 升降機	不適用			
(b) 信箱	用料	不銹鋼		
(c) 垃圾收集	(i) 垃圾收集的方法	垃圾由清潔工人定時負責收集		
	(ii) 垃圾房的位置	公用垃圾筒位於發展項目之公用地方，垃圾及物料回收站設於地下高層		
(d) 水錶，電錶及煤氣錶		水錶	電錶	氣體錶
	(i) 位置	車房內機電槽	1-3、5-12 及 15-20 號洋房: 低層地下公共地方之電掣房 21-23、25-33 及 35-38 號洋房: 低層平台公共地方之電機房	車房內機電槽
	(ii) 就住宅單位而言是獨立抑或公用的錶	獨立錶	獨立錶	獨立錶

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

House 25
25 號洋房

5. Security Facilities

Item	Description		
Security facilities	Security system and equipment (including details of built-in provisions and their locations)	CCTV camera	CCTV cameras are provided at public area
		Video door phone and panic alarm	Colour-screen video phone system is provided in Kitchen of each House with panic alarm connecting to a burglar alarm system, including main door and carpark door contact, G/F window contact (except kitchen) and infra-red detector
		Visitor panel	Visitor panel is provided at the main entrance of each House

6. Appliances

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

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

5. 保安設施

細項	描述		
保安設施	保安系統及設備（包括嵌入式的裝備的細節及其位置）	閉路電視	公眾地方地設有閉路電視
		視像對講機及警報器	每座洋房的廚房均設有彩色屏幕視像對講機系統連警報器，並連接防盜警報系統，包括主入口大門及車房門觸點、地下窗觸點 (廚房除外)及紅外線感應器
		訪客對講機	每座洋房主入口設訪客對講機

6. 設備

細項	描述
設備	有關設備之品牌名稱及型號，請參閱「設備說明表」

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

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

House 29#
29 號洋房#

1. Exterior Finishes

Item	Description	
(a) External wall	Type of finishes	Stone claddings
(b) Window	Material of frame	Fluorocarbon coating aluminum window frame
	Material of glass	Tinted glass
(c) Bay window	Material of bay window	Not applicable
	Window sill finishes	Not applicable
(d) Planter	Type of finishes	Tiles
(e) Verandah or balcony	Type of finishes	Not applicable
	Whether it is covered	Not applicable
(f) Drying facilities for clothing	Type	Not applicable
	Material	Not applicable

1. 外部裝修物料

細項	描述	
(a) 外牆	裝修物料的類型	石蓋板
(b) 窗	框的用料	氟碳塗層鋁質窗框
	玻璃的用料	有色玻璃
(c) 窗台	窗台的用料	不適用
	窗台板的裝修物料	不適用
(d) 花槽	裝修物料的類型	磚
(e) 陽台或露台	裝修物料的類型	不適用
	是否有蓋	不適用
(f) 乾衣設施	類型	不適用
	用料	不適用

Note 備註:

1. #The unit has been used for rental purposes since 2006.
   #單位自 2006 年至今一直作出租用途。

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

House 29#
29 號洋房#

2. Interior Finishes

Item	Description		
(a) Lobby	Not applicable		
(b) Internal wall and ceiling	Type of wall and ceiling finishes for living room, dining room and bedroom		
		Wall	Ceiling
	Living Room and Dining Room	Emulsion paint on plastered wall	Gypsum plaster board suspended ceiling finished with emulsion paint
	Bedroom	Emulsion paint on plastered wall	Gypsum plaster board suspended ceiling finished with emulsion paint
(c) Internal floor	Material of floor and skirting for living room, dining room and bedroom		
		Floor	Skirting
	Living Room and Dining Room	Solid beech flooring	Solid beech skirting
	Bedroom	Solid beech flooring	Solid beech skirting

2. 室內裝修物料

細項	描述		
(a) 大堂	不適用		
(b) 內牆及天花板	客廳、飯廳及睡房牆壁及天花板的裝修物料的類型		
		牆壁	天花板
	客廳及飯廳	批盪後鬆乳膠漆	石膏板假天花鬆乳膠漆
	睡房	批盪後鬆乳膠漆	石膏板假天花鬆乳膠漆
(c) 內部地板	客廳、飯廳及睡房的地板及牆腳線的用料		
		地板	牆腳線
	客廳及飯廳	櫸木地板	櫸木牆腳線
	睡房	櫸木地板	櫸木牆腳線

Note 備註:

1. #The unit has been used for rental purposes since 2006.
   #單位自 2006 年至今一直作出租用途。

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

House 29#
29 號洋房#

2. Interior Finishes

Item	Description			
(d) Bathroom	(i) Type of wall, floor and ceiling finishes			
	Wall	Floor	Ceiling	
	Natural stone on exposed surface	Natural stone on exposed surface	Gypsum plaster board suspended ceiling with antifungal paint on exposed surface	
	(ii) Whether the wall finishes run up to the ceiling		Up to level of false ceiling	
(e) Kitchen	(i) Type of wall, floor, ceiling and cooking bench finishes			
	Wall	Floor	Ceiling	Cooking bench
	Natural stone and stainless steel panel on exposed surface	Ceramic tiles on exposed surface	Aluminum false ceiling on exposed surface	Reconstituted stone
	(ii) Whether the wall finishes run up to the ceiling		Up to level of false ceiling	

2. 室內裝修物料

細項	描述			
(d) 浴室	(i) 牆壁、地板及天花板的裝修物料的類型			
	牆壁	地板	天花板	
	外露位置鋪砌天然石	外露位置鋪砌天然石	外露位置鋪砌石膏板假天花鬆防霉漆	
	(ii) 牆壁的裝修物料是否鋪至天花板		鋪至假天花高度	
(e) 廚房	(i) 牆壁、地板、天花板及灶台的裝修物料的類型			
	牆壁	地板	天花板	灶台
	外露位置鋪砌天然石及不銹鋼板	外露位置鋪砌瓷磚	外露位置鋪砌鋁質假天花	人造石
	(ii) 牆壁的裝修物料是否鋪至天花板		鋪至假天花高度	

Note 備註:

1. #The unit has been used for rental purposes since 2006.
   #單位自 2006 年至今一直作出租用途。

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

House 29#

29 號洋房#

3. Interior Fittings

Item	Description			
(a) Doors		Material	Finishes	Accessories
	Main entrance	Internal door - double leaf solid core door	Wood veneered with lacquer finish	Lockset, door closer and door stopper
		External door - glass door	Aluminum frame	Lockset and door stopper
	Master Bedroom	Double leaf solid core door	Wood veneered and wood panel	Lockset
	Bedroom 1 & 2, Servant Room, Servant Room 1 & 2, Bathrooms 1, 2 & 3 and Lavatory 1	Solid core timber door	Wood veneered and wood panel	Lockset and door stopper
	Lavatory 2	Aluminum door	Spray paint finishes	Lockset and door stopper
	Utility	Solid core timber door	Wood veneered and wood panel	Lockset, door closer and door stopper
	Carpark	Solid core timber door	Wood veneered and wood panel	Lockset, door closer and door stopper
	Carpark leading to Living Room	Solid core timber door	Wood veneered and wood panel	Lockset, door closer and door stopper
	Kitchen	Solid core timber door	Wood veneered and wood panel	Lockset, door closer and door stopper
	Open Yard	Glass door	Aluminum frame	Lockset and door stopper
	Garden	Glass door	Aluminum frame	Lockset and door stopper

3. 室內裝置

細項	描述			
(a) 門		用料	裝飾物料	配件
	單位正門	室內大門 - 雙掩實心木門	木皮飾面鬆亮漆	門鎖、門鼓及門檔
		室外大門 - 玻璃門	鋁質框	門鎖及門檔
	主人睡房	雙掩實心木門	木皮飾面及木板	門鎖
	睡房 1 及 2、工人房、工人房 1 及 2、浴室 1、2 及 3 及洗手間 1	實心木門	木皮飾面及木板	門鎖及門檔
	洗手間 2	鋁質門	噴漆飾面	門鎖及門檔
	工作間	實心木門	木皮飾面及木板	門鎖、門鼓及門檔
	車房	實心木門	木皮飾面及木板	門鎖、門鼓及門檔
	車房通往客廳	實心木門	木皮飾面及木板	門鎖、門鼓及門檔
	廚房	實心木門	木皮飾面及木板	門鎖、門鼓及門檔
	天井	玻璃門	鋁質框	門鎖及門檔
	花園	玻璃門	鋁質框	門鎖及門檔

Note 備註:

1. #The unit has been used for rental purposes since 2006.

   #單位自 2006 年至今一直作出租用途。

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

House 29#
29 號洋房#

3. Interior Fittings

Item	Description		
(b) Bathroom	(i) Type and material of fittings and equipment		
	Fittings and equipments	Type	Material
	Cabinet	Basin countertop	Natural stone
		Basin cabinet	Wooden cabinet with plastic laminate
	Sanitary fittings	Wash basin mixer	Brass
		Wash Basin	Vitreous china
		Water closet	Vitreous china
		Towel bar	Brass
		Toilet paper holder	Brass
	(ii) Type and material of water supply system	Copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply	
	(iii) Type and material of bathing facilities (including shower or bathtub, if applicable)		
	Bathing facilities	Type	Material
		Shower set	Chrome plated
		Bathtub	Enameled cast-iron
	(iv) Size of bathtub	Location	Size
		Bathroom 1	1520mm(L) x 900mm(W) x 500mm(D)
		Bathroom 2	1460mm(L) x 750mm(W) x 400mm(D)
		Bathroom 3	2100mm(L) x 1600mm(W) x 500mm(D)
(c) Kitchen	(i) Material of sink unit	Stainless steel	
	(ii) Material of water supply system	Copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply	
	(iii) Material and finishes of kitchen cabinet	Material	Finishes
		Wooden cabinet	Plastic laminate
	(iv) Type of all other fittings and equipment	Chrome plated basin mixer	

3. 室內裝置

細項	描述		
(b) 浴室	(i) 裝置設備的類型及用料		
	裝置及設備	類型	用料
	櫃	洗手盆檯面	天然石
		洗手盆櫃	木製櫃配膠板裝飾
	潔具裝置	洗手盆龍頭	銅
		洗手盆	搪瓷
		坐厠	搪瓷
		毛巾架	銅
		厠紙架	銅
	(ii) 供水系統的類型及用料	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉	
	(iii) 淋浴設施 (包括花灑或浴缸 (如適用))		
	淋浴設施	類型	用料
		花灑套裝	鍍鉻
		浴缸	搪瓷鑄鐵
	(iv) 浴缸大小	位置	尺寸
		浴室 1	1520 毫米(長) x 900 毫米(闊) x 500 毫米(深)
		浴室 2	1460 毫米(長) x 750 毫米(闊) x 400 毫米(深)
		浴室 3	2100 毫米(長) x 1600 毫米(闊) x 500 毫米(深)
(c) 廚房	(i) 洗滌盆的用料	不銹鋼	
	(ii) 供水系統的用料	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉	
	(iii) 廚櫃的用料及裝修物料	用料	裝修物料
		木製廚櫃	膠板
	(iv) 所有其他裝置及設備的類型	鍍鉻冷熱水龍頭	

Note 備註:

1. #The unit has been used for rental purposes since 2006.
   #單位自 2006 年至今一直作出租用途。

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

House 29#
29 號洋房#

3. Interior Fittings

Item	Description		
(d) Bedroom	Fittings	Type	Material
	Built-in wardrobe	Wooden cabinet	wood veneered
(e) Telephone	Location and number of connection point	Please refer to the "Schedule of Mechanical and Electrical Provisions"	
(f) Aerials	Location and number of connection point	Please refer to the "Schedule of Mechanical and Electrical Provisions"	
(g) Electrical installations	(i) Electrical fittings (including safety devices)	Faceplate for all switches and power socket is provided. Three-phase electricity supply with miniature circuit breaker distribution board is provided	
	(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed Other than those part of the conduits concealed within concrete, the rest of them are exposed. The exposed conduit may be covered by false ceiling, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe duct or other materials	
	(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule of Mechanical and Electrical Provisions"	
(h) Gas supply	Type	Towngas	
	System	Gas supply pipe is provided and connected to gas cooker	
	Location	Gas connection point is located in Kitchen	
(i) Washing machine connection point	Location	Drain point and water point for washing machine is located in Uility Room	
	Design	Drain point and water point are provided for washing machine	

3. 室內裝置

細項	描述		
(d) 睡房	裝置	類型	用料
	嵌入式衣櫃	木製衣櫃	木皮飾面
(e) 電話	接駁點的位置及數目	請參閱「機電裝置數量說明表」	
(f) 天線	接駁點的位置及數目	請參閱「機電裝置數量說明表」	
(g) 電力裝置	(i) 供電附件 (包括安全裝置)	提供所有電制及插座之面板，提供三相電力並裝妥微型斷路器	
	(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管大部分以假天花，假陣、貯存櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏	
	(iii) 電插座及空調機接駁點的位置及數目	請參閱「機電裝置數量說明表」	
(h) 氣體供應	類型	煤氣	
	系統	煤氣喉接駁煤氣煮食爐	
	位置	煤氣接駁點設於廚房	
(i) 洗衣機接駁點	位置	洗衣機來去水位設於工作間	
	設計	設有洗衣機來去水位設計	

Note 備註:

1. #The unit has been used for rental purposes since 2006.
   #單位自 2006 年至今一直作出租用途。

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

House 29#
29 號洋房#

3. Interior Fittings

Item	Description	
(j) Water supply	(i) Material of water pipes	Copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply
	(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed Other than those part of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes may be covered by false ceiling, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe duct or other materials
	(iii) Whether hot water is available	Hot water supply to kitchen and bathroom

3. 室內裝置

細項	描述	
(j) 供水	(i) 水管的用料	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉
	(ii) 水管是隱藏或外露	水管是部分隱藏及部分外露 除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管大部分以假天花，假陣、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏
	(iii) 有否熱水供應	廚房及浴室有熱水供應

Note 備註:

1. #The unit has been used for rental purposes since 2006.
   #單位自 2006 年至今一直作出租用途。

House 29#
29 號洋房#

4. Miscellaneous

Item	Description			
(a) Lifts	Not applicable			
(b) Letter box	Material	Stainless Steel		
(c) Refuse collection	(i) Means of refuse collection	Refuse are collected by cleaner on regular basis		
	(ii) Location of refuse room	Refuse collection bins are located at the common area of the Development. Refuse storage chamber is on LG/F		
(d) Water meter, electricity meter and gas meter		Water meter	Electricity meter	Gas meter
	(i) Location	M/E Duct in Carpark	House 1-3, 5-12 and 15-20: Switch room in common area on LG/F House 21-23, 25-33 and 35-38: Electrical room in common area on Lower Podium Level	M/E Duct in Carpark
	(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter

4. 雜項

細項	描述			
(a) 升降機	不適用			
(b) 信箱	用料	不銹鋼		
(c) 垃圾收集	(i) 垃圾收集的方法	垃圾由清潔工人定時負責收集		
	(ii) 垃圾房的位置	公用垃圾筒位於發展項目之公用地方，垃圾及物料回收站設於地下高層		
(d) 水錶，電錶及煤氣錶		水錶	電錶	氣體錶
	(i) 位置	車房內機電槽	1-3、5-12 及 15-20 號洋房: 低層地下公共地方之電掣房 21-23、25-33 及 35-38 號洋房: 低層平台公共地方之電機房	車房內機電槽
	(ii) 就住宅單位而言是獨立抑或公用的錶	獨立錶	獨立錶	獨立錶

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

Note 備註:

1. #The unit has been used for rental purposes since 2006.
   #單位自 2006 年至今一直作出租用途。

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

House 29#
29 號洋房#

5. Security Facilities

Item	Description		
Security facilities	Security system and equipment (including details of built-in provisions and their locations)	CCTV camera	CCTV cameras are provided at public area
		Video door phone and panic alarm	Colour-screen video phone system is provided in Kitchen of each House with panic alarm connecting to a burglar alarm system, including main door and carpark door contact, G/F window contact (except kitchen) and infra-red detector
		Visitor panel	Visitor panel is provided at the main entrance of each House

6. Appliances

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

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

5. 保安設施

細項	描述		
保安設施	保安系統及設備（包括嵌入式的裝備的細節及其位置）	閉路電視	公眾地方地設有閉路電視
		視像對講機及警報器	每座洋房的廚房均設有彩色屏幕視像對講機系統連警報器，並連接防盜警報系統，包括主入口大門及車房門觸點、地下窗觸點 (廚房除外)及紅外線感應器
		訪客對講機	每座洋房主入口設訪客對講機

6. 設備

細項	描述
設備	有關設備之品牌名稱及型號，請參閱「設備說明表」

Note 備註:

1. #The unit has been used for rental purposes since 2006.
   #單位自 2006 年至今一直作出租用途。

Appliances Schedule – Air-conditioner (Split-type)
設備說明表-冷氣裝置-分體式冷氣機

Location 位置	Brand Name 品牌	Model Number 型號		House 21# 21 號洋房#	House 23# 23 號洋房#	House 25 25 號洋房	House 29# 29 號洋房#	House 1-3, 5-13, 15-20, 22, 26-28, 30-33, 35-38 1-3, 5-12, 15-20, 22, 26-28, 30-33, 35-38 號洋房 (The House is no longer owned by the Vendor) (以上洋房已非由賣方擁有)
		Indoor Unit 室內機	Outdoor Unit 室外機					
Living Room & Dining Room 客廳及飯廳	Daikin 大金	FXSP71CA	RUXYQ14BA	-	-	√	-	The vendor no longer keeps the information of the residential properties in the Development which were sold before April 2013. 賣方沒有保留於 2013 年 4 月或之前出售的發展項目住宅物業的有關這方面的資料。
Master Bedroom 主人睡房	Daikin 大金	FXDP71QPVC	RUXYQ12BA	-	-	√	-	
	Daikin 大金	FXSP100CA	RUXYQ14BA	-	-	√	-	
Bedroom 2 睡房 2	Daikin 大金	FXDP112QPVC	RUXYQ12BA	-	-	√	-	
Bedroom 1 睡房 1	Daikin 大金	FXSP80CA	RUXYQ14BA	-	-	√	-	
Guest Room 客房	Daikin 大金	FXSP80CA	RUXYQ12BA	-	-	√	-	
Utility 工作間	Daikin 大金	FTKS50A	RKS50A	-	-	√	-	
Kitchen 廚房	Daikin 大金	FXSP100CA	RUXYQ14BA	-	-	√	-	
Family Area 家庭區	Daikin 大金	FXDP71QPVC	RUXYQ12BA	-	-	√	-	
	Daikin 大金	FXSP80CA	RUXYQ12BA	-	-	√	-	
Bathroom 3 浴室 3	Daikin 大金	FXDP71QPVC	RUXYQ12BA	-	-	√	-	

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

Notes:
1. # The unit has been used for rental purposes since 2006.
2. The Symbol "√" as shown in the above table denotes "Provided ".
3. The Symbol "-" as shown in the above table denotes "Not Applicable ".

備註:
1. #單位自2006年至今一直作出租用途
2. 上表符號"√"表示「提供」。
3. 上表符號"-"表示「不適用」。

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

Location 位置	Brand Name 品牌	Model Number 型號	House 21# 21 號洋房#	House 23# 23 號洋房#	House 25 25 號洋房	House 29# 29 號洋房#	House 1-3, 5-13, 15-20, 22, 26-28, 30-33, 35-38 1-3, 5-12, 15-20, 22, 26-28, 30-33, 35-38 號洋房 (The House is no longer owned by the Vendor) (以上洋房已非由賣方擁有)
Bathroom 1 浴室 1	Ostberg	REF 140A	-	-	√	-	The vendor no longer keeps the information of the residential properties in the Development which were sold before April 2013. 賣方沒有保留於 2013 年 4 月或之前出售的發展項目住宅物業的有關這方面的資料。
Bathroom 2 浴室 2	Ostberg	REF 140A	-	-	√	-	
Bathroom 3 浴室 3	Ostberg	REF 140A	-	-	√	-	
Lavatory 1 洗手間 1	Ostberg	REF 140A	-	-	√	-	
Servant Room 1 工人房 1	Ostberg	REF 140A	-	-	√	-	
Kitchen 廚房	Ostberg	REF 140A	-	-	√	-	

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

Notes:
1. # The unit has been used for rental purposes since 2006.
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備註:
1. #單位自2006年至今一直作出租用途
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3. 上表符號"-"表示「不適用」。

Appliances Schedule - Electric Water Heaters
設備說明表-電熱水器

Location 位置	Brand Name 品牌	Model Number 型號	House 21# 21 號洋房#	House 23# 23 號洋房#	House 25 25 號洋房	House 29# 29 號洋房#	House 1-3, 5-13, 15-20, 22, 26-28, 30-33, 35-38 1-3, 5-12, 15-20, 22, 26-28, 30-33, 35-38 號洋房 (The House is no longer owned by the Vendor) (以上洋房已非由賣方擁有)
Bathroom 1 浴室 1	German Pool 德國寶	DEX	-	-	√	-	The vendor no longer keeps the information of the residential properties in the Development which were sold before April 2013. 賣方沒有保留於 2013 年 4 月或之前出售的發展項目住宅物業的有關這方面的資料。
Bathroom 2 浴室 2	German Pool 德國寶	DEX	-	-	√	-	
Bathroom 3 浴室 3	German Pool 德國寶	DEX	-	-	√	-	
Lavatory 1 洗手間 1	German Pool 德國寶	DEX	-	-	√	-	
Lavatory 2 洗手間 2	German Pool 德國寶	DEX	-	-	√	-	

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

Notes:
1. # The unit has been used for rental purposes since 2006.
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備註:
1. #單位自2006年至今一直作出租用途
2. 上表符號"√"表示「提供」。
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FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Appliances Schedule
設備說明表

Location 位置	Appliances 設備	Brand Name 品牌	Model Number 型號	House 21# 21 號洋房#	House 23# 23 號洋房#	House 25 25 號洋房	House 29# 29 號洋房#	House 1-3, 5-13, 15-20, 22, 26-28, 30-33, 35-38 1-3, 5-12, 15-20, 22, 26-28, 30-33, 35-38 號洋房 (The House is no longer owned by the Vendor) (以上洋房已非由賣方擁有)
Kitchen 廚房	Cooker Hood 抽油煙機	Gaggenau	AW240 190	-	-	√	-	The vendor no longer keeps the information of the residential properties in the Development which were sold before April 2013. 賣方沒有保留於 2013 年 4 月或之前出售的發展項目住宅物業的有關這方面的資料。
	Steam Oven 蒸焗爐	Gaggenau	BS450 110	-	-	√	-	
	Gas Wok 單頭氣體煮食爐	Gaggenau	VG231 334	-	-	√	-	
	Double Gas Burner 雙頭氣體煮食爐	Gaggenau	VG232 334	-	-	√	-	
	Induction Cooktop 電磁爐	Gaggenau	VI230 134	-	-	√	-	
	Oven 焗爐	Gaggenau	BO450 111	-	-	√	-	
	Refrigerator 雪櫃	Gaggenau	RY492 304	-	-	√	-	
	Wine Cellar 酒櫃	Gaggenau	RW404 261	-	-	√	-	
	Dish washer 洗碗碟機	Gaggenau	DF260 163	-	-	√	-	

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

Notes:
1. # The unit has been used for rental purposes since 2006.
2. The Symbol "√" as shown in the above table denotes "Provided ".
3. The Symbol "-" as shown in the above table denotes "Not Applicable ".

備註:
1. #單位自2006年至今一直作出租用途
2. 上表符號"√"表示「提供」。
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FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		House 21# 21 號洋房#	House 23# 23 號洋房#	House 25 25 號洋房	House 29# 29 號洋房#	House 1-3, 5-13, 15-20, 22, 26-28, 30-33, 35-38 1-3, 5-12, 15-20, 22, 26-28, 30-33, 35-38 號洋房 (The Houses are no longer owned by the Vendor)* (以上洋房已非由賣方擁有)*
	Exposed Type 外露型	Non-exposed Type 非外露型					
Living Room/ Dining Room and Corridor 客廳/飯廳和走廊	Lighting Switch 燈掣		14	14	15	14	12
	Telephone Outlet 電話插座		2	2	1	2	2
	TV/FM Outlet 電視機/電台天線插座		2	2	1	2	2
	Single Socket Outlet 單位電插座		5	5	1	5	8
	Twin Socket Outlet 雙位電插座		0	0	11	0	0
	Switch for Air-conditioner Indoor Unit 室內冷氣機開關掣		3	3	4	3	3
	Data Outlet 數據接駁點		0	0	1	0	0
	Connection point for Motorized Curtain and Blind 電動窗簾及百葉窗接駁點		3	3	2	3	3

Notes:
1. # The unit has been used for rental purposes since 2006.
2. * Source of Information: "Schedule of fixtures and fittings" in the sales brochure published before April 2013.
3. The Symbol "-" as shown in the above table denotes "Not Applicable ".

備註:
1. #單位自2006年至今一直作出租用途。
2. *資料來源：於2013年4月前印製的售樓說明書中的「建築材料簡介」。
3. 上表符號"-"表示「不適用」。

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

Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		House 21# 21 號洋房#	House 23# 23 號洋房#	House 25 25 號洋房	House 29# 29 號洋房#	House 1-3, 5-13, 15-20, 22, 26-28, 30-33, 35-38 1-3, 5-12, 15-20, 22, 26-28, 30-33, 35-38 號洋房 (The Houses are no longer owned by the Vendor)* (以上洋房已非由賣方擁有)*
	Exposed Type 外露型	Non-exposed Type 非外露型					
Family Area 家庭區	Lighting Switch 燈掣		8	8	3	8	7
	Telephone Outlet 電話插座		2	2	2	2	1
	TV/FM Outlet 電視機/電台天線插座		2	2	1	2	1
	Twin Socket Outlet 雙位電插座		4	4	6	4	0
	Single Socket Outlet 單位電插座		1	1	0	1	3
	Switch for Air-conditioner Indoor Unit 室內冷氣機開關掣		2	2	2	2	1
	Data Outlet 數據接駁點		1	1	1	1	0
	Connection point for Motorized Curtain and Blind 電動窗簾及百葉窗接駁點		1	1	0	1	0
	Video Door Phone Handset 門口視頻對講機		1	1	0	1	1

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

Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		House 21# 21 號洋房#	House 23# 23 號洋房#	House 25 25 號洋房	House 29# 29 號洋房#	House 1-3, 5-13, 15-20, 22, 26-28, 30-33, 35-38 1-3, 5-12, 15-20, 22, 26-28, 30-33, 35-38 號洋房 (The Houses are no longer owned by the Vendor)* (以上洋房已非由賣方擁有)*
	Exposed Type 外露型	Non-exposed Type 非外露型					
Master Bedroom 主人睡房	Lighting Switch 燈掣		10	10	14	10	10
	Telephone Outlet 電話插座		4	4	4	4	2
	TV/FM Outlet 電視機/電台天線插座		3	3	2	3	2
	Twin Socket Outlet 雙位電插座		4	4	10	4	0
	Single Socket Outlet 單位電插座		10	10	6	10	9
	Switch for Air-conditioner Indoor Unit 室內冷氣機開關掣		2	2	2	2	1
	Video Door Phone Handset 門口視頻對講機		1	1	0	1	1
	Connection point for Motorized Curtain and Blind 電動窗簾及百葉窗接駁點		2	2	4	2	2
	Data Outlet 數據接駁點		0	0	3	0	0

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

Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		House 21# 21 號洋房#	House 23# 23 號洋房#	House 25 25 號洋房	House 29# 29 號洋房#	House 1-3, 5-13, 15-20, 22, 26-28, 30-33, 35-38 1-3, 5-12, 15-20, 22, 26-28, 30-33, 35-38 號洋房 (The Houses are no longer owned by the Vendor)* (以上洋房已非由賣方擁有)*
	Exposed Type 外露型	Non-exposed Type 非外露型					
Bedroom 1 睡房 1	Lighting Switch 燈掣		1	1	4	1	1
	Telephone Outlet 電話插座		1	1	2	1	1
	TV/FM Outlet 電視機/電台天線插座		2	2	1	2	2
	Twin Socket Outlet 雙位電插座		0	0	7	0	0
	Single Socket Outlet 單位電插座		7	7	2	7	5
	Switch for Air-conditioner Indoor Unit 室內冷氣機開關掣		1	1	1	1	1
	Connection point for Motorized Curtain and Blind 電動窗簾及百葉窗接駁點		1	1	2	1	1
	Data Outlet 數據接駁點		0	0	1	0	0

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Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		House 21# 21 號洋房#	House 23# 23 號洋房#	House 25 25 號洋房	House 29# 29 號洋房#	House 1-3, 5-13, 15-20, 22, 26-28, 30-33, 35-38 1-3, 5-12, 15-20, 22, 26-28, 30-33, 35-38 號洋房 (The Houses are no longer owned by the Vendor)* (以上洋房已非由賣方擁有)*
	Exposed Type 外露型	Non-exposed Type 非外露型					
Bedroom 2 睡房 2	Lighting Switch 燈掣		4	4	7	4	1
	Telephone Outlet 電話插座		2	2	3	2	1
	TV/FM Outlet 電視機/電台天線插座		1	1	1	1	2
	Twin Socket Outlet 雙位電插座		3	3	9	3	0
	Single Socket Outlet 單位電插座		4	4	3	4	5
	Switch for Air-conditioner Indoor Unit 室內冷氣機開關掣		1	1	1	1	1
	Connection point for Motorized Curtain and Blind 電動窗簾及百葉窗接駁點		1	1	2	1	1
	Data Outlet 數據接駁點		0	0	2	0	0

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

Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		House 21# 21 號洋房#	House 23# 23 號洋房#	House 25 25 號洋房	House 29# 29 號洋房#	House 1-3, 5-13, 15-20, 22, 26-28, 30-33, 35-38 1-3, 5-12, 15-20, 22, 26-28, 30-33, 35-38 號洋房 (The Houses are no longer owned by the Vendor)* (以上洋房已非由賣方擁有)*
	Exposed Type 外露型	Non-exposed Type 非外露型					
Guest Room 客房	Lighting Switch 燈掣		2	2	6	2	4
	Telephone Outlet 電話插座		1	1	3	1	1
	TV/FM Outlet 電視機/電台天線插座		0	0	1	0	1
	Twin Socket Outlet 雙位電插座		2	2	6	2	0
	Single Socket Outlet 單位電插座		1	1	2	1	4
	Switch for Air-conditioner Indoor Unit 室內冷氣機開關掣		1	1	1	1	1
	Connection point for Motorized Curtain and Blind 電動窗簾及百葉窗接駁點		1	1	2	1	1
	Data Outlet 數據接駁點		0	0	2	0	0

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Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		House 21# 21 號洋房#	House 23# 23 號洋房#	House 25 25 號洋房	House 29# 29 號洋房#	House 1-3, 5-13, 15-20, 22, 26-28, 30-33, 35-38 1-3, 5-12, 15-20, 22, 26-28, 30-33, 35-38 號洋房 (The Houses are no longer owned by the Vendor)* (以上洋房已非由賣方擁有)*
	Exposed Type 外露型	Non-exposed Type 非外露型					
Store Room (If applicable) 儲物室 (如適用)	Lighting Switch 燈掣		-	-	-	-	1
	TV/FM Outlet 電視機/電台天線插座		-	-	-	-	1
	Single Socket Outlet 單位電插座		-	-	-	-	1
Servant Room (If applicable) 工人房 (如適用)	Lighting Switch 燈掣		-	-	-	-	1
	TV/FM Outlet 電視機/電台天線插座		-	-	-	-	1
	Twin Socket Outlet 雙位電插座		-	-	-	-	0
	Single Socket Outlet 單位電插座		-	-	-	-	1

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

Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		House 21# 21 號洋房#	House 23# 23 號洋房#	House 25 25 號洋房	House 29# 29 號洋房#	House 1-3, 5-13, 15-20, 22, 26-28, 30-33, 35-38 1-3, 5-12, 15-20, 22, 26-28, 30-33, 35-38 號洋房 (The Houses are no longer owned by the Vendor)* (以上洋房已非由賣方擁有)*
	Exposed Type 外露型	Non-exposed Type 非外露型					
Servant Room 1 (If applicable) 工人房 1 (如適用)	Lighting Switch 燈掣		1	1	1	1	1
	TV/FM Outlet 電視機/電台天線插座		1	1	0	1	1
	Twin Socket Outlet 雙位電插座		0	0	4	0	0
	Single Socket Outlet 單位電插座		1	1	0	1	2
Servant Room 2 (If applicable) 工人房 2 (如適用)	Lighting Switch 燈掣		2	2	-	2	2
	Twin Socket Outlet 雙位電插座		1	1	-	1	0
	Single Socket Outlet 單位電插座		0	0	-	0	1

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

Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		House 21# 21 號洋房#	House 23# 23 號洋房#	House 25 25 號洋房	House 29# 29 號洋房#	House 1-3, 5-13, 15-20, 22, 26-28, 30-33, 35-38 1-3, 5-12, 15-20, 22, 26-28, 30-33, 35-38 號洋房 (The Houses are no longer owned by the Vendor)* (以上洋房已非由賣方擁有)*
	Exposed Type 外露型	Non-exposed Type 非外露型					
Kitchen 廚房	Lighting Switch 燈掣		3	3	3	3	5
	Telephone Outlet 電話插座		1	1	0	1	1
	TV/FM Outlet 電視機/電台天線插座		1	1	0	1	1
	Twin Socket Outlet 雙位電插座		3	3	4	3	0
	Single Socket Outlet 單位電插座		2	2	7	2	8
	Switch for Air-conditioner Indoor Unit 室內冷氣機開關掣		0	0	2	0	0
	Video Door Phone Handset 門口視頻對講機		1	1	1	1	1

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Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

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	Exposed Type 外露型	Non-exposed Type 非外露型					
Utility 工作間	Twin Socket Outlet 雙位電插座		1	1	2	1	0
	Single Socket Outlet 單位電插座		0	0	0	0	2
	Lighting Switch 燈掣		1	1	3	1	2
	Switch for Air-conditioner Indoor Unit 室內冷氣機開關掣		0	0	0	0	0
Bathroom (If applicable) 浴室 (如適用)	Twin Socket Outlet 雙位電插座		-	-	1	-	-

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機電裝置數量說明表

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	Exposed Type 外露型	Non-exposed Type 非外露型					
Bathroom 1 浴室 1	Shavers Only Socket 剃須刀插座		1	1	0	1	1
	Switch for Air-conditioner Indoor Unit 室內冷氣機開關掣		1	1	0	1	1
	Twin Socket Outlet 雙位電插座		0	0	1	0	0
Bathroom 2 浴室 2	Shavers Only Socket 剃須刀插座		1	1	0	1	1
	Twin Socket Outlet 雙位電插座		0	0	3	0	0
	Switch for Air-conditioner Indoor Unit 室內冷氣機開關掣		0	0	0	0	1

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

Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

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	Exposed Type 外露型	Non-exposed Type 非外露型					
Bathroom 3 浴室 3	Shavers Only Socket 剃須刀插座		1	1	0	1	1
	Telephone Connection Point 電話接駁點		1	1	0	1	1
	Switch for Air-conditioner Indoor Unit 室內冷氣機開關掣		1	1	0	1	0
	Twin Socket Outlet 雙位電插座		0	0	2	0	0
Lavatory 1 洗手間 1	Single Socket Outlet 單位電插座		0	0	0	0	0
	Twin Socket Outlet 雙位電插座		0	0	1	0	0
Lavatory 2 洗手間 2	Single Socket Outlet 單位電插座		0	0	0	0	0

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	Exposed Type 外露型	Non-exposed Type 非外露型					
Flat Roof 天台	Lighting Switch 燈掣		1	1	0	1	0
	Single Socket Outlet 單位電插座		2	2	0	2	1
	Twin Socket Outlet 雙位電插座		0	0	0	0	0
Garden/ Garden Deck 花園/ 花園平台	Lighting Switch 燈掣		2	2	0	2	1
	Door Bell Push Button 門鈴按扭		1	1	0	1	0
	Weather-proof Single Socket Outlet 防水單位插座		3	3	0	3	3

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裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		House 21# 21 號洋房#	House 23# 23 號洋房#	House 25 25 號洋房	House 29# 29 號洋房#	House 1-3, 5-13, 15-20, 22, 26-28, 30-33, 35-38 1-3, 5-12, 15-20, 22, 26-28, 30-33, 35-38 號洋房 (The Houses are no longer owned by the Vendor)* (以上洋房已非由賣方擁有)*
	Exposed Type 外露型	Non-exposed Type 非外露型					
Staircase 樓梯	Lighting Switch 燈掣		1	1	4	1	1
	Single Socket Outlet 單位電插座		3	3	1	3	1
	Twin Socket Outlet 雙位電插座		0	0	1	0	0
Open Yard (If applicable) 庭院 (如適用)	Single Socket Outlet 單位電插座		0	0	0	0	0
Carpark 停車場	Lighting Switch 燈掣		1	1	1	1	0
	Distribution Board 配電箱		1	1	1	1	1

Notes:
1. # The unit has been used for rental purposes since 2006.
2. * Source of Information: "Schedule of fixtures and fittings" in the sales brochure published before April 2013.
3. The Symbol "-" as shown in the above table denotes "Not Applicable ".

備註:
1. #單位自2006年至今一直作出租用途。
2. *資料來源：於2013年4月前印製的售樓說明書中的「建築材料簡介」。
3. 上表符號"-"表示「不適用」。

SERVICE AGREEMENTS
服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by The Hongkong Electric Company Limited.

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

食水及沖廁水由水務署供應。

電力由香港電燈有限公司供應。

煤氣由香港中華煤氣有限公司供應。

GOVERNMENT RENT
地税

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

賣方將會繳付/已繳付(視情況而定)有關住宅物業之地税直至及包括住宅物業之買賣成交日期。

MISCELLANEOUS PAYMENTS BY PURCHASER
買方的雜項付款

1. On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the vendor (the owner) for the deposits for water, electricity and gas.

2. On that delivery, the purchaser is not liable to pay to the vendor (the owner) a debis removal fee.

Note:

1. The purchaser should pay to the manager and not the owner of the development the deposits for water, electricity, gas and debris removal fee.
2. If the residential property is sold subject to tenancy, the purchaser is liable to reimburse the vendor (the owner) for the deposits for water, electricity and gas upon completion of the sale and purchase.

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須負責向賣方（擁有人）補還水、電力及氣體的按金。

2. 在交付時，買方不須向賣方（擁有人）支付清理廢料的費用。

附註：

1. 買方須向發展項目管理人繳付而不須向擁有人繳付水、電力、氣體及清理廢料的按金。
2. 如住宅物業是連租約一起出售，則買方在物業買賣或成交須負責向賣方（擁有人）補還水，電力及氣體的按金。

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

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

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

MAINTENANCE OF SLOPES
斜坡維修

A. The Land Grant requires the Owners of the residential properties in the Development to maintain slope at their own cost

1. Special Condition (28) of the Conditions of Sale No.8666 as added by the Modification Letter registered in the Land Registry by Memorial No. UB7099899 (re-registered by Memorial No.UB7233741) stipulates that: -

   "(a) The purchaser shall, at all times during the term of years hereby granted, at his own expense, maintain in good and substantial repair and condition to the satisfaction of the Director of Lands the area shown coloured green hatched black (hereinafter referred to as "**the Green Hatched Black Area**") on the plan marked PLAN A annexed thereto including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon until such time as possession of the Green Hatched Black Area has been redelivered to the Government of Hong Kong (hereinafter referred to as "**the Government**") on demand. In the event that any landslip, subsidence or falling away occurs within the Green Hatched Black Area at any time during the term of years hereby granted, the purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director of Lands and any adjacent or adjoining areas which, in the opinion of the Director of Lands have been affected and shall indemnify the Government its agent 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 approval of the Director of Lands, 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 herein provided for breach of any of the conditions hereof, the Director of Lands shall be entitled by a notice in writing to call upon the purchaser to carry out such maintenance of the Green Hatched Black Area or to reinstate and make good any land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon 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 of Lands within the period specified therein, the Director of Lands 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.

   (b) No building or structure or support for any building or structure other than such fences or other barriers as above-mentioned shall be erected or constructed on, over, under, above, below or within the Green Hatched Black Area except with the prior written approval of the Director of Lands.

   (c) The purchaser shall take or cause to be taken all proper and adequate care, skill and precautions at all times and particularly during any construction, maintenance, renewal or repair work to avoid doing any damage to any Government or other existing drain, waterway or watercourse (including water main), footpath, sewer, nullah, pipe, cable, wire, utility service or any other works or installations (all together hereinafter referred to as "**the Works and Services**") being or running upon, over, under or adjacent to the Green Hatched Black Area or any part thereof, provided that the purchaser before carrying out any such work as aforesaid shall make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of any of the Works and Services, and shall submit his proposals for dealing with any of the Works and Services in writing to the Director of Lands for his approval in all respects, and shall not carry out any work whatsoever until the Director of Lands shall have given his written approval to the works and to such proposals aforesaid, and shall comply with any requirement of the Director of Lands in respect of the Works and Services, and shall bear the cost of meeting such requirements including the cost of any necessary diversion, relaying or reinstatement, and shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director of Lands any damage or disturbance caused to the surface of the Green Hatched Black Area or any of the Works and Services running on, over, under or adjacent to the Green Hatched Black Area in any manner arising out of any such construction, maintenance, renewal or repair work. If the purchaser fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the Green Hatched Black Area or any part thereof or of any of the Works and Services to the satisfaction of the Director of Lands, he, the Director of Lands, may carry out any such diversion, relaying, repairing, reinstatement or making good as he considers necessary and the purchaser shall pay to the Government on demand the cost of such works."

2. Special Condition (6) of the Conditions of Sale No. 8666 stipulates that: -
   "Where any cutting away, removal or setting back of adjacent or nearby hillside or banks or any building up or filling in is required for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof, the purchaser shall construct or bear the cost of the construction of such retaining walls or other support as shall or may then or at any time thereafter be necessary to protect and support such hillside and banks and the lot itself and to obviate and prevent any falling away, landslips or subsidence occurring thereafter, and shall at all times maintain the said retaining walls or other support in good and substantial repair and condition. In the event of any landslip, subsidence or falling away occurring at any time whether in or from the adjacent hillside or banks or in or from the lot itself as a result of any default by the purchaser under this condition, the purchaser shall at his own expense reinstate and make good the same and shall indemnify Government from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason thereof. If in the opinion of the Director of Public Works the purchaser shall at any time be in default under this condition, then in addition to any other rights or remedies herein provided for breach of any of the conditions hereof the said Director shall be entitled by a notice in writing to call upon the purchaser to carry out such construction and/or maintenance or to reinstate and make good any falling away, landslip or subsidence, and if the purchaser shall neglect or fail to comply with such notice within the period specified therein the said Director may forthwith execute and carry out the work and the purchaser shall on demand repay to Government the cost thereof."

3. The plan showing the slopes and any retaining wall or related structures constructed, or to be constructed, within or outside the land on which the Development is situated is set out below.

B. Each of the owners of residential properties is obliged to contribute towards the cost of maintenance work.

C. The Manager of the Development has the Owners' authority to carry out the maintenance work

Clause 1 of Section V(B) of the Deed of Mutual Covenant and Management Agreement (Memorial No. UB7679294) stipulates that: -

"The Manager shall be responsible for and shall have full and unrestricted authority to do all such acts and things as may be necessary or requisite for the proper management of the Development and the Slopes and Retaining Walls and in particular the following :

…

(n) to engage suitable qualified personnel to inspect keep and maintain in good substantial repair and condition any of the Slopes and Retaining Walls in compliance with the Land Grant and in particular in accordance with all guidelines issued from time to time by the appropriate Government department regarding the maintenance of slopes, retaining walls and related structures (for the purpose of this sub-clause, the reference to "the Manager" shall include the Owners' Committee or Owners Incorporation).

…

(aa) to demand collect and receive all amounts payable by the Owners under the provisions of this Deed and to pay and discharge out of the monies so collected all outgoings relating to the management and maintenance of the Development, the drains and channels referred to in Special Condition No.(19) of the Land Grant and the Slopes and Retaining Walls or incurred by the Manager hereunder.

…"

MAINTENANCE OF SLOPES
斜坡維修

A. 批地文件規定發展項目內住宅物業的業主自費維修斜坡

1. 透過註冊摘要編號UB7099899在土地註冊處註冊(透過註冊摘要編號UB7233741重新註冊)的修訂書(「第二修訂書」)加入的賣地條件第8666號特別條件第(28)條規定：-

「(a) 買方須在本賣地條件授予的年期內所有時候，自費於本賣地文件標明為「圖則A」的附圖上以綠色間黑斜線顯示的範圍(下稱「**綠色間黑斜線範圍**」)進行保養使之處於修繕妥當的狀態，並包括該範圍之內及之上的所有土地、斜坡處理工程、護土構築物、排水及任何其他工程，以達至地政總署署長滿意程度，直至綠色間黑斜線範圍的管有應要求而交回香港政府(下稱「**政府**」)時止。如於本賣地條件授予的年期內任何時候，綠色間黑斜線範圍內發生任何山泥傾瀉、地陷或塌方，買方須自費復原及修復該範圍以及地政總署署長認為受影響的任何相鄰或毗連範圍，以達至署長滿意程度。對於因上述山泥傾瀉、地陷或塌方而招致的所有索償、法律程序、費用、須付損害賠償及開支，買方須向政府、其代理人及承辦商作出彌償。買方須確保在所有時候綠色間黑斜線範圍之上沒有非法挖掘或傾倒之情況。在取得地政總署署長批准的前提下，買方可豎設圍欄或其他障礙物以防止出現上述非法挖掘或傾倒情況。若有違反本賣地條件的情況的發生，地政總署署長除就該等違反情況而享有的任何其他權利或補救方法之外，可透過書面通知方式要求買方對綠色間黑斜線範圍進行上述保養或復原及修復受上述山泥傾瀉、地陷或塌方影響的該範圍之內及之上的任何土地、斜坡處理工程、護土構築物、排水及任何其他工程。如買方忽視該通知或未能在該通知指定的期限內遵守該通知的要求以達至地政總署署長滿意程度，地政總署署長可於該期限屆滿後執行及進行所需的工程，而買方須應要求向政府償付該費用。

(b) 除經地政總署署長事先書面批准外，不得在綠色間黑斜線範圍之上、之下或之內豎設或建造除上述圍欄或其他障礙物以外的任何其他建築物、構築物或任何建築物或構築物的支撐物。

(c) 買方須在所有時候，特別是在任何建造、保養、翻新或維修工程期間，採取或促使他人採取一切適當及充分的關注、技巧及預防措施，以避免對綠色間黑斜線範圍或其任何部分之上、對上、之下或相鄰的任何政府的或其他的現有排水渠、水路、水道(包括總水管)、行人路、污水渠、明渠、管道、電纜、電線、公用事業設施服務或任何其他工程或裝設(以下統稱「**工程及服務**」)造成任何損壞；只要買方在進行上述任何工程之前須作出或促使他人作出必要的妥善調查及查詢，以確定任何工程及服務的現況及程度，並須以書面方式將其就處理任何工程及服務的建議，提交給地政總署署長供其在各方面作出批准。在地政總署署長對該等工程及上述建議作出其書面批准之前，買方不得進行任何工程，而且須遵守地政總署署長對於工程及服務的要求，並須承擔符合該等要求所涉及的費用，包括任何必要的改道、重鋪或修復的費用。對於任何該等建造、保養、翻新或維修工程以任何方式引起對綠色間黑斜線範圍表面或在綠色間黑斜線範圍之上、對上、之下或相鄰地方運作的任何工程及服務造成的任何損壞或妨害，賣方須在各方面自費維修、補救和修復，以達至地政總署署長滿意程度。倘若買方未能對綠色間黑斜線範圍或其任何部分或任何工程及服務進行上述必要的改道、重鋪、維修、補救和修復以達至地政總署署長滿意程度，則地政總署署長可進行其認為必要的任何上述改道、重鋪、維修、修復或補救，而買方須應要求向政府支付該等工程的費用。」

2. 賣地條件第8666號的特別條件第(6)條規定：-

「倘若為了該地段或其任何部分的平整或發展之目的或與之有關而有需要對相鄰或附近山坡或堤岸進行任何分割、移走或後移或堆土或填土，則買方須建造當時或其後任何時候必要的護土牆或其他承托物，或者承擔其建造費用，以保護及支持該等山坡、堤岸及該地段本身，以及避免和預防今後發生任何塌方、山泥傾瀉或地陷。買方須時刻將該等護土牆或其他承托物維持修葺良好堅固。若因買方違反本條件任何規定，導致相鄰山坡、堤岸或該地段本身在任何時候發生任何山泥傾瀉、地陷或塌方，買方須自費進行修復及補救，並對政府因此作出、蒙受或招致的所有費用、收費、損害賠償、要求及索償向其作出彌償。倘若工務司認為買方在任何時候違反本條件任何規定，則除了在本條件被違反時享有的任何其他權利或補救辦法外，地政總署署長還有權發出書面通知，要求買方進行上述建造及/或保養或修復及補救任何塌方、山泥傾瀉或地陷，倘若買方忽視該通知或未能在通知中規定的限期內遵守該通知的要求，地政總署署長有權立即執行及進行有關工程，而買方須應要求向政府償還有關費用。」

3. 以下顯示發展項目所在土地之內或之外的斜坡及已經或將會建造的任何護土牆或相關構築物的圖則。

B. 每名住宅物業擁有人須分擔維修工程的費用。

C. 發展項目的管理人獲業主授權進行維修工程

公共契約及管理協議(註冊摘要編號UB7679294)第V(B)部第1條規定：-

「管理人須負責並且擁有全權和不受限制之權力作出為了妥善管理發展項目和斜坡及護土牆而必要或必需的行為及事情，特別包括以下各項：

……

(n) 聘請合資格的人員檢查、維持及維修斜坡及護土牆使其處於修葺良好堅固的狀態，以遵守批地文件的規定，特別是遵從相關政府部門就斜坡、護土牆及有關構築物發出的所有指引(就本款而言，凡提及「管理人」之處包括指業主委員會或業主立案法團)。

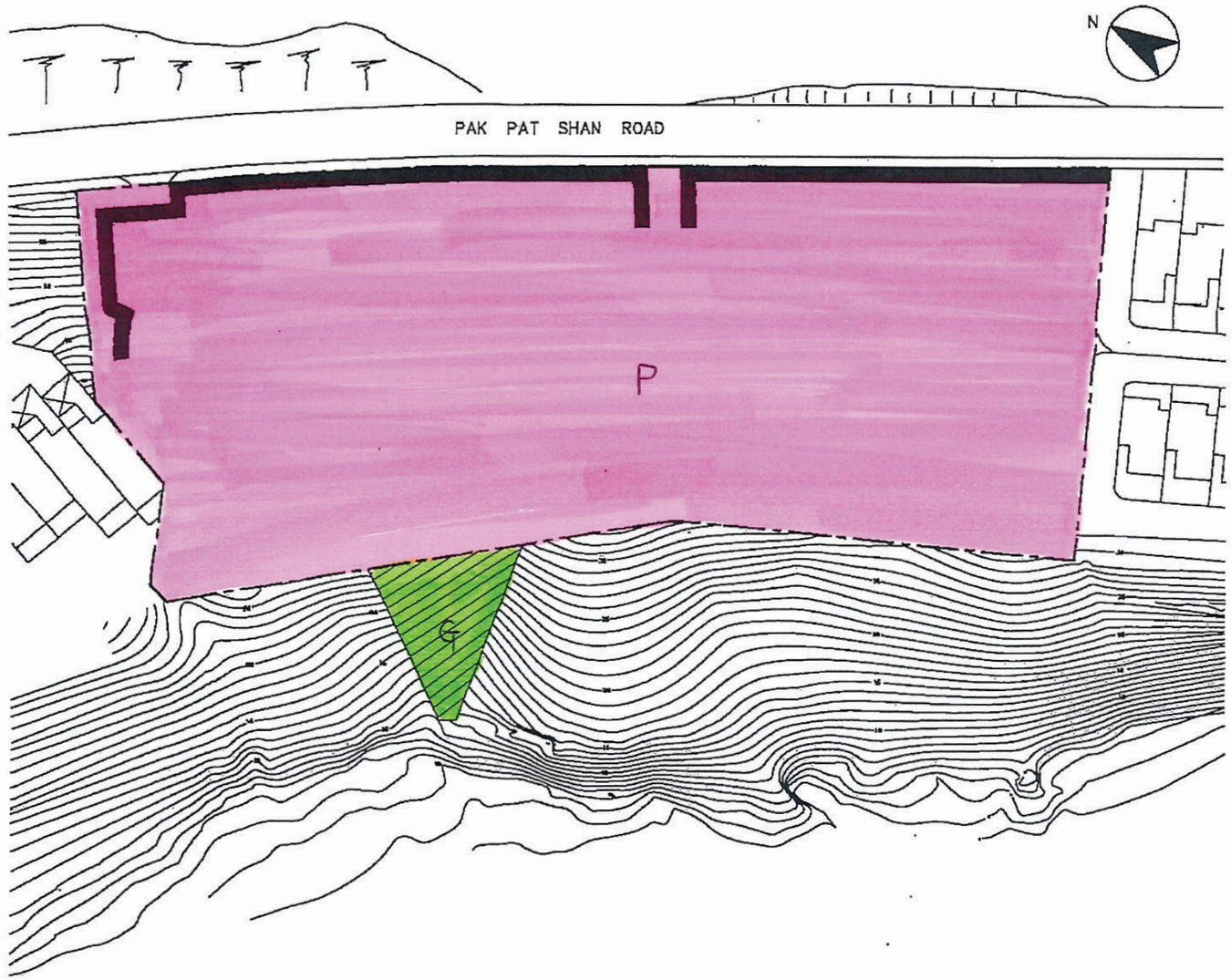
……

(aa) 要求、收取和接收本契約條款訂明各業主應繳之所有金額，並以收訖款項支付所有關乎管理和維修發展項目、批地文件特別條件第(19)條所述的排水渠及渠道，以及斜坡及護土牆的所有開支，或管理人根據本文件而招致的所有開支。

……」

MAINTENANCE OF SLOPES
斜坡維修

Slope Plan 斜坡圖



GREEN HATCHED BLACK / 綠色間黑斜線範圍

P SLOPE / 斜坡

RETAINING WALL / 擋土牆

MODIFICATION
修訂

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

本發展項目現時並沒有向政府提出申請修訂批地文件。

RELEVANT INFORMATION
有關資料

Not Applicable.

不適用。

WEBSITE ADDRESS
互聯網網站的網址

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

www.lepalais.com.hk

賣方為施行《一手住宅物業銷售條例》第2部就發展項目指定的互聯網網站的網址：

www.lepalais.com.hk

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

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

		Area (m^2) 面積 (平方米)
Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物（規劃）規例》第 23(3)(b)條不計算的總樓面面積		
1.	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方（公共交通總站除外）	1637.326
2.	**Plant rooms and similar services 機房及相類設施**	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》) 或規例限制的強制性設施或必要機房， 例如升降機機房、電訊及廣播設備室（訊播室）、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等	37.581
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	407.028
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	23.807

		Area (m^2) 面積 (平方米)
Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第 1 及第 2 號提供的環保設施		
3.	Balcony 露台	Not Applicable 不適用
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	Not Applicable 不適用
5.	Communal sky garden 公用空中花園	Not Applicable 不適用
6.	Acoustic fin 隔聲鰭	Not Applicable 不適用
7.	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not Applicable 不適用
8.	Non-structural prefabricated external wall 非結構預製外牆	Not Applicable 不適用
9.	Utility platform 工作平台	Not Applicable 不適用
10.	Noise barrier 隔音屏障	Not Applicable 不適用
Amenity Features 適意設施		
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、警衞室和廁所，以及業主立案法團辦事處	29.949
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	513.273

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

		Area (m²) 面積 (平方米)
13.	Covered landscaped and play area 有蓋園景區及遊樂場地	Not Applicable 不適用
14.	Horizontal screen/covered walkway and trellis 橫向屏障／有蓋人行道及花棚	Not Applicable 不適用
15.	Larger lift shaft 擴大升降機槽	Not Applicable 不適用
16.	Chimney shaft 煙囪管道	Not Applicable 不適用
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房， 例如鍋爐房、衞星電視共用天線	Not Applicable 不適用
18.	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽及垂直立管	116.941
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	1.788
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	Not Applicable 不適用
21.	Void in duplex domestic flat and house 複式住宅單位及洋房的中空空間	Not Applicable 不適用
22.	Sunshade and reflector 遮陽篷及反光罩	Not Applicable 不適用
23.	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window 伸出式花槽及小型伸出物， 例如空調機箱、空調機平台、窗檻及伸出的窗台	Not Applicable 不適用
24.	Other projection such as A/C box and A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway 《作業備考》 APP-19 第 3(b) 及(c) 段沒有涵蓋的其他伸出物， 如空調機箱及空調機平台，及維修通道	Not Applicable 不適用
Other Exempted Items 其他項目		
25.	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	Not Applicable 不適用
26.	Covered area under large projecting/ overhanging feature 大型伸出／外懸設施下的有蓋地方	Not Applicable 不適用
27.	Public transport terminus 公共交通總站	Not Applicable 不適用
28.	Party structure and common staircase 共用構築物及公用樓梯	Not Applicable 不適用
29.	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	Not Applicable 不適用
30.	Public passage 公眾通道	Not Applicable 不適用
31.	Covered set back area 有蓋的後移部分	Not Applicable 不適用
Bonus GFA 額外總樓面面積		
32.	Bonus GFA 額外總樓面面積	Not Applicable 不適用
Additional Green Features under Joint Practice Note (No. 8) 根據聯合作業備考(第 8 號) 提供的額外環保設施		
33.	Buildings adopting Modular Integrated Construction 採用「組裝合成」建築法的樓宇	Not Applicable 不適用

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

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

Environmental assessment of the building and information on the estimated energy performance or consumption for the common parts of the Development

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

本發展項目有關建築物的環境評估及公用部份的預計能量表現或消耗的資料

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

DATE OF PRINTING OF SALES BROCHURE
售樓説明書印製日期

Date of printing of this Sales Brochure: 17 June 2019

本售樓説明書印製日期：2019年6月17日

POSSIBLE FUTURE CHANGE
日後可能出現的改變

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

發展項目及其週邊地區日後可能出現改變。

BK/BL

EXAMINATION RECORD
檢視紀錄

Examination/Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
17 September 2019 2019年9月17日	AI1, AI2, AI3, AI4	AERIAL PHOTOGRAPH OF THE DEVELOPMENT are updated 更新發展項目的鳥瞰照片
23 September 2019 2019年9月23日	AI1, AI2, AI3, AI4	AERIAL PHOTOGRAPHS OF THE DEVELOPMENT are updated 更新發展項目的鳥瞰照片
17 December 2019 2019年12月17日	AH	LOCATION PLAN OF THE DEVELOPMENT is updated 更新發展項目的所在位置圖
	AI1	AERIAL PHOTOGRAPHS OF THE DEVELOPMENT is updated 更新發展項目的鳥瞰照片
	AI2, AI3, AI4	These pages are deleted 刪除以上頁數
16 March 2020 2020年3月16日		No revision made 並無作出修改
16 June 2020 2020年6月16日		No revision made 並無作出修改
16 September 2020 2020年9月16日		No revision made 並無作出修改
16 December 2020 2020年12月16日	AI1 - AI2	AERIAL PHOTOGRAPHS OF THE DEVELOPMENT are updated 更新發展項目的鳥瞰照片
11 March 2021 2021年3月11日		No revision made 並無作出修改
11 June 2021 2021年6月11日	AI1	AERIAL PHOTOGRAPHS OF THE DEVELOPMENT is updated 更新發展項目的鳥瞰照片
	AI2	This page is deleted 刪除此頁數
10 September 2021 2021年9月10日	AB1- AB5	NOTES TO PURCHASERS OF FIRST- HAND RESIDENTIAL PROPERTIES are updated 更新一手住宅物業買家須知
	AI1- AI2	AERIAL PHOTOGRAPHS OF THE DEVELOPMENT are updated 更新發展項目的鳥瞰照片
10 December 2021 2021年12月10日		No revision made 並無作出修改
10 March 2022 2022年3月10日	AH	LOCATION PLAN OF THE DEVELOPMENT is updated 更新發展項目的所在位置圖

EXAMINATION RECORD
檢視紀錄

Examination/Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
10 June 2022 2022年6月10日	AH	LOCATION PLAN OF THE DEVELOPMENT is updated 更新發展項目的所在位置圖
9 September 2022 2022年9月9日	AH	LOCATION PLAN OF THE DEVELOPMENT is updated 更新發展項目的所在位置圖
9 December 2022 2022年12月9日	AI1	AERIAL PHOTOGRAPH OF THE DEVELOPMENT is updated 更新發展項目的鳥瞰照片
	AI2	This page is deleted 刪除此頁數
9 March 2023 2023年3月9日	AH	LOCATION PLAN OF THE DEVELOPMENT is updated 更新發展項目的所在位置圖
9 June 2023 2023年6月9日	AB3, AB5	NOTES TO PURCHASERS OF FIRST- HAND RESIDENTIAL PROPERTIES are updated 更新一手住宅物業買家須知
	AI1	AERIAL PHOTOGRAPH OF THE DEVELOPMENT is updated 更新發展項目的鳥瞰照片
8 September 2023 2023年9月8日		No revision made 並無作出修改
7 December 2023 2023年12月7日	BG1, BG2	INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING is updated 更新申請建築物總樓面面積寬免的資料
7 March 2024 2024年3月7日	AH	LOCATION PLAN OF THE DEVELOPMENT is updated 更新發展項目的所在位置圖
	AI1, AI2	AERIAL PHOTOGRAPH OF THE DEVELOPMENT are updated 更新發展項目的鳥瞰圖
7 June 2024 2024年6月7日	AH	LOCATION PLAN OF THE DEVELOPMENT is updated 更新發展項目的所在位置圖
	AI1, AI2, AI3, AI4	AERIAL PHOTOGRAPH OF THE DEVELOPMENT are updated 更新發展項目的鳥瞰圖
5 September 2024 2024年9月5日		No revision made 並無作出修改

EXAMINATION RECORD
檢視紀錄

Examination/Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
5 December 2024 2024年12月5日	AD	INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT is updated 更新賣方及有參與發展項目的其他人的資料
	AH	LOCATION PLAN OF THE DEVELOPMENT is updated 更新發展項目的所在位置圖
	AI1, AI2, AI3, AI4	AERIAL PHOTOGRAPHS OF THE DEVELOPMENT are updated 更新發展項目的鳥瞰照片
5 March 2025 2025年3月5日	AH	LOCATION PLAN OF THE DEVELOPMENT is updated 更新發展項目的所在位置圖
	AI1, AI2	AERIAL PHOTOGRAPHS OF THE DEVELOPMENT are updated 更新發展項目的鳥瞰照片
	AI3, AI4	These pages are deleted 刪除以上頁數
	BG1, BG2	INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING is updated 更新申請建築物總樓面面積寬免的資料