18
CAPE ROAD
環角道

售樓説明書 SALES BROCHURE

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

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans[1] as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property[2]. The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

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

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

[2] According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following—
(i) the external dimensions of each residential property;
(ii) the internal dimensions of each residential property;
(iii) the thickness of the internal partitions of each residential property;
(iv) the external dimensions of individual compartments in each residential property.
According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.

- the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
- interior and exterior fittings and finishes and appliances;
- the basis on which management fees are shared;
- whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
- whether individual owners have responsibility to maintain slopes.

6. Government land grant and deed of mutual covenant (DMC)

- Read the Government land grant and the DMC (or the draft DMC). Information such as ownership of the rooftop and external walls can be found in the DMC. The vendor will provide copies of the Government land grant and the DMC (or the draft DMC) at the place where the sale is to take place for free inspection by prospective purchasers.
- Check the Government land grant on whether individual owners are liable to pay Government rent.
- Check the DMC on whether animals can be kept in the residential property.

7. Information on Availability of Residential Properties for Selection at Sales Office

- Check with the vendor which residential properties are available for selection. If a "consumption table" is displayed by the vendor at the sales office, you may check from the table information on the progress of sale on a date of sale, including which residential properties are offered for sale at the beginning of that date of sale and which of them have been selected and sold during that date of sale.
- Do not believe in rumours about the sales condition of the development and enter into a PASP rashly.

8. Register of Transactions

- Pay attention to the register of transactions for a development. A vendor must, within 24 hours after entering into a PASP with a purchaser, enter transaction information of the PASP in the register of transactions. The vendor must, within 1 working day after entering into an agreement for sale and purchase (ASP), enter transaction information of the ASP in the register of transactions. Check the register of transactions for the concerned development to learn more about the sales condition of the development.
- Never take the number of registrations of intent or cashier orders a vendor has received for the purpose of registration as an indicator of the sales volume of a development. The register of transactions for a development is the most reliable source of information from which members of the public can grasp the daily sales condition of the development.

9. Agreement for sale and purchase

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

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

- Note that if the vendor has appointed one or more than one estate agents to act in the sale of any specified residential property in the development, the price list for the development must set out the name of all the estate agents so appointed as at the date of printing of the price list.
- You may appoint any estate agent (not necessarily from those estate agency companies appointed by the vendor) to act in the purchase of any specified residential property in the development, and may also not appoint any estate agent to act on your behalf.
- Before you appoint an estate agent to look for a property, you should -
  - find out whether the agent will act on your behalf only. If the agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;

-find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and
-note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk.

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

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

15. Estimated material date and handing over date

- Check the estimated material date[3] for the development in the sales brochure.
  -The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.
- Handing over date
  -The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
    - ➢ For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
    - ➢ For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
  -The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
  -The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
    - ➢ strike or lock-out of workmen;
    - ➢ riots or civil commotion;
    - ➢ force majeure or Act of God;
    - ➢ fire or other accident beyond the vendor's control;
    - ➢ war; or
    - ➢ inclement weather.
  -The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.

[3] Generally speaking, "material date" means the date on which the conditions of the land grant are complied with in respect of the development, or the date on which the development is completed in all respects in compliance with the approved building plans or the conditions subject to which the certificate of exemption is issued. For details, please refer to section 2 of the Ordinance.

- The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.

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

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

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

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

Other useful contacts:

Consumer Council

Website	:	www.consumer.org.hk
Telephone	:	2929 2222
Email	:	cc@consumer.org.hk
Fax	:	2856 3611

Estate Agents Authority

Website	:	www.eaa.org.hk
Telephone	:	2111 2777
Email	:	enquiry@eaa.org.hk
Fax	:	2598 9596

Real Estate Developers Association of Hong Kong

Telephone	:	2826 0111
Fax	:	2845 2521

Sales of First-hand Residential Properties Authority
March 2023

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

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》(第621章)(下稱「條例」)，賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i)露台；(ii)工作平台；以及(iii)陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部和內部尺寸[2]。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境(包括交通和社區設施)；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 如屬未落成發展項目，賣方在認為有需要時可改動建築圖則（如有的話），因此應留意由賣方提供的任何經修改的售樓說明書，以了解有關未落成發展項目的最新資料。
- 閱覽售樓說明書，並須特別留意以下資訊：
  - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
  - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；

[1] 按揭貸款計劃的資料包括有關按揭貸款計劃對借款人的最低收入的要求、就第一按揭連同第二按揭可獲得的按揭貸款金額上限、最長還款年期、整個還款期內的按揭利率變化，以及申請人須繳付的手續費。

[2] 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項—
(i) 每個住宅物業的外部尺寸；
(ii) 每個住宅物業的內部尺寸；
(iii) 每個住宅物業的內部間隔的厚度；
(iv) 每個住宅物業內個別分隔室的外部尺寸。
根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。

- 室內和外部的裝置、裝修物料和設備；
- 管理費按甚麼基準分擔；
- 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
- 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

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

10. 表達購樓意向

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

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期[3]。
  - 售樓說明書中有關發展項目的預計關鍵日期並不等同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。
- 收樓日期
  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意(視屬何種情況而定)。
    - ➢如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內(以較早者為準)，就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
    - ➢如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件(包括佔用許可證)發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
  - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。
- 認可人士可批予在預計關鍵日期之後完成發展項目
  - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
    - ➢工人罷工或封閉工地；
    - ➢暴動或內亂；
    - ➢不可抗力或天災；
    - ➢火警或其他賣方所不能控制的意外；
    - ➢戰爭；或
    - ➢惡劣天氣。
  - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
  - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

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

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

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

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

香港地產建設商會
電話 ： 2826 0111
傳真 ： 2845 2521

一手住宅物業銷售監管局
2023年3月

The Name of the Development
18 Cape Road

發展項目名稱
18環角道

The Name of the Street at which the Development is situated and the Street Number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development
House A: 18A Cape Road
House B: 18B Cape Road
House C: 18C Cape Road
House D: 18D Cape Road

發展項目所位於的街道的名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數
洋房A：18A環角道
洋房B：18B環角道
洋房C：18C環角道
洋房D：18D環角道

The Development consists of houses

發展項目包含獨立屋

Total number of houses
4

獨立屋總數
4

House Numbering as provided in the approved building plans for the Development
House A, House B, House C and House D

發展項目的經批准的建築圖則所規定的獨立屋的門牌號數
洋房A、洋房B、洋房C及洋房D

Omitted house numbers
Not applicable

被略去的樓層號數
不適用

Vendors
Rich Circle Group Limited: House A
Red Fortune Developments Limited: House B
Great Source Developments Limited: House C
Victory Day Holdings Limited: House D

(Remark: The place of incorporation of the above four companies is the British Virgin Islands, and liability of their members is limited.)

Holding companies of the Vendor
Welly Engineering Limited
Circle Property Development Limited

Authorized Person for the Development
Mr Mak Chi Cheung Peter

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

Building Contractor for the Development
To's Universe Construction Co. Ltd.

The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development
Baker & McKenzie

Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development
Hang Seng Bank, Limited
Note: The loans for the construction of Development from Hang Seng Bank, Limited have been settled.

Any other person who has made a loan for the construction of the Development
Not Applicable

賣方
環裕集團有限公司 (洋房A)
紅運發展有限公司 (洋房B)
偉源發展有限公司 (洋房C)
勝日控股有限公司 (洋房D)

(註：上述四間公司的成立為法團所在地方為英屬維爾京群島，其成員的法律責任是有限的。)

賣方的控權公司
益通工程有限公司
永光地產發展有限公司

發展項目的認可人士
麥致祥先生

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團
WMKY Limited

發展項目的承建商
國宇建築有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所
貝克・麥堅時律師事務所

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構
恒生銀行有限公司
註：由恒生銀行有限公司為發展項目的建造提供的貸款已清還。

已為發展項目的建造提供貸款的任何其他人
不適用

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

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

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

發展項目不會有構成圍封牆的一部分的非結構的預製外牆及幕牆。

The person appointed as the manager of the Development under the deed of mutual covenant:
Savills Property Management Limited

根據有關公契，獲委任為該項目的管理人的人：
第一太平戴維斯物業管理有限公司

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

The Location Plan of the Development is made with reference to Survey Sheet No. T15-NE-C with adjustments where necessary.
發展項目的所在位置圖參考測繪圖編號T15-NE-C，有需要處經修正處理。



N

Notation 圖例：

- Sewage Treatment Works and Facilities
  污水處理廠及設施
- Power Plant (Including electricity sub-stations)
  發電廠 (包括電力分站)
- Cemetery
  墳場
- Refuse Collection Point
  垃圾收集站
- Public Utility Installation
  公用事業設施裝置
- Religious Institution (Including a church, a temple and a Tsz Tong)
  宗教場所 (包括教堂、廟宇及祠堂)
- Public Park
  公園
- Public transport terminal (including a rail station)
  公共交通總站 (包括鐵路車站)
- Public carpark (including a lorry park)
  公眾停車場 (包括貨車停泊處)

Boundary of the Development
發展項目的邊界

Scale 比例
Metre 米 0 50 100 150 200 250

Notes :
1. The map is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.
2. The Location Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
3. The Vendor advises prospective purchasers to conduct an on site visit for better understanding of the Development site, its surrounding environment and the public facilities nearby.

附註 :
1.地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。
2.由於發展項目的不規則邊界引致的技術原因，此位置圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。
3.賣方建議買家到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

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

Adopted from part of the aerial photo taken by the Survey and Mapping Office of the Lands Department at a flying height of 2,500 feet, Photo No. E247393C dated 5th January, 2025.
摘錄自地政總署測繪處於2025年01月05日在2,500呎飛行高度拍攝之鳥瞰照片，編號為E247393C。



N

This blank area falls outside the coverage of the relevant Aerial Photograph
鳥瞰照片並不覆蓋本空白範圍

● Location of the Development
發展項目的位置

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

香港特別行政區政府地政總署測繪處 © 版權所有，未經許可，不得複製。

Notes :
1. The aerial photograph is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註 :
1. 鳥瞰照片由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。
2. 由於發展項目的不規則邊界引致的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。

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

Adopted from part of the aerial photo taken by the Survey and Mapping Office of the Lands Department at a flying height of 2,500 feet, Photo No. E247394C dated 5th January, 2025.
摘錄自地政總署測繪處於2025年01月05日在2,500呎飛行高度拍攝之鳥瞰照片，編號為E247394C。



Location of the Development
發展項目的位置

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

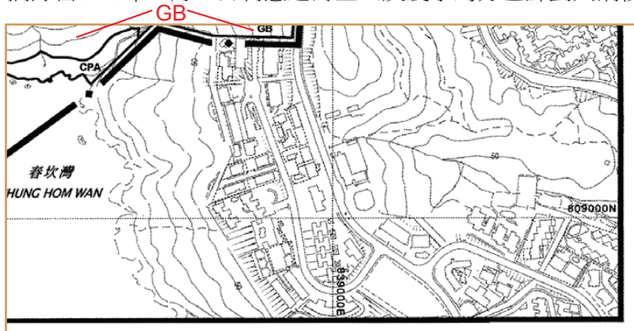
香港特別行政區政府地政總署測繪處 © 版權所有，未經許可，不得複製。

Notes :
1. The aerial photograph is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註 :
1. 鳥瞰照片由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。
2. 由於發展項目的不規則邊界引致的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。

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

Extracted from part of the approved Shouson Hill & Repulse Bay Outline Zoning Plan, Plan No. S/H17/13, gazetted on 15th November 2013, with adjustments to show the Development boundary and other information in red.
摘錄自2013年11月15日刊憲之壽臣山及淺水灣分區計劃大綱核准圖，圖則編號為S/H17/13，經處理以紅色顯示發展項目邊界及其他資料。



This blank area falls outside the coverage of the relevant Outline Zoning Plan
分區計劃大綱圖並不覆蓋本空白範圍

Boundary of the Development
發展項目的邊界

Metre 米 Scale 比例
0 100 200 300 400 500

N

Notation 圖例：

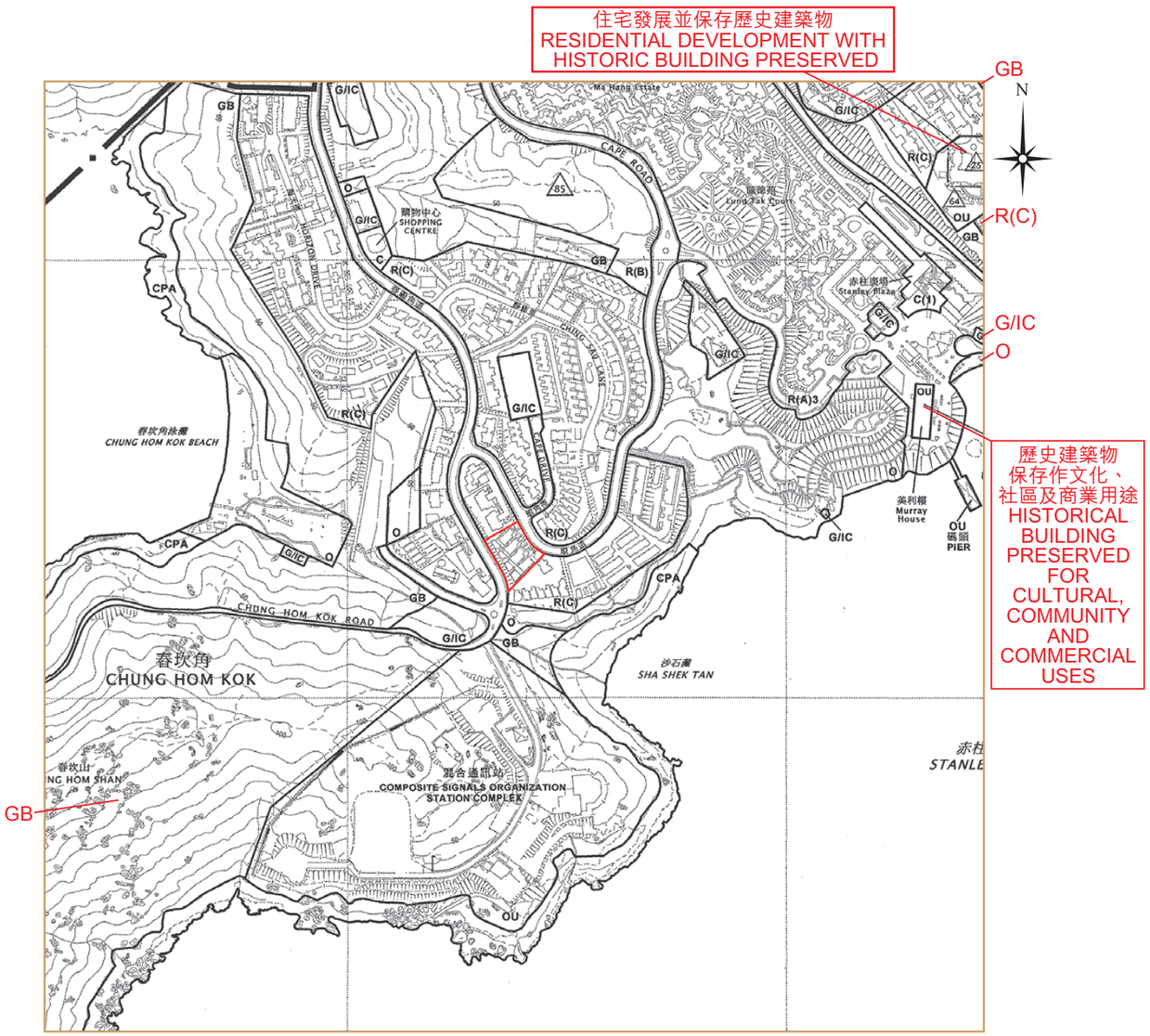
ZONES		**地帶**
GREEN BELT	GB	綠化地帶
COASTAL PROTECTION AREA	CPA	海岸保護區
COMMUNICATIONS		**交通**
MAJOR ROAD AND JUNCTION		主要道路及路口
MISCELLANEOUS		**其他**
BOUNDARY OF PLANNING SCHEME		規劃範圍界線

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

備註：
1. 由於發展項目的不規則邊界引致的技術原因，上述分區計劃大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。
2. 賣方建議買家到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

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

Extracted from part of the approved Stanley Outline Zoning Plan, Plan No. S/H19/16 – Stanley gazetted on 28th October 2022, with adjustments to show the Development boundary and other information in red.
摘錄自2022年10月28日刊憲之赤柱分區計劃大綱核准圖，圖則編號為S/H19/16，經處理以紅色顯示發展項目邊界及其他資料。



Boundary of the Development
發展項目的邊界

Metre 米 Scale 比例
0 100 200 300 400 500

Notation 圖例：

ZONES		地帶
COMMERCIAL	C	商業
RESIDENTIAL (GROUP A)	R(A)	住宅（甲類）
RESIDENTIAL (GROUP B)	R(B)	住宅（乙類）
RESIDENTIAL (GROUP C)	R(C)	住宅（丙類）
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
COASTAL PROTECTION AREA	CPA	海岸保護區

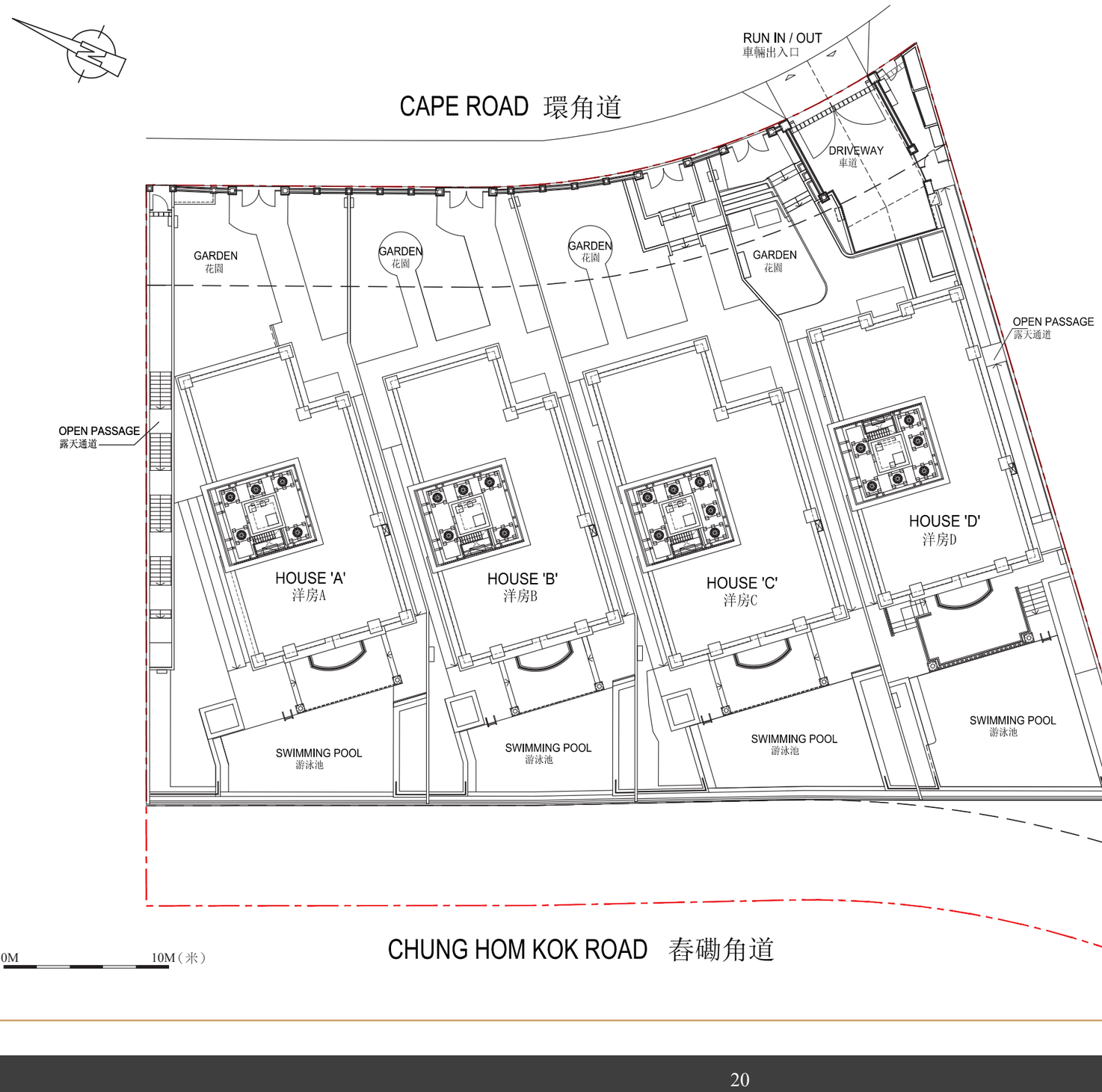
COMMUNICATIONS		交通
MAJOR ROAD AND JUNCTION		主要道路及路口

MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	75	最高建築物高度（在主水平基準上若干米）

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

備註：
1. 由於發展項目的不規則邊界引致的技術原因，上述分區計劃大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。
2. 賣方建議買家到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

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



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

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

A/C PLATFORM = AIR CONDITIONER PLATFORM = 空調機平台

A/C UNIT = AIR CONDITIONER UNIT = 空調機

ARCH. FEATURE = ARCHITECTURAL FEATURE = 建築裝飾

B.R. = BEDROOM = 睡房

BALCONY = 露台

BATH = BATHROOM = 浴室

CANOPY = 簷篷

CARPARK = 停車場

CARPARK FOR VISITOR & ACCESSIBLE PRIVATE CAR = 訪客停車位和暢通易達停車位

CONCRETE PLINTH = 混凝土底座

CONCRETE PLINTH FOR LIGHTNING POLE = 避雷針的混凝土底座

CONCRETE PLINTH FOR TV/FM AERIAL = 電視和調頻天線的混凝土底座

DINING = DINING ROOM = 飯廳

DN = DOWN = 下

DRIVEWAY = 車道

ELECTRIC PANEL = 電的控制板

F.S. INLET, SPRINKLER INLET & SPRINKLER VALVE = FIRE SERVICE INLET, SPRINKLER INLET & SPRINKLER VALVE = 消防處進口、灑水器進口及灑水器閥門

FAMILY = FAMILY ROOM = 家庭房

FILTRATION PLANT ROOM = 過濾泵房

FLAT ROOF = 平台

FOYER = 前廳

GARDEN = 花園

GAS HEATER CABINET = 媒氣熱水爐櫃

GAS METER = 媒氣錶

GLASS BALUSTRADE = 玻璃欄杆

H.R. = HOSE REEL = 消防喉轆

KIT. = KITCHEN = 廚房

L.V. SWITCHING PILLAR RM = LOW VOLTAGE SWITCHING PILLAR ROOM = 低壓開關柱間

LAV. = LAVATORY = 洗手間

LAWN = 草坪

LIFT = 升降機

LIFT LOBBY = 升降機大堂

LIFT SHAFT = 升降機槽

LIVING = LIVING ROOM = 客廳

M.B.R. = MASTER BEDROOM = 主人睡房

MAIL BOX = 信箱

MAIN METER RM. = MAIN METER ROOM = 電掣房

MASTER METER ROOM (F.S. WATER) = MASTER METER ROOM (FIRE SERVICE WATER) = 主儀表室 (消防處用水)

MASTER METER ROOM (POTABLE WATER) = 主儀表室 (飲用水)

OPEN PASSAGE = 露天通道

OUTDOOR A/C UNIT WITH CONCRETE PLINTH = OUTDOOR AIR CONDITIONER UNIT WITH CONCRETE PLINTH = 帶混凝土底座的室外空調機組

PLANTER = 花槽

POOL TERRACE = 泳池池畔

ROOF = 天台

STORE = STORE ROOM = 儲物室

SWIMMING POOL = 游泳池

SWITCH ROOM = 電掣房

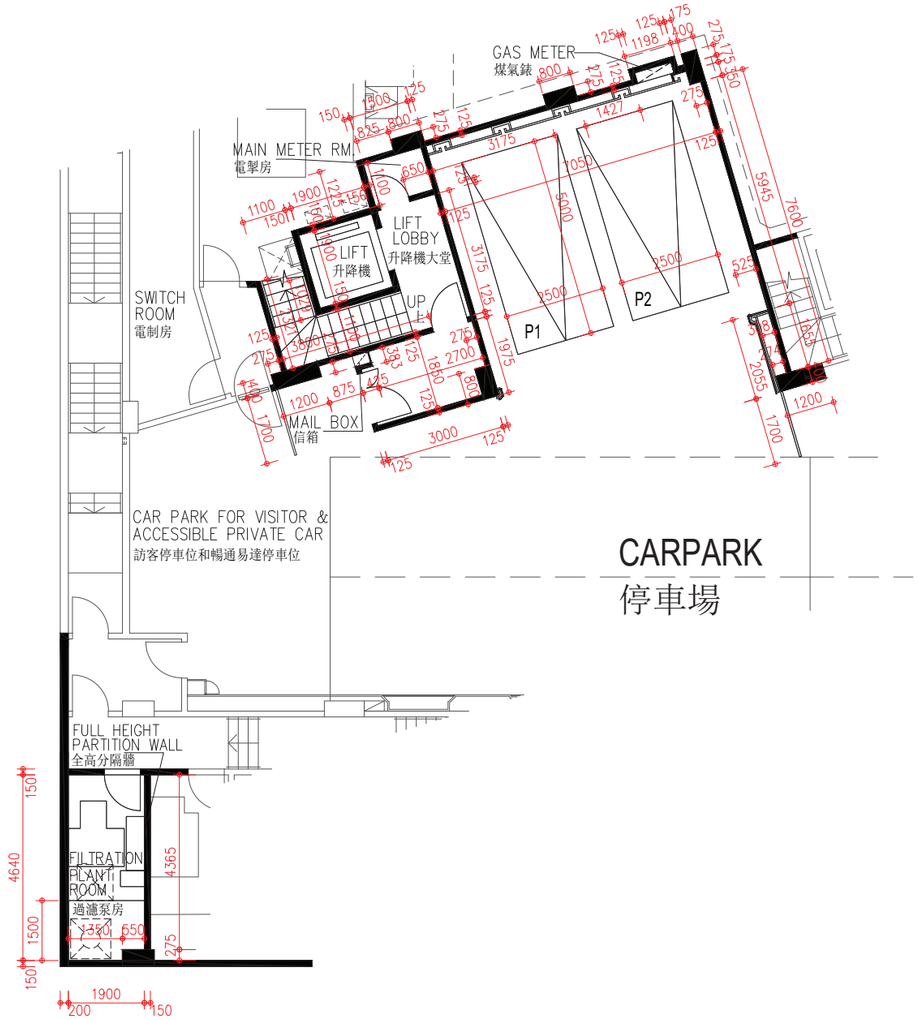
TOWN GAS CABINET = 煤氣櫃

UP = 上

UTILITY = 工作間

WALK IN CLOSET = 衣帽間

House A
洋房 A



Lower Ground Floor Plan
低層地下平面圖

北

Scale 比例：0M 5M（米）

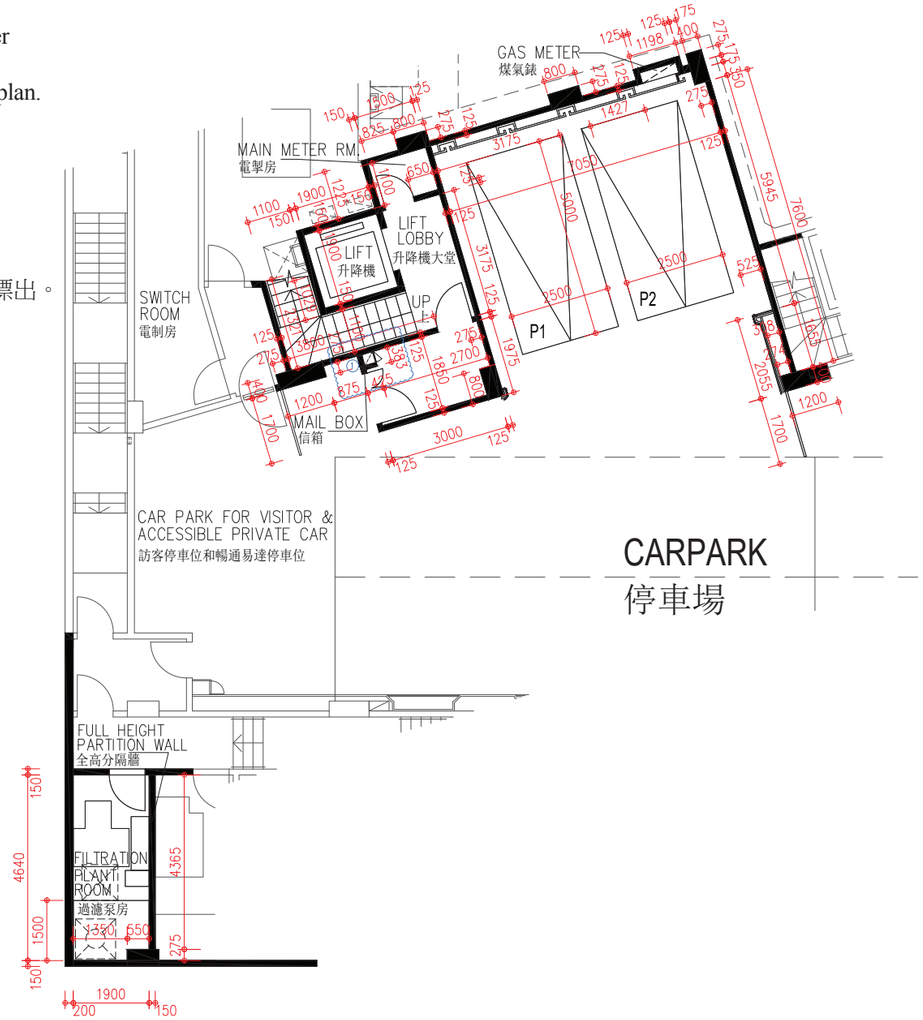
House A
洋房 A

Notes :
This part of House A has been altered by way of exempted works under the Buildings Ordinance after completion of the Development.
The approximate locations of the alterations are indicated in this floor plan.
The alteration works are as follows:

(1) Alteration of mailbox design

備註：
洋房A此部份因在發展項目落成後進行獲《建築物條例》豁免的工程而有所改動。該等改動大概位置於本樓面平面圖中標出。
該等改動如 下：

(1) 更改信箱設計

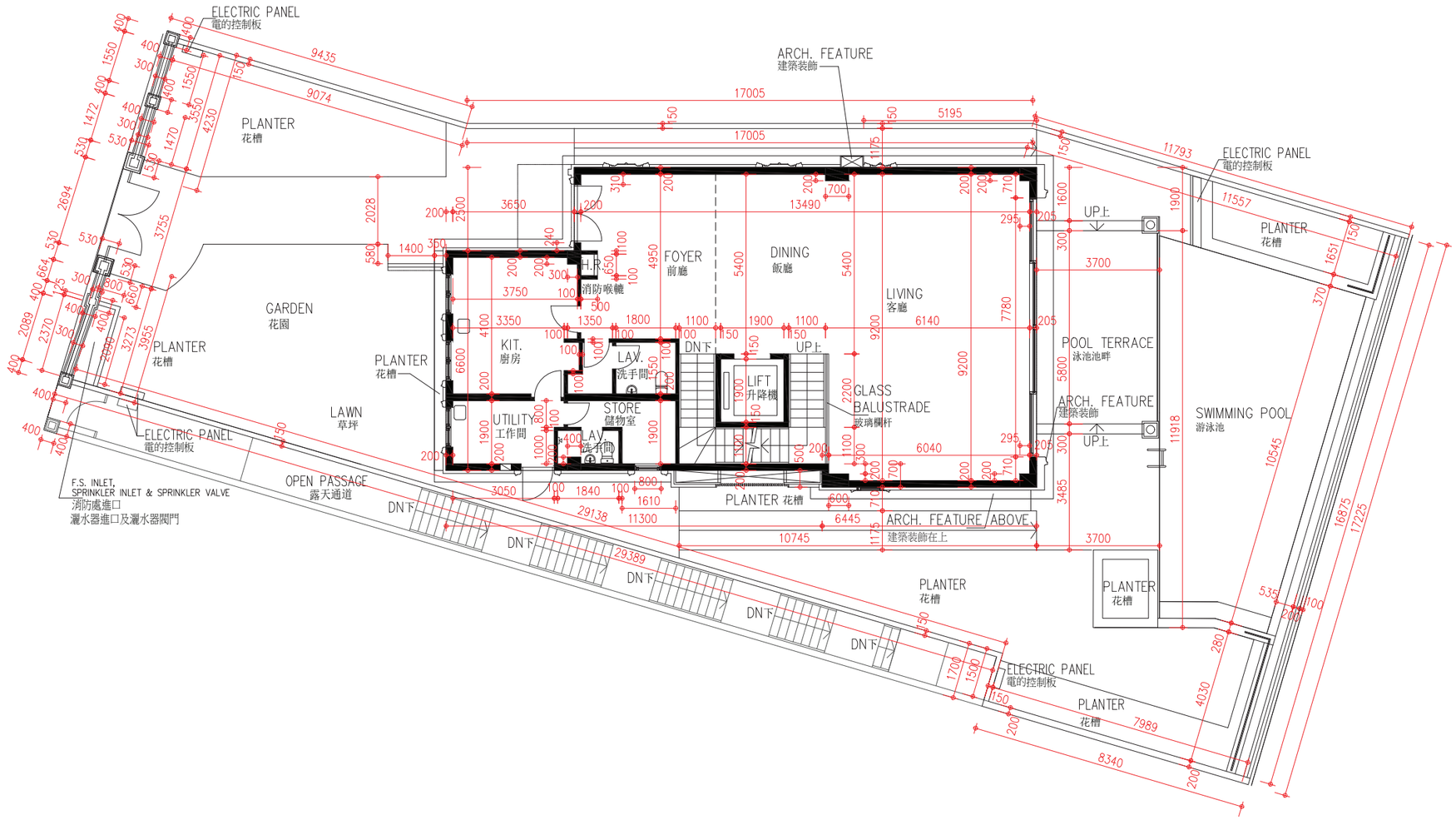


Lower Ground Floor AS-IS Plan
低層地下現狀間隔平面圖

北

Scale 比例：0M 5M（米）

House A
洋房 A

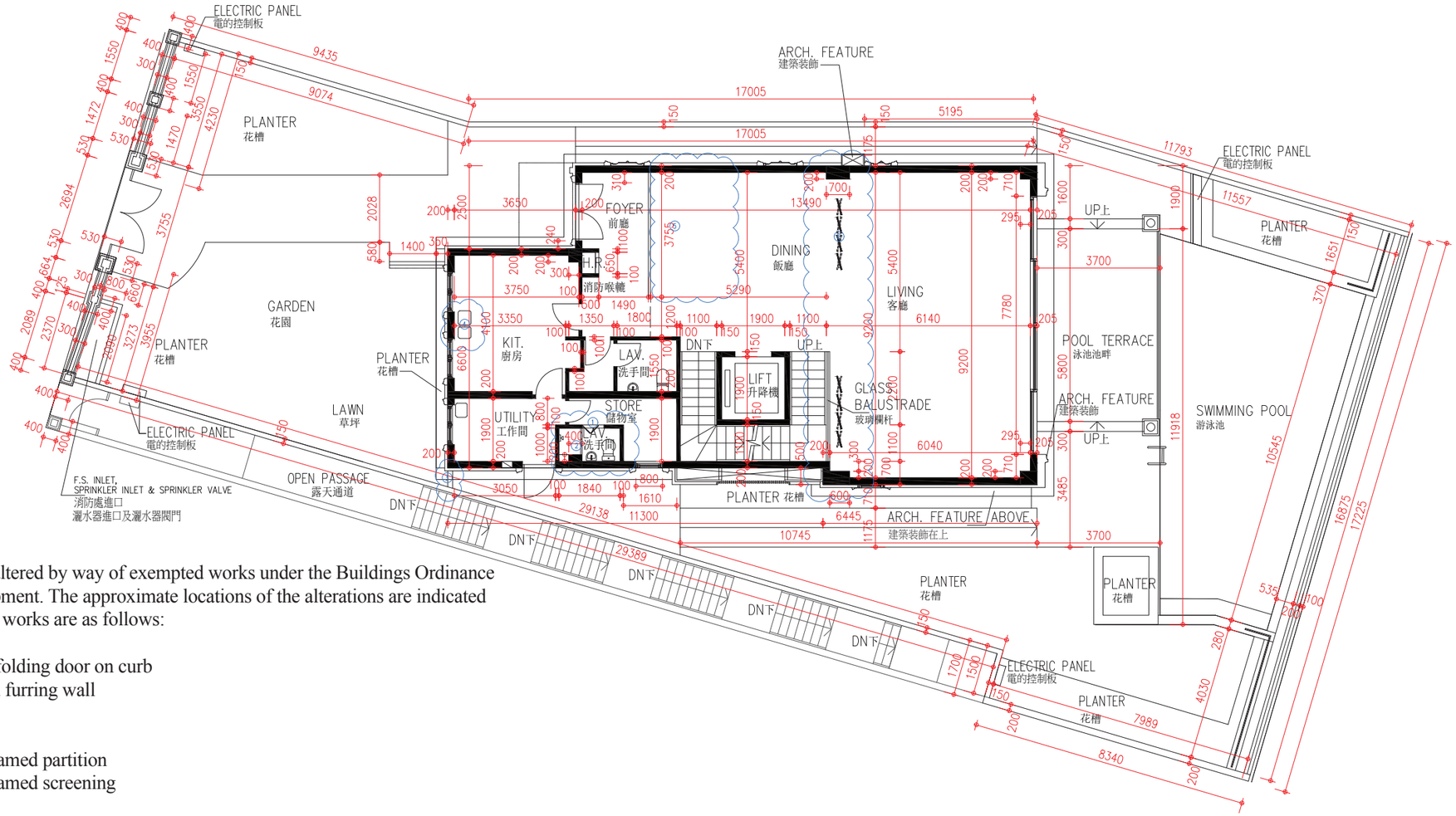


Ground Floor Plan
地下平面圖

北

Scale 比例：0M 5M（米）

House A
洋房 A



Notes :
This part of House A has been altered by way of exempted works under the Buildings Ordinance after completion of the Development. The approximate locations of the alterations are indicated in this floor plan. The alteration works are as follows:

(1) Replacing swing door with folding door on curb
(2) Erection of shower curb and furring wall
(3) Erection of planter wall
(4) Alteration of kitchen sink
(5) Erection of internal metal framed partition
(6) Erection of internal metal framed screening

備註：
洋房A此部份因在發展項目落成後進行獲《建 築物條例》豁免的工程而有所改動。該等改動大概 位置於本樓面平面圖中標出。該等改動如下：

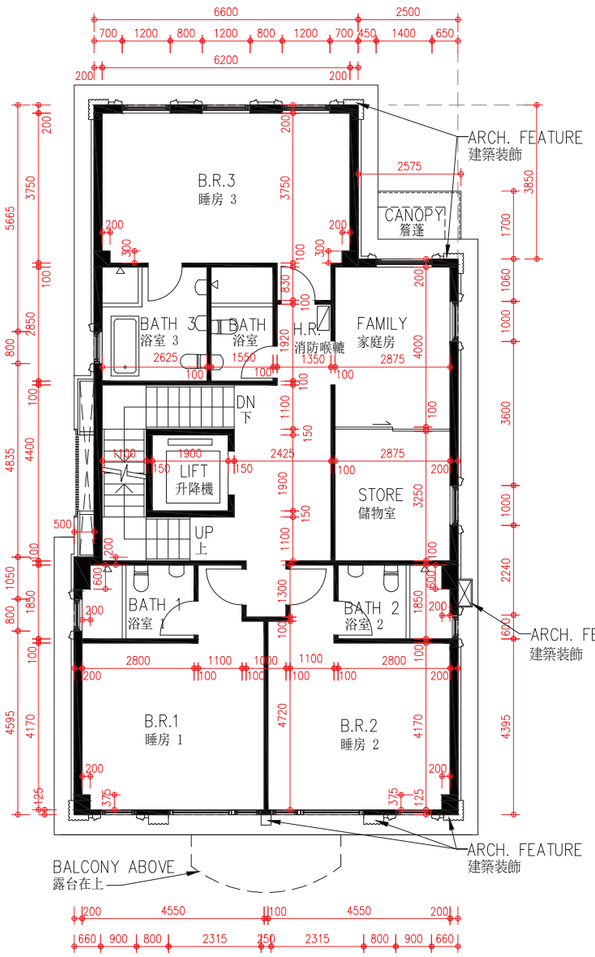
(1) 以房間緣石上安裝折疊門取代掩門
(2) 加設淋浴間緣石及飾面牆
(3) 加設花槽牆
(4) 更改廚房水槽
(5) 加設金屬框間隔牆
(6) 加設金屬框間隔屏風

Ground Floor AS-IS Plan
地下現狀間隔平面圖

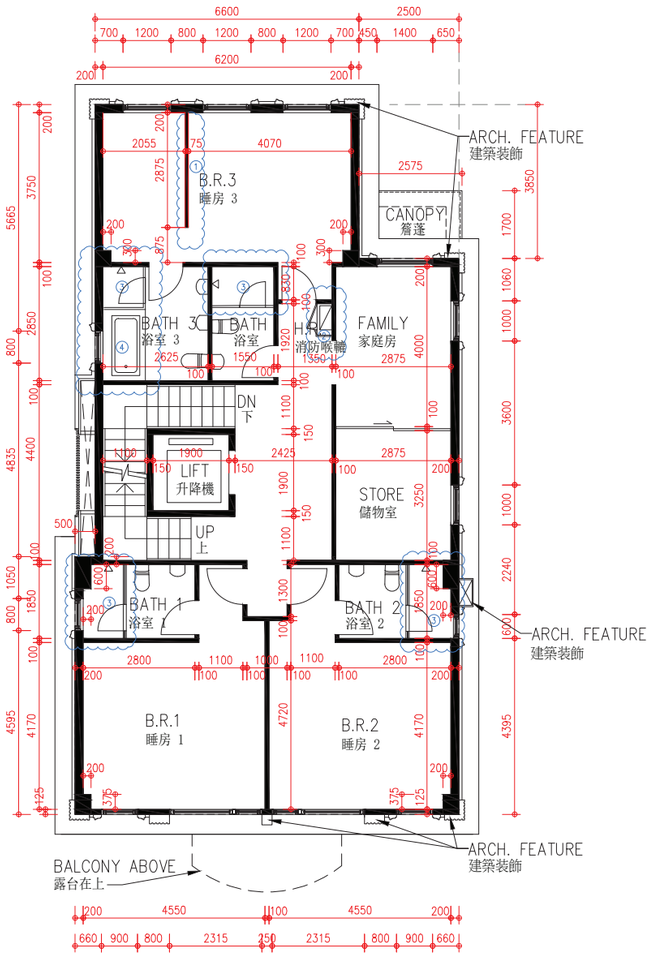
北

Scale 比例： 0M 5M（米）

House A
洋房 A



1st Floor Plan
一樓平面圖



1st Floor AS-IS Plan
一樓現狀間隔平面圖

Notes :
This part of House A has been altered by way of exempted works under the Buildings Ordinance after completion of the Development. The approximate locations of the alterations are indicated in this floor plan. The alteration works are as follows:

(1) Erection of internal partition wall
(2) Installation of furring wall for hose reel cabinet
(3) Erection of shower cubicle with glass partition and glass door
(4) Alteration of bathtub

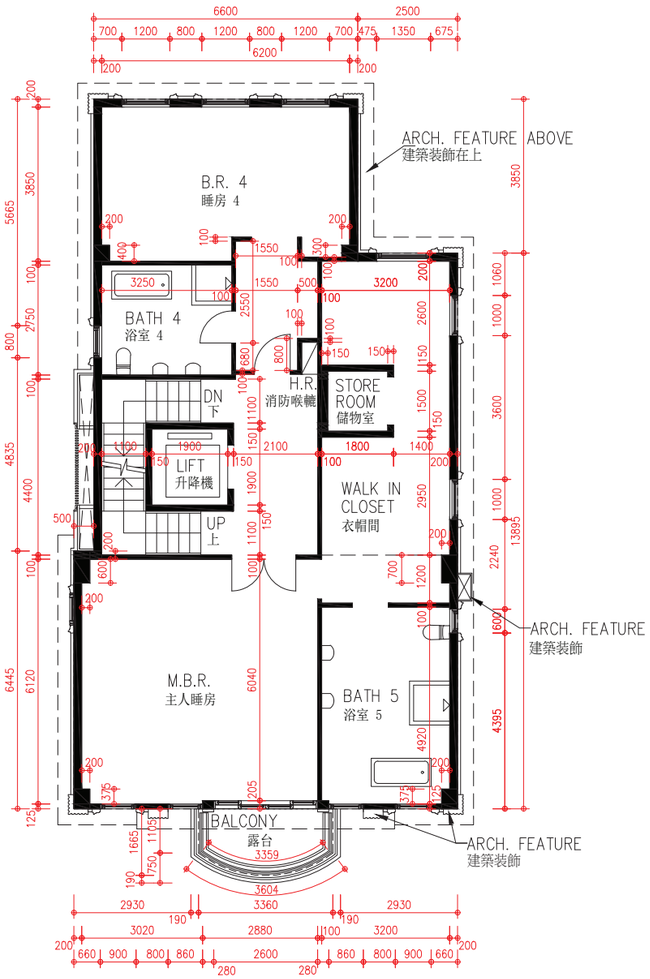
備註：
洋房A此部份因在發展項目落成後進行獲《建築物條例》豁免的工程而有所改動。該等改動大概位置於本樓面平面圖中標出。該等改動如下：

(1) 加設間隔牆
(2) 安裝消防喉轆間隔飾面牆
(3) 加設淋浴間玻璃牆及玻璃門
(4) 更換浴缸

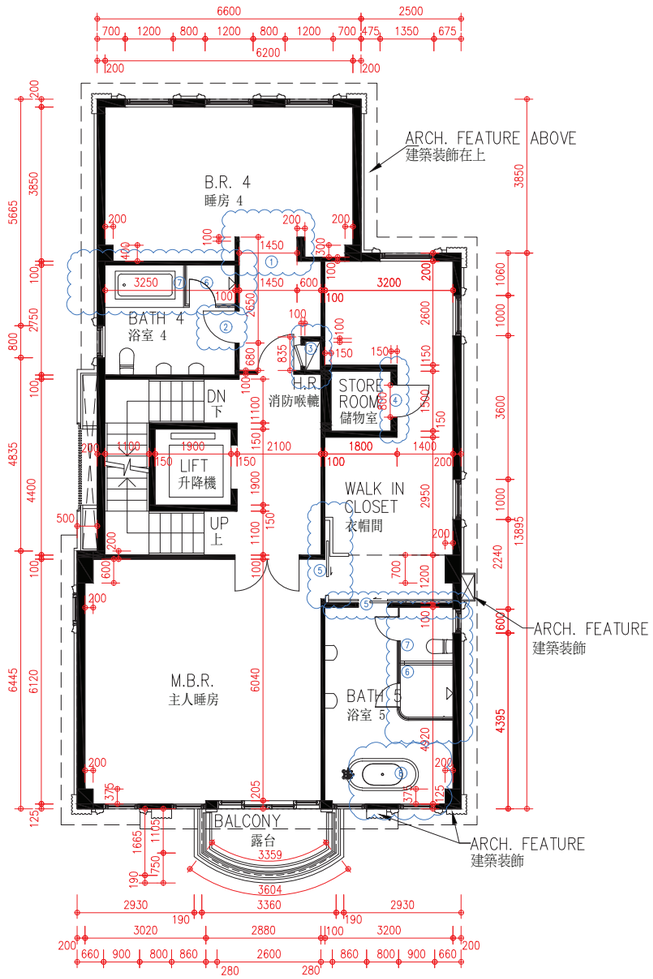
北

Scale 比例：0M 5M（米）

House A
洋房 A



2nd Floor Plan
二樓平面圖



2nd Floor AS-IS Plan
二樓現狀間隔平面圖

Notes :
This part of House A has been altered by way of exempted works under the Buildings Ordinance after completion of the Development.
The approximate locations of the alterations are indicated in this floor plan. The alteration works are as follows:

(1) Removal part of internal partition wall and installation of furring wall
(2) Change of door swing direction
(3) Alteration of internal partition wall and installation of access panel for hose reel cabinet
(4) Extension of internal partition wall and installation of swing door
(5) Erection of furring wall and installation of sliding door
(6) Erection of shower cubicle with glass partition and glass door
(7) Erection of toilet cubicle with glass partition and glass door
(8) Alteration of bathtub

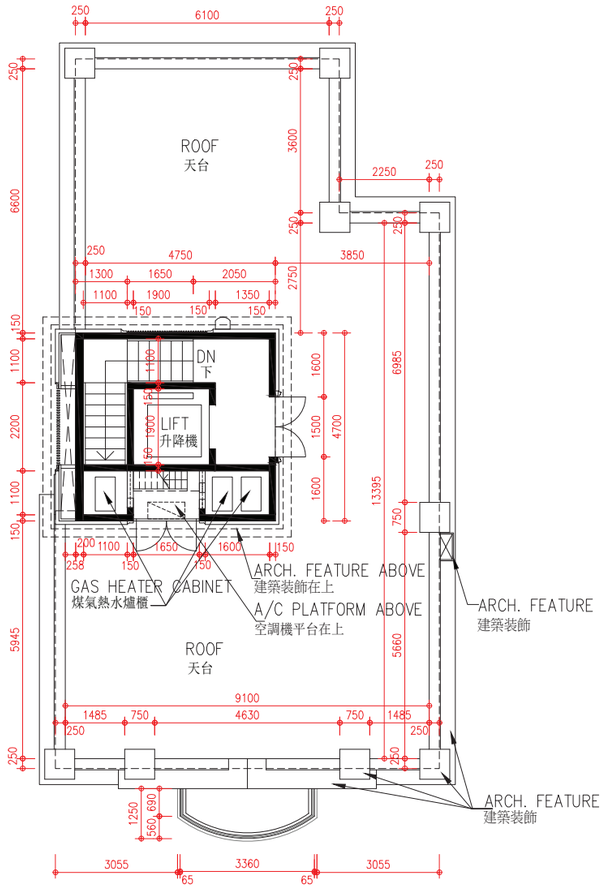
備註：
洋房A此部份因在發展項目落成後進行獲《建築物條例》豁免的工程而有所改動。該 等改動大概位置於本樓面平面圖中標出。該等改動如下：

(1) 拆除部份間隔牆及安裝飾面牆以加厚部份牆身
(2) 更改掩門開啟方向
(3) 更改消防喉轆間隔牆及加設開口掩門
(4) 延伸間隔牆及安裝掩門
(5) 加設飾面牆及安裝趟門
(6) 加設淋浴間玻璃牆及玻璃門
(7) 加設廁所隔間玻璃牆及玻璃門
(8) 更換浴缸

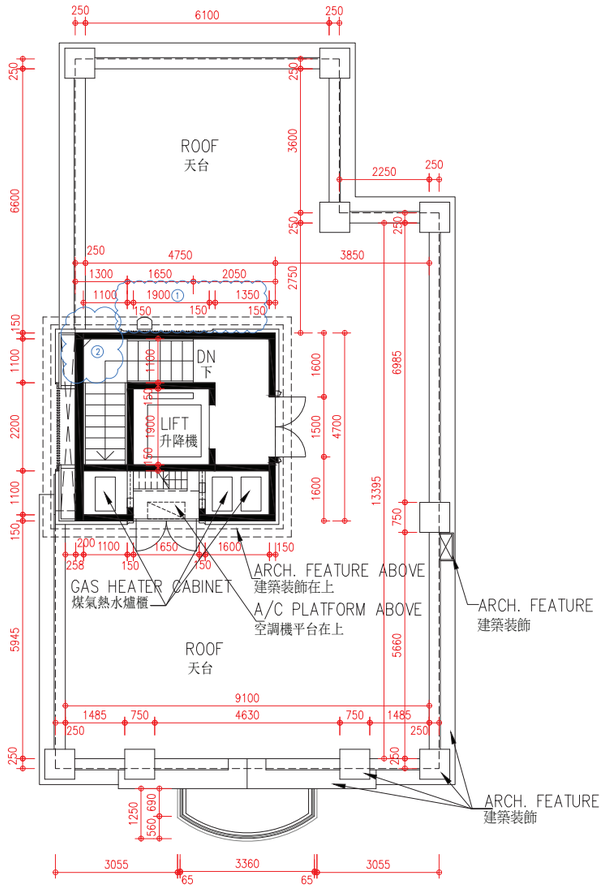
北

Scale 比例：0M 5M（米）

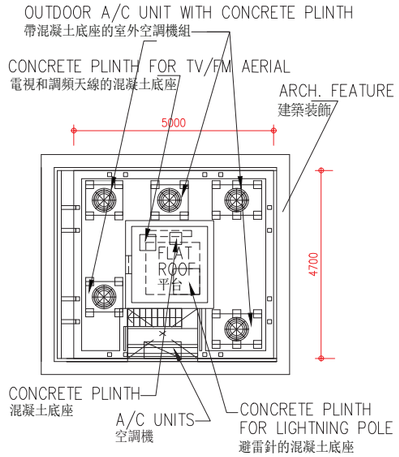
House A
洋房 A



Roof Plan
天台平面圖



Roof AS-IS Plan
天台現狀間隔平面圖



Upper Roof Plan
高層天台平面圖

Notes :
This part of House A has been altered by way of exempted works under the Buildings Ordinance after completion of the Development.
The approximate locations of the alterations are indicated in this floor plan.
The alteration works are as follows:

(1) Relocation of sink
(2) Erection of furring wall

備註：
洋房A此部份因在發展項目落成後進行獲《建築物條例》豁免的工程而有所改動。該 等改動大概位置於本樓面平面圖中標出。
該等改動如下：

(1)更改水槽位置
(2) 加設飾面牆

北

Scale 比例：0M 5M（米）

Notes:
For the location of the roof, it was specified as flat roof in the general building plans of the Development approved by the Building Authority. In practice, it is a roof and its area is calculated under the roof.

備註：
有關天台的位置在該發展項目經建築事務監督批准的建築圖則上列為平台，實際上其用途為天台，其面積將以天台計算。

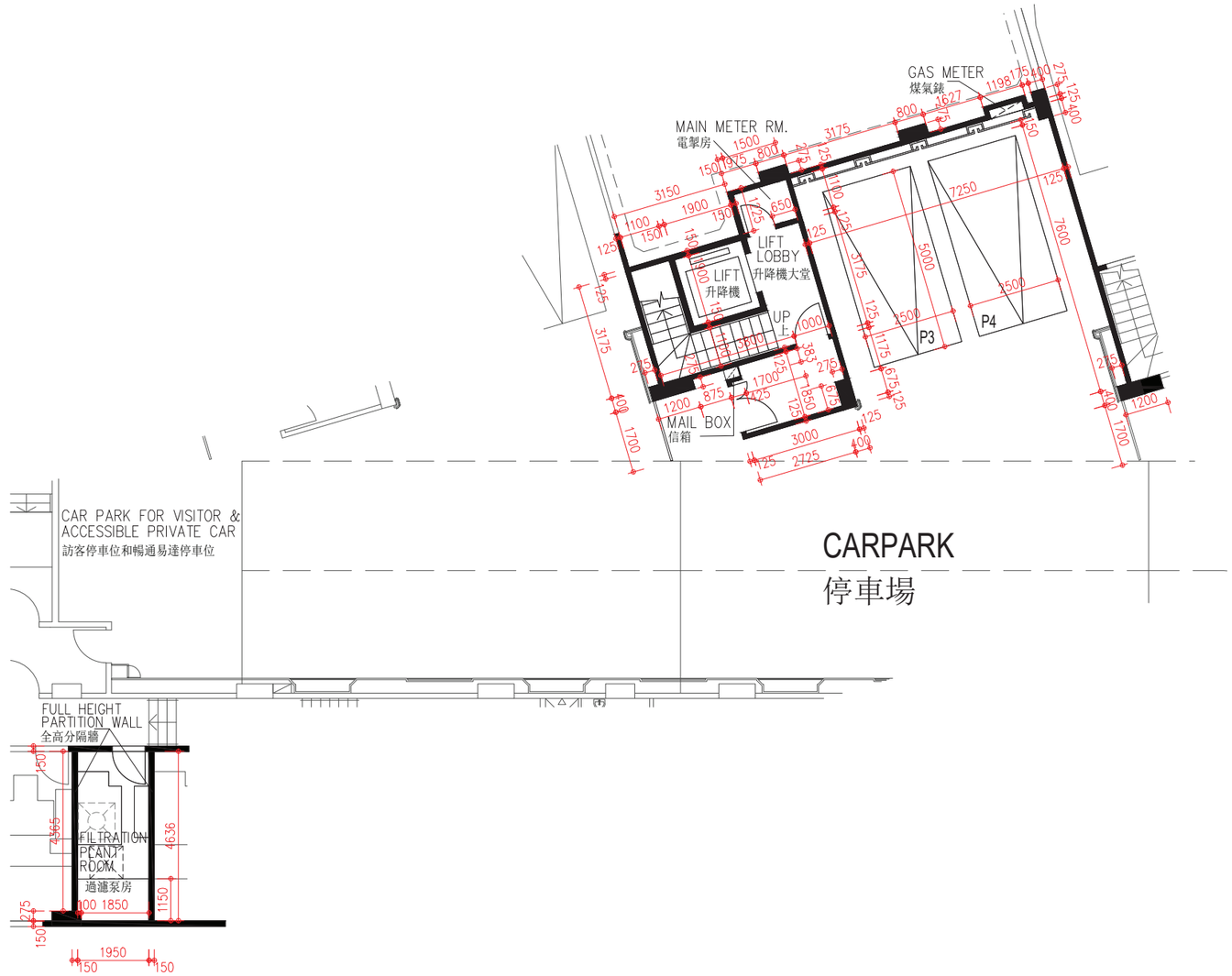
House A
洋房 A

Floor 樓層	Thickness of Floor Slabs (Excluding Plaster) of House A (mm) 洋房A的樓板(不包括灰泥)的厚度(毫米)	Floor-to-Floor Height of House A (mm) 洋房A層與層之間的高度(毫米)
LG/F 低層地下	125, 150, 200	3650, 5200
G/F 地下	100, 125, 150, 175, 225	4500
1/F 1樓	125, 175, 225	3500
2/F 2樓	100, 125, 150, 175, 225	3500, 3750
R/F 天台	125	3250

Notes:
1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The dimensions in floor plans are all in millimeter.
3. Saleable area includes the areas of the filtration plant room , main meter room and relevant lift lobby at LG/F.
4. The symbols of fitments and fittings shown on the floor plans such as sink units, bathtubs, showerheads, toilets, drain points, cabinets, kitchen cabinets, doors, partitions, furring walls etc. are indications of their approximate locations only and not indications of their actual size, designs and shapes.

備註：
1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 平面圖所列之數字為以毫米標示之尺寸。
3. 實用面積包括低層地下的泳池過濾泵房、電掣房及相關升降機大堂。
4. 平面圖上所顯示的形象裝置符號，例如洗滌盆、浴缸、沐浴花灑、座廁、去水位、櫃、廚櫃、門、間隔、飾面牆等只供展示其大約位置而非展示其實際大小、設計及形狀。

House B
洋房 B



Lower Ground Floor Plan
低層地下平面圖

北

Scale 比例：0M 5M（米）

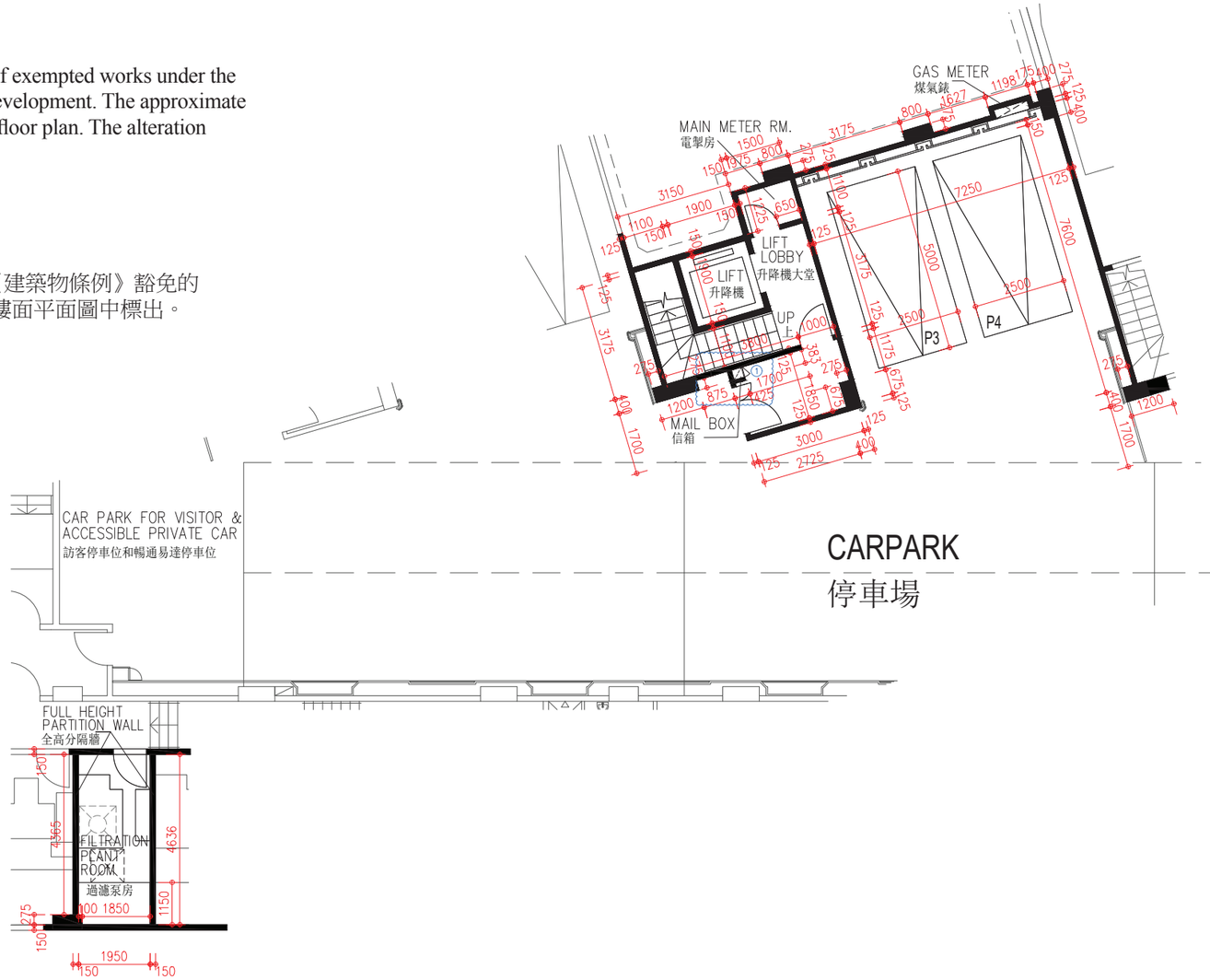
House B
洋房 B

Notes :
This part of House B has been altered by way of exempted works under the Buildings Ordinance after completion of the Development. The approximate locations of the alterations are indicated in this floor plan. The alteration works are as follows:

(1) Alteration of mailbox design

備註：
洋房B此部份因在發展項目落成後進行獲《建築物條例》豁免的工程而有所改動。該等改動大概位置於本樓面平面圖中標出。該等改動如下：

(1) 更改信箱設計

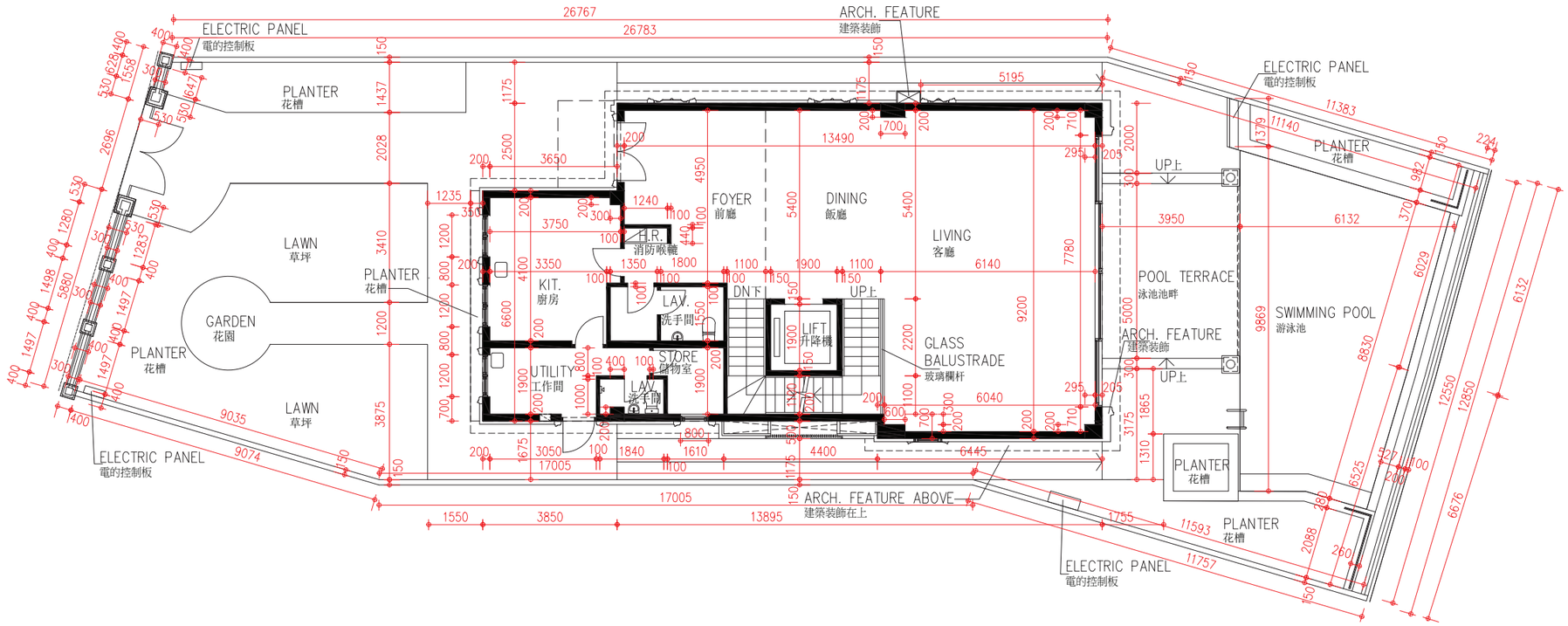


Lower Ground Floor AS-IS Plan
低層地下現狀間隔平面圖

北

Scale 比例：0M 5M（米）

House B
洋房 B

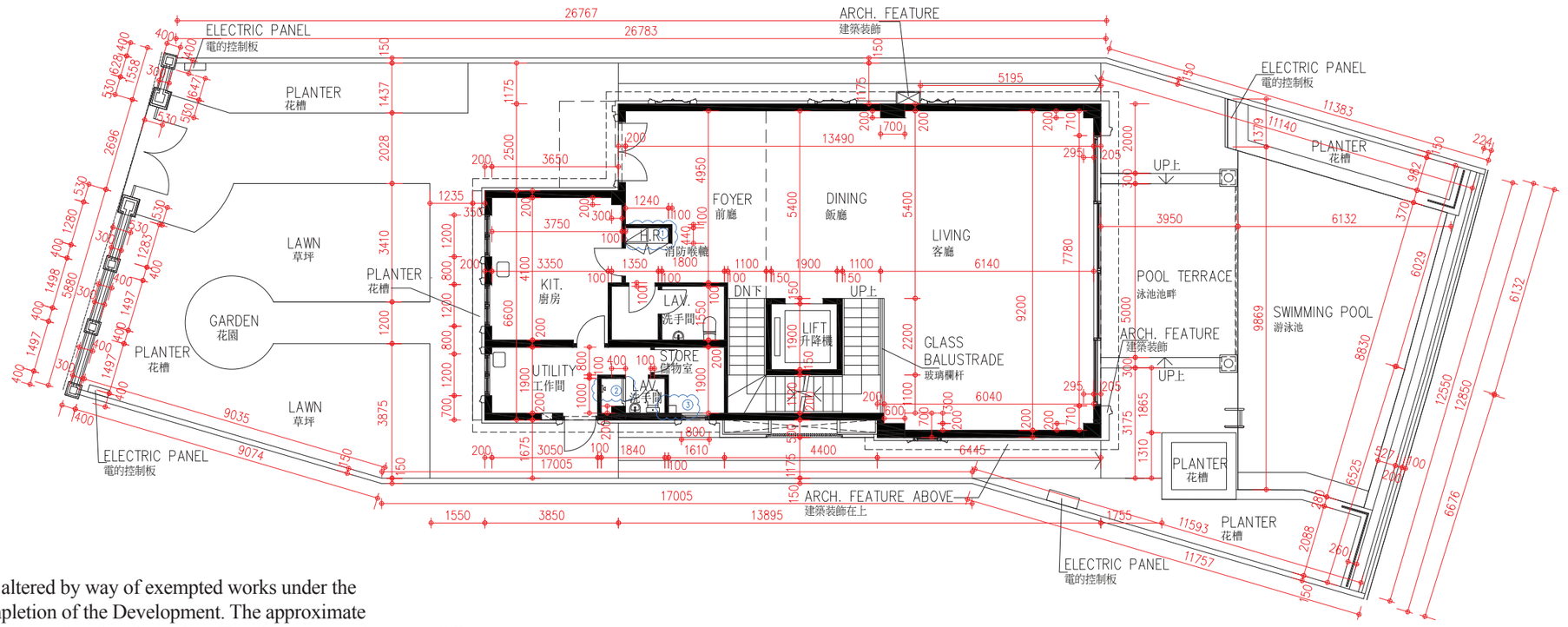


Ground Floor Plan
地下平面圖

北

Scale 比例：0M 5M（米）

House B
洋房 B



Ground Floor AS-IS Plan
地下現狀間隔平面圖

Notes :
This part of House B has been altered by way of exempted works under the Buildings Ordinance after completion of the Development. The approximate locations of the alterations are indicated in this floor plan. The alteration works are as follows:

(1) Installation of access panel for hose reel cabinet
(2) Erection of shower curb
(3) Erection of furring wall

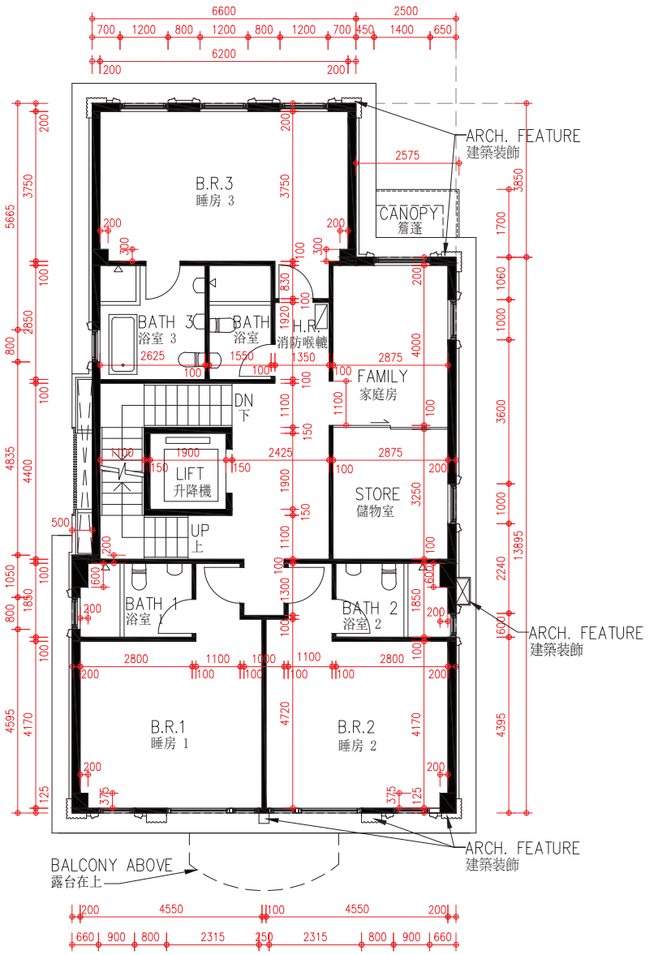
備註：
洋房B此部份因在發展項目落成後進行獲《建築物條例》豁免的工程而有所改動。
該等改動大概位置於本樓面平面圖中標出。該等改動 如下：

(1) 安裝消防喉轆開口掩門
(2) 加設淋浴間緣石
(3) 加設飾面牆

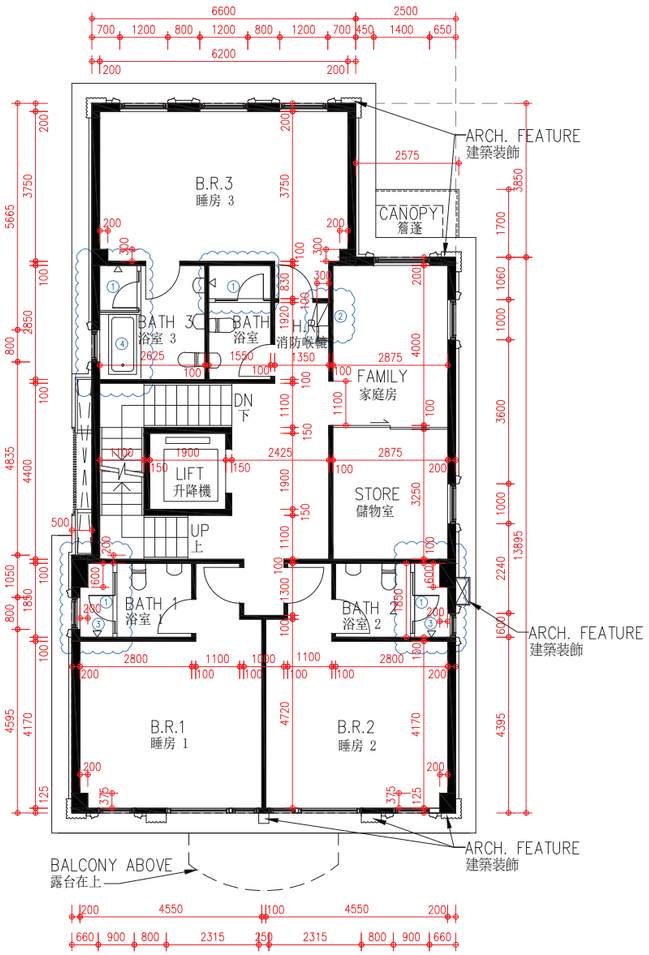
北

Scale 比例：0M 5M（米）

House B
洋房 B



1st Floor Plan
一樓平面圖



1st Floor AS-IS Plan
一樓現狀間隔平面圖

Notes :
This part of House B has been altered by way of exempted works under the Buildings Ordinance after completion of the Development. The approximate locations of the alterations are indicated in this floor plan. The alteration works are as follows:

(1) Erection of shower cubicle with glass partition and glass door
(2) Erection of furring wall and access panel for hose reel cabinet
(3) Relocation of shower faucet
(4) Alteration of bathtub

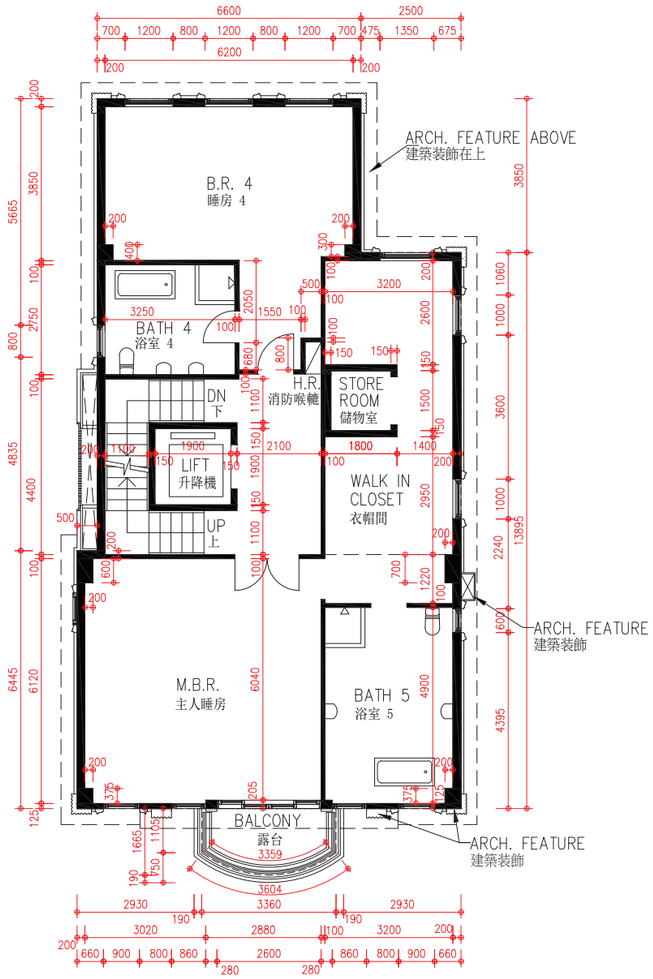
備註：
洋房B此部份因在發展項目落成後進行獲《建築物條例》豁免的工程而有所改動。該等改動大概位置於本樓面平面圖中標出。該等改動如下：

(1) 加設淋浴間玻璃牆及玻璃門
(2) 加設消防喉轆間隔飾面牆及開口掩門
(3) 更改淋浴器位置
(4) 更換浴缸

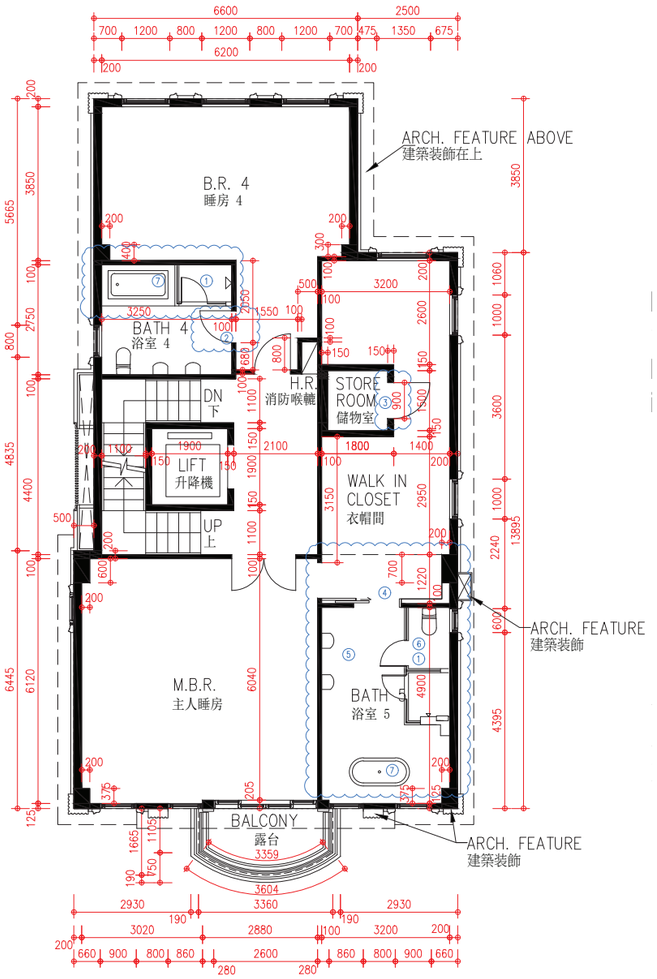
北

Scale 比例：0M 5M（米）

House B
洋房 B



2nd Floor Plan
二樓平面圖



2nd Floor AS-IS Plan
二樓現狀間隔平面圖

Notes :
This part of House B has been altered by way of exempted works under the Buildings Ordinance after completion of the Development.
The approximate locations of the alterations are indicated in this floor plan. The alteration works are as follows:

(1) Erection of shower cubicle with glass partition and glass door
(2) Change of door swing direction
(3) Extension of internal partition wall and installation of swing door
(4) Installation of sliding door
(5) Relocation of shower faucet and wash basins
(6) Erection of toilet cubicle with glass partition and glass door
(7) Alteration of bathtub

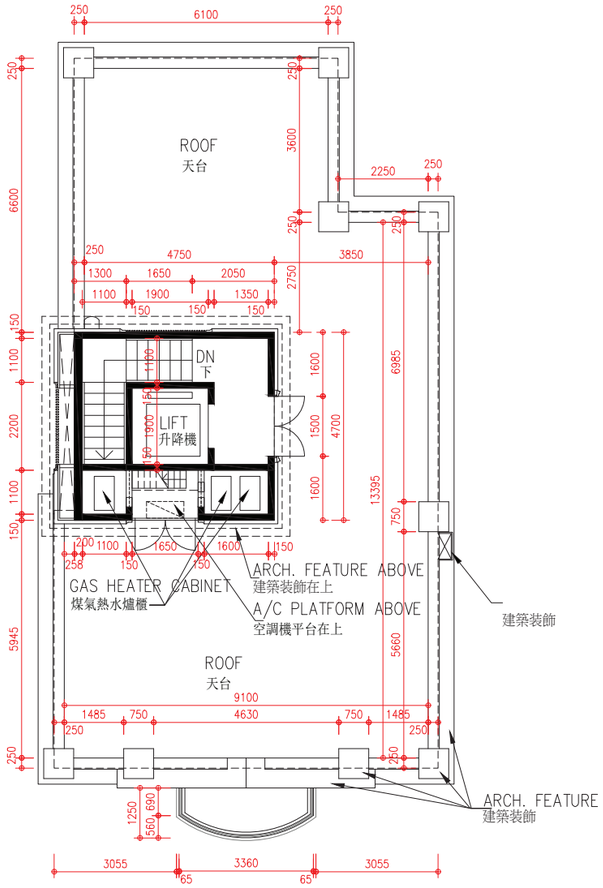
備註：
洋房B此部份因在發展項目落成後進行獲《建築物條例》豁免的工程而有所改動。該等改動大概位置於本樓面平面圖中標出。該等改動如下：

(1) 加設淋浴間玻璃牆及玻璃門
(2) 更改掩門開啟方向
(3) 延伸間隔牆及安裝掩門
(4) 安裝趟門
(5) 更改淋浴器及洗手盆位置
(6) 加設廁所隔間玻璃牆及玻璃門
(7) 更換浴缸

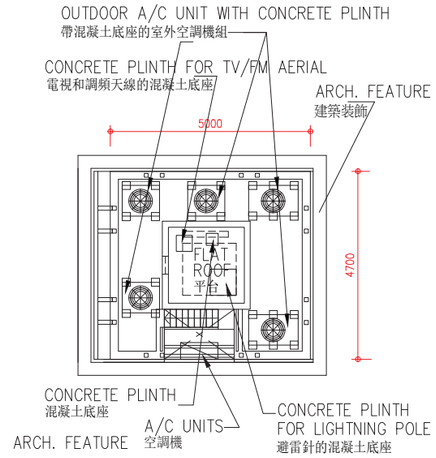
北

Scale 比例：0M 5M（米）

House B
洋房 B



Roof Plan
天台平面圖



Upper Roof Plan
高層天台平面圖

北

Scale 比例：0M 5M（米）

Notes:
For the location of the roof, it was specified as flat roof in the general building plans of the Development approved by the Building Authority. In practice, it is a roof and its area is calculated under the roof.

備註：
有關天台的位置在該發展項目經建築事務監督批准的建築圖則上列為平台，實際上其用途為天台，其面積將以天台計算。

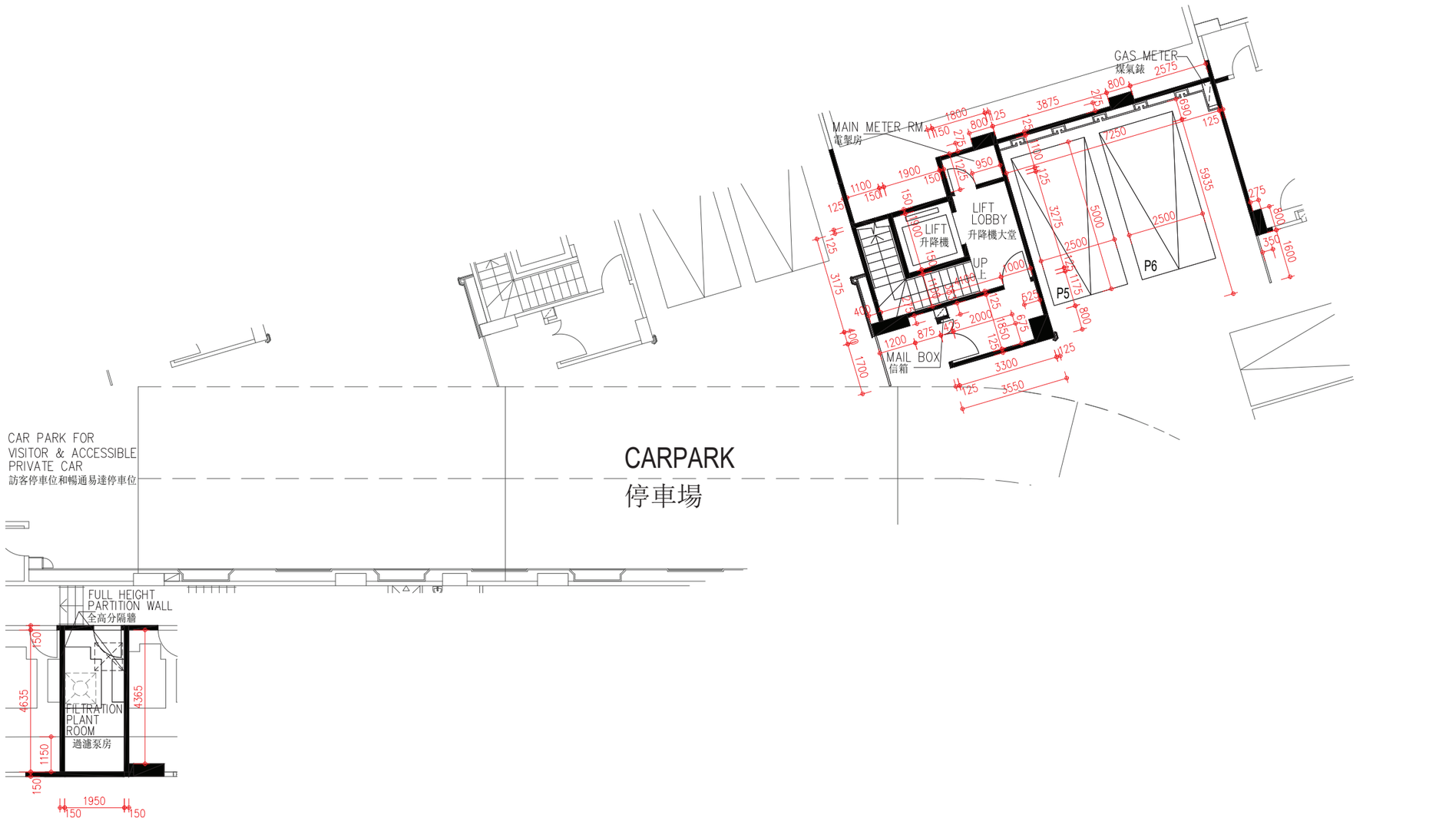
House B
洋房 B

Floor 樓層	Thickness of Floor Slabs (Excluding Plaster) of House B (mm) 洋房B的樓板(不包括灰泥)的厚度(毫米)	Floor-to-Floor Height of House B (mm) 洋房B層與層之間的高度(毫米)
LG/F 低層地下	125, 150, 200	3650, 5200
G/F 地下	100, 125, 150, 175, 225	4500
1/F 1樓	125, 175, 225	3500
2/F 2樓	100, 125, 150, 175, 225	3500, 3750
R/F 天台	125	3250

Notes:
1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The dimensions in floor plans are all in millimeter.
3. Saleable area includes the areas of the filtration plant room , main meter room and relevant lift lobby at LG/F.
4. The symbols of fitments and fittings shown on the floor plans such as sink units, bathtubs, showerheads, toilets, drain points, cabinets, kitchen cabinets, doors, partitions, furring walls etc. are indications of their approximate locations only and not indications of their actual size, designs and shapes.

備註：
1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 平面圖所列之數字為以毫米標示之尺寸。
3. 實用面積包括低層地下的泳池過濾泵房、電掣房及相關升降機大堂。
4. 平面圖上所顯示的形象裝置符號，例如洗滌盆、浴缸、沐浴花灑、座廁、去水位、櫃、廚櫃、門、間隔、飾面牆等只供展示其大約位置而非展示其實際大小、設計及形狀。

House C
洋房 C



Lower Ground Floor Plan
低層地下平面圖

北

Scale 比例：0M 5M（米）

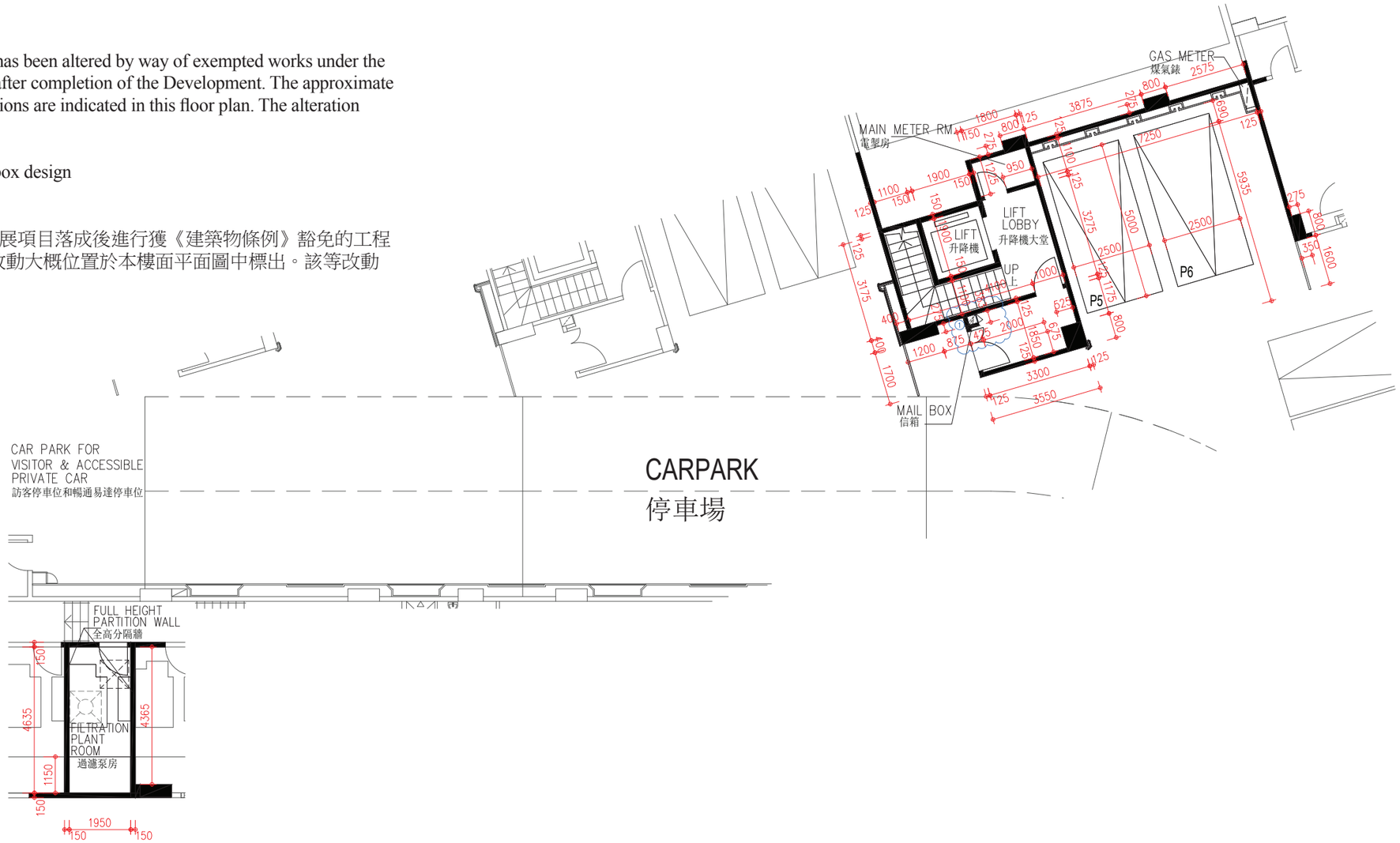
House C
洋房 C

Notes :
This part of House C has been altered by way of exempted works under the Buildings Ordinance after completion of the Development. The approximate locations of the alterations are indicated in this floor plan. The alteration works are as follows:

(1) Alteration of mailbox design

備註：
洋房C此部份因在發展項目落成後進行獲《建築物條例》豁免的工程而有所改動。該等改動大概位置於本樓面平面圖中標出。該等改動如下：

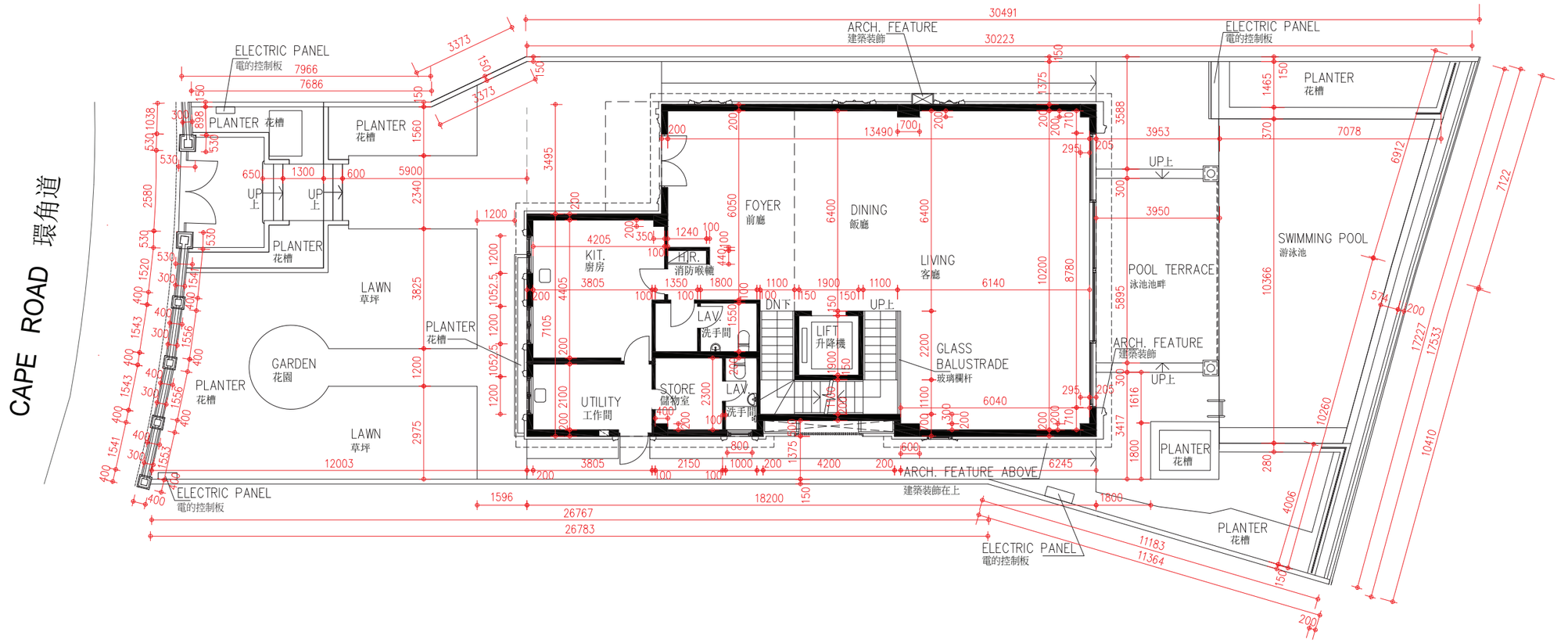
(1) 更改信箱設計



Lower Ground Floor AS-IS Plan
低層地下現狀間隔平面圖

Scale 比例：0M 5M（米）

House C
洋房 C

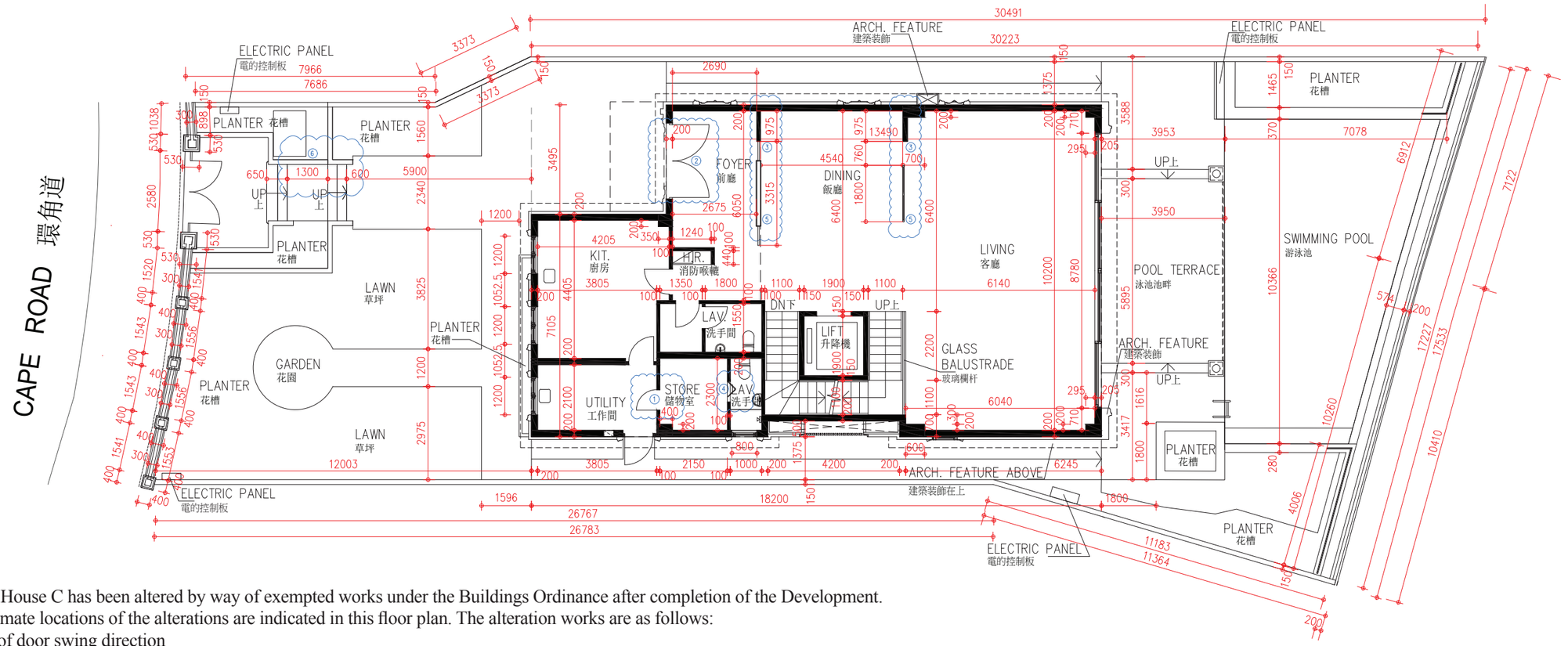


Ground Floor Plan
地下平面圖

北

Scale 比例： 0M 5M（米）

House C
洋房 C



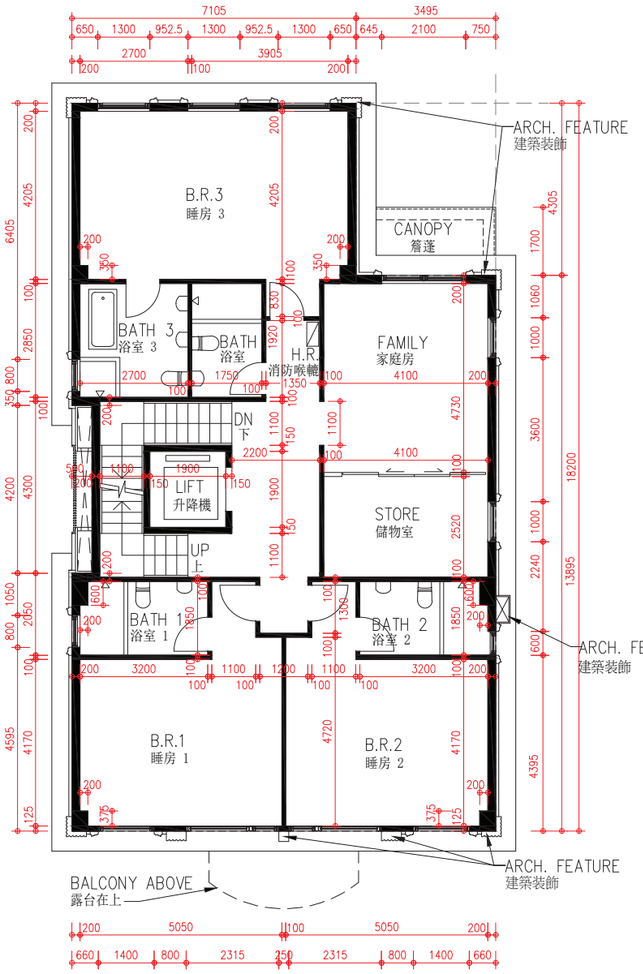
Notes :
This part of House C has been altered by way of exempted works under the Buildings Ordinance after completion of the Development.
The approximate locations of the alterations are indicated in this floor plan. The alteration works are as follows:
(1) Change of door swing direction
(2) Alteration of door size
(3) Erection of internal partition wall
(4) Replacing swing door with folding door on curb
(5) Erection of internal metal framed screening
(6) Extension of planter wall

備註：
洋房C此部份因在發展項目落成後進行獲《建築物條例》豁免的工 程而有所改動。該等改動大概位置於本樓面平面圖中標出。
該等改動如下：
(1) 更改掩門開啟方向
(2) 擴寬大門尺寸
(3) 加設間隔牆
(4) 以房間緣石上安裝折疊門取代掩門
(5) 加設金屬框間隔屏風
(6) 延伸花槽牆

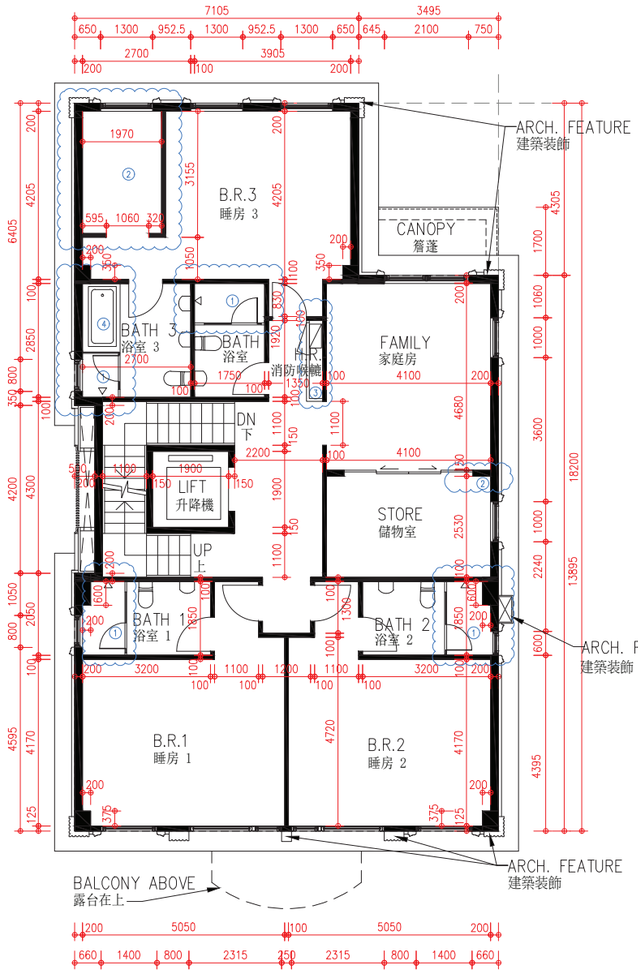
Ground Floor AS-IS Plan
地下現狀間隔平面圖

北
Scale 比例：0M 5M（米）

House C
洋房 C



1st Floor Plan
一樓平面圖



1st Floor AS-IS Plan
一樓現狀間隔平面圖

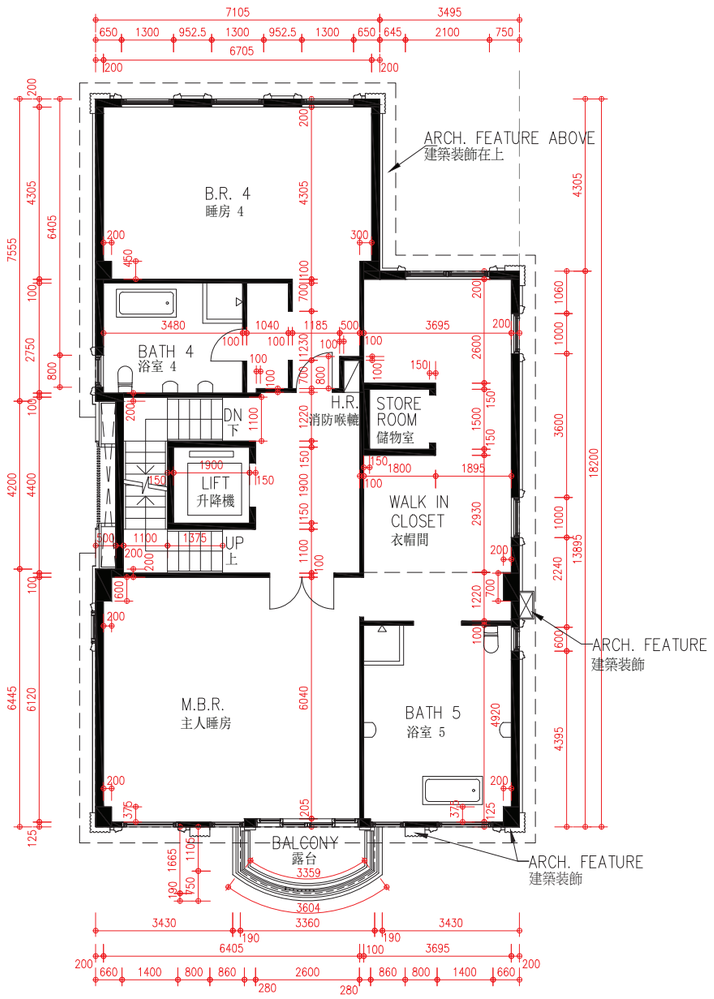
Notes :
This part of House C has been altered by way of exempted works under the Buildings Ordinance after completion of the Development. The approximate locations of the alterations are indicated in this floor plan. The alteration works are as follows:
(1) Erection of shower cubicle with glass partition and glass door
(2) Erection of internal partition wall
(3) Installation of furring wall and access panel for hose reel cabinet
(4) Alteration of bathtub

備註：
洋房C此部份因在發展項目落成後進行獲《建築物條例》豁免的工 程而有所改動。該等改動大概位置於本樓面平面圖中標出。該等改動如下：
(1) 加設淋浴間玻璃牆及玻璃門
(2) 加設間隔牆
(3) 安裝消防喉轆間隔飾面牆及開口掩門
(4) 更換浴缸

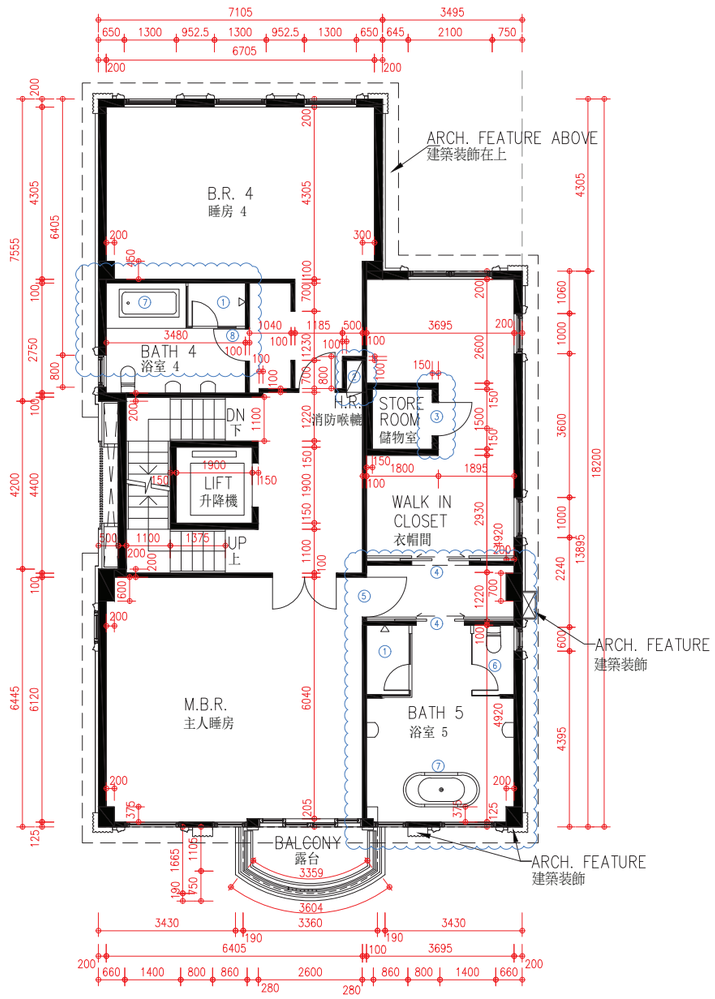
北

Scale 比例：0M 5M（米）

House C
洋房 C



2nd Floor Plan
二樓平面圖



2nd Floor AS-IS Plan
二樓現狀間隔平面圖

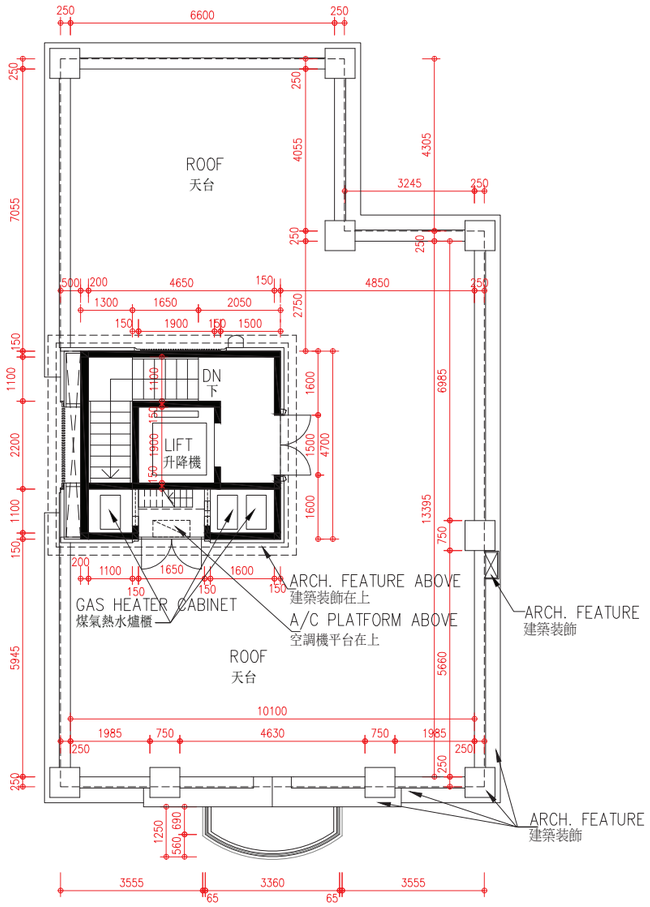
Notes :
This part of House C has been altered by way of exempted works under the Buildings Ordinance after completion of the Development.
The approximate locations of the alterations are indicated in this floor plan. The alteration works are as follows:
(1) Erection of shower cubicle with glass partition and glass door
(2) Installation of access panel for hose reel cabinet
(3) Extension of internal partition wall and installation of swing door
(4) Erection of internal partition wall and installation of sliding door
(5) Installation of door
(6) Erection of toilet cubicle with glass partition and glass door
(7) Alteration of bathtub
(8) Change of door swing direction

備註：
洋房C此部份因在發展項目落成後進行獲《建築物條例》豁免的工 程而有所改動。該等改動大概位置於本樓面平面圖中標出。
該等改動如下：
(1) 加設淋浴間玻璃牆及玻璃門
(2) 安裝消防喉轆開口掩門
(3) 延伸間隔牆及安裝掩門
(4) 加設間隔牆及安裝趟門
(5) 安裝掩門
(6) 加設廁所隔間玻璃牆及玻璃門
(7) 更換浴缸
(8) 更改掩門開啟方向

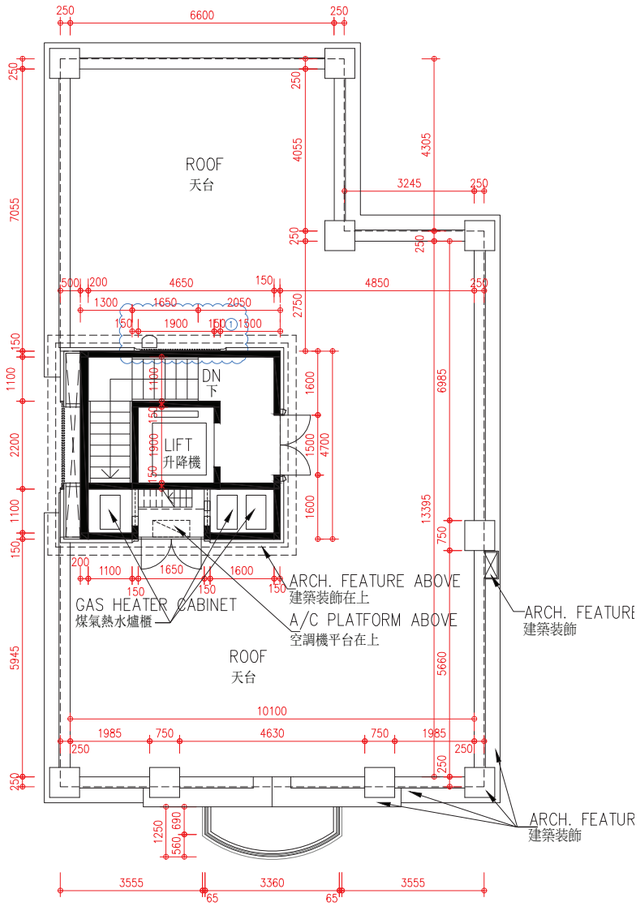
北

Scale 比例： 0M 5M（米）

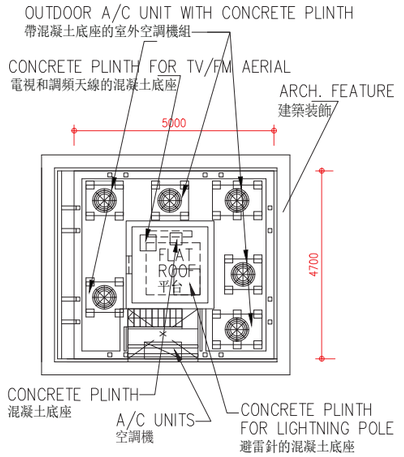
House C
洋房 C



Roof Plan
天台平面圖



Roof AS-IS Plan
天台現狀間隔平面圖



Upper Roof Plan
高層天台平面圖

Notes :
This part of House C has been altered by way of exempted works under the Buildings Ordinance after completion of the Development.
The approximate locations of the alterations are indicated in this floor plan.
The alteration works are as follows:

(1) Relocation of sink

備註：
洋房C此部份因在發展項目落成後進行獲《建築物條例》豁免的工程而有所改動。該等改動大概位置於本樓面平面圖中標出。
該等改動如下：

(1) 更改水槽位置

北

Scale 比例：0M 5M（米）

Notes:
For the location of the roof, it was specified as flat roof in the general building plans of the Development approved by the Building Authority. In practice, it is a roof and its area is calculated under the roof.

備註：
有關天台的位置在該發展項目經建築事務監督批准的建築圖則上列為平台，實際上其用途為天台，其面積將以天台計算。

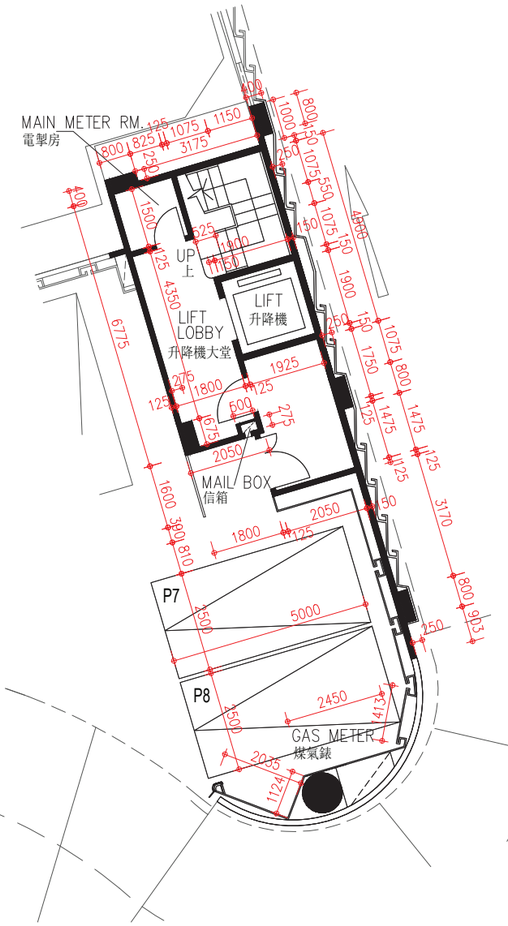
House C
洋房 C

Floor 樓層	Thickness of Floor Slabs (Excluding Plaster) of House C (mm) 洋房C的樓板(不包括灰泥)的厚度(毫米)	Floor-to-Floor Height of House C (mm) 洋房C層與層之間的高度(毫米)
LG/F 低層地下	125, 150, 200	4060, 5400
G/F 地下	100, 125, 150, 175, 225	4500
1/F 1樓	125, 175, 225	3500
2/F 2樓	100, 125, 150, 175, 225, 250	3500, 3750
R/F 天台	125	3250

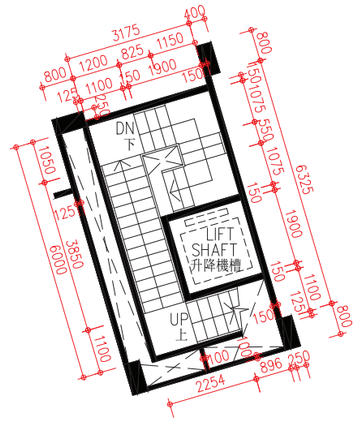
Notes:
1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The dimensions in floor plans are all in millimeter.
3. Saleable area includes the areas of the filtration plant room , main meter room and relevant lift lobby at LG/F.
4. The symbols of fitments and fittings shown on the floor plans such as sink units, bathtubs, showerheads, toilets, drain points, cabinets, kitchen cabinets, doors, partitions, furring walls etc. are indications of their approximate locations only and not indications of their actual size, designs and shapes.

備註：
1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 平面圖所列之數字為以毫米標示之尺寸。
3. 實用面積包括低層地下的泳池過濾泵房、電掣房及相關升降機大堂。
4. 平面圖上所顯示的形象裝置符號，例如洗滌盆、浴缸、沐浴花灑、座廁、去水位、櫃、廚櫃、門、間隔、飾面牆等只供展示其大約位置而非展示其實際大小、設計及形狀。

House D
洋房 D



Lower Ground Floor Plan
低層地下平面圖



Part Plan of Upper Part of
Lower Ground Floor
低層地下上方之部分平面圖

北

Scale 比例：0M 5M（米）

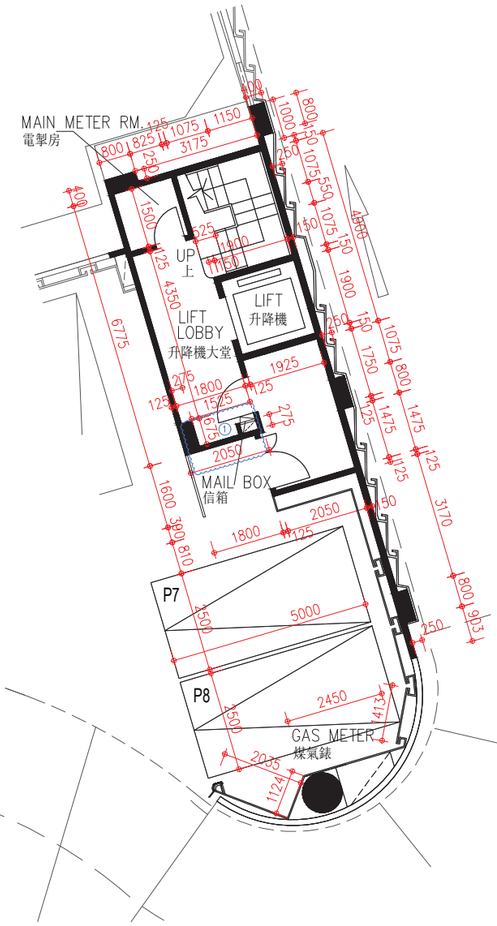
House D
洋房 D

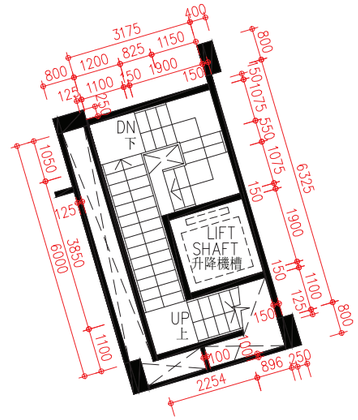
Notes :
This part of House D has been altered by way of exempted works under the Buildings Ordinance after completion of the Development. The approximate locations of the alterations are indicated in this floor plan. The alteration works are as follows:

(1) Alteration of mailbox design

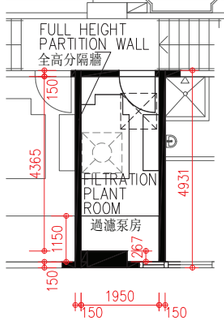
備註：
洋房D此部份因在發展項目落成後進行獲《建築物條例》豁免的工程而有所改動。該等改動大概位置於本樓面平面圖中標出。該等改動如下：

(1) 更改信箱設計





Part Plan of Upper Part of Lower Ground Floor
低層地下上方之部分平面圖

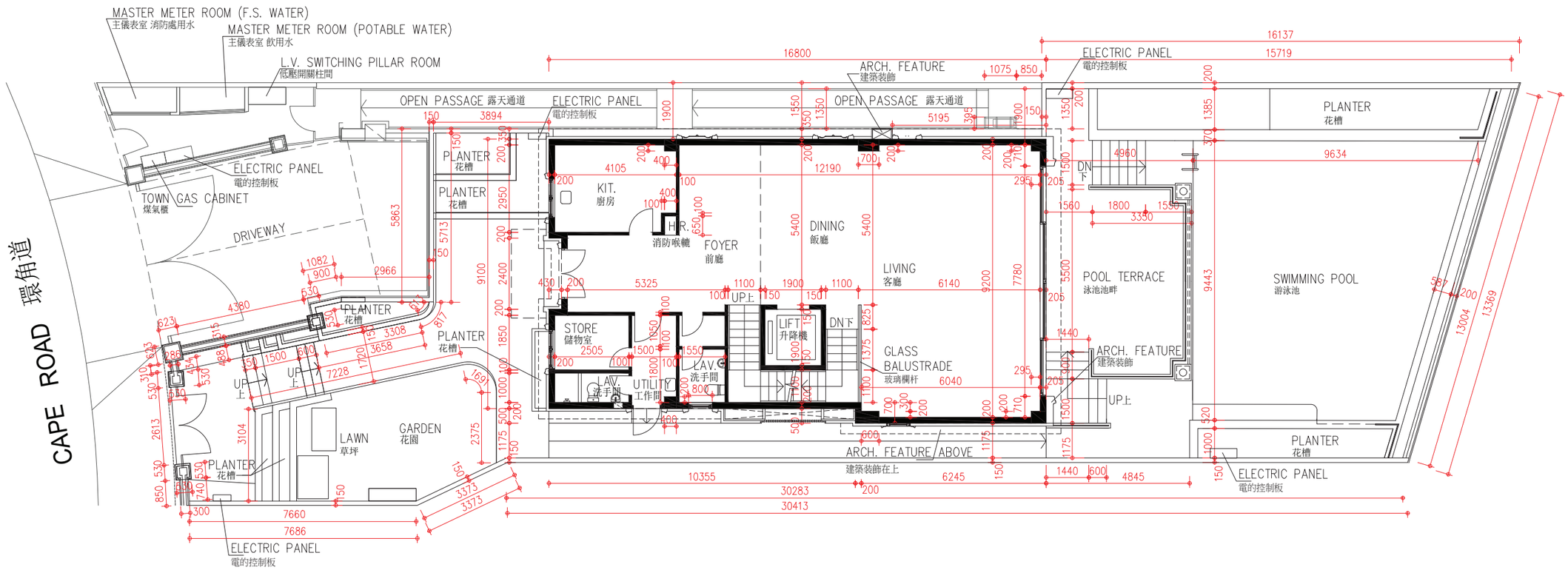


Lower Ground Floor AS-IS Plan
低層地下現狀間隔平面圖

北

Scale 比例：0M 5M（米）

House D
洋房 D

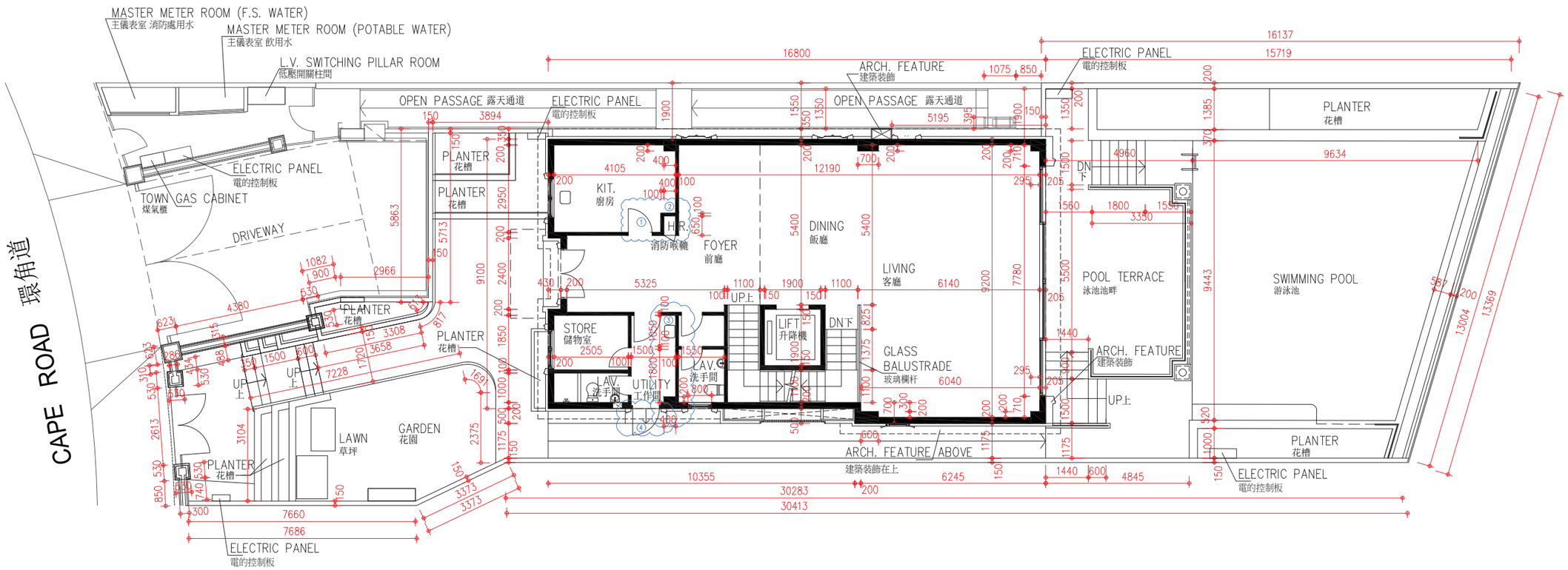


Ground Floor Plan
地下平面圖

北

Scale 比例：0M 5M（米）

House D
洋房 D



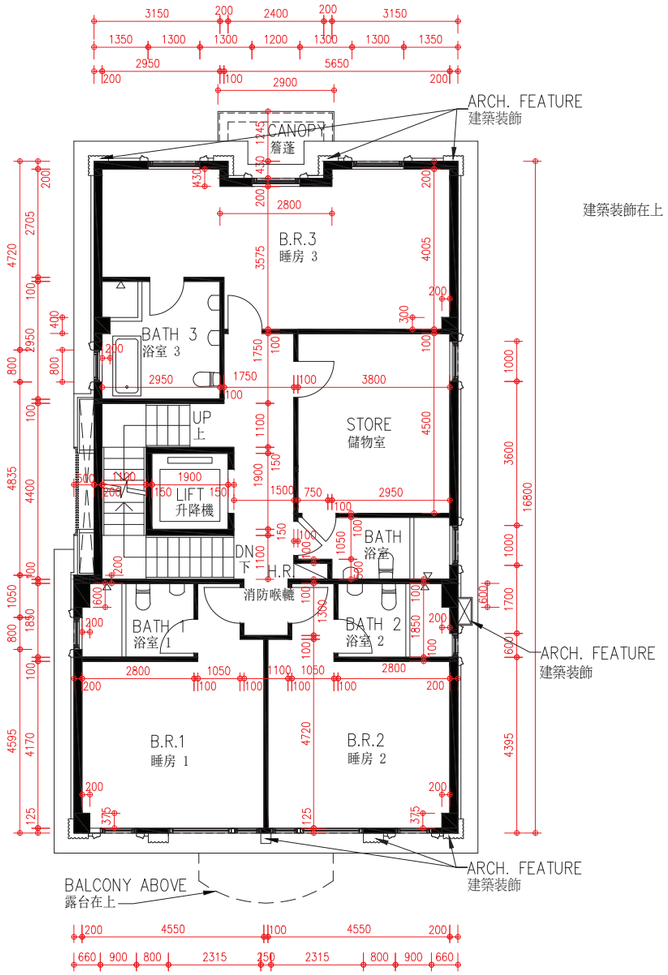
Notes :
This part of House D has been altered by way of exempted works under the Buildings Ordinance after completion of the Development. The approximate locations of the alterations are indicated in this floor plan. The alteration works are as follows:
(1) Change of door swing direction
(2) Installation of access panel for hose reel cabinet
(3) Relocation of sink
(4) Alteration of width of step

備註：
備註 : 洋房D此部份因在發展項目落成後進行獲《建築物條例》豁免的工程 而有所改動。該等改動大概位置於本樓面平面圖中標出。該等改動如下：
(1) 更改掩門開啟方向
(2) 安裝消防喉轆開口掩門
(3) 更改水槽位置
(4) 更改梯級寬度

Ground Floor AS-IS Plan
地下現狀間隔平面圖

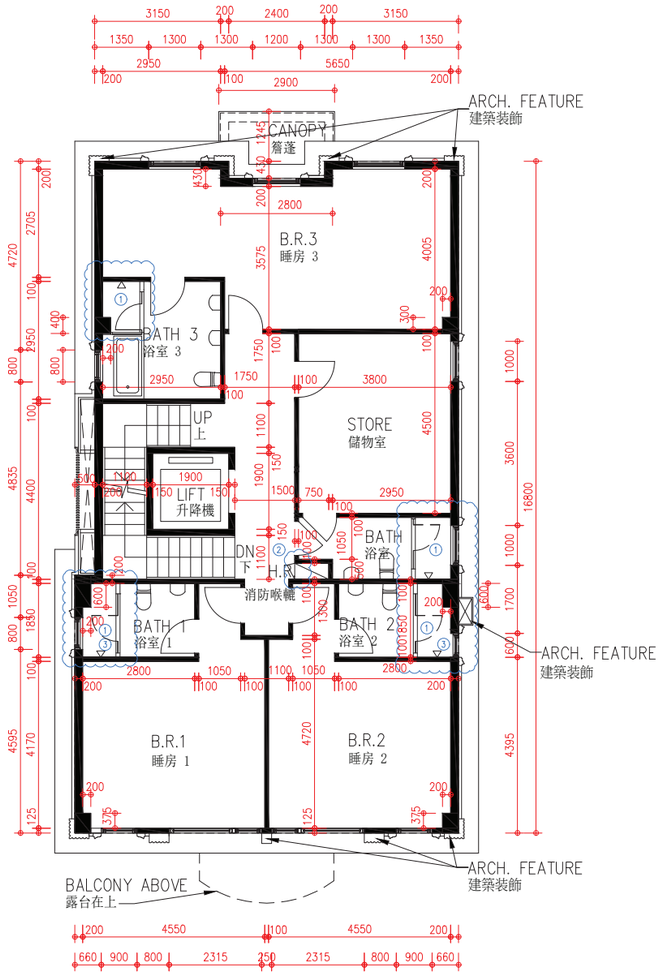
北
Scale 比例： 0M 5M（米）

House D
洋房 D



1st Floor Plan
一樓平面圖

建築裝飾在上



1st Floor AS-IS Plan
一樓現狀間隔平面圖

Notes :
This part of House D has been altered by way of exempted works under the Buildings Ordinance after completion of the Development. The approximate locations of the alterations are indicated in this floor plan. The alteration works are as follows:

(1) Erection of shower cubicle with glass partition and glass door
(2) Installation of access panel for hose reel cabinet
(3) Relocation of shower faucet

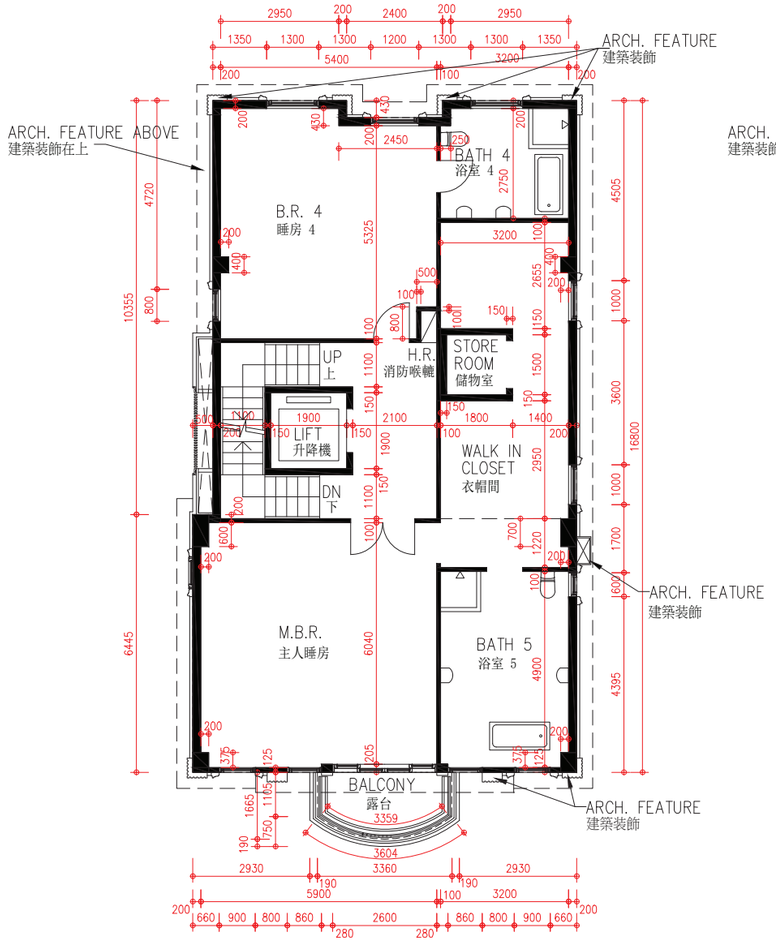
備註：
洋房D此部份因在發展項目落成後進行獲《建築物條例》豁免的工 程而有所改動。該等改動大概位置於本樓面平面圖中標出。該等改動如下：

(1) 加設淋浴間玻璃牆及玻璃門
(2) 安裝消防喉轆開口掩門
(3) 更改淋浴器位置

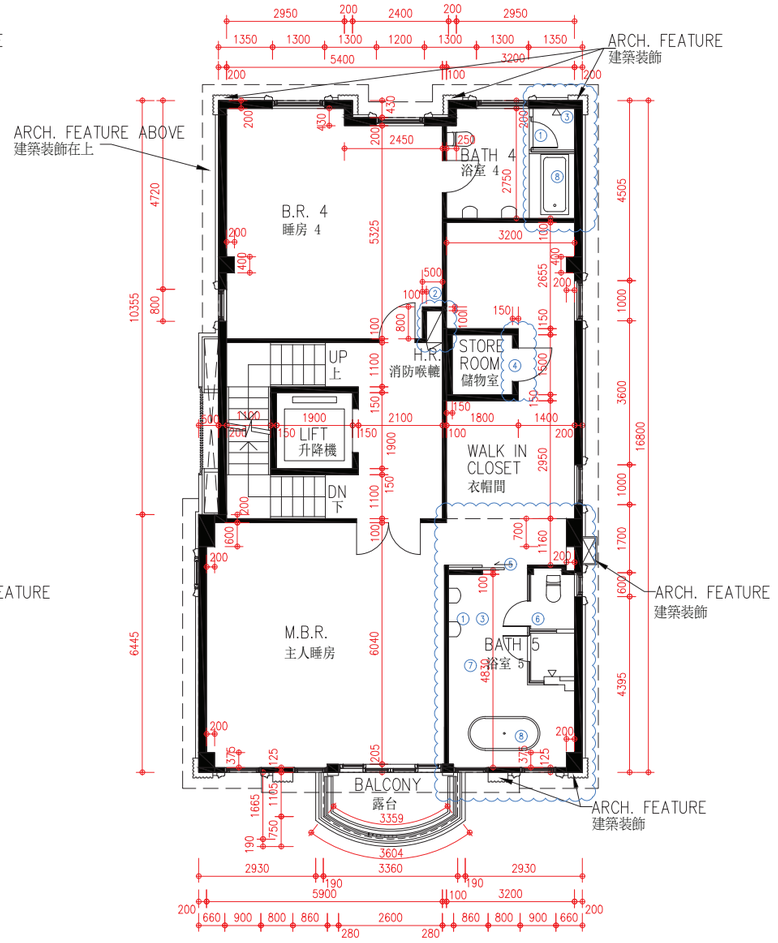
北

Scale 比例：0M 5M（米）

House D
洋房 D



2nd Floor Plan
二樓平面圖



2nd Floor AS-IS Plan
二樓現狀間隔平面圖

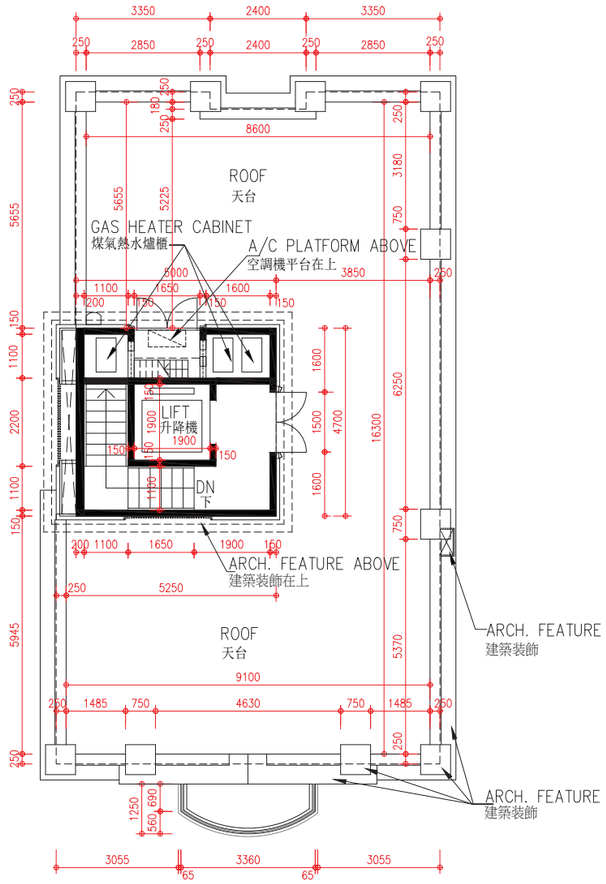
Notes :
This part of House D has been altered by way of exempted works under the Buildings Ordinance after completion of the Development.
The approximate locations of the alterations are indicated in this floor plan. The alteration works are as follows:
(1) Erection of shower cubicle with glass partition and glass door
(2) Installation of access panel for hose reel cabinet
(3) Relocation of shower faucet
(4) Installation of swing door
(5) Alteration of internal partition wall and installation of sliding door
(6) Erection of toilet cubicle with glass partition and glass door
(7) Relocation of wash basins
(8) Alteration of bathtub

備註：
洋房D此部份因在發展項目落成後進行獲《建築物條例》豁免的工程 而有所改動。該等改動大概位置於本樓面平面圖中標出。
該等改動如下：
(1) 加設淋浴間玻璃牆及玻璃門
(2) 安裝消防喉轆開口掩門
(3) 更改淋浴器位置
(4) 安裝掩門
(5) 更改間隔牆及安裝趟門
(6) 加設廁所隔間玻璃牆及玻璃門
(7) 更改洗手盆位置
(8) 更換浴缸

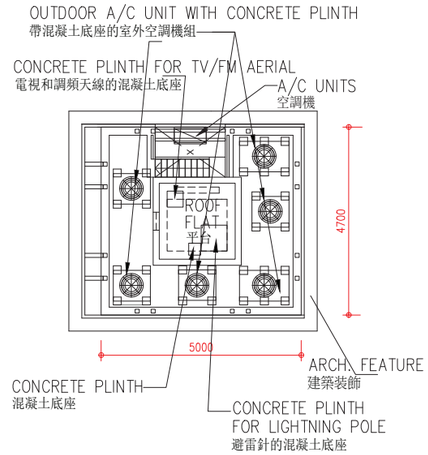
北

Scale 比例：0M 5M（米）

House D
洋房 D



Roof Plan
天台平面圖



Upper Roof Plan
高層天台平面圖

北

Scale 比例：0M 5M（米）

Notes:
For the location of the roof, it was specified as flat roof in the general building plans of the Development approved by the Building Authority. In practice, it is a roof and its area is calculated under the roof.

備註：
有關天台的位置在該發展項目經建築事務監督批准的建築圖則上列為平台，實際上其用途為天台，其面積將以天台計算。

House D
洋房 D

Floor 樓層	Thickness of Floor Slabs (Excluding Plaster) of House D (mm) 洋房D的樓板(不包括灰泥)的厚度(毫米)	Floor-to-Floor Height of House D (mm) 洋房D層與層之間的高度(毫米)
LG/F 低層地下	125, 150, 200	4060, 5400
G/F 地下	100, 125, 150, 225	4500
1/F 1樓	125, 150, 225	3500
2/F 2樓	100, 125, 150, 175, 200, 225	3500, 3750
R/F 天台	125	3250

Notes:
1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The dimensions in floor plans are all in millimeter.
3. Saleable area includes the areas of the filtration plant room , main meter room and relevant lift lobby at LG/F.
4. The symbols of fitments and fittings shown on the floor plans such as sink units, bathtubs, showerheads, toilets, drain points, cabinets, kitchen cabinets, doors, partitions, furring walls etc. are indications of their approximate locations only and not indications of their actual size, designs and shapes.

備註：
1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 平面圖所列之數字為以毫米標示之尺寸。
3. 實用面積包括低層地下的泳池過濾泵房、電掣房及相關升降機大堂。
4. 平面圖上所顯示的形象裝置符號，例如洗滌盆、浴缸、沐浴花灑、座廁、去水位、櫃、廚櫃、門、間隔、飾面牆等只供展示其大約位置而非展示其實際大小、設計及形狀。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目中的住宅物業的面積

Description of Residential Property 物業的描述	Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積（不計算入實用面積） 平方米（平方呎）									
House Number 屋號		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
House A 洋房 A	506.123 (5,448) Balcony 露台 : 4.995 (54) Utility Platform 工作平台 : -	--	--	--	--	340.363 (3,664)	46.391 (499)	120.289 (1,295)	13.460 (145)	--	--
House B 洋房 B	505.794 (5,444) Balcony 露台 : 4.995 (54) Utility Platform 工作平台 : -	--	--	--	--	292.733 (3,151)	47.680 (513)	120.289 (1,295)	13.460 (145)	--	--
House C 洋房 C	570.064 (6,136) Balcony 露台 : 4.995 (54) Utility Platform 工作平台 : -	--	--	--	--	352.956 (3,799)	49.850 (537)	140.007 (1,507)	13.460 (145)	--	--
House D 洋房 D	518.271 (5,579) Balcony 露台 : 4.995 (54) Utility Platform 工作平台 : -	--	--	--	--	292.903 (3,153)	46.108 (496)	120.607 (1,298)	13.460 (145)	--	--

The saleable area and the floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.
實用面積以及露台、工作平台及陽台（如有）之樓面面積， 是按照 《一手住宅物業銷售條例》第8條計算得出的。 其他指明項目的面積，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes:
1. The above areas have been converted to square feet based on a conversion rate of 1 square metre=10.764 square feet and rounded off to the nearest integer, which may be slightly different from that shown in square metre.
2. There is no verandah in the residential properties in the Development.

附註 ：
1. 上述所列之面積以1平方米 = 10.764平方呎換算至平方呎，並四捨五入至整數，平方呎與平方米之數字可能有些差異。
2. 發展項目住宅物業沒有陽台。

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



Residential Parking Spaces
住宅停車位

Motorcycle Parking Spaces
電單車停車位

Visitors' Parking Space (which is designated as Accessible Parking Space)
訪客停車位（被指定為暢通易達車位）

Scale 比例 : 0M 5M 10M（米）

Lower Ground Floor Plan
低層地下平面圖

Number, Dimension and Area of Parking Spaces 停車位的數目、尺寸及面積	Number 數目	Dimension of each Parking Space (W x L)(m) 每個停車位的尺寸 (闊x長) (米)	Area of each Parking Space (sq.m.) 每個停車位的面積 (平方米)
Residential Car Parking Space 住客停車位	8	5.0 x 2.5	12.5
Visitors' Parking Space (which is designated as Accessible Parking Space) 訪客停車位 (被指定為暢通易達車位)	1	5.0 x 3.5	17.5
Motorcycle Parking Space 電單車停車位	1	2.0 x 1.0	2.0

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

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

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

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

   (a) the preliminary agreement is terminated;
   (b) the preliminary deposit is forfeited; and
   (c) the owner does not have any further claim against the purchaser for the failure.

1. 在簽署臨時買賣合約(“該臨時合約”)時須支付款額為售價5%的臨時訂金；

2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有；

3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約—

   (a) 該臨時合約即告終止；
   (b) 有關的臨時訂金即予沒收；及
   (c) 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。

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

A. COMMON PARTS OF THE DEVELOPMENT

"Common Areas and Facilities" means and includes:-

"(a) open passages, driveways, common staircases, metal gate for vehicular entrance, metal gates for the open passages along Cape Road, setting point, fire services (F.S.) inlet, sprinkler inlet, water meter & sprinkler valve, master meter room (fire services (F.S.) water), master meter room (potable water), low voltage (L.V.) switching pillar, reinforced concrete (R.C.) fire services (F.S.) sprinkler water tank, reinforced concrete (R.C.) fire services (F.S.) water tank, pipe ducts, fresh air ducts, exhaust air ducts, trap door for water tank, sump pit, sprinkler pump and fire services (F.S.) pump room, switch room, town gas cabinet, low voltage (L.V.) switching pillar room, Caretaker's Quarter, telecommunication and broadcasting equipment (T.B.E.) room, Owner's Committee Office, refuse storage chamber, potable/ flushing water pump room, guard room, ramp, the surface, plaster and covering of the walls which abut to any part of the Common Areas and Facilities, boundary fence walls of the Land, fence walls (excluding the Party Fence Walls, the surface, plaster and covering of a fence wall which abuts to any part of a Residential House and devices or installations affixed onto such fence walls which are intended for the exclusive use and benefit of a Residential House), the Slope Structures within the Land and the Development, unexcavated area within the Land and the Development, bracings, aerials, meters, lighting, drains, drainage pipes located in the ceiling directly above the Rights of Way, channels, sewers, wires, cables, pumps, sanitary fittings, electrical installations, fittings, equipment and apparatus and such other areas and any other systems, devices or facilities which are at or provided or installed in the Development intended for the common use and benefit of the Owners and residents or tenants of the Residential Houses and their bona fide guests, visitors or invitees;

(b) the Recreational Facilities and the Accessible Parking Space;

(c) whole of the Carpark (except the Residential Car Parking Spaces and the Motor Cycle Parking Space);

(d) such areas and facilities of and in the Land and the Development intended for common use and benefit of the Development as a whole and not just for any individual Owner; and

(e) such other areas and facilities of and in the Land and the Development designated as Common Areas and Facilities in accordance with the DMC

which (if and where capable of being shown on plans) are for the purpose of identification only shown coloured Green on the DMC Plans, PROVIDED THAT where appropriate, if any parts of the Development:-

(i) are covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance and/or

(ii) fall within the categories as specified in Schedule 1 to the Building Management Ordinance and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance,

then such parts shall be deemed to have been included as, and shall form part of, the Common Areas and Facilities."

B. NUMBER OF UNDIVIDED SHARES ASSIGNED TO EACH RESIDENTIAL PROPERTY IN THE DEVELOPMENT

Unit	Undivided Share
House A (including two Residential Car Parking Spaces Nos.P1 and P2) #	558/2, 404
House B (including two Residential Car Parking Spaces Nos.P3 and P4) #	553/2, 404
House C (including two Residential Car Parking Spaces Nos.P5 and P6) #	626/2, 404
House D (including two Residential Car Parking Spaces Nos.P7 and P8) #	566/2, 404

Note: # means together with garden, roof(s) and swimming pool filtration plant room serving exclusively the Residential House

C. THE TERMS OF YEARS FOR WHICH THE MANAGER OF THE DEVELOPMENT IS APPOINTED

The manager for the Development (**"Manager"**) is appointed for an initial term of not exceeding two (2) years after the date of the DMC and such appointment shall continue until terminated as provided in Clause 4.1 of the DMC.

D. BASIS ON WHICH THE MANAGEMENT EXPENSES ARE SHARED AMONG THE OWNERS OF THE RESIDENTIAL PROPERTIES OF THE DEVELOPMENT

Each Owner of a Unit shall contribute his due proportion of the budgeted Management Expenses (as defined in the DMC) which proportion shall be equal to the Management Shares (as defined in the DMC) of his Unit (as defined in the DMC) divided by the total Management Shares of all Units in the Development.

E. BASIS ON WHICH THE MANAGEMENT FEE DEPOSIT IS FIXED

Each Owner being the first assignee of his Unit shall upon the assignment of his Unit from the First Owner (as defined in the DMC) deposit with the Manager as security for the due payment of all amounts which may be or become payable by him under the DMC a sum equal to 3/12th of the first year's budgeted Management Expenses payable in respect of his Unit which deposit or balance thereof (as the case may be) shall be non-interest bearing and non-refundable but transferable and shall not be set off against any contribution payable by him under the DMC.

F. THE AREA IN THE DEVELOPMENT RETAINED BY THE VENDOR FOR THE VENDOR'S OWN USE

Not applicable.

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

發展項目的公契及管理協議（「公契」）訂明：

A. 發展項目的公用部份

「公用地方及設施」指及包括：

“(a) 露天通道、車道、公用樓梯、車輛入口金屬閘門、環角道沿路露天通道金屬閘門、檢查站、消防(F.S.)進水掣、花灑進水掣、水錶和花灑閥、總水錶室(消防(F.S.)水)、總水錶室(飲用水)、低壓(L.V.)電掣柱、鋼筋混凝土(R.C.)消防(F.S.)花灑水箱、鋼筋混凝土(R.C.)消防(F.S.)水箱、管道槽、新鮮空氣槽、排氣槽、水箱活板門、集水坑、花灑泵和消防(F.S.)泵房、電掣房、煤氣櫃、低壓(L.V.)電掣柱房、管理員宿舍、電訊及廣播設備(T.B.E.)室、業主委員會辦事處、垃圾收集房、飲用水/沖廁水泵房、警衛室、坡道、地面、毗鄰公用地方及設施任何部分的牆壁的批盪及覆蓋物、該土地的邊界圍牆、圍牆、(不包括共用圍牆、與住宅洋房任何部分相鄰的圍牆的表面、批盪及覆蓋物以及固定在此類圍牆上僅供住宅洋房獨家使用和受益的設備或裝置)、該土地及發展項目內的斜坡結構、、該土地及發展項目內的未挖掘區域、支撐物、天線、儀錶、照明、排水渠、位於通行權區域正上方天花板內的排水管、渠道、污水渠、電線、電纜、泵、衛生裝置、電氣裝置、裝置、設備和器具以及目前在發展項目內提供或安裝供住宅洋房業主和住戶或租客及其真誠賓客、訪客或被邀請人公用及共享的任何其他系統、裝置或設施；

(b) 康樂設施和暢通易達停車位；

(c) 整個停車場(住宅停車位及電單車停車位除外)；

(d) 該土地及發展項目內供整個發展項目公用及共享而非只為個別業主而設的該等區域及設施；及

(e) 根據公契指定為公用地方及設施的該土地和開發項目的其他區域和設施。

公用地方及設施(如果可以在圖則上顯示)　在公契圖則上以綠色顯示，僅供識別；惟如適用，如果發展項目的任何部分：

(i) 符合《建築物管理條例》第2條中「公用部分」第(a)段釋義者；及/或

(ii)《建築物管理條例》附表1訂明而符合《建築物管理條例》第2條中「公用部分」第(b)段釋義者的類別；

該等部分亦被視作為包括入及組成公用地方及設施。”

B. 分配予發展項目中的每個住宅物業的不分割份數的數目

單位	不分割份數
A號屋 (包括P1和P2號兩個住宅停車位)#	558/2, 404
B號屋 (包括P3和P4號兩個住宅停車位)#	553/2, 404
C號屋 (包括P5和P6號兩個住宅停車位)#	626/2, 404
D號屋 (包括P7和P8號兩個住宅停車位)#	566/2, 404

註：# 指連同專供住宅洋房使用的花園、天台及游泳池過濾機房

C. 有關發展項目的管理人的委任年期

發展項目的管理人(「管理人」)獲委任為管理人，其首屆任期由公契訂立日後起計兩(2)年，其後繼續任職至根據公契第4.1條規定終止為止。

D. 管理開支按什麼基準在發展項目的住宅物業業主之間分擔

每個單位業主須分擔預算管理開支(定義見公契)中他的適當比例，該比例應等於他的單位(定義見公契)的管理份數(定義見公契)除以發展項目所有單位的總管理份數。

E. 計算管理費按金的基準

每位業主作為其單位的第一受讓人，在其單位從第一業主(定義見公契)轉讓後，應向管理人支付相當於其單位第一年預算管理費用的3/12的金額，作為準時支付他根據公契可能或將要支付的所有款項的擔保。該按金或其餘額(視情況而定)應不計息且不可退還，但可轉讓，且不得用來抵銷他根據公契須繳付的任何供款。

F. 賣方在發展項目內保留作為賣方自用的地方(如有)

不適用

備註：
請參閱公契草稿以了解全部詳情。整份公契草稿可在售樓處的工作時間內免費查閱並在要求與支付必要的影印費後索取其副本。

A. Lot Number of the land on which the Development is situated

1. The Development is to be constructed on Rural Building Lot No.837 (the **"Lot"**).

B. Term of years

2. The Lot is granted under an Agreement and Conditions of Sale No.8381 as varied and/or modified by a Modification Letter dated 28 October 2014 registered in the Land Registry by Memorial No.14103002260031 (collectively, the **"Land Grant"**) for a term of 75 years commencing from 24 February 1964 with the option of renewal for a further term of 75 years.

C. User restrictions applicable to the Land

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

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

D. Facilities that are required to be constructed and provided for the Government, or for public use

4. Green Area

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

"The Purchaser shall within 12 months from the date of this Agreement form at his own expense and to the satisfaction of the Director the areas delineated and coloured red and green on the plan annexed hereto."

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

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

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

"The Purchaser shall not without the prior written consent of the Director use the area coloured green on the plan annexed hereto for the purpose of storage or for the erection of any temporary structure."

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

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

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

"No materials shall be dumped or stored, nor shall any work be carried out within the boundaries of a public road or way without the prior written consent of the Director."

E. Grantee's obligations to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside the Land

5. Development Conditions

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

"The design and disposition of any building or buildings erected or to be erected on the lot shall be subject to the approval in writing of the Director and no building works (other than demolition works and site formation works) shall be commenced on the lot until such approval shall have been obtained and for the purpose of these Conditions, "building works" and "site formation works" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation."

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

"Any building or buildings erected on the lot shall in all respects comply with the Buildings Ordinance, any regulations made thereunder and any amending legislation."

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

"Subject to these Conditions, no building or buildings may be erected on the lot or any part thereof or upon any area or areas outside the lot specified in these Conditions, nor may any development or use of the lot or any part thereof, or of any area or areas outside the lot specified in these Conditions take place, which does not in all respects comply with the requirements of the Town Planning Ordinance, any regulations made thereunder and any amending legislation."

Special Condition No.(41) of the Land Grant stipulates that:-

"Subject to these Conditions, the total gross floor area of any building or buildings erected or to be erected on the lot shall not be less than 1,153 square metres and shall not exceed 1,923 square metres."

6. Maximum number of storeys

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

"(a) Any building or buildings erected or to be erected on the lot shall not exceed 3 storeys including any floor or space below the level of the ground provided that:-

(i) for the purpose of calculating the number of storeys referred to in this sub-clause (a) there shall not be taken into account one floor or space solely or, in the opinion of the Director (whose opinion shall be final and binding on the Purchaser) predominantly used for the purpose of carport; and

(ii) the Director at his sole discretion may in calculating the number of storeys referred to in this sub-clause (a) exclude:-

(I) any floor or space that he is satisfied is constructed or intended to be occupied solely by machinery or equipment for any lift, air-conditioning or heating system or any similar service;

(II) any structure or floor space referred to in Special Condition (50)(b)(i)(1I) hereof; and

(III) any floor or space that he is satisfied is constructed or intended to be occupied solely by entrance lobby, electrical and mechanical plant room, water tank, refuse storage and material recovery chamber, recreational facilities, caretaker's quarters, owners' committee office or guard room at the carport level.

(b) The total site coverage of any building or buildings erected or to be erected on the lot shall not exceed 25% of the area of the lot."

7. Parking Spaces

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

"(a) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees (hereinafter referred to as **"the Residential Parking Spaces"**) at a rate to be calculated by reference to the respective size of the residential units erected or to be erected on the lot as set out in the table below unless the Director consents to a rate for or to a number of Residential Parking Spaces different from those set out in the table below:-

Size of each residential unit	Number of the Residential Parking Spaces to be provided
Less than 40 square metres	One space for every 10 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 6 residential units or part thereof
Not less than 70 square metres but less than100 square metres	One space for every 2.4 residential units or part thereof
Not less than 100 square metres but less than 160 square metres	One space for every 1.2 residential units or part thereof
Not less than 160 square metres	3 spaces for every 2 residential units or part thereof

(ii) For the purpose of sub-clause (a)(i) of this Special Condition, the total number of the Residential Parking Spaces to be provided shall be the aggregate of the respective number of the Residential Parking Spaces calculated by reference to the respective size of each residential unit set out in the table of sub-clause (a)(i) of this Special Condition and for the purpose of these Conditions, the term "size of each residential unit" in terms of gross floor area shall mean the sum of (I) and (II) below:-

(I) the gross floor area in respect of a residential unit exclusively used and enjoyed by the resident of that unit, which shall be measured from the exterior of the enclosing walls or parapet of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit, but, for the avoidance of doubt, shall exclude all floor area within such unit which is not taken into account for the calculation of gross floor area stipulated in Special Condition (41) hereof; and

(II) the pro-rata gross floor area of the Residential Common Area (as hereinafter defined) in respect of a residential unit and in so calculating, the total gross floor area of residential common area, which is for common use and benefit of the residents of the building or buildings erected or to be erected on the lot, outside the enclosing walls of the residential units but, for the avoidance of doubt, excluding all floor area which are not taken into account for the calculation of gross floor area stipulated in Special Condition (41) hereof (which residential common area is hereinafter referred to as **"the Residential Common Area"**) shall be apportioned to a residential unit by the following formula:-

$$\text{The total gross floor area of the Residential Common Area} \times \frac{\text{The gross floor area in respect of a residential unit as calculated under sub-clause (a)(ii)(I) of this Special Condition}}{\text{The total gross floor area of all residential units as calculated under sub-clause (a)(ii)(I) of this Special Condition}}$$

(iii) Notwithstanding sub-clause (a)(i) of this Special Condition, in respect of detached, semi-detached or terraced houses provided within the lot which are intended for use as single family residences, the Residential Parking Spaces shall be provided at a rate of 2 spaces for each such house unless the Director as his sole discretion determines that for all or any or such houses the calculation specified in sub-clause (a)(i) and (a)(ii) of this Special Condition shall apply and each such house shall be regarded as a residential unit for the purposes of the said sub-clauses (a)(i) and (a)(ii). The decision of the Director as to whether a detached, semi-detached or terraced house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

(iv) One additional space shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the building or buildings erected or to be erected on the lot shall be provided.

(v) The spaces provided under sub-clauses (a)(i), (a)(iii) and (a)(iv) of this Special Condition 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.

(vi) The space provided within the lot in accordance with sub-clause (a)(iv) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition (47)(a)(v) hereof.

(b) (i) Out of the spaces provided under sub-clause (a) of this Special Condition, the Purchaser shall reserve and designate one space for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation.

(ii) The parking space to be provided under sub-clause (b)(i) of this Special Condition shall be located at such position and level as shall be approved in writing by the Director.

(iii) The parking space provided under sub-clause (b)(i) of this Special Condition 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 or buildings erected or to be 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.

(c) (i) One space shall be provided within the lot to the satisfaction of the Director 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 or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees (hereinafter referred to as **"the Motor Cycle Parking Space"**).

(ii) The parking spaces provided under sub-clause (c)(i) of this Special Condition shall not be used for any purpose other than for the purpose set out 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.

(d) (i) Each of the parking spaces provided under sub-clause (a) of parking spaces this Special Condition shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.

(ii) Each of the parking spaces provided under sub-clause (b) of this Special Condition shall measure 3.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.

(iii) Each of the parking spaces provided under sub-clause (c) of this Special Condition shall measure 1.0 metre in width and 2.4 metres in length with a minimum headroom of 2.4 metres or such other minimum headroom as may be approved by the Director."

8. Construction of drains and channels

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

"The Purchaser shall pay to the Government on demand the cost of removing, diverting and reinstating elsewhere as may be required any drains, sewers, nullahs, water courses, pipes, cables, wires, utility services or any other works or installations on the lot or on areas adjacent thereto which the Director may consider it necessary to remove, divert or reinstate."

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

"All storm or rain water from the lot shall be conveyed into the nearest stream course, catchpit, channel or storm water drain as required and in a manner to be approved by the Director."

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

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

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

"Any foundations proposed to be constructed near or adjoining any sewer, stormwater drain or nullah within or adjoining the lot shall be as the Director may require."

9. Connecting drains and sewers

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

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

10. Landscaping

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

"The Purchaser 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."

11. Restriction on alienation

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

"The Purchaser shall not –

(a) assign, underlet or part with possession of or otherwise dispose of the lot or any part thereof or any interest therein, or, except with the prior consent of the Director and in conformity with any conditions imposed by him (including the payment of such fee as may be required by him), enter into any agreement so to do, or

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

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

12. Maintenance of buildings

General Condition No.10(b) of the Land Grant stipulates that:-

"(b) The Purchaser of the lot shall throughout the tenancy maintain all buildings erected or which may at any time hereafter be erected on the lot in good and substantial repair and condition, and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy. In the event of the demolition at any time during the tenancy of any building then standing on the lot or any part thereof the

Purchaser shall replace the same either by sound and substantial buildings of the same type and of no less volume or by buildings of such type and value as shall be approved by the Director. In the event of demolition as aforesaid the Purchaser shall within one month of such demolition apply to the Director for consent to carry out building works for the redevelopment of the lot, and upon receiving such consent shall within three months thereof commence the necessary work of redevelopment and shall complete the same to the satisfaction of and within such time limit as is laid down by the Director."

13. Private streets, roads and lanes

General Condition No.12 of the Land Grant stipulates that:-

"Any private streets, roads and lanes which are required to be formed shall be sited to the satisfaction of the Director and included in or excluded from the area to be leased as may be determined by him and in either case shall be handed over to Government free of cost if so required. Where taken over by Government the surfacing, kerbing, drainage (both foul and storm-water sewers) and channelling shall be carried out by Government at the cost of the Purchaser and thereafter maintained at public expense but where remaining part of the area leased or to be leased, such streets, roads or lanes shall be surfaced, kerbed, drained, channelled and maintained by and at the expense of the Purchaser to the satisfaction in all respects of the Director."

F. Lease conditions that are onerous to a purchaser

14. Cutting away

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

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

(b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No.(34) hereof.

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

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

15. Spoil and debris

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

"(a) In the event of earth, spoil, debris, construction waste or building materials (hereinafter referred to as **"the waste"**) from the lot, or from other areas affected by any development of the lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water

drains or nullahs or other Government properties (hereinafter referred to as **"the Government properties"**), the Purchaser shall at his own expense remove the waste from and make good any damage done to the Government properties. The Purchaser shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion, washing down or dumping.

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

16. Deposit of Car Park Layout Plan

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

"A plan approved by the Director indicating the layout of all the parking spaces to be provided within the lot in accordance with Special Condition (13) hereof, or a copy of such plan certified by an authorized person (as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation) shall be deposited with the Director. No transaction (except such transactions as the Director may approve) affecting the lot or any part thereof or any building or part of any building erected or to be erected on the lot shall be entered into prior to such deposit. The said parking spaces indicated on the said approved plan shall not be used for any purpose other than for the purposes set out in Special Condition (13) hereof. The Purchaser shall maintain the parking spaces and other areas, including but not restricted to the lifts, landings, and manoeuvring and circulation areas, in accordance with the said approved plan and shall not alter the layout except with the prior written consent of the Director. Except for the parking spaces indicated on the said approved plan, no part of the lot or any building or structure thereon shall be used for parking purposes."

17. Damage made good by the Government

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

"The Purchaser shall pay to Government on demand any sum which the Director shall certify to be the cost of making good any damage done to adjoining public roads by the Purchaser, his contractors or sub-contractors or his or their workmen or vehicles or by any spoil from the lot."

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

"Any damage or obstruction caused by the Purchaser, his servants or agents to any nullah, sewer, storm-water drain, watermain or other Government properties within or adjoining the lot shall be made good by the Government at the cost of the Purchaser, and the amount due in respect thereof shall be paid on demand to Government by the Purchaser."

18. Septic tanks

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

"The drainage of any building erected on the lot shall be effected as may be required by the Director, and the Purchaser shall make all arrangements at his own expense and to the satisfaction of the said Director for the disposal of foul or contaminated water by the construction of septic tanks either within the lot or on Government land or otherwise and on such terms as the said Director shall require, and the Purchaser shall be solely liable for any damage or nuisance caused thereby."

19. Salt water supply for flushing

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

"A salt water supply from Government mains will be given for flushing purposes. Provided always that where the Purchaser provides or agrees to provide at his own expense a private salt water supply for any heating, cooling, humidification or other purposes, the Government will not grant the aforesaid salt water supply from Government mains for flushing purposes."

20. Vehicular access

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

"The Purchaser shall have no right of ingress or egress to or from the lot for the passage of motor vehicles except between the points X and Y through Z shown and marked on PLAN A annexed hereto or at such other points as may be approved in writing by the Director. Upon redevelopment of the lot, a temporary access for

construction vehicles into the lot may be permitted in such position and subject to such conditions as may be imposed by the Director. Upon completion of the redevelopment, the Purchaser shall at his own expense within the time limit specified by the Director and in all respects to the satisfaction of the Director, reinstate the area or areas upon which the temporary access was constructed."

21. Removing graves

Special Condition No.(29) of the Land Grant stipulates that:-

"The Purchaser shall pay to the Government on demand the cost of removing any graves at present on the areas coloured red and green on the plan annexed hereto."

22. Preservation of trees

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

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

23. Set back

Special Condition No.(34) of the Land Grant stipulates that:-

"The Purchaser shall not cut away, remove or set back any Government land adjacent to or adjoining the lot or carry out any building-up, filling-in or any slope treatment works of any kind whatsoever on any Government land except with the prior written consent of the Director who may, at his sole discretion, give his consent subject to such terms and conditions as he sees fit, including the grant of additional Government land as an extension to the lot at such premium as he may determine."

24. Anchor maintenance

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

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

25. Damage to Services

Special Condition No.(37) of the Land Grant stipulates that:-

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

26. Right of access to water mains

Special Condition No.(38) of the Land Grant stipulates that:-

"(a) 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 contractors or licensees, whether with or without tools,

equipment, plant, 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 1.5" Government water main(s) shown by blue lines and marked "EXISTING WATER MAINS" on the plan marked "PLAN A" annexed hereto.

(b) Neither the Water Authority nor any of the classes of person referred to in sub-clause (a) of this Special Condition shall incur or be under any liability whatsoever to the Purchaser in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser arising out of or incidental to the exercise of the said right of ingress, egress and regress conferred under sub-clause (a) of this Special Condition and no claim shall be made by the Purchaser in respect of any loss, damage, nuisance or disturbance."

27. Supervisory and Overhead Charges

Special Condition No.(39) of the Land Grant stipulates that:-

"Wherever in these Conditions it is provided that:

(a) the Government or its duly authorized officers shall or may carry out works of any description on the lot or any part thereof or outside the lot (whether on behalf of the Purchaser or on the failure of the Purchaser to carry out such works or otherwise) at the cost of the Purchaser or that the Purchaser shall pay or repay to the Government or to its duly authorized officers on demand the cost of such works, such cost shall include such supervisory and overhead charges as may be fixed by the Government or by its duly authorized officers; or

(b) the prior approval or consent of the Government or its duly authorized officers is required, they may give the approval or consent on such terms and conditions as they see fit or refuse it at their absolute discretion."

28. No grave or columbarium permitted

Special Condition No.(40) of the Land Grant stipulates that:-

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

29. Restriction on alienation of the Residential Parking Spaces and the Motor Cycle Parking Spaces

Special Condition No.(49) of the Land Grant stipulates that:-

"(a) Notwithstanding that these Conditions shall have been observed and complied with to the satisfaction of the Director, the Residential Parking Spaces and the Motor Cycle Parking Spaces shall not be:-

(i) assigned except

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

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

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

Provided that in any event not more than three in number of the total of the Residential Parking Spaces 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 or buildings erected or to be erected on the lot.

(b) Notwithstanding sub-clause (a) of this Special Condition, the Purchaser may, with the prior written consent of the Director, assign all the Residential Parking Spaces and the Motor Cycle Parking Spaces as a whole, but only to a wholly-owned subsidiary company of the Purchaser.

(c) Sub-clause (a) of this Special Condition shall not apply to an assignment, underletting, mortgage or charge of the lot as a whole."

Notes:

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

(2) For the purposes of this section:-

(a) "Director" means the Director of Lands;

(b) "lot" means Rural Building Lot No.837;

(c) "Purchaser" means Tai Man Company, Limited and where the context so admits or requires includes its successors and assigns;

(d) "these Conditions" mean and include the General and Special Conditions of the Land Grant; and

(e) "this Agreement" means the Land Grant.

SUMMARY OF LAND GRANT
批地文件的摘要

A. 發展項目所位於的土地的地段編號

1. 發展項目興建於鄉郊建屋地段第837號 (「該地段」) 。

B. 批租年期

2. 該地段乃根據《賣地協議及條件》第8381號批出並經日期為2014年10月28日在土地註冊處以註冊摘要第14103002260031號註冊的一份修訂函(合稱「批地文件」)作出修改及/或修訂，批租年期由1964年2月24日起計75年，並可再續期75年。

C. 適用於該土地的用途限制

3. 批地文件特別條款第(2)條訂明：

該地段或其任何部分或在其上已建或擬建的任何建築物或任何建築物部分，除用作私人住宅外，不可用作任何其他用途。

D. 按規定須興建並提供予政府，或供公眾使用的設施

4. 綠色區域

批地文件特別條款第(3)條訂明：

“買方須於本協議日期起12個月內自費開拓本文件附錄圖則以紅色和綠色界定及著色的區域，以令署長滿意。”

批地文件特別條款第(4)條訂明：

“本文件附錄圖則以綠色著色的區域須於該地段任何建築工程運作開展之前開拓，及完成時由須政府保管。倘若於指定時限內未能完成上述開拓，政府可進行該工程，費用由買方承擔，買方須在要求時向政府支付相等於該工程之費用。”

批地文件特別條款第(5)條訂明：

“未經署長事先書面同意，買方不得將本文件附錄圖則以綠色著色的區域用作儲存用途或建構任何臨時構築物。”

批地文件特別條款第(16)條訂明：

“買方須自費使用獲批准物料開拓本文件附錄圖則以綠色著色的公共道路部分，以使其上可供交通行駛，以令署長滿意，及此後維持該部份於良好狀態，直至該地段已按此等條款發展。”

批地文件特別條款第(19)條訂明：

“未經署長事先書面同意，不得於公共道路或通道邊界內傾倒或儲存任何物料，或進行任何工程。”

E. 有關承批人在該土地內外鋪設、塑造或作環境美化的任何範圍，或興建或維持任何構築物或設施的責任

5. 發展條款

批地文件特別條款第(9)條訂明：

“現已或將會建於該地段的一座或多座建築物的設計和佈局均須獲得署長的書面批准，未經批准不得在該地段展開任何建築工程(拆除工程和地盤平整工程除外)。就本文件而言，“建築工程”和“地盤平整工程”應符合《建築物條例》、其任何附屬規例及任何相關修訂法例的定義。”

批地文件特別條款第(10)條訂明：

“現已或將會建於該地段的一座或多座建築物須在各方面符合《建築物條例》、其任何附屬規例及任何相關修訂法例。”

批地文件特別條款第(31)條訂明：

“受限於此等條款，不得在該地段或其任何部分或在任何此等條款指明而在該地段範圍外的地方興建任何未能在各方面完全符合《城市規劃條例》、其任何附屬規例及任何修訂法例之一幢或多幢建築物，亦不得以未能在各方面完全符合《城市規劃條例》、其任何附屬規例及任何修訂法例的方式開發或使用該地段或其任何部分或在任何此等條款指明而在該地段範圍外的地方。”

批地文件特別條款第(41)條訂明：

“受限於此等條款，現已或將會建於該地段的一幢或多幢建築物之整體總樓面面積不得少於1,153平方米及不得超過1,923平方米。”

6. 最多樓層數

批地文件特別條款第(11)條訂明：

"(a) 現已或將會建於該地段的一座或多座建築物不得超過3層，包括地面以下的任何樓層或區域，前提是：

(i) 計算本 (a) 款所指的樓層數時，唯獨或根據署長的意見(其意見將作終論並對買方具有約束力)主要用作車庫的一層或一個區域不計算在內；及

(ii) 署長在計算本 (a) 款所指的樓層數時，可全權酌情排除：

(I) 他信納任何樓層或區域僅作建造任何升降機、空調或供暖系統或任何類似服務的機械或設備或擬由其佔用；

(II) 本文件特別條款第 (50)(b)(i)(1I) 條中提及的任何結構或樓面區域； 及

(III)他信納任何樓層或區域僅作建造入口大堂、機電室、水箱、垃圾收集及物料回收室、康樂設施、管理員宿舍、業主委員會辦公室或車庫層的警衛室。

(b) 現已或將會建於該地段的一座或多座建築物的總地盤上蓋面積不得超過該地段面積的25%。"

7. 停車位

批地文件特別條款第(13)條訂明：

"(a) (i) 該地段內須提供署長滿意的停車位，以供停泊根據《道路交通條例》、其任何附屬規例及任何相關修訂法例持牌，並屬於現已或將會建於該地段的一座或多座建築物的住戶及其真誠賓客、訪客或被邀請人的車輛(以下簡稱「住宅停車位」)，須根據下表所列現已或將會建於該地段各住宅單位的大小計算，除非署長同意有別於下表所列的其他配置比例則屬例外：

每個住宅單位的大小	擬提供住宅停車位數額
少於40平方米	每10個住宅單位或不足此數 1個停車位
不少於40平方米 但少於70平方米	每6個住宅單位或不足此數 1個停車位
不少於70平方米 但少於100平方米	每2.4個住宅單位或不足此數 1個停車位
不少於100平方米 但少於160平方米	每1.2個住宅單位或不足此數 1個停車位
不少於160平方米	每2個住宅單位3個停車位

(ii) 就本特別條款(a)(i)款而言，根據本特別條款(a)(i)款提供的住宅停車位總數須為根據本特別條款(a)(i)款中列表所載每個住宅單位的大小分別計算的住宅停車位的分別數額之總和。就本文件而言，關於總樓面面積的「每個住宅單位的大小」一詞指以下(I)與(II)之和：

(I) 每個由其住戶專屬享用的住宅單位之總樓面面積，由該單位圍牆或矮牆外側開始量度，除非圍牆是分隔兩個毗連單位則例外(於該情況下須由該牆中央點開始量度)，並要一併量度單位內的內部間隔牆及支柱，但為免存疑，不包括該單位內沒有列入計算本文特別條款第(41)條訂明的總樓面面積的所有樓面面積；及

(II) 個別住宅單位按比例分攤的住宅公用地方(按下文定義)總樓面面積，即計算每個住宅單位圍牆以外供現已或將會建於該地段的一座或多座建築物的住戶公用與共享的住宅公用地方之總樓面面積，但為免存疑，不包括沒有列入計算本文特別條款第(41)條訂明的總樓面面積的所有樓面面積(住宅公用地方以下簡稱「住宅公用地方」)，然後依照下列程式按比例分攤予每個住宅單位：

$$\text{住宅公用地方所有總樓面面積} \times \frac{\text{依照本特別條款(a)(ii)(I)款計算有關住宅單位之總樓面面積}}{\text{依照本特別條款(a)(ii)(I)款計算所有住宅單位之總樓面面積}}$$

(iii) 儘管有本特別條款(a)(i)款的規定，對於在該地段內提供的擬供單一家庭作住所的獨立屋、半獨立屋或排屋，按每棟房屋2 個停車位的比率提供住宅停車位，除非署長全權酌情決定所有或任何或此類房屋按照本特別條款 (a)(i) 和 (a)(ii) 款規定計算，並且就上述(a)(i)和(a)(ii)款而言，每棟此類房屋均應被視為住宅單位。署長就何謂獨立屋、半獨立屋或排屋和此等房屋是否擬供單一家庭作住所作出的決定將作終論並對買方有約束力。

(iv) 該地段內須提供署長滿意的一個額外停車位，以供停泊根據《道路交通條例》、其任何附屬規例及任何相關修訂法例持牌，並屬於現已或將會建於該地段的一座或多座建築物的住戶的真誠賓客、訪客或被邀請人的車輛。

(v) 根據本特別條款(a)(i) 、(a)(iii) 及(a)(iv)款提供的停車位除用作本特別條款分別訂明的用途外，不可用作任何其他用途，尤其不可用作存放、展示或展覽汽車作出售或其他用途或提供洗車和汽車美容服務。

(vi) 根據本特別條款(a)(iv)款在地段內提供的停車位應指定為並構成特別條款(47)(a)(v)款中提及的公用地方一部分。

(b) (i) 在根據本特別條款(a)款提供的停車位中，預留及劃出一個停車位供《道路交通條例》、其任何附屬規例和任何相關修訂法例界定釋義的傷殘人士停泊車輛。

(ii) 根據本特別條款(b)(i)款提供的停車位應設於署長書面批准的位置和樓層。

(iii) 根據本特別條款(b)(i)款提供的停車位除供《道路交通條例》、其任何附屬規例和任何相關修訂法例界定釋義的傷殘人士停泊屬於現已或將會建於該地段的一座或多座建築物之住戶及其真誠賓客、訪客或被邀請人的車輛外，不可用作任何其他用途，尤其不可用作存放、展示或展覽汽車作出售或其他用途或提供洗車和汽車美容服務。

(c) (i) 該地段內須提供署長滿意的一個停車位，以供停泊根據《道路交通條例》、其任何附屬規例及任何相關修訂法例持牌，並屬於現已或將會建於該地段的一座或多座建築物的住戶及其真誠賓客、訪客或被邀請人的電單車(以下簡稱「電單車停車位」)。

(ii) 根據本特別條款(c)(i)款提供的停車位除作該款訂明的用途外，不可用作任何其他用途，尤其不可用作存放、展示或展覽汽車作出售或其他用途或提供洗車和汽車美容服務。

(d) (i) 每個根據本特別條款(a)款提供的停車位必須為2.5米闊及5.0米長，最低淨空高度為2.4米。

(ii) 每個根據本特別條款(b)款提供的停車位必須為3.5米闊及5.0米長，最低淨空高度為2.4米。

(iii) 每個根據本特別條款(c)款提供的停車位必須為1.0米闊及2.4米長，最低淨空高度為2.4米或署長批准的其他最低淨空高度。”

8. 建造排水渠及渠道

批地文件特別條款第(8)條訂明：

“署長認為需要移除、改道或還原任何該地段或毗鄰地方所需要之任何排水渠、污水渠、明渠、水道、管道、電纜、電線、公用事業服務或任何其他工程或裝置，買方須在要求時向政府支付移除、改道及還原其他地方之工程費用。”

批地文件特別條款第(18)條訂明：

“所有於該地段之暴雨水或雨水須按署長要求及署長批准之方式被截流及輸送至最鄰近的河溪、集水井、渠道或雨水渠。”

批地文件特別條款第(20)條訂明：

“買方須按署長認為必要，自費以署長滿意的方式在該地段邊界範圍內或政府土地上建造和維修排水渠及渠道，以截流及引流所有落下或流進該地段的暴雨污水或雨水至最鄰近的河溪、集水井、渠道或政府雨水渠。倘此等暴雨污水或雨水造成任何損害或騷擾，以致直接或間接引起任何訴訟、索償及索求，買方必須承擔全責並向政府及其人員賠償。”

批地文件特別條款第(23)條訂明：

“任何於該地段內或毗連該地段建議建造鄰近或毗連任何污水渠、雨水渠或明渠之地基須按署長要求。”

9. 接駁排水渠及污水管

批地文件特別條款第(22)條訂明：

“接駁該地段任何排水渠及污水管至已鋪設和啟用之政府雨水渠及污水管的工程可由署長負責執行。署長毋須就由此引起的任何損失或損害向買方承擔責任，而買方接獲政府通知時須向政府支付此等接駁工程的費用。此外，買方亦可自費以署長滿意的方式執行上述接駁工程。於該情況下，位於政府土地範圍內的上述接駁工程部份將由買方自費維修，如政府發出通知，買方須將此等工程部份移交政府，日後由政府自費維修，買方並須在政府通知時向政府繳付上述接駁工程的技術審核費用。如買方不維修建於政府土地上的上述接駁工程任何部份，署長可執行其視為必要的維修工程，買方須在政府通知時支付有關工程的費用。”

10. 美化工程

批地文件特別條款第(32)條訂明：

“買方應自費在該地段沒有建築的任何部分和平台(如有)美化和種植樹木和灌木，並在其後維護並保持其安全、清潔、整潔、井然及衛生狀態，在一切方面使署長滿意。”

11. 轉讓限制

批地文件特別條款第(1)條訂明：

“買方不得：

(a)轉讓、出租或放棄管有或以其他方式處置該地段或其任何部分，或其中的任何權益，或除非得到署長事先同意並已符合其施加的任何條件（包括支付 其要求之費用）就上述交易訂立任何協議，或

(b)按揭或押記該地段或其任何部分，或其中的任何權益，除非為發展該項目而僅以建築按揭方式（以署長批准或要求之格式及包含該等條文），

除非及直至買方於各方面均遵守及符合此等一般及特別條款，以令署長滿意。每份屬於該地段或其任何部分的轉讓契、按揭、押記、分租或其他讓與須於土地辦事處註冊。”

12. 維持建築物

批地文件一般條款第(10)(b)條訂明：

“(b)買方須於整個批租期內維持所有已建或任何其後將會興建的建築物以保持其修繕妥當及良好狀態，並在批租期屆滿或提前終止時以此維修狀態交還該等建築物。倘若在批租期內任何時間拆卸該地段或其任何部分的現有建築物，買方必須以良好堅固而不少於舊有體積的同類型建築物或以署長批核的類型及價值之建築物替代。倘若在根據上述情況進行拆卸的情況下，買方須於拆卸後的一個月內向署長申請於該地段進行建造工程以作重建之同意書，並在收到該同意書的三個月內展開重建的必要工程，並在署長指定的期限內完成以令署長滿意。”

13. 私家街道、道路及巷道

批地文件一般條款第(12)條訂明：

“任何按此等條款而須要建造的私家街道、道路及巷道必須設置於署長滿意並由其決定位於批租範圍以內或外的位置。於上述的任何一種情況下，須在署長要求時將其無代價交還予政府。當交還予政府時，政府將為其鋪設表面、建造路緣、排水渠（污水及雨水渠道）及渠道，有關費用由買方負擔，而其後的保養將以公帑支付。若該等私家街道、道路及巷道保留於批租的範圍內，買方須自費安排鋪設表面、建造路緣、排水渠、渠道及維持，以使署長在各方面滿意。”

F. 對買方造成負擔的租用條件

14. 削土

批地文件特別條款第(6)條訂明：

“(a)如該地段或任何政府土地現時或以往曾經配合或因應該地段或其任何部分的開拓、平整或發展事宜而進行削土、移土或土地後移工程，或任何建造或填土工程，或任何性質的斜坡處理工程，或此等條款規定買方執行的任何其他工程，又或基於其他用途的工程，不論事前是否獲署長書面同意，買方亦須在當時或其後任何時間，按需要自費進行及建造斜坡處理工程、護土牆或其他支撐物、防護結構、排水或輔助工程或其他工程，以保護和支撐該地段內的土地及任何毗連或毗鄰政府土地或已批租土地，同時避免及防止其後發生任何滑土、山泥傾瀉或地陷。買方須於本文協定的整個批租年期內的所有時候自費維修上述土地、斜坡處理工程、護土牆或其他支撐物、防護結構、排水或輔助工程或其他工程，使其保持修葺良好堅固及狀況良好，令署長滿意。

(b) 本特別條款(a)款之規定概不妨礙此等條款賦予政府的權利，其中特別以本文特別條款第(34)條為要。

(c) 如因買方進行的任何開拓、平整、發展事宜或其他工程或基於任何其他事故導致或引致該地段範圍內任何土地或任何毗連或　　毗鄰政府土地或批租土地在任何時間發生滑土、山泥傾瀉或地陷，買方須自費還原和修復該處，以令署長滿意，並向政府、其代理及承辦商作出所有因滑土、山泥傾瀉或地陷引起、招致或蒙受的所有費用、收費、損害、索求及索償的賠償。

(d) 署長除享有本文訂明可就違反任何此等條款追討之任何其他權利或補償權外，另有權向買方發出書面通知，要求買方進行、建造和維修上述的土地、斜坡處理工程、護土牆或其他支撐物、防護結構、排水或輔助工程或其他工程，又或還原並修葺任何滑土、山泥傾瀉或地陷範圍。如買方疏忽或不執行通知內訂明期間以署長滿意的方式完成通知的指示，署長可即時執行及進行必要的工程，買方必須在接獲通知時向政府償還有關的費用，以及任何行政或專業收費與費用。”

15. 廢土及廢料

批地文件特別條款第(7)條訂明：

“(a) 倘若從該地段或開發該地段所影響的其他範圍腐蝕、沖洗或棄置泥土、廢土、廢料、建築廢料或建材(以下簡稱「廢料」)到公共行人徑、道路或路渠、前濱、海床、污水管、雨水渠、排水渠或溝渠或其他政府物業(以下簡稱「政府物業」)，買方須自費清理該等廢料並修復對政府物業造成的損壞。買方須對上述腐蝕、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。

(b) 即使本特別條款(a)款規定，署長可以(但沒有責任)應買方要求清理上述廢料和修復對政府物業造成的損壞。買方須在要求時支付因此產生的費用。”

16. 備存停車場佈局圖

批地文件特別條款第(14)條訂明：

“必須向署長提交一份獲署長批准顯示按照本特別條款第(13)條在該地段內提供所有停車位的佈局圖，或由認可人士(定義見《建築物條例》、其任何附屬規例及任何相關修訂法例)核證的該圖則的副本。提交上述批准圖則之前不得對該地段或其任何部分或在其上已建或擬建的任何建築物或任何建築物部分進行任何交易(署長批准的交易除外) 。上述批准圖則所示的停車位不得用於本文件特別條款第(13)條規定的用途以外的其他用途。買方應按照上述批准的圖則維護停車位和其他區域，包括但不限於升降機、梯台、機動區及迴旋處，未經署長的事先書面同意，不得改變其佈局。除上述批准圖則所註明的停車位外，該地段任何部分及其上的任何建築物或構築物均不得用作停車用途。”

17. 政府修復損害

批地文件特別條款第(17)條訂明：

“買方須在要求時向政府支付任何經署長核證由買方、其承辦商或次承辦商、其工人或車輛或任何該地段之廢土對毗連公共道路造成任何損害之修復工程費用。”

批地文件特別條款第(21)條訂明：

“買方、其僱員或代理人對該地段內或毗鄰的任何明渠、污水管、雨水渠、總水管或其他政府物業造成的任何損害或阻礙將由政府修復，費用由買方承擔，而買方應按要求向政府支付有關該款項的應付款額。”

18. 化糞池

批地文件特別條款第(24)條訂明：

“在該地段上興建的任何建築物的排水須按署長的要求進行，買方須自費作出一切安排，以便按上述署長規定的條款在該地段內或在政府土地上或其他地方建造化糞池以處理髒水或污染水，令署長滿意。買方須對由此造成的任何損害或滋擾負全責。”

19. 供應鹹水作沖廁用途

批地文件特別條款第(27)條訂明：

“政府總水管供應鹹水用於沖廁用途，但是如果買方自費提供或同意提供私人鹹水用於任何供暖、冷卻、加濕或其他用途，政府將不會從上述政府總水管供應鹹水作沖廁用途。”

20. 車輛通行

批地文件特別條款第(28)條訂明：

“買方只能在本文件附錄圖則 A 中所示和標記為 X 點和 Y 點之間穿過 Z 點或在署長書面批准的其他位置之間安排機動車輛進出該地段。重建該地段時，在署長可能指定的位置和條件下，可允許施工車輛在該位置的臨時通道進入該地段。重建完成後，買方應在署長指定的時限內，恢復建造臨時通道的區域，在各方面令署長滿意。”

21. 清理墳墓

批地文件特別條款第(29)條訂明：

“買方應按要求向政府支付清理目前在本文件附錄圖則以紅色和綠色顯示的區域內的任何墳墓的費用。”

22. 保育樹木

批地文件特別條款第(30)條規定：

“未經署長事先書面同意，不得移除或干擾該地段或毗連範圍內的樹木。署長在發出書面同意時，可施加他認為合適的條件，以對於樹木進行移植、補償性景觀美化工程或再植。”

23. 土地後移

批地文件特別條款第(34)條訂明：

“未經署長事先書面同意，買方不得在任何毗鄰或毗連該地段的政府土地上進行削土、移土或土地後移工程或在任何政府土地上進行任何類型的建築、填土或任何斜坡處理工程，署長可全權酌情在他認為合適的條款和條件下給予同意，包括以他決定的地價批出額外的政府土地作為該地段的延伸段。”

24. 維護地錨

批地文件特別條款第(36)條訂明：

“如果在開發或重建該地段或其中任何部分時已安裝預應力地錨，買方須在預應力地錨的服務年限期間定期保養與檢查預應力地錨，使署長滿意並在署長可不時全權酌情要求時提供上述檢驗工程的報告和資料給署長。如果買方不理會或未能進行上述檢驗工程，署長可立即執行與進行上述檢驗工程。買方須在要求時償還政府因此產生的費用。”

25. 損壞服務

批地文件特別條款第(37)條訂明：

“買方須在任何時候，特別是在任何建築、保養、翻新或維修工程(以下簡稱「工程」)期間，採取或促使他人採取一切適當及充分的謹慎、技巧及預防措施，避免對該土地或其中任何部分之上、上面、之下或毗鄰的任何政府擁有或其他的現有排水渠、水路、水道、總水喉、道路、行人路、行人徑、街道設施、污水管、明渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置(以下統稱「服務」)造成任何損壞。買方在進行上述任何工程之前須進行或促使他人進行適當的勘測及必要的了解，確定任何服務的現況及程度，並提交處理任何服務一切方面的書面建議給署長，供他審批，但必須在取得署長對上述工程及建議作出的書面批准後才能進行該等工程。買方須履行署長對服務的任何要求和承擔符合該等要求支出的費用，包括改道、重鋪或修復的費用。買方必須自費在一切方面維修、彌補及修復以任何方式進行上述工程對該土地或其中任何部分或任何服務造成的任何損壞、干擾或阻塞(明渠、污水管、雨水渠、排水渠或總水喉須由署長負責修復，除非他另作選擇，買方須在要求時向政府支付該等工程的費用)，使署長滿意。如果買方未能對該土地或任何服務進行上述必要的改道、重鋪、維修、彌補及修復工程，使署長滿意，署長可進行他認為必要的上述改道、重鋪、維修、修復或彌補工程，買方須在要求時向政府支付該等工程的費用。”

26. 來往總水管之通行權

批地文件特別條款第(38)條訂明：

“(a) 水務監督、其官員、水務監督指定的其他政府部門的官員、承辦商、持牌人、受僱於水務監督或其他指定政府部門或承辦商或持牌人的工人有權帶上或不帶工具 、設備、機械、機器或機動車輛，不受限制地進出該地段或其任何部分，以檢查、操作、維護、修理及更新在本文件附錄圖則的“A圖則”上以藍線顯示並標有“現有總水管”的現有1.5 英寸的政府總水管。

(b) 水務監督或本特別條款 (a) 款提及的任何類別的人士均不會因為行使本特別條款 (a) 款授予的上述進出和往來權所引起或附帶造成買方蒙受任何損失、損害、滋擾或干擾而對買方承擔任何責任，且買方不得就上述任何損失、損壞、滋擾或干擾索償。”

27. 監督和管理費用

批地文件特別條款第(39)條訂明：

“在此等條款中，特此規定：

(a) 政府或其正式授權人士(無論是代表買方或當買方未能進行該等工程或其他原因)在地段或其任何部分或地段外進行任何種類的工程須由買方承擔費用，或買方應按要求向政府或其正式授權的官員支付或償還此類工程的費用，該費用應包括政府或其正式授權的人士釐定的監督和管理費用； 或

(b) 需要政府或其正式授權人士事先批准或同意時，他們可按其認為合適的條款和條件給予批准或同意或全權酌情拒絕。”

28. 不准製作墳墓或骨灰龕

批地文件特別條款第(40)條訂明：

“不准在該地段搭建或製作墳墓或骨灰龕，亦不准在其內或其上用泥壇、骨灰盒或其他形式埋葬或存放人類遺骸或動物遺骸。”

29. 住宅停車位和電單車停車位的轉讓限制

批地文件特別條款第(49)條訂明：

“(a) 儘管此等條件已按署長滿意的方式被全面履行和遵守，住宅停車位及電單車停車位不得：

(i) 轉讓，除非：

(I) 連同賦予專屬權使用與管有現已或將會建於該地段的一座或多座建築物之一個或多個住宅單位的不分割份數一併轉讓；或

(II) 承讓人現時已擁有具專屬權使用與管有現已或將會建於該地段的一座或多座建築物之一個或多個住宅單位的不分割份數；或

(ii) 分租(租予現已或將會建於該地段的一座或多座建築物內之住宅單位的住戶除外)。

於任何情況下，不可轉讓多過總共三個住宅停車位及電單車停車位予現已或將會建於該地段的一座或多座建築物內之任何一個住宅單位的業主或分租予任何一個住宅單位的住戶。

(b) 即使本特別條款(a)款有任何規定，買方可以在取得署長事先書面同意下將住宅車位和住宅電單車車位整體轉讓，但只可轉讓給買方全資擁有的附屬公司。

(c) 本特別條款(a)款的規定不適用於有關該地段的整體轉讓、分租、按揭或押記。”

備註：

(1) 請參閱批地文件以了解全部詳情。該文件可在售樓處的工作時間內免費查閱並在要求與支付必要的影印費後索取其副本。

(2) 就本節而言：

(a)“署長”指地政總署署長；

(b)“地段”指鄉郊建屋地段第837號；

(c)“買方”指 Tai Man Company, Limited，在上下文義允許或要求下，包括其繼承人和受讓人；

(d)“此等條款”指並包括批地文件的一般和特別條款；及

(e)“本協議”指批地文件。

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

Green Area

(i) Relevant provisions of the land grant

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

"The Purchaser shall within 12 months from the date of this Agreement form at his own expense and to the satisfaction of the Director the areas delineated and coloured red and green on the plan annexed hereto."

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

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

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

"The Purchaser shall not without the prior written consent of the Director use the area coloured green on the plan annexed hereto for the purpose of storage or for the erection of any temporary structure."

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

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

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

"No materials shall be dumped or stored, nor shall any work be carried out within the boundaries of a public road or way without the prior written consent of the Director."

(ii) Relevant provisions of the deed of mutual covenant

Not Applicable

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

Not Applicable

C. 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

In relation to any of those facilities and open spaces, and those parts of the land, mentioned in paragraphs A, B, C and D above that are for public use, the general public has the right to use the facilities or open spaces, or the parts of the land, in accordance with the land grant or the deed of dedication (as the case may be).

In relation to any of those facilities and open spaces mentioned in paragraphs B or C above, the facilities or open spaces are required to be managed, operated or maintained at the expense of the owners of the residential properties of the Development, and those owners are required to meet a proportion of the expense of managing, operating or maintaining the facilities or open spaces through the management expenses apportioned to the residential properties concerned.

Please refer to the plan at the end of this section shows the location of those facilities and open spaces and those parts of the land.

A. 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施

綠色區域

(i) 批地文件相關條文

批地文件特別條款第(3)條訂明：

“買方須於本協議日期起12個月內自費開拓本文件附錄圖則以紅色和綠色界定及著色的區域，以令署長滿意。”

批地文件特別條款第(4)條訂明：

“本文件附錄圖則以綠色著色的區域須於該地段任何建築工程運作開展之前開拓，及完成時由須政府保管。倘若於指定時限內未能完成上述開拓，政府可進行該工程，費用由買方承擔，買方須在要求時向政府支付相等於該工程之費用。”

批地文件特別條款第(5)條訂明：

“未經署長事先書面同意，買方不得將本文件附錄圖則以綠色著色的區域用作儲存用途或建構任何臨時構築物。”

批地文件特別條款第(16)條訂明：

“買方須自費使用獲批准物料開拓本文件附錄圖則以綠色著色的公共道路部分，以使其上可供交通行駛，以令署長滿意，及此後維持該部份於良好狀態，直至該地段已按此等條款發展。”

批地文件特別條款第(19)條訂明：

“未經署長事先書面同意，不得於公共道路或通道邊界內傾倒或儲存任何物料，或進行任何工程。”

(ii) 公契相關條文

不適用

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

不適用

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

不適用

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

不適用

就以上第 A、B、C及D段提述的供公眾使用的任何該等設施及休憩用地，及土地中的該等部分，公眾有權按照批地文件或撥出私人地方供公眾使用的契據（視屬何情況而定）使用該等設施或休憩用地，或土地中的該等部分。

就以上第B或C段提述的任何該等設施及休憩用地，按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，及該等擁有人按規定須以由有關住宅物業分攤的管理開支，應付管理、營運或維持該等設施或休憩用地的部分開支。

見本節最尾附上的顯示上述的該等設施、休憩用地及土地中的該等部分的位置的圖則。



Remarks:

This plan is a reproduction of PLAN A annexed to the Modification Letter dated 28 October 2014 and registered in the Land Registry by Memorial No. 14103002260031, with adjustments where necessary, which shows the location of the relevant facilities.

This plan is for showing the location of the "Green Area" only. Other matters shown in this plan may not reflect their latest conditions.

備註：

此圖複製2014年10月28日訂立並以註冊摘要编號14103002260031於土地註冊處登記的修訂書所夾附的圖則 A，有需要處經修正處理，以顯示相關設施的位置。

本圖僅顯示「綠色區域」的位置，圖中所示之其他事項未必能反映其最新狀況。

Legend 圖例

Green Area
綠色區域

WARNING TO PURCHASERS
對買方的警告

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

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

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

(i) that firm may not be able to protect the purchaser's interests; and
(ii) the purchaser may have to instruct a separate firm of solicitors.

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

a) 謹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。

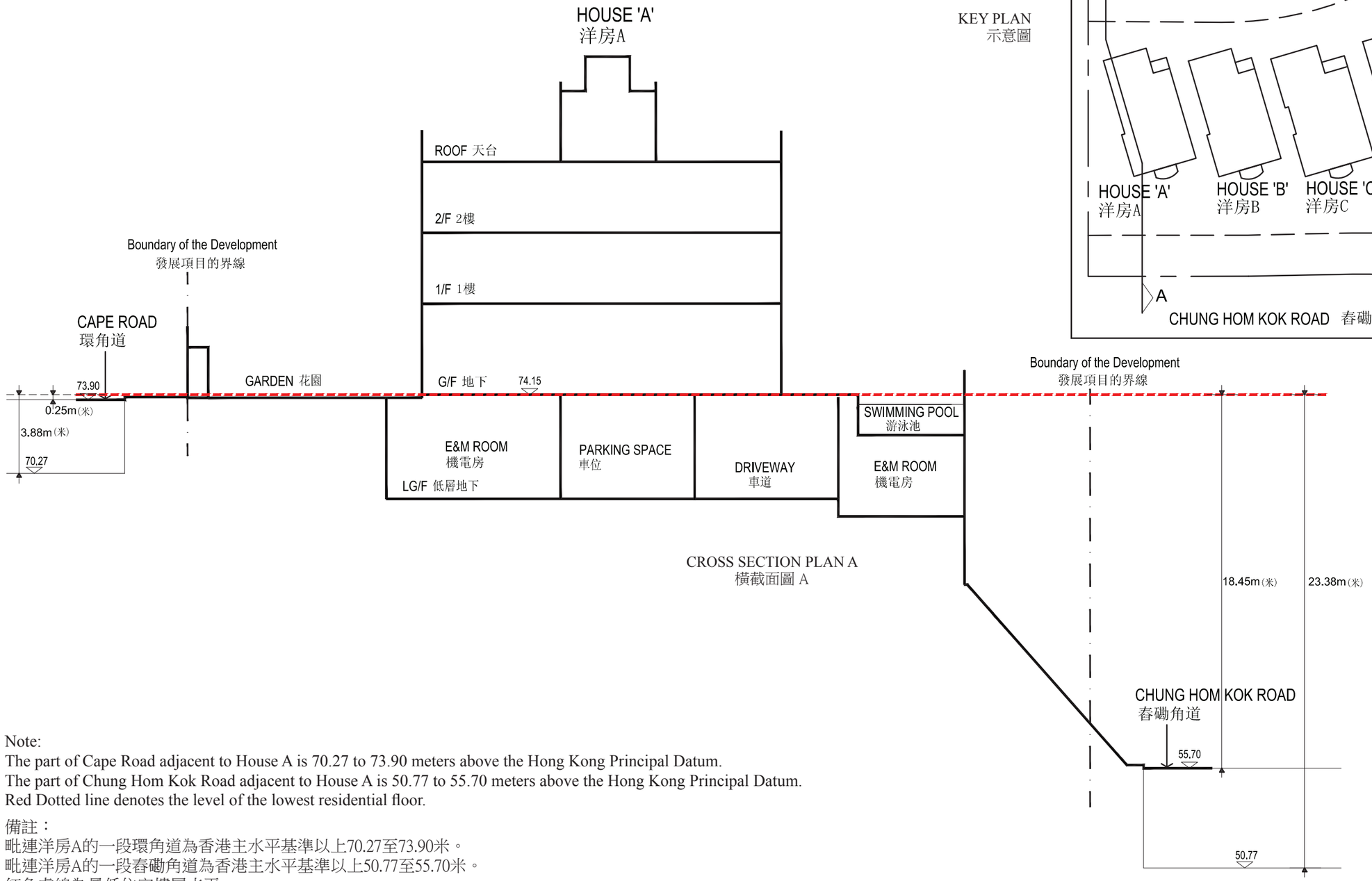
b) 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事， 該律師事務所將會能夠向買方提供獨立意見。

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

(i) 該律師事務所可能不能夠保障買方的利益；及
(ii) 買方可能要聘用一間獨立的律師事務所。

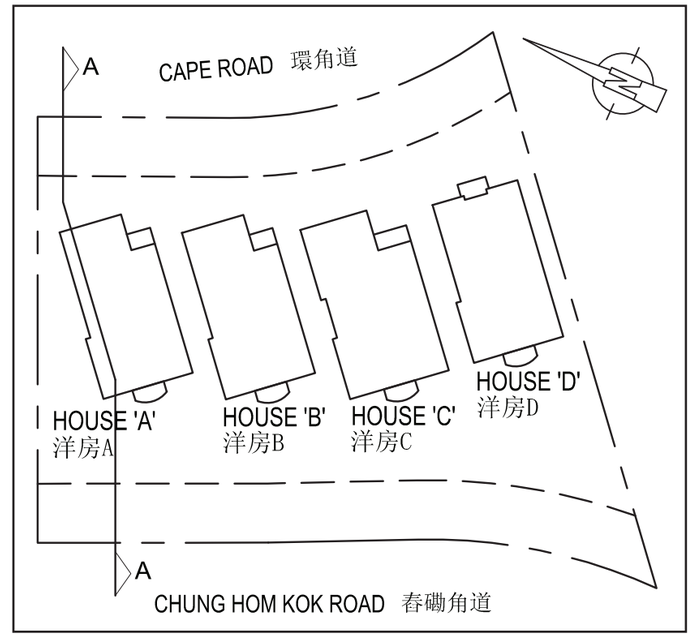
d) 如屬上述(c)(ii)段的情況， 買方須支付的律師費用總數， 可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

House A - Cross Section Plan
洋房 A - 橫截面圖



CROSS SECTION PLAN A
橫截面圖 A

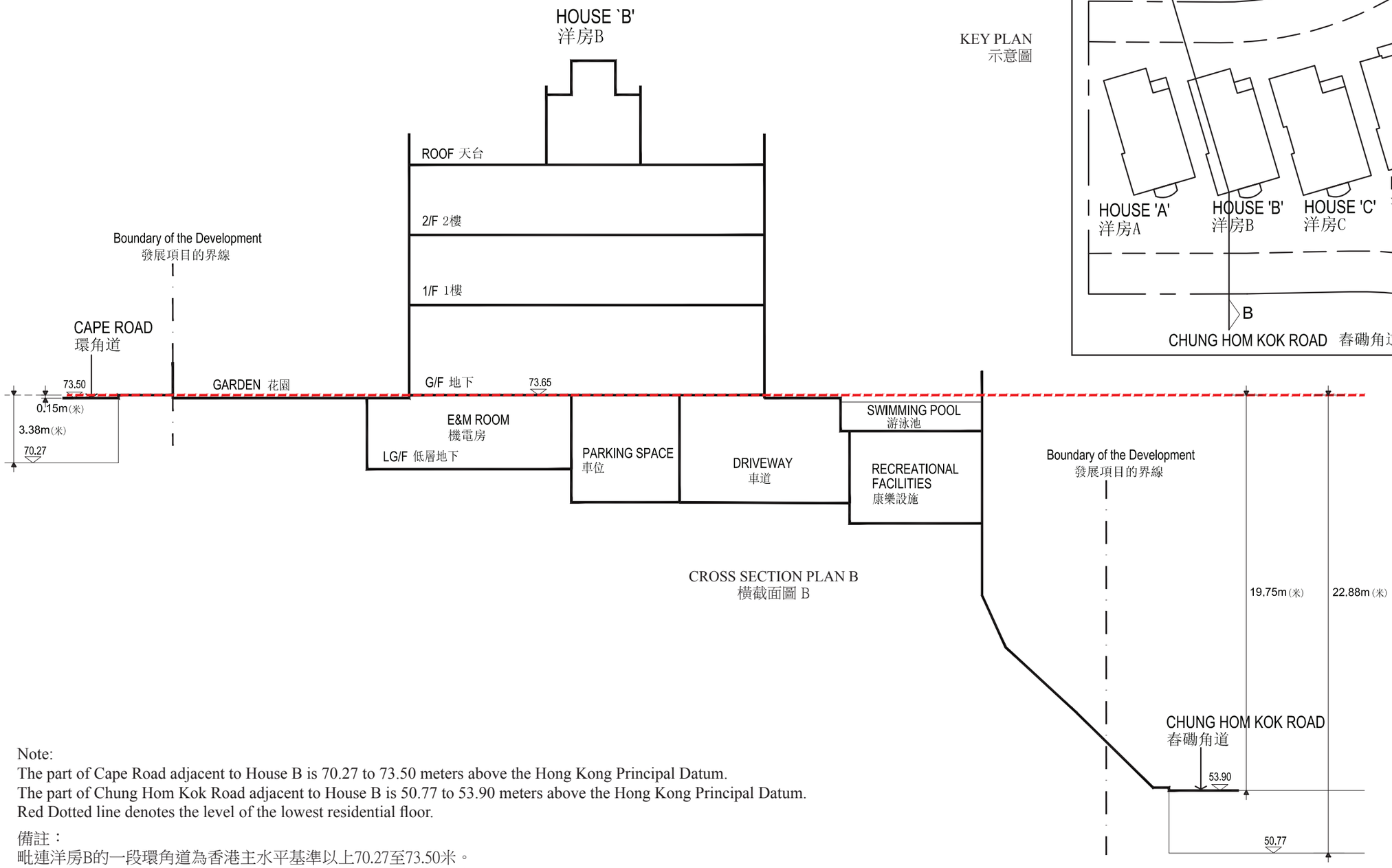
KEY PLAN
示意圖



Note:
The part of Cape Road adjacent to House A is 70.27 to 73.90 meters above the Hong Kong Principal Datum.
The part of Chung Hom Kok Road adjacent to House A is 50.77 to 55.70 meters above the Hong Kong Principal Datum.
Red Dotted line denotes the level of the lowest residential floor.

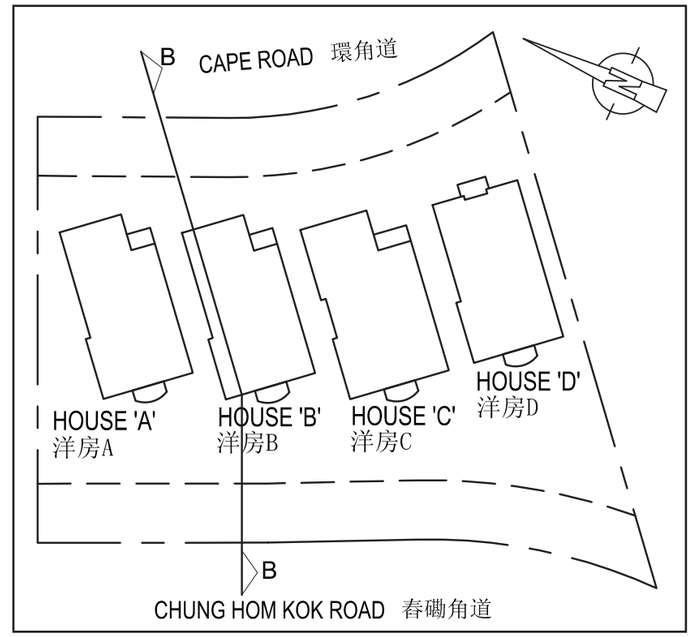
備註：
毗連洋房A的一段環角道為香港主水平基準以上70.27至73.90米。
毗連洋房A的一段春磡角道為香港主水平基準以上50.77至55.70米。
紅色虛線為最低住宅樓層水平。

House B - Cross Section Plan
洋房 B - 橫截面圖



CROSS SECTION PLAN B
橫截面圖 B

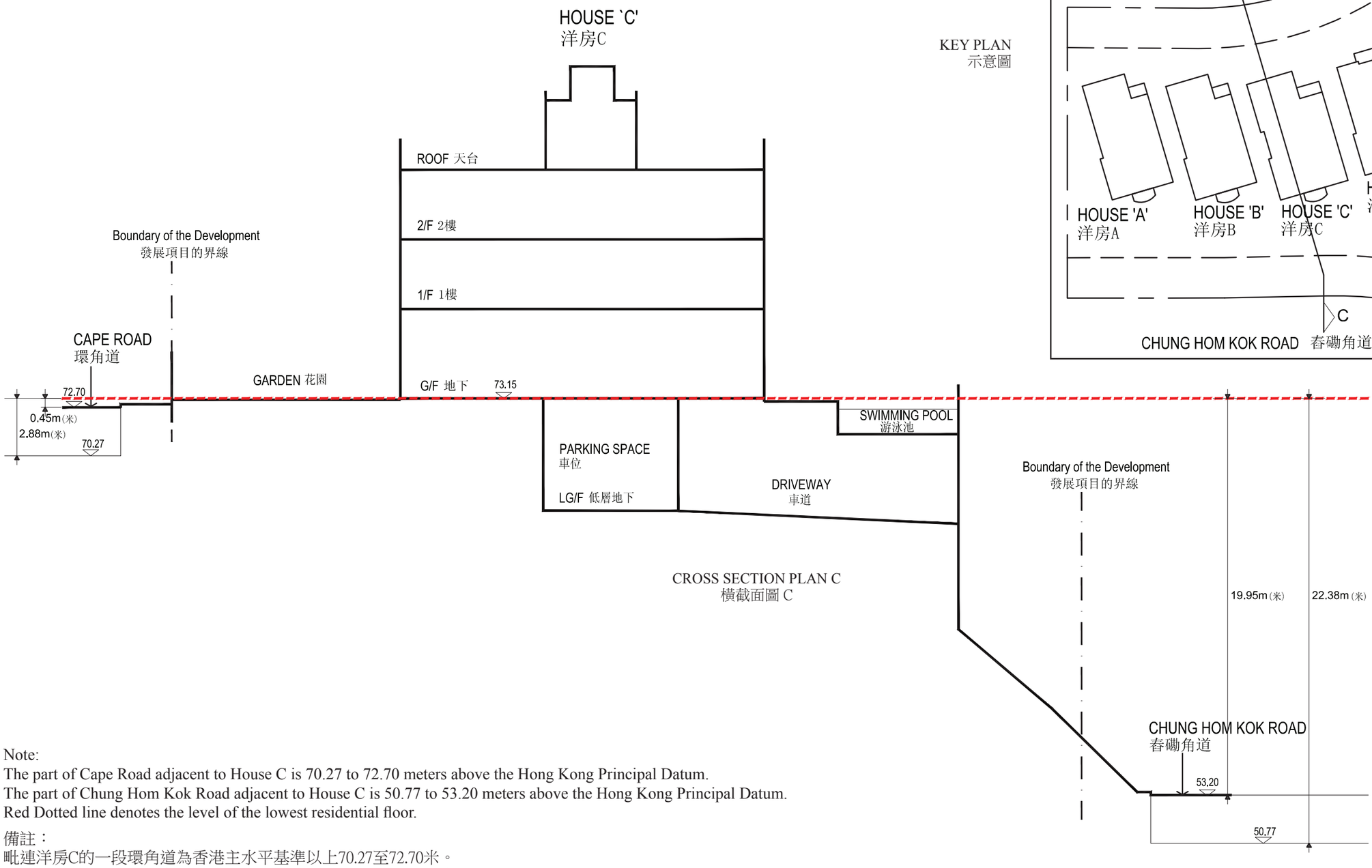
KEY PLAN
示意圖



Note:
The part of Cape Road adjacent to House B is 70.27 to 73.50 meters above the Hong Kong Principal Datum.
The part of Chung Hom Kok Road adjacent to House B is 50.77 to 53.90 meters above the Hong Kong Principal Datum.
Red Dotted line denotes the level of the lowest residential floor.

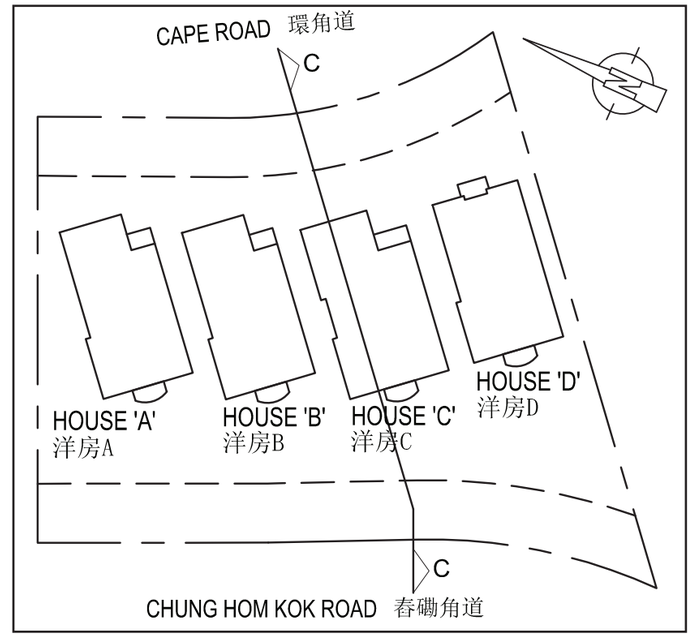
備註：
毗連洋房B的一段環角道為香港主水平基準以上70.27至73.50米。
毗連洋房B的一段春磡角道為香港主水平基準以上50.77至53.90米。
紅色虛線為最低住宅樓層水平。

House C - Cross Section Plan
洋房 C - 橫截面圖



CROSS SECTION PLAN C
橫截面圖 C

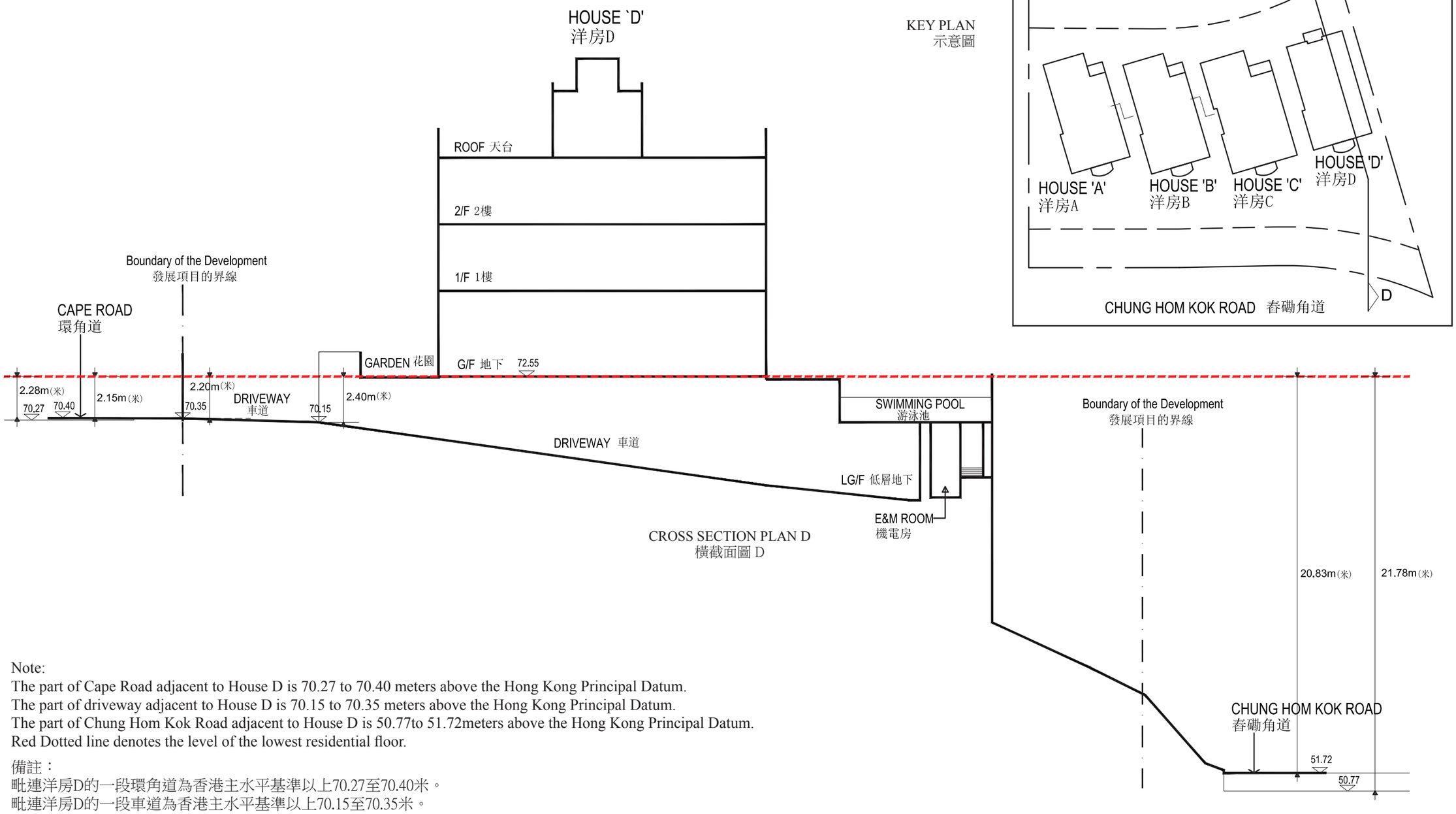
KEY PLAN
示意圖



Note:
The part of Cape Road adjacent to House C is 70.27 to 72.70 meters above the Hong Kong Principal Datum.
The part of Chung Hom Kok Road adjacent to House C is 50.77 to 53.20 meters above the Hong Kong Principal Datum.
Red Dotted line denotes the level of the lowest residential floor.

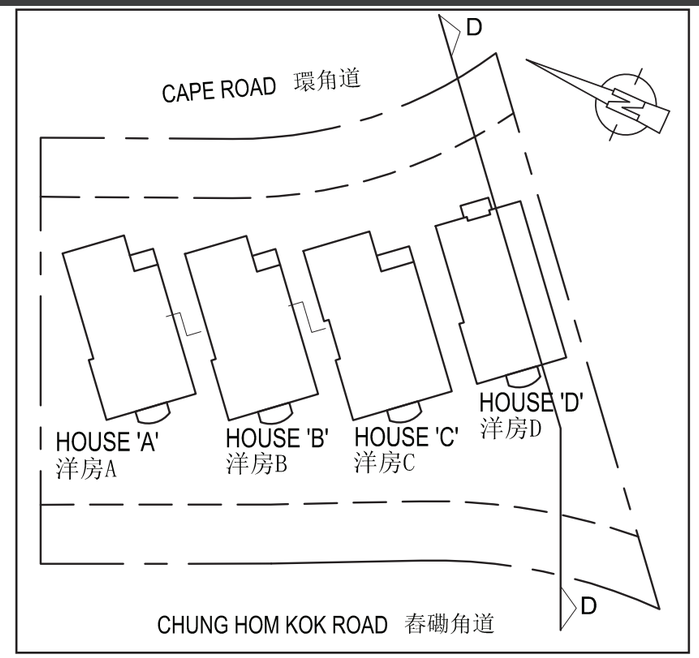
備註：
毗連洋房C的一段環角道為香港主水平基準以上70.27至72.70米。
毗連洋房C的一段春磡角道為香港主水平基準以上50.77至53.20米。
紅色虛線為最低住宅樓層水平。

House D - Cross Section Plan
洋房 D - 橫截面圖



CROSS SECTION PLAN D
橫截面圖 D

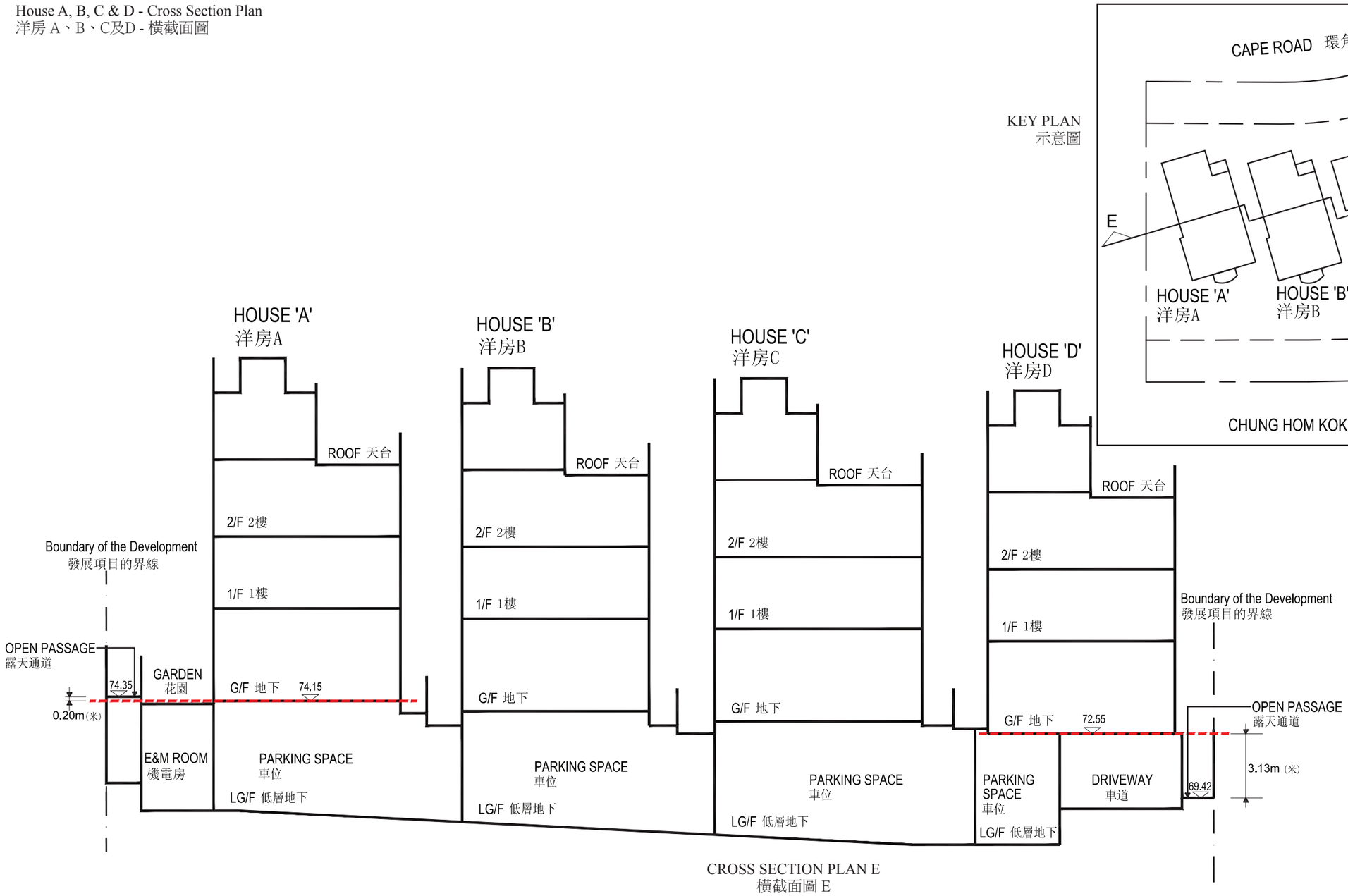
KEY PLAN
示意圖



Note:
The part of Cape Road adjacent to House D is 70.27 to 70.40 meters above the Hong Kong Principal Datum.
The part of driveway adjacent to House D is 70.15 to 70.35 meters above the Hong Kong Principal Datum.
The part of Chung Hom Kok Road adjacent to House D is 50.77to 51.72meters above the Hong Kong Principal Datum.
Red Dotted line denotes the level of the lowest residential floor.

備註：
毗連洋房D的一段環角道為香港主水平基準以上70.27至70.40米。
毗連洋房D的一段車道為香港主水平基準以上70.15至70.35米。
毗連洋房D的一段春磡角道為香港主水平基準以上50.77至51.72米。
紅色虛線為最低住宅樓層水平。

House A, B, C & D - Cross Section Plan
洋房 A、B、C及D - 橫截面圖



CROSS SECTION PLAN E
橫截面圖 E

Note:
The part of Open Passage adjacent to House A is 74.35 meters above the Hong Kong Principal Datum.
The part of Open Passage adjacent to House D is 69.42 meters above the Hong Kong Principal Datum.
Red Dotted line denotes the level of the lowest residential floor.

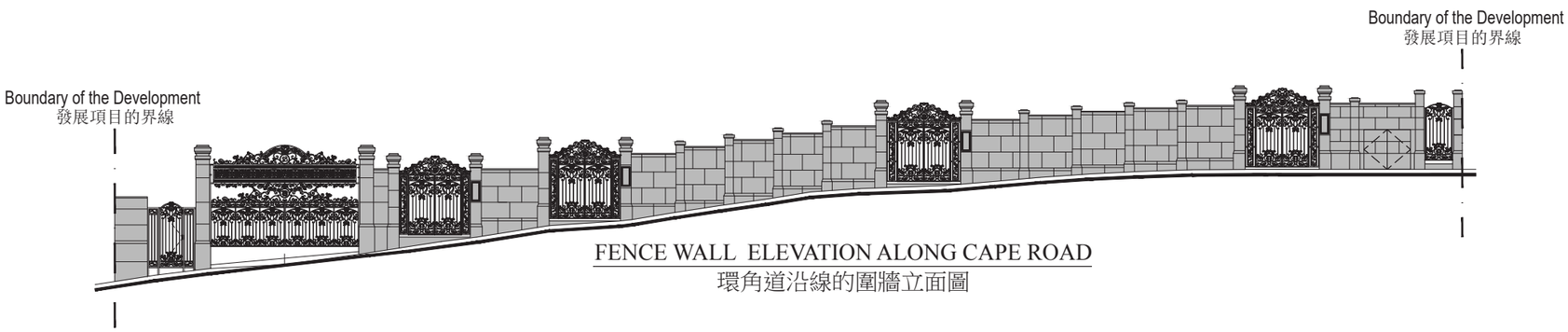
備註：
毗連洋房A的一段露天通道為香港主水平基準以上74.35米。
毗連洋房D的一段露天通道為香港主水平基準以上69.42米。
紅色虛線為最低住宅樓層水平。

ELEVATION PLAN
立面圖

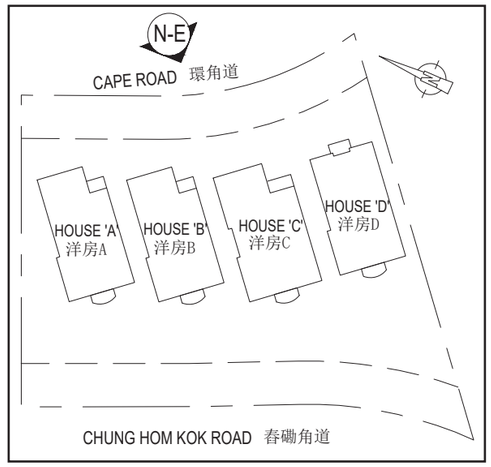
NORTH EAST ELEVATION
東北面立面圖



FRONT ELEVATION FOR HOUSES (FACING CAPE ROAD)
洋房正面立面圖（面對環角道）



FENCE WALL ELEVATION ALONG CAPE ROAD
環角道沿線的圍牆立面圖



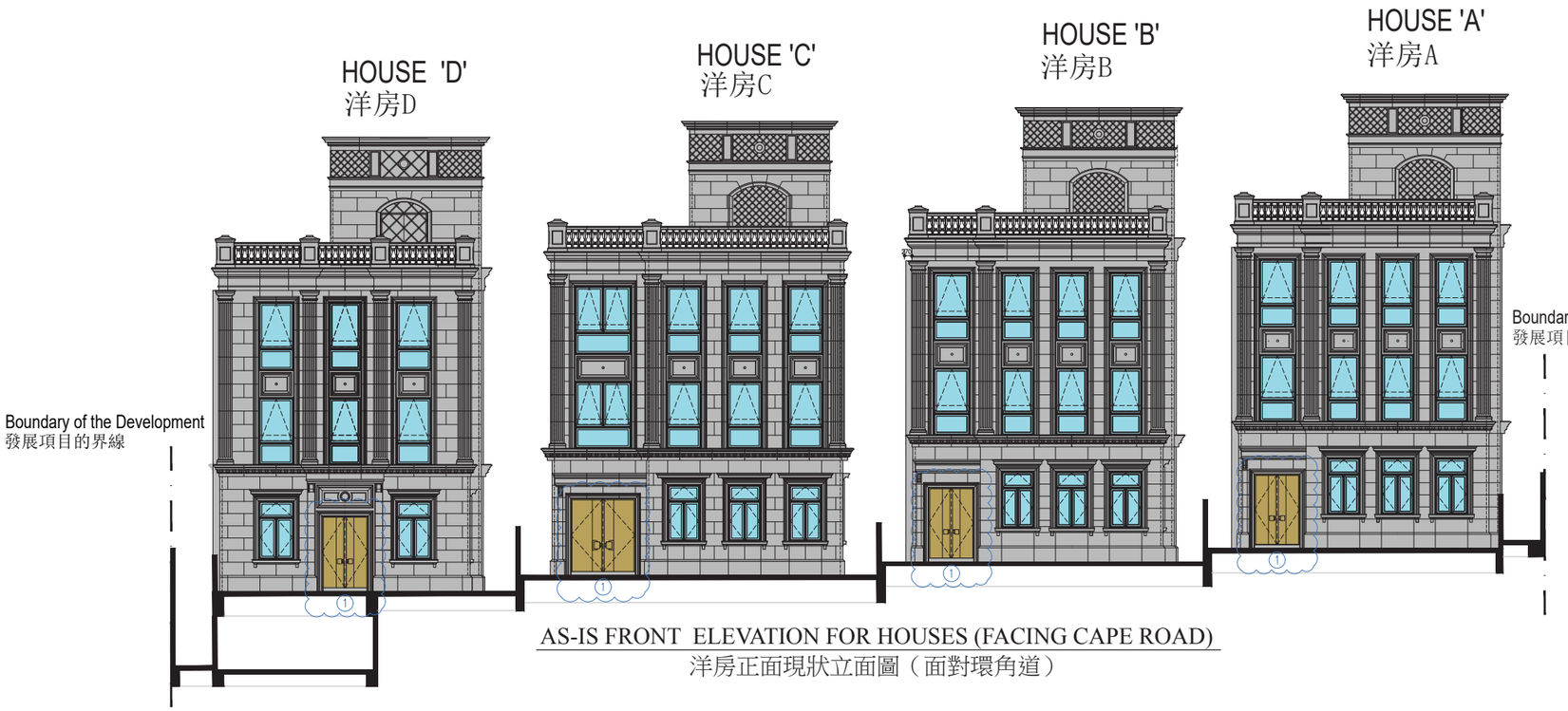
KEY PLAN
示意圖

The Authorized person for the Development has certified that the elevations shown on these plans:
(a) are prepared on the basis of the approved building plans for the Development as at 21 December 2020 ; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：
(a) 以2020年12月21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
(b) 大致上與發展項目的外觀一致。

ELEVATION PLAN
立面圖

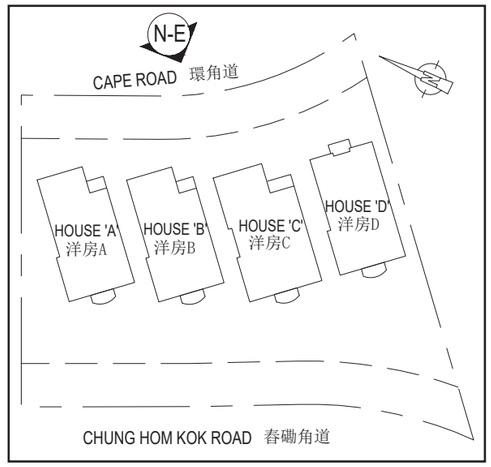
NORTH EAST AS-IS ELEVATION
東北面現狀立面圖



AS-IS FRONT ELEVATION FOR HOUSES (FACING CAPE ROAD)
洋房正面現狀立面圖（面對環角道）



FENCE WALL ELEVATION ALONG CAPE ROAD
環角道沿線的圍牆立面圖



KEY PLAN
示意圖

Notes :
This part has been altered by way of exempted works under the Buildings Ordinance after completion of the Development. The approximate locations of the alterations are indicated in this elevation. The alteration works are as follows:
(1) Alteration of entrance door

備註：
此部份因在發展項目落成後進行獲《建築物條例》豁免的工程而有所改動。該等改動大概位置於本立面圖中標出。該等改動如下：
(1) 更改入口門

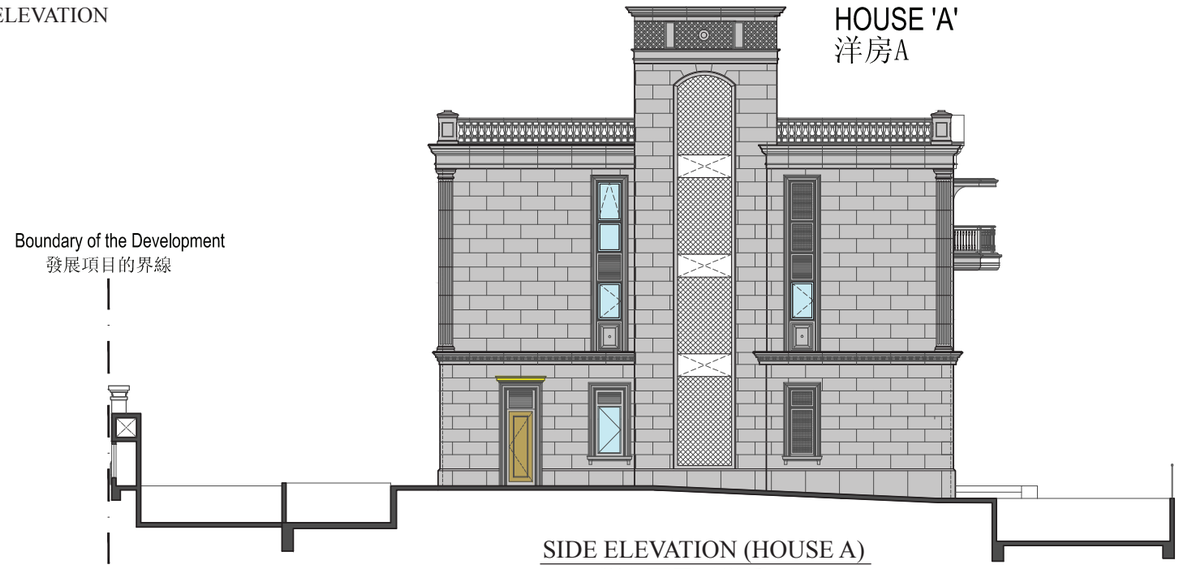
The Authorized person for the Development has certified that the elevations shown on these plans:
(a) are prepared on the basis of the approved building plans for the Development as at 21 December 2020 ; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：
(a) 以2020年12月21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
(b) 大致上與發展項目的外觀一致。

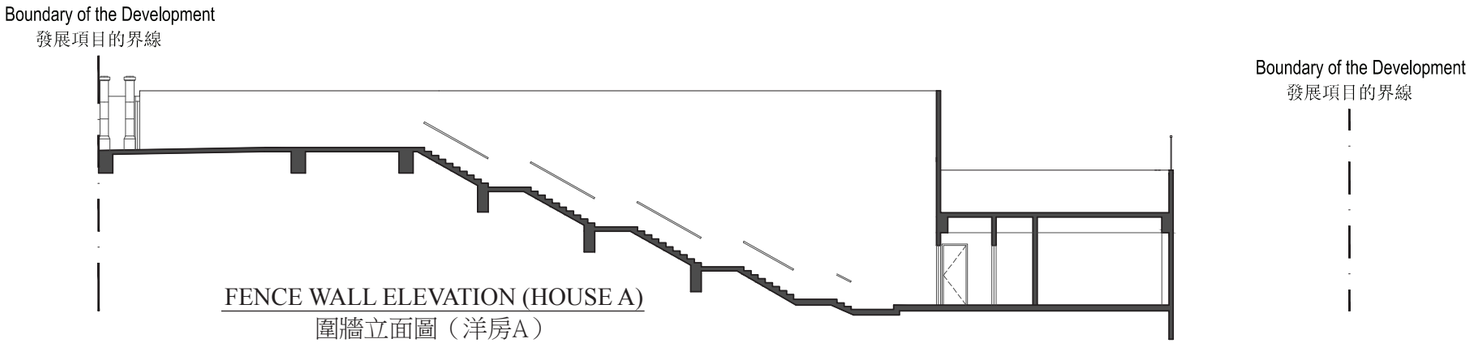
ELEVATION PLAN
立面圖

NORTH WEST ELEVATION
西北面立面圖

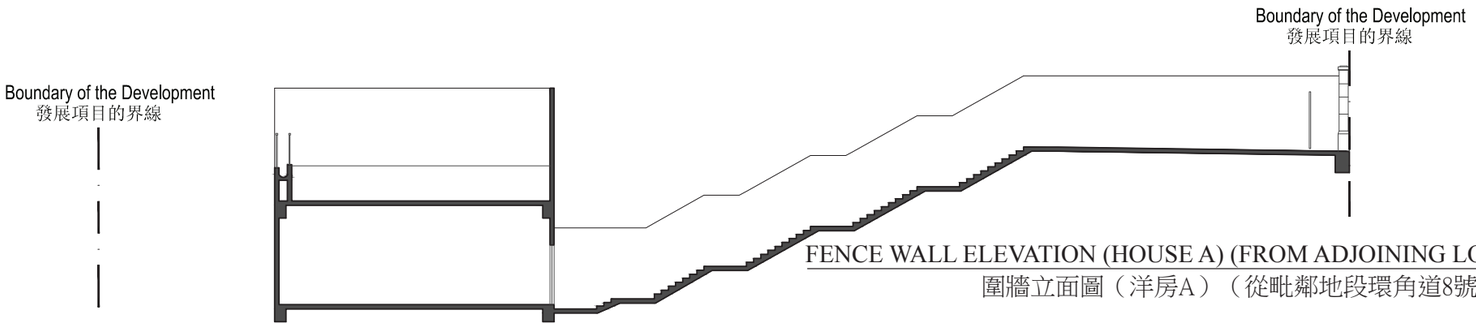
HOUSE 'A'
洋房A



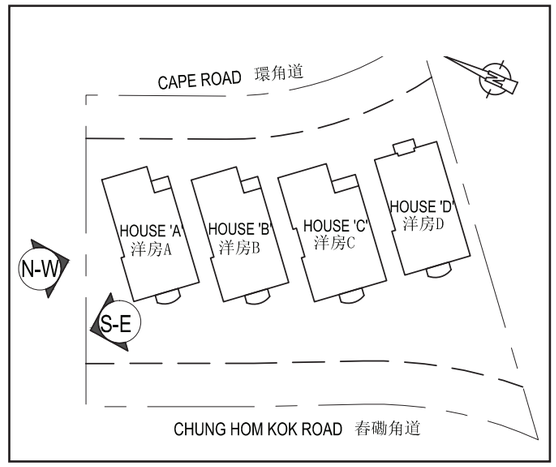
SIDE ELEVATION (HOUSE A)
側立面圖（洋房A）



FENCE WALL ELEVATION (HOUSE A)
圍牆立面圖（洋房A）



FENCE WALL ELEVATION (HOUSE A) (FROM ADJOINING LOT, NO.8-14 CAPE ROAD)
圍牆立面圖（洋房A）（從毗鄰地段環角道8號至14號）



KEY PLAN
示意圖

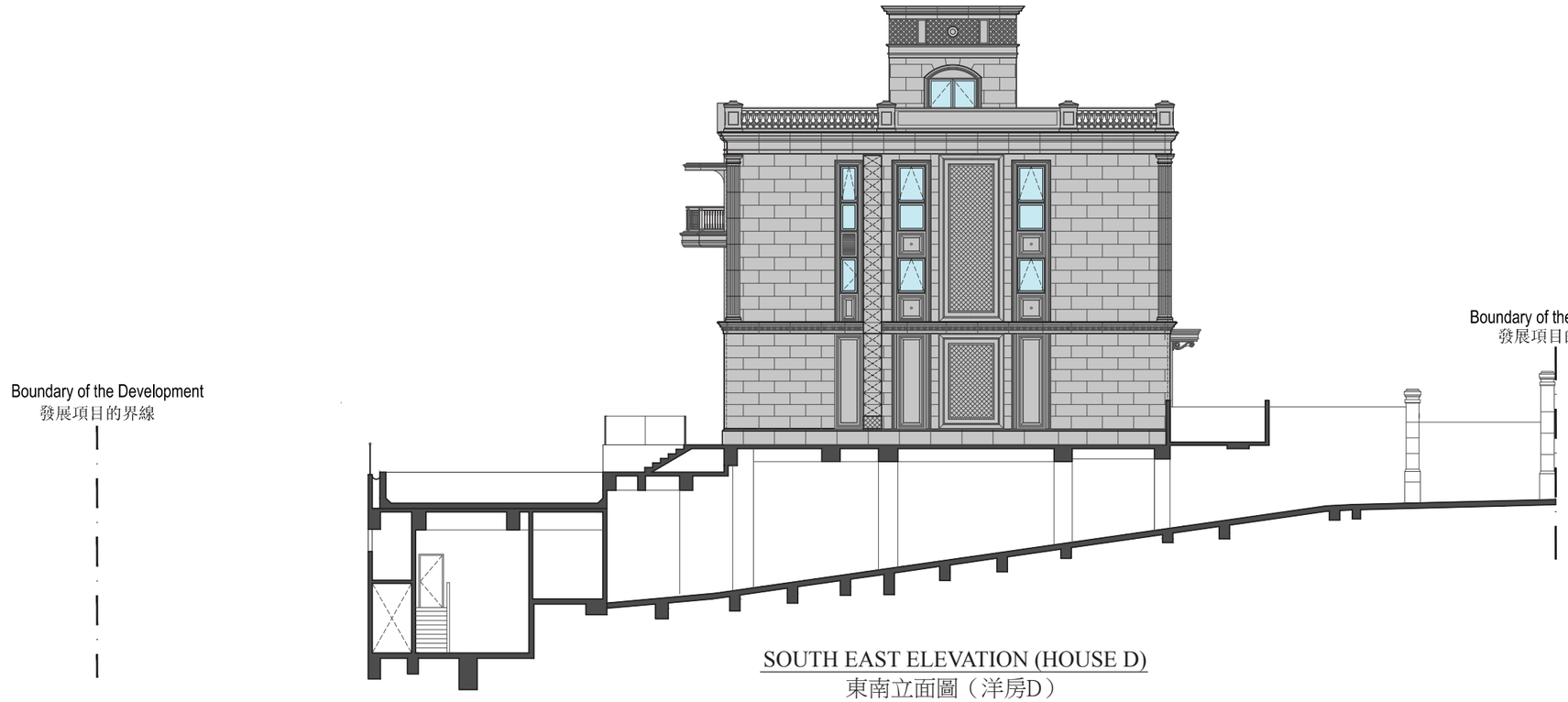
The Authorized person for the Development has certified that the elevations shown on these plans:
(a) are prepared on the basis of the approved building plans for the Development as at 21 December 2020 ; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：
(a) 以2020年12月21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
(b) 大致上與發展項目的外觀一致。

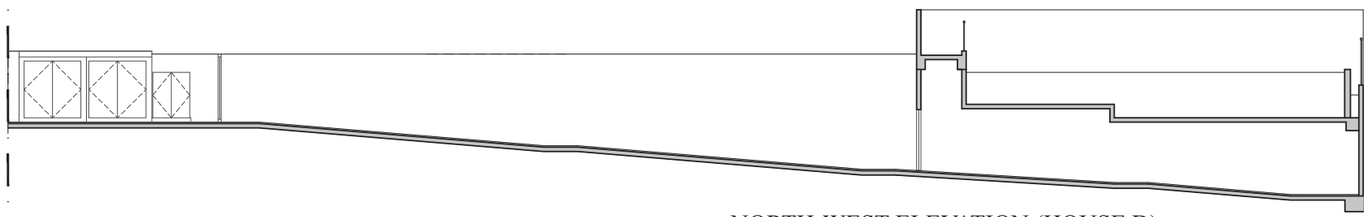
ELEVATION PLAN
立面圖

SOUTH EAST ELEVATION
東南面立面圖

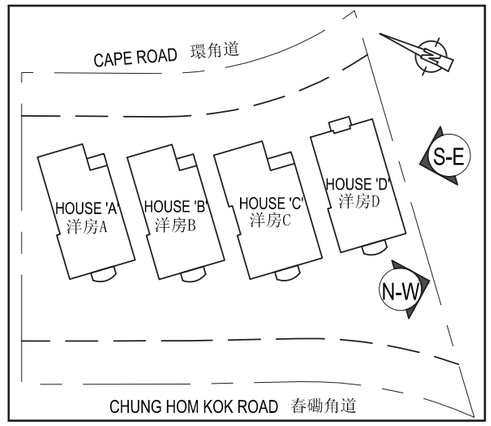
HOUSE 'D'
洋房D



SOUTH EAST ELEVATION (HOUSE D)
東南立面圖（洋房D）



NORTH-WEST ELEVATION (HOUSE D)
西北立面圖（洋房D）



KEY PLAN
示意圖

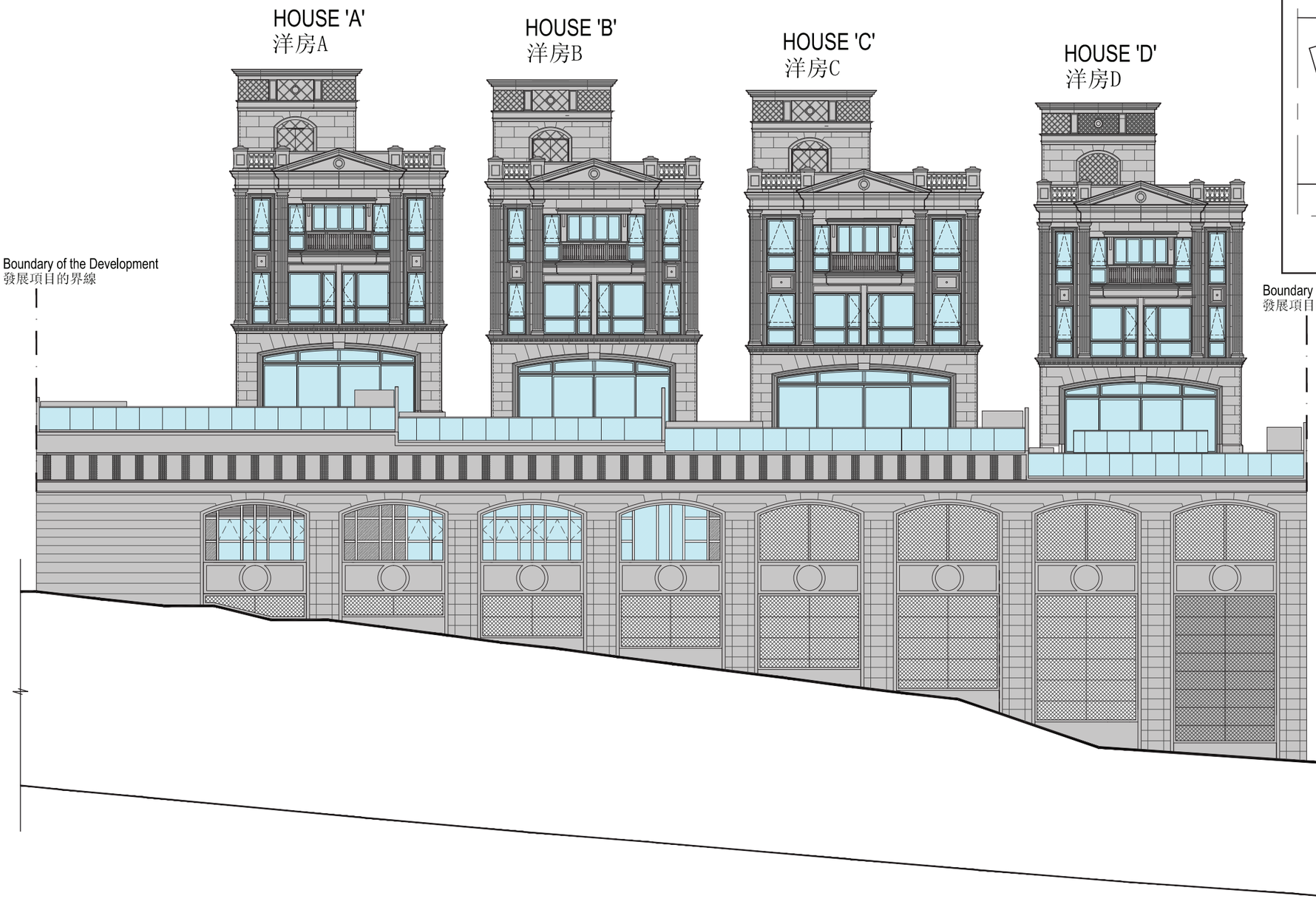
FENCE WALL ELEVATION (HOUSE D) (FROM ADJOINING LOT, NO.8-14 CAPE ROAD)
圍牆立面圖（洋房D）（從毗鄰地段環角道22號）

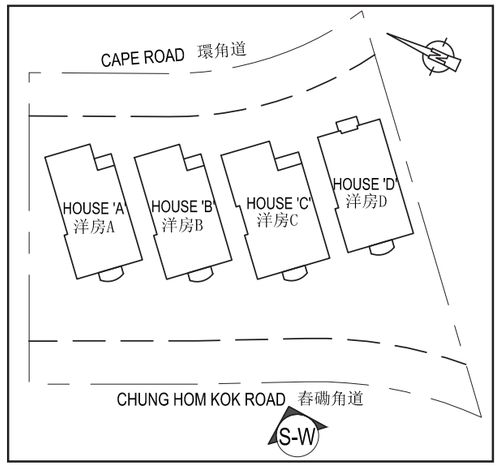
The Authorized person for the Development has certified that the elevations shown on these plans:
(a) are prepared on the basis of the approved building plans for the Development as at 21 December 2020 ; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：
(a) 以2020年12月21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
(b) 大致上與發展項目的外觀一致。

ELEVATION PLAN
立面圖

SOUTH WEST ELEVATION
西南面立面圖





Boundary of the Development
發展項目的界線

KEY PLAN
示意圖

The Authorized person for the Development has certified that the elevations shown on these plans:
(a) are prepared on the basis of the approved building plans for the Development as at 21 December 2020 ; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：
(a) 以2020年12月21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
(b) 大致上與發展項目的外觀一致。

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	Floor 樓層	Covered 有上蓋遮蓋		Uncovered 無上蓋遮蓋	
		Area (sq. m.) 面積（平方米）	Area (sq. ft.) 面積（平方呎）	Area (sq. m.) 面積（平方米）	Area (sq. ft.) 面積（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）	LG/F 低層地下	96.102	1,034	--	--
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)	--	--	--	--	--
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)	--	--	--	--	--

Notes 附註:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer. The areas in square feet may be slightly different from the areas in square metre.
   上述所列之面積以1平方米 = 10.764平方呎換算至平方呎，並四捨五入至整數，與平方米表述之面積可能有些微差異。
2. Areas in square metres as specified above are based on the latest approved building plans.
   上述所列以平方米顯示之面積乃依據最新批准的建築圖則。

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

1. Copies of outline zoning plans relating to the Development are available for inspection at www.ozp.tpb.gov.hk

2. (a) Copies of the following document are available for inspection at the place at which the residential property is offered to be sold –
   the Deed of Mutual Covenant in respect of the specified residential property as at the date on which the specified residential property is offered to be sold.

   (b) The inspection is free of charge.

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

2. (a) 以下文件的文本存放在發售住宅物業的售樓處，以供閱覽 –
   指明住宅物業的每一公契在將指明住宅物業提供出售的日期。

   (b) 無須為閱覽付費。

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

1. Exterior finishes		
Item		**Description**
(a)	External wall	Common areas finished with granite, tile, aluminium cladding / grilles and textural spray paint finish. Houses finished with granite, aluminium architectural feature and cladding.
(b)	Window	Aluminium window frames with Pvf3 coating and tinted low-E glazing double glazed units installed in each House.
(c)	Bay window	No bay window.
(d)	Planter	Finished with granite.
(e)	Verandah or balcony	Balcony floor and wall finished with granite, fitted with metal featured railing and covered with aluminium cladding ceiling. No verandah.
(f)	Drying facilities for clothing	No drying facilities for clothing.

2. Interior finishes			
House	**Item**	**Description**	
House A	(a)	Lobby	Lift lobby on Lower Ground Floor: Walls are finished with wall covering, natural stones and laminated glass panels with metal strips. Floors are finished with natural stones and metal strips. Ceilings are finished with gypsum board in emulsion paint with special paint moulding.
	(b)	Internal wall and ceiling	Foyer, Livng Room and Dining Room: Walls are finished with wall covering, natural stones, mirror and metal strips. Ceilings are finished with gypsum board in wall covering, emulsion paint and special paint. Bedroom 1: Walls are finished with wall covering, veneer and metal strips. Ceilings are finished with gypsum board in emulsion paint, wall covering and metal strips. Bedroom 2: Walls are finished with wall covering, glass, veneer and metal strips. Ceilings are finished with gypsum board in emulsion paint, wall covering and metal strips. Bedroom 3: Walls are finished with wall covering, fabric, metal strips and natural stone. Ceilings are finished with gypsum board in emulsion paint, wall covering and metal strips. Bedroom 4: Walls are finished with wall covering, fabric and metal strips. Ceilings are finished with gypsum board in emulsion paint, wall covering and metal strips. Master Bedroom: Walls are finished with wall covering, fabric, veneer and metal strips. Ceilings are finished with gypsum board in emulsion paint, wall covering and metal strips.

1. 外部裝修物料		
細項		**描述**
(a)	外牆	公用地方鋪砌麻石、瓷磚、鋁質裝置/鋁質特式格紋及石化噴漆飾面。 洋房鋪砌麻石、鋁質建築裝飾及鋁質裝置。
(b)	窗	各洋房均選用顏色玻璃及氟碳塗層鋁窗框及雙層玻璃窗配以低輻射玻璃。
(c)	窗台	沒有窗台。
(d)	花槽	鋪砌麻石。
(e)	陽台或露台	露台地台及牆身鋪砌麻石，裝設金屬特式欄杆配以扶手及蓋上鋁質裝置天花。 沒有陽台。
(f)	乾衣設施	沒有乾衣設施。

2. 室內裝修物料			
洋房	**細項**	**描述**	
洋房 A	(a)	大堂	低層地下升降機大堂: 牆身鋪砌牆紙、天然石及特色玻璃連金屬條。 地板鋪砌天然石及金屬條。 天花鋪砌髹乳膠漆及特色油漆的石膏板。
	(b)	內牆及天花板	前廳、客廳及飯廳： 牆身鋪砌牆紙、天然石、鏡及金屬條。 天花鋪砌牆紙、髹乳膠漆及特色油漆的石膏板。 睡房1: 牆身鋪砌牆紙、木皮飾面及金屬條。 天花鋪砌牆紙、髹乳膠漆及裝設金屬條的石膏板。 睡房2: 牆身鋪砌牆紙、玻璃、木皮飾面及金屬條。 天花鋪砌牆紙、髹乳膠漆及裝設金屬條的石膏板。 睡房3: 牆身鋪砌牆紙、捫布、金屬條及天然石。 天花鋪砌牆紙、髹乳膠漆及裝設金屬條的石膏板。 睡房4: 牆身鋪砌牆紙、捫布及金屬條。 天花鋪砌牆紙、髹乳膠漆及裝設金屬條的石膏板。 主人睡房: 牆身鋪砌牆紙、捫布、木皮飾面及金屬條。 天花鋪砌牆紙、髹乳膠漆及裝設金屬條的石膏板。

2. Interior finishes			
House	**Item**	**Description**	
House A	(c)	Internal floor	Foyer, Living Room and Dining Room: Floors are finished with natural stones and metal strips. Skirtings are finished with metal strips. Bedroom 1, 2, 3, 4: Floors are finished with timber flooring. Skirtings are finished with timber. Master Bedroom: Floors are finished with timber flooring and natural stones. Skirtings are finished with timber.
	(d)	Bathroom	Bathroom: Walls are finished with natural stones and laminated glass up to the false ceiling. Floors are finished with natural stones. Ceilings are finished with gypsum board in emulsion paint. Bathroom 1, 2: Walls are finished with natural stones up to the false ceiling. Floors are finished with natural stones. Ceilings are finished with gypsum board in emulsion paint. Bathroom 3: Walls are finished with natural stones and metal strips up to the false ceiling. Floors are finished with natural stones. Ceilings are finished with gypsum board in emulsion paint. Bathroom 4: Walls are finished with natural stones up to the false ceiling. Floors are finished with natural stones. Ceilings are finished with gypsum board in emulsion paint. Bathroom 5: Walls are finished with natural stones and metal strips up to the false ceiling. Floors are finished with natural stones. Ceilings are finished with gypsum board in emulsion paint. Ground Floor lavatory adjacent to foyer: Walls are finished with natural stones, veneer and metal strips up to the false ceiling. Floors are finished with natural stones. Ceilings are finished with gypsum board in emulsion paint. Ground Floor lavatory adjacent to store room: Walls are finished with tile up to the false ceiling. Floors are finished with tile. Ceilings are finished with gypsum board in emulsion paint.
	(e)	Kitchen	Walls are finished with natural stones and stainless steel plate up to the false ceiling. Floors are finished with natural stones. Ceilings are finished with gypsum board in emulsion paint. Cooking bench countertops are finished with artificial stones.

2. 室內裝修物料			
洋房	**細項**	**描述**	
洋房 A	(c)	內部地板	前廳、客廳及飯廳： 地板鋪砌天然石、金屬條及配金屬腳線。 睡房1、2、3、4： 地板鋪砌木地板及配木腳線。 主人睡房： 地板鋪砌木地板、天然石及配木腳線。
	(d)	浴室	浴室: 牆身鋪砌天然石及特色玻璃至假天花。 地板鋪砌天然石。 天花鋪砌髹乳膠漆的石膏板。 浴室1、2: 牆身鋪砌天然石至假天花。 地板鋪砌天然石。 天花鋪砌髹乳膠漆的石膏板。 浴室3: 牆身鋪砌天然石及金屬條至假天花。 地板鋪砌天然石。 天花鋪砌髹乳膠漆的石膏板。 浴室4: 牆身鋪砌天然石至假天花。 地板鋪砌天然石。 天花鋪砌髹乳膠漆的石膏板。 浴室5: 牆身鋪砌天然石及金屬條至假天花。 地板鋪砌天然石。 天花鋪砌髹乳膠漆的石膏板。 地下洗手間 (近前廳): 牆身鋪砌天然石、木皮飾面及金屬條至假天花。 地板鋪砌天然石。 天花鋪砌髹乳膠漆的石膏板。 地下洗手間 (近儲物室): 牆身鋪砌瓷磚至假天花。 地板鋪砌瓷磚。 天花鋪砌髹乳膠漆的石膏板。
	(e)	廚房	牆身鋪砌天然石及不銹鋼飾板至假天花。 地板鋪砌天然石。 天花鋪砌髹乳膠漆的石膏板。 灶台鋪砌人造石。

2. Interior finishes			
House	**Item**	**Description**	
House B	(a)	Lobby	Lift lobby on Lower Ground Floor: Walls are finished with emulsion paint. Floors are finished with natural stones. Ceilings are finished with gypsum board in emulsion paint.
	(b)	Internal wall and ceiling	Foyer, Living Room and Dining Room: Walls are finished with emulsion paint. Ceilings are finished with gypsum board in emulsion paint. Bedroom 1, 2, 3 and 4: Walls are finished with emulsion paint. Ceilings are finished with gypsum board in emulsion paint. Master Bedroom : Walls are finished with emulsion paint. Ceilings are finished with gypsum board in emulsion paint.
	(c)	Internal floor	Foyer, Living Room and Dining Room: Floors are finished with natural stones. Skirtings are finished with natural stone. Bedroom 1, 2, 3 and 4: Floors are finished with timber flooring. Skirtings are finished with timber. Master Bedroom: Floors are finished with timber flooring. Skirtings are finished with timber.
	(d)	Bathroom	Bathroom: Walls are finished with natural stones up to the false ceiling. Floors are finished with natural stones. Ceilings are finished with gypsum board in emulsion paint. Bathroom 1, 2, 3 and 4: Walls are finished with natural stones up to the false ceiling. Floors are finished with natural stones. Ceilings are finished with gypsum board in emulsion paint. Bathroom 5: Walls are finished with natural stones up to the false ceiling. Floors are finished with natural stones. Ceilings are finished with gypsum board in emulsion paint. Ground Floor lavatory adjacent to foyer: Walls are finished with natural stones up to the false ceiling . Floors are finished with natural stones. Ceilings are finished with gypsum board in emulsion paint. Ground Floor lavatory adjacent to store room: Walls are finished with tiles up to the false ceiling. Floors are finished with tiles. Ceilings are finished with aluminum ceiling panel.
	(e)	Kitchen	Walls are finished with natural stones and stainless steel plate up to the false ceiling. Floors are finished with natural stones. Ceilings are finished with gypsum board in emulsion paint. Cooking bench countertops are finished with artificial stones.

2. 室內裝修物料			
洋房	**細項**	**描述**	
洋房 B	(a)	大堂	低層地下升降機大堂： 牆身髹乳膠漆。 地板鋪砌天然石。 天花鋪砌髹乳膠漆的石膏板。
	(b)	內牆及天花板	前廳、客廳及飯廳： 牆身髹乳膠漆。 天花鋪砌髹乳膠漆的石膏板。 睡房1、2、3、4： 牆身髹乳膠漆。 天花鋪砌髹乳膠漆的石膏板。 主人睡房： 牆身髹乳膠漆。 天花鋪砌髹乳膠漆的石膏板。
	(c)	內部地板	前廳、客廳及飯廳： 地板鋪砌天然石及配天然石腳線。 睡房1、2、3、4： 地板鋪砌木地板及配木腳線。 主人睡房： 地板鋪砌木地板及配木腳線。
	(d)	浴室	浴室： 牆身鋪砌天然石至假天花。 地板鋪砌天然石。 天花鋪砌髹乳膠漆的石膏板。 浴室1、2、3、4： 牆身鋪砌天然石至假天花。 地板鋪砌天然石。 天花鋪砌髹乳膠漆的石膏板。 浴室5： 牆身鋪砌天然石至假天花。 地板鋪砌天然石。 天花鋪砌髹乳膠漆的石膏板。 地下洗手間 (近前廳): 牆身鋪砌天然石至假天花。 地板鋪砌天然石。 天花鋪砌髹乳膠漆的石膏板。 地下洗手間 (近儲物室): 牆身鋪砌瓷磚至假天花。 地板鋪砌瓷磚。 天花鋪砌鋁質面板。
	(e)	廚房	牆身鋪砌天然石及不銹鋼飾板至假天花。 地板鋪砌天然石。 天花鋪砌髹乳膠漆的石膏板。 灶台鋪砌人造石。

2. Interior finishes			
House	**Item**	**Description**	
House C	(a)	Lobby	Lift lobby on Lower Ground Floor: Walls are finished with stone, fabric upholstery with metal strips, articial leather and wall covering. Floor are finished with natural stone. Ceilings are finished with gypsum board in emulsion paint.
	(b)	Internal wall and ceiling	Foyer, Living Room and Dining Room: Wall are finished with timber veneer, wall covering and metal strips, natural stone, mirror and fabric. Ceiling are finished with gypsum board in emulsion paint. Bedroom 1, 2, 3 and 4: Walls are finished with fabric, wall covering, timber veneer and metal strips. Ceiling are finished with gypsum board in emulsion paint. Master Bedroom: Walls are finished with fabric, wall covering, timber veneer and metal strips. Ceiling are finished with gypsum board with emulsion paint.
	(c)	Internal floor	Foyer, Living Room and Dining Room: Floors are finished with natural stone. Skirtings are finished with metal strips. Bedroom 1, 2, 3, 4: Floor are finished with timebr flooring. Skirting are finished with metal strips. Master Bedroom: Floors are finished with timber flooring. Skirting are finished with metal strips.
	(d)	Bathroom	Bathroom: Walls are finished with natural stones up to the false ceiling. Floors are finished with natural stones. Ceiling are finished with gypsum board in emulsion paint. Bathroom 1, 2,3, 4 & 5: Walls are finished with natural stones up to the false ceiling. Floors are finished with natural stones. Ceiling are finished with gypsum board in emulsion paint. Ground Floor lavatory adjacent to foyer: Walls are finished with natural stones up to the false ceiling. Floors are finished with natural stones. Ceiling are finished with gypsum board in emulsion paint. Ground Floor lavatory adjacent to store room: Walls are finished with tile up to the false ceiling. Floors are finished with tile. Ceiling are finished with gypsum board in emulsion paint.
	(e)	Kitchen	Walls are finished with natural stones and stainless steel plate up to the false ceiling. Floors are finished with natural stones. Ceilings are finished with gypsum board in emulsion paint. Cooking bench countertops are finished with artificial stones.

2. 室內裝修物料			
洋房	**細項**	**描述**	
洋房 C	(a)	大堂	低層地下升降機大堂： 牆身鋪砌石材、捫布連金屬條、人造皮及牆紙。 地板鋪砌天然石。 天花鋪砌髹乳膠漆的石膏板。
	(b)	內牆及天花板	前廳、客廳及飯廳： 牆身鋪砌木皮飾面、牆紙連金屬條、天然石、鏡及捫布。 天花鋪砌髹乳膠漆的石膏板。 睡房1、2、3、4： 牆身鋪砌捫布、牆紙、木皮飾面連金屬條。 天花鋪砌髹乳膠漆的石膏板。 主人睡房: 牆身鋪砌捫布、牆紙、木皮飾面連金屬條。 天花鋪砌髹乳膠漆的石膏板。
	(c)	內部地板	前廳、客廳及飯廳： 地板鋪砌天然石及配金屬腳線。 睡房1、2、3、4： 地板鋪砌木地板及配金屬腳線。 主人睡房： 地板鋪砌木地板及配金屬腳線。
	(d)	浴室	浴室： 牆身鋪砌天然石至假天花。 地板鋪砌天然石。 天花鋪砌髹乳膠漆的石膏板。 浴室1,2,3, 4 & 5: 牆身鋪砌天然石至假天花。 地板鋪砌天然石。 天花鋪砌髹乳膠漆的石膏板。 地下洗手間 (近前廳): 牆身鋪砌天然石至假天花。 地板鋪砌天然石。 天花鋪砌髹乳膠漆的石膏板。 地下洗手間 (近儲物室): 牆身鋪砌瓷磚至假天花。 地板鋪砌瓷磚。 天花鋪砌髹乳膠漆的石膏板。
	(e)	廚房	牆身鋪砌天然石及不銹鋼飾板至假天花。 地板鋪砌天然石。 天花鋪砌髹乳膠漆的石膏板。 灶台鋪砌人造石。

2. Interior finishes			
House	**Item**	**Description**	
House D	(a)	Lobby	Lift lobby on Lower Ground Floor: Walls are finished with emulsion paint. Floors are finished with natural stones. Ceilings are finished with gypsum board in emulsion paint.
	(b)	Internal wall and ceiling	Foyer, Living Room and Dining Room: Walls are finished with emulsion paint. Ceilings are finished with gypsum board in emulsion paint. Bedroom 1, 2, 3 and 4: Walls are finished with emulsion paint. Ceilings are finished with gypsum board in emulsion paint. Master Bedroom : Walls are finished with emulsion paint. Ceilings are finished with gypsum board in emulsion paint.
	(c)	Internal floor	Foyer, Living Room and Dining Room: Floors are finished with natural stones. Skirtings are finished with natural stones. Bedroom 1, 2, 3 and 4: Floors are finished with timber flooring. Skirtings are finished with timber. Master Bedroom: Floors are finished with timber flooring. Skirtings are finished with timber.
	(d)	Bathroom	Bathroom: Walls are finished with natural stones up to the false ceiling. Floors are finished with natural stones. Ceilings are finished with gypsum board in emulsion paint. Bathroom 1, 2, 3, 4 and 5: Walls are finished with natural stones up to the false ceiling. Floors are finished with natural stones. Ceilings are finished with gypsum board in emulsion paint. Ground Floor lavatory adjacent to foyer: Walls are finished with natural stones up to the false ceiling. Floors are finished with natural stones. Ceilings are finished with gypsum board in emulsion paint. Ground Floor lavatory adjacent to store room: Walls are finished with tiles up to the false ceiling. Floors are finished with non-slipped tiles. Ceilings are finished with aluminum ceiling panel.
	(e)	Kitchen	Walls are finished with natural stones and stainless steel plate up to the false ceiling. Floors are finished with natural stones. Ceilings are finished with gypsum board in emulsion paint. Cooking bench countertops are finished with artificial stones.

2. 室內裝修物料			
洋房	**細項**	**描述**	
洋房 D	(a)	大堂	低層地下升降機大堂： 牆身髹乳膠漆。 地板鋪砌天然石。 天花鋪砌髹乳膠漆的石膏板。
	(b)	內牆及天花板	前廳、客廳及飯廳： 牆身髹乳膠漆。 天花鋪砌髹乳膠漆的石膏板。 睡房1、2、3、4： 牆身髹乳膠漆。 天花鋪砌髹乳膠漆的石膏板。 主人房： 牆身髹乳膠漆。 天花鋪砌髹乳膠漆的石膏板。
	(c)	內部地板	前廳、客廳及飯廳： 地板鋪砌天然石及配天然石腳線。 睡房1、2、3、4： 地板鋪砌木地板及配木腳線。 主人睡房： 地板鋪砌木地板及配木腳線。
	(d)	浴室	浴室 牆身鋪砌天然石至假天花。 地板鋪砌天然石。 天花鋪砌髹乳膠漆的石膏板。 浴室1、2、3、4及5: 牆身鋪砌天然石至假天花。 地板鋪砌天然石。 天花鋪砌髹乳膠漆的石膏板。 地下洗手間 (近前廳): 牆身鋪砌天然石至假天花。 地板鋪砌天然石。 天花鋪砌髹乳膠漆的石膏板。 地下洗手間 (近儲物室): 牆身鋪砌瓷磚至假天花。 地板鋪砌防滑瓷磚。 天花鋪砌鋁質面板。
	(e)	廚房	牆身鋪砌天然石及不銹鋼飾板至假天花。 地板鋪砌天然石。 天花鋪砌髹乳膠漆的石膏板。 灶台鋪砌人造石。

3. Interior fittings			
House	**Item**	**Description**	
House A	(a)	Doors	<u>Lower Ground Floor</u> Entrance double leaves door: Fire rated timber door finished with wood veneer fitted with lockset, handle and door closer. Lift lobby door: Fire rated solid core timber door finished with veneer and metal trim fitted with handle, lockset and door closer. Main meter room door: Fire rated timber door finished with laminated glass and metal strips fitted with lockset, handle and door closer. Filtration plant room door: Fire rated timber door fitted with lockset, handle and door closer. <u>Ground Floor</u> Entrance double leaves door: Solid filled door finished with copper fitted with electric lockset, metal handle and door closer. Kitchen door: Fire rated solid core timber door finished with tiles, veneer and metal strips fitted with glass vision panel, lockset, door stopper and door closer. Utility to kitchen door: Fire rated solid core timber door finished with veneer and metal trims fitted with handle, lockset, door stopper and door closer. Utility to garden door: Aluminium door finished with protective coating fitted with door handle, door closer and lockset. Lavatory door adjacent to store room: Aluminium framed folding glass door finished with protective coating fitted with track, handle and lockset. Utility to store room door: Solid core timber door finished with veneer and metal strips fitted with lockset, door stopper and handle. Lavatory door adjacent to foyer: Solid core timber door finished with veneer and metal trim fitted with lockset, door stopper and handle. Space between lavatory to foyer door: Solid core timber door finished with veneer, metal strips and natural stones fitted with handle and door stopper. Living room to pool terrace door: Aluminium framed sliding glass door finished with protective coating and fitted with lockset and handle.

3. 室內裝置			
洋房	**細項**	**描述**	
洋房 A	(a)	門	<u>低層地下</u> 入口雙葉門： 防火木門配以木皮飾面，配置門鎖、手把及氣鼓。 升降機大堂門： 實心防火木門配以木皮飾面及金屬條，配置手把、門鎖及氣鼓。 電掣房門： 防火木門配以特色玻璃及金屬條，配置門鎖、手把及氣鼓。 過濾泵房門： 防火木門配置門鎖、手把及氣鼓。 <u>地下</u> 入口雙葉門： 金屬飾面板門，配置電動門鎖、金屬手把及氣鼓。 廚房門： 實心防火木門配以瓷磚、木皮飾面及金屬條， 配置玻璃視窗、門鎖、門擋及氣鼓。 工作間往廚房門： 實心防火木門配以木皮飾面及金屬條， 配置手把、門鎖、門擋及氣鼓。 工作間往花園門： 鋁門配以保護塗層，配置手把、氣鼓及門鎖。 洗手間門 (近儲物室): 鋁框折疊玻璃門配以保護塗層，配置路軌、手把及門鎖。 工作間往儲物室門： 實心木門配以木皮飾面及金屬條,，配置門鎖、門擋及手把。 洗手間門 (近前廳): 實心木門配以木皮飾面及金屬條，配置門鎖、門擋及手把。 洗手間往前廳之空間的門： 實心木門配以木皮飾面、金屬條及天然石， 配置手把及門擋。 客廳往泳池池畔門： 鋁框玻璃趟門配以保護塗層， 配置門鎖及手把。

3. Interior fittings			
House	**Item**	**Description**	
House A	(a)	Doors	First Floor Bedroom 1, 2 and 3 door: Solid core timber door finished with veneer and metal strips fitted with door stopper, handle and lockset. Bathroom 1 and 3 door: Solid core timber door finished with veneer and metal strips fitted with door stopper, handle and lockset. Bathroom 2 door: Solid core timber door finished with veneer, glass and metal strips fitted with door stopper, handle, door closer and lockset. Bathroom door : Solid core timber door finished with veneer and metal strip fitted with door stopper, handle and lockset. Store room to family room door : Solid core timber sliding door finished with veneer and tempered glass fitted with track, door handle and lockset. Second Floor Master bedroom door : Solid core timber doubles leaves door finished with veneer and metal strips fitted with door stopper, handle and lockset. Bedroom 4 door : Solid core timber door finished with veneer and metal strips fitted with door stopper, handle and lockset. Bathroom 4 door : Solid core timber door finished with veneer and metal strips fitted with door stopper, handle and lockset. Bathroom 5 door : Solid core timber sliding door finished with veneer and metal strips fitted with track, handle and lockset. Walk-in Closet door: Solid core timber silding door finished with veneer and metal trims fitted with track, lockset and handle. Walk-in Closet to store room door: Solid core timber door finished with veneer, metal trim and mirror fitted with lockset. Balcony door : Aluminium framed sliding glass door finished with protective coating fitted with lockset and handle. Roof Stairhood to roof door : Aluminium framed glass door finished with protective coating fitted with lockset, door closer and handle.

3. 室內裝置			
洋房	**細項**	**描述**	
洋房 A	(a)	門	一樓 睡房 1、2 及 3 門： 實心木門配以木皮飾面及金屬條，配置門擋、手把及門鎖。 浴室 1 及 3 門： 實心木門配以木皮飾面及金屬條，配置門擋、手把及門鎖。 浴室 2 門： 實心木門配以木皮飾面、玻璃及金屬條，配置門擋、手把、氣鼓及門鎖。 浴室門： 實心木門配以木皮飾面及金屬條，配置門擋、手把及門鎖。 儲物室往家庭房門： 實心木趟門配以木皮飾面及強化玻璃，配置路軌、手把及門鎖。 二樓 主人睡房門： 實心雙葉木門配以木皮飾面及金屬條，配置門擋、手把及門鎖。 睡房 4 門： 實心木門配以木皮飾面及金屬條，配置門擋、手把及門鎖。 浴室 4 門： 實心木門配以木皮飾面及金屬條，配置門擋、手把及門鎖。 浴室 5 門： 實心木趟門配以木皮飾面及金屬條，配置路軌、手把及門鎖。 衣帽間門: 實心木趟門配以木皮飾面及金屬條，配置路軌、 門鎖及手把。 衣帽間往儲物室門: 實心木門配以木皮飾面、金屬條及鏡，配置門鎖。 露台門： 鋁框玻璃趟門配以保護塗層，配置門鎖及手把。 天台 梯屋往天台門： 鋁框玻璃門配以保護塗層，配置門鎖、門擋及手把。

3. Interior fittings			
House	**Item**	**Description**	
House A	(b)	Bathroom	Ground Floor Lavatory adjacent to store room fitted with mirror, shower cubicle, porcelain water closet, porcelain wash hand basin and stainless steel mixer. Lavatory adjacent to foyer fitted with natural stone countertop, ceramic water closet, ceramic wash hand basin, electroplated mixer, electroplated paper holder, mirror, towel ring, hook and wooden cabinet. First Floor Bathroom 1 & 2 fitted with natural stone countertop, mirror cabinet, towel bar, towel ring, hook, shower cubicle with laminated glass and metal handle, electroplated shower compartment, ceramic water closet, ceramic wash hand basin, electroplated mixer, electroplated paper holder and wooden cabinet. Bathroom 3 fitted with with natural stone countertop, mirror cabinet, towel ring, hook, shower cubicle with laminated glass and metal handle, electroplated shower compartment, cast iron bathtub in the size of 1524(L) x813(W)x464(D) mm, ceramic water closet, ceramic wash hand basin, electroplated mixer, electroplated paper holder, wooden cabinet with stone and metal strips. Bathroom fitted with natural stone countertop, mirror cabinet, towel ring, hook, shower cubicle with laminated glass and metal handle, electroplated shower compartment, ceramic water closet, ceramic wash hand basin, electroplated mixer, electroplated paper holder, wooden cabinet with mirror and metal strips. Second Floor Bathroom 4 fitted with natural stone countertop, mirror cabinet, electroplated paper holder, towel bar, towel ring, hook, shower cubicle with laminated glass and metal handle, electroplated shower compartment, cristalplant bathtub in the size of 1524(L) x 813(W) x 464(D) mm, porcelain water closet, porcelain wash hand basin and stainless steel mixer in brass finish. Bathroom 5 fitted with natural stone countertop, mirror cabinet, towel ring, hook, shower cubicle with laminated glass and metal handle, shower compartment, cristalplant free standing bathtub in the size of 1850(L) x 955(W) x 530(D) mm, ceramic water closet, ceramic wash hand basin, electroplated mixer, electroplated paper holder and wooden cabinet with artificial leather and metal strips.
			For appliances provision, please refer to the “Appliances Schedule” Stainless steel pipes for hot and cold water supply system.

3. 室內裝置			
洋房	**細項**	**描述**	
洋房 A	(b)	浴室	地下 洗手間(近儲物室)配備鏡、淋浴間、瓷坐厠、瓷洗手盆及不銹鋼水龍頭。 洗手間(近前廳)配備天然石檯面、陶瓷坐厠、陶瓷洗手盆、電鍍水龍頭、電鍍厠紙架、鏡、毛巾環、掛鉤及木櫃。 一樓 浴室1及2配備天然石材檯面、鏡櫃、毛巾架、毛巾環、掛鉤、淋浴間設特色玻璃及金屬手柄、電鍍淋浴器、陶瓷坐厠、陶瓷洗手盆、電鍍水龍頭、電鍍厠紙架及木櫃。 浴室3配備天然石檯面、鏡櫃、毛巾環、掛鉤、淋浴間設特色玻璃及金屬手柄、電鍍淋浴器、鑄鐵浴缸1524(長) x 813(寬) x 464(深)毫米、陶瓷坐厠、陶瓷洗手盆、電鍍水龍頭、電鍍厠紙架、木櫃連石材及金屬條。 浴室配備天然石檯面、鏡櫃、毛巾環、掛鉤、淋浴間設特色玻璃及金屬手柄、電鍍淋浴器、陶瓷坐厠、陶瓷洗手盆、電鍍水龍頭、電鍍厠紙架、木櫃連鏡及金屬條。 二樓 浴室4配備天然石材檯面、鏡櫃、電鍍厠紙架、毛巾架、毛巾環、掛鉤、淋浴間設特色玻璃及金屬手柄、電鍍淋浴器、合成石浴缸1524(長)x813(寬)x464(深)毫米、陶瓷坐厠、陶瓷洗手盆及黃銅飾面不銹鋼水龍頭。 浴室5配備天然石材檯面、鏡櫃、毛巾環、掛鉤、淋浴間設特色玻璃及金屬手柄、淋浴器、座地式合成石浴缸1850(L) x 955(W) x 530(D)毫米、陶瓷坐厠、陶瓷洗手盆、電鍍水龍頭、電鍍厠紙架、木櫃配以人造皮及金屬條。
			有關設備供應，請參閱「設備說明表」。 冷熱水供水系統採用不銹鋼喉管。

3. Interior fittings			
House	**Item**	**Description**	
House A	(c)	Kitchen	Wooden kitchen cabinet fitted with veneer finished cabinet doors, aluminum panel wooden cabinet doors, artificial stone finished countertop, undermount stainless steel double sink, chrome plated sink mixer with steaming hot water taps, garbage disposer, paper holder, kitchen utensil rack and kitchen utensil stand. For appliances provision, please refer to the "Appliances Schedule". Stainless steel pipes for hot and cold water supply system.
	(d)	Bedroom	Bedroom 1: Wardrobe finished with high gloss lacquer paint, wall covering and metal strips with dehumidifier tube. Work desk finished with high gloss lacquer paint, wall covering, mirror, artificial leather and metal strips with display unit. Bedroom 2: Wardrobe finished with high gloss veneer, glass and metal strips with dehumidifier tube. Work desk finished with high gloss veneer, artificial leather and metal trims with display unit. Bedroom 3: Display unit finished with high gloss veneer, natural stone, metal and tempered glass. Wooden bed frame finished with artificial leather with storage. Wardrobe finished with high gloss veneer, mirror and metal with dehumidifier tube. Work desk finished with high gloss veneer, artificial leather and metal. Bedroom 4: Wardrobe finished with high gloss veneer, artificial leather and metal with dehumidifier tube. Work desk finished with high gloss veneer, artificial leather and metal with display unit. Storage cabinet finished with high gloss veneer, laminated glass and metal. Master Bedroom: Walk-in closet wardrobe finished with high gloss veneer, tempered glass and metal with dehumidifier tube. Display unit finished with high gloss veneer, natural stone, artificial leather and metal strips. Dressing table finished with high gloss veneer, mirror, artificial leather and metal.

3. 室內裝置			
洋房	**細項**	**描述**	
洋房 A	(c)	廚房	木製廚櫃配備木皮飾面廚櫃門、鋁質飾面木櫃門、人造石檯面、嵌入式不銹鋼雙水槽、鍍鉻水槽龍頭(即熱式淨水系統配冷熱水龍頭)、廚餘處理器、廁紙架及廚房用具架。 有關設備供應，請參閱「設備說明表」。 冷熱水供水系統採用不銹鋼喉管。
	(d)	睡房	睡房1: 衣櫃配高光焗漆木、牆紙、 金屬條及除濕管。 書桌配高光焗漆木、牆紙、 鏡、 人造皮、金屬條及配有展示櫃。 睡房2: 衣櫃配高光木飾面、玻璃、 金屬條及除濕管。 書桌配高光木飾面、人造皮、金屬條及配有展示櫃。 睡房3: 展示櫃配高光木飾面、天然石材、金屬及強化玻璃。 木床架配人造皮連儲物抽。 衣櫃配高光木飾面、鏡、金屬及除濕管。 書桌配高光木飾面、人造皮及金屬。 睡房4: 衣櫃配高光木飾面、人造皮、金屬及除濕管。 書桌配高光木飾面、人造皮、金屬及配有展示櫃。 儲物櫃配高光木飾面、特色玻璃及金屬。 主人睡房: 衣帽間衣櫃配高光木飾面、強化玻璃、金屬及除濕管。 展示櫃配高光木飾面、天然石材、人造皮及金屬條。 梳妝台配高光木飾面、鏡、人造皮及金屬。

3. Interior fittings			
House	**Item**	**Description**	
House A	(e)	Telephone	For the location and number of connection points, please refer to the "Schedule of Mechanical and Electrical Provisions".
	(f)	Aerials	For the location and number of connection points, please refer to the "Schedule of Mechanical and Electrical Provisions".
	(g)	Electrical installations	Partly concealed and partly exposed conduits[1] are provided. Three phase electricity supply with circuit breaker distribution board is provided. For the location and number of power points and air-conditioner points, please refer to the "Schedule of Mechanical and Electrical Provisions".
	(h)	Gas supply	Town gas supply pipes are connected to gas hobs and gas water heaters. For the location of gas hobs and gas water heaters, please refer to the "Appliances Schedule".
	(i)	Washing machine connection point	Drain point and water point are provided for washing machine. For the location of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions".
	(j)	Water supply	Hot water is available. Partly concealed and partly exposed stainless steel pipes[2] installed for hot and cold water supply system.

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

3. 室內裝置			
洋房	**細項**	**描述**	
洋房 A	(e)	電話	有關接駁點的位置及數目，請參閱「機電裝置數量說明表」。
	(f)	天線	有關接駁點的位置及數目，請參閱「機電裝置數量說明表」。
	(g)	電力裝置	裝設部分隱藏及部分外露導管[1]。 提供配有微型斷路器配電箱的三相電源。 有關電插座及空調機接駁點的位置及數目， 請參閱「機電裝置數量說明表」。
	(h)	氣體供應	煤氣喉接駁至煤氣煮食爐及煤氣熱水爐。 有關煤氣煮食爐及煤氣熱水爐的位置，請參閱「設備說明表」。
	(i)	洗衣機接駁點	來去水接駁點供給洗衣機。 有關接駁點的位置，請參閱「機電裝置數量說明表」。
	(j)	供水	設有熱水供應。 冷熱水供水系統採用部分隱藏及部分外露不銹鋼喉管[2]。

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

3. Interior fittings			
House	**Item**	**Description**	
House B	(a)	Doors	Lower Ground Floor Entrance double leaves door: Fire rated timber door finished with wood veneer fitted with lockset, handle and door closer. Lift lobby door: Fire rated timber door finished with wood veneer fitted with glass vision panel, handle, lockset, door closer and door stopper. Main meter room door: Fire rated timber door finished with wood veneer fitted with handle, lockset, door closer and door stopper. Filtration plant room door: Fire rated timber door fitted with handle, lockset, door closer and door stopper. Ground Floor Entrance double leaves door: Solid filled door finished with copper fitted with electric lockset and handle. Kitchen door: Solid core fire rated timber door finished with wood veneer fitted with glass vision panel, handle, lockset, door closer and door stopper. Utility to kitchen door: Solid core fire rated timber door finished with wood veneer fitted with handle, lockset, door closer and door stopper. Utility to garden door: Aluminum door finished with protective coating fitted with handle, lockset and door closer. Lavatory door adjacent to store room: Solid core timber door finished with wood veneer fitted with handle and lockset. Utility to store room door: Solid core timber door finished with wood veneer fitted with handle, lockset and door stopper. Space bewteen lavatory to foyer door: Solid core timber door finished with wood veneer fitted with handle, lockset and door stopper. Lavatory door adjacent to foyer: Solid core timber door finished with wood veneer fitted with door stopper, handle and lockset. Living room to pool terrace door: Aluminium framed sliding glass door finished with protective coating and fitted with handle and lockset.

3. 室內裝置			
洋房	**細項**	**描述**	
洋房 B	(a)	門	低層地下 入口雙葉門： 防火木門配以木皮飾面，配置門鎖、手把及氣鼓。 升降機大堂門： 防火木門配以木皮飾面，配置玻璃視窗、手把、門鎖、氣鼓及門擋。 電掣房門： 防火木門配以木皮飾面，配置手把、門鎖、氣鼓及門擋。 過濾泵房門: 防火木門配置手把、門鎖、氣鼓及門擋。 地下 入口雙葉門： 金屬飾面板門，配置電動門鎖及手把。 廚房門： 實心防火木門配以木皮飾面，配置玻璃視窗、手把、門鎖、氣鼓及門擋。 工作間往廚房門： 實心防火木門配以木皮飾面，配置手把、門鎖、氣鼓及門擋。 工作間往花園門： 鋁門配以保護塗層，配置手把、門鎖及氣鼓。 洗手間門 (近儲物室): 實心木門配以木皮飾面及配置手把及門鎖。 工作間往儲物室門： 實心木門配以木皮飾面，配置手把、門鎖及門擋。 洗手間往前廳之空間的門： 實心木門配以木皮飾面，配置手把、門鎖及門擋。 洗手間門 (近前廳): 實心木門配以木皮飾面，配置氣鼓、手把及門鎖。 客廳往泳池池畔門： 鋁框玻璃趟門配以保護塗層，配置手把及門鎖。

3. Interior fittings			
House	**Item**	**Description**	
House B	(a)	Doors	First Floor Bedroom 1, 2 and 3 door : Solid core timber door finished with wood veneer fitted with handle, lockset and door stopper. Bathroom 1, 2 and 3 door: Solid core timber door finished with wood veneer fitted with handle, lockset and door stopper. Bathroom door: Solid core timber door finished with wood veneer fitted with handle, lockset and door stopper. Store room to family room door: Solid core timber sliding door finished with wood veneer, laminated glass and metal strips fitted with track and handle. Second Floor Master bedroom door: Solid core timber double leaves door finished with wood veneer fitted with handle, lockset and door stopper. Bedroom 4 door: Solid core timber door finished with wood veneer fitted with handle, lockset and door stopper. Bathroom 4 door: Solid core timber door finished with wood veneer fitted with handle, lockset and door stopper. Bathroom 5 door: Solid core timber sliding door finished with wood veneer, laminated glass and metal strips fitted with track, handle and lockset. Walk-in Closet to store room door: Solid core timber door finished with wood veneer fitted with motorized lockset. Balcony door: Aluminum framed sliding glass door finished with protective coating fitted with lockset and handle. Roof Stairhood to roof door : Aluminum framed glass door finished with protective coating and fitted with lockset and handle.

3. 室內裝置			
洋房	**細項**	**描述**	
洋房 B	(a)	門	一樓 睡房 1、2 及 3 門： 實心木門配以木皮飾面，配置手把、門鎖及門擋。 浴室1、2 及 3 門： 實心木門配以木皮飾面，配置手把、門鎖及門擋。 浴室門： 實心木門配以木皮飾面，配置手把、門鎖及門擋。 儲物室往家庭房門： 實心木趟門配以木皮飾面、強化玻璃及金屬條，配置路軌及手把。 二樓 主人睡房門： 實心雙葉木門配以木皮飾面，配置手把、門鎖及門擋。 睡房4門： 實心木門配以木皮飾面，配置手把、門鎖及門擋。 浴室4門： 實心木門配以木皮飾面，配置手把、門鎖及門擋。 浴室5門： 實心木趟門配以木皮飾面、強化玻璃及金屬條，配置路軌、手把及門鎖。 衣帽間往儲物室門： 實心木門配以木皮飾面，配置電動門鎖。 露台門： 鋁框玻璃趟門配以保護塗層，配置門鎖及手把。 天台 梯屋往天台門： 鋁框玻璃門配以保護塗層，配置門鎖及手把。

3. Interior fittings			
House	**Item**	**Description**	
House B	(b)	Bathroom	Ground Floor Lavatory adjacent to store room fitted with tiled shower compartment, porcelain water closet, porcelain wash hand basin, stainless steel mixer and shower curtain rod. Lavatory adjacent to foyer fitted with natural stone countertop, ceramic water closet, ceramic wash hand basin, electroplated faucet, electroplated paper holder, mirror cabinet, towel ring, hook and wooden cabinet. First Floor Bathroom, Bathroom 1 & 2 fitted with natural stone countertop, shower cubicle with tempered glass and metal handle, electroplated shower compartment, ceramic water closet, ceramic wash hand basin, electroplated faucet, electroplated paper holder, electroplated towel rack, mirror cabinet, towel ring, hook and wooden cabinet. Bathroom 3 fitted with natural stone countertop, shower cubicle with tempered glass and metal handle, electroplated shower compartment, cast iron bathtub in the size of 1524(L) x 813(W) x 464(D) mm, ceramic water closet, ceramic wash hand basin, electroplated faucet, electroplated paper holder, electroplated towel rack, mirror cabinet, hook and wooden cabinet. Second Floor Bathroom 4 fitted with natural stone countertop, shower cubicle with tempered glass and metal handle, electroplated shower compartment, cast iron bathtub in the size of 1700(L) x 750(W) x 474(D) mm, ceramic water closet, ceramic wash hand basin, electroplated faucet, electroplated paper holder, electroplated towel rack, mirror, hook and wooden cabinet. Bathroom 5 fitted with natural stone countertop, shower cubicle with tempered glass and metal handle, electroplated shower compartment, cristalplant freestanding bathtub in the size of 1850(L) x 955(W) x 530(D) mm, ceramic water closet, ceramic wash hand basin, electroplated faucet, electroplated paper holder , electroplated towel rack, mirror cabinet, hook and wooden cabinet.
			For appliances provision, please refer to the “Appliances Schedule”. Stainless steel pipes for hot and cold water supply system.

3. 室內裝置			
洋房	**細項**	**描述**	
洋房 B	(b)	浴室	地下 洗手間(近儲物室)配備瓷磚淋浴間、瓷坐廁、瓷洗手盆、不鏽鋼水龍頭及浴簾掛桿。 洗手間(近前廳)配備天然石檯面、陶瓷坐廁、陶瓷洗手盆、電鍍水龍頭、電鍍廁紙架、鏡櫃、毛巾環、掛勾及木櫃。 一樓 浴室、浴室1及2配備天然石檯面、強化玻璃間隔淋浴間及金屬手把、電鍍淋浴器、陶瓷坐廁、陶瓷洗手盆、電鍍水龍頭、電鍍廁紙架、電鍍毛巾架、鏡櫃、毛巾環、掛勾及木櫃。 浴室3配備天然石檯面、強化玻璃間隔淋浴間及金屬手把、電鍍淋浴器、鑄鐵浴缸1524(長)x813(寬)x464(深)毫米、陶瓷坐廁、陶瓷洗手盆、電鍍水龍頭、電鍍廁紙架、電鍍毛巾架、鏡櫃、掛勾及木櫃。 二樓 浴室4配備天然石檯面、強化玻璃間隔淋浴間及金屬手把、電鍍淋浴器、鑄鐵浴缸1700(長)x750(寬)x474(深)毫米、陶瓷坐廁、陶瓷洗手盆、電鍍水龍頭、電鍍廁紙架、電鍍毛巾架、鏡、掛勾及木櫃。 浴室5配備天然石檯面、強化玻璃間隔淋浴間及金屬手把、電鍍淋浴器、座地式合成石浴缸1850(長)x955(寬)x530(深)毫米、陶瓷坐廁、陶瓷洗手盆、電鍍水龍頭、電鍍廁紙架、電鍍毛巾架、鏡櫃、掛勾及木櫃。
			有關設備供應，請參閱「設備說明表」。 冷熱水供水系統採用不鏽鋼喉管。

3. Interior fittings			
House	**Item**	**Description**	
House B	(c)	Kitchen	Wooden kitchen cabinet fitted with veneer finished cabinet doors, artificial stone finished countertop, undermount stainless sink, chrome plated sink mixer with steaming hot water taps, garbage disposer, paper holder, kitchen utensil rack and kitchen utensil stand. For appliances provision, please refer to the "Appliances Schedule". Stainless steel pipes for hot and cold water supply system.
	(d)	Bedroom	Master Bedroom: Walk-in closet wardrobe finished with wood veneer with dehumidifier tube.
	(e)	Telephone	For the location and number of connection points, please refer to the "Schedule of Mechanical and Electrical Provisions".
	(f)	Aerials	For the location and number of connection points, please refer to the "Schedule of Mechanical and Electrical Provisions".
	(g)	Electrical installations	Partly concealed and partly exposed conduits[1] are provided. Three phase electricity supply with circuit breaker distribution board is provided. For the location and number of connection points, please refer to the "Schedule of Mechanical and Electrical Provisions".
	(h)	Gas supply	Town gas supply pipes are connected to gas hobs and gas water heaters. For the location of gas hobs and gas water heaters, please refer to the “Appliances Schedule”.
	(i)	Washing machine connection point	Drain point and water supply point are provided for washing machine. For the location and connection points, please refer to the "Schedule of Mechanical and Electrical Provisions""
	(j)	Water supply	Hot water is available. Partly Concealed and Partly exposed stainless steel pipes[2] installed for hot and cold water supply system.

3. 室內裝置			
洋房	**細項**	**描述**	
洋房 B	(c)	廚房	木製廚櫃配備木皮飾面廚櫃門、人造石廚櫃檯面、崁入式不鏽鋼水槽、鍍鉻水槽龍頭(即熱式淨水系統配冷熱水龍頭)、廚餘處理器、廁紙架及廚房用具架。 有關設備供應，請參閱「設備說明表」。 冷熱水供水系統採用不鏽鋼喉管。
	(d)	睡房	主人睡房: 衣帽間衣櫃配木皮飾面及除濕管。
	(e)	電話	有關接駁點的位置及數目，請參閱「機電裝置數量說明表」。
	(f)	天線	有關接駁點的位置及數目，請參閱「機電裝置數量說明表」。
	(g)	電力裝置	裝設部分隱藏及部分外露導管[1]。 提供配有微型斷路器配電箱的三相電源。 有關電插座及空調機接駁點的位置及數目， 請參閱「機電裝置數量說明表」。
	(h)	氣體供應	煤氣喉接駁至煤氣煮食爐及煤氣熱水爐。 有關煤氣煮食爐及煤氣熱水爐的位置，請參閱「設備說明表」。
	(i)	洗衣機接駁點	來去水接駁點供給洗衣機。 有關接駁點的位置，請參閱「機電裝置數量說明表」。
	(j)	供水	設有熱水供應。 冷熱水供水系統採用部分隱藏及部分外露不銹鋼喉管[2]。

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

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

3. Interior fittings			
House	**Item**	**Description**	
House C	(a)	Doors	Lower Ground Floor Entrance double leaves door: Fire rated timber door finished with wood veneer fitted with lockset, handle and door closer. Lift lobby door: Fire rated metal frame glass door fitted with handle, lockset and door closer. Main meter room door: Fire rated timber door finished with wall covering fitted with handle, lockset, door stopper and door closer. Filtration plant room door: Fire rated timber door fitted with handle, lockset, door stopper and door closer. Ground Floor Entrance double leaves door: Solid filled door finished with copper fitted with electric lockset and handle. Kitchen door: Fire rated solid core timber door finished with veneer and metal strips fitted with glass vision panel, handle and door closer. Utility to kitchen door: Fire rated solid core timber door finished with veneer fitted with handle and lockset. Utility to garden door: Aluminium door finished with protective coating fitted with door handle, door closer and lockset. Lavatory door adjacent to store room: Aluminium framed folding glass door finsihed with protective coating fitted with track, handle and lockset. Utility to store room door: Solid core timebr door finished with veneer fitted with lockset, door stopper and handle. Lavatory door adjaccent to foyer: Solid core timber door finished with veneer fitted with lockset, door stopper and handle. Space between lavatory to foyer door: Solid core timber door finished with veneer fitted with door closer, door stopper and handle. Living room to pool terrace door: Aluminium framed sliding glass door finished with protective coating and fitted with lockset and handle.

3. 室內裝置			
洋房	**細項**	**描述**	
洋房 C	(a)	門	低層地下 入口雙葉門： 防火木門配以木皮飾面，配置門鎖、手把及氣鼓。 升降機大堂門： 防火金屬框玻璃門，配置手把、門鎖及氣鼓。 電掣房門： 防火木門配以牆紙飾面，配置手把、門鎖、 門擋及氣鼓。 過濾泵房門： 防火木門配置手把、 門鎖、 門擋及氣鼓。 地下 入口雙葉門： 金屬飾面板門，配置電動門鎖及手把。 廚房門： 實心防火木門配以木皮飾面及金屬條， 配置玻璃視窗、手把及氣鼓。 工作間往廚房門： 實心防火木門配以木皮飾面，配置手把及門鎖。 工作間往花園門： 鋁門配以保護塗層，配置手把、氣鼓及門鎖。 洗手間門 (近儲物室): 鋁框折疊玻璃門配以保護塗層，配置路軌、手把及門鎖。 工作間往儲物室門： 實心木門配以木皮飾面，配置門鎖、門擋及手把。 洗手間門 (近前廳): 實心木門配以木皮飾面，配置門鎖、門擋及手把。 洗手間往前廳之空間的門： 實心木門配以木皮飾面，配置氣鼓、門擋及手把。 客廳往泳池池畔門： 鋁框玻璃趟門配以保護塗層，配置門鎖及手把。

3. Interior fittings			
House	**Item**	**Description**	
House C	(a)	Doors	First Floor Bedroom 1, 2 and 3 door: Solid core timber door finished with veneer and metal strips fitted with door stopper, handle and lockset. Bathroom 1 and 3 door: Solid core timber door finished with veneer and metal strips fitted with door stopper, handle and lockset. Bathroom 2 door: Solid core timber door finished with timber veneer, wall covering and metal strips fitted with door stopper, handle and lockset. Bathroom door : Solid core timber door finished with veneer and metal strips fitted with door stopper, handle and lockset. Store room to family room door: Metal frame laminated glass sliding door fitted with track and handle. Second Floor Master bedroom door : Solid core timber doubles leaves door finished with veneer, wall covering and metal strips fitted with handle and lockset. Bedroom 4 door : Solid core timber door finished with veneer and metal strips fitted with door stopper, handle and lockset. Bathroom 4 door : Solid core timber door finished with veneer and metal strips fitted with handle and lockset. Bathroom 5 door: Metal frame laminated glass sliding door fitted with track and handle. Walk-in Closet door: Metal frame laminated glass sliding door fitted with track and handle. Walk-in Closet to store room door: Solid core timber door with metal trims and mirror fitted with door clsoer, lockset and handle. Balcony door : Aluminium framed sliding glass door finished with protective coating fitted with lockset and handle. Roof Stairhood to roof door: Aluminium framed glass door finished with protective coating fitted with door closer, lockset and handle.

3. 室內裝置			
洋房	**細項**	**描述**	
洋房 C	(a)	門	一樓 睡房 1、2 及 3 門： 實心木門配以木皮飾面及金屬條，配置門擋、手把及門鎖。 浴室 1 及 3 門： 實心木門配以木皮飾面及金屬條，配置門擋、手把及門鎖。 浴室 2 門： 實心木門配以木皮飾面、牆紙及金屬條，配置門擋、手把及門鎖。 浴室門： 實心木門配以木皮飾面及金屬條，配置門擋、手把及門鎖。 儲物室往家庭房門： 金屬框連特色玻璃趟門，配置路軌及手把。 二樓 主人睡房門： 實心雙葉木門配以木皮飾面、牆紙及金屬條，配置手把及門鎖。 睡房 4 門： 實心木門配以木皮飾面及金屬條，配置門擋、手把及門鎖。 浴室 4 門： 實心木門配以木皮飾面及金屬條，配置手把及門鎖。 浴室 5 門： 金屬框特色玻璃趟門，配置路軌及手把。 衣帽間門: 金屬框特色玻璃趟門，配置路軌及手把。 衣帽間往儲物室門: 實心木門配以金屬條及鏡，配置氣鼓、門鎖及手把。 露台門： 鋁框玻璃趟門配以保護塗層，配置門鎖及手把。 天台 梯屋往天台門： 鋁框玻璃門配以保護塗層，配置氣鼓、門鎖及手把。

3. Interior fittings			
House	**Item**	**Description**	
House C	(b)	Bathroom	Ground Floor Lavatory adjacent to store room fitted with shower cubicle, porcelain water closet, porcelain wash hand basin and stainless steel mixer. Lavatory adjacent to foyer fitted with natural stone countertop, ceramic water closet, ceramic wash hand basin, electroplated mxer, electroplated paper holder, wooden cabinet, mirror, towel ring, hook, artifical leather and metal strips. First Floor Bathroom 1 & 2 fitted with natural stone countertop, shower cubicle with glass and metal handle, ceramic water closet, ceramic wash hand bacin, electroplated mixer, electroplated paper holder, wooden cabinet, mirror cabinet, towel bar, towel ring and hook. Bathroom 3 fitted with natural stone countertop, shower cubicle with glass and metal handle, acrylic bathtub in the size of 1500(L) x 750(W) x 460(D) mm, Vitreous China water closet, ceramic wash hand basin, electroplated mixer, electroplated paper holder, wooden cabinet, mirror cabinet, towel ring and hook. Bathroom fitted with natural stone countertop, shower cubicle with glass and metal handle, ceramic water closet, ceramic wash hand basin, electroplated mixer, electroplated paper holder, wooden cabinet, mirror cabinet, towel bar, towel ring and hook. Second Floor Bathroom 4 fitted with natural stone countertop, shower cubicle with glass and metal handle, acrylic bathtub in the size of 1800(L) x 900(W) x 485(D) mm, Vitreous China water closet, ceramic wash hand basin, electroplated mixer, electroplated paper holder, wooden cabinet, mirror cabinet, towel ring, hook, artificial leather and metal strips. Bathroom 5 fitted with shower compartment, shower cubicle with glass and metal handle, natural stone countertop, mirror cabinet, ceramic free standing bathtub in the size of 1855(L) x 855(W) x 625(D) mm, ceramic water closet, ceramic wash hand basin, electroplated mixer, electroplated paper holder and wooden cabinet.
			For appliances provision, please refer to the “Appliances Schedule”. Stainless steel pipes for hot and cold water supply system.
	(c)	Kitchen	Wooden kithcen cabinet fitted with metal finished cabinet doors, artiticial stone finished countertop, undermount stainless steel sink, chrome plated sink mixer with steaming hot water taps, garbage disposer, paper holder, kitchen utensil rack and kitchen utensil stand. For appliances provision, please refer to the “Appliances Schedule”. Stainless steel pipes for hot and cold water supply system.

3. 室內裝置			
洋房	**細項**	**描述**	
洋房 C	(b)	浴室	地下 洗手間(近儲物室)配備淋浴間、瓷坐厠、瓷洗手盆及不銹鋼水龍頭。 洗手間(近前廳)配備天然石材檯面、陶瓷坐厠、陶瓷洗手盆、電鍍水龍頭、電鍍厠紙架、木櫃、鏡、毛巾環、掛鉤、人造皮及金屬條。 一樓 浴室1及2配備天然石材檯面、淋浴間設玻璃及金屬手柄、陶瓷坐厠、陶瓷洗手盆、電鍍水龍頭、電鍍厠紙架、木櫃、鏡櫃、毛巾桿、毛巾環及掛鉤。 浴室3配備天然石材檯面、淋浴間設玻璃及金屬手柄、亞加力浴缸1500(長) x 750(寬) x 460(深)毫米、陶瓷坐厠、陶瓷洗手盆、電鍍水龍頭、電鍍厠紙架、木櫃、鏡櫃、毛巾環及掛鉤。 浴室配備天然石材檯面、淋浴間設玻璃及金屬手柄、陶瓷坐厠、陶瓷洗手盆、電鍍水龍頭、電鍍厠紙架、木櫃、鏡櫃、毛巾桿、毛巾環及掛鉤。 二樓 浴室4配備天然石材檯面、淋浴間設玻璃及金屬手柄、亞加力浴缸1800(長) x 900(寬) x 485(深)毫米、陶瓷坐厠、陶瓷洗手盆及電鍍水龍頭、電鍍厠紙架、木櫃、鏡櫃、毛巾環、掛鉤、人造皮及金屬條。 浴室5配備淋浴間器、淋浴間設玻璃及金屬手柄、天然石材檯面、鏡櫃、座地式陶瓷浴缸1855(長) x 855(寬) x 625(深)毫米、陶瓷坐厠、陶瓷洗手盆、電鍍水龍頭、電鍍厠紙架及木櫃。
			有關設備供應，請參閱「設備說明表」。 冷熱水供水系統採用不銹鋼喉管。
	(c)	廚房	木製廚櫃配備金屬廚櫃門、人造石廚櫃檯面、嵌入式不銹鋼水槽、鍍鉻水槽龍頭(即熱式淨水系統配冷熱水龍頭)、廚餘處理器、廁紙架及廚房用具架。 有關設備供應，請參閱「設備說明表」。 冷熱水供水系統採用不銹鋼喉管。

3. Interior fittings			
House	**Item**	**Description**	
House C	(d)	Bedroom	Bedroom 1: Wardrobe finished with vinyl upholstery, timber veneer, wall covering and metal strips with dehumidifier tube. Work desk finished with timber veneer and metal. Bedroom 2: Wardrobe finished with vinyl upholstery, timber veneer and metal strips with dehumidifier tube. Work desk finished with timber veneer and metal. Bedroom 3: Wardrobe finished with vinyl upholstery, timber veneer, wall covering, glass and metal strips with dehumidifier tube. Work desk finished with timber veneer, artificial leather and metal. Bedroom 4: Wardrobe finished with vinyl upholstery, timber veneer, glass, wall covering and metal strips with dehumidifier tube. Work desk finished with timber veneer, artificial leather and metal. Master Bedroom: Display unit finished timber veneer, artificial leather and metal strips. Work desk finished with timber veneer and metal with display unit. Walk-in closet wardrobe finished with timber veneer, laminated glass, mirror and metal strips with dehumidifier tube.
	(e)	Telephone	For the location and number of connection points, please refer to the “Schedule of Mechanical and Electrical Provisions”.
	(f)	Aerials	For the location and number of connection points, please refer to the “Schedule of Mechanical and Electrical Provisions”.
	(g)	Electrical installations	Partly concealed and partly exposed conduits[1] are provided. Three phase electricity supply with circuit breaker distribution board is provided. For the location and number of power points and air-conditioner points, please refer to the “Schedule of Mechanical and Electrical Provisions”.
	(h)	Gas supply	Town gas supply pipes are connected to gas hobs and gas water heaters. For the location of gas hobs and gas water heaters, please refer to the “Appliances Schedule”.
	(i)	Washing machine connection point	Drain point and water supply point are provided for washing machine. For the location and connection points, please refer to the "Schedule of Mechanical and Electrical Provisions".
	(j)	Water supply	Hot water is available. Partly concealed and partly exposed stainless steel pipes[2] installed for hot and cold water supply system.

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

3. 室內裝置			
洋房	**細項**	**描述**	
洋房 C	(d)	睡房	睡房1: 衣櫃配捫布、木皮飾面、牆纸、金屬條及除濕管。 書桌配木皮飾面及金屬。 睡房2: 衣櫃配捫布、木皮飾面、金屬條及除濕管。 書桌配木皮飾面及金屬。 睡房3: 衣櫃配捫布、木皮飾面、牆纸、 玻璃、金屬條及除濕管。 書桌配木皮飾面、人造皮及金屬。 睡房4: 衣櫃配捫布、木皮飾面、玻璃、牆纸、金屬條及除濕管。 書桌配木皮飾面、人造皮及金屬。 主人睡房: 展示櫃配木皮飾面、人造皮及金屬條。 書桌配木皮飾面、金屬及配有展示櫃。 衣帽間衣櫃配木皮飾面、強化玻璃、鏡、金屬條及除濕管。
	(e)	電話	有關接駁點的位置及數目，請參閱「機電裝置數量說明表」。
	(f)	天線	有關接駁點的位置及數目，請參閱「機電裝置數量說明表」。
	(g)	電力裝置	裝設部分隱藏及部分外露導管[1]。 提供配有微型斷路器配電箱的三相電源。 有關電插座及空調機接駁點的位置及數目， 請參閱「機電裝置數量說明表」。
	(h)	氣體供應	煤氣喉接駁至煤氣煮食爐及煤氣熱水爐。 有關煤氣煮食爐及煤氣熱水爐的位置，請參閱「設備說明表」。
	(i)	洗衣機接駁點	來去水接駁點供給洗衣機。 有關接駁點的位置，請參閱「機電裝置數量說明表」。
	(j)	供水	設有熱水供應。 冷熱水供水系統採用部分隱藏及部分外露不銹鋼喉管[2]。

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

3. Interior fittings			
House	**Item**	**Description**	
House D	(a)	Doors	Lower Ground Floor Entrance double leaves door: Fire rated timber door finished with wood veneer fitted with lockset, handle and door closer. Lift lobby door: Fire rated timber door finished with wood veneer fitted with lockset, handle and door closer. Main meter room door: Fire rated timber door finished with emulsion paint fitted with lockset, handle and door closer. Filtration plant room door: Fire rated timber door fitted with handle, lockset, door closer and door stopper. Ground Floor Entrance double leaves door: Solid filled door finished with copper fitted with electric lockset and metal handle. Kitchen door: Fire rated solid core timber door finished with wood veneer fitted with glass vision panel, handle, lockset, door closer and door stopper. Utility to foyer door: Fire rated solid core timber door finished with wood veneer fitted with handle, lockset, door closer and door stopper. Utility to garden door: Aluminum door finished with protective coating fitted with handle, lockset and door closer. Utility to lavatory door: Solid core timber door finished with wood veneer fitted with handle, lockset and door stopper. Utility to store room door: Solid core timber door finished with wood veneer fitted with handle, lockset and door stopper. Lavatory door adjacent to space between lavatory to foyer: Solid core timber door finished with wood veneer fitted with handle, lockset and door stopper. Space bewteen lavatory to foyer door: Solid core timber door finished with wood veneer fitted with handle, lockset and door stopper. Living room to pool terrace door: Aluminium framed sliding glass door finished with protective coating fitted with lockset and handle.

3. 室內裝置			
洋房	**細項**	**描述**	
洋房 D	(a)	門	低層地下 入口雙葉門： 防火木門配以木皮飾面，配置門鎖、手把及氣鼓。 升降機大堂門： 防火木門配以木皮飾面，配置門鎖、手把、及氣鼓。 電掣房門： 防火木門髹乳膠漆，配置門鎖、手把及氣鼓。 過濾泵房門: 防火木門配置手把、門鎖、氣鼓及門擋。 地下 入口雙葉門： 金屬飾面板門，配置電動門鎖及金屬手把。 廚房門： 實心防火木門配以木皮飾面，配置璃視窗、手把、門鎖、氣鼓及門擋。 工作間往前廳門: 實心防火木門配以木皮飾面，配置手把、門鎖、氣鼓及門擋。 工作間往花園門： 鋁門配以保護塗層，配置手把、門鎖及氣鼓。 工作間往洗手間門: 實心木門配以木皮飾面，配置手把、門鎖及氣擋。 工作間往儲物室門： 實心木門配以木皮飾面，配置手把、門鎖及門擋。 洗手間門(近洗手間往前廳之空間)： 實心木門配以木皮飾面，配置手把、門鎖及門擋。 洗手間往前廳之空間的門： 實心木門配以木皮飾面，配置手把、門鎖及門擋。 客廳往泳池池畔門： 鋁框玻璃趟門配以保護塗層，配置門鎖及手把。

3. Interior fittings			
House	**Item**	**Description**	
House D	(a)	Doors	First Floor Bedroom 1, 2 and 3 door : Solid core timber door finished with wood veneer and fitted with handle, lockset and door stopper. Bathroom 1, 2 and 3 door: Solid core timber door finished with wood veneer and fitted with handle, lockset and door stopper. Bathroom: Solid core timber door finished with wood veneer and fitted with handle, lockset and door stopper. Store room door: Solid core timber door finished with wood veneer and fitted with handle, lockset and door stopper. Store room to bathroom door: Solid core timber door finished with wood veneer and fitted with handle and lockset. Second Floor Master bedroom door: Solid core timber double leaves door finished with wood veneer fitted with door stopper, handle and lockset. Bedroom 4 door: Solid core timber door finished with wood veneer fitted with door stopper, handle and lockset. Bathroom 4 door: Solid core timber door finished with wood veneer fitted with handle and lockset. Bathroom 5 door: Solid core timber sliding door finished with wood veneer fitted with laminated glass, metal strips, track, handle and lockset. Walk-in Closet to store room door: Solid core timber door finished with wood veneer fitted with motorized lockset and door closer. Balcony door: Aluminum framed sliding glass door finished with protective coating fitted with lockset and handle. Roof Stairhood to roof door: Aluminum framed glass door finished with protective coating fitted with handle, lockset and door closer.

3. 室內裝置			
洋房	**細項**	**描述**	
洋房 D	(a)	門	一樓 睡房 1、2 及 3 門： 實心木門配以木皮飾面，配置手把、門鎖及門擋。 浴室1、2 及 3 門： 實心木門配以木皮飾面，配置手把、門鎖及門擋。 浴室： 實心木門配以木皮飾面，配置手把、門鎖及門擋。 儲物室門: 實心木門配以木皮飾面，配置手把、門鎖及門擋。 儲物室往浴室門: 實心木門配以木皮飾面，配置手把及門鎖。 二樓 主人睡房門： 實心雙葉木門配以木皮飾面，配置門擋、手把及門鎖。 睡房4門： 實心木門配以木皮飾面，配置門擋、手把及門鎖。 浴室4門： 實心木門配以木皮飾面，配置手把及門鎖。 浴室5門： 實心木趟門配以木皮飾面，配置強化玻璃、金屬條、路軌、手把及門鎖。 衣帽間往儲物室門： 實心木門配以木皮飾面，配置電動門鎖及氣鼓。 露台門： 鋁框玻璃趟門配以保護塗層，配置門鎖及手把。 天台 梯屋往天台門： 鋁框玻璃門配以保護塗層，配置手把、門鎖及氣鼓。

3. Interior fittings			
House	**Item**	**Description**	
House D	(b)	Bathroom	Ground Floor Lavatory adjacent to store room fitted with tiled shower compartment, porcelain water closet, porcelain wash hand basin, stainless steel mixer and shower curtain rod. Lavatory adjacent to foyer fitted with natural stone countertop, ceramic water closet, ceramic wash hand basin, electroplated faucet, electroplated paper holder, towel ring, hook, mirror cabinet and wooden cabinet. First Floor Bathroom, Bathroom 1 & 2 fitted with natural stone countertop, shower cubicle with tempered glass and metal handle, electroplated shower compartment, ceramic water closet, ceramic wash hand basin, electroplated faucet, electroplated paper holder, electroplated towel rack, towel ring, hook, mirror cabinet and wooden cabinet. Bathroom 3 fitted with natural stone countertop, shower cubicle with tempered glass and metal handle, electroplated shower compartment, cast iron bathtub in the size of 1524(L) x 813(W) x 464(D) mm, ceramic water closet, ceramic wash hand basin, electroplated faucet, electroplated paper holder, electroplated towel rack, towel ring, hook, mirror cabinet and wooden cabinet. Second Floor Bathroom 4 fitted with natural stone countertop, shower cubicle with tempered glass and metal handle, electroplated shower compartment, cast iron bathtub in the size of 1524(L) x 813(W) x 464(D) mm, ceramic water closet, ceramic wash hand basin, electroplated faucet, electroplated paper holder, electroplated towel rack, towel ring, hook, mirror cabinet and wooden cabinet. Bathroom 5 fitted with natural stone countertop, shower cubicle with tempered glass and metal handle, electroplated shower compartment, cristalplant freestanding bathtub in the size of 1850(L) x 955(W) x 530(D) mm, ceramic water closet, ceramic wash hand basin, electroplated faucet, electroplated paper holder, electroplated towel rack, towel ring, hook, mirror cabinet and wooden cabinet.
			For appliances provision, please refer to the “Appliances Schedule”. Stainless steel pipes for hot and cold water supply system.

3. 室內裝置			
洋房	**細項**	**描述**	
洋房 D	(b)	浴室	地下 洗手間(近儲物室)配備瓷磚淋浴間、瓷坐廁、瓷洗手盆、不鏽鋼水龍頭及浴簾掛桿。 洗手間(近前廳)配備天然石檯面、 陶瓷坐廁、陶瓷洗手盆、電鍍水龍頭、 電鍍廁紙架、毛巾環、掛鉤、鏡櫃及木櫃。 一樓 浴室、浴室1及2配備天然石檯面、強化玻璃淋浴間及金屬手把、 電鍍淋浴器、陶瓷坐廁、 陶瓷洗手盆、 電鍍水龍頭、電鍍廁紙架、 電鍍毛巾架、毛巾環、 掛鉤、鏡櫃及木櫃。 浴室3配備天然石檯面、 強化玻璃淋浴間及金屬手把、電鍍淋浴器、鑄鐵浴缸1524(長) x 813(寬) x 464(深)毫米、陶瓷坐廁、陶瓷洗手盆、電鍍水龍頭、 電鍍廁紙架、電鍍毛巾架、毛巾環、掛鉤、鏡櫃及木櫃。 二樓 浴室4配備天然石檯面、 強化玻璃淋浴間及金屬手把、電鍍淋浴器、 鑄鐵浴缸1524(長)x813(寬)x464(深)毫米、陶瓷坐廁、陶瓷洗手盆、 電鍍水龍頭、電鍍廁紙架、 電鍍毛巾架、毛巾環、掛鉤、鏡櫃及木櫃。 浴室5配備天然石檯面、強化玻璃淋浴間及金屬手把、 電鍍淋浴器、 座地式合成石浴缸1850(長) x 955(寬) x 530(深)毫米、陶瓷坐廁、 陶瓷洗手盆、電鍍水龍頭、電鍍廁紙架、 電鍍毛巾架、毛巾環、掛鉤、 鏡櫃及木櫃。
			有關設備供應，請參閱「設備說明表」。 冷熱水供水系統採用不鏽鋼喉管。

3. Interior fittings			
House	**Item**	**Description**	
House D	(c)	Kitchen	Wooden kitchen cabinet fitted with veneer finished cabinet doors, artificial stone finished countertop, undermount stainless sink, chrome plated sink mixer with steaming hot water taps, garbage disposer, paper holder, kitchen rack and kitchen utensil stand. For appliances provision, please refer to the "Appliances Schedule". Stainless steel pipes for hot and cold water supply system.
	(d)	Bedroom	Master Bedroom: Walk-in closet wardrobe finished with wood veneer with dehumidifier tube.
	(e)	Telephone	For the location and number of connection points, please refer to the "Schedule of Mechanical and Electrical Provisions".
	(f)	Aerials	For the location and number of connection points, please refer to the "Schedule of Mechanical and Electrical Provisions".
	(g)	Electrical installations	Partly concealed and Partly exposed conduits[1] are provided. Three phase electricity supply with circuit breaker distribution board is provided. For the location and number of connection points, please refer to the "Schedule of Mechanical and Electrical Provisions".
	(h)	Gas supply	Town gas supply pipes are connected to gas hobs and gas water heaters. For the location of gas hobs and gas water heaters, please refer to the “Appliances Schedule”.
	(i)	Washing machine connection point	Drain point and water supply point are provided for washing machine. For the location and connection points, please refer to the "Schedule of Mechanical and Electrical Provisions".
	(j)	Water supply	Hot water is available. Partly Concealed and Partly exposed stainless steel pipes[2] installed for hot and cold water supply system.

3. 室內裝置			
洋房	**細項**	**描述**	
洋房 D	(c)	廚房	木製廚櫃配備木皮飾面廚櫃門、人造石廚櫃檯面、崁入式不鏽鋼水槽、鍍鉻水槽龍頭(即熱式淨水系統配冷熱水龍頭)、廚餘處理器、廁紙架及廚房用具架。 有關設備供應，請參閱「設備說明表」。 冷熱水供水系統採用不銹鋼喉管。
	(d)	睡房	主人睡房: 衣帽間衣櫃配木皮飾面及除濕管。
	(e)	電話	有關接駁點的位置及數目，請參閱「機電裝置數量說明表」。
	(f)	天線	有關接駁點的位置及數目，請參閱「機電裝置數量說明表」。
	(g)	電力裝置	裝設部分隱藏及部分外露導管[1]。 提供配有微型斷路器配電箱的三相電源。 有關電插座及空調機接駁點的位置及數目， 請參閱「機電裝置數量說明表」。
	(h)	氣體供應	煤氣喉接駁至煤氣煮食爐及煤氣熱水爐。 有關煤氣煮食爐及煤氣熱水爐的位置，請參閱「設備說明表」。
	(i)	洗衣機接駁點	來去水接駁點供給洗衣機。 有關接駁點的位置，請參閱「機電裝置數量說明表」。
	(j)	供水	設有熱水供應。 冷熱水供水系統採用部分隱藏及部分外露不銹鋼喉管[2]。

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

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

4. Miscellaneous		
Item		**Description**
(a)	Lifts	Each House is equipped with one “Mitsubishi Electric” lift (Model No.: ELENESSA). The lift landing floors are Lower Ground Floor, Ground Floor, First Floor, Second Floor and Roof.
(b)	Letter box	Stainless steel letter box.
(c)	Refuse collection	Refuse will be collected by cleaners and the refuse storage chamber is located at Lower Ground Floor of the Development.
(d)	Water meter, electricity meter and gas meter	Separate water meter is provided in water meter cabinets at Lower Ground Floor for each House. Separate electricity meter is provided in main meter room at Lower Ground Floor for each House. Separate gas meter is provided in gas water cabinets at Lower Ground Floor for each House.

5. Security facilities

CCTV cameras are provided at Garden area, car park, driveway clubhouse and common area of the Development.
Proximity card access system, Control Key Pad, Panic Alarm, Security Break Glass, CCTV & IR Sensor are provided for each house.
Proximity card access system is provided at clubhouse of the Development.

For the location of Control Key Pad, Panic Alarm, Security Break Glas, CCTV & IR Sensor, please refer to “Schedule of Mechanical and Electrical Provisions”.

6. Appliances

For brand name and model number, please refer to the “Appliances Schedule”.

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

4. 雜項		
細項		**描述**
(a)	升降機	各洋房配備一部「三菱電機」升降機 (型號.: ELENESSA)。 所停層數為低層地下、地下、一樓、二樓及天台。
(b)	信箱	不銹鋼信箱。
(c)	垃圾收集	由清潔工人收集垃圾，垃圾儲存室設於發展項目之低層地下。
(d)	水錶、電錶及氣體錶	獨立水錶設於各洋房低層地下的水錶箱內。 獨立電錶設於各洋房低層地下的電掣房內。 獨立氣體錶設於各洋房低層地下的氣體錶箱內。

5. 保安設施

發展項目中的花園位置、停車場、車道、會所及公用地方均設有閉路電視。
每個洋房均有提供感應卡門禁系統、控制鍵盤、求救警鐘、玻璃破碎保安裝置、閉路電視及紅外線探測器。
發展項目的會所均設有感應卡門禁系統。

有關控制鍵盤、求救警鐘、玻璃破碎保安裝置、閉路電視及紅外線探測器的位置，請參閱「機電裝置數量說明表」。

6. 設備

有關品牌名稱及產品型號，請參閱「設備說明表」。

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

Appliances Schedule 設備說明表

SCHEDULE OF VRV A/C SYSTEM 中央空調系統表			
House 洋房	Location 位置	Model 型號 Indoor Unit 室內機	Brand 品牌
House A 洋房 A	LG/F Lift Lobby 低層地下升降機大堂	FXMQ25P	Daikin 大金
	G/F Utility 地下工作間	FXAQ50P	Daikin 大金
	G/F Store Room 地下儲物室	FXAQ25P	Daikin 大金
	G/F Foyer 地下前廳	FXMQ63P	Daikin 大金
	G/F Living Room 地下客廳	FXMQ63P	Daikin 大金
		FXMQ63P	Daikin 大金
		FXMQ63P	Daikin 大金
	G/F Dining Room 地下飯廳	FXMQ80P	Daikin 大金
	G/F Kitchen 地下廚房	FXMQ63P	Daikin 大金
	Space between Lavatory to Foyer 洗手間往前廳之空間	FXMQ25P	Daikin 大金
	1/F Bedroom 1 1樓睡房1	FXMQ63P	Daikin 大金
	1/F Bedroom 2 1樓睡房2	FXMQ63P	Daikin 大金
	1/F Corridor 1樓走廊	FXMQ32P	Daikin 大金
	1/F Bedroom 3 1樓睡房3	FXMQ50P	Daikin 大金
		FXMQ25P	Daikin 大金
	1/F Bathroom 3 1樓浴室3	FXMQ25P	Daikin 大金
	1/F Family Room 1樓家庭房	FXMQ80P	Daikin 大金

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

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

Appliances Schedule 設備說明表

SCHEDULE OF VRV A/C SYSTEM 中央空調系統表			
House 洋房	Location 位置	Model 型號 Indoor Unit 室內機	Brand 品牌
House A 洋房 A	2/F Bedroom 4 2樓睡房4	FXMQ40P	Daikin 大金
		FXMQ40P	Daikin 大金
		FXMQ32P	Daikin 大金
	2/F Corridor 2樓走廊	FXMQ63P	Daikin 大金
	2/F Master Bedroom 2樓主人睡房	FXMQ63P	Daikin 大金
		FXMQ63P	Daikin 大金
	2/F Bathroom 5 2樓浴室5	FXMQ40P	Daikin 大金
	2/F Master Bedroom Walk-in Closet 2樓主人睡房衣帽間	FXMQ40P	Daikin 大金
		FXMQ40P	Daikin 大金

SCHEDULE OF VRV A/C SYSTEM 中央空調系統表			
House 洋房	Location 位置	Model 型號 Outdoor Unit 室外機	Brand 品牌
House A 洋房 A	Upper Roof 高層天台	RXYQ10TY1	Daikin 大金
		RXYQ20TY1	Daikin 大金
		RXYQ16TY1	Daikin 大金
		RXYQ12TY1	Daikin 大金
		RXYMQ3AVE	Daikin 大金

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

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

Appliances Schedule 設備說明表

SCHEDULE OF SPILT A/C SYSTEM 分體式空調系統表					
House 洋房	Location of indoor unit 室內機的位置	Model of indoor unit 室內機的型號	Location of outdoor unit 室外機的位置	Model of outdoor unit 室外機的型號	Brand 品牌
House A 洋房 A	R/F Stairhood 天台梯屋	FDXS25	Upper Roof 高層天台	RXS25E	Daikin 大金

SCHEDULE OF VENTILATION FAN 抽氣扇系統表			
House 洋房	Location 位置	Model 型號	Brand 品牌
House A 洋房 A	LG/F Filtration Plant Room 低層地下過濾泵房	FV-20NS3H	Panasonic 樂聲牌
	G/F Kitchen 地下廚房	FV-25NS3H	Panasonic 樂聲牌
	G/F Lavatory adjacent to Store Room 地下洗手間(近儲物室)	FV-27CMD1	Panasonic 樂聲牌
	G/F Store Room 地下儲物室	FV-20NS3H	Panasonic 樂聲牌
	1/F Bathroom 1樓浴室	FV-20NS3H	Panasonic 樂聲牌
	1/F Bathroom 1 1樓浴室1	FV-23NL3H	Panasonic 樂聲牌
	1/F Bathroom 2 1樓浴室2	FV-20NS3H	Panasonic 樂聲牌
	1/F Bathroom 3 1樓浴室3	FV-20NS3H	Panasonic 樂聲牌
	2/F Bathroom 4 2樓浴室4	FV-23NL3H	Panasonic 樂聲牌
	2/F Bathroom 5 2樓浴室5	FV-23NL3H	Panasonic 樂聲牌

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

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

Appliances Schedule 設備說明表

SCHEDULE OF GAS WATER HEATER 煤氣熱水爐表			
House 洋房	Location 位置	Model 型號	Brand 品牌
House A 洋房 A	G/F Lavatory adjacent to Store Room 地下洗手間(近儲物室)	TNJW221TFQL	TGC
	R/F Gas Heater Cabinet 天台煤氣熱水爐櫃	TNJW221TFQL	TGC
		TNJW221TFQL	TGC
		TNJW221TFQL	TGC
		TNJW221TFQL	TGC
		TNJW221TFQL	TGC
		TNJW221TFQL	TGC

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

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

Appliances Schedule 設備說明表

SCHEDULE OF APPLIANCES 設備說明表				
House 洋房	Location 位置	Appliance 設備	Model 型號	Brand 品牌
House A 洋房 A	G/F Kitchen 地下廚房	Fridge 雪櫃	ICBBI 48 S/S/TH	Sub-Zero
		Dishwasher 洗碗機	G6993SCVI K20	Miele
		Gas Hob TG (2 Burners) 煤氣煮食爐 (雙頭)	CS1013-1	Miele
		Gas Hob TG (Wok) 煤氣煮食爐 (炒鍋)	CS1018G	Miele
		Induction Hob 平面爐	CS1212-1I	Miele
		Oven CLST 焗爐	H7890BP	Miele
		Cooker Hood 抽油煙機	DA5328W	Miele
		Steamer CLST 蒸爐	DG7440	Miele
		Vacuum Drawer Black 真空處理櫃	EVS7010	Miele
		Warming Drawer Black 保溫櫃	ESW7010	Miele
		Coffee Marker CLST 咖啡機	CVA7440	Miele
		Hot/Cold Water Dispenser 即熱式飲水器	HC3300C	Insinkerator
		Waste Dispenser 廚餘處理器	Model 56	Insinkerator
	G/F Utility 地下工作間	Tumble Dryer 乾衣機	TWV680WP	Miele
		Washing Machine 洗衣機	WWV980WPS	Miele
	G/F Dining Room 地下飯廳	Wine Cellar 酒櫃	Not Appliable 不適用	Sensis
		Wine Cellar 酒櫃	Not Appliable 不適用	Sensis
	G/F Living Room 地下客廳	Fire place 壁爐	CAS600NH	Dimplex

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

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

Appliances Schedule 設備說明表

SCHEDULE OF APPLIANCES 設備說明表				
House 洋房	Location 位置	Appliance 設備	Model 型號	Brand 品牌
House A 洋房 A	1/F Bathroom 3 1樓浴室3	Waterproof bath TV with built-in speaker 防水浴室電視連內建揚聲器	EV220ML	Aspire Home
	2/F Master Bedroom 2樓主人房	Fire place 壁爐	CAS600NH	Dimplex
	2/F Master Bedroom 2樓主人房	Cosmetic Fridge 化妝品雪櫃	BISZET B7	Biszet
	2/F Master Bedroom 2樓主人房	Wine Cellar 酒櫃	ICBWS 30	Sub-Zero
	2/F Bathroom 4 2樓浴室4	Waterproof bath TV with built-in speaker 防水浴室電視連內建揚聲器	EV220ML	Aspire Home
	2/F Bathroom 5 2樓浴室5	Waterproof bath TV with built-in speaker 防水浴室電視連內建揚聲器	EV220ML	Aspire Home
	Roof 天台	Grill Cart 燒烤爐	ICBOG36	Wolf
	Roof 天台	Fridge 雪櫃	ICBID-24RO	Sub-Zero

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

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

Appliances Schedule 設備說明表

SCHEDULE OF VRV A/C SYSTEM 中央空調系統表			
House 洋房	Location 位置	Model 型號 Indoor Unit 室內機	Brand 品牌
House B 洋房 B	LG/F Lift Lobby 低層地下升降機大堂	FXMQ25P	Daikin 大金
	G/F Living Room 地下客廳	FXMQ63P	Daikin 大金
		FXMQ63P	Daikin 大金
		FXMQ63P	Daikin 大金
	G/F Utility 地下工作間	FXAQ50P	Daikin 大金
	G/F Store Room 地下儲物室	FXAQ25P	Daikin 大金
	G/F Dining Room 地下飯廳	FXMQ63P	Daikin 大金
		FXMQ80P	Daikin 大金
	G/F Kitchen 地下廚房	FXMQ63P	Daikin 大金
	Space between Lavatory to Foyer 洗手間往前廳之空間	FXMQ25P	Daikin 大金
	1/F Bedroom 1 1樓睡房1	FXMQ63P	Daikin 大金
	1/F Bedroom 2 1樓睡房2	FXMQ63P	Daikin 大金
	1/F Corridor 1樓走廊	FXMQ32P	Daikin 大金
	1/F Bedroom 3 1樓睡房3	FXMQ50P	Daikin 大金
		FXMQ25P	Daikin 大金
	1/F Bathroom 3 1樓浴室3	FXMQ25P	Daikin 大金
	1/F Family Room 1樓家庭房	FXMQ50P	Daikin 大金

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

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

Appliances Schedule 設備說明表

SCHEDULE OF VRV A/C SYSTEM 中央空調系統表			
House 洋房	Location 位置	Model 型號 Indoor Unit 室內機	Brand 品牌
House B 洋房 B	2/F Bedroom 4 2樓睡房4	FXMQ40P	Daikin 大金
		FXMQ40P	Daikin 大金
	2/F Bathroom 4 2樓浴室4	FXMQ32P	Daikin 大金
	2/F Corridor 2樓走廊	FXMQ63P	Daikin 大金
	2/F Master Bedroom 2樓主人睡房	FXMQ63P	Daikin 大金
		FXMQ63P	Daikin 大金
	2/F Bathroom 5 2樓浴室5	FXMQ40P	Daikin 大金
	2/F Master Bedroom Walk-in Closet 2樓主人睡房衣帽間	FXMQ40P	Daikin 大金
		FXMQ40P	Daikin 大金

SCHEDULE OF VRV A/C SYSTEM 中央空調系統表			
House 洋房	Location 位置	Model 型號 Outdoor Unit 室外機	Brand 品牌
House B 洋房 B	Upper Roof 高層天台	RXYQ10TY1	Daikin 大金
		RXYQ20TY1	Daikin 大金
		RXYQ16TY1	Daikin 大金
		RXYQ12TY1	Daikin 大金
		RXYMQ3AVE	Daikin 大金

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

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

Appliances Schedule 設備說明表

SCHEDULE OF SPILT A/C SYSTEM 分體式空調系統表					
House 洋房	Location of indoor unit 室內機的位置	Model of indoor unit 室內機的型號	Location of outdoor unit 室外機的位置	Model of outdoor unit 室外機的型號	Brand 品牌
House B 洋房 B	R/F Stairhood 天台梯屋	FDXS25	Upper Roof 高層天台	RXS25E	Daikin 大金

SCHEDULE OF VENTILATION FAN 抽氣扇系統表			
House 洋房	Location 位置	Model 型號	Brand 品牌
House B 洋房 B	LG/F Filtration Plant Room 底層地下過濾泵房	FV-20NS3H	Panasonic 樂聲牌
	G/F Kitchen 地下廚房	FV-25NS3H	Panasonic 樂聲牌
	G/F Lavatory adjacent to Store Room 地下洗手間(近儲物室)	FV-27CMD1	Panasonic 樂聲牌
	G/F Store Room 地下儲物室	FV-20NS3H	Panasonic 樂聲牌
	1/F Bathroom 1樓浴室	FV-20NS3H	Panasonic 樂聲牌
	1/F Bathroom 1 1樓浴室1	FV-23NL3H	Panasonic 樂聲牌
	1/F Bathroom 2 1樓浴室2	FV-20NS3H	Panasonic 樂聲牌
	1/F Bathroom 3 1樓浴室3	FV-20NS3H	Panasonic 樂聲牌
	2/F Bathroom 4 2樓浴室4	FV-23NL3H	Panasonic 樂聲牌
	2/F Bathroom 5 2樓浴室5	FV-23NL3H	Panasonic 樂聲牌

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

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

Appliances Schedule 設備說明表

SCHEDULE OF GAS WATER HEATER 煤氣熱水爐表			
House 洋房	Location 位置	Model 型號	Brand 品牌
House B 洋房 B	G/F Lavatory adjacent to Store Room 地下洗手間(近儲物室)	TNJW221TFQL	TGC
	R/F Gas Heater Cabinet 天台煤氣熱水爐櫃	TNJW221TFQL	TGC
		TNJW221TFQL	TGC
		TNJW221TFQL	TGC
		TNJW221TFQL	TGC
		TNJW221TFQL	TGC
		TNJW221TFQL	TGC

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

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

Appliances Schedule 設備說明表

SCHEDULE OF APPLIANCES 設備說明表				
House 洋房	Location 位置	Appliance 設備	Model 型號	Brand 品牌
House B 洋房 B	G/F Kitchen 地下廚房	Fridge 雪櫃	ICBBI 48 S/S/TH	Sub-Zero
		Dishwasher 洗碗機	G7360C SCVi	Miele
		Gas Hob TG (2 Burners) 煤氣煮食爐 (雙頭)	CS1013-1	Miele
		Gas Hob TG (Wok) 煤氣煮食爐 (炒鍋)	CS1018G	Miele
		Induction Hob 平面爐	CS1212-1I	Miele
		Oven CLST 焗爐	H7460B	Miele
		Cooker Hood 抽油煙機	DA4228W	Miele
		Steamer CLST 蒸爐	DG7440	Miele
		Warming Drawer Black 保溫櫃	ESW7010	Miele
		Coffee Marker CLST 咖啡機	CVA7440	Miele
		Hot/Cold Water Dispenser 即熱式飲水器	HC3300C	Insinkerator
		Waste Dispenser 廚餘處理器	Model 56	Insinkerator
	G/F Utility 地下工作間	Tumble Dryer 乾衣機	TEJ665WP	Miele
		Washing Machine 洗衣機	WCR860WPS	Miele
	2/F Bathroom 5 2樓浴室5	waterproof bath TV with built-in speaker 防水浴室電視連內建揚聲器	EV220ML	Aspire Home

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

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

Appliances Schedule 設備說明表

SCHEDULE OF VRV A/C SYSTEM 中央空調系統表			
House 洋房	Location 位置	Model 型號 Indoor Unit 室內機	Brand 品牌
House C 洋房 C	LG/F Lift Lobby 低層地下升降機大堂	FXMQ25P	Daikin 大金
	G/F Utility 地下工作間	FXAQ50P	Daikin 大金
	G/F Store Room 地下儲物室	FXAQ25P	Daikin 大金
	G/F Foyer 地下前廳	FXMQ80P	Daikin 大金
	G/F Living Room 地下客廳	FXMQ63P	Daikin 大金
		FXMQ63P	Daikin 大金
	G/F Dining Room 地下飯廳	FXMQ63P	Daikin 大金
		FXMQ80P	Daikin 大金
	G/F Kitchen 地下廚房	FXMQ63P	Daikin 大金
	G/F Lavatory (adjacent to Foyer) 地下洗手間 (近前廳)	FXMQ25P	Daikin 大金
	1/F Bedroom 1 1樓睡房1	FXMQ63P	Daikin 大金
	1/F Bedroom 2 1樓睡房2	FXMQ63P	Daikin 大金
	1/F Corridor 1樓走廊	FXMQ32P	Daikin 大金
	1/F Bedroom 3 1樓睡房3	FXMQ50P	Daikin 大金
		FXMQ25P	Daikin 大金
	1/F Bathroom 3 1樓浴室3	FXMQ25P	Daikin 大金
	1/F Family Room 1樓家庭房	FXMQ50P	Daikin 大金

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

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

Appliances Schedule 設備說明表

SCHEDULE OF VRV A/C SYSTEM 中央空調系統表			
House 洋房	Location 位置	Model 型號 Indoor Unit 室內機	Brand 品牌
House C 洋房 C	2/F Bedroom 4 2樓睡房4	FXMQ40P	Daikin 大金
		FXMQ40P	Daikin 大金
	2/F Bathroom 4 2樓浴室4	FXMQ32P	Daikin 大金
	2/F Corridor 2樓走廊	FXMQ63P	Daikin 大金
	2/F Master Bedroom 2樓主人睡房	FXMQ63P	Daikin 大金
		FXMQ63P	Daikin 大金
	2/F Bathroom 5 2樓浴室5	FXMQ40P	Daikin 大金
	2/F Master Bedroom Walk-in Closet 2樓主人睡房衣帽間	FXMQ40P	Daikin 大金

SCHEDULE OF VRV A/C SYSTEM 中央空調系統表			
House 洋房	Location 位置	Model 型號 Outdoor Unit 室外機	Brand 品牌
House C 洋房 C	Upper Roof 高層天台	RXYQ10TY1	Daikin 大金
		RXYQ22TNY1	Daikin 大金
		RXYQ22TNY1	Daikin 大金
		RXYQ18TY1	Daikin 大金
		RXYQ12TY1	Daikin 大金
		RXYMQ3AVE	Daikin 大金

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

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

Appliances Schedule 設備說明表

SCHEDULE OF SPILT A/C SYSTEM 分體式空調系統表					
House 洋房	Location of indoor unit 室內機的位置	Model of indoor unit 室內機的型號	Location of outdoor unit 室外機的位置	Model of outdoor unit 室外機的型號	Brand 品牌
House C 洋房 C	R/F Stairhood 天台梯屋	FDXS25	Upper Roof 高層天台	RXS25E	Daikin 大金

SCHEDULE OF VENTILATION FAN 抽氣扇系統表			
House 洋房	Location 位置	Model 型號	Brand 品牌
House C 洋房 C	LG/F Filtration Plant Room 低層地下過濾泵房	FV-20NS3H	Panasonic 樂聲牌
	G/F Kitchen 地下廚房	FV-25NS3H	Panasonic 樂聲牌
	G/F Lavatory adjacent to Store Room 地下洗手間(近儲物室)	FV-27CMD1 FV-20NS3H	Panasonic 樂聲牌
	1/F Bathroom 1樓浴室	FV-20NS3H	Panasonic 樂聲牌
	1/F Bathroom 1 1樓浴室1	FV-23NL3H	Panasonic 樂聲牌
	1/F Bathroom 2 1樓浴室2	FV-20NS3H	Panasonic 樂聲牌
	1/F Bathroom 3 1樓浴室3	FV-20NS3H	Panasonic 樂聲牌
	2/F Bathroom 4 2樓浴室4	FV-23NL3H	Panasonic 樂聲牌
	2/F Bathroom 5 2樓浴室5	FV-23NL3H	Panasonic 樂聲牌

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

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

Appliances Schedule 設備說明表

SCHEDULE OF GAS WATER HEATER 煤氣熱水爐表			
House 洋房	Location 位置	Model 型號	Brand 品牌
House C 洋房 C	G/F Store Room 地下儲物室	TNJW221TFQL	TGC
	R/F Gas Heater Cabinet 天台煤氣熱水爐櫃	TNJW221TFQL	TGC
		TNJW221TFQL	TGC
		TNJW221TFQL	TGC
		TNJW221TFQL	TGC
		TNJW221TFQL	TGC
		TNJW221TFQL	TGC

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

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

Appliances Schedule 設備說明表

SCHEDULE OF APPLIANCES 設備說明表				
House 洋房	Location 位置	Appliance 設備	Model 型號	Brand 品牌
House C 洋房 C	G/F Kitchen 地下廚房	Fridge 雪櫃	ICBBI 48 S/S/TH	Sub-Zero
		Wine Cellar 酒櫃	ICBWS 30/S/TH	Sub-Zero
		Dishwasher 洗碗機	G6993SCVI K20	Miele
		water wash hood 水洗抽油煙機	WH 1000	Unico
		countertop cooking range 檯面煮食爐	Square 1	Unico
		Cooker hood 抽油煙機	DA 3496 HP	Miele
		Induction Hob 平面爐	KM 6839-1	Miele
		Oven CLST 焗爐	H7890BP	Miele
		Steamer CLST 蒸爐	DG7440	Miele
		Warming Drawer Black 保溫櫃	ESW7010	Miele
		Coffee Marker CLST 咖啡機	CVA7440	Miele
		Single-lever water dispenser hot & cold 單把手冷熱飲水機	17861875-00	Dornbracht
		Hot water tank & filter 熱水箱及過濾器	1289297090	Dornbracht
		Waste Dispenser 廚餘處理器	Model 56	Insinkerator
		Pop-up socket 彈出式插座	BS-02A-BK(black color)	Europlus

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

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

Appliances Schedule 設備說明表

SCHEDULE OF APPLIANCES 設備說明表				
House 洋房	Location 位置	Appliance 設備	Model 型號	Brand 品牌
House C 洋房 C	G/F Utility 地下工作間	Tumble Dryer 乾衣機	TWV680WP	Miele
		2 no. of Washing Machine 洗衣機	WWV980WPS	Miele
	G/F Dining Room 地下飯廳	Wine Cellar 酒櫃	Not Appliable 不適用	Sensis
		Wine Cellar 酒櫃	Not Appliable 不適用	Sensis
	G/F Living Room 地下客廳	Fire place 壁爐	FIRE LINE AUTOMATIC 3	Planika
	1/F Bathroom 3 1樓浴室3	Waterproof bath TV with built-in speaker 防水浴室電視連內建揚聲器	EV220ML	Aspire Home
	2/F Master Bedroom 2樓主人房	Cosmetic Fridge 化妝品雪櫃	BISZET B7	Biszet
	2/F Master Bedroom 2樓主人房	Mini-Fridge 小雪櫃	Dometic DM50NTE F	Dometic
	2/F Bathroom 5 2樓浴室5	Waterproof bath TV with built-in speaker 防水浴室電視連內建揚聲器	EV220ML	Aspire Home
	2/F Bathroom 4 2樓浴室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.

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

Appliances Schedule 設備說明表

SCHEDULE OF VRV A/C SYSTEM 中央空調系統表			
House 洋房	Location 位置	Model 型號 Indoor Unit 室內機	Brand 品牌
House D 洋房 D	LG/F Lift Lobby 低層地下升降機大堂	FXMQ25P	Daikin 大金
	G/F Utility 地下工作間	FXAQ50P	Daikin 大金
	G/F Store Room 地下儲物室	FXAQ25P	Daikin 大金
	G/F Living Room 地下客廳	FXMQ63P	Daikin 大金
		FXMQ63P	Daikin 大金
		FXMQ63P	Daikin 大金
	G/F Foyer 前廳	FXMQ80P	Daikin 大金
	G/F Dining Room 地下飯廳	FXMQ63P	Daikin 大金
		FXMQ63P	Daikin 大金
	G/F Kitchen 地下廚房	FXMQ63P	Daikin 大金
	Space between Lavatory to Foyer 洗手間往前廳之空間	FXMQ25P	Daikin 大金
	1/F Bedroom 1 1樓睡房1	FXMQ63P	Daikin 大金
	1/F Bedroom 2 1樓睡房2	FXMQ63P	Daikin 大金
	1/F Corridor 1樓走廊	FXMQ32P	Daikin 大金
	1/F Bedroom 3 1樓睡房3	FXMQ50P	Daikin 大金
		FXMQ25P	Daikin 大金
	1/F Bathroom 3 1樓浴室3	FXMQ25P	Daikin 大金
	1/F Bathroom 1樓浴室	FXMQ25P	Daikin 大金
	1/F Family Room 1樓家庭房	FXMQ80P	Daikin 大金

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

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

Appliances Schedule 設備說明表

SCHEDULE OF VRV A/C SYSTEM 中央空調系統表			
House 洋房	Location 位置	Model 型號 Indoor Unit 室內機	Brand 品牌
House D 洋房 D	2/F Bedroom 4 2樓睡房4	FXMQ40P	Daikin 大金
		FXMQ40P	Daikin 大金
	2/F Bathroom 4 2樓浴室4	FXMQ32P	Daikin 大金
	2/F Corridor 2樓走廊	FXMQ63P	Daikin 大金
	2/F Master Bedroom 2樓主人睡房	FXMQ63P	Daikin 大金
		FXMQ63P	Daikin 大金
	2/F Bathroom 5 2樓浴室5	FXMQ40P	Daikin 大金
	2/F Master Bedroom Walk-in Closet 2樓主人睡房衣帽間	FXMQ40P	Daikin 大金
		FXMQ40P	Daikin 大金

SCHEDULE OF VRV A/C SYSTEM 中央空調系統表			
House 洋房	Location 位置	Model 型號 Outdoor Unit 室外機	Brand 品牌
House D 洋房 D	Upper Roof 高層天台	RXYQ10TY1	Daikin 大金
		RXYQ22TNY1	Daikin 大金
		RXYQ22TNY1	Daikin 大金
		RXYQ16TY1	Daikin 大金
		RXYQ12TY1	Daikin 大金
		RXYMQ3AVE	Daikin 大金

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

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

Appliances Schedule 設備說明表

SCHEDULE OF SPILT A/C SYSTEM 分體式空調系統表					
House 洋房	Location of indoor unit 室內機的位置	Model of indoor unit 室內機的型號	Location of outdoor unit 室外機的位置	Model of outdoor unit 室外機的型號	Brand 品牌
House D 洋房 D	R/F Stairhood 天台梯屋	FDXS25	Upper Roof 高層天台	RXS25E	Daikin 大金

SCHEDULE OF VENTILATION FAN 抽氣扇系統表			
House 洋房	Location 位置	Model 型號	Brand 品牌
House D 洋房 D	LG/F Filtration Plant Room 底層地下過濾泵房	FV-20NS3H	Panasonic 樂聲牌
	G/F Kitchen 地下廚房	FV-25NS3H	Panasonic 樂聲牌
	G/F Lavatory adjacent to Store Room 地下洗手間(近儲物室)	FV-27CMD1	Panasonic 樂聲牌
	G/F Lavatory adjacent to Foyer 地下洗手間(近前廳)	FV-20NS3H	Panasonic 樂聲牌
	1/F Bathroom 1樓浴室	FV-20NS3H	Panasonic 樂聲牌
	1/F Bathroom 1 1樓浴室1	FV-23NL3H	Panasonic 樂聲牌
	1/F Bathroom 2 1樓浴室2	FV-20NS3H	Panasonic 樂聲牌
	1/F Bathroom 3 1樓浴室3	FV-20NS3H	Panasonic 樂聲牌
	2/F Bathroom 4 2樓浴室4	FV-23NL3H	Panasonic 樂聲牌
	2/F Bathroom 5 2樓浴室5	FV-23NL3H	Panasonic 樂聲牌

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

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

Appliances Schedule 設備說明表

SCHEDULE OF GAS WATER HEATER 煤氣熱水爐表			
House 洋房	Location 位置	Model 型號	Brand 品牌
House D 洋房 D	G/F Lavatory adjacent to Store Room 地下洗手間(近儲物室)	TNJW221TFQL	TGC
	R/F Gas Heater Cabinet 天台煤氣熱水爐櫃	TNJW221TFQL	TGC
		TNJW221TFQL	TGC
		TNJW221TFQL	TGC
		TNJW221TFQL	TGC
		TNJW221TFQL	TGC
		TNJW221TFQL	TGC

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

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

Appliances Schedule 設備說明表

SCHEDULE OF APPLIANCES 設備說明表				
House 洋房	Location 位置	Appliance 設備	Model 型號	Brand 品牌
House D 洋房 D	G/F Kitchen 地下廚房	Fridge 雪櫃	ICBBI 48 S/S/TH	Sub-Zero
		Dishwasher 洗碗機	G7360C SCVi	Miele
		Gas Hob TG (2 Burners) 煤氣煮食爐 (雙頭)	CS1013-1	Miele
		Gas Hob TG (Wok) 煤氣煮食爐 (炒鍋)	CS1018G	Miele
		Induction Hob 平面爐	CS1212-1I	Miele
		Oven CLST 焗爐	H7460B	Miele
		Cooker Hood 抽油煙機	DA4228W	Miele
		Steamer CLST 蒸爐	DG7440	Miele
		Warming Drawer Black 保溫櫃	ESW7010	Miele
		Coffee Marker CLST 咖啡機	CVA7440	Miele
		Hot/Cold Water Dispenser 即熱式飲水器	HC3300C	Insinkerator
		Waste Dispenser 廚餘處理器	Model 56	Insinkerator
	G/F Utility 地下工作間	Tumble Dryer 乾衣機	TEJ665WP	Miele
		Washing Machine 洗衣機	WCR860WPS	Miele
	2/F Bathroom 5 2樓浴室5	Waterproof bath TV with built-in speaker 防水浴室電視連內建揚聲器	EV220ML	Aspire Home

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

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

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

House A 洋房 A

| Floor 樓層 | Location 位置 / Provision 裝置 | 40A TPN EV Charger 40安培三極及中性線電動車電位 | 13A Single Socket Outlet 13安培單位電插座 | 13A Twins Socket Outlet 13安培孖位電插座 | 13A Signle Socket Outlet at High Level 13安培單位電插座(高位) | 13A Single Socket Outlet (Waterproof) 13安培單位電插座(防水) | 13A Twins Socket Outlet (Waterproof) 13安培孖位電插座(防水) | 13A Fused Spur Unit 13安培保險絲接線座 | 13A Fused Spur Unit for Air Conditioner 13安培保險絲接線座供空調機 | 13A Fused Spur Unit for Exhaust Air Fan 13安培保險絲接線座供抽氣扇 | Power Point for Mirror Heater 鏡熱電位 | Power Point for Floor Heater 地熱電位 | Power Point for Gas Water Heater 煤氣熱水爐電位 | 13A Fused Spur Unit for Thermo Ventilator 13安培保險絲接線座供浴室寶 | Telephone Outlet 電話插座 | Data Outlet 數據插座 | TV Outlet 電視插座 | Three Phase Isolator 三相總掣 | MCB Board 微型斷路器配電箱 | Lighting Point 燈位 | Outdoor Floor Lamp 戶外地燈 | 20A Double Pole Switch 20安培雙極開關掣(孖位) | 20A Double Pole Switch 20安培雙極開關掣(單位) | Lighting Switch 燈掣 | Ceiling Mounted Concealed Duct Type Air Conditioner (Indoor Unit) 天花隱藏風管式空調機(室內機) | Wall Mounted Spilt Type Air Conditioner (Indoor Unit) 牆身裝分體式空調機(室內機) | In-Line Duct Type Exhaust Fan 風管式抽氣扇 | VRV Outdoor Unit 中央空調室外機 | Split type Outdoor Unit 分體式空調機 (室外機) | Gas Water Heater 煤氣熱水爐 | Gas Meter 煤氣錶 | Emergency Break Glass 緊急火警鐘玻璃 | Panic Alarm Button 緊急呼叫按鈕 | Control Key Pad 控制鍵盤 | Junction Box 接線盒 | TGC Control 煤氣控制 | Power point for TV Cabinet 電源位(供電視櫃) | Power point for Wine Cellar 電源位(供酒櫃) | Power point for Wine Cellar Lights 電源位(供酒櫃燈) | Power point for ovens 電源位(供焗爐) | Steamer control 蒸爐控制 | Store room door release button 儲藏室門釋放按鈕 | Security Break Glass 玻璃破碎保安裝置 | Drain Point for Washing Machine 去水位(供洗衣機) | Water point for Washing Machine 來水位(供洗衣機) | Wifi Antenna 無線網路天線 | CCTV 閉路電視 | IR Sensor 紅外線探測器 | Alarm Bell 警鐘 | Transformer Box For Landscape Lighting 變壓器箱(供園景照明) |
|---|---|---

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

| House A 洋房 A | | |

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

House B 洋房 B																																													
Floor 樓層	Location 位置 / Provision 裝置	40A TPN EV Charger 40安培三極及中性線電動車電位	13A Single Socket Outlet 13安培單位電插座	13A Twins Socket Outlet 13安培孖位電插座	13A Single Socket Outlet at High Level 13安培單位電插座(高位)	13A Single Socket Outlet (Waterproof) 13安培單位電插座(防水)	13A Fused Spur Unit 13安培保險絲接線座	13A Fused Spur Unit for Air Conditioner 13安培保險絲接線座供空調機	13A Fused Spur Unit for Exhaust Air Fan 13安培保險絲接線座供抽氣扇	Power Point for Mirror Heater 鏡熱電位	Power Point for Floor Heating 地熱電位	Power Point for Gas Water Heater 煤氣熱水爐電位	Telephone Outlet 電話插座	Data Outlet 數據插座	TV Outlet 電視插座	MCB Board 微型斷路器配電箱	Lighting Point 燈位	Outdoor Floor Lamp 戶外地燈	20A Double Pole Switch 20安培雙極開關掣(單位)	Lighting Switch 燈掣	Curtain Switch 窗簾開關掣	Ceiling Mounted Concealed Duct Type Air Conditioner (Indoor Unit) 天花隱藏風管式空調機(室內機)	Wall Mounted Spilt Type Air Conditioner (Indoor Unit) 牆身裝分體式空調機 (室內機)	In-Line Duct Type Exhaust Fan 風管式抽氣扇	VRV Outdoor Unit 中央空調室外機	Split type Outdoor Unit 分體式空調機 (室外機)	Gas Water Heater 煤氣熱水爐	Gas Meter 煤氣錶	Emergency Break Glass 緊急火警鐘玻璃	Panic Alarm Buttom 緊急呼叫按鈕	Control Key Pad 控制鍵盤	Junction Box 接線盒	TGC Control 煤氣控制	Power point for Cabinet 電源位(供櫃)	Steamer Control 蒸爐控制	Store room door release button 儲藏室門釋放按鈕	Drain Point for Washing Machine 去水位(供洗衣機)	Water point for Washing Machine 來水位(供洗衣機)	Wifi Antenna 無線網路天線	CCTV 閉路電視	IR Sensor 紅外線探測器	Alarm Bell 警鐘	Transformer Box For Landscape Lighting 變壓器箱(供園景照明)	20A power point for ovens 20安培電源位(供焗爐)
LG/F 低層地下	Lift Lobby 升降機大堂	-	-	1	-	-	-	1	-	-	-	-	-	-	-	-	3	-	-	2	-	1	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Space adjacent to Lift Lobby 近電梯大堂的空間	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	3	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Main Meter Room 電掣房	-	1	-	-	-	4	-	-	-	-	-	-	-	-	3	2	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Filtration Plant Room 過濾泵房	-	1	-	-	-	3	-	-	-	-	-	-	-	-	1	3	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Car Park 停車場	2	-	-	-	2	-	-	-	-	-	-	-	-	-	-	20	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	LG/F to G/F Staircase 低層地下往地下樓梯	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	36	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
G/F 地下	Garden 花園	-	-	-	-	4	-	-	-	-	-	-	-	-	-	-	22	52	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	8	6	1	4	-
	Living Room 客廳	-	1	8	-	-	-	3	-	-	-	-	2	1	2	-	26	-	-	1	2	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Dining Room 飯廳	-	1	2	-	-	-	1	-	-	-	-	-	-	-	-	11	-	-	6	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Foyer 前廳	-	2	1	-	-	-	1	-	-	-	-	-	-	-	-	9	-	-	4	-	1	-	-	-	-	-	-	2	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Kitchen 廚房	-	9	5	-	-	-	1	1	-	-	-	1	-	-	-	13	-	1	3	-	1	-	1	-	-	-	-	-	-	-	1	4	-	-	-	-	-	-	-	-	-	-	-	2
	Utility 工作間	-	2	3	-	-	-	1	-	-	-	-	-	-	-	-	6	-	1	3	-	-	1	-	-	-	-	-	-	-	-	1	1	-	-	1	1	1	-	-	-	-	-	-
	Lavatory adjacent to Store Room 洗手間(近儲物室)	-	-	-	-	-	-	-	1	-	-	1	-	-	-	-	2	-	-	-	-	-	-	1	-	-	1	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-
	Store Room 儲物室	-	-	1	-	-	-	1	-	-	-	-	-	-	-	-	2	-	-	1	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lavatory adjacent to Foyer 洗手間(近前廳)	-	-	1	-	-	-	-	1	-	-	-	-	-	-	-	5	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Space between Lavatory to Foyer 洗手間往前廳之空間	-	1	-	-	-	-	1	-	-	-	-	-	-	-	-	2	-	1	2	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	G/F to 1/F Staircase 地下往一樓樓梯	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	27	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Notes: 1. The number as shown in the above table denotes “the number provided”.
2. The symbol “-” as shown in the above table denotes “Not provided”.

備註： 1. 上表之數字代表「提供的數量」。
2. 上表 “-” 代表「不提供」。

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

House B 洋房 B																																													
Floor 樓層	Location 位置 / Provision 裝置	40A TPN EV Charger 40安培三極及中性線電動車電位	13A Single Socket Outlet 13安培單位電插座	13A Twins Socket Outlet 13安培孖位電插座	13A Single Socket Outlet at High Level 13安培單位電插座(高位)	13A Single Socket Outlet (Waterproof) 13安培單位電插座(防水)	13A Fused Spur Unit 13安培保險絲接線座	13A Fused Spur Unit for Air Conditioner 13安培保險絲接線座供空調機	13A Fused Spur Unit for Exhaust Air Fan 13安培保險絲接線座供抽氣扇	Power Point for Mirror Heater 鏡熱電位	Power Point for Floor Heating 地熱電位	Power Point for Gas Water Heater 煤氣熱水爐電位	Telephone Outlet 電話插座	Data Outlet 數據插座	TV Outlet 電視插座	MCB Board 微型斷路器配電箱	Lighting Point 燈位	Outdoor Floor Lamp 戶外地燈	20A Double Pole Switch 20安培雙極開關掣(單位)	Lighting Switch 燈掣	Curtain Switch 窗簾開關掣	Ceiling Mounted Concealed Duct Type Air Conditioner (Indoor Unit) 天花隱藏風管式空調機(室內機)	Wall Mounted Spilt Type Air Conditioner (Indoor Unit) 牆身裝分體式空調機(室內機)	In-Line Duct Type Exhaust Fan 風管式抽氣扇	VRV Outdoor Unit 中央空調室外機	Split type Outdoor Unit 分體式空調機(室外機)	Gas Water Heater 煤氣熱水爐	Gas Meter 煤氣錶	Emergency Break Glass 緊急火警鐘玻璃	Panic Alarm Buttom 緊急呼叫按鈕	Control Key Pad 控制鍵盤	Junction Box 接線盒	TGC Control 煤氣控制	Power point for Cabinet 電源位(供櫃)	Steamer Control 蒸爐控制	Store room door release button 儲藏室門釋放按鈕	Drain Point for Washing Machine 去水位(供洗衣機)	Water point for Washing Machine 來水位(供洗衣機)	Wifi Antenna 無線網路天線	CCTV 閉路電視	IR Sensor 紅外線探測器	Alarm Bell 警鐘	Transformer Box For Landscape Lighting 變壓器箱(供園景照明)	20A power point for ovens 20安培電源位(供焗爐)
1/F 一樓	Corridor 走廊	-	1	1	-	-	-	1	-	-	-	-	-	-	-	-	7	-	1	6	-	1	-	-	-	-	-	-	1	-	-	-	-	-	-	-	1	-	-	-	-	-
	Bedroom 1 睡房1	-	2	8	-	-	-	1	-	-	-	-	2	-	1	-	8	-	1	6	2	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	1	-	-	-	-	-
	Bathroom 1 浴室1	-	1	1	-	-	-	-	1	1	1	-	-	-	-	-	7	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-
	Bedroom 2 睡房2	-	1	9	-	-	-	1	-	-	-	-	2	-	1	-	8	-	1	6	2	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	1	-	-	-	-	-
	Bathroom 2 浴室2	-	1	1	-	-	-	-	1	1	1	-	-	-	-	-	7	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-
	Bedroom 3 睡房3	-	3	6	-	-	-	2	-	-	-	-	2	-	1	-	7	-	1	6	2	2	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	1	-	-	-	-	-
	Bathroom 3 浴室3	-	1	1	-	-	-	1	1	1	1	-	-	-	-	-	11	-	-	-	-	1	-	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-
	Family 家庭房	-	1	5	-	-	-	1	-	-	-	-	1	1	1	-	4	-	-	1	2	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Bathroom 浴室	-	1	1	-	-	-	-	1	1	1	-	-	-	-	-	6	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-
	Store Room 儲物室	-	-	4	-	-	-	-	-	-	-	-	1	1	1	-	1	-	-	1	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-
	1/F to 2/F Staircase 一樓往二樓樓梯	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	27	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2/F 二樓	Corridor 走廊	-	-	1	-	-	-	1	-	-	-	-	-	-	-	-	5	-	-	4	-	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	1	-	-	-	-	-
	Master Bedroom 主人睡房	-	2	9	-	-	-	2	-	-	-	-	3	-	1	-	6	-	-	4	2	2	-	-	-	-	-	-	-	-	3	-	-	-	-	-	-	1	-	-	-	-	-
	Bathroom 5 浴室5	-	4	2	-	-	-	1	1	-	1	-	-	1	1	-	15	-	-	-	1	1	-	1	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-	-	-	-	-
	Walk-in closet 衣帽間	-	8	5	-	-	-	2	-	-	-	-	1	-	-	-	12	-	2	3	2	2	-	-	-	-	-	-	-	1	-	-	-	-	1	-	-	1	-	-	-	-	-
	Bedroom 4 睡房4	-	1	7	-	-	-	2	-	-	-	-	3	-	1	-	8	-	1	6	2	2	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	1	-	-	-	-	-
	Bathroom 4 浴室4	-	1	1	-	-	-	1	1	1	1	-	-	-	-	-	10	-	-	-	-	1	-	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-
	Store Room 儲物室	-	-	2	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Balcony 露台	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	1	10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	2/F to R/F Staircase 二樓往天台樓梯	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	28	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Roof 天台	Stairhood 梯屋	-	1	-	3	-	-	1	-	-	-	-	-	-	-	-	4	-	-	3	-	1	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Gas Heater Cabinet 煤氣熱水爐櫃	-	-	-	-	-	-	-	-	-	-	6	-	-	-	-	4	-	-	2	-	-	-	-	-	-	6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Roof 天台	-	-	-	-	4	-	-	-	-	-	-	-	-	-	-	11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-
Upper Roof 高層天台	Flat Roof 平台	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Notes: 1. The number as shown in the above table denotes “the number provided”.
2. The symbol “-” as shown in the above table denotes “Not provided”.

備註： 1. 上表之數字代表「提供的數量」。
2. 上表 “-” 代表「不提供」。

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

House C 洋房 C

Floor 樓層	Location 位置 / Provision 裝置	40A TPN EV Charger 40安培三極及中性線電動車電位	13A Single Socket Outlet 13安培單位電插座	13A Twins Socket Outlet 13安培孖位電插座	13A Single Socket Outlet at High Level 13安培單位電插座(高位)	13A Single Socket Outlet (Waterproof) 13安培單位電插座(防水)	13A Fused Spur Unit 13安培保險絲接線座	13A Fused Spur Unit for Air Conditioner 13安培保險絲接線座供空調機	13A Fused Spur Unit for Exhaust Air Fan 13安培保險絲接線座供抽氣扇	Power Point for Mirror Heater 鏡熱電位	Power Point for Floor Heater 地熱電位	Power Point for Gas Water Heater 煤氣熱水爐電位	Telephone Outlet 電話插座	Data Outlet 數據插座	TV Outlet 電視插座	MCB Board 微型斷路器配電箱	Lighting Point 燈位	Outdoor Floor Lamp 戶外地燈	20A Double Pole Switch 20安培雙極開關掣(單位)	20A Double Pole Switch (2 Gang) 20安培雙極開關掣(孖位)	Lighting Switch 燈掣	Ceiling Mounted Concealed Duct Type Air Conditioner (Indoor Unit) 天花隱藏風管式空調機(室內機)	Wall Mounted Spilt Type Air Conditioner (Indoor Unit) 牆身裝分體式空調機 (室內機)	In-Line Duct Type Exhaust Fan 風管式抽氣扇	VRV Outdoor Unit 中央空調室外機	Split type Outdoor Unit 分體式空調機 (室外機)	Gas Water Heater 煤氣熱水爐	Gas Meter 煤氣錶	Emergency Break Glass 緊急火警鐘玻璃	Panic Alarm Button 緊急呼叫按鈕	Control Key Pad 控制鍵盤	Junction Box 接線盒	TGC Control 煤氣控制	Power Point for Wine Cellar 電源位(供酒櫃)	Power Point for Wine Cellar Lights 電源位(供酒櫃燈)	Power Point for mirror cabinet 電源位(供鏡櫃)	Extra power Point 額外電源位	Steamer control 蒸爐控制	Store room door release button 儲藏室門釋放按鈕	Drain Point for Washing Machine 去水位(供洗衣機)	Water point for Washing Machine 來水位(供洗衣機)	Wifi Antenna 無線網路天線	CCTV 閉路電視	IR Sensor 紅外線探測器	Alarm Bell 警鐘	Transformer Box For Landscape Lighting 變壓器箱(供園景照明)
LG/F 低層地下	Lift Lobby 升降機大堂	-	1	-	-	-	-	1	-	-	-	-	-	-	-	-	7	-	-	-	2	1	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Space adjacent to Lift Lobby 近電梯大堂的空間	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	5	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Main Meter Room 電掣房	-	1	-	-	-	3	-	-	-	-	-	-	-	-	3	2	-	-	-	1	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Filtration Plant Room 過濾泵房	-	1	-	-	-	3	-	-	-	-	-	-	-	-	1	3	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Car Park 停車場	2	-	-	-	2	-	-	-	-	-	-	-	-	-	-	23	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	-	-	-
	LG/F to G/F Staircase 低層地下往地下樓梯	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
G/F 地下	Garden 花園	-	-	-	-	4	-	-	-	-	-	-	-	-	-	-	30	56	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	8	6	1	4
	Living Room 客廳	-	9	-	-	-	-	2	-	-	-	-	1	2	2	-	20	-	-	-	1	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Dining Room 飯廳	-	2	-	-	-	-	2	-	-	-	-	-	1	1	-	12	-	-	-	1	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2	-	-	-	-
	Foyer 前廳	-	1	-	-	-	-	1	-	-	-	-	-	-	-	-	11	-	-	-	2	1	-	-	-	-	-	-	2	-	1	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Kitchen 廚房	-	20	-	-	-	-	1	1	-	-	-	1	-	-	-	16	-	-	-	1	1	-	1	-	-	-	-	-	-	1	-	-	6	-	-	-	-	-	-	-	-	-	-	-	-	-
	Utility 工作間	-	10	-	-	-	-	1	-	-	-	-	-	-	-	-	4	-	-	-	2	-	1	-	-	-	-	-	-	1	-	1	-	-	-	2	-	-	2	2	1	-	-	-	-	-	-
	Lavatory adjacent to Store Room 洗手間(近儲物室)	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	2	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Store Room 儲物室	-	1	-	-	-	-	1	-	-	-	1	-	-	-	-	2	-	1	-	2	-	1	-	-	-	1	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lavatory adjacent to Foyer 洗手間(近前廳)	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	4	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Space between Lavatory to Foyer 洗手間往前廳之空間	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	2	-	-	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	G/F to 1/F Staircase 地下往一樓樓梯	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	44	-	-	-	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Notes: 1. The number as shown in the above table denotes “the number provided”.
2. The symbol “-” as shown in the above table denotes “Not provided”.

備註： 1. 上表之數字代表「提供的數量」。
2. 上表 “-” 代表「不提供」。

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

House C 洋房 C																																										
Floor 樓層	Location 位置 / Provision 裝置	40A TPN EV Charger 40安培三極及中性線電動車電位	13A Single Socket Outlet 13安培單位電插座	13A Twins Socket Outlet 13安培孖位電插座	13A Single Socket Outlet at High Level 13安培單位電插座(高位)	13A Single Socket Outlet (Waterproof) 13安培單位電插座(防水)	13A Fused Spur Unit 13安培保險絲接線座	13A Fused Spur Unit for Air Conditioner 13安培保險絲接線座供空調機	13A Fused Spur Unit for Exhaust Air Fan 13安培保險絲接線座供抽氣扇	Power Point for Mirror Heater 鏡熱電位	Power Point for Floor Heater 地熱電位	Power Point for Gas Water Heater 煤氣熱水爐電位	Telephone Outlet 電話插座	Data Outlet 數據插座	TV Outlet 電視插座	MCB Board 微型斷路器配電箱	Lighting Point 燈位	Outdoor Floor Lamp 戶外地燈	20A Double Pole Switch 20安培雙極開關掣(單位)	20A Double Pole Switch (2 Gang) 20安培雙極開關掣(孖位)	Lighting Switch 燈掣	Ceiling Mounted Concealed Duct Type Air Conditioner (Indoor Unit) 天花隱藏風管式空調機(室內機)	Wall Mounted Spilt Type Air Conditioner (Indoor Unit) 牆身裝分體式空調機(室內機)	In-Line Duct Type Exhaust Fan 風管式抽氣扇	VRV Outdoor Unit 中央空調室外機	Split type Outdoor Unit 分體式空調機 (室外機)	Gas Water Heater 煤氣熱水爐	Gas Meter 煤氣錶	Emergency Break Glass 緊急火警鐘玻璃	Panic Alarm Button 緊急呼叫按鈕	Control Key Pad 控制鍵盤	Junction Box 接線盒	TGC Control 煤氣控制	Power Point for Wine Cellar 電源位(供酒櫃)	Power Point for Wine Cellar Lights 電源位(供酒櫃燈)	Power Point for mirror cabinet 電源位(供鏡櫃)	Extra power Point 額外電源位	Steamer control 蒸爐控制	Store room door release button 儲藏室門釋放按鈕	Drain Point for Washing Machine 去水位(供洗衣機)	Water point for Washing Machine 來水位(供洗衣機)	Wifi Antenna 無線網路天線	CCTV 閉路電視	IR Sensor 紅外線探測器	Alarm Bell 警鐘	Transformer Box For Landscape Lighting 變壓器箱(供園景照明)
1/F 一樓	Corridor 走廊	-	1	-	-	-	-	1	-	-	-	-	-	-	-	-	11	-	-	-	4	1	-	-	-	-	-	-	1	-	-	-	-	-	-	-	1	-	-	-	-
	Bedroom 1 睡房1	-	11	-	-	-	-	1	-	-	-	-	1	3	1	-	11	-	-	-	5	1	-	-	-	-	-	-	-	1	-	2	-	-	-	-	-	-	1	-	-	-	-
	Bathroom 1 浴室1	-	2	-	-	-	-	-	1	1	1	-	-	-	-	-	6	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-	-	-	-	-
	Bedroom 2 睡房2	-	12	-	-	-	-	1	-	-	-	-	1	3	1	-	12	-	-	-	5	1	-	-	-	-	-	-	-	1	-	2	-	-	-	-	-	-	1	-	-	-	-
	Bathroom 2 浴室2	-	2	-	-	-	-	-	1	1	1	-	-	-	-	-	6	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-	-	-	-	-
	Bedroom 3 睡房3	-	13	-	-	-	-	2	-	-	-	-	1	3	1	-	13	-	-	-	6	2	-	-	-	-	-	-	-	1	-	2	-	-	-	-	-	-	1	-	-	-	-
	Bathroom 3 浴室3	-	4	-	1	-	-	1	1	1	1	-	-	1	1	-	9	-	-	-	-	1	-	1	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-	-	-	-	-
	Family Room 家庭房	-	6	-	-	-	-	1	-	-	-	-	2	2	1	-	11	-	-	-	2	1	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	-	-
	Bathroom 浴室	-	1	-	-	-	-	-	1	1	1	-	-	-	-	-	5	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-	-	-	-	-
	Store Room 儲物室	-	3	-	-	-	-	1	-	-	-	-	-	1	1	-	6	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	1/F to 2/F Staircase 一樓往二樓樓梯	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	34	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2/F 二樓	Corridor 走廊	-	1	-	-	-	-	1	-	-	-	-	-	-	-	-	9	-	-	-	3	1	-	-	-	-	-	-	1	-	-	-	-	-	-	-	1	-	-	-	-
	Master Bedroom 主人睡房	-	13	-	-	-	-	2	-	-	-	-	1	3	1	-	15	-	-	-	4	2	-	-	-	-	-	-	-	1	-	2	-	-	-	-	-	-	1	-	-	-	-
	Bathroom 5 浴室5	-	4	-	1	-	-	1	1	2	1	-	-	1	1	-	16	-	-	-	-	1	-	1	-	-	-	-	-	-	-	-	1	-	-	-	1	1	-	-	-	-	-
	Walk-in closet 衣帽間	-	5	-	-	-	-	2	-	-	-	-	-	-	-	-	13	-	1	-	4	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Bedroom 4 睡房4	-	11	-	-	-	-	2	-	-	-	-	1	3	1	-	18	-	-	-	5	2	-	-	-	-	-	-	-	1	-	2	-	-	-	-	1	-	-	-	-	-	-
	Bathroom 4 浴室4	-	2	-	1	-	-	1	1	1	1	-	-	1	1	-	9	-	-	-	-	1	-	1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-
	Store Room 儲物室	-	1	-	-	-	-	-	-	-	-	-	1	1	-	-	1	-	-	-	1	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	1	-	-	-	-	-
	Balcony 露台	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	1	10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	2/F to R/F Staircase 二樓往天台樓梯	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	38	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Roof 天台	Stairhood 梯屋	-	-	-	1	-	-	1	-	-	-	-	-	-	-	-	2	-	-	-	2	1	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Gas Heater Cabinet 煤氣熱水爐櫃	-	-	-	-	-	-	-	-	-	-	6	-	-	-	-	4	-	-	-	2	-	-	-	-	-	6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Roof 天台	-	5	-	-	-	-	-	-	-	-	-	-	-	-	-	15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
Upper Roof 高層天台	Flat Roof 平台	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Notes: 1. The number as shown in the above table denotes “the number provided”.
2. The symbol “-” as shown in the above table denotes “Not provided”.

備註： 1. 上表之數字代表「提供的數量」。
2. 上表 “-” 代表「不提供」。

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

| House D 洋房 D | | |

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

House D 洋房 D

Floor 樓層	Location 位置 / Provision 裝置	40A TPN EV Charger 40安培三極及中性線電動車電位	13A Single Socket Outlet 13安培單位電插座	13A Twins Socket Outlet 13安培孖位電插座	13A Single Socket Outlet at High Level 13安培單位電插座(高位)	13A Single Socket Outlet (Waterproof) 13安培單位電插座(防水)	13A Fused Spur Unit 13安培保險絲接線座	13A Fused Spur Unit for Air Conditioner 13安培保險絲接線座供空調機	13A Fused Spur Unit for Exhaust Air Fan 13安培保險絲接線座供抽氣扇	Power Point for Mirror Heater 鏡熱電位	Power Point for Floor Heating 地熱電位	Power Point for Gas Water Heater 煤氣熱水爐電位	Telephone Outlet 電話插座	Data Outlet 數據插座	TV Outlet 電視插座	MCB Board 微型斷路器配電箱	Lighting Point 燈位	Outdoor Floor Lamp 戶外地燈	20A Double Pole Switch 20安培雙極開關掣(單位)	Lighting Switch 燈掣	Curtain Switch 窗簾開關掣	Ceiling Mounted Concealed Duct Type Air Conditioner (Indoor Unit) 天花隱藏風管式空調機(室內機)	Wall Mounted Spilt Type Air Conditioner (Indoor Unit) 牆身裝分體式空調機(室內機)	In-Line Duct Type Exhaust Fan 風管式抽氣扇	VRV Outdoor Unit 中央空調室外機	Split type Outdoor Unit 分體式空調機 (室外機)	Gas Water Heater 煤氣熱水爐	Gas Meter 煤氣錶	Emergency Break Glass 緊急火警鐘玻璃	Panic Alarm Button 緊急呼叫按鈕	Control Key Pad 控制鍵盤	Junction Box 接線盒	TGC Control 煤氣控制	Power point for Cabinet 電源位(供櫃)	Power point for Cabinet 電源位(供櫃)	20A power point for ovens 20安培電源位(供焗爐)	Extra power point 額外電源位	Streamer Control 蒸爐控制	Store room door release button 儲藏室門釋放按鈕	Drain Point for Washing Machine 去水位(供洗衣機)	Water point for Washing Machine 來水位(供洗衣機)	Wifi Antenna 無線網路天線	CCTV 閉路電視	IR Sensor 紅外線探測器	Alarm Bell 警鐘	Transformer Box For Landscape Lighting 變壓器箱(供園景照明)
1/F 一樓	Corridor 走廊	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	7	-	-	4	-	1	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Bedroom 1 睡房1	-	2	7	-	-	-	1	-	-	-	-	1	1	1	-	8	-	1	6	2	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Bathroom 1 浴室1	-	1	1	-	-	-	-	1	1	1	-	-	-	-	-	7	-	-	-	-	-	-	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-
	Bedroom 2 睡房2	-	2	8	-	-	-	1	-	-	-	-	1	1	1	-	8	-	1	6	2	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Bathroom 2 浴室2	-	1	1	-	-	-	-	1	1	1	-	-	-	-	-	7	-	-	-	-	-	-	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-
	Bedroom 3 睡房3	-	2	7	-	-	-	2	-	-	-	-	1	1	1	-	14	-	1	7	2	2	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Bathroom 3 浴室3	-	1	1	-	-	-	1	1	1	1	-	-	-	-	-	9	-	-	-	-	1	-	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-
	Bathroom 浴室	-	1	1	-	-	-	1	1	1	1	-	-	-	-	-	8	-	-	-	-	1	-	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-
	Store Room 儲物室	-	1	4	-	-	-	1	-	-	-	-	1	1	1	-	5	-	1	3	2	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	1/F to 2/F Staircase 一樓往二樓樓梯	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	28	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2/F 二層	Corridor 走廊	-	-	2	-	-	-	1	-	-	-	-	-	-	-	-	5	-	-	2	-	1	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Master Bedroom 主人睡房	-	1	10	-	-	-	2	-	-	-	-	2	1	1	-	6	-	-	4	2	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Bathroom 5 浴室5	-	2	2	-	-	-	1	1	1	1	-	-	1	1	-	15	-	-	-	1	1	-	1	-	-	-	-	-	-	-	1	-	-	-	-	1	1	-	-	-	-	-	-
	Walk-in closet 衣帽間	-	11	3	-	-	-	2	-	-	-	-	1	-	-	-	12	-	2	3	2	2	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	1	-	-	1	-	-
	Bedroom 4 睡房4	-	1	8	-	-	-	2	-	-	-	-	2	1	1	-	8	-	1	6	2	2	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Bathroom 4 浴室4	-	1	1	-	-	-	1	1	1	1	-	-	-	-	-	9	-	-	-	-	1	-	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-
	Store Room 儲物室	-	-	2	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	1	-	-	-	-
	Balcony 露台	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	1	10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	2/F to R/F Staircase 二樓往天台樓梯	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	27	-	-	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Roof 天台	Stairhood 梯屋	-	1	-	3	-	-	1	-	-	-	-	-	-	-	-	4	-	-	1	-	1	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Gas Heater Cabinet 煤氣熱水爐櫃	-	-	-	-	-	-	-	-	-	-	6	-	-	-	-	4	-	-	2	-	-	-	-	-	-	6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Roof 天台	-	-	-	-	5	-	-	-	-	-	-	-	-	-	-	11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-
Upper Roof 高層天台	Flat Roof 平台	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Notes: 1. The number as shown in the above table denotes “the number provided”.
2. The symbol “-” as shown in the above table denotes “Not provided”.

備註： 1. 上表之數字代表「提供的數量」。
2. 上表 “-” 代表「不提供」。

SERVICE AGREEMENTS
服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by The Hongkong Electric Company Limited.

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

食水及沖廁水由水務署供應。

電力由香港電燈有限公司供應。

煤氣由香港中華煤氣有限公司供應。

GOVERNMENT RENT
地稅

The Vendors (the owners) are liable for the Government rent payable for the residential properties up to and including the date of the respective assignments of the residential properties to the purchasers.

賣方 (擁有人) 有法律責任繳付有關住宅物業直至相關住宅物業買方之轉讓契日期 (包括該日) 之地稅。

MISCELLANEOUS PAYMENTS BY PURCHASER
買方的雜項付款

(a) 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.

(b) On that delivery, the purchaser is not liable to pay to the owner a debris removal fee.

Note: On that delivery, the purchaser should pay to the manager of the Development (but not the owner) the debris removal fee in accordance with the deed of mutual covenant.

(a) 在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金。

(b) 在交付時，買方不須向擁有人支付清理廢料的費用。

附註：在交付時，買方須根據公契向發展項目管理人 (而非擁有人) 支付清理廢料的費用。

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

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

按買賣合約的規定，住宅物業及其裝置、裝修物料或設備之欠妥之處的保養責任期為住宅物業之成交日期起計為期6個月內。

MAINTENANCE OF SLOPES
斜坡維修

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

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

(b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No.(34) hereof.

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

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

Note: For the purposes of this Special Condition:-

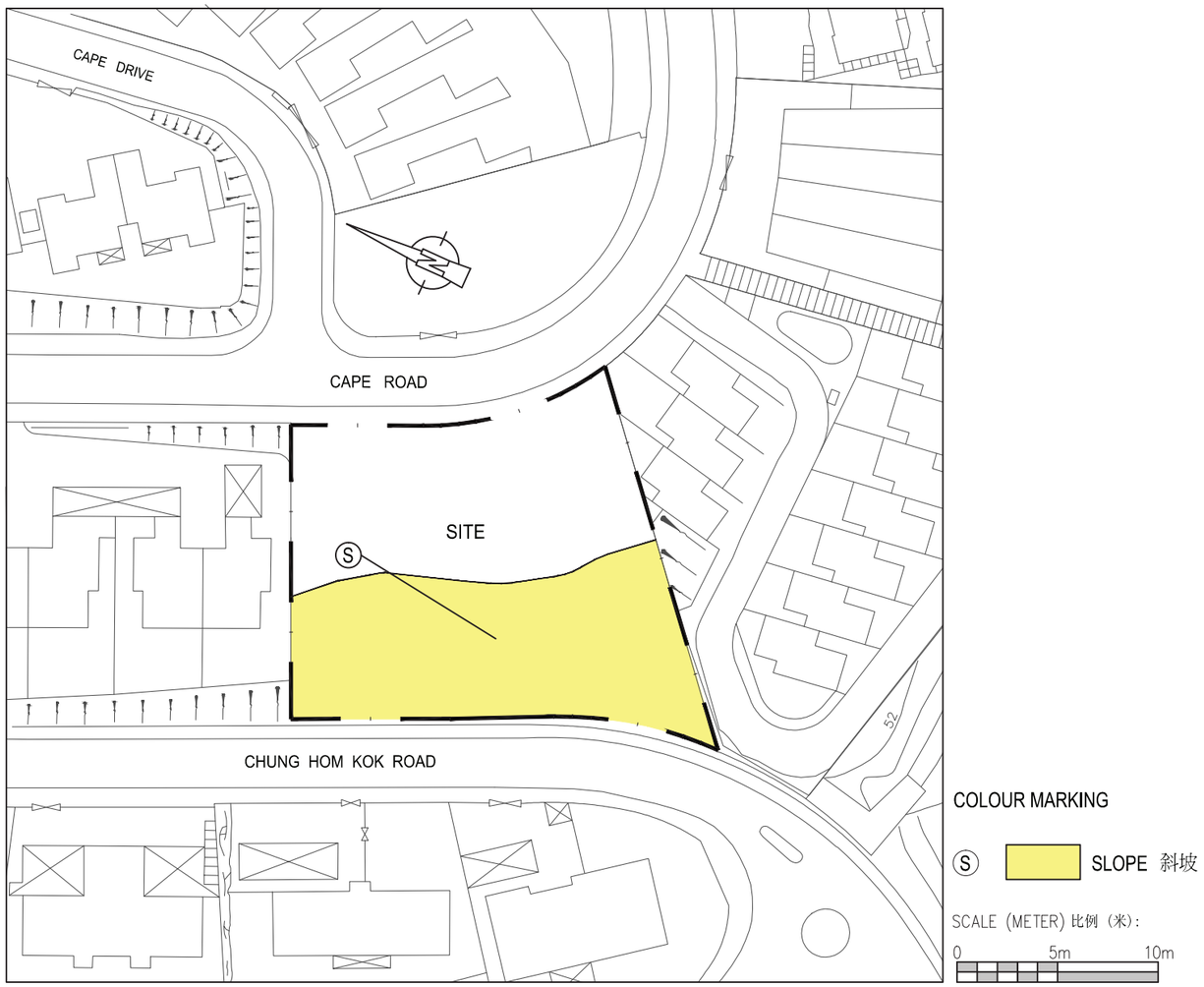
(a) "Director" means the Director of Lands;

(b) "Purchaser" means Tai Man Company, Limited and where the context so admits or requires includes its successors and assigns; and

(c) "these Conditions" mean and include the General and Special Conditions of the Land Grant.

2. Each of the owners of the Units (as defined in the DMC) is obliged to contribute towards the cost of the maintenance works of the Slope Structures (as defined in the DMC).

3. The location of Slope Structures (as defined in the DMC), retaining walls and related structures (if any), for identification purpose only, is shown coloured yellow on the plan below. The plan is for showing the location of the Slope Structures, retaining walls or related structures (if any) only. Other matters shown in the plan may not reflect their latest conditions.



4. The Manager by the DMC, is given authority to engage suitable qualified personnel to inspect, keep and maintain in good substantial repair and condition, and carry out any necessary works in respect of, the Slope Structures in compliance with the Government Lease (as defined in the DMC) and in accordance with "Geoguide 5 - Guide to Slope Maintenance" issued by the Geotechnical Engineering Office as amended or substituted from time to time, the Slope Maintenance Manual (as defined in the DMC) and all guidelines issued from time to time by appropriate Government departments regarding the maintenance of the Slope Structures. The owners of the Units shall pay the Manager all costs lawfully incurred or to be incurred by the Manager in carrying out such maintenance repair and any other works in respect of the Slope Structures.

MAINTENANCE OF SLOPES
斜坡維修

1. 批地文件特別條款第(6)條訂明：

"(a) 如該地段或任何政府土地現時或以往曾經配合或因應該地段或其任何部分的開拓、平整或發展事宜而進行削土、移土或土地後移工程，或任何建造或填土工程，或任何性質的斜坡處理工程，或此等條款規定買方執行的任何其他工程，又或基於其他用途的工程，不論事前是否獲署長書面同意，買方亦須在當時或其後任何時間，按需要自費進行及建造斜坡處理工程、護土牆或其他支撐物、防護結構、排水或輔助工程或其他工程，以保護和支撐該地段內的土地及任何毗連或毗鄰政府土地或已批租土地，同時避免及防止其後發生任何滑土、山泥傾瀉或地陷。買方須於本文協定的整個批租年期內的所有時候自費維修上述土地、斜坡處理工程、護土牆或其他支撐物、防護結構、排水或輔助工程或其他工程，使其保持修葺良好堅固及狀況良好，令署長滿意。

(b) 本特別條款(a)款之規定概不妨礙此等條款賦予政府的權利，其中特別以本文特別條款第(34)條為要。

(c) 如因買方進行的任何開拓、平整、發展事宜或其他工程或基於任何其他事故導致或引致該地段範圍內任何土地或任何毗連或毗鄰政府土地或批租土地在任何時間發生滑土、山泥傾瀉或地陷，買方須自費還原和修復該處，以令署長滿意，並向政府、其代理及承辦商作出所有因滑土、山泥傾瀉或地陷引起、招致或蒙受的所有費用、收費、損害、索求及索償的賠償。

(d) 署長除享有本文訂明可就違反任何此等條款追討之任何其他權利或補償權外，另有權向買方發出書面通知，要求買方進行、建造和維修上述的土地、斜坡處理工程、護土牆或其他支撐物、防護結構、排水或輔助工程或其他工程，又或還原並修葺任何滑土、山泥傾瀉或地陷範圍。如買方疏忽或不執行通知內訂明期間以署長滿意的方式完成通知的指示，署長可即時執行及進行必要的工程，買方必須在接獲通知時向政府償還有關的費用，以及任何行政或專業收費與費用。"

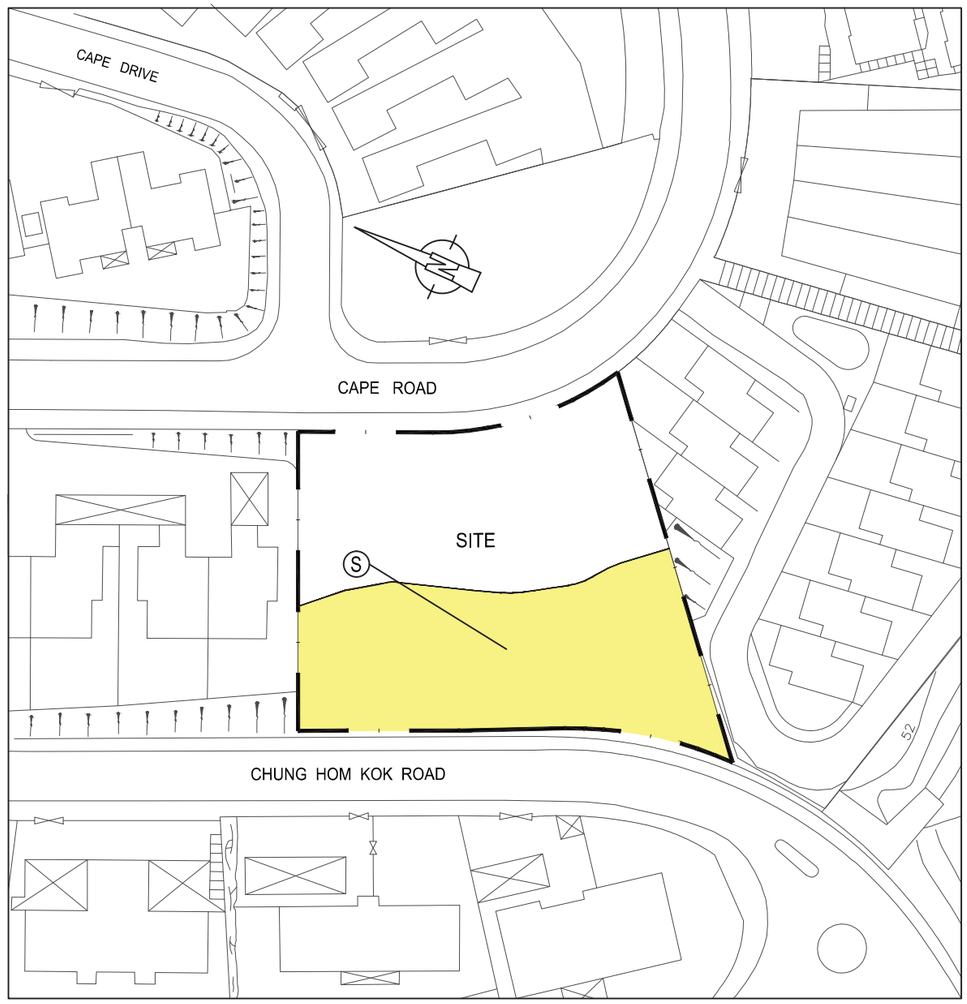
備註：就本特別條款而言：
(a)"署長"指地政總署署長；

(b)"買方"指 Tai Man Company, Limited，在上下文義允許或要求下，包括其繼承人和受讓人；

(c)"此等條款"指並包括批地文件的一般和特別條款；及

2. 每個單位業主（定義見公契）有責任分擔保養斜坡結構（定義見公契）的維修工程費用。

3. 斜坡結構（定義見公契）、護土牆及相關結構（如有）的位置在下圖以黃色顯示，僅供識別。本圖僅顯示斜坡結構、護土牆及相關結構（如有）的位置，圖中所示之其他事項未必能反映其最新狀況。



4. 公契授權管理人聘請適當及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」(以不時的修訂為準) 、斜坡維修手冊(定義見公契) 及有關政府部門不時發布有關維修斜坡結構的所有指南視察、保持及妥善保養斜坡構築物和進行有關的一切工程，以符合政府租契（定義見公契）的規定。單位業主須向管理人支付管理人進行該等保養、維修斜坡結構及任何其他工程而合法支出或將支出的一切費用。

(This page is left blank intentionally. 此頁保留空白。)

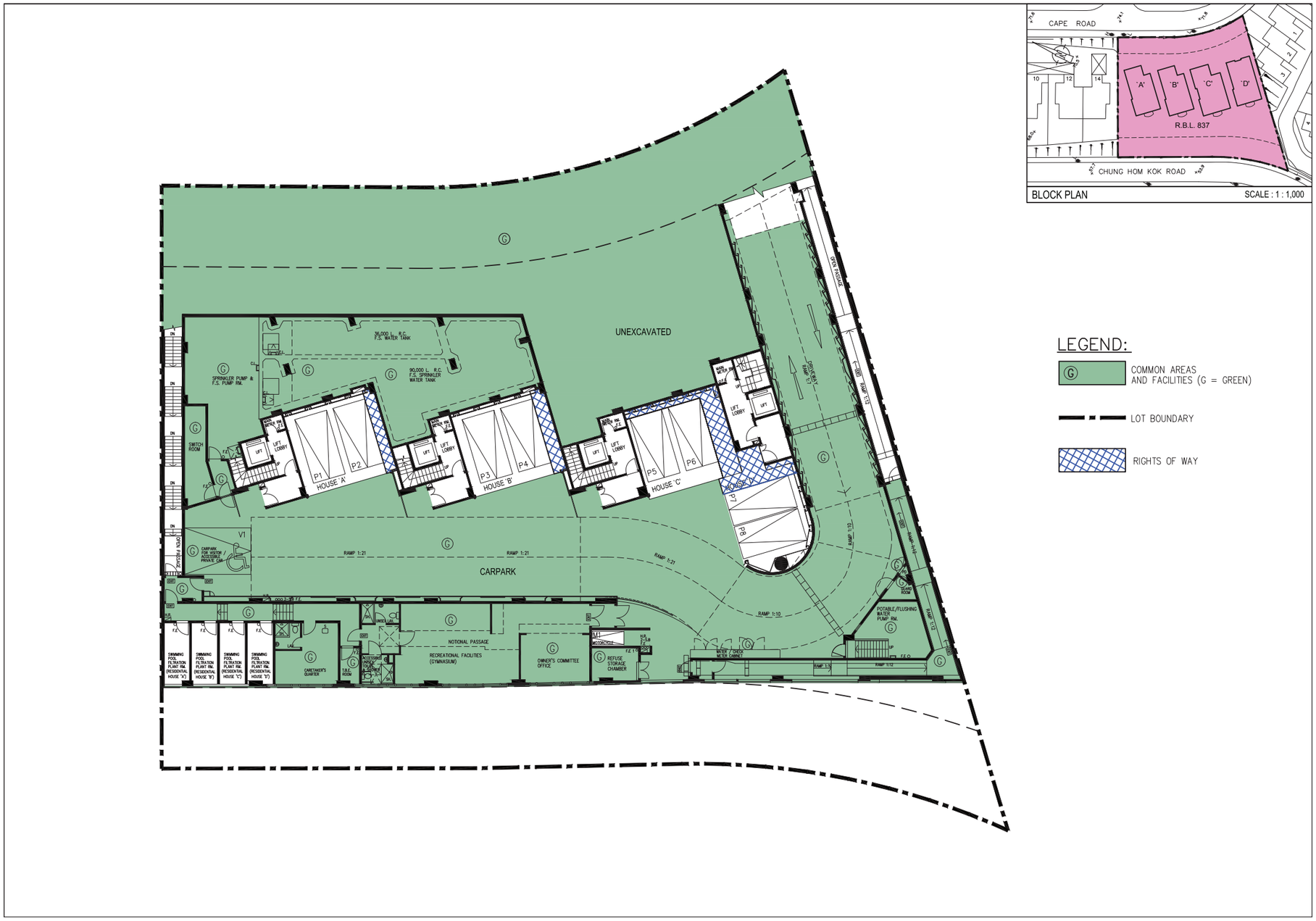
MODIFICATION
修訂

There is no on-going application to the government for a modification of the Land Grant for this Development has been made.

本發展項目現時並沒有向政府提出申請中的修訂批地文件。

1. Rights of Way within a Residential House

There is/are area(s) within a Residential House over which there are rights of way ("**Rights of Way**") for maintenance of drainage pipes (forming part of the Common Areas and Facilities) which are located in the ceiling directly above such area(s) and such area(s) is/are for the purpose of identification only shown Cross-Hatched Blue on the Lower Ground Floor Plan of the Development below:



Under the deed of mutual covenant and management agreement of the Development, the Manager shall have the right to enter with or without workmen, contractors, public officers and others and with or without equipment and apparatus at all reasonable times on prior reasonable notice (except in case of emergency) into any Rights of Way to effect maintenance to any of the drainage pipes (forming part of the Common Areas and Facilities) located in the ceiling directly above the Rights of Way.

2. **Fire Services Installations**

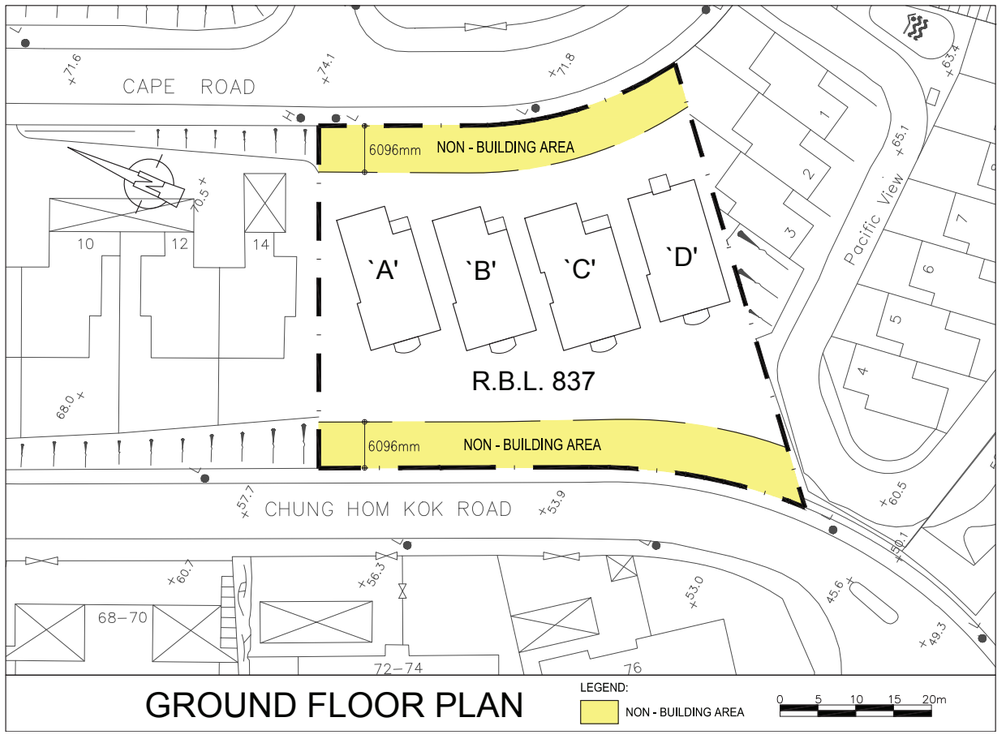
The following fire service installations or equipment ("FSI") are included in each house of the Development:

a) fire hydrant / hose reel system;
b) automatic sprinkler system;
c) fire alarm system;
d) portable hand operated approved appliances;

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

3. **Non-Building Zones**

There are existing non-building zones (about 6.096m each) from the two streets-facing site boundaries (Cape Road and Chung Hom Kok Road) as shown coloured yellow on the plan below. Except with the prior written consent of the Director of Lands, no building or structure or support for any building or structure may be erected or constructed except boundary fence walls or fences or both, open staircase, manholes, planters, surface channel, cabinet for sprinkler inlet and sprinkler valve, fire services inlet and water meters, underground retaining structures, parapet walls and fence walls.



1. 住宅洋房內的通行權區域
住宅洋房內設有維修排水管道(構成公用地方及設施一部分)　的通行權區域(「通行權區域」)，該區域位於通行權區域正上方天花板內，在發展項目低層地下圖則上以藍十字線顯示，僅供識別。



根據發展項目的公契及管理協議，管理人有權經預先合理通知(緊急情況除外)帶同或不帶同工人、承辦商、公職人員及其他人士和帶上或不帶上設備及器具在任何合理時間內進入通行權區域，旨在對通行權區域正上方天花板內的排水管道(構成公用地方及設施一部分)進行維修。

2. 消防裝置

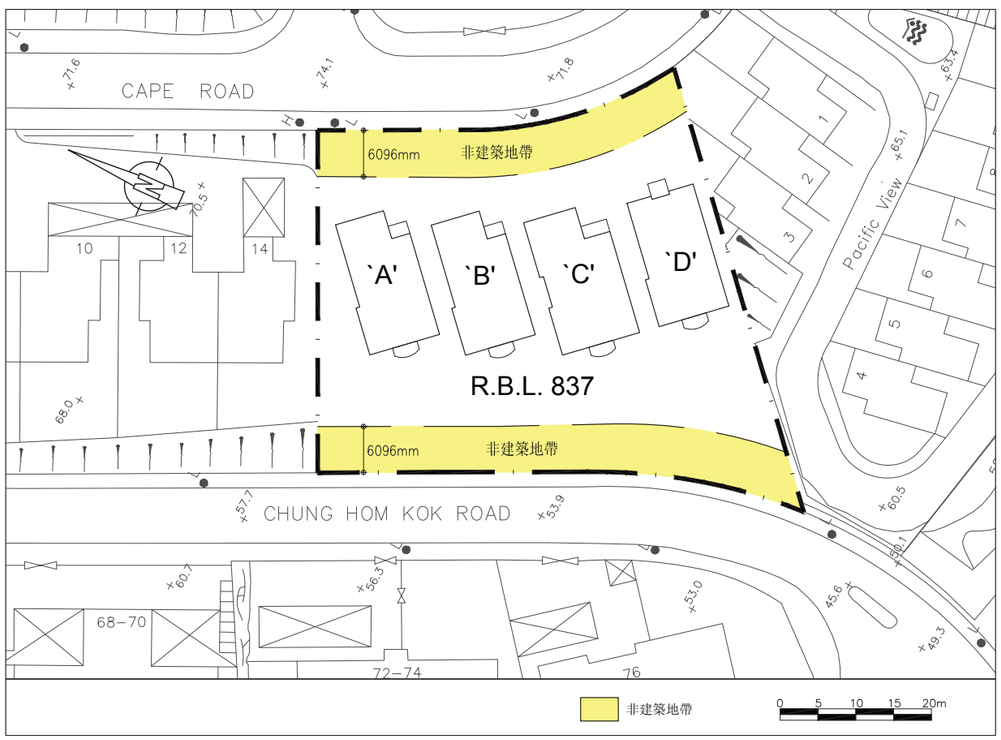
發展項目的每棟洋房設有下列消防裝置或設備(「消防裝置」)：

a) 消防栓/消防喉轆系統；
b) 自動花灑系統；
c) 火警警報系統；及
d) 經批准便攜式手動器具。

根據《消防(裝置及設備)規例》(香港法例第95B章) 第8(b) 條規例規定，任何安裝有任何消防裝置的物業業主必須安排注冊消防裝置承辦商每12個月至少檢查一次消防裝置。

3. 非建築地帶

面向兩條街道(環角道和春坎角道)的地盤邊界現有(大約6.096米)非建築地帶。未經地政總署署長的書面同意，不得興建或建造任何建築物或構築物或建築物或構築物的支撐物，除了邊界圍牆、圍欄或兩者、露天樓梯、沙井、花槽、路渠、花灑進水掣及花灑閥櫃、消防進水掣及水錶、地下護土結構、護牆及圍牆。



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 ot and approved by the Building Authority (BA) prior ot the printing of the sales brochure is tabulated below. Information marked (#) may be based on information provided by hte authorized person fi the sales brochure si printed prior ot submission of the final amendment plans ot the BA. The breakdown of GFA concessions may be subject ot 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.

獲寬免總樓面面積的設施分項
於印製售機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。

Items 項目	Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積	Area (sq.m.) 面積(平方米)
1.	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方(公共交通總站除外)	826.761
2.	**Plant rooms and similar services** **機房及相類設施**	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》) 或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	12.984
2.2	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積**不**受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	273.974
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、送風櫃房等	--
Items 項目	Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1及第2號提供的環保設施	Area (sq.m.) 面積(平方米)
3.	Balcony 露台	19.98
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	--
5.	Communal sky garden 公用空中花園	--
6.	Acoustic fin 隔聲鰭	--
7.	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	--
8.	Non-structural prefabricated external wall 非結構預製外牆	--
9.	Utility platform 工作平台	--
10.	Noise barrier 隔音屏障	--
Items 項目	Amenity Features 適意設施	Area (sq.m.) 面積(平方米)
11.	Caretaker's quarters, counter, office, store, guard rom and lavatory for watchman and management staft and owners' corporation office 管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室 、警衛室和廁所，以及業主立案法團辦事處	24.821
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities 住宅康樂設施，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	137.561
13.	Covered landscaped and play area 有蓋園景區及遊樂場地	--
14.	Horizontal screen/covered walkway and trellis 橫向屏障 / 有蓋人行道及花棚	--

15.	Larger lift shaft 擴大升降機槽	--
16.	Chimney shaft 煙囪管道	--
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衞星電視共用天線房	--
18.	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽及氣槽	--
19.	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽及氣槽	--
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	--
21.	Void in duplex domestic flat and house 複式住宅單位及洋房的中空空間	--
22.	Sunshade and reflector 遮陽篷及反光罩	--
23.	Minor projection such as A/C box, A/C platform, window cill and projecting 小型伸出物，例如空調機箱、空調平台、窗檻及伸出的窗台	--
24.	Other projection such as A/C box and platform not covered in paragraph 3(b) and (c) of PNAP APP-19 《作業備考》APP-19第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台	--
Items 項目	Other Exempted Items 其他項目	Area (sq.m.) 面積(平方米)
25.(#)	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	--
26.	Covered arca under large projecting/ overhanging feature 大型伸出/ 外懸設施下的有蓋地方	--
27.	Public transport terminus 公共交通總站	--
28.	Party structure and common staircase 共用構築物及公用樓梯	--
29.	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	227.002
30.	Public passage 公眾通道	--
31.	Covered set back area 有蓋的後移部分	--
Items 項目	Bonus GFA 額外總樓面面積	Area (sq.m.) 面積(平方米)
32.	Bonus GFA 額外總樓面面積	--
Items 項目	Additional Green Features under Joint Practice Note (No.8) 根據聯合作業備考 (第8號) 提供的額外環保設施	Area (sq.m.) 面積(平方米)
33.	Buildings adopting Modular Integrated Construction 採用「組裝合成」建築法的機宇	--

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

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

Environmental Assessment of the Building and Information on the Estimated Energy Performance or Consumption for the Common Parts of the Development
有關建築物的環境評估及發展項目的公用部分的預計能量表現或消耗的資料

The approved general building plans of this Development are not subject to the requirements stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-151 issued by the Building Authority. Environmental assessment and information on the estimated energy performance or consumption for the common parts of this Development were not required to be submitted to the Building Authority as a prerequisite for the granting of gross floor area concessions.
本發展項目的經批准一般建築圖則不受由建築事務監督發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》APP-151規定規限。本發展項目的環境評估及公用部分的預計能量表現或消耗的資料無須呈交建築事務監督，以作為批予總樓面面積寬免的先決條件。

POSSIBLE FUTURE CHANGES
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。

DATE OF PRINTING
印製日期

The date on which this Sales Brochure is printed

2nd March 2026

本售樓說明書印製日期

2026年3月2日

WEBSITE OF THE DEVELOPMENT
發展項目的互聯網網站

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

www.18caperoad.com

賣方為施行《一手住宅物業銷售條例》第2部而就發展項目指定的互聯網網站的網址為：

www.18caperoad.com

18caperoad.com