

SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

臨時買賣合約的摘要



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| <p>1. A preliminary deposit of 5% of the purchase price is payable on the signing of the Preliminary Agreement for Sale and Purchase (“Preliminary Agreement”).</p> <p>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 (i.e. Garden Resort Development Limited) as stakeholders.</p> <p>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:</p> <ul style="list-style-type: none">(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. | <p>1. 簽署臨時買賣合約（「該臨時合約」）時須支付樓價的5%為臨時訂金。</p> <p>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（即Garden Resort Development Limited）行事的律師事務所以保證金保存人的身份持有。</p> <p>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：</p> <ul style="list-style-type: none">(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。 |
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SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要



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

A. Common Parts of the Development

1. “Common Areas and Facilities” means and includes the passages, entrances, open spaces, footpaths, pavements, access roads, ramps, lawns, driveways, carriageways and emergency vehicular access, fence walls of the Development (save and except such part of the fence walls of the Development which encloses the building block of House 1), exterior surface and plaster and covering of a fence wall of a House which abut onto any part of the Common Areas and Facilities, planters, planter areas, caretaker office, the loading and unloading space for goods vehicles, Parking Space for Vehicles of Disabled Persons, Visitors’ Parking Space, Parking Space for Vehicles of Disabled Persons cum Visitors’ Parking Space, Recreational Areas and Facilities, fire service pump room, fire service control room, street hydrant pump room, protected lobby, sprinkler pump room, refuse storage material recovery chamber, master water meter room, FH/HR check meter room, telecommunications and broadcasting room and such of the drains, channels, water mains, sewers, fresh and salt water storage tanks, fresh and salt water intakes and mains, drainage connection, wires, cables and other facilities whether ducted or otherwise which are or at any time may be in under or over or passing through the Lot through which fresh or salt water, sewage, gas, telephone, electricity and other services are supplied to the Development, trees, shrubs and other plants and vegetation, the Transformer Room Facilities, lighting facilities, fire prevention and fighting equipment and apparatus, security systems and apparatus, the refuse collection system, ventilation system and any other mechanical systems, devices or facilities installed or provided in the Development intended for common use and benefit of the Development but excluding such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner provided that, where appropriate, if (a) any parts of the Development covered by paragraph (a) of the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap.344) and/or (b) any parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) and included under paragraph (b) of the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap.344), shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Common Areas and Facilities. Such Common Areas and Facilities (if and where capable of being shown on plans) are for the purpose of identification shown coloured Pink on the DMC Plans (certified as to their accuracy by the Authorized Person) and annexed to the DMC.

B. Number of Undivided Shares assigned to each residential property in the Development

Allocation of Undivided Shares

House Number	Undivided Shares of each House
House 1	261
House 2	199
House 3	201
House 5	199
House 6	201
House 7	203
House 8	201
House 9	203
House 10	201
House 11	203
House 12	201
House 15	203
House 16	203
House 17	213
House 18	205
House 19	214
House 20	205
House 21	217
House 22	211
House 23	200
House 25	208
House 26	201
House 27	208
House 28	205
Sub-Total :	4966

Remarks: House 4, 13, 14 and 24 are omitted.

C. Terms of years for which the Manager of the Development is appointed

2. The Manager of the Development will be appointed for an initial term of not exceeding two years commencing from the date of the DMC and to be continued thereafter, subject to the provisions for termination contained in the DMC.



SUMMARY OF DEED OF MUTUAL COVENANT

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D. Basis on which the Management Expenses are shared among the owners of residential properties in the Development

3. Each Owner of the Houses shall contribute towards the management expenses monthly in advance a contribution equal to 1/12th of the management expenses payable by that Owner for that year on the first day of each calendar month.
4. The Owners of the Houses shall contribute towards the management expenses in the following manner:
- (a) Each Owner shall pay for every Management Share allocated to any House of which he is the Owner a fraction of the total amount assessed under the annual adopted budget in which the numerator shall be one and the denominator is equal to the total number of Management Shares in the Development;
- (b) For the allocation of Management Shares to each House, please refer to the table below.

E. Basis on which the Management Fee Deposit is fixed

5. The amount of management fee deposit payable by each Owner is equivalent to three months' monthly management contribution payable in respect of the House of which he is the Owner.

F. Area (if any) in the Development retained by the owner for its own use

6. Not applicable.

Allocation of Management Shares

House Number	Management Shares of each House
House 1	261
House 2	199
House 3	201
House 5	199
House 6	201
House 7	203
House 8	201
House 9	203
House 10	201
House 11	203
House 12	201
House 15	203
House 16	203
House 17	213
House 18	205
House 19	214
House 20	205
House 21	217
House 22	211
House 23	200
House 25	208
House 26	201
House 27	208
House 28	205
Sub-Total :	4966

Remarks: House 4, 13, 14 and 24 are omitted.

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要



發展項目公契及管理協議(「公契」)有下述條文：-

A. 發展項目的公用部分

1. 「公用地方及設施」指並包括通道、入口、休憩用地、行人徑、行人路、通道、斜坡、草地、行車道、行車道及緊急車輛通道、發展項目圍牆(包圍洋房1建築物的發展項目圍牆部分除外)、毗鄰公用地方及設施之任何部分的洋房圍牆的外部表面及其上的灰泥及覆蓋物、花槽、花槽範圍、管理員辦事處、貨車上落貨車位、傷健人士停車位、訪客停車位、傷健人士及訪客停車位、康樂區及設施、消防泵房、消防控制室、街道消防栓泵房、防護門廊、灑水泵房、垃圾儲存及物料回收房、總水錶房、消防栓/消防喉轆檢測錶房、電訊及廣播設備室及排水渠、渠道、總喉、污水渠、食水及鹹水儲水箱、食水及鹹水進水口及總喉、排水接口、電線、電纜及目前或任何時候在該地段之內、之下、之上或經過該地段供應食水或鹹水、污水、煤氣、電話、電力及其他服務給發展項目的其他設施(不論是否有上套管)、樹木、灌木及其他植物及草木、變壓器房裝置、照明裝置、消防及滅火設備及裝置、保安系統及裝置、垃圾收集系統、通風系統及在發展項目內安裝或提供擬供發展項目共同使用與享用的任何其他機械系統、裝置或設施，但不包括發展項目內任何個別業主有權利及特權獨家持有、使用、佔用及享用的範圍和發展項目內僅服務任何個別業主的設施，惟如適用者，如(a)建築物管理條例(第344章)第2條列明的「公用部分」定義第(a)段涵蓋的發展項目的任何部分及/或(b)建築物管理條例(第344章)第一附表指定並納入建築物管理條例(第344章)第2條列明的「公用部分」定義第(b)段的任何部分同時被以上條文涵蓋，該等部分則將被視為已包括在，及將構成公用地方及設施的一部分。該等公用地方及設施(如可在圖則上顯示)在公契的附圖(其準確性經認可人士核實)中以粉紅色顯示，以供識別。

B. 分配予發展項目中的每個住宅物業的不可分割份數的數目

不可分割份數的分配

洋房	每座洋房的不可分割份數
洋房1	261
洋房2	199
洋房3	201
洋房5	199
洋房6	201
洋房7	203
洋房8	201
洋房9	203
洋房10	201
洋房11	203
洋房12	201
洋房15	203
洋房16	203
洋房17	213
洋房18	205
洋房19	214
洋房20	205
洋房21	217
洋房22	211
洋房23	200
洋房25	208
洋房26	201
洋房27	208
洋房28	205
小計：	4966

備註：不設洋房4、13、14及24。

C 有關發展項目的管理人的委任年期

2. 發展項目的管理人最初任期為公契日期起計不超過兩年，並在其後續任，但受公契中的終止條文規限。



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D. 管理開支按甚麼基準在發展項目中的住宅物業的擁有人之間分擔

3. 每位洋房業主須於每個曆月的第一天提前支付每月管理費的分擔款項，該款項相等於該業主在該年度應付的管理費之十二分之一之款項。
4. 洋房業主須按下列方式分擔管理費：
- (a) 每位業主須就其作為業主擁有的任何洋房獲分配到的每份管理份數支付按已採納年度預算案評估的總額之一部份，其中分子為一，分母相等於發展項目的管理份數總數。
- (b) 就每座洋房的管理份數，請參照以下列表：-

管理份數的分配

洋房	每座洋房的管理份數
洋房1	261
洋房2	199
洋房3	201
洋房5	199
洋房6	201
洋房7	203
洋房8	201
洋房9	203
洋房10	201
洋房11	203
洋房12	201
洋房15	203
洋房16	203
洋房17	213
洋房18	205
洋房19	214
洋房20	205
洋房21	217
洋房22	211
洋房23	200
洋房25	208
洋房26	201
洋房27	208
洋房28	205
小計：	4966

備註：不設洋房4、13、14及24。

E. 計算管理費按金的基準

5. 每名業主須繳交的管理費按金金額相等於就其作為業主擁有的洋房須繳交的3個月的管理費。

F. 擁有人在發展項目中保留作自用的範圍（如有的話）

6. 不適用。

SUMMARY OF LAND GRANT

批地文件的摘要



1. The Development is constructed on The Remaining Portion of Lot No.4303 in Demarcation District No.124 (“**the Lot**”).
2. The lease term of the Lot granted under New Grant No.21868 (“**the Land Grant**”) is 50 years commencing from 30th July 2014.
3. User restrictions applicable to that land:
 - (a) The Lot shall not be used for any purpose other than for private residential purposes.
 - (b) No grave or columbarium shall be erected or made on the Lot, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon.
4. General Condition No.6(a) provides that the Grantee shall throughout the tenancy:
 - (i) maintain all buildings in accordance with the approved design, disposition or height and any approved building plans without variation or modification thereto; and
 - (ii) maintain all buildings erected or to be erected in good and substantial repair and condition.
5. Special Condition No.(2) provides that the Grantee acknowledges that there are some buildings and structures existing on the old lot and undertakes to remove at his own expense the said buildings and structures from the old lot. The Government will accept no responsibility or liability for any damage, nuisance or disturbance caused to or suffered by the Grantee by reason of the presence of the said buildings and structures and the Grantee hereby indemnifies and shall keep indemnified the Government from and against all liabilities, claims, costs, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the presence and subsequent demolition of the said buildings and structures.
6. Special Condition No.(5) provides that the Grantee shall develop the Lot by the erection thereon of building(s) complying in all respects with the Land Grant and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building(s) to be completed and made fit for occupation on or before 31st March, 2019.
7. Special Condition No.(9)(a) provides that the Grantee may erect, construct and provide within the Lot such recreational facilities and facilities ancillary thereto (“**the Facilities**”) as may be approved in writing by the Director of Lands. Special Condition No.(9)(c) provides that in the event that any part of the Facilities is exempted from the gross floor area and site coverage calculations (“**the Exempted Facilities**”):
 - (i) the Exempted Facilities shall be designated as and form part of the common areas for the common use and benefit of owners of the Lot;
 - (ii) the Grantee shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director of Lands; and
 - (iii) the Exempted Facilities shall only be used by the residents of the residential block(s) erected within the Lot and their bona fide visitors and by no other person(s).
8. Special Condition No.(10) provides that no tree growing on the Lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director of Lands who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.
9. Special Condition No.(11) provides that the Grantee shall at his own expense landscape and plant with trees and shrubs any portion of the Lot and podium (if any) not built upon and thereafter maintain and keep the same in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director of Lands.
10. Special Condition No.(21)(a)(i) provides that spaces shall be provided within the Lot to the satisfaction of the Director of Lands for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building(s) erected on the Lot and their bona fide guests, visitors or invitees (“**the Residential Parking Spaces**”) according to a prescribed rate. Special Condition No.(21)(a)(iii) provides that additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the building(s) erected on the Lot shall be provided at a prescribed rate. Special Condition No.(21)(a)(iv) provides that the spaces provided under Special Conditions Nos.(21)(a)(i) and (a)(iii) shall not be used for any purpose other than those respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.
11. Special Condition No.(21)(b)(i) provides that out of the spaces provided under Special Conditions Nos.(21)(a)(i) and (a)(iii), the Grantee shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (“**the Parking Spaces for the Disabled Persons**”) according to a prescribed rate. Special Condition No.(21)(b)(ii) provides that the Parking Spaces for the Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building(s) erected on the Lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.
12. Special Condition No.(21)(c)(i) provides that spaces shall be provided within the Lot to the satisfaction of the Director of Lands for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building(s) erected on the Lot and their bona fide guests, visitors or invitees (“**the Motor Cycle Parking Spaces**”) according to a prescribed rate. Special Condition No.(21)(c)(ii) provides that the Motor Cycle Parking Spaces shall not be used for any purpose other than for the purpose set out in Special Condition No.(21)(c)(i) and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.
13. Special Condition No.(22) provides that spaces shall be provided within the Lot to the satisfaction of the Director of Lands for the loading and unloading of goods vehicles according to a prescribed rate and such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building(s) referred to therein.
14. Special Condition No.(25)(a) provides that the Residential Parking Spaces and the Motor Cycle Parking Spaces shall not be:
 - (i) assigned except:
 - (I) together with a residential unit in the building(s) erected on the Lot; or
 - (II) to a person who is already the owner of a residential unit or units in the building(s) erected on the Lot; or
 - (ii) underlet except to residents of the residential units in the building(s) erected on the Lot.Provided that in any event not more than three of the total of the Residential Parking Spaces and the Motor Cycle Parking Spaces shall be assigned to the owner or underlet to the resident of any one residential unit in the building(s) erected on the Lot.

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15. Special Condition No.(27) provides that a plan approved by the Director of Lands indicating the layout of all the parking and loading and unloading spaces to be provided within the Lot in accordance with Special Conditions Nos.(21) and (22), or a copy of such plan certified by an authorized person (as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation) shall be deposited with the Director of Lands. The said parking and loading and unloading spaces indicated on the said approved plan shall not be used for any purpose other than for the purposes set out respectively in Special Conditions Nos.(21) and (22). The Grantee shall maintain the parking and loading and unloading spaces and other areas, including but not restricted to the lifts, landings, and manoeuvring and circulation areas, in accordance with the said approved plan and shall not alter the layout except with the prior written consent of the Director of Lands. Except for the parking spaces indicated on the said approved plan, no part of the Lot or any building or structure thereon shall be used for parking purposes.
16. Special Condition No.(29)(a) provides that the Grantee acknowledges that there is an existing track (“**the Existing Track**”) within the portion of the Lot as shown coloured pink hatched blue on Plan I annexed to the Land Grant (“**the Pink Hatched Blue Area**”). Before completion of the construction of the Passageway as referred to in Special Condition No.(29)(b), the Grantee shall at his own expense and in all respects to the satisfaction of the Director of Lands maintain the Existing Track and allow members of the public, the Director of Lands, his officers, contractors and any other persons authorized by him at all times and for all lawful purposes freely and without payment of any nature whatsoever to pass and repass with vehicles or on foot or by wheelchair on, along, over and through the Existing Track and shall ensure that the Existing Track shall not be interfered with or obstructed by the carrying out of the works under Special Condition Nos.(29)(b) and (c) or otherwise.
17. Special Condition No.(29)(b) provides that the Grantee shall on or before 31st March, 2019 (or such other extended periods as may be approved by the Director of Lands), at his own expense, in such manner, with such materials and to such standards, levels, alignment, disposition and design as the Director of Lands shall require or approve and in all respects to the satisfaction of the Director of Lands lay and form the Pink Hatched Blue Area and provide and construct a passageway (“**the Passageway**”) with a width of not less than 5.0 metres on the Pink Hatched Blue Area so that building, vehicular and pedestrian traffic may be carried on the Pink Hatched Blue Area.
18. Special Condition No.(29)(c) provides that the Grantee shall at his own expense manage, uphold, maintain and repair the Pink Hatched Blue Area together with the Passageway and, if so required by the Director of Lands, other structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed or provided thereon or therein in good and substantial repair and condition in all respects to the satisfaction of the Director of Lands until such time as the Pink Hatched Blue Area has been surrendered to the Government in accordance with Special Condition No.(30)(a).
19. Special Condition No.(29)(d) provides that the Grantee shall at all reasonable times prior to the surrender of the whole of the Pink Hatched Blue Area to the Government in accordance with Special Condition No.(30)(a) permit the Director of Lands, his officers, contractors, his or their workmen and any other person authorized by him, with or without tools, equipment, machinery or motor vehicles, the right of free and unrestricted ingress, egress and regress to, from and through the Lot and the Pink Hatched Blue Area for the purpose of inspecting, checking and supervising of any works to be carried out in compliance with Special Conditions Nos. (29)(a), (b) and (c) and the carrying out, inspecting, checking and supervising of any other works which the Director of Lands may consider necessary in the Pink Hatched Blue Area.
20. Special Condition No.(29)(f) provides that the Grantee shall, after the works referred to in Special Condition No.(29)(b) have been completed to the satisfaction of the Director of Lands and prior to the surrender of the whole of the Pink Hatched Blue Area to the Government in accordance with Special Condition No.(30)(a), permit all members of the public at all times during the day and night for all lawful purposes freely and without payment of any nature whatsoever to pass and repass with vehicles or on foot or by wheelchair along, to, from, by, through and over the Pink Hatched Blue Area.
21. Special Condition No.(29)(g) provides that except with the prior written consent of the Director of Lands, no building or structure or support for any building or structure shall be erected, constructed or placed on, over, under, above, below or within the Pink Hatched Blue Area except:
 - (i) the boundary walls or fences or both;
 - (ii) the Existing Water Main (as defined in Special Condition No.(38)(a)) and any other water mains as referred to in Special Condition No.(38)(a); or
 - (iii) the Existing CLP Cables (as defined in Special Condition No.(42)(a)) and any other cables as referred to in Special Condition No.(42).
22. Special Condition No.(29)(h) provides that no parking spaces or lay-bys or loading and unloading spaces shall be allowed nor any goods or vehicles shall be stored or parked within the Pink Hatched Blue Area or any part(s) thereof.
23. Special Condition No.(30)(a) provides that the Grantee shall at his own expense at any time(s) when called upon to do so by the Director of Lands surrender and deliver up vacant possession of the Pink Hatched Blue Area or any part(s) thereof together with the Passageway and all structures, facilities, services and installations as referred to in Special Condition No.(29)(c) as the Director of Lands shall at his sole discretion specify to the Government free from all encumbrances and without any consideration, payment or compensation whatsoever payable by the Government to the Grantee provided always that the Government shall be under no obligation to accept surrender of the Pink Hatched Blue Area or any part(s) thereof at the request of the Grantee, but may do so as and when it sees fit.
24. Special Condition No.(32)(a) provides that where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may be necessary to protect and support such land within the Lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times during the term granted by the Land Grant maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director of Lands. Special Condition No.(32)(c) provides that in the event that as a result of works done by the Grantee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director of Lands and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence. Special Condition No.(32)(d) provides that the Director of Lands shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Grantee shall neglect or fail to comply with the notice to the satisfaction to the Director of Lands within the period specified therein, the Director of Lands may forthwith execute and carry out any necessary works and the Grantee shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges.
25. Special Condition No.(34) provides that where prestressed ground anchors have been installed, upon development or redevelopment of the Lot or any part thereof, the Grantee shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director of Lands and shall supply to the Director of Lands such reports and information on all such monitoring works as the Director of Lands may from time to time in his absolute discretion require.

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26. Special Condition No.(35)(a) provides that in the event of earth, spoil, debris, construction waste or building materials (“**the waste**”) from the Lot, or from other areas affected by any development of the Lot being eroded, washed down or dumped onto public lanes or roads or road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (“**the Government properties**”), the Grantee shall at his own expense remove the waste from and make good any damage done to the Government properties. The Grantee shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion, washing down or dumping.
27. Special Condition No.(36) provides that the Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (“**the Works**”), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the Lot or any part thereof (“**the Services**”). The Grantee shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director 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 aforesaid proposals. The Grantee shall comply with and at his own expense meet any requirements which may be imposed by the Director of Lands in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Grantee shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director of Lands any damage, disturbance or obstruction caused to the Lot or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director of Lands, unless the Director of Lands elects otherwise, and the Grantee shall pay to the Government on demand the cost of such works). If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the Lot or any part thereof or of any of the Services to the satisfaction of the Director of Lands, the Director of Lands may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.
28. Special Condition No.(37)(a) provides that the Grantee shall construct and maintain at his own expense and to the satisfaction of the Director of Lands such drains and channels, whether within the boundaries of the Lot or on Government land, as the Director of Lands may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the Lot.
29. Special Condition No.(37)(b) provides that the works of connecting any drains and sewers from the Lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director of Lands and the Grantee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Grantee at his own expense to the satisfaction of the Director of Lands and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Grantee at his own cost and upon demand be handed over by the Grantee to the Government for future maintenance thereof at the expense of the Government.
30. Special Condition No.(38)(a) provides that the Grantee acknowledges that as at the date of the Land Grant there is an existing Government fresh water main within the Pink Hatched Blue Area shown and marked by a blue line on Plan I annexed to the Land Grant (“**the Existing Water Main**”). Special Condition No.(38)(b) provides that the Water Authority, its officers, officers of other Government departments designated by the Water Authority, contractors, licensees, workmen whether employed by the Water Authority or by other designated Government departments or by contractor or licensees, whether with or without tools, equipment, machinery or motor vehicles, shall have the right of unrestricted ingress, egress and regress to and from the Lot or any part thereof for the purpose of inspecting, operating, maintaining, repairing and renewing the Existing Water Main and laying other water mains within the Pink Hatched Blue Area. Special Condition No.(38)(d) provides that no structure shall be built within 1.5 metres from the centre line of the Existing Water Main nor any site formation works, blasting or pile driving shall be commenced or carried out within the Pink Hatched Blue Area except with the prior written approval of the Director of Water Supplies. Special Condition No.(38)(e) provides that no trees or shrubs with penetrating roots shall be planted within 1.5 metres from the centre line of the Existing Water Main.
31. Special Condition No.(39) stipulates that consent to use temporary mains fresh water for flushing will be given, provided that the Grantee will be required to install plumbing suitable for the use of salt water and to accept salt water supply if available in future.
32. Special Condition No.(40)(a) provides that the Grantee shall within six calendar months from the date of the Land Grant (or such other extended periods as may be approved by the Director), at his own expense and in all respects to the satisfaction of the Director of Lands submit or cause to be submitted to the Director of Lands for his written approval a drainage impact assessment (“**D.I.A.**”) containing, among others, such information and particulars as the Director of Lands may require including but not limited to all adverse drainage impacts as may arise from the development of the Lot, and recommendations for mitigation measures, improvement works and other measures and works. Special Condition No.(40)(c) provides that the Grantee shall at his own expense implement the recommendations in the approved DIA in all respects to the satisfaction of the Director of Lands and within such time limit as may be stipulated by the Director of Lands. Special Condition No.(40)(e) provides that the Grantee shall at his own expense and in all respects to the satisfaction of the Director of Lands provide and maintain within the Lot the mitigation measures, improvement works and other measures and works as approved under Special Condition No.(40)(a).
33. Special Condition No.(41) provides that the Grantee acknowledges that as at the date of the Land Grant there are graves, burial urns or earthenware jars containing human remains commonly known as “Kam Tap” existing on the Lot (“**the Existing Graves**”) and the Grantee shall on his own accord and at his own expense within one year from the date of the Land Grant arrange for the removal of any of the Existing Graves from the Lot.
34. Special Condition No.(42)(a) provides that the Grantee acknowledges that there are existing cables (“**the Existing CLP Cables**”) belonging to CLP Power Hong Kong Limited (“**CLP**”) within the Pink Hatched Blue Area as shown and marked by red lines on Plan I annexed to the Land Grant. Special Condition No.(42)(b) provides that CLP, its officers, contractors and any other person authorized by it or them, whether with or without tools, equipment, machinery or motor vehicles, shall have the right of unrestricted ingress, egress and regress to and from the Lot for the purpose of inspecting, operating, maintaining, repairing and renewing the Existing CLP Cables and laying other cables within the Pink Hatched Blue Area.

Notes:

1. The term “Grantee” as mentioned in this section means the Grantee under the Land Grant and where the context so admits or requires include his executors, administrators and assigns and in case of a corporation its successors and assigns.
2. Please refer to the Land Grant for full details. A copy of the Land Grant is available for inspection free of charge upon request during opening hours at the sales office and copies of the Land Grant will be provided upon payment of photocopying charges.

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- 發展項目興建於丈量約份第4303約地段第124號餘段(以下簡稱「**該地段**」)。
- 該地段按新批地文件第21868號(以下簡稱「**批地文件**」)批出的年期為二零一四年七月三十日起計五十年。
- 適用於該土地的用途限制：
 - 該地段不得作私人住宅以外之用途。
 - 不得於該地段興建或建造墳墓或骨灰龕，亦不得於該地段安葬或存放任何人類骸骨或動物骸骨，不論該骸骨是否存放在陶罐、骨灰甕或其他容器內。
- 通用條件第6(a)條規定，承授人須於批地年期的期間：
 - 依照經授准的設計、布局或高度及任何獲批的建築圖則，維持所有樓宇並不得作改變；及
 - 將所有已建成或將建成的樓宇維持於良好及修葺妥當的狀況。
- 特別條件第(2)條規定，承授人確認目前在舊有地段存有若干樓宇和構築物，並承諾自費清除該等樓宇和構築物。政府毋須對該等樓宇和構築物的存在造成承授人蒙受任何損害、滋擾或干擾承擔任何責任。就該等樓宇和構築物的存在和其後的清拆直接或間接引致或有關的一切責任、索償、費用、要求、訴訟或其他司法程序承授人須對政府作出彌償。
- 特別條件第(5)條規定，承授人須履行批地文件的條款及遵守一切不時適用於香港有關樓宇、衛生及規劃的法例、法規及規例，於該地段上興建樓宇以發展該地段，該等樓宇須於2019年3月31日或之前建成並可供入伙。
- 特別條件第(9)(a)條規定，承授人可於該地段內興建、建造及提供經地政總署署長書面批准的休憩設施及其附屬設施(以下簡稱「**設施**」)。特別條件第(9)(c)條規定，若設施任何部分被豁免計算入總樓面面積及上蓋面積(以下簡稱「**獲豁免設施**」)，則：
 - 獲豁免設施必須指定為並構成公用地方的一部分，供該地段業主共用及共享；
 - 承授人須自費維持獲豁免設施於良好及修葺妥當的狀況，及運作獲豁免設施以達致地政總署署長滿意；及
 - 獲豁免設施只供興建於該地段內的住宅樓宇的住客及其真正的訪客使用，其他人士不得使用。
- 特別條件第(10)條規定，除獲地政總署署長事先書面同意外(地政總署署長於簽發同意書時可施加其認為適當的移植、補償美化或重植條件)，承授人不得移除或干擾於該地段或鄰近地方生長的樹木。
- 特別條件第(11)條規定，承授人需自費在該地段及平台(如有)上沒有建築物的地方，設置園藝及種植樹木，並保持安全、清潔、整齊及健康的狀態，達致地政總署署長滿意。
- 特別條件第(21)(a)(i)條規定，該地段須按指定比率提供停車位以達致地政總署署長滿意，以供停泊根據《道路交通條例》、其附屬規例及相關修訂法例獲發牌而屬於該地段上樓宇內住宅單位住戶及其真正訪客、來賓或賓客的車輛(以下簡稱「**住宅停車位**」)。特別條件第(21)(a)(iii)條規定，該地段須按指定比率提供額外停車位，以供停泊根據《道路交通條例》、其附屬規例及相關修訂法例獲發牌而屬於該地段上樓宇住戶之真正訪客、來賓或賓客所擁有的車輛。特別條件第(21)(a)(iv)條規定，根據特別條件第(21)(a)(i)條及第(21)(a)(iii)條所提供的停車位不可作其所述以外之用途，尤其不得作存放、展示或展覽車輛以供出售或其他用途或提供洗車或汽車美容服務。
- 特別條件第(21)(b)(i)條規定，承授人須於根據特別條件第(21)(a)(i)條及第(21)(a)(iii)條所提供的停車位之中，按指定比率預留及訂明若干停車位以供停泊根據《道路交通條例》、其附屬規例及相關修訂法例獲發牌的傷健人士之車輛(以下簡稱「**傷健人士停車位**」)。特別條件第(21)(b)(ii)條規定，傷健人士停車位除用作停泊該地段上樓宇之住戶及其真正訪客、來賓或賓客所擁有，並按《道路交通條例》、其附屬規例及相關修訂法例定義為傷健人士之車輛外，不得用作其他用途，尤其不得作存放、展示或展覽車輛以供出售或其他用途或提供洗車或汽車美容服務。
- 特別條件第(21)(c)(i)條規定，該地段須按指定比率提供停車位以達致地政總署署長滿意，以供停泊根據《道路交通條例》、其附屬規例及相關修訂法例獲發牌而屬於該地段上樓宇之住戶及其真正訪客、來賓或賓客所擁有的電單車(以下簡稱「**電單車停車位**」)。第(21)(c)(ii)條規定，電單車停車位不可作特別條件第(21)(c)(i)條所述以外之用途，尤其不得作存放、展示或展覽車輛以供出售或其他用途或提供洗車或汽車美容服務。
- 特別條件第(22)條規定，該地段須按指定比率提供車位達致地政總署署長滿意，以供貨車上落貨。該等車位除供貨車就上述所指的樓宇上落貨外，不可作其他任何用途。
- 特別條件第(25)(a)條規定，住宅停車位及電單車停車位：
 - 不可轉讓除非：
 - 連同於該地段上興建的樓宇的住宅單位；或
 - 轉讓給已擁有於該地段上興建的樓宇的住宅單位的業主；及
 - 不可分租，除非分租予於該地段上興建的樓宇的住宅單位的住戶。在任何情況下，不得將多於三個住宅停車位及電單車停車位轉讓或分租予任何一個於該地段上興建的樓宇的住宅單位的業主或住戶。
- 特別條件第(27)條規定，一份獲地政總署署長核准的圖則須存放於地政總署署長，並於圖則上顯示該地段內按照特別條件第(21)條及第(22)條提供的所有停車位及上落貨車位的布局，或存放一份獲認可人士(根據《建築物條例》、其附屬規例及相關修訂法例所定義)核證的該圖則的副本於地政總署署長。於上述的經核證圖則上顯示的該等停車位及上落貨車位不可作分別於特別條件第(21)條及第(22)條所述以外之用途。承授人必須根據上述的經核准圖則維持停車位、上落貨車位及其他地方，包括但不限於升降機、樓梯平台、調度及迴旋區。除非獲地政總署署長事先書面同意，承授人不可改變該布局。除了經核證圖則指定的停車位外，該地段或其上的任何樓宇或構築物不得用作泊車用途。
- 特別條件第(29)(a)條規定，承授人確認一條現有路徑(以下簡稱「**現有路徑**」)位於批地文件附錄的圖則 I 上用粉紅色間藍斜線顯示的該地段部分(以下簡稱「**粉紅色間藍斜線範圍**」)。在完成建造特別條件第(29)(b)條所述的通道之前，承授人須自費維持現有路徑，在各方面達致地政總署署長滿意，並允許公眾人士、地政總署署長、其職員、承建商及任何獲其授權人士於任何時間為了一切合法目的自由及免費地乘車、步行或乘坐輪椅通行、進出、往返及途經現有路徑，並確保根據特別條件第(29)(b)條及第(29)(c)條的工程或其他原因不會干擾或阻礙現有路徑。
- 特別條件第(29)(b)條規定，承授人必須於2019年3月31日或之前(或地政總署署長另行批准的延長期限內)，按地政總署署長要求或批准的方式、物料、標準、水平、定線和設計自費鋪設及塑造粉紅色間藍斜線範圍，及於粉紅色間藍斜線範圍內提供及建造一條不少於5.0米闊的通道(以下簡稱「**通道**」)，致使建造、車輛及行人的交通可在粉紅色間藍斜線範圍上進行，於各方面達致地政總署署長滿意。
- 特別條件第(29)(c)條規定，承授人須自費管理、保持、維持及維修粉紅色間藍斜線範圍連同通道，以及(按地政總署署長可能之要求)該等興建、設置及提供在該範圍之上或之內的其他構築物、路面、溝渠、污水渠、排水渠、消防栓、服務、街燈、交通標誌、街道設施、道路標記及植物於良好及修葺妥當的狀況，達致地政總署署長滿意，直至按特別條件第(30)(a)條交出粉紅色間藍斜線範圍為止。

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19. 特別條件第(29)(d)條規定，承授人須於按特別條件第(30)(a)條交出粉紅色間藍斜線範圍之前，允許地政總署署長、其職員、承建商、其工人及任何獲其授權人士，不論是否攜帶工具、設備、機器、機械或駕駛車輛，自由出入及再出入該地段及粉紅色間藍斜線範圍以查驗、檢查及監督按特別條件第(29)(a)條、第(29)(b)條及第(29)(c)條進行的工程，及進行、查驗、檢查及監督地政總署署長可能認為於粉紅色間藍斜線範圍上的其他必要工程。
20. 特別條件第(29)(f)條規定，承授人必須於完成特別條件第(29)(b)條所述的工程並達致地政總署署長滿意及根據特別條件第(30)(a)條向政府交出粉紅色間藍斜線範圍之前，無論日夜均允許所有公眾人士於任何時間為了一切合法目的自由及免費地乘車、步行或乘坐輪椅通行、進出、往返及途經粉紅色間藍斜線範圍。
21. 特別條件第(29)(g)條規定，除非獲地政總署署長事先書面同意，不得於粉紅色間藍斜線範圍內、其上或其下興建、建造或放置任何樓宇、構築物或任何樓宇或構築物的支架，以下除外：
 - (i) 圍牆或圍欄或兩者；
 - (ii) 現有總水管（定義見特別條件第(38)(a)條）及特別條件第(38)(a)條所指的任何其他總水管；或
 - (iii) 現有中華電力電纜（定義見特別條件第(42)(a)條）及特別條件第(42)條所指的任何其他電纜。
22. 特別條件第(29)(h)條規定，不得在粉紅色間藍斜線範圍或其任何部分設置停車位、避車處或上落貨車位，亦不得存放或停泊任何貨物或車輛。
23. 特別條件第(30)(a)條規定，承授人須在地政總署署長要求時（由地政總署署長自行酌情決定及指明），自費交回及交出並無產業負擔的粉紅色間藍斜線範圍或其任何部分（連同通道及特別條件第(29)(c)條所指的所有構築物、設施、服務及裝置）的空置管有權給政府，並政府無需支付任何代價、款項或賠償或以任何其它形式予承授人，惟政府並無責任於承授人要求時接受粉紅色間藍斜線範圍或其部分的交回，但當政府認為合適時可作出如此要求。
24. 特別條件第(32)(a)條規定，倘若任何土地遭切去、拆除或重新設置，或倘若任何建造、填土或任何斜坡處理工程經進行，承授人將自費開展和建設必須或可能必須的斜坡處理工程、擋土牆或其他承托、防護、排水或任何其他附屬工程，以確保該地段或毗鄰該地段的政府土地或租用土地的安全，及防止和避免其後出現山泥傾瀉或地陷的情況。承授人需於批地文件所訂明的年內時刻自費維持該土地、斜坡處理工程、擋土牆或其他承托、防護、排水或任何其他附屬工程於良好狀況，達致地政總署署長滿意。特別條件第(32)(c)條規定，倘若因承授人的工程或其他原因於任何時候造成的山泥傾瀉或地陷，承授人需自費修復，達致地政總署署長滿意。承授人如因山泥傾瀉或地陷以致政府、其代理及承建商招致任何費用、收費、賠償、索求及索償，承授人必須向彼等彌償。特別條件第(32)(d)條規定，地政總署署長可書面要求承授人進行、建設及維持該土地、斜坡處理工程、擋土牆或其他承托、防護、排水或任何其他附屬工程，或修復山泥傾瀉或地陷。倘若承授人忽視或未能於指定的期限內遵守該要求，達致地政總署署長滿意，地政總署署長可自行執行及進行所需工程，承授人需連同任何行政和專業費用及收費償還該等費用予政府。
25. 特別條件第(34)條規定，如該地段的發展或重建或其任何部分有安裝預應力地錨樁基，承授人需在預應力地錨樁基的整個使用期間自費進行定期維修及監察，達致地政總署署長滿意。承授人亦須按地政總署署長不時全權酌情要求，提供所有監察工程的報告及資料。
26. 特別條件第(35)(a)條規定，倘若從該地段或發展該地段所影響的其他範圍腐蝕、沖洗或棄置泥土、廢石方、瓦礫、建築廢料或建材（以下簡稱「**廢料**」）到公共行人徑、道路或路渠、海灘、海底、污水渠、雨水渠、排水渠或溝渠或其他政府物業（以下簡稱「**政府物業**」），承授人須自費清理該等廢料並修復對政府物業造成的損壞。承授人須對上述腐蝕、沖洗或棄置造成私人物業的任何損壞或滋擾及引致的一切訴訟、索償及要求彌償政府。
27. 特別條件第(36)條規定，承授人時刻均需採取或達致他人採取所有妥善及適當的保護、技巧和預防措施，特別在進行建造、維修、更新或更換工程期間為要（以下簡稱「**該等工程**」），以避免對位於、貫穿、跨越該地段或其任何部分或在該處其上、其下或毗鄰之任何政府或其他現有排水渠、水道或渠道、總水管、道路、行人路、街道設施、污水渠、明渠、水管、電纜、電線、公用事業設施或任何其他工程或裝置（以下簡稱「**服務設施**」）造成任何損害、干擾或阻礙。承授人動工前必須妥善進行或達致他人進行必要的查究及查詢，以核實服務設施的現行位置和高度，並向地政總署署長提交建議書說明如何處理可能受該等工程影響的服務設施以供地政總署署長全面審核。直至地政總署署長以書面批准該等工程及上述建議書為止，承授人不可進行任何工程。此外，承授人應按照並自費達致地政總署署長給予批准時就服務設施制訂的任何要求，包括必要分導、重鋪或恢復工程的費用。如因施行該等工程導致該地段或該等工程所引起任何形式的服務設施受到損害、干擾或阻礙（明渠、污水渠、雨水渠或總水管除外，除非地政總署署長另行決定，否則此等渠管由地政總署署長負責修復，而承授人需應政府要求支付有關工程的費用），承授人應承擔全費修理、修復及恢復，以達致地政總署署長滿意。如承授人不在該地段或其任何部分或服務設施執行任何必要的分導、重鋪、修理、修復或恢復工程以達致地政總署署長滿意，地政總署署長可按其視為必要執行此等分導、重鋪、修理、修復或恢復工程，承授人必須應地政總署署長要求支付有關工程的費用。
28. 特別條件第(37)(a)條規定，承授人需自費建造及維修地政總署署長認為必須的水渠及渠道（無論是否位於該地段範圍內或政府土地上），以將落在該地段上的雨水收集並排去至就近的水道、水井、渠道或政府排水渠，達致地政總署署長滿意。
29. 特別條件第(37)(b)條規定，連接任何該地段的排水渠及污水渠至政府雨水渠及污水渠（當已鋪設及啟用）的工程可由地政總署署長進行，承授人須應要求向政府支付該等連接工程的費用。或者，上述連接工程可由承授人自費進行，達致地政總署署長滿意，在此情況下，於政府土地內建造的上述連接工程的任何部分則須由承授人自費保養並按要求由承授人交予政府，以作日後的保養，並由政府承擔有關費用。
30. 特別條件第(38)(a)條規定，承授人確認於批地文件之日期，粉紅色間藍斜線範圍內有一條現有政府總食水管，於批地文件附錄的圖則 I 上用藍線標示（以下簡稱「**現有總水管**」）。特別條件第(38)(b)條規定，水務監督、其職員、水務監督所指定之其他政府部門之職員、承建商、許可人士及工人，不論是否受聘於水務監督、其他指定政府部門、承建商或許可人士，不論是否攜帶工具、設備、機器、機械或駕駛車輛，均有權自由出入及再出入該地段或其任何部分，以檢查、運作、保養、修理及更新現有總水管及於粉紅色間藍斜線範圍內鋪設其他總水管。特別條件第(38)(d)條規定，除非取得水務署署長的事先書面同意，不得於現有總水管中間線起計1.5米範圍內搭建任何構築物或於粉紅色間藍斜線範圍內開展或進行任何平整工程、打樁工程或爆破工程。特別條件第(38)(e)條規定，不得於現有總水管中間線起計1.5米範圍內栽種根部會伸入土層深處的樹木或灌木。
31. 特別條件第(39)條規定，承授人獲授同意暫時以自來食水沖廁，但前提是日後如有鹹水供應，承授人須接受有關安排並須裝設適合鹹水使用的喉管。
32. 特別條件第(40)(a)條規定，承授人須於批地文件日期之後六個月內（或地政總署署長另行批准的延長期限內），自費並於各方面達致地政總署署長滿意，向地政總署署長就有關發展該地段所需的渠務排水工程遞交一份渠務影響評估（以下簡稱「**渠務影響評估**」），當中包含地政總署署長可能要求的資料，包括但不限於發展該地段可能衍生的所有負面渠務影響，及有關紓解措施、改善工程及其他措施和工程的建議，並就渠務影響評估取得地政總署署長的書面批准。特別條件第(40)(c)條規定承授人須自費執行渠務影響評估中的建議，在各方面達致地政總署署長滿意，並在地政總署署長所訂之期限內完成。特別條件第(40)(e)條規定，承授人須自費並達致地政總署署長滿意，於該地段提供及維持按特別條件第(40)(a)條所批准的紓解措施、改善工程及其他措施和工程。
33. 特別條件第(41)條規定，承授人確認於批地文件之日期，該地段內有現有的墳墓、骨灰甕或通常稱為「金塔」用作存放人類遺骸的陶瓶（以下簡稱「**現有墳墓**」）。承授人須自行及自費於批地文件之日期起計一年內安排移走該地段內任何現有墳墓。

SUMMARY OF LAND GRANT

批地文件的摘要



34. 特別條件第(42)(a)條規定，承授人確認於批地文件之日期，粉紅色間藍斜線範圍內有屬於中華電力有限公司(以下簡稱「**中華電力**」)的電纜，於批地文件附錄的圖則 I 上用紅線標示(以下簡稱「**現有中華電力電纜**」)。特別條件第(42)(b)條規定，中華電力、其職員、承建商或任何獲其授權人士，不論是否攜帶工具、設備、機器、機械或駕駛車輛，均有權自由出入及再出入該地段以檢查、運作、保養、修理及更新現有中華電力電纜及於粉紅色間藍斜線範圍內鋪設其他電纜。

備註：

1. 本節所載的「承授人」指批地文件訂明的「承授人」，如上下文意允許或規定則包括其遺產執行人、遺產管理人及受讓人；如屬公司則包括其繼承人及受讓人。
2. 請查閱批地文件以了解全部詳情。批地文件副本可於售樓處營業時間作出要求後免費參閱。索取批地文件副本須付影印費。

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料



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

1. The Existing Track, the Pink Hatched Blue Area and the Passageway as referred to in Special Conditions Nos. (29) and (30) of the Land Grant

(1) Provisions of the Land Grant

Special Condition No.(29) stipulates that :-

- (a) The Grantee acknowledges that there is an existing track (hereinafter referred to as “**the Existing Track**”) within the portion of the lot as shown coloured pink hatched blue on PLAN I annexed hereto (hereinafter referred to as “**the Pink Hatched Blue Area**”). Before completion of the construction of the Passageway as referred to in sub-clause (b) of this Special Condition, the Grantee shall at his own expense and in all respects to the satisfaction of the Director maintain the Existing Track and allow members of the public, the Director, his officers, contractors and any other persons authorized by him at all times and for all lawful purposes freely and without payment of any nature whatsoever to pass and repass with vehicles or on foot or by wheelchair on, along, over and through the Existing Track and shall ensure that the Existing Track shall not be interfered with or obstructed by the carrying out of the works under sub-clauses (b) and (c) of this Special Condition or otherwise.
- (b) The Grantee shall on or before the 31st day of March, 2019 (or such other extended periods as may be approved by the Director), at his own expense, in such manner, with such materials and to such standards, levels, alignment, disposition and design as the Director shall require or approve and in all respects to the satisfaction of the Director lay and form the Pink Hatched Blue Area and provide and construct a passageway (hereinafter referred to in as “**the Passageway**”) with a width of not less than 5.0 metres on the Pink Hatched Blue Area so that building, vehicular and pedestrian traffic may be carried on the Pink Hatched Blue Area.
- (c) The Grantee shall at his own expense manage, uphold, maintain and repair the Pink Hatched Blue Area together with the Passageway and, if so required by the Director, other structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed or provided thereon or therein in good and substantial repair and condition in all respects to the satisfaction of the Director until such time as the Pink Hatched Blue Area has been surrendered to the Government in accordance with Special Condition No.(30)(a) hereof.
- (d) The Grantee shall at all reasonable times prior to the surrender of the whole of the Pink Hatched Blue Area to the Government in accordance with Special Condition No.(30)(a) hereof permit the Director, his officers, contractors, his or their workmen and any other person authorized by him, with or without tools, equipment, machinery or motor vehicles, the right of free and unrestricted ingress, egress and regress to, from and through the lot and the Pink Hatched Blue Area for the purpose of inspecting, checking and supervising of any works to be carried out in compliance with sub-clauses (a), (b) and (c) of this Special Condition and the carrying out, inspecting, checking and supervising of any other works which the Director may consider necessary in the Pink Hatched Blue Area.
- (e) The Grantee shall not use the Pink Hatched Blue Area or any part or parts thereof for any purpose other than the carrying out of the works specified in sub-clauses (a), (b) and (c) of this Special Condition and vehicular traffic and public pedestrian passage on foot or by wheelchair or such other purposes as the Director in his sole discretion may approve.
- (f) The Grantee shall, after the works referred to in sub-clause (b) of this Special Condition have been completed to the satisfaction of the Director and prior to the surrender of the whole of the Pink Hatched Blue Area to the Government in accordance with Special Condition No.(30)(a) hereof, permit all members of the public at all times during the day and night for all lawful purposes freely and without payment of any nature whatsoever to pass and repass with vehicles or on foot or by wheelchair along, to, from, by, through and over the Pink Hatched Blue Area.

- (g) Except with the prior written consent of the Director (who may give such consent on such terms and conditions as he sees fit or refuses at his absolute discretion), no building or structure or support for any building or structure shall be erected, constructed or placed on, over, under, above, below or within the Pink Hatched Blue Area except:
 - (i) the boundary walls or fences or both;
 - (ii) the Existing Water Main and any other water mains as referred to in Special Condition No.(38)(a) hereof; or
 - (iii) the Existing CLP Cables and any other cables as referred to in Special Condition No.(42) hereof.(iii)
- (h) No parking spaces or lay-bys or loading and unloading spaces shall be allowed nor any goods or vehicles shall be stored or parked within the Pink Hatched Blue Area or any part or parts thereof.

Special Condition No.(30) stipulates that :-

- (a) The Grantee shall at his own expense at any time or times when called upon to do so by the Director surrender and deliver up vacant possession of the Pink Hatched Blue Area or any part or parts thereof together with the Passageway and all structures, facilities, services and installations as referred to in Special Condition No.(29)(c) hereof as the Director shall at his sole discretion specify to the Government free from all encumbrances and without any consideration, payment or compensation whatsoever payable by the Government to the Grantee provided always that the Government shall be under no obligation to accept surrender of the Pink Hatched Blue Area or any part or parts thereof at the request of the Grantee, but may do so as and when it sees fit. For this purpose the Grantee shall at his own expense execute a deed or deeds of surrender and any other necessary documents in such form and containing such provisions as the Director shall approve or require.

(2) Provisions of the Deed of Mutual Covenant

Not applicable.

- (3) The general public has the right to use those facilities or open spaces (if any) mentioned above in accordance with the Land Grant.

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

Not applicable.

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

Not applicable.

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

Not applicable.

Notes:

1. The term “Director” as mentioned in this section means “the Director of Lands” under the Land Grant, unless otherwise specified.
2. The term “Grantee” as mentioned in this section means “the Grantee” under the Land Grant, unless otherwise specified.

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料



A. 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. 批地文件特別條件第(29)條及第(30)條提及的現有路徑、粉紅色間藍斜線範圍及通道

(1) 批地文件條款：

特別條件第(29)條訂明:-

- (a) 承授人確認一條現有路徑(以下簡稱「**現有路徑**」)位於本文附錄的圖則 I 上用粉紅色間藍斜線顯示的該地段部分(以下簡稱「**粉紅色間藍斜線範圍**」)。在完成建造本特別條件(b)分條所述的通道之前,承授人須自費維持現有路徑,在各方面達致署長滿意,並允許公眾人士、署長、其職員、承建商及任何獲其授權人士於任何時間為了一切合法目的自由及免費地乘車、步行或乘坐輪椅通行、進出、往返及途經現有路徑,並確保根據本特別條件(b)及(c)分條的工程或其他原因不會干擾或阻礙現有路徑。
- (b) 承授人必須於2019年3月31日或之前(或署長另行批准的延長期限內),按署長要求或批准的方式、物料、標準、水平、定線和設計自費鋪設及塑造粉紅色間藍斜線範圍,及於粉紅色間藍斜線範圍內提供及建造一條不少於5.0米闊的通道(以下簡稱「**通道**」),致使建造、車輛及行人的交通可在粉紅色間藍斜線範圍上進行,於各方面達致署長滿意。
- (c) 承授人須自費管理、保持、維持及維修粉紅色間藍斜線範圍連同通道,以及(按署長可能之要求)興建、設置及提供在該範圍之上或之內的其他構築物、路面、溝渠、污水渠、排水渠、消防栓、服務、街燈、交通標誌、街道設施、道路標記及植物於良好及修葺妥當的狀況,達致署長滿意,直至按本文特別條件第(30)(a)條交還粉紅色間藍斜線範圍為止。
- (d) 承授人須於按本文特別條件第(30)(a)條交出粉紅色間藍斜線範圍之前,允許署長、其職員、承建商、其工人及任何獲其授權人士,不論是否攜帶工具、設備、機器、機械或駕駛車輛,自由出入及再出入該地段及粉紅色間藍斜線範圍以查驗、檢查及監督按本特別條件(a)、(b)及(c)分條進行的工程,及進行、查驗、檢查及監督署長可能認為於粉紅色間藍斜線範圍上的其他必要工程。
- (e) 承授人必須使用粉紅色間藍斜線範圍或其任何部分作本特別條件(a)、(b)及(c)分條進行所指明之工程用途,及作車輛交通及以步行或乘坐輪椅通行的公眾行人通道,或由署長自行酌情決定的其他用途。
- (f) 承授人必須於完成本特別條件(b)分條所述的工程並達致署長滿意及根據本文特別條件第(30)(a)條向政府交出粉紅色間藍斜線範圍之前,無論日夜均允許所有公眾人士於任何時間為了一切合法目的自由及免費地乘車、步行或乘坐輪椅通行、進出、往返及途經粉紅色間藍斜線範圍。
- (g) 除非獲署長事先書面同意(可按其全權酌情給予同意並附帶其認為合適的條款及條件或拒絕給予同意),不得於粉紅色間藍斜線範圍內、其上或其下興建、建造或放置任何樓宇、構築物或任何樓宇或構築物的支架,以下除外:
 - (i) 圍牆或圍欄或兩者;
 - (ii) 現有總水管及本文特別條件第(38)(a)條所指的任何其他總水管;或
 - (iii) 現有中華電力電纜及本文特別條件第(42)條所指的任何其他電纜。
- (h) 不得在粉紅色間藍斜線範圍或其任何部分設置停車位、避車處或上落貨車位,亦不得存放或停泊任何貨物或車輛。

特別條件第(30)條訂明:-

- (a) 承授人須在署長要求時(由署長自行酌情決定及指明),自費交回及交出並無產業負擔的粉紅色間藍斜線範圍或其任何部分(連同通道及本文特別條件第(29)(c)條所指的所有構築物、設施、服務及裝置)的空置管有權給政府,並政府無需支付任何代價、款項或賠償或以任何其它形式予承授人,惟政府並無責任於承授人要求時接受粉紅色間藍斜線範圍或其部分的交回,但當政府認為合適時可作出如此要求。為此目的,承授人須按署長批准或要求的形式及所載內容自費簽立交出契據及任何其他必要的文件。

(2) 公契條款

不適用。

(3) 公眾有權按照批地文件使用上述設施及休憩用地(如有)。

B. 批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的設施

不適用。

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

不適用。

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

不適用。

備註:

1. 除非另有指明,本節所載的「署長」指批地文件所載的「地政總署署長」。
2. 除非另有指明,本節所載的「承授人」指批地文件所載的「承授人」。

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

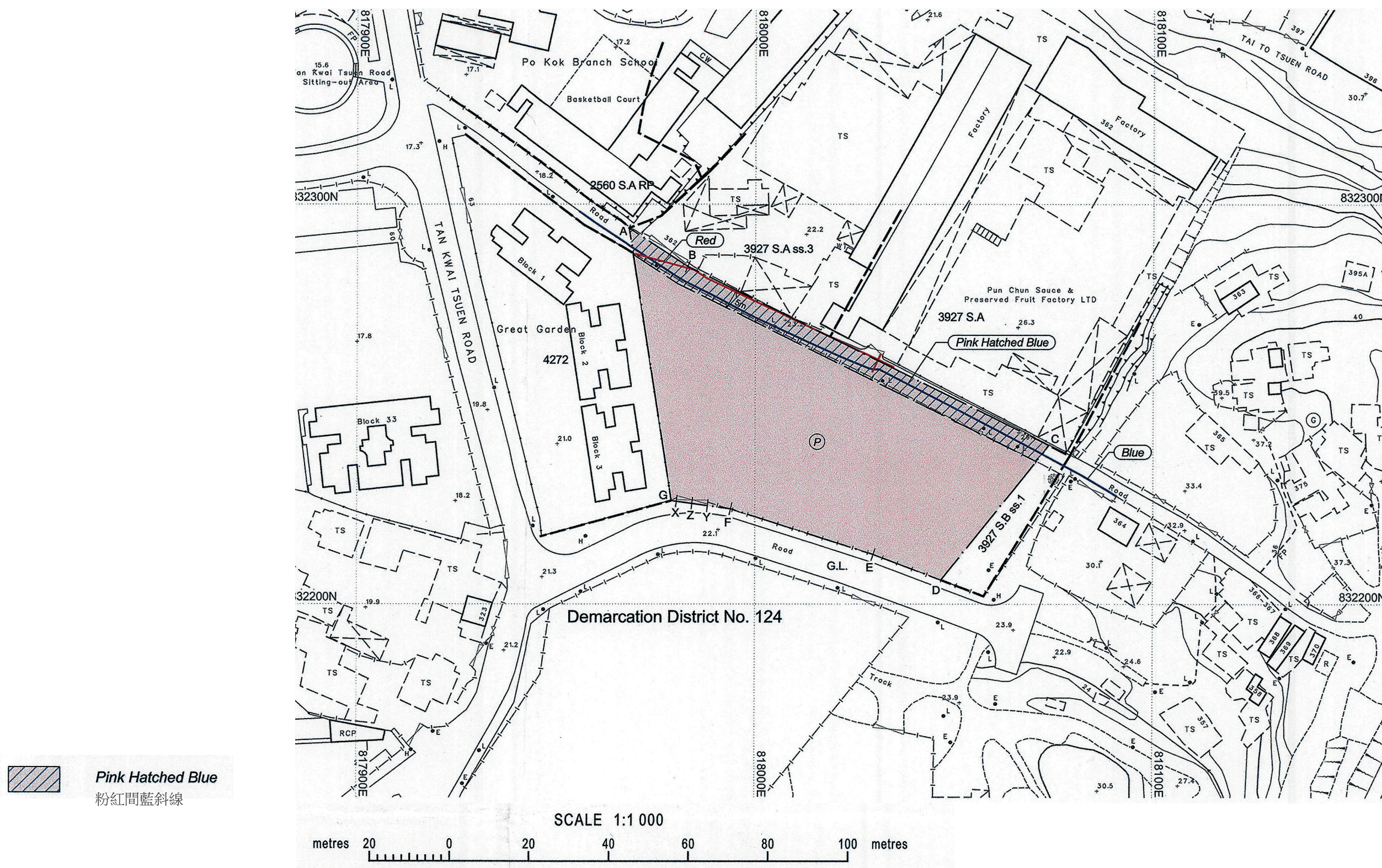


E. A plan that shows the location of those facilities and open spaces, and those parts of the land mentioned in paragraphs A to D above

顯示上文A-D段提及的該等設施、休憩用地及土地中的該等部分的位置的圖則

Plan annexed to the Land Grant

附於批地文件的圖則



WARNING TO PURCHASERS

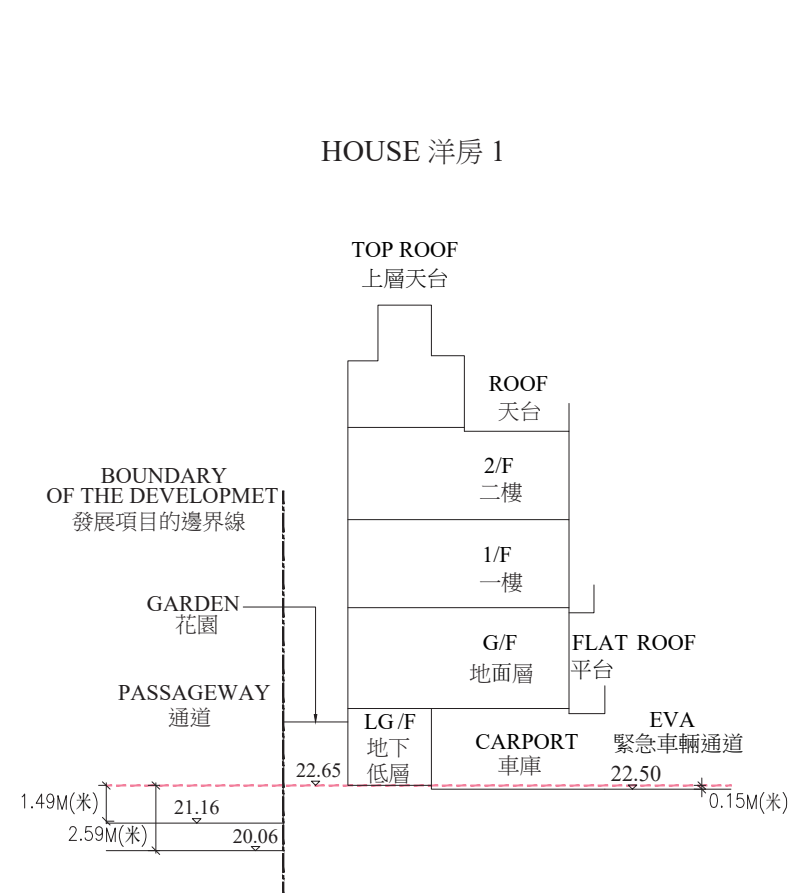
對買方的警告



- | | |
|---|---|
| <p>1. The Purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the Owner) to act for the purchaser in relation to the transaction.</p> <p>2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.</p> <p>3. If the purchaser instructs the firm of solicitors acting for the Owner to act for the purchaser as well, and a conflict of interest arises between the Owner and the purchaser:</p> <p style="margin-left: 20px;">(i) that firm may not be able to protect the purchaser's interest: and</p> <p style="margin-left: 20px;">(ii) the purchaser may have to instruct a separate firm of solicitors.</p> <p>4. In the case of paragraph 3.(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm or solicitors in the first place.</p> | <p>1. 特此建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。</p> <p>2. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。</p> <p>3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突：</p> <p style="margin-left: 20px;">(i) 該律師事務所可能不能夠保障買方的利益；及</p> <p style="margin-left: 20px;">(ii) 買方可能要聘用一間獨立的律師事務所。</p> <p>4. 如屬3.(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所所須支付的費用。</p> |
|---|---|

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖



Cross-section Plan (1) 橫截面圖(1)

Notes:

Red dotted line denotes the lowest residential floor level

EVA: Emergency Vehicular Access

Boundary of the Development

Cross-section Plan (1)

The part of EVA adjacent to the building is 22.50 metres above the Hong Kong Principal Datum.
The part of Passageway adjacent to the building is 20.06 to 21.16 metres above the Hong Kong Principal Datum.

(▽) denotes height (in metres) above the Hong Kong Principal Datum.

This cross-section plan is not drawn to scale.

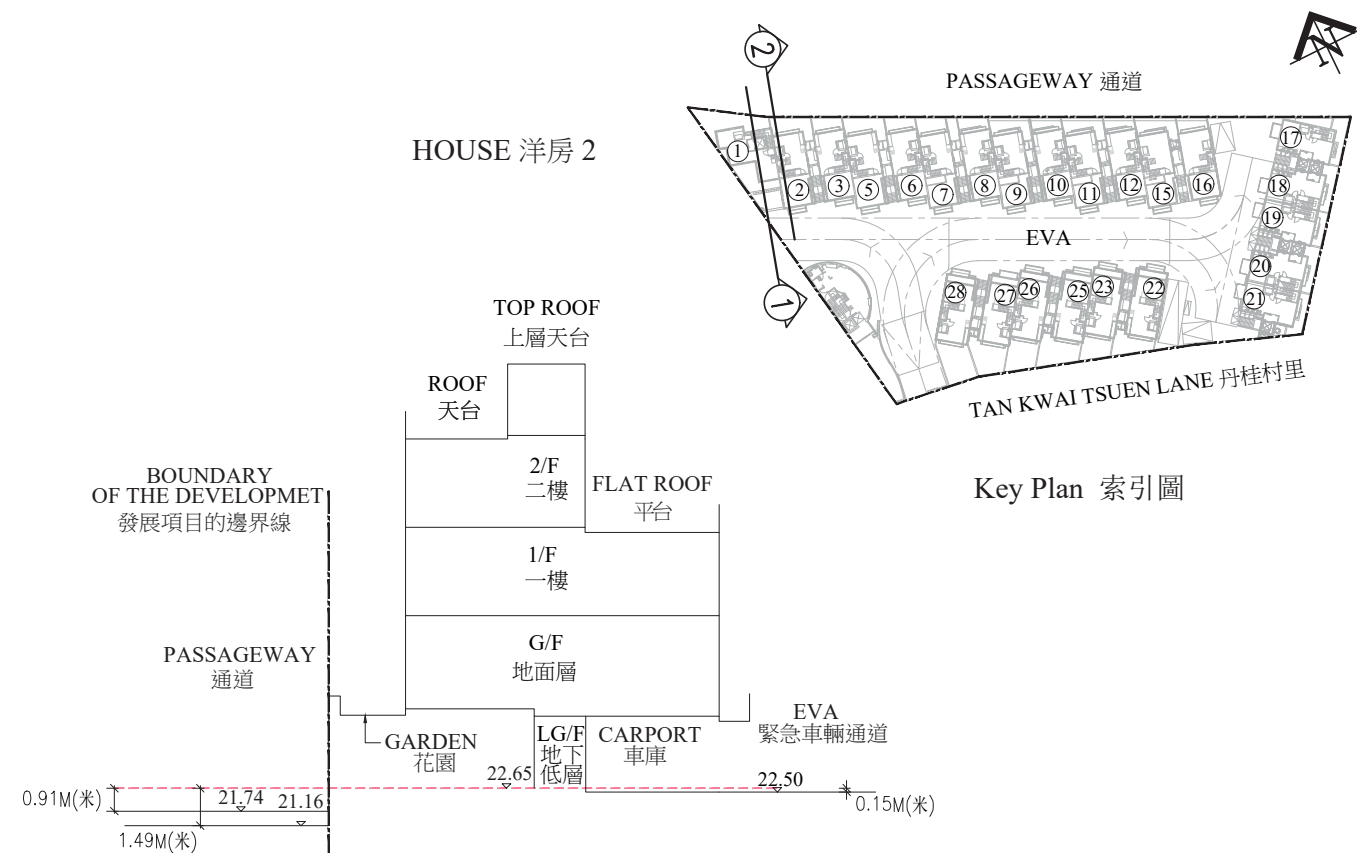
橫截面圖(1)

毗連建築物的一段緊急車輛通道為香港主水平基準以上22.50米。

毗連建築物的一段通道為香港主水平基準以上20.06至21.16米。

(▽) 代表香港主水平基準以上的高度(米)。

此橫截面圖並非按照比例繪畫。



Cross-section Plan (2) 橫截面圖(2)

註:

紅色虛線為最低住宅樓層水平

EVA: 緊急車輛通道

發展項目的邊界線

Cross-section Plan (2)

The part of EVA adjacent to the building is 22.50 metres above the Hong Kong Principal Datum.
The part of Passageway adjacent to the building is 21.16 to 21.74 metres above the Hong Kong Principal Datum.

(▽) denotes height (in metres) above the Hong Kong Principal Datum.

This cross-section plan is not drawn to scale.

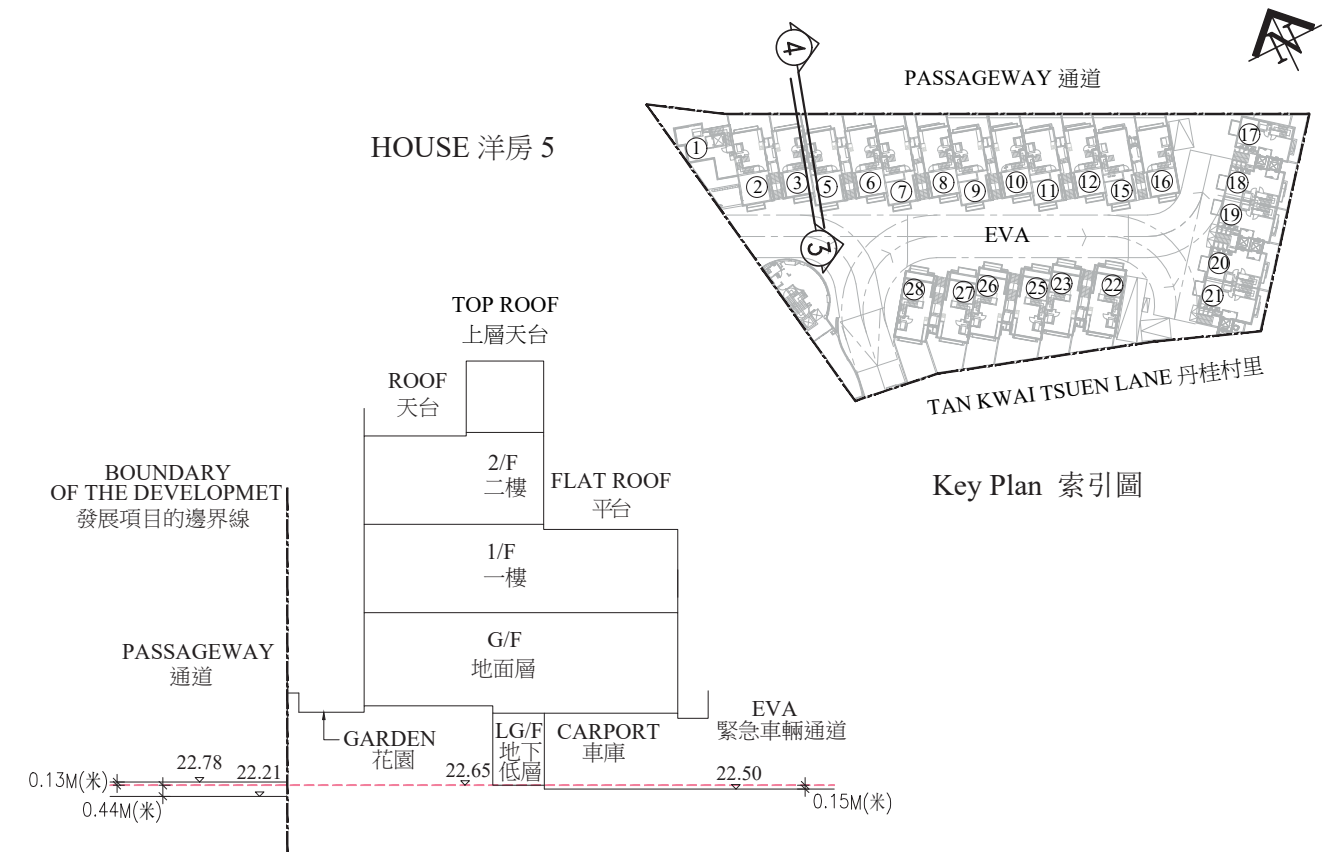
橫截面圖(2)

毗連建築物的一段緊急車輛通道為香港主水平基準以上22.50米。

毗連建築物的一段通道為香港主水平基準以上21.16至21.74米。

(▽) 代表香港主水平基準以上的高度(米)。

此橫截面圖並非按照比例繪畫。



Cross-section Plan (4) 橫截面圖(4)

註:

----- 紅色虛線為最低住宅樓層水平

EVA: 緊急車輛通道

——發展項目的邊界線

Cross-section Plan (4)

The part of EVA adjacent to the building is 22.50 metres above the Hong Kong Principal Datum.
The part of Passageway adjacent to the building is 22.21 to 22.78 metres above the Hong Kong Principal Datum.

(∇) denotes height (in metres) above the Hong Kong Principal Datum.

This cross-section plan is not drawn to scale.

橫截面圖(4)

毗連建築物的一段緊急車輛通道為香港主水平基準以上22.50米。

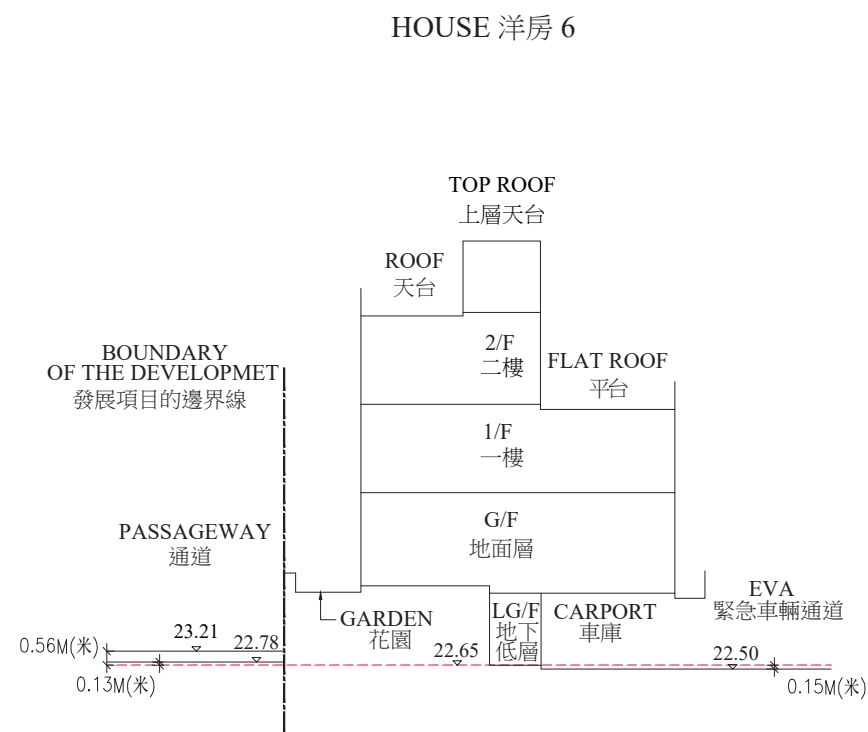
毗連建築物的一段通道為香港主水平基準以上22.21至22.78米。

(▽) 代表香港主水平基準以上的高度(米)。

此橫截面圖並非按照比例繪畫。

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖



Cross-section Plan (5) 橫截面圖 (5)

Notes:

Red dotted line denotes the lowest residential floor level

EVA: Emergency Vehicular Access

Boundary of the Development

Cross-section Plan (5)

The part of EVA adjacent to the building is 22.50 metres above the Hong Kong Principal Datum.
The part of Passageway adjacent to the building is 22.78 to 23.21 metres above the Hong Kong Principal Datum.

(▽) denotes height (in metres) above the Hong Kong Principal Datum.

This cross-section plan is not drawn to scale.

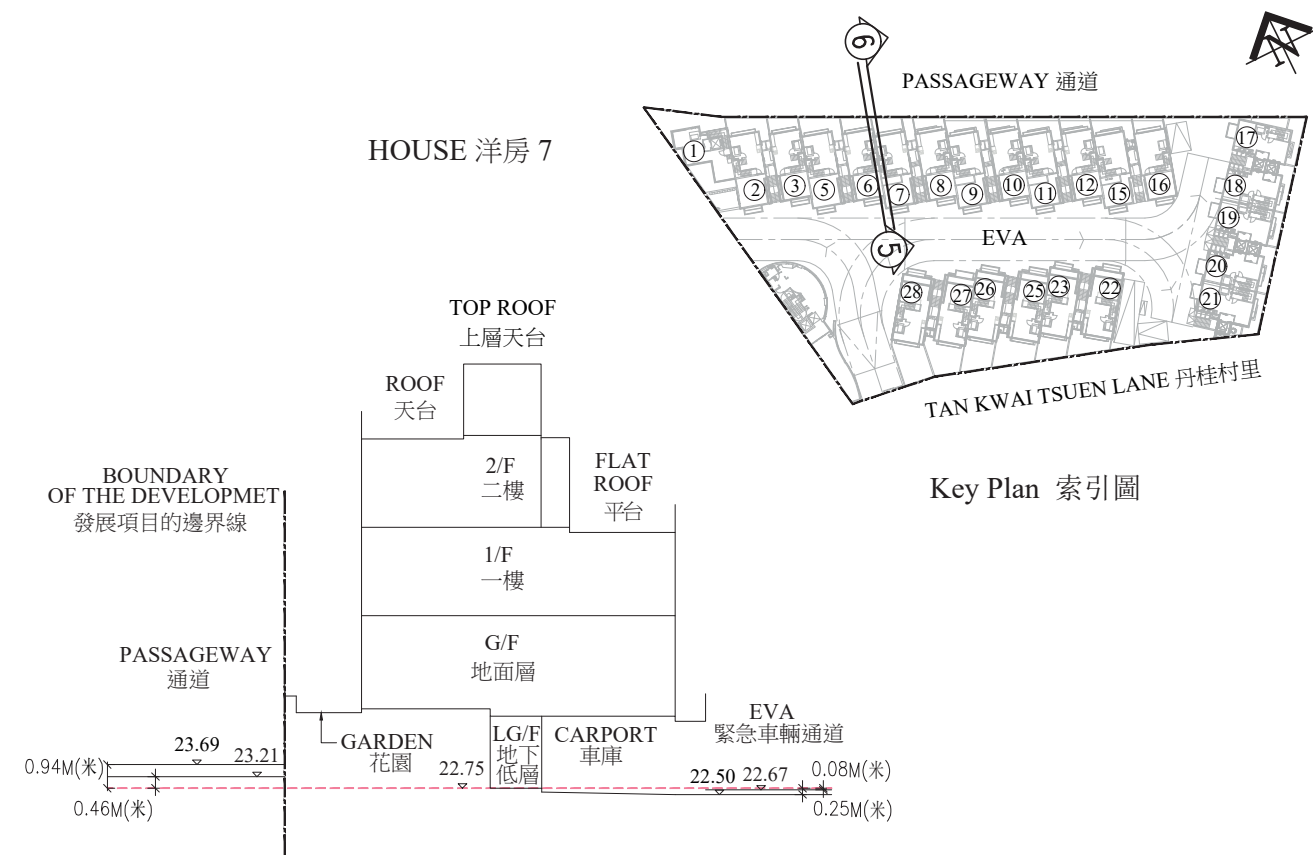
橫截面圖 (5)

毗連建築物的一段緊急車輛通道為香港主水平基準以上22.50米。

毗連建築物的一段通道為香港主水平基準以上22.78至23.21米。

(▽) 代表香港主水平基準以上的高度(米)。

此橫截面圖並非按照比例繪畫。



Cross-section Plan (6) 橫截面圖 (6)

註:

紅色虛線為最低住宅樓層水平

EVA: 緊急車輛通道

發展項目的邊界線

Cross-section Plan (6)

The part of EVA adjacent to the building is 22.50 to 22.67 metres above the Hong Kong Principal Datum.

The part of Passageway adjacent to the building is 23.21 to 23.69 metres above the Hong Kong Principal Datum.

(▽) denotes height (in metres) above the Hong Kong Principal Datum.

This cross-section plan is not drawn to scale.

橫截面圖 (6)

毗連建築物的一段緊急車輛通道為香港主水平基準以上22.50至22.67米。

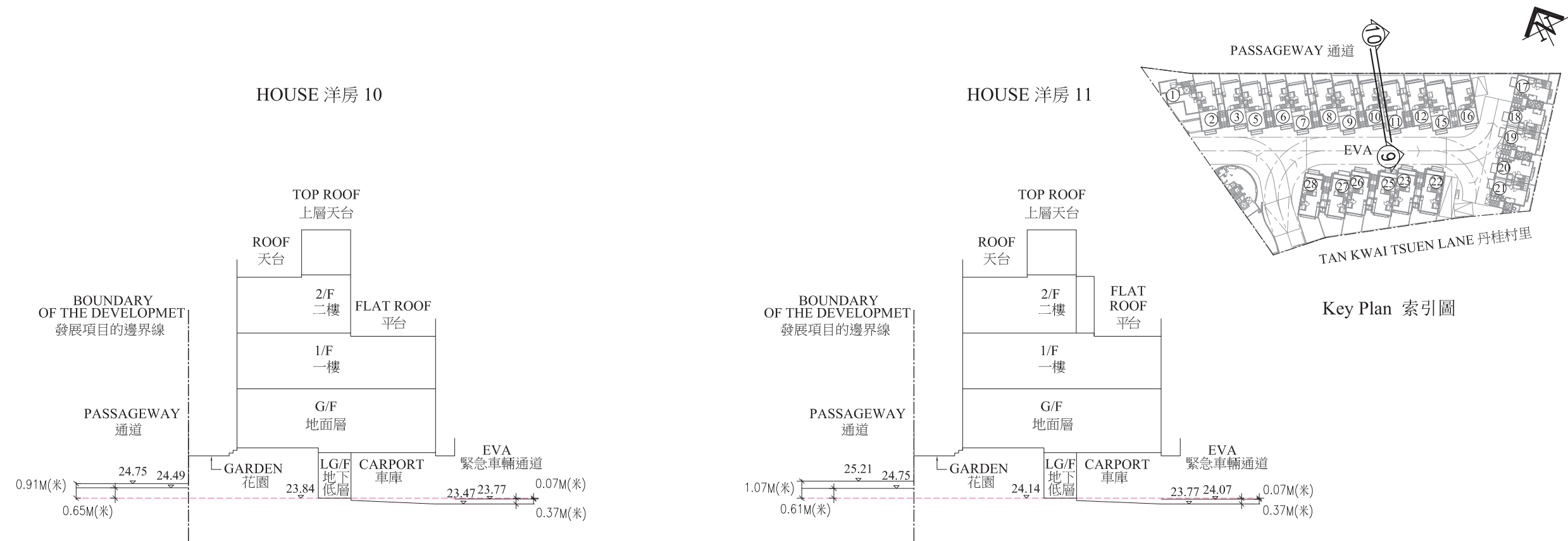
毗連建築物的一段通道為香港主水平基準以上23.21至23.69米。

(▽) 代表香港主水平基準以上的高度(米)。

此橫截面圖並非按照比例繪畫。

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖



Cross-section Plan (9) 橫截面圖 (9)

- Notes:
- Red dotted line denotes the lowest residential floor level
 - EVA: Emergency Vehicular Access
 - Boundary of the Development

Cross-section Plan (9)

The part of EVA adjacent to the building is 23.47 to 23.77 metres above the Hong Kong Principal Datum.

The part of Passageway adjacent to the building is 24.49 to 24.75 metres above the Hong Kong Principal Datum.

(▽) denotes height (in metres) above the Hong Kong Principal Datum.

This cross-section plan is not drawn to scale.

橫截面圖 (9)

毗連建築物的一段緊急車輛通道為香港主水平基準以上23.47至23.77米。

毗連建築物的一段通道為香港主水平基準以上24.49至24.75米。

(▽) 代表香港主水平基準以上的高度(米)。

此橫截面圖並非按照比例繪畫。

Cross-section Plan (10) 橫截面圖 (10)

- 註:
- 紅色虛線為最低住宅樓層水平
 - EVA: 緊急車輛通道
 - 發展項目的邊界線

Cross-section Plan (10)

The part of EVA adjacent to the building is 23.77 to 24.07 metres above the Hong Kong Principal Datum.

The part of Passageway adjacent to the building is 24.75 to 25.21 metres above the Hong Kong Principal Datum.

(▽) denotes height (in metres) above the Hong Kong Principal Datum.

This cross-section plan is not drawn to scale.

橫截面圖 (9)

毗連建築物的一段緊急車輛通道為香港主水平基準以上23.77至24.07米。

毗連建築物的一段通道為香港主水平基準以上24.75至25.21米。

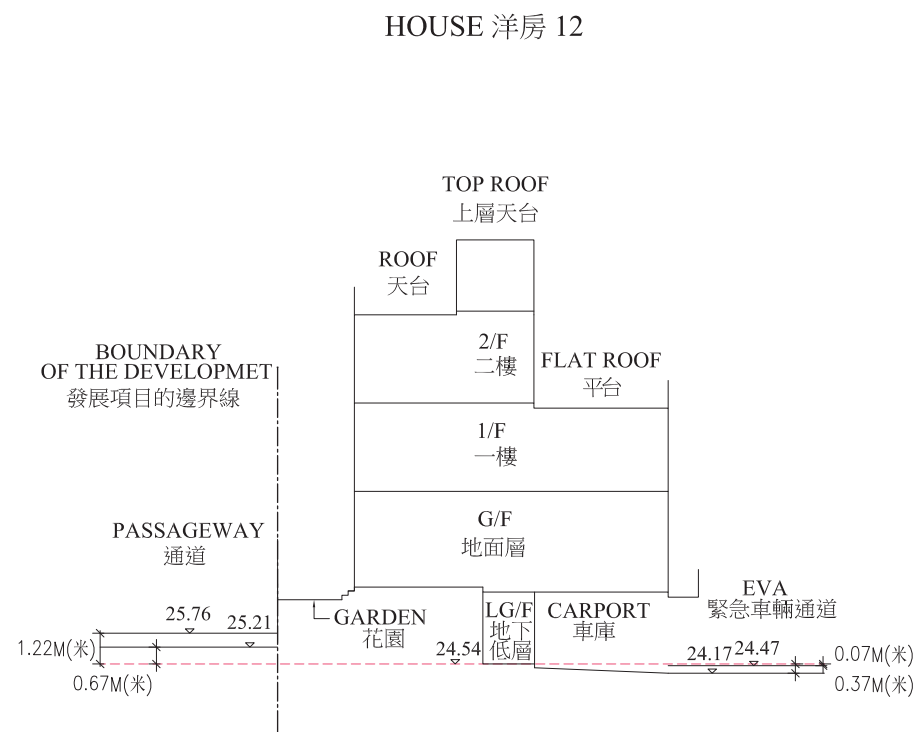
(▽) 代表香港主水平基準以上的高度(米)。

此橫截面圖並非按照比例繪畫。



CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖



Cross-section Plan (11) 橫截面圖 (11)

Notes:

Red dotted line denotes the lowest residential floor level

EVA: Emergency Vehicular Access

Boundary of the Development

Cross-section Plan (11)

The part of EVA adjacent to the building is 24.17 to 24.47 metres above the Hong Kong Principal Datum.

The part of Passageway adjacent to the building is 25.21 to 25.76 metres above the Hong Kong Principal Datum.

(▽) denotes height (in metres) above the Hong Kong Principal Datum.

This cross-section plan is not drawn to scale.

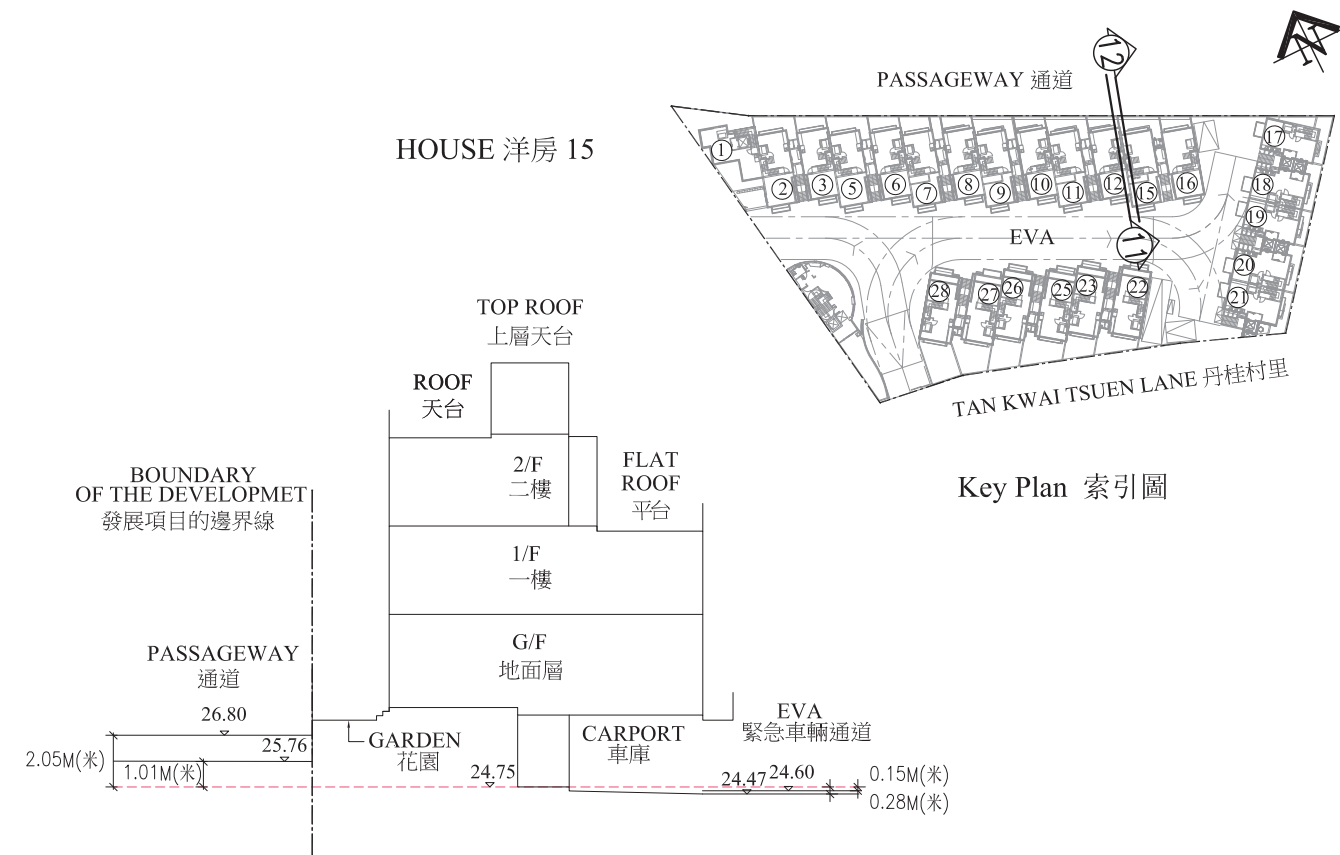
橫截面圖 (11)

毗連建築物的一段緊急車輛通道為香港主水平基準以上24.17至24.47米。

毗連建築物的一段通道為香港主水平基準以上25.21至25.76米。

(▽) 代表香港主水平基準以上的高度(米)。

此橫截面圖並非按照比例繪畫。



Cross-section Plan (12) 橫截面圖 (12)

註:

紅色虛線為最低住宅樓層水平

EVA: 緊急車輛通道

發展項目的邊界線

Cross-section Plan (12)

The part of EVA adjacent to the building is 24.47 to 24.60 metres above the Hong Kong Principal Datum.

The part of Passageway adjacent to the building is 25.76 to 26.80 metres above the Hong Kong Principal Datum.

(▽) denotes height (in metres) above the Hong Kong Principal Datum.

This cross-section plan is not drawn to scale.

橫截面圖 (12)

毗連建築物的一段緊急車輛通道為香港主水平基準以上24.47至24.60米。

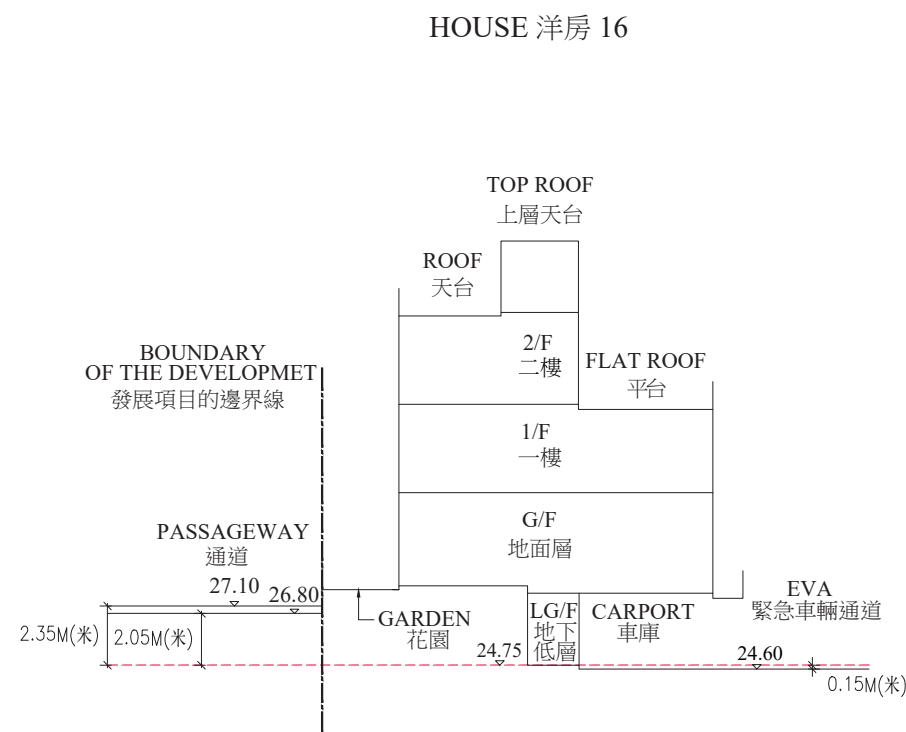
毗連建築物的一段通道為香港主水平基準以上25.76至26.80米。

(▽) 代表香港主水平基準以上的高度(米)。

此橫截面圖並非按照比例繪畫。

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖



Cross-section Plan (13) 橫截面圖 (13)

Notes:

Red dotted line denotes the lowest residential floor level

EVA: Emergency Vehicular Access

Boundary of the Development

Cross-section Plan (13)

The part of EVA adjacent to the building is 24.60 metres above the Hong Kong Principal Datum.
The part of Passageway adjacent to the building is 26.80 to 27.10 metres above the Hong Kong Principal Datum.

(▽) denotes height (in metres) above the Hong Kong Principal Datum.

This cross-section plan is not drawn to scale.

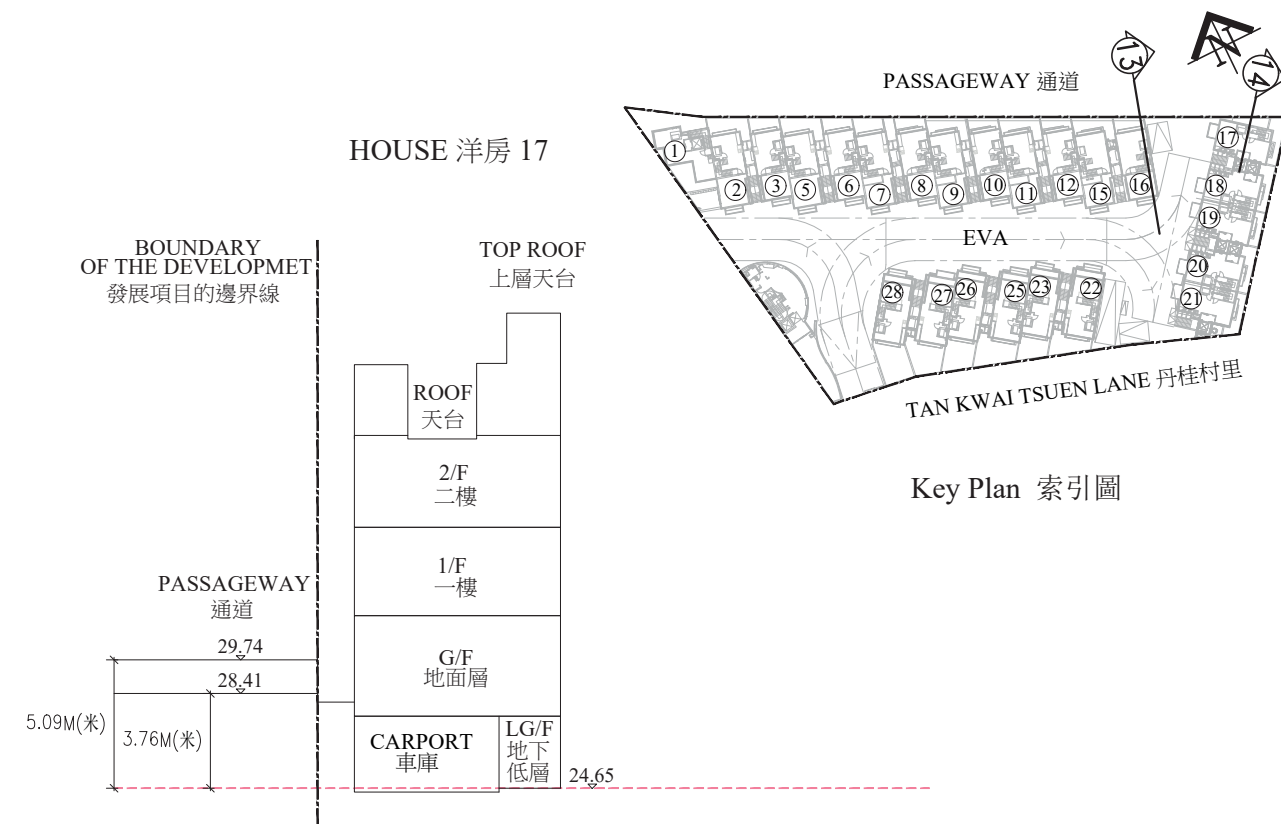
橫截面圖 (13)

毗連建築物的一段緊急車輛通道為香港主水平基準以上24.60米。

毗連建築物的一段通道為香港主水平基準以上26.80至27.10米。

(▽) 代表香港主水平基準以上的高度(米)。

此橫截面圖並非按照比例繪畫。



Cross-section Plan (14) 橫截面圖 (14)

註:

紅色虛線為最低住宅樓層水平

EVA: 緊急車輛通道

發展項目的邊界線

Cross-section Plan (14)

The part of Passageway adjacent to the building is 28.41 to 29.74 metres above the Hong Kong Principal Datum.

(▽) denotes height (in metres) above the Hong Kong Principal Datum.

This cross-section plan is not drawn to scale.

橫截面圖 (14)

毗連建築物的一段通道為香港主水平基準以上28.41至29.74米。

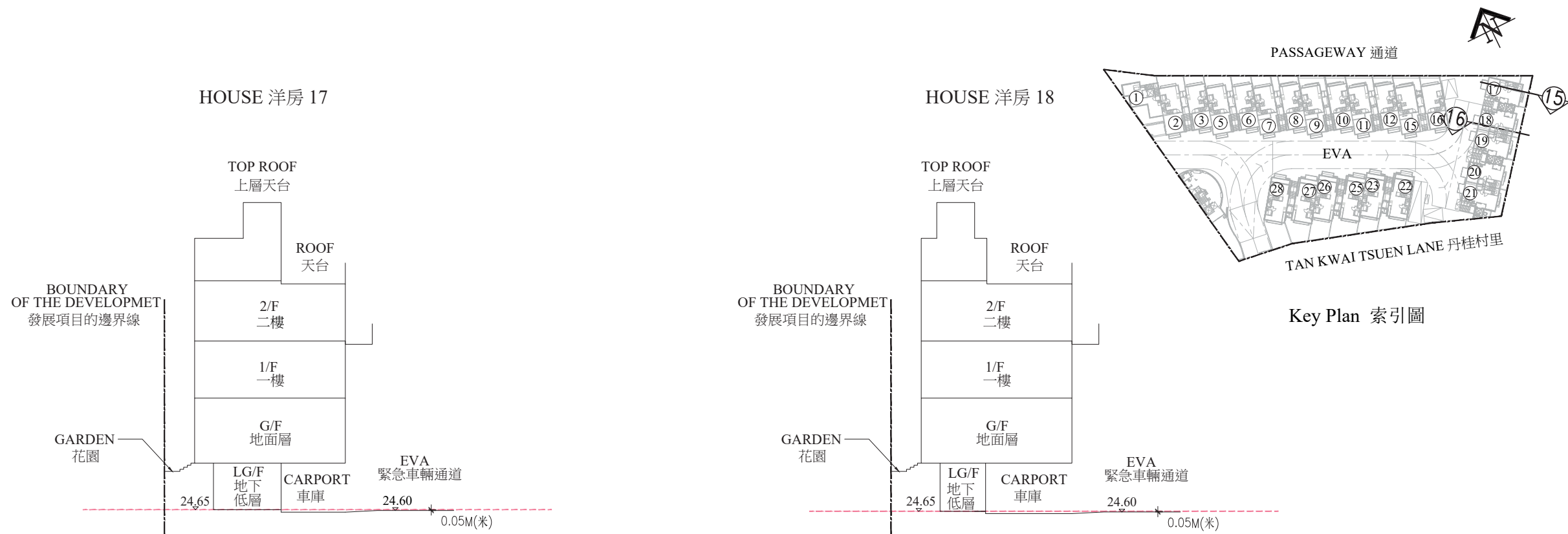
(▽) 代表香港主水平基準以上的高度(米)。

此橫截面圖並非按照比例繪畫。



CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖



Cross-section Plan (15) 橫截面圖 (15)

Notes:

Red dotted line denotes the lowest residential floor level

EVA: Emergency Vehicular Access

Boundary of the Development

Cross-section Plan (15)

The part of EVA adjacent to the building is 24.60 metres above the Hong Kong Principal Datum.

(▽) denotes height (in metres) above the Hong Kong Principal Datum.

This cross-section plan is not drawn to scale.

橫截面圖 (15)

毗連建築物的一段通道為香港主水平基準以上24.60米。

(▽) 代表香港主水平基準以上的高度(米)。

此橫截面圖並非按照比例繪畫。

Cross-section Plan (16) 橫截面圖 (16)

註:

紅色虛線為最低住宅樓層水平

EVA: 緊急車輛通道

發展項目的邊界線

Cross-section Plan (16)

The part of EVA adjacent to the building is 24.60 metres above the Hong Kong Principal Datum.

(▽) denotes height (in metres) above the Hong Kong Principal Datum.

This cross-section plan is not drawn to scale.

橫截面圖 (16)

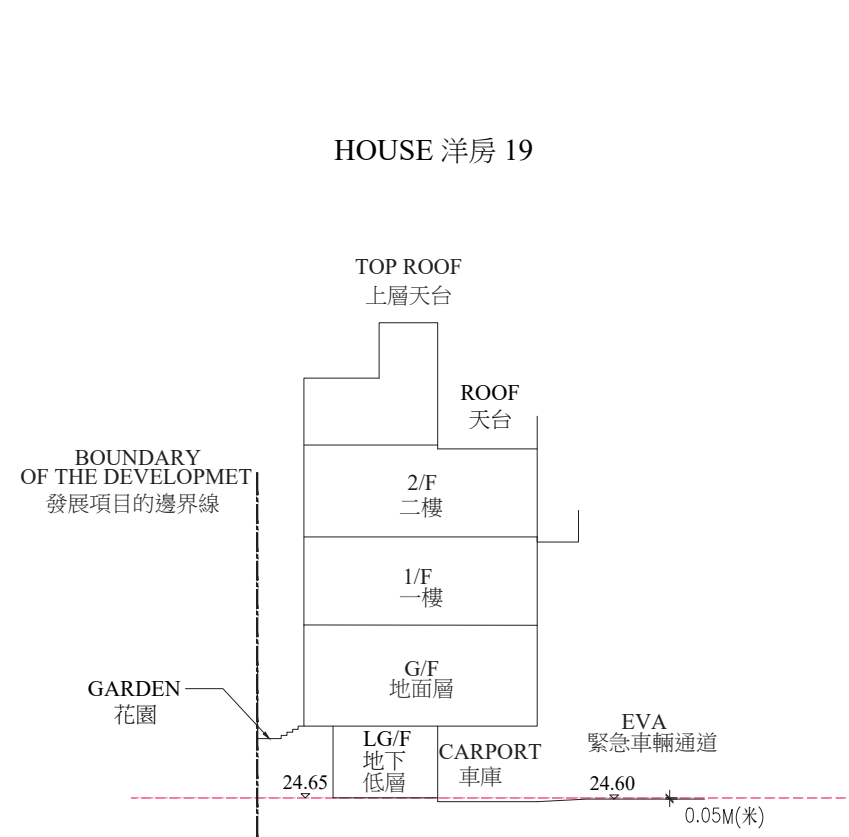
毗連建築物的一段緊急車輛通道為香港主水平基準以上24.60米。

(▽) 代表香港主水平基準以上的高度(米)。

此橫截面圖並非按照比例繪畫。

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖



Cross-section Plan (17) 橫截面圖(17)

Notes:

Red dotted line denotes the lowest residential floor level

EVA: Emergency Vehicular Access

Boundary of the Development

Cross-section Plan (17)

The part of EVA adjacent to the building is 24.60 metres above the Hong Kong Principal Datum.

(▽) denotes height (in metres) above the Hong Kong Principal Datum.

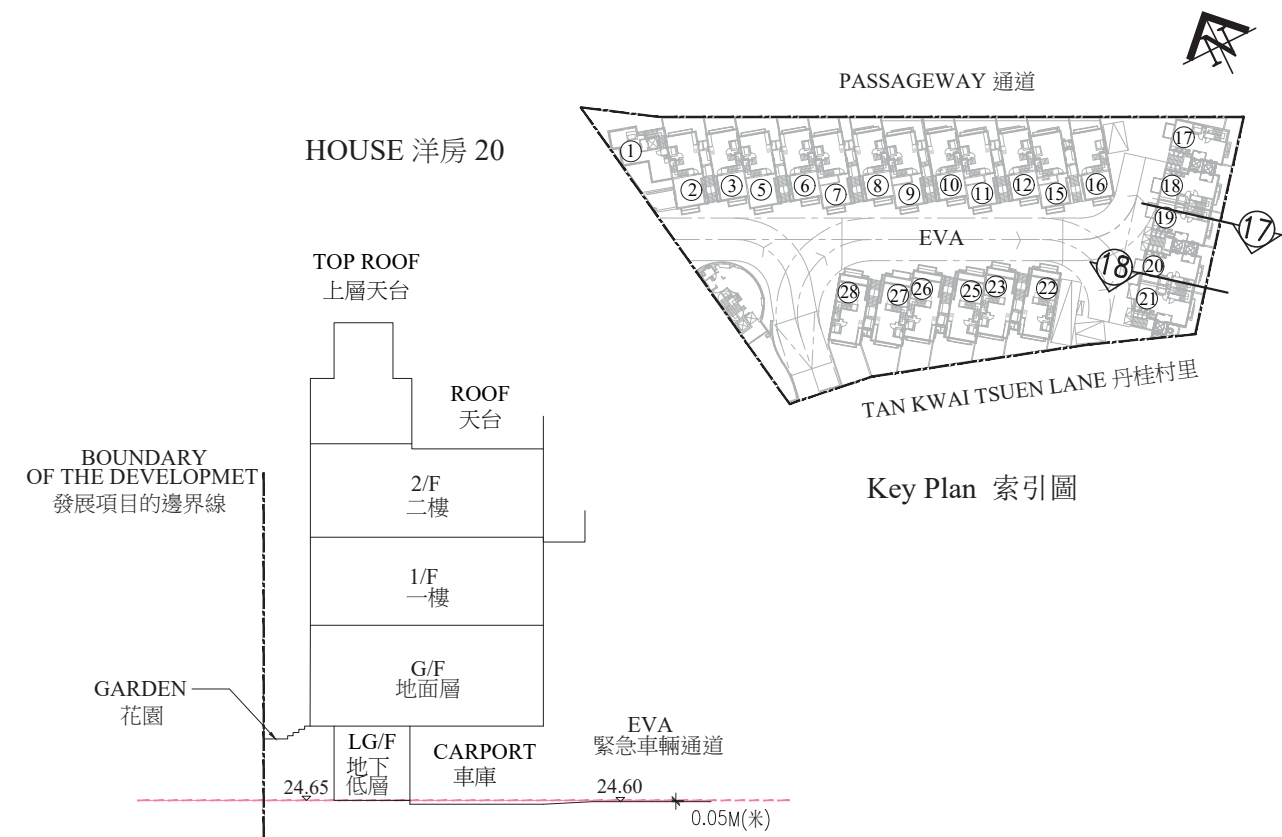
This cross-section plan is not drawn to scale.

橫截面圖(17)

毗連建築物的一段緊急車輛通道為香港主水平基準以上24.60米。

(▽) 代表香港主水平基準以上的高度(米)。

此橫截面圖並非按照比例繪畫。



Cross-section Plan (18) 橫截面圖(18)

註:

紅色虛線為最低住宅樓層水平

EVA: 緊急車輛通道

發展項目的邊界線

Cross-section Plan (18)

The part of EVA adjacent to the building is 24.60 metres above the Hong Kong Principal Datum.

(▽) denotes height (in metres) above the Hong Kong Principal Datum.

This cross-section plan is not drawn to scale.

橫截面圖(18)

毗連建築物的一段緊急車輛通道為香港主水平基準以上24.60米。

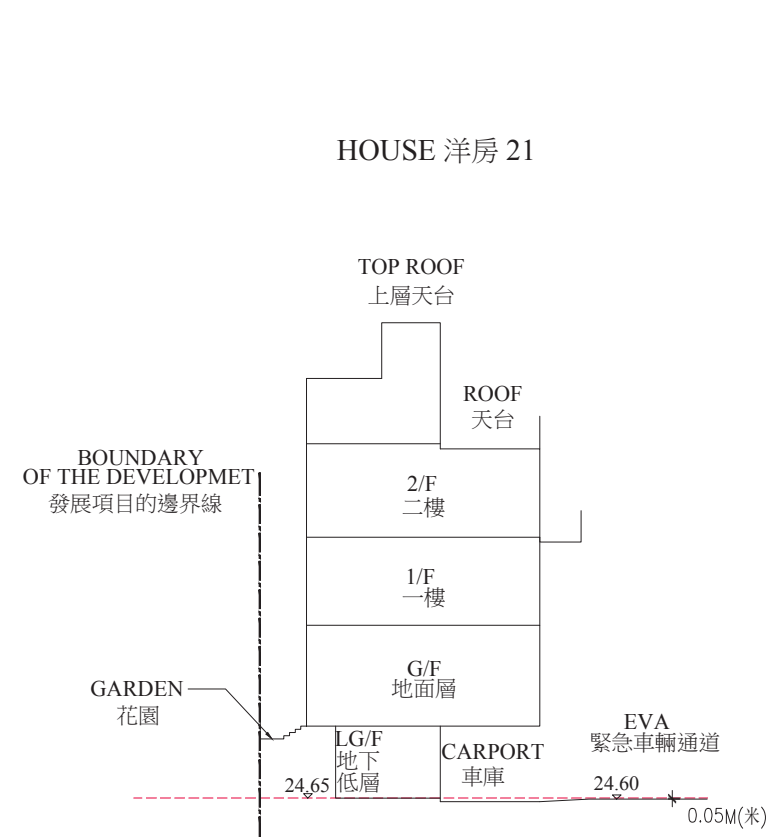
(▽) 代表香港主水平基準以上的高度(米)。

此橫截面圖並非按照比例繪畫。



CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖



Cross-section Plan (19) 橫截面圖 (19)

Notes:

--- Red dotted line denotes the lowest residential floor level

EVA: Emergency Vehicular Access

--- Boundary of the Development

Cross-section Plan (19)

The part of EVA adjacent to the building is 24.60 metres above the Hong Kong Principal Datum.

(▽) denotes height (in metres) above the Hong Kong Principal Datum.

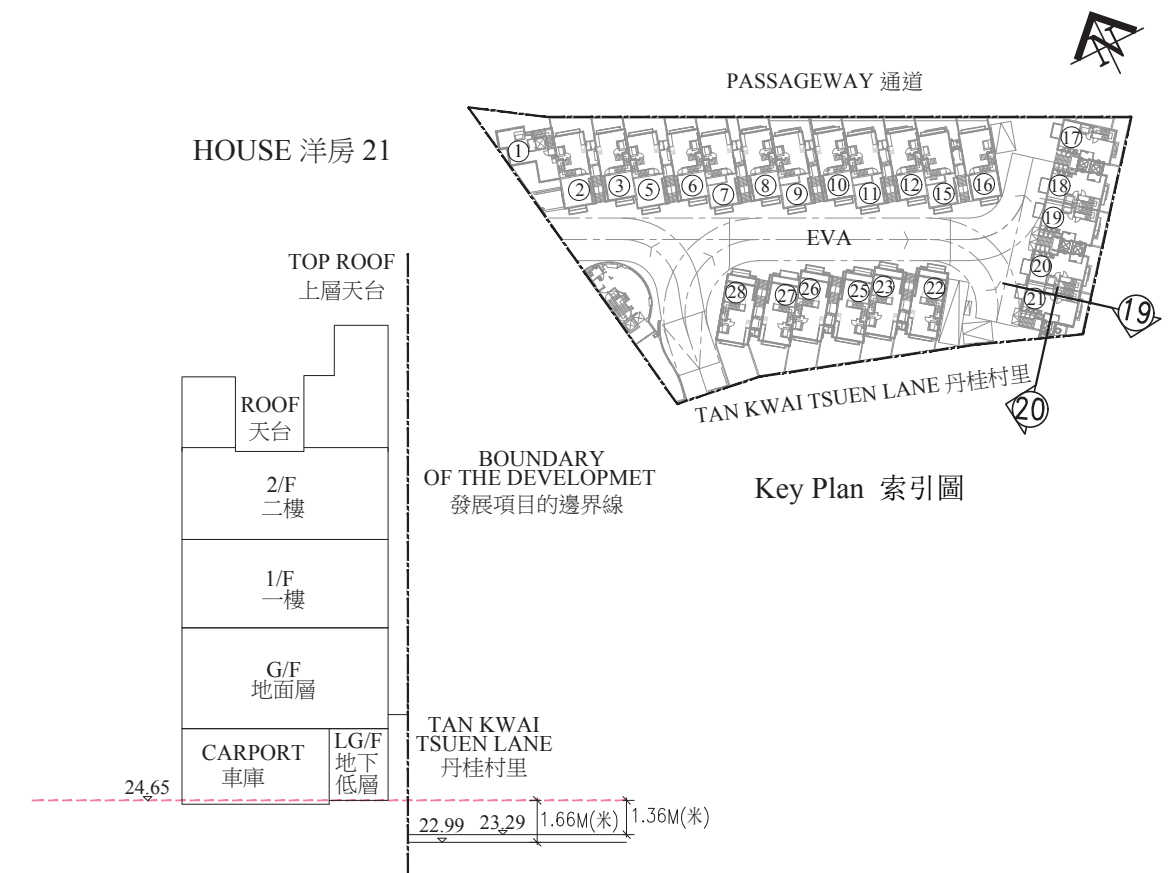
This cross-section plan is not drawn to scale.

橫截面圖 (19)

毗連建築物的一段緊急車輛通道為香港主水平基準以上24.60米。

(▽) 代表香港主水平基準以上的高度(米)。

此橫截面圖並非按照比例繪畫。



Cross-section Plan (20) 橫截面圖 (20)

註:

--- 紅色虛線為最低住宅樓層水平

EVA: 緊急車輛通道

--- 發展項目的邊界線

Cross-section Plan (20)

The part of Tan Kwai Tsuen Lane adjacent to the building is 22.99 to 23.29 metres above the Hong Kong Principal Datum.

(▽) denotes height (in metres) above the Hong Kong Principal Datum.

This cross-section plan is not drawn to scale.

橫截面圖 (20)

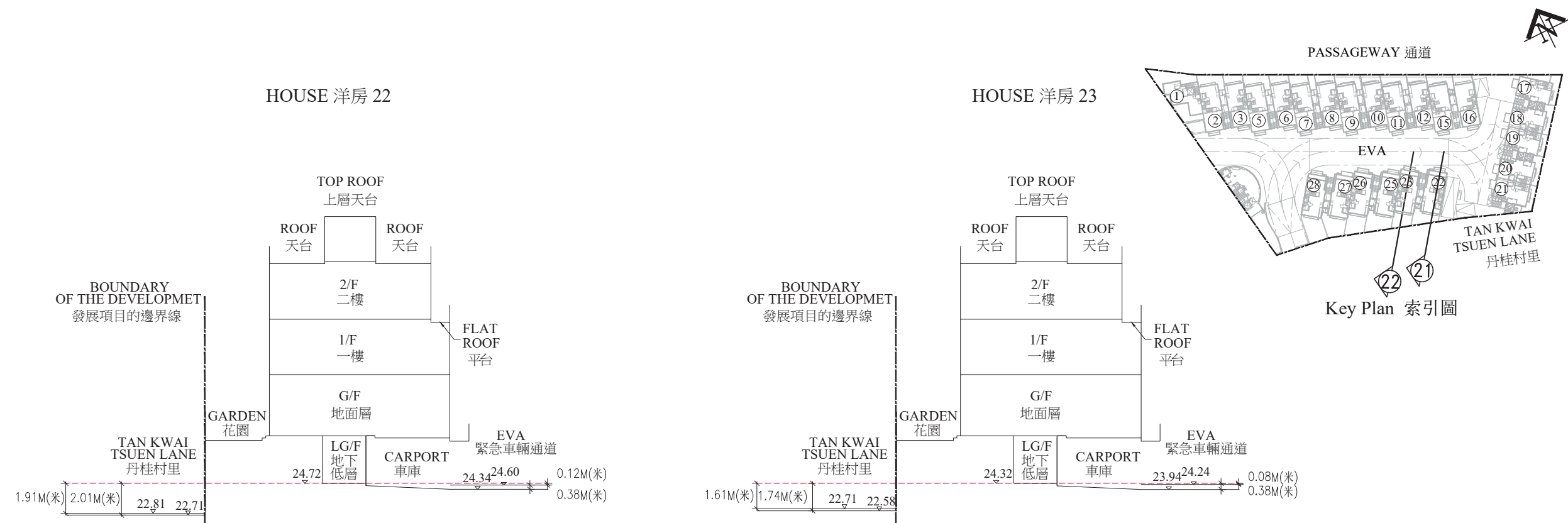
毗連建築物的一段丹桂村里為香港主水平基準以上22.99至23.29米。

(▽) 代表香港主水平基準以上的高度(米)。

此橫截面圖並非按照比例繪畫。

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖



Notes:

Red dotted line denotes the lowest residential floor level

EVA: Emergency Vehicular Access

Boundary of the Development

Cross-section Plan (21)

The part of EVA adjacent to the building is 24.34 to 24.60 metres above the Hong Kong Principal Datum.

The part of Tan Kwai Tsuen Lane adjacent to the building is 22.71 to 22.81 metres above the Hong Kong Principal Datum.

(▽) denotes height (in metres) above the Hong Kong Principal Datum.

This cross-section plan is not drawn to scale.

橫截面圖 (21)

毗連建築物的一段緊急車輛通道為香港主水平基準以上24.34至24.60米。

毗連建築物的一段丹桂村里為香港主水平基準以上22.71至22.81米。

(▽) 代表香港主水平基準以上的高度(米)。

此橫截面圖並非按照比例繪畫。

註:

紅色虛線為最低住宅樓層水平

EVA: 緊急車輛通道

發展項目的邊界線

Cross-section Plan (22)

The part of EVA adjacent to the building is 23.94 to 24.24 metres above the Hong Kong Principal Datum.

The part of Tan Kwai Tsuen Lane adjacent to the building is 22.58 to 22.71 metres above the Hong Kong Principal Datum.

(▽) denotes height (in metres) above the Hong Kong Principal Datum.

This cross-section plan is not drawn to scale.

橫截面圖 (22)

毗連建築物的一段緊急車輛通道為香港主水平基準以上23.94至24.24米。

毗連建築物的一段丹桂村里為香港主水平基準以上22.58至22.71米。

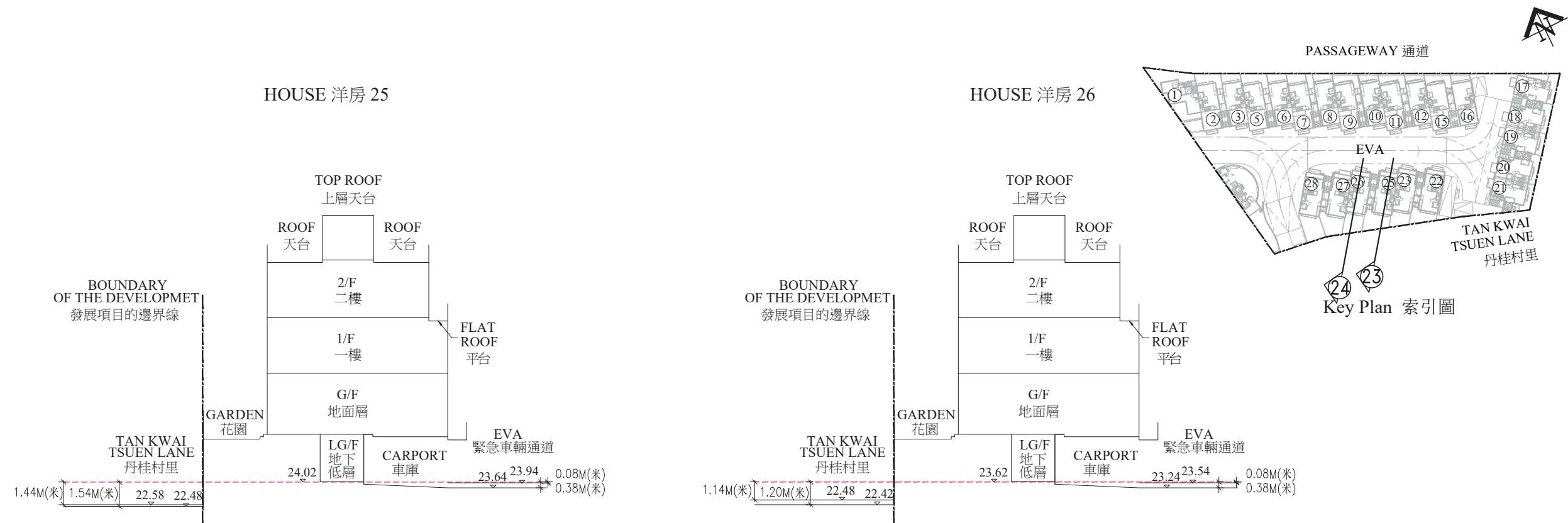
(▽) 代表香港主水平基準以上的高度(米)。

此橫截面圖並非按照比例繪畫。



CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖



Cross-section Plan (23) 橫截面圖 (23)

Notes:

Red dotted line denotes the lowest residential floor level

EVA: Emergency Vehicular Access

Boundary of the Development

Cross-section Plan (23)

The part of EVA adjacent to the building is 23.64 to 23.94 metres above the Hong Kong Principal Datum.

The part of Tan Kwai Tsuen Lane adjacent to the building is 22.48 to 22.58 metres above the Hong Kong Principal Datum.

(▽) denotes height (in metres) above the Hong Kong Principal Datum.

This cross-section plan is not drawn to scale.

橫截面圖 (23)

毗連建築物的一段緊急車輛通道為香港主水平基準以上23.64至23.94米。

毗連建築物的一段丹桂村里為香港主水平基準以上22.48至22.58米。

(▽) 代表香港主水平基準以上的高度(米)。

此橫截面圖並非按照比例繪畫。

Cross-section Plan (24) 橫截面圖 (24)

註:

紅色虛線為最低住宅樓層水平

EVA: 緊急車輛通道

發展項目的邊界線

Cross-section Plan (24)

The part of EVA adjacent to the building is 23.24 to 23.54 metres above the Hong Kong Principal Datum.

The part of Tan Kwai Tsuen Lane adjacent to the building is 22.42 to 22.48 metres above the Hong Kong Principal Datum.

(▽) denotes height (in metres) above the Hong Kong Principal Datum.

This cross-section plan is not drawn to scale.

橫截面圖 (24)

毗連建築物的一段緊急車輛通道為香港主水平基準以上23.24至23.54米。

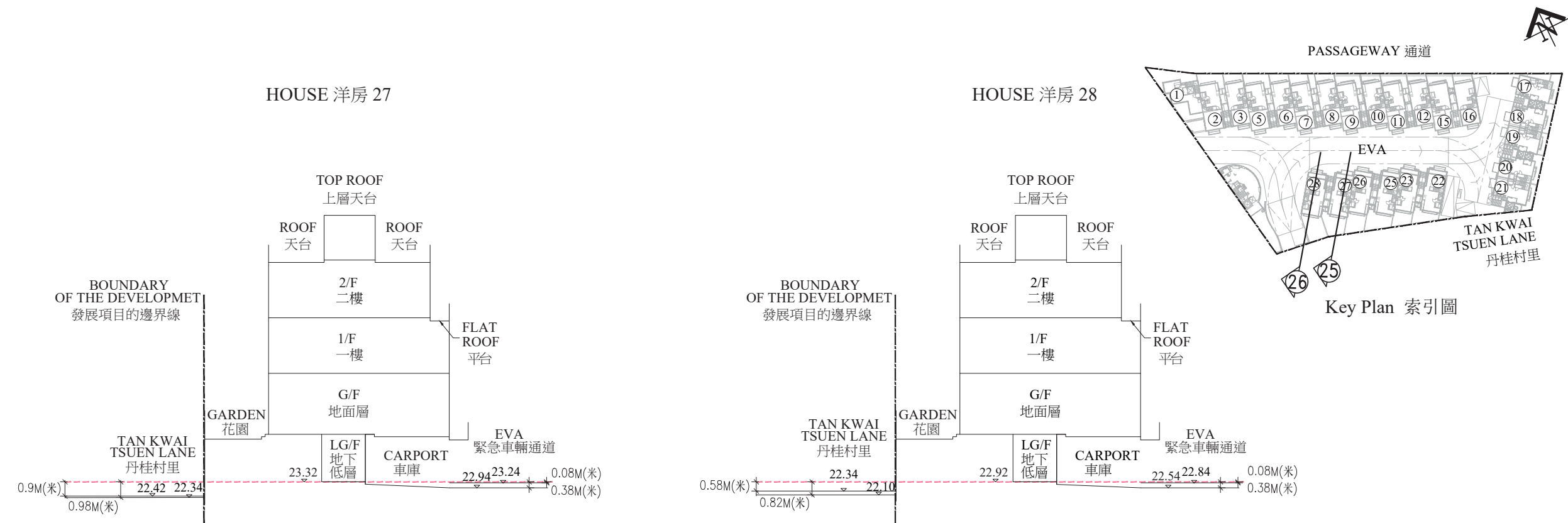
毗連建築物的一段丹桂村里為香港主水平基準以上22.42至22.48米。

(▽) 代表香港主水平基準以上的高度(米)。

此橫截面圖並非按照比例繪畫。

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖



Cross-section Plan (25) 橫截面圖 (25)

Notes:

Red dotted line denotes the lowest residential floor level

EVA: Emergency Vehicular Access

Boundary of the Development

Cross-section Plan (25)

The part of EVA adjacent to the building is 22.94 to 23.24 metres above the Hong Kong Principal Datum.

The part of Tan Kwai Tsuen Lane adjacent to the building is 22.34 to 22.42 metres above the Hong Kong Principal Datum.

(▽) denotes height (in metres) above the Hong Kong Principal Datum.

This cross-section plan is not drawn to scale.

橫截面圖 (25)

毗連建築物的一段緊急車輛通道為香港主水平基準以上22.94至23.24米。

毗連建築物的一段丹桂村里為香港主水平基準以上22.34至22.42米。

(▽) 代表香港主水平基準以上的高度(米)。

此橫截面圖並非按照比例繪畫。

Cross-section Plan (26) 橫截面圖 (26)

註:

紅色虛線為最低住宅樓層水平

EVA: 緊急車輛通道

發展項目的邊界線

Cross-section Plan (26)

The part of EVA adjacent to the building is 22.54 to 22.84 metres above the Hong Kong Principal Datum.

The part of Tan Kwai Tsuen Lane adjacent to the building is 22.10 to 22.34 metres above the Hong Kong Principal Datum.

(▽) denotes height (in metres) above the Hong Kong Principal Datum.

This cross-section plan is not drawn to scale.

橫截面圖 (26)

毗連建築物的一段緊急車輛通道為香港主水平基準以上22.54至22.84米。

毗連建築物的一段丹桂村里為香港主水平基準以上22.10至22.34米。

(▽) 代表香港主水平基準以上的高度(米)。

此橫截面圖並非按照比例繪畫。



ELEVATION PLAN

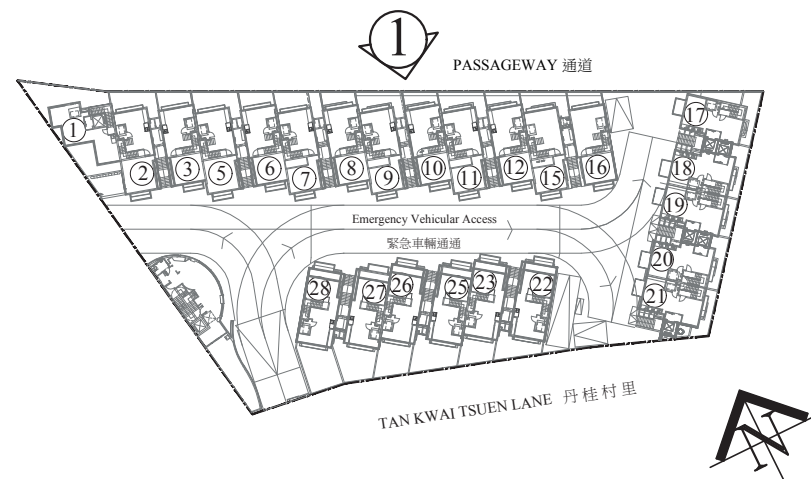
立面圖

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

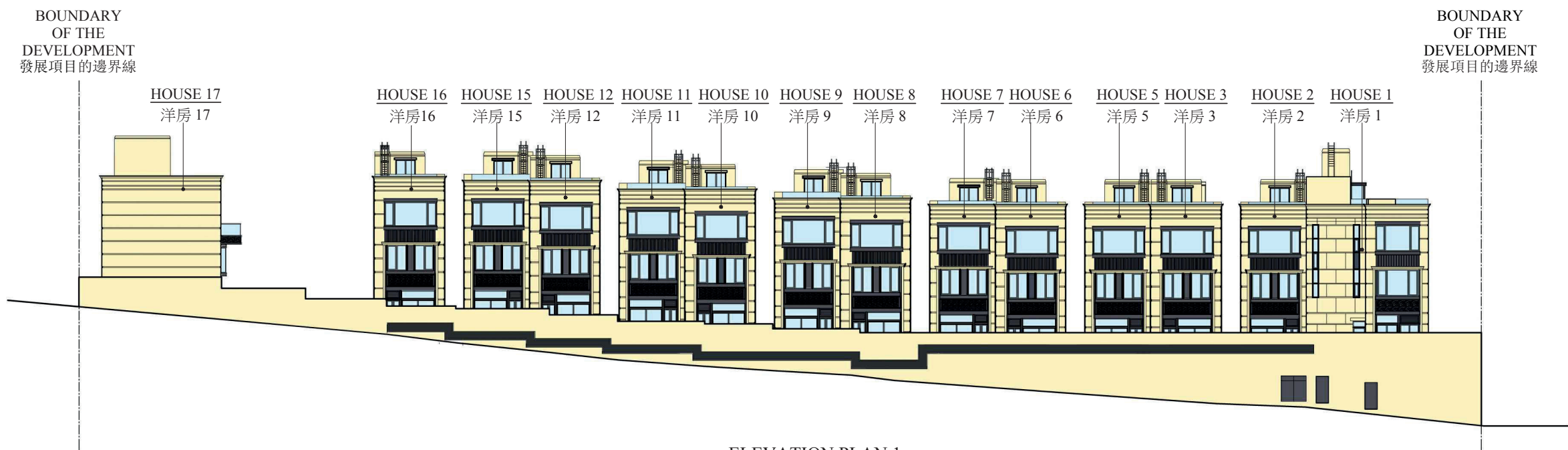
- are prepared on the basis of the approved building plans for the Development as of 10 January 2018 and 27 April 2018; and
- are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面:

- 以2018年1月10日及2018年4月27日的情況為準的發展項目的經批准的建築圖則為基礎擬備; 及
- 大致上與發展項目的外觀一致。



KEY PLAN 索引圖



ELEVATION PLAN 1
立面圖 1

圖例:
—— 發展項目的邊界線
Legend:
—— Boundary of the Development

ELEVATION PLAN

立面圖

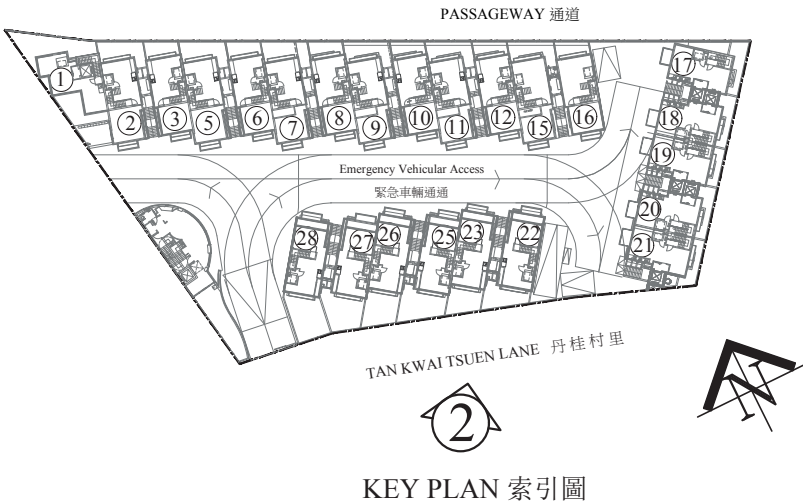


The Authorized Person for the Development has certified that the elevations shown on this plan:

- are prepared on the basis of the approved building plans for the Development as of 10 January 2018 and 27 April 2018; and
- are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：

- 以2018年1月10日及2018年4月27日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- 大致上與發展項目的外觀一致。



圖例：
—— 發展項目的邊界線
Legend:
—— Boundary of the Development



ELEVATION PLAN

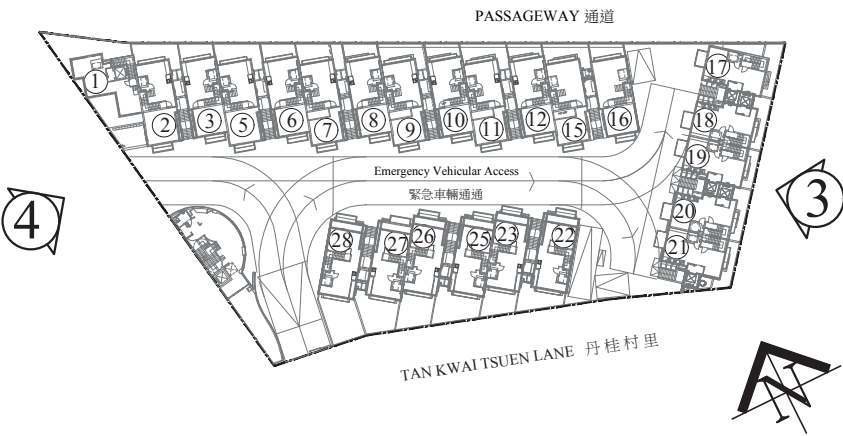
立面圖

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

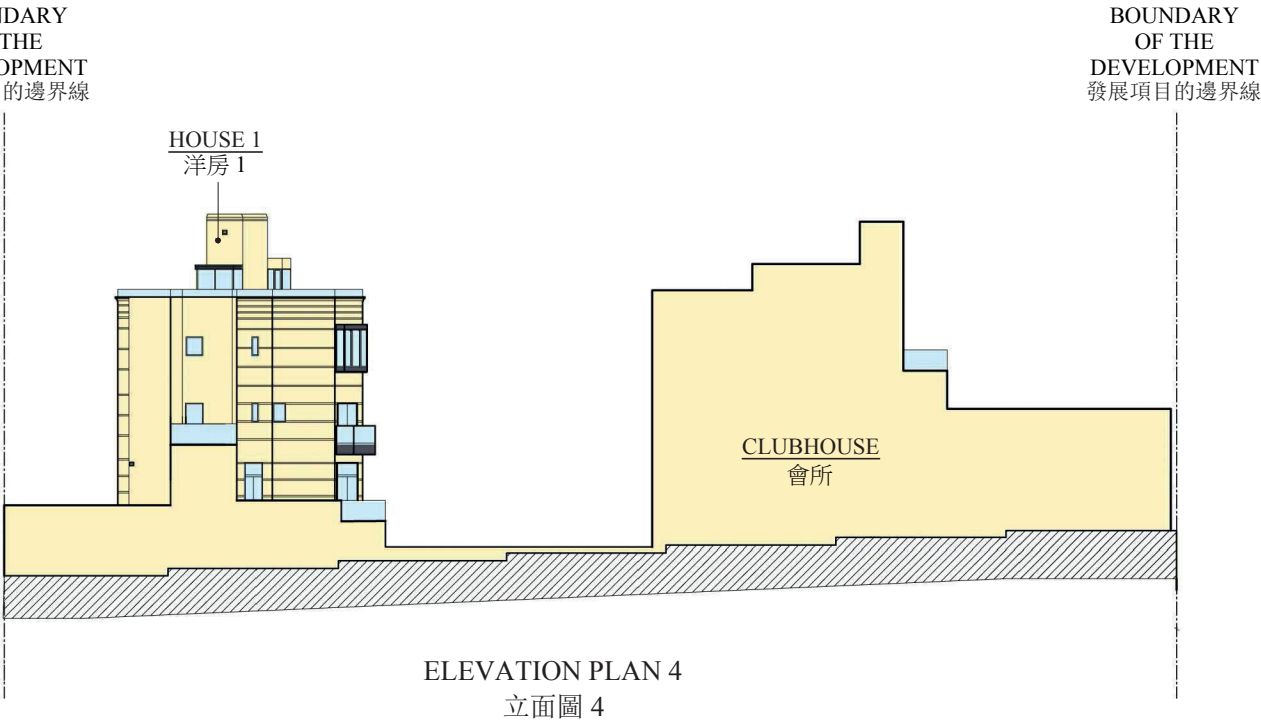
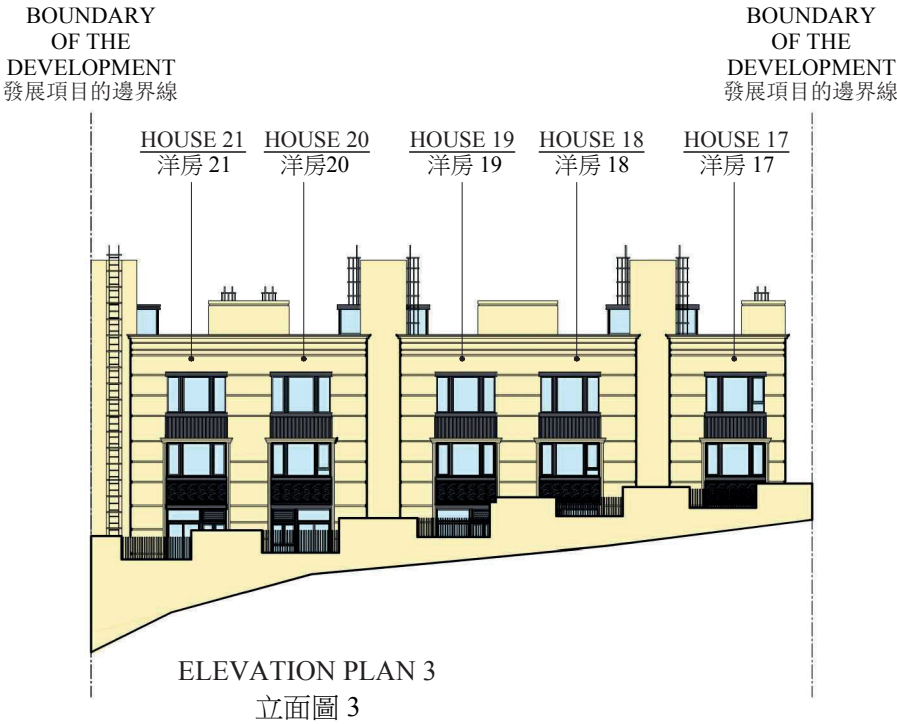
- are prepared on the basis of the approved building plans for the Development as of 10 January 2018 and 27 April 2018; and
- are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面:

- 以2018年1月10日及2018年4月27日的情況為準的發展項目的經批准的建築圖則為基礎擬備; 及
- 大致上與發展項目的外觀一致。



KEY PLAN 索引圖



圖例:
—— 發展項目的邊界線
Legend:
—— Boundary of the Development

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



Common Facilities 公用設施		Area 面積		Total Area 總面積	
		Sq. m. 平方米	Sq. ft. 平方呎	Sq. m. 平方米	Sq. ft. 平方呎
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)	Covered 有上蓋	223.148	2402	257.963	2777
	Uncovered 沒有上蓋	34.815	375		
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱)	Covered 有上蓋	-	-	-	-
	Uncovered 沒有上蓋	-	-		
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)	Covered 有上蓋	-	-	-	-
	Uncovered 沒有上蓋	-	-		

Note:

Areas in square feet as specified above are converted from the areas in square metre at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from the area specified in square metres.

備註:

上述以平方呎顯示之面積由以平方米顯示之面積以 1 平方米=10.764 平方呎換算，並四捨五入至整數平方呎之方法計算得出，與以平方呎顯示之面積可能有些微差異。

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

閱覽圖則及公契



1. Copies of the Outline Zoning Plans relating to the Development is available at:
<http://www.ozp.tpb.gov.hk>

2. A copy of every deed of mutual covenant in respect of the specified residential property that has been executed is available for inspection free of charge at the place at which the specified residential properties are offered to be sold.

1. 備有關於發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為：
<http://www.ozp.tpb.gov.hk>

2. 指明住宅物業每一已簽立的公契的文本存放在指明住宅物業的售樓處以供免費閱覽。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備



1. Exterior Finishes 外部裝修物料

Item 細項	Description	描述
(a) External wall 外牆	External wall of House is finished with natural stone, aluminum cladding, metal louver, metal grille, glass balustrade and paint.	洋房的外牆裝修物料為天然石材、鋁板、金屬百葉、金屬格柵、玻璃圍欄及油漆。
(b) Window 窗	Aluminium window frames fitted with clear glass for living room, dining room, kitchen, study room, bedroom, master living area and master bedroom. Aluminium window frames fitted with obscured glass for bathroom and master bathroom (if window is provided), except Bathroom 2 at 1/F of House 18 is fitted with clear glass.	客廳、飯廳、廚房、書房、睡房、主人客廳及主人睡房選用鋁質窗框配清玻璃。 除洋房 18 一樓的浴室 2 配清玻璃外，浴室及主人浴室選用鋁質窗框配磨砂玻璃（如有提供窗）。
(c) Bay Window 窗台	Reinforced concrete. Window sill finished with natural stone.	鋼筋混凝土。 窗台板鋪砌天然石材。
(d) Planter 花槽	Finished with ceramic tiles and natural stone.	花槽鋪砌瓷磚及天然石材。
(e) Verandah or balcony 陽台或露台	Balconies are uncovered, fitted with tempered glass balustrade with aluminum handrail. Balcony curb of House 2-16 (House 4, 13 & 14 are omitted) and House 22-28 (House 24 is omitted) are finished with natural stone. Balcony curb of House 1 & House 17-21 are finished with aluminium cladding. Wall is finished with natural stone and floor is finished with porcelain tiles. There is no verandah for all houses.	露台無蓋，並配有強化玻璃欄杆及鋁質扶手。 洋房 2 至 16（不設洋房 4、13 及 14 號）及洋房 22 至 28（不設洋房 24 號）的露台石壘裝修物料為天然石材。 洋房 1 及洋房 17 至 21 的露台石壘裝修物料為鋁板。 牆的裝修物料為天然石材及地台鋪砌陶瓷磚。 所有洋房不設陽台。
(f) Drying facilities for clothing 乾衣設施	Not provided.	沒有提供。

Note : House 4, 13, 14 and 24 are omitted.

備註 : 不設洋房 4、13、14 及 24。



FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. Interior Finishes 室內裝修物料

Item 細項	Description	描述
(a) Lobby 大堂	LG/F Lift Lobby of House 1 & House 17-20 Wall finished with plaster and emulsion paint. Floor finished with natural stone. Ceiling plastered and painted with emulsion paint on exposed surfaces. False ceiling and bulkhead (if they are provided) are fitted with gypsum board with emulsion paint. LG/F Lift Lobby of House 21 Wall finished with natural stone and metal trimming. Floor finished with natural stone. Ceiling plastered and painted with emulsion paint on exposed surfaces. False ceiling and bulkhead (if they are provided) are fitted with gypsum board with emulsion paint. ROOF/F Lift Lobby of House 1 & House 17-21 Walls are glass partition. Floor finished with natural stone. False ceiling and bulkhead (if they are provided) are fitted with gypsum board with emulsion paint.	洋房 1 及洋房 17 至 20 地下低層之升降機大堂 牆身鋪批盪及髹乳膠漆。 地台鋪砌天然石材。 天花外露部份批盪後髹上乳膠漆。 假天花或假陣位（如有提供）均以石膏板髹上乳膠漆。 洋房 21 地下低層之升降機大堂 牆身鋪砌天然石材及金屬飾邊。 地台鋪砌天然石材。 天花外露部份批盪後髹上乳膠漆。 假天花或假陣位（如有提供）均以石膏板髹上乳膠漆。 洋房 1 及洋房 17 至 21 天台之升降機大堂 牆身為玻璃間隔。 地台鋪砌天然石材。 假天花或假陣位（如有提供）均以石膏板髹上乳膠漆。
(b) Internal wall and ceiling 內牆及天花板	All Houses (Except House 21 & House 28) Living Room, Dining Room, Bedroom, Master Living Area and Master Bedroom Wall finished with plaster and emulsion paint. Ceiling plastered and painted with emulsion paint on exposed surfaces. False ceiling and bulkhead (if they are provided) are fitted with gypsum board with emulsion paint. House 21 Living Room and Dining Room Wall finished with feature glass, natural stone, wallpaper and metal trimming. Ceiling plastered and painted with emulsion paint on exposed surfaces. False ceiling and bulkhead (if they are provided) are fitted with gypsum board with emulsion paint. Bedroom 1 Wall finished with wallpaper, wood veneer and metal trimming. Ceiling plastered and painted with emulsion paint on exposed surfaces. False ceiling and bulkhead (if they are provided) are fitted with gypsum board with emulsion paint.	所有洋房（不包括洋房 21 及洋房 28） 客廳、飯廳、睡房、主人客廳及主人睡房 牆身鋪批盪及髹乳膠漆。 天花外露部份批盪後髹上乳膠漆。 假天花或假陣位（如有提供）均以石膏板髹上乳膠漆。 洋房 21 客廳及飯廳 牆身鋪砌特色玻璃、天然石材、牆紙及金屬飾邊。 天花外露部份批盪後髹上乳膠漆。 假天花或假陣位（如有提供）均以石膏板髹上乳膠漆。 睡房 1 牆身鋪砌牆紙、木皮飾面及金屬飾邊。 天花外露部份批盪後髹上乳膠漆。 假天花或假陣位（如有提供）均以石膏板髹上乳膠漆。

Note : House 4, 13, 14 and 24 are omitted.

備註 : 不設洋房 4、13、14 及 24。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備



2. Interior Finishes 室內裝修物料

Item 細項	Description	描述
(b) Internal wall and ceiling 內牆及天花板	Bedroom 2 Wall finished with feature glass, wallpaper, wood veneer and metal trimming. Ceiling plastered and painted with emulsion paint on exposed surfaces. False ceiling and bulkhead (if they are provided) are fitted with gypsum board with emulsion paint.	睡房 2 牆身鋪砌特色玻璃、牆紙、木皮飾面及金屬飾邊。 天花外露部份批盪後髹上乳膠漆。 假天花或假陣位（如有提供）均以石膏板髹上乳膠漆。
	Master Living Area Wall finished with feature glass, natural stone, wallpaper, vinyl panel, wood veneer and metal trimming. Ceiling plastered and painted with emulsion paint on exposed surfaces. False ceiling and bulkhead (if they are provided) are fitted with vinyl and gypsum board with emulsion paint.	主人客廳 牆身鋪砌特色玻璃、天然石材、牆紙、人造皮面板、木皮飾面及金屬飾邊。 天花外露部份批盪後髹上乳膠漆。 天花為人造皮飾面及石膏板髹上乳膠漆（如設有假天花或假陣）。
	Master Bedroom Wall finished with fabric panel, feature glass, wallpaper, wood veneer and metal trimming. Ceiling plastered and painted with emulsion paint on exposed surfaces. False ceiling and bulkhead (if they are provided) are fitted with gypsum board with emulsion paint.	主人睡房 牆身鋪砌布飾面板、特色玻璃、牆紙、木皮飾面及金屬飾邊。 天花外露部份批盪後髹上乳膠漆。 假天花或假陣位（如有提供）均以石膏板髹上乳膠漆。
	House 28 Living Room and Dining Room Wall finished with feature glass, mirror, natural stone, wallpaper, vinyl panel, metal trimming and emulsion paint. Ceiling plastered and painted with emulsion paint on exposed surfaces. False ceiling and bulkhead (if they are provided) are fitted with gypsum board with emulsion paint.	洋房 28 客廳及飯廳 牆身鋪砌特色玻璃、鏡、天然石材、牆紙、人造皮面板、金屬飾邊及髹上乳膠漆。 天花外露部份批盪後髹上乳膠漆。 假天花或假陣位（如有提供）均以石膏板髹上乳膠漆。
	Bedroom 1 Wall finished with fabric panel, feature glass, mirror, wallpaper and metal trimming. Ceiling plastered and painted with emulsion paint on exposed surfaces. False ceiling and bulkhead (if they are provided) are fitted with gypsum board with emulsion paint.	睡房 1 牆身鋪砌布飾面板、特色玻璃、鏡、牆紙及金屬飾邊。 天花外露部份批盪後髹上乳膠漆。 假天花或假陣位（如有提供）均以石膏板髹上乳膠漆。
	Bedroom 2 Wall finished with fabric panel, mirror, wallpaper and metal trimming. Ceiling plastered and painted with emulsion paint on exposed surfaces. False ceiling and bulkhead (if they are provided) are fitted with fabric panel, metal trimming and gypsum board with emulsion paint .	睡房 2 牆身鋪砌布飾面板、鏡、牆紙及金屬飾邊。 天花外露部份批盪後髹上乳膠漆。 天花為布飾面板、金屬飾邊及石膏板髹上乳膠漆（如設有假天花或假陣）。

Note : House 4, 13, 14 and 24 are omitted.

備註 : 不設洋房 4、13、14 及 24。



FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. Interior Finishes 室內裝修物料

Item 細項	Description	描述
(b) Internal wall and ceiling 內牆及天花板	Bedroom 3 Wall finished with fabric panel, mirror, wallpaper and metal trimming. Ceiling plastered and painted with emulsion paint on exposed surfaces. False ceiling and bulkhead (if they are provided) are fitted with gypsum board with emulsion paint and metal trimming. Master Bedroom Wall finished with fabric panel, mirror, wallpaper and metal trimming. Ceiling plastered and painted with emulsion paint on exposed surfaces. False ceiling and bulkhead (if they are provided) are fitted with gypsum board with emulsion paint and metal trimming.	睡房 3 牆身鋪砌布飾面板、鏡、牆紙及金屬飾邊。 天花外露部份批盪後髹上乳膠漆。 天花為石膏板髹上乳膠漆及金屬飾邊（如設有假天花或假陣）。 主人睡房 牆身鋪砌布飾面板、鏡、牆紙及金屬飾邊。 天花外露部份批盪後髹上乳膠漆。 天花為石膏板髹上乳膠漆及金屬飾邊（如設有假天花或假陣）。
(c) Internal floor 內部地板	All Houses (Except House 21 & House 28) Living Room and Dining Room Floor finished with natural stone and timber skirting. Master Living Area, Bedroom and Master Bedroom Floor finished with timber flooring and timber skirting. Floor border along doors leading to balconies and flat roofs finished with natural stone except Bedroom 2 of House 1. House 21 Living Room and Dining Room Floor finished with natural stone, metal and natural stone skirting. Bedroom 1 Floor finished with timber flooring and timber skirting. Bedroom 2 Floor finished with timber flooring, timber and metal skirting. Master Living Area Floor finished with timber flooring, timber, metal and natural stone skirting. Master Bedroom Floor finished with timber flooring, timber, metal and natural stone skirting. Floor border along door leading to balcony finished with natural stone.	所有洋房（不包括洋房 21 及洋房 28） 客廳及飯廳 地板鋪砌天然石材配木牆腳線。 主人客廳、睡房及主人睡房 地板鋪砌木地板配木牆腳線。 除洋房 1 的睡房 2 外，沿通往露台及平台的門之地台圍邊鋪砌天然石材。 洋房 21 客廳及飯廳 地板鋪砌天然石材配金屬及天然石材牆腳線。 睡房 1 地板鋪砌木地板配木牆腳線。 睡房 2 地板鋪砌木地板配木及金屬牆腳線。 主人客廳 地板鋪砌木地板配木、金屬及天然石材牆腳線。 主人睡房 地板鋪砌木地板配木、金屬及天然石材牆腳線。 沿通往露台的門之地台圍邊鋪砌天然石材。

Note : House 4, 13, 14 and 24 are omitted.

備註 : 不設洋房 4、13、14 及 24。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備



2. Interior Finishes 室內裝修物料

Item 細項	Description	描述
(c) Internal floor 內部地板	House 28 Living Room and Dining Room Floor finished with natural stone, metal and natural stone skirting. Bedrooms 1, 2 and 3 Floor finished with timber flooring, timber and metal skirting. Master Bedroom Floor finished with timber flooring and timber skirting. Floor border along door leading to flat roof finished with natural stone.	洋房 28 客廳及飯廳 地板鋪砌天然石材配金屬及天然石材牆腳線。 睡房 1、2 及 3 地板鋪砌木地板配木及金屬牆腳線。 主人睡房 地板鋪砌木地板配木牆腳線。 沿通往平台的門之地台圍邊鋪砌天然石材。
(d) Bathroom 浴室	All bathrooms except Bathroom at LG/F of House 1, Bathroom 2 at 1/F and Bathroom at 2/F of House 28 Wall finished with natural stone (except areas above false ceiling level and areas covered by the wooden vanity cabinet and wooden mirror cabinet). Floor finished with natural stone (except areas covered by the bath tub and the wooden vanity cabinet). Gypsum board false ceilings with emulsion paint are provided. Wall finishes run up to the false ceiling. Bathroom at LG/F of House 1 Wall finished with ceramic tile (except areas above false ceiling level). Floor finished with porcelain tiles. Aluminium suspended false ceiling panel are provided. Wall finishes run up to the false ceiling. Bathroom 2 at 1/F of House 28 Wall finished with natural stone, mirror and glass panel (except areas above false ceiling level and areas covered by the wooden vanity cabinet and wooden mirror cabinet). Floor finished with natural stone (except areas covered by the bath tub and the wooden vanity cabinet). Gypsum board false ceilings with emulsion paint are provided. Wall finishes run up to the false ceiling. Bathroom at 2/F of House 28 Wall finished with natural stone, mirror and feature glass (except areas above false ceiling level and areas covered by the wooden vanity cabinet). Floor finished with natural stone (except areas covered by the bath tub and the wooden vanity cabinet). Gypsum board false ceilings with emulsion paint are provided. Wall finishes run up to the false ceiling.	所有浴室（除洋房 1 地下低層浴室、洋房 28 一樓浴室 2 及二樓浴室外） 牆身鋪砌天然石材（假天花以上的位置、木製面盆櫃及木製鏡櫃遮蓋的位置除外）。 地板鋪砌天然石材（浴缸及木製面盆櫃遮蓋的位置除外）。 假天花裝設髹乳膠漆石膏板。 牆身裝修物料鋪砌至假天花高度。 洋房 1 地下低層浴室 牆身鋪砌瓷磚（假天花以上的位置除外）。 地板鋪砌陶瓷磚。 假天花裝設鋁板。 牆身裝修物料鋪砌至假天花高度。 洋房 28 一樓浴室 2 牆身鋪砌天然石材、鏡及玻璃嵌板（假天花以上的位置、木製面盆櫃及木製鏡櫃遮蓋的位置除外）。 地板鋪砌天然石材（浴缸及木製面盆櫃遮蓋的位置除外）。 假天花裝設髹乳膠漆石膏板。 牆身裝修物料鋪砌至假天花高度。 洋房 28 二樓浴室 牆身鋪砌天然石材、鏡及特色玻璃（假天花以上的位置及木製面盆櫃遮蓋的位置除外）。 地板鋪砌天然石材（浴缸及木製面盆櫃遮蓋的位置除外）。 假天花裝設髹乳膠漆石膏板。 牆身裝修物料鋪砌至假天花高度。
(e) Kitchen 廚房	Wall finished with stainless steel panel and natural stone (except areas above false ceiling level and areas covered by the kitchen cabinets). Floor finished with natural stone (except areas covered by the kitchen cabinets). Gypsum board false ceilings with emulsion paint are provided. Cooking bench is finished with artificial stone. Wall finishes run up to the false ceiling..	牆身鋪砌不銹鋼飾面板及天然石材（假天花以上的位置及櫥櫃遮蓋的位置除外）。 地台鋪砌天然石材（廚櫃遮蓋的位置除外）。 假天花裝設髹乳膠漆石膏板。 灶台裝修物料為人造石。 牆身裝修物料鋪砌至假天花高度。

Note : House 4, 13, 14 and 24 are omitted.

備註 : 不設洋房 4、13、14 及 24。



FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings 室內裝置

Item 細項	Description		描述	
(a) Doors 門	Lift Lobby	LG/F of House 17-21 Solid core fire rated timber door fitted with door closer, lockset and door stopper. ROOF/F of House 1 & House 17-21 Glazed sliding door with aluminium frame and provided with lockset.	升降機大堂	洋房 17 至 21 的地下低層 實心防火木門裝設氣鼓、門鎖及門擋。 洋房 1 及 洋房 17 至 21 的天台 玻璃趟門配以鋁框及裝設門鎖。
	Lift Lobby to corridor outside Store Room	House 1 Solid core fire rated timber door fitted with door closer, lockset and door stopper.	升降機大堂通往儲物房的走廊	洋房 1 實心防火木門裝設氣鼓、門鎖及門擋。
	Lift Lobby to corridor outside Electrical Meter Room and Air Handling Unit Room	House 1 Solid core fire rated timber door fitted with door closer and door stopper.	升降機大堂通往電錶房及空調機房的走廊	洋房 1 實心防火木門裝設氣鼓及門擋。
	Store Room	LG/F of House 1, House 18 & House 20 Solid core timber door fitted with lockset and door stopper. G/F of House 2-20 & House 22-27 (House 4, 13, 14 & 24 are omitted) Solid core timber door. G/F of House 21 Solid core timber door with timber veneer. 1/F of House 17-20 Solid core timber door fitted with door stopper. 1/F of House 21 Solid core timber door with wallpaper fitted door stopper and magnetic catch. LG/F of House 28 Solid core timber sliding door finished with timber veneer. G/F of House 28 Solid core timber door with wallpaper.	儲物房	洋房 1、洋房 18 及洋房 20 的地下低層 實心木門裝設門鎖及門擋。 洋房 2 至 20 及洋房 22 至 27 的地面層（不設洋房 4、13、14 及 24） 實心木門。 洋房 21 的地面層 木皮飾面實心木門。 洋房 17 至 20 的一樓 實心木門裝設門擋。 洋房 21 的一樓 牆紙飾面實心木門裝設門擋及磁石掣。 洋房 28 的地下低層 木皮飾面實心木趟門。 洋房 28 的地面層 牆紙飾面實心木門。
	Electrical Meter Room	All Houses Solid core fire rated timber door fitted with door closer.	電錶房	所有洋房 實心防火木門裝設氣鼓。
	Air Handling Unit Room	All Houses Solid core fire rated timber door fitted with door closer.	空調機房	所有洋房 實心防火木門裝設氣鼓。
	Carport to Store Room	House 1-17, House 19 & House 21-28 (House 4, 13, 14 & 24 are omitted) Solid core fire rated timber door fitted with door closer, lockset and door stopper.	車庫通往儲物房	洋房 1 至 17、洋房 19 及 洋房 21 至 28（不設洋房 4、13、14 及 24） 實心防火木門裝設氣鼓、門鎖及門擋。
	House Main Entrance	House 1 Solid core fire rated timber door with timber veneer fitted with door closer, eye viewer, lockset and door stopper. House 2-28 (House 4, 13, 14 & 24 are omitted) Solid core timber door with timber veneer fitted with eye viewer, lockset and door stopper.	洋房入口	洋房 1 木皮飾面實心防火木門裝設氣鼓、防盜眼、門鎖及門擋。 洋房 2 至 28（不設洋房 4、13、14 及 24） 木皮飾面實心木門裝設防盜眼、門鎖及門擋。

Note : House 4, 13, 14 and 24 are omitted.

備註 : 不設洋房 4、13、14 及 24。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備



3. Interior Fittings 室內裝置

Item 細項	Description		描述	
(a) Doors 門	Kitchen	All Houses Solid core fire rated timber door fitted with fire rated glass panel, door closer and door stopper.	廚房	所有洋房 實心防火木門配以防火玻璃，裝設氣鼓及門擋。
	Lavatory	House 2-28 (House 4, 13, 14, 24 are omitted & except House 21, 28) Solid core timber door fitted with timber louvre, lockset and door stopper. House 21 & House 28 Solid core timber door with timber veneer fitted with timber louvre, lockset and door stopper.	洗手間	洋房 2 至洋房 28（不設洋房 4、13、14、24 及洋房 21、28 除外） 實心木門裝設木百葉、門鎖及門擋。 洋房 21 及洋房 28 木皮飾面實心木門裝設木百葉、門鎖及門擋。
	Bathroom	LG/F of House 1 Solid core timber door fitted with timber louvre, lockset and door stopper. G/F of All Houses (except House 21 & House 28) Solid core timber door fitted with timber louvre, lockset and door stopper. G/F of House 21 Solid core timber door with natural stone finish fitted with lockset and door stopper. G/F of House 28 Solid core timber door with timber veneer fitted with timber louvre, lockset and door stopper. 1/F and 2/F of All Houses (except House 21 & House 28) Solid core timber door fitted with lockset and door stopper. 1/F and 2/F of House 21 & House 28 Solid core timber door with timber veneer fitted with lockset and door stopper.	浴室	洋房 1 的地下低層 實心木門裝設木百葉、門鎖及門擋。 所有洋房（洋房 21 及洋房 28 除外）的地面層 實心木門裝設木百葉、門鎖及門擋。 洋房 21 的地面層 天然石材飾面實心木門裝設門鎖及門擋。 洋房 28 的地面層 木皮飾面實心木門裝設木百葉、門鎖及門擋。 所有洋房（洋房 21 及洋房 28 除外）的一樓及二樓 實心木門裝設門鎖及門擋。 洋房 21 及洋房 28 的一樓及二樓 木皮飾面實心木門裝設門鎖及門擋。
	Bedroom	All Houses (except House 21 & House 28) Solid core timber door fitted with lockset and door stopper. House 21 & House 28 Solid core timber door with timber veneer fitted with lockset and door stopper.	睡房	所有洋房（洋房 21 及洋房 28 除外） 實心木門裝設門鎖及門擋。 洋房 21 及洋房 28 木皮飾面實心木門裝設門鎖及門擋。
	Master Living Area	House 21 Solid core timber door with timber veneer fitted door stopper.	主人客廳	洋房 21 木皮飾面實心木門裝設門擋。

Note : House 4, 13, 14 and 24 are omitted.

備註 : 不設洋房 4、13、14 及 24。



FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings 室內裝置

Item 細項	Description		描述	
(a) Doors 門	Master Bedroom	All Houses (except House 21 & House 28) Solid core timber door fitted with lockset and door stopper. House 21 & House 28 Solid core timber door with timber veneer fitted with lockset and door stopper.	主人睡房	所有洋房（洋房 21 及洋房 28 除外） 實心木門裝設門鎖及門擋。 洋房 21 及洋房 28 木皮飾面實心木門裝設門鎖及門擋。
	Cloakroom	House 17-20 Solid core timber door fitted with lockset and door stopper. House 21 Feature glass sliding door with metal frame.	衣帽間	洋房 17 至 20 實心木門裝設門鎖及門擋。 洋房 21 特色玻璃趟門配以金屬框。
	Study Room	House 22-27 (House 24 is omitted) Solid core timber door fitted with lockset and door stopper. House 28 Solid core timber door with timber veneer fitted with lockset and door stopper.	書房	洋房 22 至 27（不設洋房 24） 實心木門裝設門鎖及門擋。 洋房 28 木皮飾面實心木門裝設門鎖及門擋。
	Balcony	All Houses Glazed sliding door with aluminium frame and provided with lockset.	露台	所有洋房 玻璃趟門配以鋁框及裝設門鎖。
	Garden	House 1 Glazed door with aluminium frame and provided with lockset. Glazed sliding door with aluminium frame and provided with lockset. House 2-28 (House 4, 13,14 & 24 are omitted) Glazed sliding door with aluminium frame and provided with lockset.	花園	洋房 1 玻璃門配以鋁框及裝設門鎖。 玻璃趟門配以鋁框及裝設門鎖。 洋房 2 至 28（不設洋房 4、13、14 及 24） 玻璃趟門配以鋁框及裝設門鎖。
	Garden to Passageway	House 1 Metal door fitted with lockset and door closer.	花園通往通道	洋房 1 金屬門裝設門鎖及氣鼓。
	Kitchen to Garden	House 1 Glazed sliding door with aluminium frame and provided with lockset.	廚房通往花園	洋房 1 玻璃趟門配以鋁框及裝設門鎖。
	Flat Roof	G/F of House 1 and 2/F of House 22-28 (House 24 is omitted) Glazed sliding door with aluminium frame and provided with lockset. 1/F of House 1 and 2/F of House 2-16 (House 4, 13 & 14 are omitted) Glazed door with aluminium frame and provided with lockset.	平台	洋房 1 的地面層及洋房 22 至 28 的二樓（不設洋房 24） 玻璃趟門配以鋁框及裝設門鎖。 洋房 1 的一樓及洋房 2 至 16 的二樓（不設洋房 4、13 及 14） 玻璃門配以鋁框及裝設門鎖。
	Glass House	House 7, House 9, House 11 & House 15 Glazed door with aluminium frame and provided with lockset.	玻璃屋	洋房 7、洋房 9、洋房 11 及洋房 15 玻璃門配以鋁框及裝設門鎖。
	Roof	All Houses Glazed door with aluminium frame and provided with lockset.	天台	所有洋房 玻璃門配以鋁框及裝設門鎖。

Note : House 4, 13, 14 and 24 are omitted.

備註 : 不設洋房 4、13、14 及 24。

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



3. Interior Fittings 室內裝置

Item 細項	Description	描述		
(b) Bathroom 浴室	LG/F of House 1 Mirror, vitreous china water closet, vitreous china wash basin, chrome plated basin mixer with shower set and chrome plated paper holder are provided.	洋房 1 的地下低層 配置鏡、搪瓷坐廁、搪瓷洗手盆、鍍鉻面盤水龍頭連淋浴花灑套裝和鍍鉻廁紙架。		
	G/F of all Houses Bathroom fitted with wooden vanity cabinet with natural stone countertop. Mirror, vitreous china water closet, vitreous china wash basin, chrome plated basin mixer and chrome plated paper holder are provided.	所有洋房的地面層 浴室配置木製面盆櫃配天然石材檯面。 配置鏡、搪瓷坐廁、搪瓷洗手盆、鍍鉻面盤水龍頭和鍍鉻廁紙架。		
	1/F and 2/F of all Houses (except Bathroom 1 at 1/F and Bathroom at 2/F of House 28) Bathroom fitted with wooden mirror cabinet and wooden vanity cabinet with natural stone countertop. Vitreous china water closet, vitreous china wash basin, chrome plated basin mixer, chrome plated mixer with shower set, chrome plated towel bar and chrome plated paper holder are provided.	所有洋房的一樓及二樓（除洋房 28 的一樓浴室 1 及二樓浴室外） 浴室配置木製鏡櫃及木製面盆櫃配天然石材檯面。 配置搪瓷坐廁、搪瓷洗手盆、鍍鉻面盤水龍頭、鍍鉻水龍頭連淋浴花灑套裝、鍍鉻毛巾架和鍍鉻廁紙架。		
	Bathroom 1 at 1/F and Bathroom of 2/F of House 28 Bathroom fitted with wooden vanity cabinet with natural stone countertop. Mirror, vitreous china water closet, vitreous china wash basin, chrome plated basin mixer, chrome plated mixer with shower set, chrome plated towel bar (except Bathroom 1 at 1/F of House 28) and chrome plated paper holder are provided.	洋房 28 的一樓浴室 1 及二樓浴室 浴室配置木製面盆櫃配天然石材檯面。 配置鏡、搪瓷坐廁、搪瓷洗手盆、鍍鉻面盤水龍頭、鍍鉻水龍頭連淋浴花灑套裝、鍍鉻毛巾架（除洋房 28 的一樓浴室 1 外）和鍍鉻廁紙架。		
	Enamel steel bathtub is provided in the following Houses:			
	Location	Size of bath tub	位置	浴缸大小
	Bathroom 1 of 1/F of House 1-28 (House 4, 13, 14 & 24 are omitted)	1400mm(L) x 700mm(W) x 420mm(H)	洋房 1 至 28（不設洋房 4、13、14 及 24）的一樓浴室 1	1400 毫米（長）x 700 毫米（闊）x 420 毫米（高）
	Bathroom 2 of 1/F of House 1	1400mm(L) x 700mm(W) x 420mm(H)	洋房 1 的一樓浴室 2	1400 毫米（長）x 700 毫米（闊）x 420 毫米（高）
	Bathroom of 2/F of all Houses	1400mm(L) x 700mm(W) x 420mm(H)	所有洋房的二樓浴室	1400 毫米（長）x 700 毫米（闊）x 420 毫米（高）
Glass shower cubicle in houses (if applicable) is provided with shower set. See “3 (j) Water Supply” below for type and material of water supply system.		洋房之玻璃淋浴間（如有）配置淋浴花灑套裝。 供水系統的類型及用料見下文「3（j）供水」一欄。		
(c) Kitchen 廚房	Fitted with wooden kitchen cabinet finished with plastic laminate sheet and high gloss lacquer finished door panels and kitchen countertop fitted with artificial solid surface work top, stainless steel sink and chrome plated sink mixer. For material of water supply system, please refer to “3 (j) Water Supply” below. For appliances provision, brand name and model number, please refer to “6. Appliances” below.	設有木製廚櫃組合配以膠板飾面及亮漆面木門板及實心人造面板廚房枱面，配以不銹鋼洗滌盆及鍍鉻洗滌盆水龍頭。 有關供水系統的用料，請參閱以下「3（j）供水」一欄。 有關所提供的設備、品牌名稱及產品型號，請參閱以下「6. 設備」一欄。		
(d) Bedroom 睡房	House 1 Bedroom 2 and Master Bedroom Metal curtain rail is provided. House 2-16 (House 4, 13 & 14 are omitted) Bedroom 1,2 and Master Bedroom Metal curtain rail is provided.	洋房 1 睡房 2 及主人睡房 配置金屬窗簾路軌。 洋房 2 至 16（不設洋房 4、13 及 14） 睡房 1、睡房 2 及主人睡房 配置金屬窗簾路軌。		

Note : House 4, 13, 14 and 24 are omitted.

備註 : 不設洋房 4、13、14 及 24。



FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings 室內裝置

Item 細項	Description	描述
(d) Bedroom 睡房	House 21 Bedroom 1 Metal curtain rail, built-in timber veneer timber desk and built-in timber veneer timber bookshelf with bed are provided. Bedroom 2 and Master Bedroom Metal curtain rail is provided. House 28 Bedroom 1, 3 and Master Bedroom Metal curtain rail is provided. Bedroom 2 Metal curtain rail and built-in timber veneer timber low cabinet are provided.	洋房 21 睡房 1 配置金屬窗簾路軌、嵌入式木皮飾面木書枱及嵌入式木皮飾面木書櫃連床。 睡房 2 及主人睡房 配置金屬窗簾路軌。 洋房 28 睡房 1、睡房 3 及主人睡房 配置金屬窗簾路軌。 睡房 2 配置金屬窗簾路軌及嵌入式木皮飾面木矮櫃。
(e) Telephone 電話	For location and number of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions”.	有關接駁點的位置及數目，請參考「機電裝置數量說明表」。
(f) Aerials 天線	For location and number of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions”.	有關接駁點的位置及數目，請參考「機電裝置數量說明表」。
(g) Electrical installations 電力裝置	Three-phase electricity supply with miniature circuit breaker distribution board is provided. Conduits are partly concealed and partly exposed*. For location and number of power points and air-conditioner points, please refer to “Schedule of Mechanical & Electrical Provisions”. *Note: Other than those parts of the conduits concealed within concrete, the rest of them are exposed. Exposed conduits are mostly covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete walls, pipe ducts or other materials.	提供三相電力並裝置有微型斷路器。 導管是部分隱藏及部分外露*。 有關電插座及空調機接駁點的位置及數目，請參考「機電裝置數量說明表」。 *註釋：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、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏。
(h) Gas supply 氣體供應	Towngas supply pipes are connected to gas wok, gas hob and gas water heater. Towngas meter connection points are provided in Town Gas Meter Cabinet at Carport of each House.	煤氣喉接駁至單頭煤氣爐、雙頭煤氣爐及煤氣熱水爐。 煤氣錶位接駁點於各洋房之車庫的煤氣錶箱中。
(i) Washing machine connection point 洗衣機接駁點	Water point of a design of 22mm in diameter and drain point of a design of 32mm in diameter are provided for washing machine. For the location of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions”.	配備設計為直徑 22 毫米洗衣機來水位及設計為直徑 32 毫米洗衣機去水位。 有關接駁點的位置，請參閱「機電裝置數量說明表」。
(j) Water supply 供水	Copper pipes are provided for both hot and cold water. uPVC pipes are provided for flushing water. Other than those parts of the waterpipes concealed within non structural wall and wall recess, the rest of them are exposed. The exposed waterpipes may be covered or hidden by false ceilings, bulkheads, kitchen cabinets or vanity counters, claddings, non-concrete partition walls, designated pipe ducts or other materials. Hot water is available.	冷熱水喉管全部採用銅喉。 沖廁水喉管採用膠喉管。 除部份水管隱藏於非結構牆及牆身凹槽內，其餘水管均為外露。所有外露水管可能被假天花、假陣、廚櫃或洗面盆、飾面板、非混凝土分隔牆、指定的管道槽或其他物料覆蓋或掩藏。 有熱水供應。

Note : House 4, 13, 14 and 24 are omitted.

備註 : 不設洋房 4、13、14 及 24。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備



4. Miscellaneous 雜項

Item 細項	Description	描述
(a) Lifts 升降機	House 1, House 18 & House 20 “OTIS” lift (model no. : GeN2-REGEN) passenger lift is provided as follows:- 1 No. of lift serving from LG/F to R/F House 17, House 19 & House 21 “OTIS” lift (model no.: ELEX-MRL) passenger lift is provided as follows:- 1 No. of lift serving from LG/F to R/F	洋房 1、洋房 18 及洋房 20 「奧的斯」升降機（型號: GeN2-REGEN）住客升降機如下:- 1 部：到達地下低層至天台 洋房 17、洋房 19 及洋房 21 「奧的斯」升降機（型號: ELEX-MRL）住客升降機如下:- 1 部：到達地下低層至天台
(b) Letter box 信箱	Metal letter box is provided.	設置金屬信箱。
(c) Refuse collection 垃圾收集	Refuse storage & material recovery chamber is provided on LG/F of the Clubhouse for collection and removal of refuse by cleaners.	垃圾及物料回收房設於會所地下低層，垃圾由清潔工人收集及運走。
(d) Water meter, electricity meter and gas meter 水錶、電錶和氣體 錶	Separate water and electricity meters of each house are installed in Water Meter Room/Cabinet and Electricity Meter Room/Cabinet respectively. Separate town gas meter is provided at Town Gas Meter Cabinet at Carport of all houses.	各洋房的獨立水錶及獨立電錶分別安裝在水錶房/箱及電錶房/箱內。 獨立煤氣錶設於各洋房的車庫的煤氣錶箱內。

5. Security Facilities 保安設施

Item 細項	Description	描述
Security system and equipment 保安系統及設備	For individual houses: CCTV cameras are provided at lift car (if any). Door phone is provided at pedestrian entrance at LG/F. For common area: CCTV cameras are provided at entrance of the Development, Clubhouse and Common Area.	每座洋房設有： 於升降機內（如有）裝設閉路電視攝錄機。 地下低層行人入口大閘設有訪客對講機。 公用地方設有： 發展項目的入口、會所和公用地方設有閉路電視攝錄機。

6. Appliances 設備

Item 細項	Description	描述
Appliances 設備	For brand name and model number of appliances, please refer to “Appliances Schedule”.	設備的品牌名稱及型號，請參考「設備說明表」。

Notes:

- House 4, 13, 14 and 24 are omitted.
- The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

備註：

- 不設洋房 4、13、14 及 24。
- 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

Appliances Schedule - Air Conditioner 設備說明表 - 空調機

Location 位置	Floor 樓層	Appliances 設備	Brand Name/Model Number 品牌名稱/型號		House 1 洋房 1	House 2-3, 5-12, 15-16 洋房 2至3、5至 12、15至16	House 17-20 洋房 17至20	House 21 洋房 21	House 22-23, 25-27 洋房 22至23、 25至27	House 28 洋房 28	
			Outdoor 室外機	Indoor 室內機							
Store Room 儲物室	LG/F 地下低層	VRV Multi Air-Conditioning System VRV分體式空調	Daikin 大金 RUXYQ14	Daikin 大金 FXAQ20	1	1	1	-	1	-	
				Daikin 大金 FXDP22	-	-	-	1	-	1	
Daikin 大金 FXAQ32	1				-	-					
Daikin 大金 FXAQ50	-			-	1	-	-	-	-		
Daikin 大金 FXAQ63	1			1	-	-	1	-			
Daikin 大金 FXDP56	-			-	-	1	-	-			
Daikin 大金 FXDP71	-			-	-	-	-	1			
Daikin 大金 FXAQ50	1			1	1	-	1	-			
Daikin 大金 FXDP56	-			-	-	1	-	1			
Daikin 大金 FXAQ32	1			1	-	-	1	-			
Daikin 大金 FXAQ40	-			-	1	-	-	-			
Daikin 大金 FXDP36	-			-	-	-	-	1			
Daikin 大金 FXDP45	-			-	-	1	-	-			
Daikin 大金 FXAQ32	-			1	-	-	1	-			
Daikin 大金 FXAQ50	1			-	-	-	-	-			
Daikin 大金 FXAQ63	-			-	1	-	-	-			
Daikin 大金 FXDP36	-			-	-	-	-	1			
Daikin 大金 FXDP71	-			-	-	1	-	-			
Bedroom 3 睡房 3	1/F 一樓			Daikin 大金 FXAQ63		1				1	-
				Daikin 大金 FXDP71		-				-	1

Notes:

- House 4, 13, 14 and 24 are omitted.
- The symbol (-) as shown in the above table denotes "Not provided".
- The colored box in the table above denotes "Not applicable".
- The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

備註：

- 不設洋房4、13、14及24。
- 上表內之(-)代表「不提供」。
- 上表中有填色的表格代表「不適用」。
- 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



Appliances Schedule - Air Conditioner 設備說明表 - 空調機

Location 位置	Floor 樓層	Appliances 設備	Brand Name/Model Number 品牌名稱/型號		House 1 洋房 1	House 2-3, 5-12, 15-16 洋房 2至3、5至 12、15至16	House 17-20 洋房 17至20	House 21 洋房 21	House 22-23, 25-27 洋房 22至23、 25至27	House 28 洋房 28		
			Outdoor 室外機	Indoor 室內機								
Master Bedroom 主人睡房	2/F 二樓	VRV Multi Air-Conditioning System VRV分體式空調	Daikin 大金 RUXYQ14	Daikin 大金 FXAQ40	-	-	1	-	-	-		
				Daikin 大金 FXAQ50	1	1	-	-	1	-		
				Daikin 大金 FXDP45	-	-	-	1	-	-		
				Daikin 大金 FXDP56	-	-	-	-	-	1		
Study Room 1 書房 1	2/F 二樓			Daikin 大金 FXAQ32							1	-
				Daikin 大金 FXDP36							-	1
Study Room 2 書房 2	2/F 二樓			Daikin 大金 FXAQ32							1	-
				Daikin 大金 FXDP36							-	1
Master Living Area 主人客廳	2/F 二樓			Daikin 大金 FXAQ40	1		-	-				
				Daikin 大金 FXAQ63	-		1	-				
				Daikin 大金 FXDP71	-		-	1				

- Notes:
- 1. House 4, 13, 14 and 24 are omitted.
 - 2. The symbol (-) as shown in the above table denotes “Not provided”.
 - 3. The colored box in the table above denotes “Not applicable”.
 - 4. The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

- 備註：
- 1. 不設洋房4、13、14及24。
 - 2. 上表內之(-)代表「不提供」。
 - 3. 上表中有填色的表格代表「不適用」。
 - 4. 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

Appliances Schedule - Kitchen Appliances 設備說明表 - 廚房設備

Location 位置	Floor 樓層	Appliances 設備	Brand Name/Model Number 品牌名稱/型號	House 1 洋房 1	House 2-3, 5-12, 15-16 洋房 2至3、5至12、 15至16	House 17-20 洋房 17至20	House 21 洋房 21	House 22-23, 25-27 洋房 22至23、25至27	House 28 洋房 28
Kitchen 廚房	G/F 地面層	Double Burner Gas Hob 雙頭煤氣爐	Gaggenau 嘉格納 VG 232 334 SG	1	1	1	1	1	1
		Single Burner Gas Hob 單頭煤氣爐	Gaggenau 嘉格納 VG 231 334 HK	1	1	1	1	1	1
		Cooker Hood 抽油煙機	Gaggenau 嘉格納 AW 230 190	1	1	1	1	1	1
		Oven 焗爐	Gaggenau 嘉格納 BOP 210 111	1	1	1	1	1	1
		Refrigerator 雪櫃	Siemens 西門子 KA92NVI35K	1	1	1	1	1	1
		Microwave oven 微波爐	Gaggenau 嘉格納 BMP 224 110	1	1	1	1	1	1

Appliances Schedule - Washer dryer Washing Machine 設備說明表 - 洗衣乾衣機

Location 位置	Floor 樓層	Appliances 設備	Brand Name/Model Number 品牌名稱/型號	House 1 洋房 1	House 2-3, 5-12, 15-16 洋房 2至3、5至12、 15至16	House 17-20 洋房 17至20	House 21 洋房 21	House 22-23, 25-27 洋房 22至23、25至27	House 28 洋房 28
Store Room 儲物房	LG/F 地下低層	Washer Dryer Washing Machine 洗衣乾衣機	Siemens 西門子 WD14D365HK	1	-	1	1	-	-
Flat Roof 天台	Roof/F 天台		Siemens 西門子 WD14D360HK	-	1	-	-	1	1

Appliances Schedule - Television 設備說明表 - 電視機

Location 位置	Floor 樓層	Appliances 設備	Brand Name/Model Number 品牌名稱/型號	House 1 洋房 1	House 2-3, 5-12, 15-16 洋房 2至3、5至12、 15至16	House 17-20 洋房 17至20	House 21 洋房 21	House 22-23, 25-27 洋房 22至23、25至27	House 28 洋房 28
Bathroom 浴室	2/F 二樓	17" Waterproof LED TV 17吋防水液晶顯示電視	Cristal 尼斯 BKW-171	1	1	1	1	1	1

Notes:

- House 4, 13,14 and 24 are omitted.
- The symbol (-) as shown in the above table denotes "Not provided".
- The colored box in the table above denotes "Not applicable".
- The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

備註：

- 不設洋房4、13、14及24。
- 上表內之(-)代表「不提供」。
- 上表中有填色的表格代表「不適用」。
- 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



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

Location 位置	Floor 樓層	Appliances 設備	Brand Name/Model Number 品牌名稱/型號	House 1 洋房 1	House 2-3, 5-12, 15-16 洋房 2至3、5至12、 15至16	House 17-20 洋房 17至20	House 21 洋房 21	House 22-23, 25-27 洋房 22至23、25至27	House 28 洋房 28
Bathroom 浴室	LG/F 地下低層	Exhaust Fan 抽氣扇	Panasonic 樂聲 FV-24CMH1	1					
Lavatory 洗手間	LG/F 地下低層				1	1	1	1	1
Kitchen 廚房	G/F 地面層			1	1	1	1	1	1
Bathroom 浴室	G/F 地面層			1	1	1	1	1	1
Bathroom 1 浴室1	1/F 一樓		Panasonic 樂聲 FV-18NS3H	1	1	1	1	1	1
Bathroom 2 浴室2	1/F 一樓			1	1	1	1	1	1
Bathroom 浴室	2/F 二樓			1	1	1	1	1	1

Appliances Schedule - Water Heater 設備說明表 - 熱水爐

Location 位置	Floor 樓層	Appliances 設備	Brand Name/Model Number 品牌名稱/型號	House 1 洋房 1	House 2-3, 5-12, 15-16 洋房 2至3、5至12、 15至16	House 17-20 洋房 17至20	House 21 洋房 21	House 22-23, 25-27 洋房 22至23、25至27	House 28 洋房 28
Bathroom 浴室	LG/F 地下低層	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創 DHB 18 STi	1					
Lavatory 洗手間	LG/F 地下低層				1	1	1	1	1
Flat Roof 天台	Roof/F 天台	Gas Water Heater 煤氣熱水爐	TGC TNJW221TFQL	2	2	2	2	2	2

- Notes:
1. House 4, 13,14 and 24 are omitted.
2. The symbol (-) as shown in the above table denotes “Not provided”.
3. The colored box in the table above denotes “Not applicable”.
4. The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
- 備註：
1. 不設洋房4、13、14及24。
2. 上表內之(-)代表「不提供」。
3. 上表中有填色的表格代表「不適用」。
4. 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

Appliances Schedule - Controller for Gas Water Heater 設備說明表 - 煤氣熱水爐遙控器

Location 位置	Floor 樓層	Appliances 設備	Brand Name/Model Number 品牌名稱/型號	House 1 洋房 1	House 2-3, 5-12, 15-16 洋房 2至3、5至12、 15至16	House 17-20 洋房 17至20	House 21 洋房 21	House 22-23, 25-27 洋房 22至23、25至27	House 28 洋房 28
Kitchen 廚房	G/F 地面層	Controller for Gas Water Heater 煤氣熱水爐遙控器	TGC RC-80K	1	1	1	1	1	1
Bathroom 1 浴室1	1/F 一樓		TGC RC-80BQ	1	1	1	1	1	1
Bathroom 2 浴室2	1/F 一樓		TGC RC-80B	1	1	1	1	1	1
Bathroom 浴室	2/F 二樓		TGC RC-80BQ	1	1	1	1	1	1

Notes:

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備註：

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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備



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

Floor 樓層	Location 位置	Mechanical and Electrical Provisions 機電裝置	House 1 洋房 1	House 2, 3, 5, 6, 8, 10, 12, 16 洋房 2, 3, 5, 6, 8, 10, 12, 16	House 7, 9, 11, 15 洋房 7, 9, 11, 15	House 17-20 洋房 17-20	House 21 洋房21	House 22, 23, 25-27 洋房 22, 23, 25-27	House 28 洋房 28		
LG/F 地下低層	Lift Lobby 升降機大堂	Door Phone 對講機	1			-		-			
		Lighting Switch 燈掣	1			House 17, 19 洋房17, 19	-	-			
						House 18, 20 洋房 18, 20	1				
		13A Socket Outlet 13A電插座	1			-		1			
		Lighting Point 燈位	2			House 17, 19 洋房17, 19	1	3			
						House 18, 20 洋房 18, 20	2				
		Fused Switch for Air-Conditioner 空調機接線位連保險絲	1			-		-			
	Carport 車庫	Lighting Switch 燈掣	3	1	1	House 17, 19 洋房17, 19	2	2	1	1	
						House 18, 20 洋房 18, 20	1				
		Lighting Point 燈位	3	3	3	3		3	3	3	
		Lighting Sensor 燈位感應器	1	1	1	1		1	1	1	
		13A Watertight Socket Outlet 13A 防水電插座	1	1	1	1		1	1	1	
		Door Bell Push Button 門鈴按鈕	1	-	-	-		-	-	-	
	Corridor to Electrical Meter Room and Air Handling Unit Room 通往電錶房及 空調機房的走廊	Lighting Switch 燈掣	2								
		Lighting Point 燈位	1								

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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備



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

Floor 樓層	Location 位置	Mechanical and Electrical Provisions 機電裝置	House 1 洋房 1	House 2, 3, 5, 6, 8, 10, 12, 16 洋房 2, 3, 5, 6, 8, 10, 12, 16	House 7, 9, 11, 15 洋房 7, 9, 11, 15	House 17-20 洋房 17-20	House 21 洋房21	House 22, 23, 25-27 洋房 22, 23, 25-27	House 28 洋房 28
LG/F 地下低層	Electrical Meter Room 電錶房	Lighting Switch 燈掣	-	1	1	1	1	1	1
		Lighting Point 燈位	1	1	1	1	1	1	1
		Fused Switch 接線位連保險絲	2	2	2	2	2	2	2
		13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1	1	1
		Miniature Circuit Breaker Board 微型斷路器	1	1	1	1	1	1	1
		Water Heater Residual Current Device 熱水爐漏電斷路器	1	1	1	1	1	1	1
	Air Handling Unit Room 空調機房	Lighting Switch 燈掣	1	1	1	1	1	1	1
		13A Watertight Socket Outlet 13A 防水電插座	1	1	1	1	1	1	1
		Lighting Point 燈位	1	1	1	1	1	1	1
	Corridor to Store Room 通往儲物房的走廊	Lighting Switch 燈掣	2						
		Switch for Exhaust Fan 抽氣扇開關掣	1						
		Switch for Electric Water Heater 電熱水爐掣	1						
		Lighting Point 燈位	1						

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



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

Floor 樓層	Location 位置	Mechanical and Electrical Provisions 機電裝置	House 1 洋房 1	House 2, 3, 5, 6, 8, 10, 12, 16 洋房 2, 3, 5, 6, 8, 10, 12, 16	House 7, 9, 11, 15 洋房 7, 9, 11, 15	House 17-20 洋房 17-20	House 21 洋房21	House 22, 23, 25-27 洋房 22, 23, 25-27		House 28 洋房 28
LG/F 地下低層	Store Room 儲物房	Lighting Switch 燈掣	-	2	2	2	2	House 22, 25, 27 洋房22, 25, 27	3	2
		House 23, 26 洋房23, 26	2							
		Switch for Exhaust Fan 抽氣扇開關掣	-	1	1	1	1	1	1	1
		Switch for Electric Water Heater 電熱水爐掣	-	1	1	1	1	1	1	
		Lighting Point 燈位	2	2	2	2	9	2	3	
		13A Socket Outlet 13A電插座	-	1	1	-	2	-	-	
		13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1	1	1	
		TV and FM Outlet 電視及電台天線插座	1	1	1	1	1	1	1	
		Telephone Outlet 電話插座	-	-	-	-	1	-	1	
		Provision for Telephone Outlet 備用電話插座	-	1	1	1	-	1	-	
		Fused Switch for Air-Conditioner 空調機接線位連保險絲	1	1	1	1	1	1	1	
		Fused Switch for Washing Machine 洗衣機接線位連保險絲	-	-	-	1	-	-	-	
		Fused Switch 接線位連保險絲	1	-	-	-	-	-	-	
		Washing Machine Connection Point (Water Inlet) 洗衣機接駁點(來水位)	1	-	-	1	1	-	-	
		Washing Machine Connection Point (Water Outlet) 洗衣機接駁點(去水位)	-	-	-	House 17, 19 洋房 17, 19	-	1	-	-
House 18, 20 洋房 18, 20	1									

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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備



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

Floor 樓層	Location 位置	Mechanical and Electrical Provisions 機電裝置	House 1 洋房 1	House 2, 3, 5, 6, 8, 10, 12, 16 洋房 2, 3, 5, 6, 8, 10, 12, 16	House 7, 9, 11, 15 洋房 7, 9, 11, 15	House 17-20 洋房 17-20	House 21 洋房21	House 22, 23, 25-27 洋房 22, 23, 25-27	House 28 洋房 28	
LG/F 地下低層	Store Room next to Carport 近車庫的儲物房	Lighting Point 燈位	1							
	Bathroom 浴室	Fused Switch for Exhaust Fan 抽氣扇接線位連保險絲	1							
		Lighting Point 燈位	1							
		Washing Machine Connection Point (Water Outlet) 洗衣機接駁點(去水位)	1							
	Lavatory 洗手間	Fused Switch for Exhaust Fan 抽氣扇接線位連保險絲		1	1	1	1	1	1	
		Lighting Point 燈位		1	1	1	1	1	1	
		Washing Machine Connection Point (Water Outlet) 洗衣機接駁點(去水位)		-	-	House 17, 19 洋房 17, 19	1	-	-	-
				House 18, 20 洋房 18, 20	-					
	LG/F to G/F 地下低層 至地面層	Internal Staircase and Landing 室內樓梯及樓梯平台	Lighting Point 燈位	1						
G/F 地面層	House Entrance 洋房入口	Door Bell Push Button 門鈴按鈕		1	1	1	1	1	1	
		Lighting Point 燈位		1	1	1	1	1	1	

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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備



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

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G/F 地面層	Living Room and Dining Room 客廳及飯廳	Door Bell 門鐘	1	1	1	1	1	1	1	
		Door Phone 對講機	-	1	1	1	1	1	1	
		Lighting Switch 燈掣	8	6	6	6	7	6	7	
		Switch for Exhaust Fan 抽氣扇開關掣	2	2	2	2	2	2	2	
		Lighting Point 燈位	7	5	5	House 17, 19 洋房 17, 19	5	38	5	66
						House 18, 20 洋房 18, 20	4			
		13A Socket Outlet 13A電插座	-	House 2, 5 洋房 2, 5	1	1	1	-	-	3
				House 3, 6, 8, 10, 12, 16 洋房 3, 6, 8 ,10, 12, 16	2					
		13A Twin Socket Outlet 13A雙位電插座	6	House 2, 5 洋房 2, 5	7	7	4	6	7	2
				House 3, 6, 8, 10, 12, 16 洋房 3, 6, 8 ,10, 12, 16	6					
		TV and FM Outlet 電視及電台天線插座	3	3	3	4	5	House 22 洋房 22	3	1
								House 23, 25-27 洋房 23, 25-27	4	
		Telephone Outlet 電話插座	2	2	2	2	4	2	1	
		Provision for Telephone Outlet 備用電話插座	1	2	2	3	-	House 22 洋房 22	3	-
								House 23, 25-27 洋房 23, 25-27	2	
		Fused Switch for Air-Conditioner 空調機接線位連保險絲	2	2	2	2	2	2	2	

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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

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G/F 地面層	Kitchen 廚房	Lighting Switch 燈掣	-	-	-	1	1	-		-	
		Lighting Point 燈位	5	4	4	8	8	4		8	
		Connection Unit for Kitchen Appliance 廚房設備接線位	5	5	5	5	5	5		5	
		13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1	1		1	
		Gas Water Heater Controller 煤氣熱水爐溫度控制器	1	1	1	1	1	1		1	
	Bathroom 浴室	Lighting Point 燈位	3	3	3	4	4	3		3	
		Fused Switch for Exhaust Fan 抽氣扇接線位連保險絲	1	1	1	1	1	1		1	
	Store Room 儲物房	Lighting Switch 燈掣		1	1	-	-	1		1	
		Lighting Point 燈位		1	1	1	1	1		1	
	Garden 花園	13A Watertight Socket Outlet 13A 防水電插座	2	-	-	-	-	-		-	
		Outdoor Foot Light 戶外牆身照明燈	9	2	2	2	3	House 22, 23 洋房 22, 23	4	4	
								House 25, 26 洋房 25, 26	5		
								House 27 洋房 27	6		
	Flat Roof 平台	13A Watertight Socket Outlet 13A 防水電插座	2								
		Outdoor Foot Light 戶外牆身照明燈	4								
G/F to 1/F 地面層至 一樓	Internal Staircase and Landing 室內樓梯及樓梯平台	Lighting Point 燈位	1	2	2	2	5	2		-	

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



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

Floor 樓層	Location 位置	Mechanical and Electrical Provisions 機電裝置	House 1 洋房 1	House 2, 3, 5, 6, 8, 10, 12, 16 洋房 2, 3, 5, 6, 8, 10, 12, 16	House 7, 9, 11, 15 洋房 7, 9, 11, 15	House 17-20 洋房 17-20	House 21 洋房21	House 22, 23, 25-27 洋房 22, 23, 25-27	House 28 洋房 28
1/F 一樓	Bedroom 1 睡房 1	Lighting Switch 燈掣	2	1	1	1	2	1	1
		Switch for Exhaust Fan 抽氣扇開關掣	1	-	-	1	1	-	-
		Lighting Point 燈位	2	House 2, 5 洋房 2, 5	2	2	14	2	11
				House 3, 6, 8, 10, 12, 16 洋房 3, 6, 8 ,10, 12, 16					
		13A Socket Outlet 13A電插座	1	1	1	1	1	2	2
		13A Twin Socket Outlet 13A雙位電插座	2	3	3	2	2	3	1
		TV and FM Outlet 電視及電台天線插座	1	1	1	1	1	1	1
		Telephone Outlet 電話插座	1	1	1	1	3	1	2
		Provision for Telephone Outlet 備用電話插座	1	2	2	2	-	1	-
		Fused Switch for Air-Conditioner 空調機接線位連保險絲	1	1	1	1	1	1	1
	Bedroom 2 睡房 2	Lighting Switch 燈掣	3	1	1	3	3	1	1
		Switch for Exhaust Fan 抽氣扇開關掣	1	-	-	1	1	-	-
		Lighting Point 燈位	3	House 2, 5 洋房 2, 5	2	2	9	2	11
				House 3, 6, 8, 10, 12, 16 洋房 3, 6, 8 ,10, 12, 16					
		13A Socket Outlet 13A電插座	1	1	1	House 17, 18, 20 洋房 17, 18, 20	1	-	2
						House 19 洋房 19	-		
		13A Twin Socket Outlet 13A雙位電插座	2	3	3	House 17, 18, 20 洋房 17, 18, 20	2	2	2
						House 19 洋房 19	3		

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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Floor 樓層	Location 位置	Mechanical and Electrical Provisions 機電裝置	House 1 洋房 1	House 2, 3, 5, 6, 8, 10, 12, 16 洋房 2, 3, 5, 6, 8, 10, 12, 16	House 7, 9, 11, 15 洋房 7, 9, 11, 15	House 17-20 洋房 17-20	House 21 洋房21	House 22, 23, 25-27 洋房 22, 23, 25-27	House 28 洋房 28
1/F 一樓	Bedroom 2 睡房 2	TV and FM Outlet 電視及電台天線插座	1	1	1	1	1	1	1
		Telephone Outlet 電話插座	1	1	1	1	2	1	3
		Provision for Telephone Outlet 備用電話插座	2	2	2	2	-	1	-
		Fused Switch for Air-Conditioner 空調機接線位連保險絲	1	1	1	1	1	1	1
	Bedroom 3 睡房 3	Lighting Switch 燈掣		2	2			2	2
		Switch for Exhaust Fan 抽氣扇開關掣		1	1			1	1
		Lighting Point 燈位		3	3			3	16
		13A Socket Outlet 13A 單位電插座		2	2			3	2
		13A Twin Socket Outlet 13A雙位電插座		3	3			2	2
		TV and FM Outlet 電視及電台天線插座		1	1			1	1
		Telephone Outlet 電話插座		1	1			1	3
		Provision for Telephone Outlet 備用電話插座		2	2			2	-
		Fused Switch for Air-Conditioner 空調機接線位連保險絲		1	1			1	1
	Store Room 儲物房	Lighting Switch 燈掣				-	1		
		Lighting Point 燈位				2	2		

Notes:

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備註：

- 不設洋房 4、13、14 及 24。
- 上表內之(-)代表「不提供」。
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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備



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

Floor 樓層	Location 位置	Mechanical and Electrical Provisions 機電裝置	House 1 洋房 1	House 2, 3, 5, 6, 8, 10, 12, 16 洋房 2, 3, 5, 6, 8, 10, 12, 16	House 7, 9, 11, 15 洋房 7, 9, 11, 15	House 17-20 洋房 17-20	House 21 洋房21	House 22, 23, 25-27 洋房 22, 23, 25-27	House 28 洋房 28
1/F 一樓	Corridor 走廊	Lighting Switch 燈掣	4	5	5	4	4	4	2
		Switch for Exhaust Fan 抽氣扇開關掣	-	1	1	-	-	1	1
		Lighting Point 燈位	3	2	2	2	3	2	5
		13A Socket Outlet 13A電插座	1	1	1	1	1	1	-
	Bathroom 1 浴室 1	Lighting Point 燈位	7	7	7	7	7	7	8
		13A Socket Outlet 13A 單位電插座	1	1	1	1	1	1	-
		13A Watertight Socket Outlet 13A防水電插座	-	-	-	-	-	-	1
		Fused Switch for Exhaust Fan 抽氣扇接線位連保險絲	1	1	1	1	1	1	1
		Gas Water Heater Controller 煤氣熱水爐溫度控制器	1	1	1	1	1	1	1
	Bathroom 2 浴室 2	Lighting Point 燈位	8	7	7	7	7	7	4
		13A Socket Outlet 13A 單位電插座	1	1	1	1	1	1	1
		Fused Switch for Exhaust Fan 抽氣扇接線位連保險絲	1	1	1	1	1	1	1
		Gas Water Heater Controller 煤氣熱水爐溫度控制器	1	1	1	1	1	1	1
	Flat Roof 平台	Flat Roof Light 平台照明燈	1						

Notes:

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備註：

- 不設洋房 4、13、14 及 24。
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- 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

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

Floor 樓層	Location 位置	Mechanical and Electrical Provisions 機電裝置	House 1 洋房 1	House 2, 3, 5, 6, 8, 10, 12, 16 洋房 2, 3, 5, 6, 8, 10, 12, 16	House 7, 9, 11, 15 洋房 7, 9, 11, 15	House 17-20 洋房 17-20	House 21 洋房 21	House 22, 23, 25-27 洋房 22, 23, 25-27	House 28 洋房 28
1/F to 2/F 一樓至二樓	Internal Staircase and Landing 室內樓梯及樓梯平台	Lighting Switch 燈掣	-	-	-	-	2	-	-
		Lighting Point 燈位	1	2	2	1	1	2	-
2/F 二樓	Master Living Area 主人客廳	Lighting Switch 燈掣	2			6	3		
		Lighting Point 燈位	6			5	7		
		13A Socket Outlet 13A電插座	-			1	3		
		13A Twin Socket Outlet 13A雙位電插座	4			4	3		
		TV and FM Outlet 電視及電台天線插座	2			2	2		
		Telephone Outlet 電話插座	1			-	2		
		Provision for Telephone Outlet 備用電話插座	1			2	-		
		Fused Switch for Air-Conditioner 空調機接線位連保險絲	1			1	1		
	Master Bedroom 主人睡房	Lighting Switch 燈掣	2	2	2	2	3	3	3
		Switch for Exhaust Fan 抽氣扇開關掣	1	1	1	1	1	1	1
		Lighting Point 燈位	3	2	2	2	7	2	15
		13A Socket Outlet 13A 單位電插座	2	3	3	House 17, 19 洋房 17, 19	1	1	3
						House 18, 20 洋房 18, 20			
		13A Twin Socket Outlet 13A雙位電插座	3	3	3	2	2	House 22, 25, 27 洋房 22, 25, 27	2
								House 23, 26 洋房 23, 26	

Notes:

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

備註：

- 不設洋房 4、13、14 及 24。
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FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備



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

Floor 樓層	Location 位置	Mechanical and Electrical Provisions 機電裝置	House 1 洋房 1	House 2, 3, 5, 6, 8, 10, 12, 16 洋房 2, 3, 5, 6, 8, 10, 12, 16	House 7, 9, 11, 15 洋房 7, 9, 11, 15	House 17-20 洋房 17-20	House 21 洋房21	House 22, 23, 25-27 洋房 22, 23, 25-27		House 28 洋房 28		
2/F 二樓	Master Bedroom 主人睡房	TV and FM Outlet 電視及電台天線插座	2	2	2	1	1	2		1		
		Telephone Outlet 電話插座	1	1	1	1	2	1		2		
		Provision for Telephone Outlet 備用電話插座	3	2	2	2	-	House 22, 25, 27 洋房 22, 25, 27	2	-		
								House 23, 26 洋房 23, 26	3			
		Fused Switch for Air-Conditioner 空調機接線位連保險絲	1	1	1	1	1	1		1		
	Study Room 1 書房 1	Lighting Switch 燈掣							1		1	
		Lighting Point 燈位							House 22, 25, 27 洋房 22, 25, 27	2	7	
									House 23, 26 洋房 23, 26	1		
		13A Socket Outlet 13A 單位電插座							House 22, 25, 27 洋房 22, 25, 27	2	-	
									House 23, 26 洋房 23, 26	-		
		13A Twin Socket Outlet 13A雙位電插座							1		1	
		TV and FM Outlet 電視及電台天線插座							1		-	
		Telephone Outlet 電話插座							1		1	
		Provision for Telephone Outlet 備用電話插座							House 22, 25, 27 洋房 22, 25, 27	1	-	
									House 23, 26 洋房 23, 26	-		
		Fused Switch for Air-Conditioner 空調機接線位連保險絲							1		1	

- Notes:
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 - 2. The symbol (-) as shown in the above table denotes “Not provided”.
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 - 4. The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

- 備註：
- 1. 不設洋房 4、13、14 及 24。
 - 2. 上表內之(-)代表「不提供」。
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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備



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

Floor 樓層	Location 位置	Mechanical and Electrical Provisions 機電裝置	House 1 洋房 1	House 2, 3, 5, 6, 8, 10, 12, 16 洋房 2, 3, 5, 6, 8, 10, 12, 16	House 7, 9, 11, 15 洋房 7, 9, 11, 15	House 17-20 洋房 17-20	House 21 洋房21	House 22, 23, 25-27 洋房 22, 23, 25-27	House 28 洋房 28	
2/F 二樓	Study Room 2 書房 2	Lighting Switch 燈掣						1		1
		Lighting Point 燈位						House 22, 25, 27 洋房 22, 25, 27	1	11
								House 23, 26 洋房 23, 26	2	
		13A Socket Outlet 13A單位電插座						House 22, 25, 27 洋房 22, 25, 27	-	-
								House 23, 26 洋房 23, 26	2	
		13A Twin Socket Outlet 13A雙位電插座						1		1
		TV and FM Outlet 電視及電台天線插座						1		-
		Telephone Outlet 電話插座						1		1
		Provision for Telephone Outlet 備用電話插座						House 22, 25, 27 洋房 22, 25, 27	-	-
								House 23, 26 洋房 23, 26	1	
		Fused Switch for Air-Conditioner 空調機接線位連保險絲						1		1
	Corridor 走廊	Lighting Switch 燈掣	2	4	4			3		3
		Lighting Point 燈位	3	2	2			2		5
		13A Socket Outlet 13A電插座	1	1	1			1		1

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



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

Floor 樓層	Location 位置	Mechanical and Electrical Provisions 機電裝置	House 1 洋房 1	House 2, 3, 5, 6, 8, 10, 12, 16 洋房 2, 3, 5, 6, 8, 10, 12, 16	House 7, 9, 11, 15 洋房 7, 9, 11, 15	House 17-20 洋房 17-20	House 21 洋房21	House 22, 23, 25-27 洋房 22, 23, 25-27	House 28 洋房 28	
2/F 二樓	Bathroom 浴室	Lighting Point 燈位	7	8	8	8	8	9	9	
		13A Socket Outlet 13A 單位電插座	2	2	2	2	2	2	1	
		13A Watertight Socket Outlet 13A防水電插座	-	-	-	-	-	-	1	
		Fused Switch for Exhaust Fan 抽氣扇接線位連保險絲	1	1	1	1	1	1	1	
		TV and FM Outlet 電視及電台天線插座	1	1	1	1	1	1	1	
		Gas Water Heater Controller 煤氣熱水爐溫度控制器	1	1	1	1	1	1	1	
	Cloakroom 衣帽間	Lighting Switch 燈掣					1	1		
		Lighting Point 燈位					1	2		
		13A Socket Outlet 13A 單位電插座					1	1		
	Glass House 玻璃屋	13A Watertight Socket Outlet 13A 防水電插座				1				
		Isolator 隔離開關掣				1				
	Flat Roof 平台	13A Watertight Socket Outlet 13A 防水電插座		1	-			-	-	
		Outdoor Foot Light 戶外牆身照明燈		5	5			-	-	
		Flat Roof Light 平台照明燈		-	-			1	1	
		Isolator 隔離開關掣		1	-			-	-	

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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Floor 樓層	Location 位置	Mechanical and Electrical Provisions 機電裝置	House 1 洋房 1	House 2, 3, 5, 6, 8, 10, 12, 16 洋房 2, 3, 5, 6, 8, 10, 12, 16	House 7, 9, 11, 15 洋房 7, 9, 11, 15	House 17-20 洋房 17-20	House 21 洋房 21	House 22, 23, 25-27 洋房 22, 23, 25-27	House 28 洋房 28
2/F to ROOF/F 二樓 至天台	Internal Staircase and Landings 室內樓梯及樓梯平台	Lighting Switch 燈掣	2	2	2	2	2	2	2
		Lighting Point 燈位	3	3	3	3	7	3	4
		13A Socket Outlet 13A 單位電插座	1	-	-	1	1	-	-
ROOF/F 天台	Flat Roof 天台	13A Watertight Socket Outlet 13A 防水電插座	2	3	3	2	1	3	3
		Outdoor Foot Light 戶外牆身照明燈	7	House 2, 5 洋房 2, 5	6	6	7	6	6
				House 3, 6, 8, 10, 12, 16 洋房 3, 6, 8, 10, 12, 16	5				
		Isolator 隔離開關掣	1	1	1	1	1	1	1
		Watertight Fused Switch for Water Heater 防水熱水爐接線位連保險絲	2	2	2	2	2	2	2
		Washing Machine Connection Point (Water Inlet) 洗衣機接駁點(來水位)	-	1	1	-	-	1	1
		Washing Machine Connection Point (Water Outlet) 洗衣機接駁點(去水位)	-	1	1	-	-	1	1
	Lift Lobby 升降機大堂	Lighting Switch 燈掣	2			2	2		
		Lighting Point 燈位	1			1	1		
		13A Socket Outlet 13A 單位電插座	1			1	1		

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SERVICE AGREEMENTS

服務協議



Potable and flushing water is supplied by Water Supplies Department.	食水及沖廁水由水務署供應。
Electricity is supplied by CLP Power Hong Kong Limited	電力由中華電力有限公司供應。
Towngas is supplied by The Hong Kong and China Gas Company Limited	煤氣由香港中華煤氣有限公司供應。

GOVERNMENT RENT

地稅



The Vendor (Owner) will pay/has paid the outstanding Government rent payable for the specified residential property up to and including the date of the assignment of the specified residential property.	賣方（擁有人）會／已繳付有關指明住宅物業之地稅直至及包括指明住宅物業之業權轉讓日期。
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MISCELLANEOUS PAYMENTS BY PURCHASER

買方的雜項付款



- On the delivery of the vacant possession of the specified residential property to the purchaser, the purchaser is liable to reimburse the Owner for the deposits for water, electricity and gas.
- 在向買方交付指明住宅物業在空置情況下的管有權時，買方須向擁有人補還水，電力及氣體的按金。
- On that delivery, the purchaser is not liable to pay to the Owner a debris removal fee.
- 在交付時，買方不須向擁有人支付清理廢料的費用。

Note:

The purchaser should pay to the Manager (not the Owner) of the Development the deposits for communal water and electricity meters and debris removal fee.

附註：

買方須向發展項目管理人（而非擁有人）繳付公用水及電力錶按金及清理廢料的費用。

DEFECT LIABILITY WARRANTY PERIOD

欠妥之處的保養責任期



As provided in the agreement for sale and purchase, defect liability warranty period for the specified residential property and the fittings, finishes and appliances is within 6 months after the date of completion of the sale and purchase of the residential property.

根據買賣合約，指明住宅物業及其裝置、裝修物料及設備的欠妥之處的保養責任期為該住宅物業買賣完成日期後計6個月內。

MAINTENANCE OF SLOPES

斜坡維修



1. The Land Grant requires the owners of the residential properties in the Development to maintain slopes at their own costs.
2. Special Condition No.(32) of the Land Grant stipulates that:-
 - (a) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the Lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the Lot or any part thereof or any other works required to be done by the Grantee under the Land Grant, or for any other purpose, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the Lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslide or subsidence occurring thereafter. The Grantee shall at all times during the term granted by the Land Grant maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.
 - (b) Nothing in Special Condition No.(32)(a) of the Land Grant shall prejudice the Government's rights under the Land Grant, in particular Special Condition No.(31) of the Land Grant.
 - (c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Grantee or owing to any other reason, any falling away, landslide or subsidence occurs at any time, whether in or from any land within the Lot or from any adjacent or adjoining Government or leased land, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslide or subsidence.
 - (d) In addition to any other rights or remedies provided in the Land Grant for breach of the Land Grant, the Director shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslide or subsidence, and if the Grantee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Grantee shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.
3. Each of the owners of residential properties is obliged to contribute towards the cost of maintenance work.
4. The plan for the slopes, retaining walls and related structures ("Slope Structures") constructed or to be constructed, within or outside the land on which the development is situated is set out on page 141.
5. Under the Deed of Mutual Covenant of the Development, the Manager shall have the owner's authority to engage suitable qualified personnel to inspect keep and maintain in good substantial repair and condition the Slope Structures as required by the Land Grant in accordance with "Geoguide 5 - Guide to Slope Maintenance" issued by the Geotechnical Engineering Office as amended from time to time and the maintenance manual for the Slope Structures and with such other guidelines issued from time to time by appropriate Government departments regarding the maintenance of slopes, retaining walls and related structures and to carry out any necessary works in relation thereto.

Note:

Unless otherwise defined in this sales brochure, capitalised and other terms used in this section shall have the same meaning of such terms used in the Land Grant and Deed of Mutual Covenant. Please refer to the Land Grant and Deed of Mutual Covenant for reference.

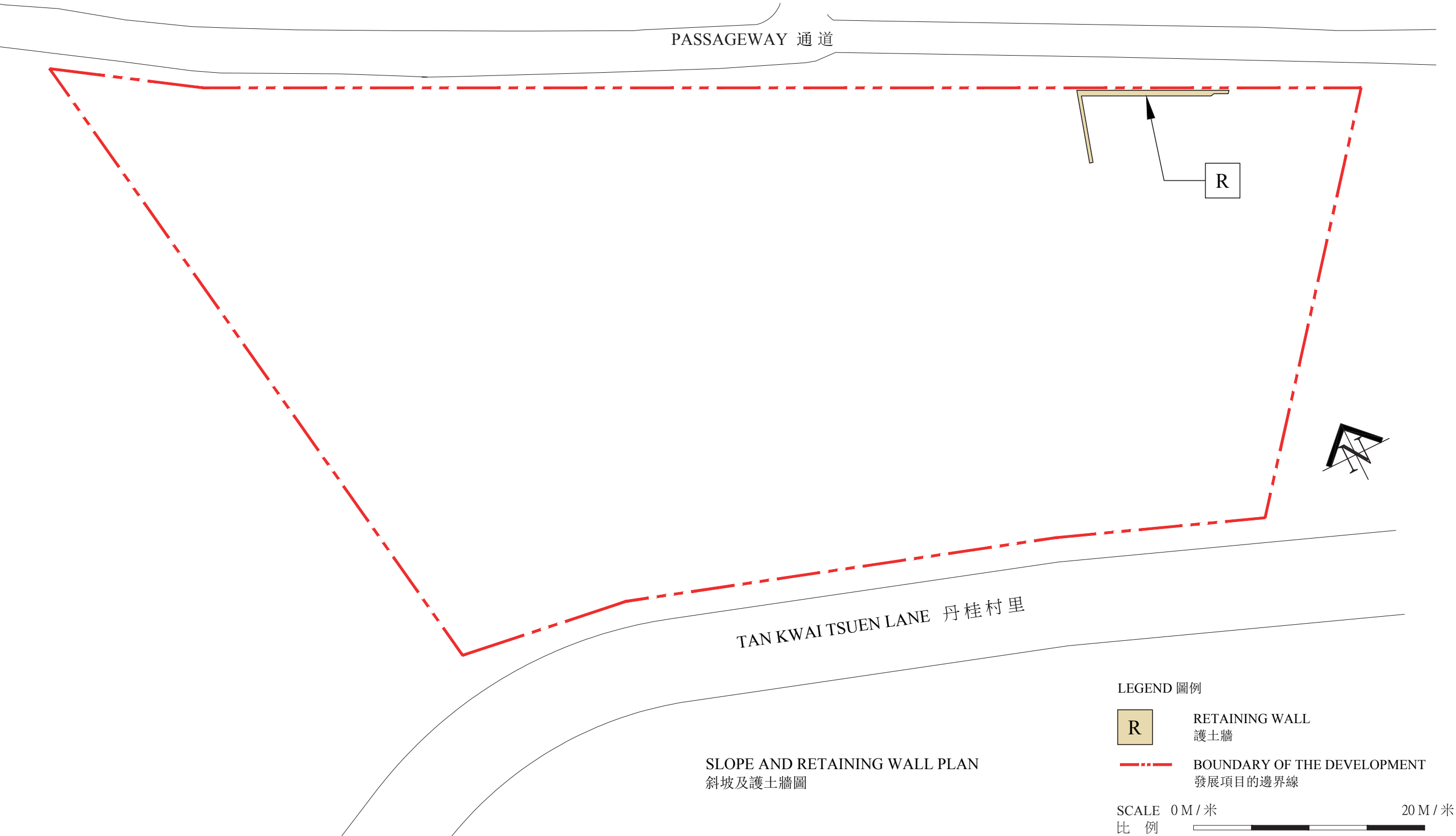
1. 批地文件規定，發展項目的擁有人須自費維修斜坡。
2. 批地文件特別條件第(32)條規定：
 - (a) 倘若任何土地需要或已經被分割、移除、移後、堆積、堆填或進行任何類型的斜坡處理工程，不論有否經署長預先書面同意，亦不論是在該地段內或任何政府土地內，旨在或有關構建、平整或發展該地段或其部分或承授人按批地文件須要進行的任何其他工程或作任何其他用途，承授人須自費進行與修建該等斜坡處理工程、護土牆或其他承托物、保護物、排水或輔助工程或期後必要的其他工程，以便保護與承托該地段和任何毗鄰或毗連政府土地或出租土地內的土地，避免與防止期後發生任何塌方、山泥傾瀉或地陷。承授人須在批地文件下批出之年期自費保持該土地、斜坡處理工程、護土牆或其他承托物、保護物、排水或輔助工程或其他工程修葺狀態良好堅固，達致署長滿意。
 - (b) 批地文件特別條件第(32)(a)條不損害政府在批地文件下的權利，尤其批地文件特別條件第(31)條。
 - (c) 倘若因為任何構建、平整、發展或承授人進行其他工程或任何其他原因造成任何時候發生塌方、山泥傾瀉或地陷，不論發生在或來自該地段任何土地或任何毗鄰或毗連政府土地或出租土地，承授人須自費進行修復或彌補，達致署長滿意，並對該塌方、山泥傾瀉或地陷造成政府、其代理人及承建商承受、遭受或產生的一切費用、收費、損害賠償、要求及索償彌償他們。
 - (d) 除了批地文件所訂對違反批地文件的任何其他權利或補償外，署長有權發出書面通知要求承授人進行、修建及保養上述土地、斜坡處理工程、護土牆或其他承托物、保護物及排水系統或附屬工程或其他工程或復原及修復任何塌方、山泥傾瀉或地陷，及倘若承授人不理會或未能在通知指定的時期內執行該通知的要求，並達致署長滿意，署長可立即執行與進行任何必要工程，而承授人須在政府要求時償還政府因此產生的費用連同任何行政費或專業費用及收費。
3. 每名住宅物業擁有人均須分擔維修工程的費用。
4. 第141頁之圖則顯示已經或將會在發展項目所位於的土地之內或之外建造的斜坡、護土牆及有關構築物(「斜坡構築物」)。
5. 根據發展項目公契，管理人獲擁有人授權，聘請適當的合資格人士，按土力工程處印發的「岩土指南第五冊 - 斜坡維修指南」(以不時的修訂本為準)和斜坡保養手冊及有關政府部門不時發出有關保養斜坡，護土牆及相關構築物的其他指引，視察、維持及妥善保養批地文件要求的斜坡構築物並對其進行一切必要的工程。

註：

除在售樓說明書另有定義外，上述用詞的意義等同於批地文件及公契內該用詞的意義。請參閱批地文件及公契。



MAINTENANCE OF SLOPES 斜坡維修



MODIFICATION
修訂



Not Applicable

不適用

RELEVANT INFORMATION
有關資料



Not Applicable

不適用

WEBSITE ADDRESS
互聯網網站的網址



The website address designated by the Vendor for the Development:
www.manorparc.com.hk

賣方就發展項目指定的互聯網網站的網址：
www.manorparc.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

- 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.

		Area (m ²)
Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1.	Carpark and loading/unloading area excluding public transport terminus	688.289
2.	Plant rooms and similar services	
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.	16.537
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.	755.008
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	58.673
Green Features under Joint Practice Notes 1 and 2		
3.	Balcony	91.800
4.	Wider common corridor and lift lobby	Not applicable
5.	Communal sky garden	Not applicable
6.	Acoustic fin	Not applicable
7.	Wing wall, wind catcher and funnel	Not applicable
8.	Non-structural prefabricated external wall	Not applicable
9.	Utility platform	Not applicable
10.	Noise barrier	Not applicable
Amenity Features		
11.	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	4.998
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	223.148
13.	Covered landscaped and play area	Not applicable
14.	Horizontal screen/covered walkway and trellis	Not applicable

		Area (m ²)
Amenity Features		
15.	Larger lift shaft	Not applicable
16.	Chimney shaft	Not applicable
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	Not applicable
18.	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room	1.531
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	1.988
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature	Not applicable
21.	Void in duplex domestic flat and house	Not applicable
22.	Sunshade and reflector	Not applicable
23.	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window	Not applicable
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	104.406
Other Exempted Items		
25.	Refuge floor including refuge floor cum sky garden	Not applicable
26.	Covered area under large projecting/overhanging feature	Not applicable
27.	Public transport terminus	Not applicable
28.	Party structure and common staircase	Not applicable
29.	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	242.203
30.	Public passage	Not applicable
31.	Covered set back area	Not applicable
Bonus GFA		
32.	Bonus GFA	Not applicable
Additional Green Features under Joint Practice Note (No. 8)		
33.	Buildings adopting Modular Integrated Construction	Not applicable

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.

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料



獲寬免總樓面面積的設施分項

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

		面積(平方米)
根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		
1.	停車場及上落客貨地方（公共交通總站除外）	688.289
2.	機房及相類設施	
2.1	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考(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	16.537
2.2	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	755.008
2.3	非強制性或非必要機房，例如空調機房、送風櫃房等	58.673
根據聯合作業備考第1及第2號提供的環保設施		
3.	露台	91.800
4.	加闊的公用走廊及升降機大堂	不適用
5.	公用空中花園	不適用
6.	隔聲簷	不適用
7.	翼牆、捕風器及風斗	不適用
8.	非結構預製外牆	不適用
9.	工作平台	不適用
10.	隔音屏障	不適用
適意設施		
11.	管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處	4.998
12.	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	223.148
13.	有蓋園景區及遊樂場地	不適用
14.	橫向屏障/有蓋人行道及花棚	不適用

		面積(平方米)
適意設施		
15.	擴大升降機槽	不適用
16.	煙囪管道	不適用
17.	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	不適用
18.	強制性設施或必要機房所需的管槽、氣槽及垂直立管	1.531
19.	非強制性設施或非必要機房所需的管槽及氣槽	1.988
20.	環保系統及設施所需的機房、管槽及氣槽	不適用
21.	複式住宅單位及洋房的中空空間	不適用
22.	遮陽篷及反光罩	不適用
23.	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	不適用
24.	《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	104.406
其他項目		
25.	庇護層，包括庇護層兼空中花園	不適用
26.	大型伸出/外懸設施下的有蓋地方	不適用
27.	公共交通總站	不適用
28.	共用構築物及公用樓梯	不適用
29.	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	242.203
30.	公眾通道	不適用
31.	有蓋的後移部分	不適用
額外總樓面面積		
32.	額外總樓面面積	不適用
根據聯合作業備考（第8號）提供的額外環保設施		
33.	採用「組裝合成」建築法的樓宇	不適用

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。

INFORMATION REQUIRED TO BE SET OUT BY THE DIRECTOR OF LANDS UNDER CONSENT SCHEME

按地政總署署長同意方案要求列出的資料



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INFORMATION REQUIRED TO BE SET OUT BY THE DIRECTOR OF LANDS UNDER CONSENT SCHEME

按地政總署署長同意方案要求列出的資料



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INFORMATION REQUIRED TO BE SET OUT BY THE DIRECTOR OF LANDS UNDER CONSENT SCHEME

按地政總署署長同意方案要求列出的資料



1. 買方須於正式買賣合約（「**買賣合約**」）下與賣方約定，除訂立按揭或押記外，在買賣完成及簽署轉讓契前，買方不得提名任何人士接受買賣合約指明之住宅單位或停車位之轉讓、轉售該住宅單位或停車位或以任何形式轉移該住宅單位或停車位之買賣合約之權益，或訂立任何有關上述提名、轉售或轉移權益之協議。
 2. 若賣方應買賣合約下買方要求同意（同意與否賣方有酌情權決定）取消買賣合約或買賣合約下買方之責任，賣方有權保留等同買賣合約指明之住宅單位及停車位總售價5%之金額，另買方須向賣方繳付或補還（視屬何情況而定）所有與取消買賣合約有關之法律費用、收費及開銷（包括任何印花稅）。
 3. 賣方將會或已經（視屬何情況而定）支付所有關於發展項目在其上興建之土地於批地文件日期起計至相關買家轉讓契日期（包括該日）期間之未付地稅。
 4. 已簽署買賣合約之買方有權查閱，亦可要求取得有關完成興建發展項目所需的總建築費及總專業服務費與及截至提出該要求之前一個月月底為止已花費及支付的總建築費及總專業服務費之最新資料副本一份，惟買方須就每項上述獲得副本之要求繳付不超過港幣一百元之象徵式費用。
 5. 批地文件特別條件第(29)條規定:-
 - (a) 承授人確認一條現有路徑（以下簡稱「**現有路徑**」）位於批地文件附錄的圖則 I 上用粉紅色間藍斜線顯示的該地段部分（以下簡稱「**粉紅色間藍斜線範圍**」）。在完成建造特別條件第(29)(b)條所述的通道之前，承授人須自費維持現有路徑，在各方面達致地政總署署長滿意，並允許公眾人士、地政總署署長、其職員、承建商及任何獲其授權人士於任何時間為了一切合法目的自由及免費地乘車、步行或乘坐輪椅通行、進出、往返及途經現有路徑，並確保根據特別條件第(29)(b)條及第(29)(c)條的工程或其他原因不會干擾或阻礙現有路徑。
 - (b) 承授人必須於2019年3月31日或之前（或地政總署署長另行批准的延長期限內），按地政總署署長要求或批准的方式、物料、標準、水平、定線和設計自費鋪設及塑造粉紅色間藍斜線範圍，及於粉紅色間藍斜線範圍內提供及建造一條不少於5.0米闊的通道（以下簡稱「**通道**」），致使建造、車輛及行人的交通可在粉紅色間藍斜線範圍上進行，於各方面達致地政總署署長滿意。
 - (c) 承授人須自費管理、保持、維持及維修粉紅色間藍斜線範圍連同通道，以及（按地政總署署長可能之要求）該等興建、設置及提供在該範圍之上或之內的其他構築物、路面、溝渠、污水渠、排水渠、消防栓、服務、街燈、交通標誌、街道設施、道路標記及植物於良好及修葺妥當的狀況，達致地政總署署長滿意，直至按特別條件第(30)(a)條交出粉紅色間藍斜線範圍為止。
 - (d) 承授人須於按特別條件第(30)(a)條交出粉紅色間藍斜線範圍之前，允許地政總署署長、其職員、承建商、其工人及任何獲其授權人士，不論是否攜帶工具、設備、機器、機械或駕駛車輛，自由出入及再出入該地段及粉紅色間藍斜線範圍以查驗、檢查及監督按特別條件第(29)(a)條、第(29)(b)條及第(29)(c)條進行的工程，及進行、查驗、檢查及監督地政總署署長可能認為於粉紅色間藍斜線範圍上的其他必要工程。

.....

 - (f) 承授人必須於完成特別條件第(29)(b)條所述的工程並達致地政總署署長滿意及根據特別條件第(30)(a)條向政府交出粉紅色間藍斜線範圍之前，無論日夜均允許所有公眾人士於任何時間為了一切合法目的自由及免費地乘車、步行或乘坐輪椅通行、進出、往返及途經粉紅色間藍斜線範圍。
 - (g) 除非獲地政總署署長事先書面同意，不得於粉紅色間藍斜線範圍內、其上或其下興建、建造或放置任何樓宇、構築物或任何樓宇或構築物的支架，以下除外：
 - (i) 圍牆或圍欄或兩者；
 - (ii) 現有總水管（定義見特別條件第(38)(a)條）及特別條件第(38)(a)條所指的任何其他總水管；或
 - (iii) 現有中華電力電纜（定義見特別條件第(42)(a)條）及特別條件第(42)條所指的任何其他電纜。
 - (h) 不得在粉紅色間藍斜線範圍或其任何部分設置停車位、避車處或上落貨車位，亦不得存放或停泊任何貨物或車輛。
6. 批地文件特別條件第(38)條規定:-
 - (a) 承授人確認於批地文件之日期，粉紅色間藍斜線範圍內有一條現有政府總食水管，於批地文件附錄的圖則 I 上用藍線標示（以下簡稱「**現有總水管**」）。
 - (b) 水務監督、其職員、水務監督所指定之其他政府部門之職員、承建商、許可人士及工人，不論是否受聘於水務監督、其他指定政府部門、承建商或許可人士，不論是否攜帶工具、設備、機器、機械或駕駛車輛，均有權自由出入及再出入該地段或其任何部分，以檢查、運作、保養、修理及更新現有總水管及於粉紅色間藍斜線範圍內鋪設其他總水管。
 - (d) 除非取得水務署署長的事先書面同意，不得於現有總水管中間線起1.5米範圍內搭建任何構築物或於粉紅色間藍斜線範圍內開展或進行任何平整工程、打樁工程或爆破工程。
 - (e) 不得於現有總水管中間線起計1.5米範圍內栽種根部會伸入土層深處的樹木或灌木。
7. 已獲批准的公契及管理協議（「**公契**」）第III章第15條訂定，管理人應與業主委員會（如已成立）協商，編制下一年度的年度預算案（涵蓋公契簽立日期起至次年12月31日期間之首年度預算案除外）。年度預算案應涵蓋管理人認為（管理人之決定視為最終決定，存在明顯錯誤者除外）將為所有業主的利益而需支付的開支，或為了發展項目及其公用地方及設施的妥善管理而所需的支出，其中在不影響前述條文的一般適用範圍下包括：-

.....

- (vi) 按批地條件提供及維持的範圍、排水渠及渠道（不論為該地段以內或以外）的成本及費用，包括緩減措施、改善工程及其他根據批地條件特別條件第(40)(e)條批准的措施及工程。
8. 批地文件特別條件第(42)條規定:-
 - (a) 承授人確認於批地文件之日期，粉紅色間藍斜線範圍內有屬於中華電力有限公司（以下簡稱「**中華電力**」）的電纜，於批地文件附錄的圖則 I 上用紅線標示（以下簡稱「**現有中華電力電纜**」）。
 - (b) 中華電力、其職員、承建商或任何獲其授權人士，不論是否攜帶工具、設備、機器、機械或駕駛車輛，均有權自由出入及再出入該地段以檢查、運作、保養、修理及更新現有中華電力電纜及於粉紅色間藍斜線範圍內鋪設其他電纜。

註：本節所載的「承授人」指批地文件訂明的「買方」，如上下文意允許或規定則包括其遺產執行人、遺產管理人及受讓人；如屬公司則包括其繼承人及受讓人。

DATE OF PRINTING OF SALES BROCHURE 售樓說明書印製日期



20th November 2018

2018年11月20日

POSSIBLE FUTURE CHANGE 日後可能出現的改變



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

發展項目及其周邊地區日後可能出現改變。

EXAMINATION 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
19th February 2019 2019年2月19日	14	Updated the Location Plan of the Development 更新發展項目的所在位置圖
17th May 2019 2019年5月17日	14	Updated the Location Plan of the Development 更新發展項目的所在位置圖
	15	Updated the Aerial Photograph of the Development 更新發展項目的鳥瞰照片
16th August 2019 2019年8月16日	14	Updated the Location Plan of the Development 更新發展項目的所在位置圖
15th November 2019 2019年11月15日	No Revision Made 並無作出修改	
14th February 2020 2020年2月14日	No Revision Made 並無作出修改	
17th February 2020 2020年2月17日	15	Updated the Aerial Photograph of the Development 更新發展項目的鳥瞰照片
15th May 2020 2020年5月15日	49	Update the Floor Plans of Residential Properties in the Development 更新發展項目的住宅物業的樓面平面圖
14th August 2020 2020年8月14日	14	Updated the Location Plan of the Development 更新發展項目的所在位置圖
	15	Updated the Aerial Photograph of the Development 更新發展項目的鳥瞰照片
	16	Updated the Outline Zoning Plan Etc. Relating to the Development 更新關乎發展項目的分區計劃大綱圖等
13th November 2020 2020年11月13日	14	Updated the Location Plan of the Development 更新發展項目的所在位置圖
11th February 2021 2021年2月11日	15	Updated the Aerial Photograph of the Development 更新發展項目的鳥瞰照片
11th May 2021 2021年5月11日	14	Updated the Location Plan of the Development 更新發展項目的所在位置圖
	15	Updated the Aerial Photograph of the Development 更新發展項目的鳥瞰照片
9th July 2021 2021年7月9日	32, 34, 36, 38, 40, 42	Updated the Floor Plans of Residential Properties in the Development 更新發展項目的住宅物業的樓面平面圖
	93, 94, 95	Updated the Cross-Section Plan of Building in the Development 更新發展項目中的建築物的橫截面圖

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
8th October 2021 2021年10月8日	02, 03, 04, 05, 06, 07	Updated the Notes to Purchasers of First-Hand Residential Properties 更新一手住宅物業買家須知
	14	Updated the Location Plan of the Development 更新發展項目的所在位置圖
	15	Updated the Aerial Photograph of the Development 更新發展項目的鳥瞰照片
	16, 17	Updated the Outline Zoning Plan Etc. Relating to the Development 更新關乎發展項目的分區計劃大綱圖等
7th January 2022 2022年1月7日	14	Updated the Location Plan of the Development 更新發展項目的所在位置圖
	15	Updated the Aerial Photograph of the Development 更新發展項目的鳥瞰照片
7th April 2022 2022年4月7日	14	Updated the Location Plan of the Development 更新發展項目的所在位置圖
7th July 2022 2022年7月7日	14	Updated the Location Plan of the Development 更新發展項目的所在位置圖
7th October 2022 2022年10月7日	09	Updated Information on Vendor and others Involved in the Development 更新賣方及有參與發展項目的其他人的資料
	13	Updated Information on Property Management 更新物業管理的資料
	14	Updated the Location Plan of the Development 更新發展項目的所在位置圖
	76, 78	Updated Summary of Deed of Mutual Covenant 更新公契的摘要
	107	Updated Inspection of Plans and Deed of Mutual Covenant 更新閱覽圖則及公契
	139	Updated Miscellaneous Payments By Purchaser 更新買方的雜項付款
	145, 146	Delete Information Required To Be Set Out By The Director Of Lands Under Consent Scheme 刪除按地政總署署長同意方案要求列出的資料

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
6th January 2023 2023年1月6日	14	Updated the Location Plan of the Development 更新發展項目的所在位置圖
	15	Updated the Aerial Photograph of the Development 更新發展項目的鳥瞰照片
	15A	Added the Aerial Photograph of the Development 新增發展項目的鳥瞰照片
	17	Updated the Outline Zoning Plan Etc. Relating to the Development 更新關乎發展項目的分區計劃大綱圖等
6th April 2023 2023年4月6日	04, 07	Updated the Notes to Purchasers of First-Hand Residential Properties 更新一手住宅物業買家須知
	14	Updated the Location Plan of the Development 更新發展項目的所在位置圖
	15, 15A	Updated the Aerial Photograph of the Development 更新發展項目的鳥瞰照片
6th July 2023 2023年7月6日	14	Updated the Location Plan of the Development 更新發展項目的所在位置圖
6th October 2023 2023年10月6日	14	Updated the Location Plan of the Development 更新發展項目的所在位置圖
	15, 15A	Updated the Aerial Photograph of the Development 更新發展項目的鳥瞰照片
5th January 2024 2024年1月5日	14	Updated the Location Plan of the Development 更新發展項目的所在位置圖
	15, 15A	Updated the Aerial Photograph of the Development 更新發展項目的鳥瞰照片
	143, 144	Updated the Information in Application for Concession on Gross Floor Area of Building 更新申請建築物總樓面面積寬免的資料
5th April 2024 2024年4月5日	14	Updated the Location Plan of the Development 更新發展項目的所在位置圖
	15	Updated the Aerial Photograph of the Development 更新發展項目的鳥瞰照片
	15A	15A is deleted and replaced with a blank page 刪除第15A頁並換上空頁

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
5th July 2024 2024年7月5日	14	Updated the Location Plan of the Development 更新發展項目的所在位置圖
4th October 2024 2024年10月4日	14	Updated the Location Plan of the Development 更新發展項目的所在位置圖
	15	Updated the Aerial Photograph of the Development 更新發展項目的鳥瞰照片
	15A	Added the Aerial Photograph of the Development 新增發展項目的鳥瞰照片
3rd January 2025 2025年1月3日	14	Updated the Location Plan of the Development 更新發展項目的所在位置圖
3rd April 2025 2025年4月3日	14	Updated the Location Plan of the Development 更新發展項目的所在位置圖
	143, 144	Updated the Information in Application for Concession on Gross Floor Area of Building 更新申請建築物總樓面面積寬免的資料

