

A large, horizontal, orange brushstroke graphic with a textured, painterly appearance, centered on the page. The text is overlaid on this graphic.

ANSALDO

南天第

A decorative graphic consisting of multiple thin, parallel, wavy lines in a light gray color, flowing across the bottom of the page.

SALES BROCHURE  
售樓說明書



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南天第

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

#### 5. Sales brochure

- Ensure that the sales brochure obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- In respect of an uncompleted development, the vendor may alter the building plans (if any) whenever the vendor considers necessary. To know the latest information of an uncompleted development, keep paying attention to any revised sales brochures made available by the vendor.
- Read through the sales brochure and in particular, check the following information in the sales brochure -
  - whether there is a section on “relevant information” in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as “relevant information”;
  - the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
  - interior and exterior fittings and finishes and appliances;
  - the basis on which management fees are shared;
  - whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
  - whether individual owners have responsibility to maintain slopes.

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

- Read the Government land grant and the DMC (or the draft DMC). Information such as ownership of the rooftop and external walls can be found in the DMC. The vendor will provide copies of the Government land grant and the DMC (or the draft DMC) at the place where the sale is to take place for free inspection by prospective purchasers.

<sup>1</sup> 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.

<sup>2</sup> According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following—

- (i) the external dimensions of each residential property;
- (ii) the internal dimensions of each residential property;
- (iii) the thickness of the internal partitions of each residential property;
- (iv) the external dimensions of individual compartments in each residential property.

According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.

# NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

- 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.

### 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](http://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.

# NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

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

### For first-hand completed residential properties

#### 16. Vendor's information form

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

#### 17. Viewing of property

- Ensure that, before you purchase a residential property, you are arranged to view the residential property that you would like to purchase or, if it is not reasonably practicable to view the property in question, a comparable property in the development, unless you agree in writing that the vendor is not required to arrange such a comparable property for viewing for you. You are advised to think carefully before signing any waiver.
- You may take measurements, take photographs or make video recordings of the property, unless the property is held under a tenancy or reasonable restriction(s) is/are needed to ensure safety of the persons viewing the property.

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 :

|                         |                       |
|-------------------------|-----------------------|
| <b>Consumer Council</b> |                       |
| Website                 | : www.consumer.org.hk |
| Telephone               | : 2929 2222           |
| Email                   | : cc@consumer.org.hk  |
| Fax                     | : 2856 3611           |

|                                |                      |
|--------------------------------|----------------------|
| <b>Estate Agents Authority</b> |                      |
| Website                        | : www.eaa.org.hk     |
| Telephone                      | : 2111 2777          |
| Email                          | : enquiry@eaa.org.hk |
| Fax                            | : 2598 9596          |

|  |             |
|--|-------------|
| <b>Real Estate Developers Association of Hong Kong</b> |             |
| Telephone  | : 2826 0111 |
| Fax  | : 2845 2521 |

Sales of First-hand Residential Properties Authority  
March 2023

<sup>3</sup> 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.

# 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](http://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<sup>1</sup>。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米 / 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米及平方米的售價。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及內部尺寸<sup>2</sup>。售樓說明書所提供有關住宅物業外部及內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

#### 5. 售樓說明書

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

#### 6. 政府批地文件和公契

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

<sup>1</sup> 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。

<sup>2</sup> 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項—

(i) 每個住宅物業的外部尺寸；

(ii) 每個住宅物業的內部尺寸；

(iii) 每個住宅物業的內部間隔的厚度；

(iv) 每個住宅物業內個別分隔室的外部尺寸。

根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。

# NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

### 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](http://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。

# NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

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<sup>3</sup>。
  - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「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願及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
    - 工人罷工或封閉工地；
    - 暴動或內亂；
    - 不可抗力或天災；
    - 火警或其他賣方所不能控制的意外；
    - 戰爭；或
    - 惡劣天氣。
  - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
  - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

### 16. 賣方資料表格

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

### 17. 參觀物業

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

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

網址： [www.srpa.gov.hk](http://www.srpa.gov.hk)  
電話： 2817 3313  
電郵： [enquiry\\_srpa@hd.gov.hk](mailto: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](http://www.consumer.org.hk)  
電話： 2929 2222  
電郵： [cc@consumer.org.hk](mailto:cc@consumer.org.hk)  
傳真： 2856 3611

地產代理監管局  
網址： [www.eaa.org.hk](http://www.eaa.org.hk)  
電話： 2111 2777  
電郵： [enquiry@eaa.org.hk](mailto: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

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

# INFORMATION ON THE DEVELOPMENT

## 發展項目的資料

**Name of the 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**

11A Shouson Hill Road West

**Total number of houses**

3

**House numbering as provided in the approved building plans for the Development**

House 1, House 2 and House 3

**Omitted house numbers**

Not applicable

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

壽臣山道西11A號

獨立屋的總數

3

發展項目的經批准的建築圖則所規定的門牌號數

1號獨立屋，2號獨立屋及3號獨立屋

被略去的門牌號數

不適用

# INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

## 賣方及有參與發展項目的其他人的資料

### Vendor

Sunshine Arch Limited, Heather Merit Limited, Knight Vale Limited

### Holding company of the Vendor

Novel Treasure Ventures Limited

Orion Land Limited

Orion Investment Group Limited

### Authorized Person for the Development

Mr. Lai Siu Kin

### The firm or corporation of which an Authorized Person for the Development is a proprietor, director or employee in his or her professional capacity

Lu Tang Lai Architects Limited

### Building contractor for the Development

Forward Construction Company Limited

### The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development

Mayer Brown

### Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development

Bank of China (Hong Kong) Limited

### Any other person who has made a loan for the construction of the Development

Novel Treasure Ventures Limited

### 賣方

Sunshine Arch Limited、Heather Merit Limited、Knight Vale Limited

### 賣方的控權公司

Novel Treasure Ventures Limited

東立地產有限公司

東立投資集團有限公司

### 發展項目的認可人士

黎紹堅先生

### 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

呂鄧黎建築師有限公司

### 發展項目的承建商

富和建築有限公司

### 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

孖士打律師行

### 已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構

中國銀行(香港)有限公司

### 已為發展項目的建造提供貸款的任何其他人

Novel Treasure Ventures Limited

# RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

## 有參與發展項目的各方的關係

|     |   |                       |
|-----|---|-----------------------|
| (a) | The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an Authorized Person for the Development;<br>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；   | Not applicable<br>不適用 |
| (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;<br>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；   | Not applicable<br>不適用 |
| (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;<br>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；  | Not applicable<br>不適用 |
| (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;<br>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；   | Not applicable<br>不適用 |
| (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;<br>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；   | Not applicable<br>不適用 |
| (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;<br>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；  | Not applicable<br>不適用 |
| (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;<br>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；  | Not applicable<br>不適用 |
| (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;<br>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；                          | Not applicable<br>不適用 |
| (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;<br>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；   | Not applicable<br>不適用 |
| (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;<br>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； | Not applicable<br>不適用 |
| (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;<br>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；  | Not applicable<br>不適用 |

|     |  |                       |
|-----|--|-----------------------|
| (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;<br>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；  | Not applicable<br>不適用 |
| (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;<br>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；   | Not applicable<br>不適用 |
| (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;<br>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； | Not applicable<br>不適用 |
| (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;<br>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；   | Not applicable<br>不適用 |
| (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;<br>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；  | Not applicable<br>不適用 |
| (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;<br>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；   | Not applicable<br>不適用 |
| (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;<br>賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團；  | Not applicable<br>不適用 |
| (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.<br>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。  | Not applicable<br>不適用 |

## INFORMATION ON DESIGN OF THE DEVELOPMENT

### 發展項目的設計的資料

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

發展項目將會沒有構成圍封牆的一部分的非結構的預製外牆。  
發展項目將會沒有構成圍封牆的一部分的幕牆。

## INFORMATION ON PROPERTY MANAGEMENT

### 物業管理的資料

The manager appointed under the deed of mutual covenant that has been executed:  
Orion Hospitalities Limited

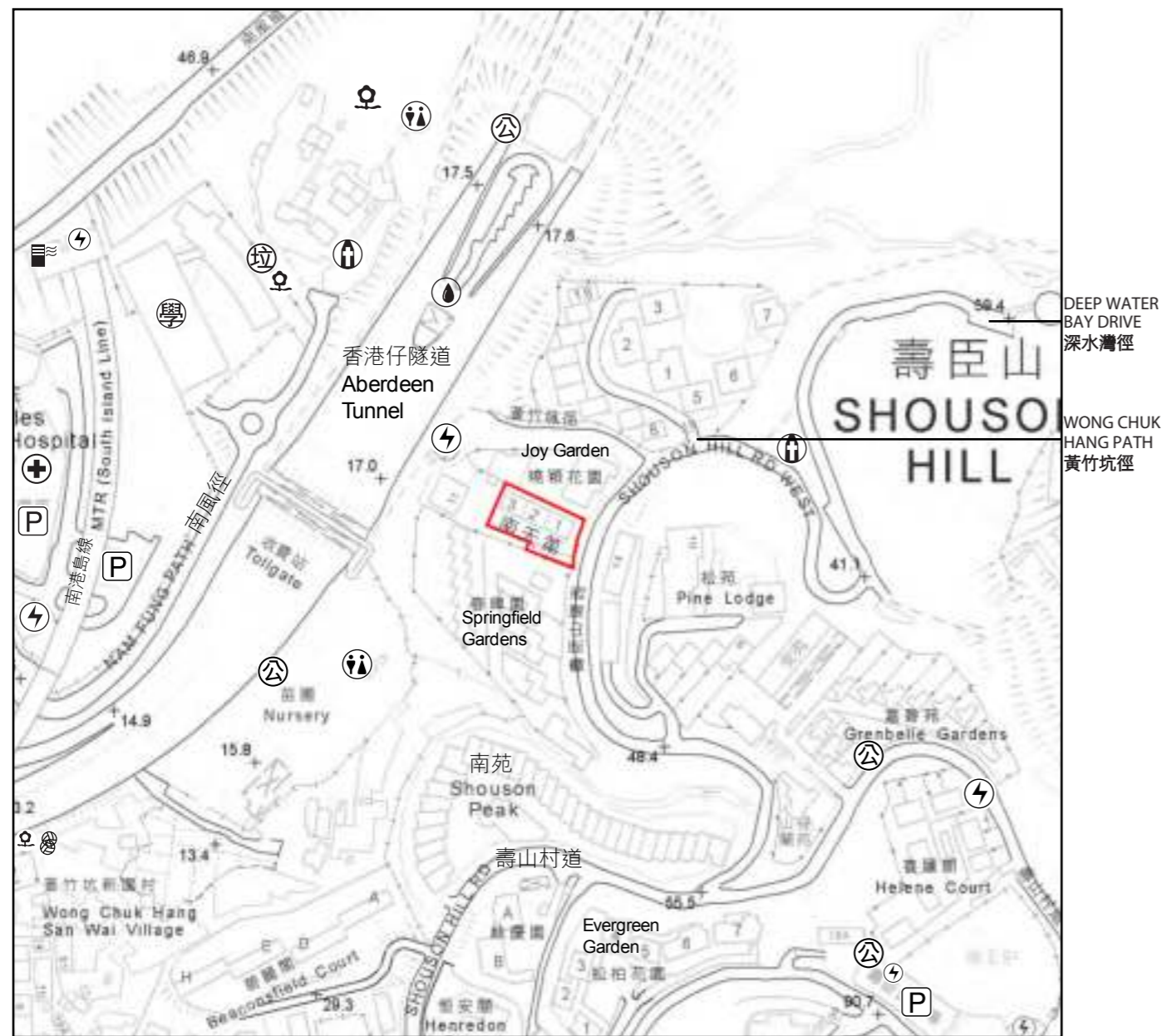
根據已簽立的公契獲委任的管理人：  
東立酒店管理有限公司

Note:  
The manager appointed under the deed of mutual covenant Orion Hospitalities Limited has resigned on 31st January 2023 with effect from 1st May 2023, and has been replaced by Jones Lang LaSalle Management Services Limited as the building manager starting from 1st May 2023.

備註：  
獲公契委任的管理人東立酒店管理有限公司已於2023年1月31號辭任，於2023年5月1日生效，並由仲量聯行物業管理有限公司於2023年5月1日開始擔任物業的管理公司。

# LOCATION PLAN OF THE DEVELOPMENT

## 發展項目的所在位置圖



LOCATION OF THE DEVELOPMENT  
發展項目的位置



0 50 100 150 200 250 METRES (米)

SCALE 比例

This location plan is prepared by the Vendor with reference to the Digital Topographic Map No. T11-SW-D dated 4 January 2024 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

此位置圖是參考於2024年1月4日出版之地政總處測繪處之數碼地形圖，圖幅編號T11-SW-D，並由賣方擬備，有需要處經修正處理。

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

地圖由香港地理數據站提供，香港特別行政區政府為知識產權擁有人。

Notes:

1. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
2. The 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.

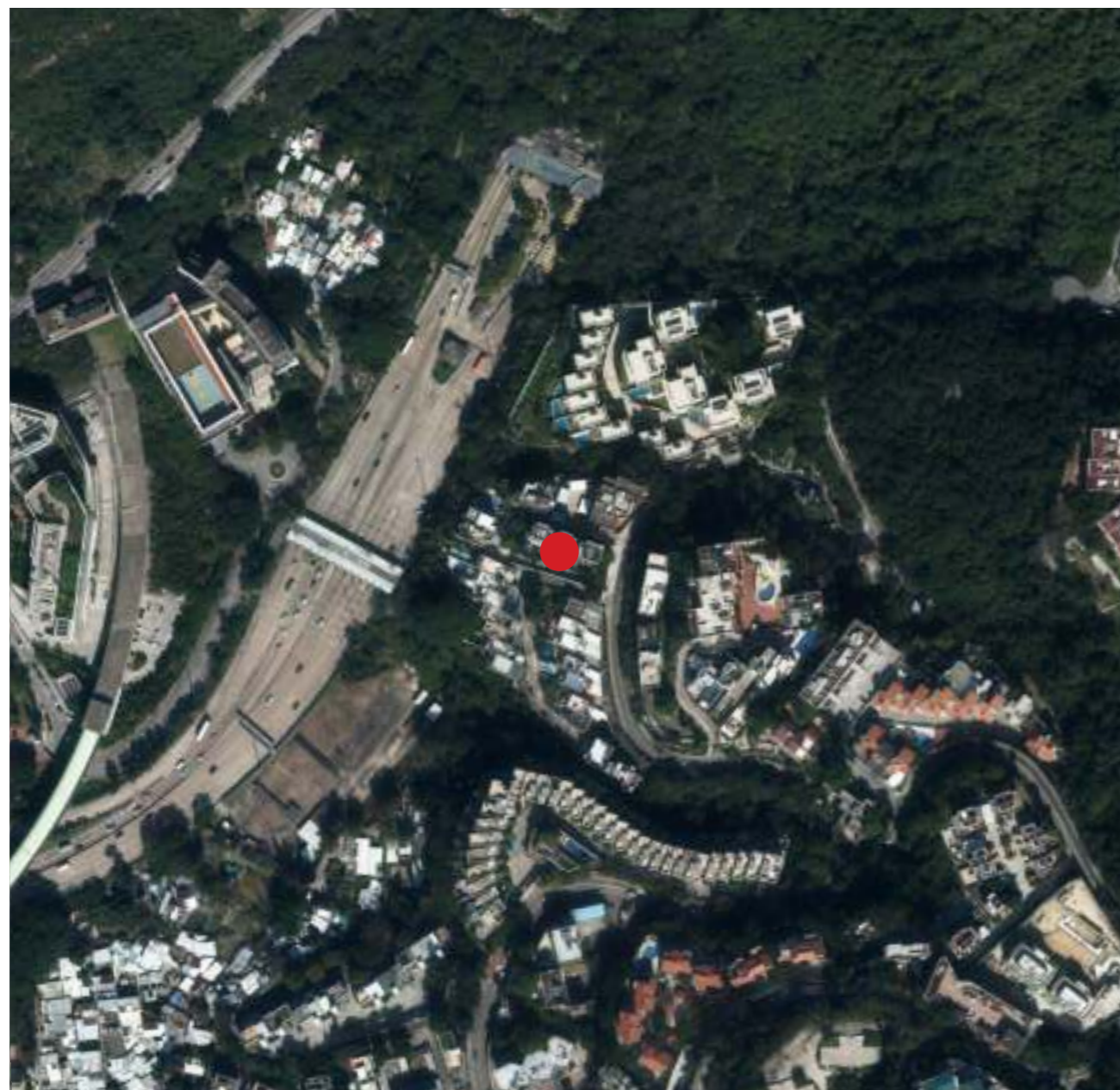
備註：

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

### NOTATION 圖例

-  Hospital  
醫院
-  Power plant (including electricity sub-stations)  
發電廠 (包括電力分站)
-  Public carpark (including a lorry park)  
公眾停車場 (包括貨車停泊處)
-  Public convenience  
公廁
-  Public park  
公園
-  Public utility installation  
公用事業設施裝置
-  Refuse collection point  
垃圾收集站
-  Religious institution (including a church, a temple and a Tsz Tong)  
宗教場所 (包括教堂、廟宇及祠堂)
-  School (including a kindergarten)  
學校 (包括幼稚園)
-  Ventilation shaft for the Mass Transit Railway  
香港鐵路的通風井
-  Oil Depot  
油庫
-  Sports Facilities (including Sports Ground and Swimming Pool)  
體育設施 (包括運動場及游泳池)

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



● LOCATION OF THE DEVELOPMENT  
發展項目的位置

Note:  
The aerial photo may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason (such as the irregular boundary of the Development).

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E177610, dated 23 December 2022.

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

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摘錄自地政總署測繪處於2022年12月23日在6,900呎飛行高度拍攝之鳥瞰照片，編號為 E177610。

航空照片由香港地理數據站提供，香港特別行政區政府為知識產權擁有人。

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。

備註：  
因技術原因（如發展項目的邊界不規則），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》所規定的範圍。

# OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

## 關乎發展項目的分區計劃大綱圖



LOCATION OF THE DEVELOPMENT  
發展項目的位置



Extracted from part of the approved Shouson Hill & Repulse Bay (HPA 17 Pt.) Outline Zoning Plan No. S/H17/13, gazetted on 15 November 2013, with adjustments where necessary.

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摘錄自2013年11月15日刊憲之壽臣山及淺水灣(港島規劃區第17區部分)分區計劃大綱核准圖，圖則編號為S/H17/13，有需要處經修正處理。

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### NOTATION 圖例

#### Zones 地帶

- C Commercial  
商業
- G/IC Government, Institution or Community  
政府、機構或社區
- GB Green Belt  
綠化地帶
- R(C) Residential (Group C)  
住宅(丙類)
- O Open Space  
休憩用地
- SSSI Site of Special Scientific Interest  
具特殊科學價值地點

#### 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

0 100 200 300 400 500 METRES (米)

SCALE 比例

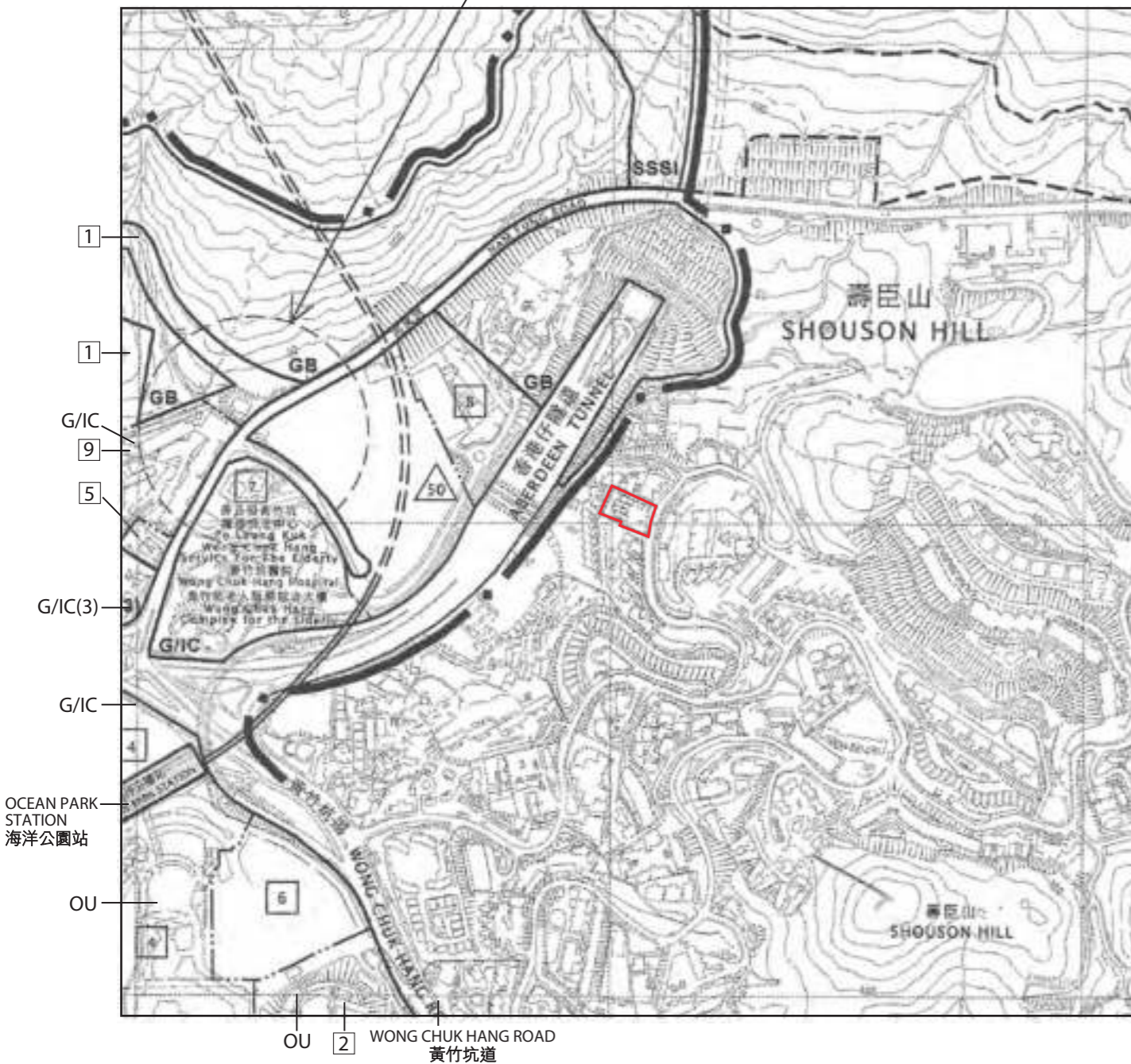
Note:  
The outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason (such as the irregular boundary of the Development).

備註：  
因技術原因(如發展項目的邊界不規則)，此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》所規定的範圍。

# OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

## 關乎發展項目的分區計劃大綱圖

ROAD JUNCTION (SUBJECT TO DETAILED DESIGN)  
路口 (有待詳細設計)



LOCATION OF THE DEVELOPMENT  
發展項目的位置



Extracted from part of the approved Aberdeen and Ap Lei Chau (HPA 15 & 16) Outline Zoning Plan No. S/H15/33, gazetted on 31 August 2018, with adjustments where necessary.

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摘錄自2018年8月31日刊憲之香港仔及鴨脷洲(港島規劃區第15及16區)分區計劃大綱核准圖，圖則編號為S/H15/33，有需要處經修正處理。

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### NOTATION 圖例

#### Zones 地帶

- GB Green Belt  
綠化地帶
- SSSI Site of Special Scientific Interest  
具特殊科學價值地點
- G/IC Government, Institution or Community  
政府、機構或社區
- OU Other Specified Uses  
其他指定用途

#### Communications 交通

- Major Road and Junction  
主要道路及路口
- Railway and Station (Elevated)  
鐵路及車站 (高架)
- Elevated Road  
高架道路

#### Miscellaneous 其他

- Boundary of Planning Scheme  
規劃範圍界線
- Maximum Height Control Zone Boundary  
建築物高度管制區界線
- Maximum Building Height  
(in Meters above Principal Datum)  
最高建築物高度  
(在主水平基準上若干米)
- Maximum Building Height  
(in Number of Storeys)  
最高建築物高度 (樓層數目)

0 100 200 300 400 500 METRES (米)

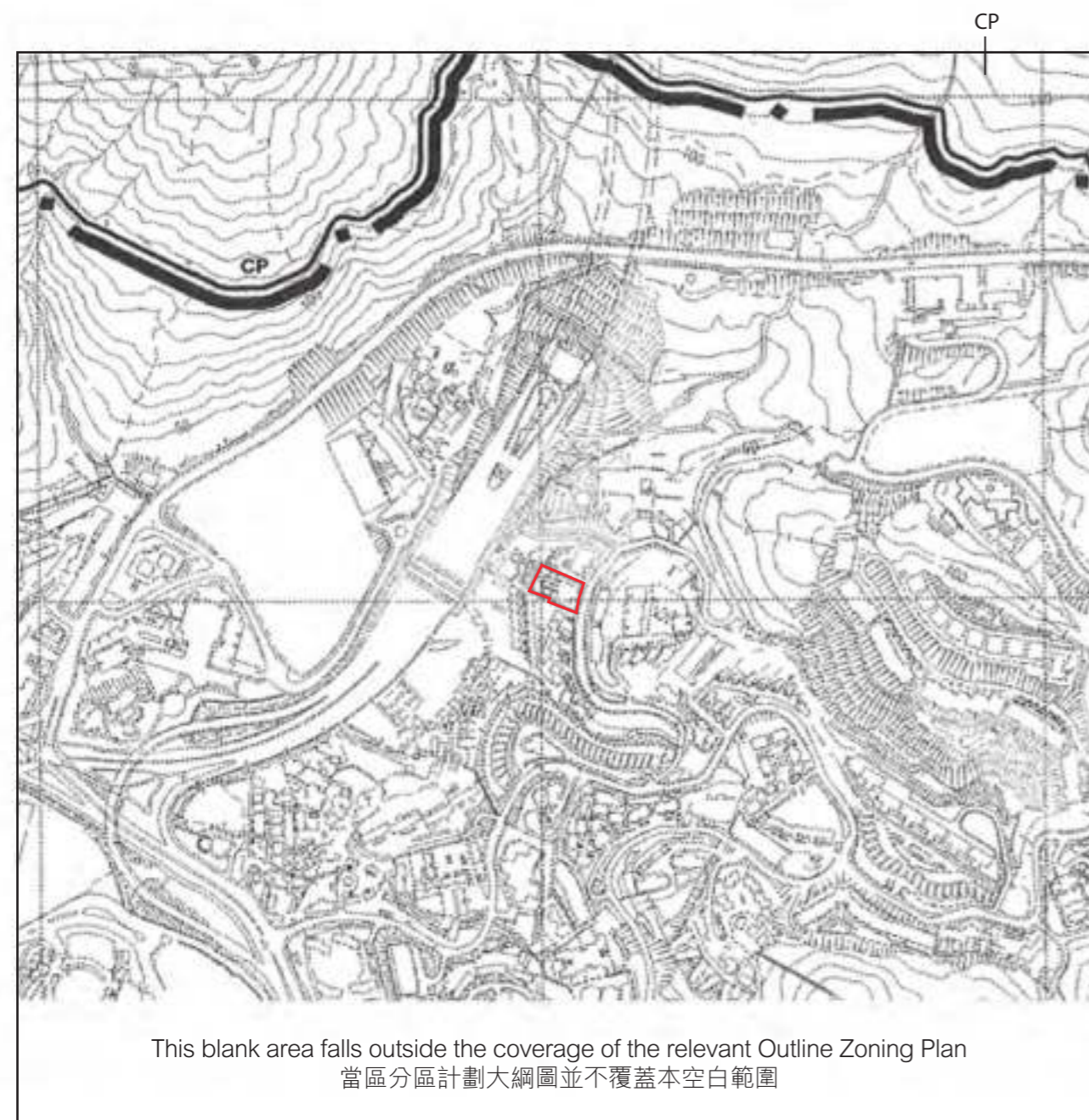
SCALE 比例

Note:  
The outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason (such as the irregular boundary of the Development).

備註：  
因技術原因(如發展項目的邊界不規則)，此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》所規定的範圍。

# OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

## 關乎發展項目的分區計劃大綱圖



 LOCATION OF THE DEVELOPMENT  
發展項目的位置



Extracted from part of the approved The Peak Area (HPA 14) Outline Zoning Plan No. S/H14/13, gazetted on 6 April 2018, with adjustments where necessary.

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摘錄自2018年4月6日刊憲之山頂區(港島規劃區第14區)分區計劃大綱核准圖，圖則編號為S/H14/13，有需要處經修正處理。


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### NOTATION 圖例

#### Zones 地帶

 Country Park  
郊野公園

#### Miscellaneous 其他

 Boundary of Planning Scheme  
規劃範圍界線

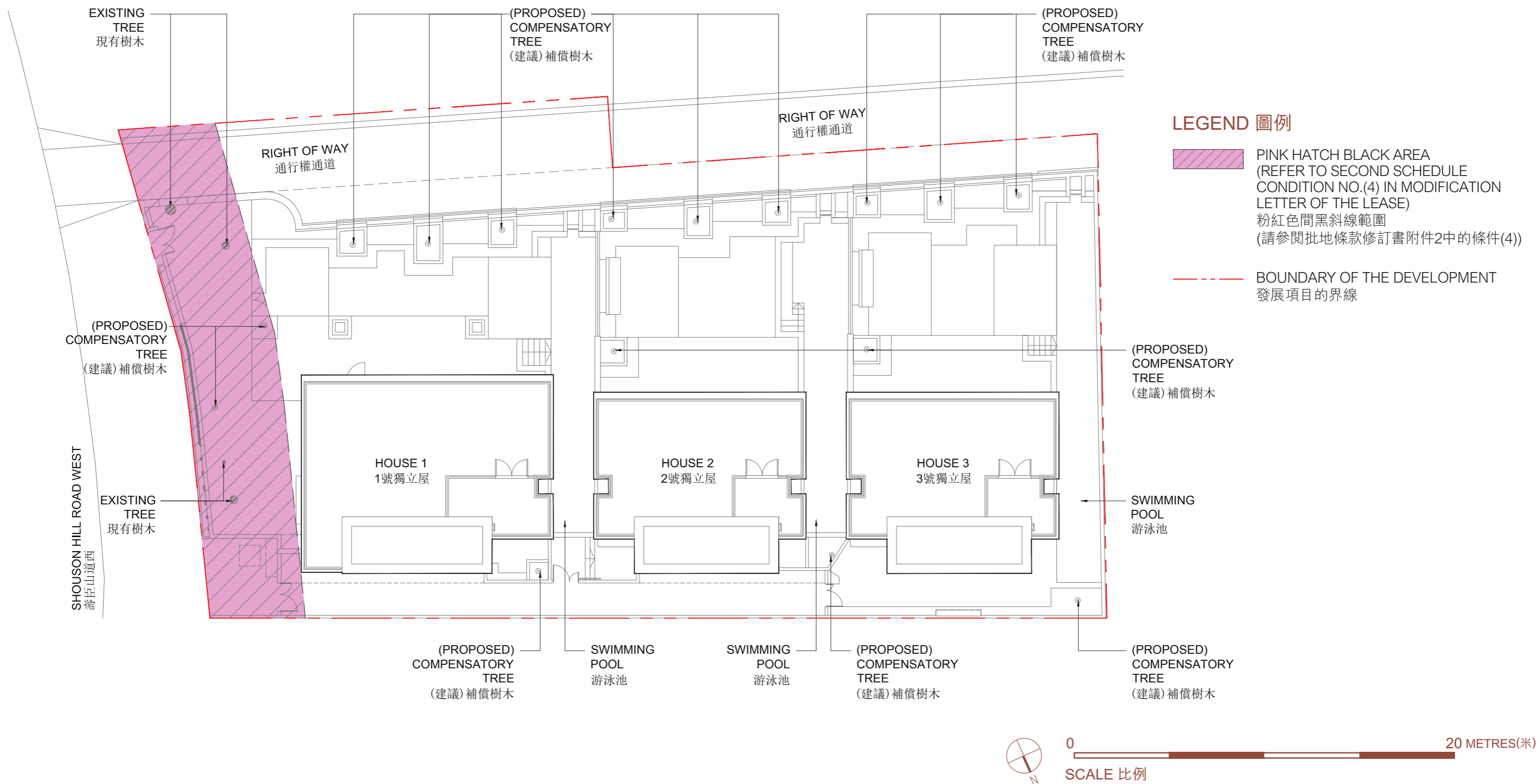
0 100 200 300 400 500 METRES (米)  
SCALE 比例

Note:  
The outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason (such as the irregular boundary of the Development).

備註：  
因技術原因（如發展項目的邊界不規則），此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》所規定的範圍。

# 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 FOR FLOOR PLAN 平面圖圖例

A.F. = Architectural Feature = 建築裝飾

A.F. ABOVE = Architectural Feature Above = 上層建築裝飾

A/C AREA = Air-conditioner Area = 空調機空間

BATH 1 = Bathroom 1 = 浴室1

BATH 2 = Bathroom 2 = 浴室2

BATH 3 = Bathroom 3 = 浴室3

BEDROOM 1 = Bedroom 1 = 睡房1

BEDROOM 2 = Bedroom 2 = 睡房2

BEDROOM 3 = Bedroom 3 = 睡房3

BUILDING LINE ABOVE = Building Line Above = 上層建築物邊線

COMMON ELECTRICAL METER ROOM = Common Electrical Meter Room = 公共電錶房

CP1 = Car Parking Space 1 = 停車位1

CP2 = Car Parking Space 2 = 停車位2

DN = Down = 落

E.M.R. = Electrical Meter Room = 電錶房

EXISTING TREE = Existing Tree = 現有樹木

F.S. CONTROL ROOM = Fire Service Control Room = 消防控制室

F.S. PUMP ROOM = Fire Service Pump Room = 消防水泵房

F.S. WATER C.M.C. = Fire Service Water Check Meter Cabinet = 消防水檢測錶櫃

F.S. WATER TANK = Fire Service Water Tank = 消防水箱

FAMILY ROOM = Family Room = 家庭房

FEATURE ABOVE = Feature Above = 上層裝飾

GAS INLET = Gas Inlet = 煤氣接駁點

G.M.C. = Gas Meter Cabinet = 煤氣錶櫃

G.M.C. at H/L = Gas Meter Cabinet at High Level = 於高位的煤氣錶櫃

GARDEN = Garden = 花園

H.R. = Hose Reel = 消防喉轆

H.R. AT H/L = Hose Reel at High Level = 於高位的消防喉轆

HOUSE 1 = House 1 = 1號獨立屋

HOUSE 2 = House 2 = 2號獨立屋

HOUSE 3 = House 3 = 3號獨立屋

KIT. = Kitchen = 廚房

LAV. = Lavatory = 廁所

LIFT = Lift = 電梯

LIFT LOBBY = Lift Lobby = 電梯大堂

LIV. / DIN. = Living Room and Dining Room = 客廳及飯廳

LOUVER = Louver = 百葉

LOUVER AT H/L = Louver at High Level = 於高位的百葉

MASTER BATH = Master Bathroom = 主人浴室

MASTER BEDROOM = Master Bedroom = 主人睡房

MASTER WATER METER ROOM = Master Water Meter Room = 總水錶房

OPEN KIT. AREA = Open Kitchen Area = 開放式廚房空間

P. = Planter = 花槽

POTABLE & FLUSHING TANK & PUMP ROOM = Potable and Flushing Tank and Pump Room = 食水及沖廁水水箱及泵房

(PROPOSED) COMPENSATORY TREE = (Proposed) Compensatory Tree = (建議) 補償樹木

RAMP DOWN = Ramp Down = 向下斜道

RAMP UP = Ramp Up = 向上斜道

ROOF = Roof = 天台

R.S.M.R.C. = Refuse Storage and Material Recovery Chamber = 垃圾儲存及物料回收房

SPRINKLER INLET = Sprinkler Inlet = 灑水器入水口

SPRINKLER PUMP ROOM = Sprinkler Pump Room = 灑水器水泵房

SPRINKLER TANK = Sprinkler Tank = 灑水器水箱

SPRINKLER VALVE = Sprinkler Valve = 灑水器閥門

SRPINKLER WATER C.M.C. = Sprinkler Water Check Meter Cabinet = 灑水器水檢測錶櫃

SWIMMING POOL = Swimming Pool = 游泳池

TOP ROOF = Top Roof = 頂層天台

TOP OF A.F. = Top of Architectural Feature = 建築裝飾頂部

UP = Up = 上

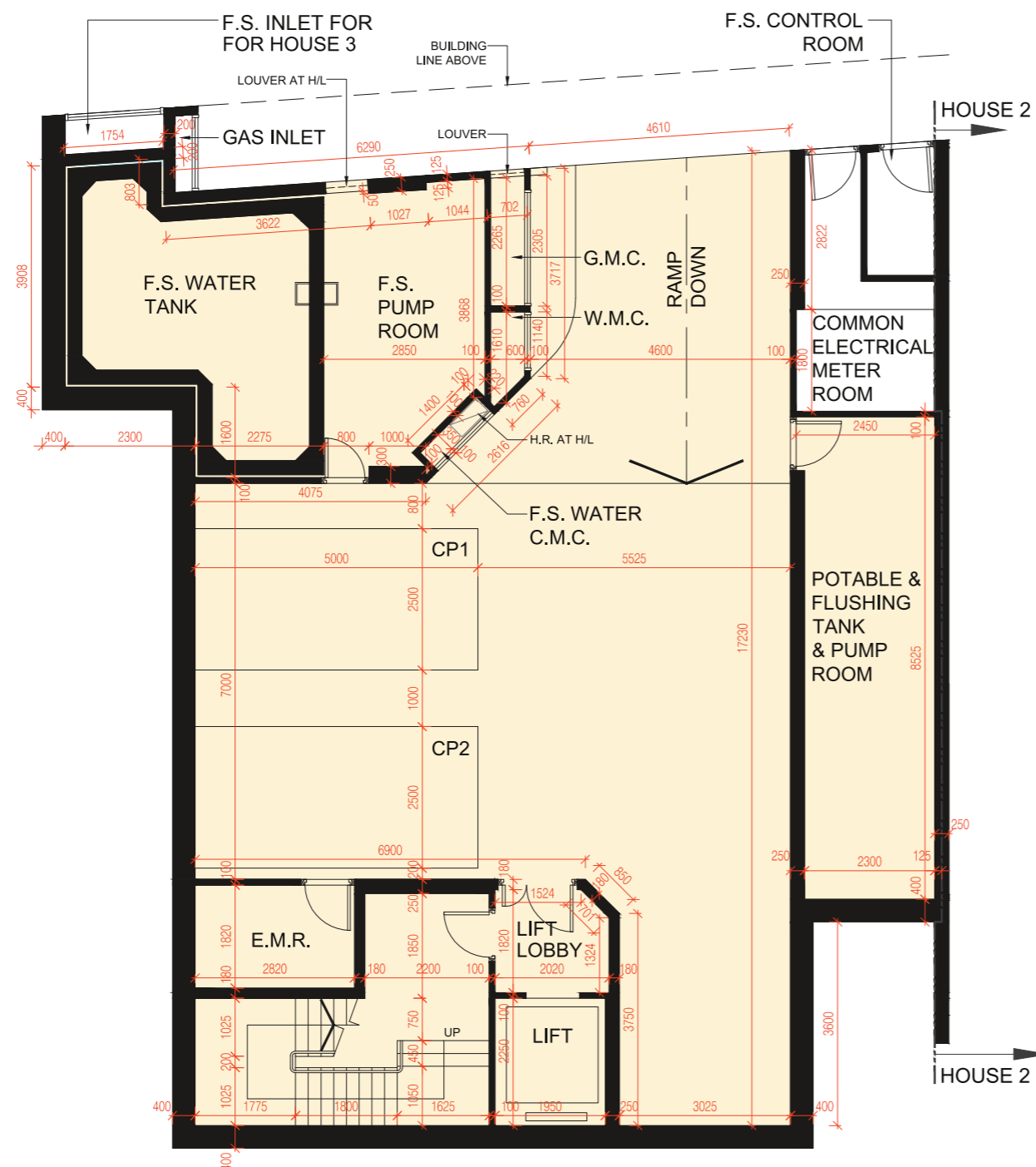
W.M.C. = Water Meter Cabinet = 水錶櫃

W.M.C. AT L/L = Water Meter Cabinet at Low Level = 於低位的水錶櫃

WALK-IN CLOSET = Walk-in Closet = 衣帽間

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖



### HOUSE 1 1號獨立屋

Floor-to-floor height of LG/F (mm): 3440/4300/4400/4450/4500/4650

Thickness of the floor slabs excluding plaster of LG/F (mm): 175/200

Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor

低層地下 - 層與層之間的高度(毫米) : 3440/4300/4400/4450/4500/4650

低層地下 - 樓板(不包括灰泥)的厚度(毫米) : 175/200

層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離

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.

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。



0 10 METRES(米)

SCALE 比例

Notes :

1. The dimensions in floor plans are all structural dimensions in millimeter.
2. Please refer to page 20 of this sales brochure for the legends of the terms and abbreviations for the floor plans of residential properties.

備註 :

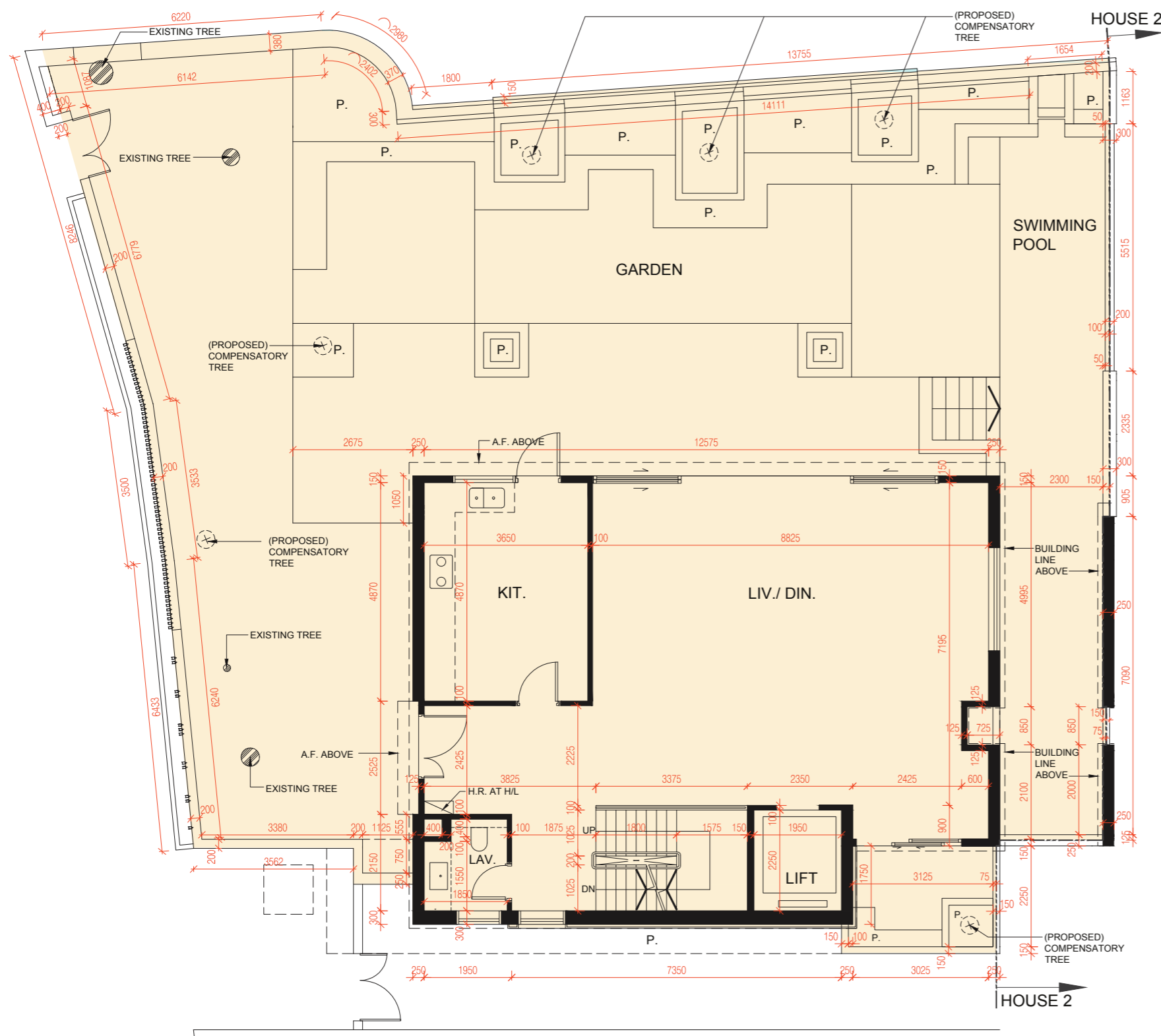
1. 平面圖所列的數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第20頁為住宅物業樓面平面圖而設之名詞及簡稱的圖例。

### LOWER GROUND FLOOR PLAN

#### 低層地下平面圖

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖



### HOUSE 1 1號獨立屋

Floor-to-floor height of G/F (mm): 4500

Thickness of the floor slabs excluding plaster of G/F (mm): 150/175/250

Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor

地下 - 層與層之間的高度 (毫米) : 4500

地下 - 樓板(不包括灰泥)的厚度 (毫米) : 150/175/250

層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離

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.

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。



0 10 METRES(米)

SCALE 比例

Notes :

1. The dimensions in floor plans are all structural dimensions in millimeter.
2. Please refer to page 20 of this sales brochure for the legends of the terms and abbreviations for the floor plans of residential properties.

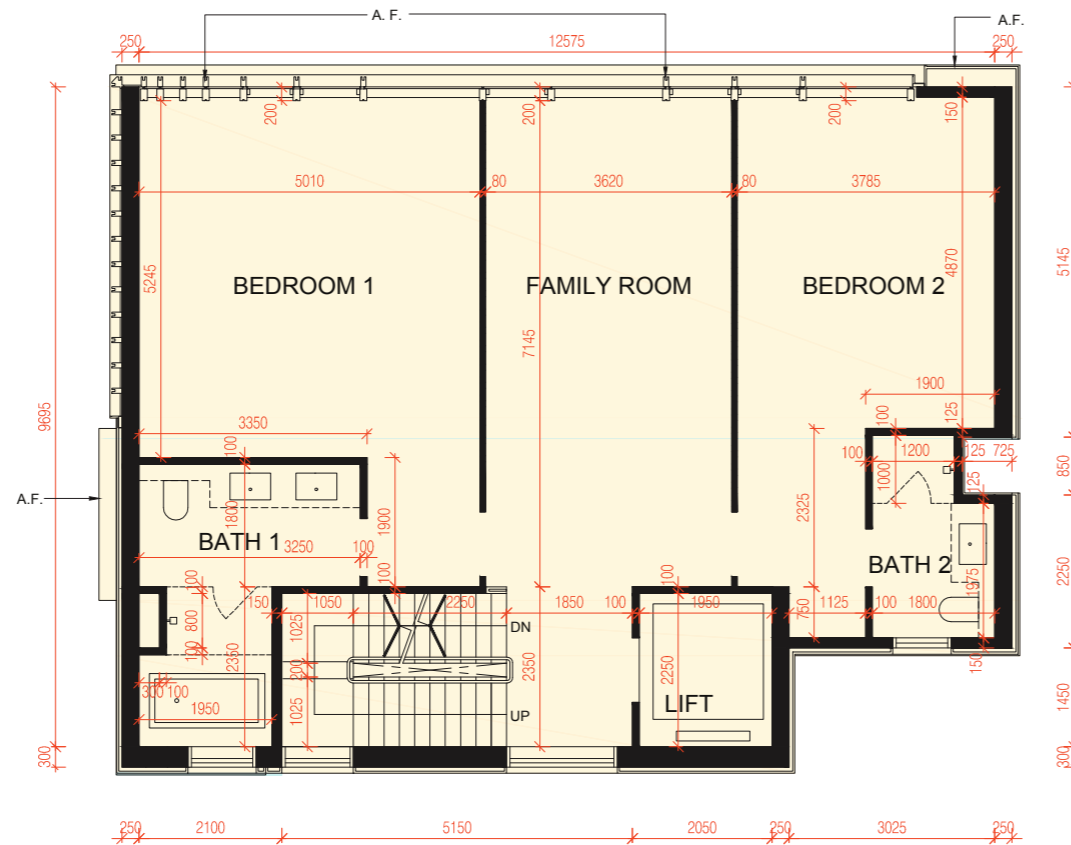
備註 :

1. 平面圖所列的數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第20頁為住宅物業樓面平面圖而設之名詞及簡稱的圖例。

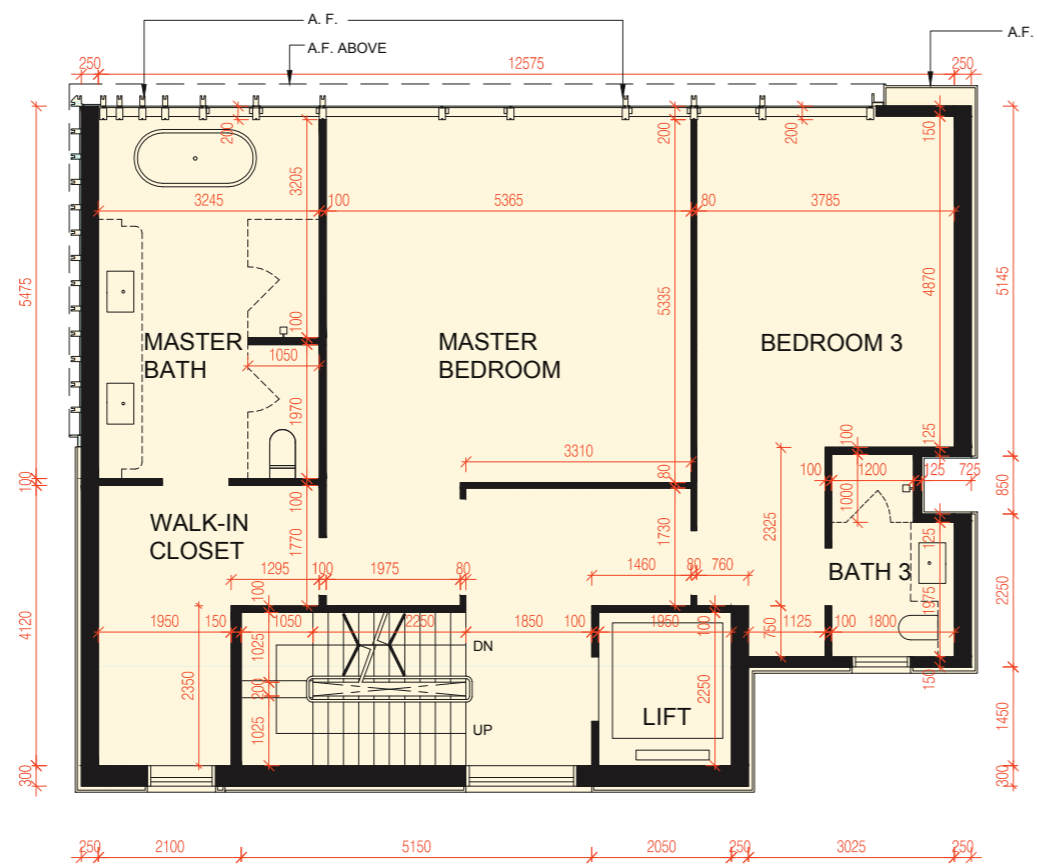
### GROUND FLOOR PLAN 地下平面圖

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖



FIRST FLOOR PLAN  
1樓平面圖



SECOND FLOOR PLAN  
2樓平面圖

## HOUSE 1 1號獨立屋

Floor-to-floor height of 1/F (mm): 3500

Floor-to-floor height of 2/F (mm): 3500

Thickness of the floor slabs excluding plaster of 1/F & 2/F (mm): 150/175/250

Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor

1樓 — 層與層之間的高度 (毫米) : 3500

2樓 — 層與層之間的高度 (毫米) : 3500

1樓及2樓 — 樓板(不包括灰泥)的厚度 (毫米) : 150/175/250

層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離

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.

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。



0 10 METRES(米)

SCALE 比例

Notes :

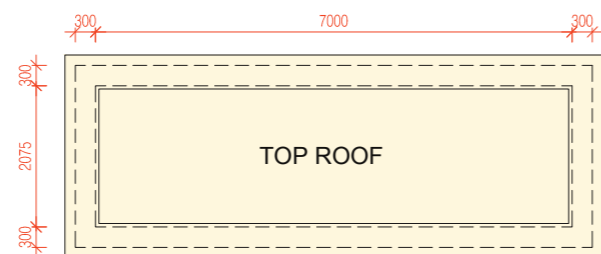
1. The dimensions in floor plans are all structural dimensions in millimeter.
2. Please refer to page 20 of this sales brochure for the legends of the terms and abbreviations for the floor plans of residential properties.

備註 :

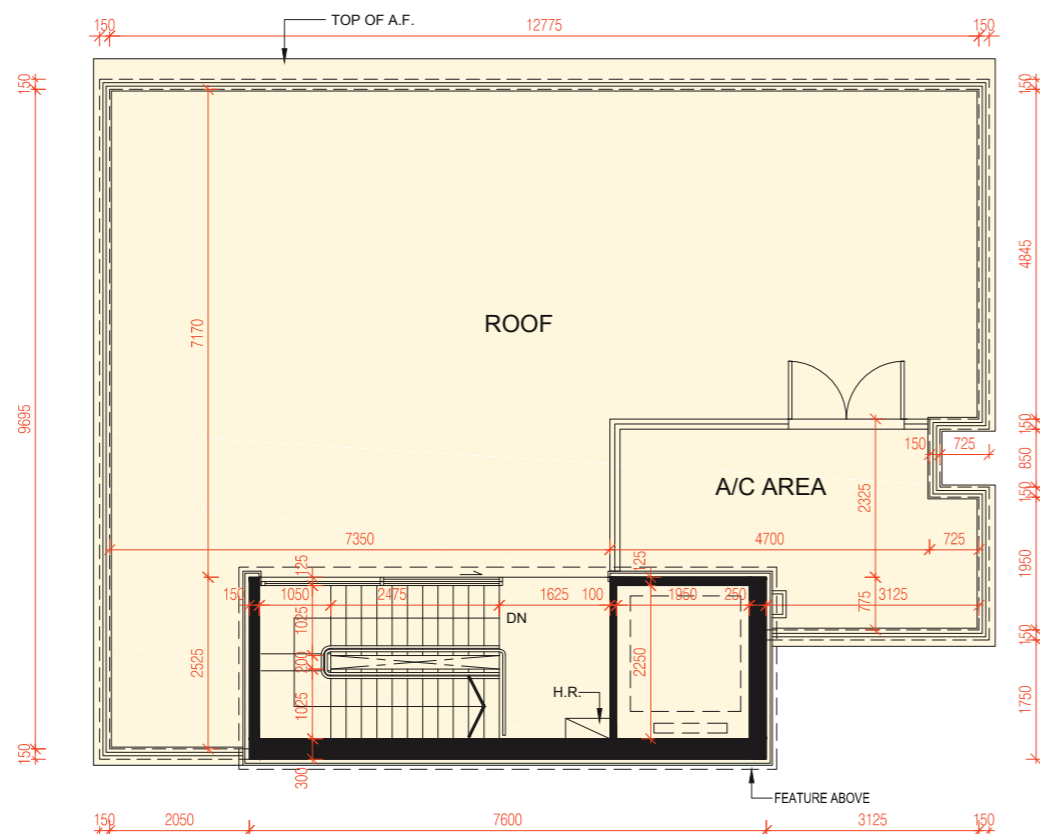
1. 平面圖所列的數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第20頁為住宅物業樓面平面圖而設之名詞及簡稱的圖例。

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖



TOP ROOF FLOOR PLAN  
頂層天台平面圖



ROOF FLOOR PLAN  
天台平面圖

## HOUSE 1 1號獨立屋

Floor-to-floor height of Roof (Stairhood) (mm): 2550

Thickness of the floor slabs excluding plaster of Roof (Stairhood) (mm): 150

Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor

天台(梯屋) — 層與層之間的高度 (毫米) : 2550

天台(梯屋) — 樓板(不包括灰泥)的厚度 (毫米) : 150

層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離

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.

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。



0 10 METRES(米)

SCALE 比例

Notes :

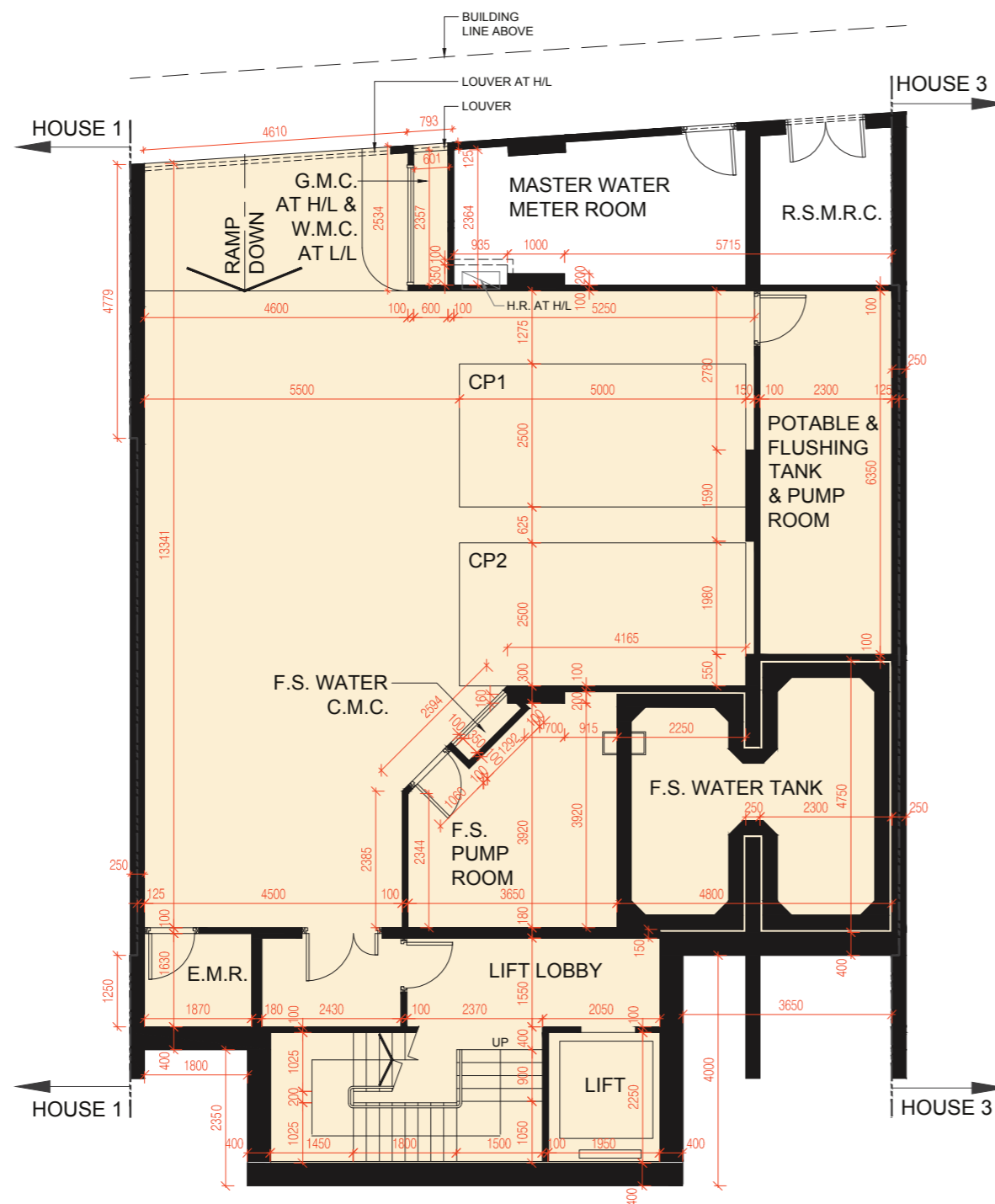
1. The dimensions in floor plans are all structural dimensions in millimeter.
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備註 :

1. 平面圖所列的數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第20頁為住宅物業樓面平面圖而設之名詞及簡稱的圖例。

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖



## HOUSE 2 2號獨立屋

Floor-to-floor height of LG/F (mm): 3500/4400/4700/4737/4950

Thickness of the floor slabs excluding plaster of LG/F (mm): 175/250

Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor

低層地下 - 層與層之間的高度 (毫米) : 3500/4400/4700/4737/4950

低層地下 - 樓板(不包括灰泥)的厚度 (毫米) : 175/250

層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離

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.

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。



0 10 METRES(米)

SCALE 比例

Notes :

1. The dimensions in floor plans are all structural dimensions in millimeter.
2. Please refer to page 20 of this sales brochure for the legends of the terms and abbreviations for the floor plans of residential properties.

備註 :

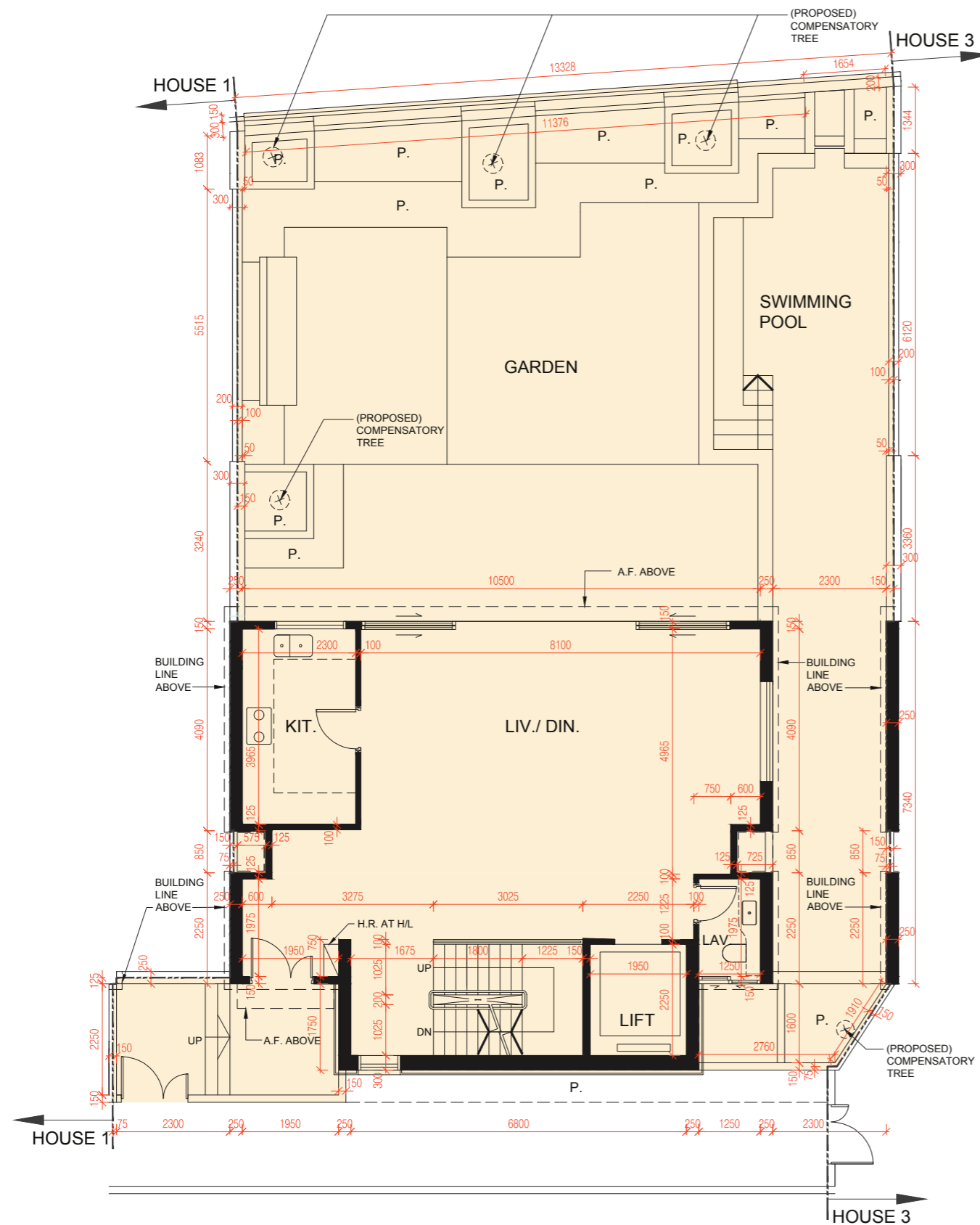
1. 平面圖所列的數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第20頁為住宅物業樓面平面圖而設之名詞及簡稱的圖例。

## LOWER GROUND FLOOR PLAN

### 低層地下平面圖

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖



## HOUSE 2 2號獨立屋

Floor-to-floor height of G/F (mm): 4500

Thickness of the floor slabs excluding plaster of G/F (mm): 175/200

Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor

地下 - 層與層之間的高度 (毫米) : 4500

地下 - 樓板(不包括灰泥)的厚度 (毫米) : 175/200

層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離

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.

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。



0 10 METRES(米)

SCALE 比例

Notes :

1. The dimensions in floor plans are all structural dimensions in millimeter.
2. Please refer to page 20 of this sales brochure for the legends of the terms and abbreviations for the floor plans of residential properties.

備註 :

1. 平面圖所列的數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第20頁為住宅物業樓面平面圖而設之名詞及簡稱的圖例。

GROUND FLOOR PLAN  
地下平面圖

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### HOUSE 2 2號獨立屋

Floor-to-floor height of 1/F (mm): 3500

Floor-to-floor height of 2/F (mm): 3500

Thickness of the floor slabs excluding plaster of 1/F (mm): 175/200

Thickness of the floor slabs excluding plaster of 2/F (mm): 175/250

Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor

1樓 — 層與層之間的高度 (毫米) : 3500

2樓 — 層與層之間的高度 (毫米) : 3500

1樓 — 樓板(不包括灰泥)的厚度 (毫米) : 175/200

2樓 — 樓板(不包括灰泥)的厚度 (毫米) : 175/250

層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離

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



0 10 METRES(米)

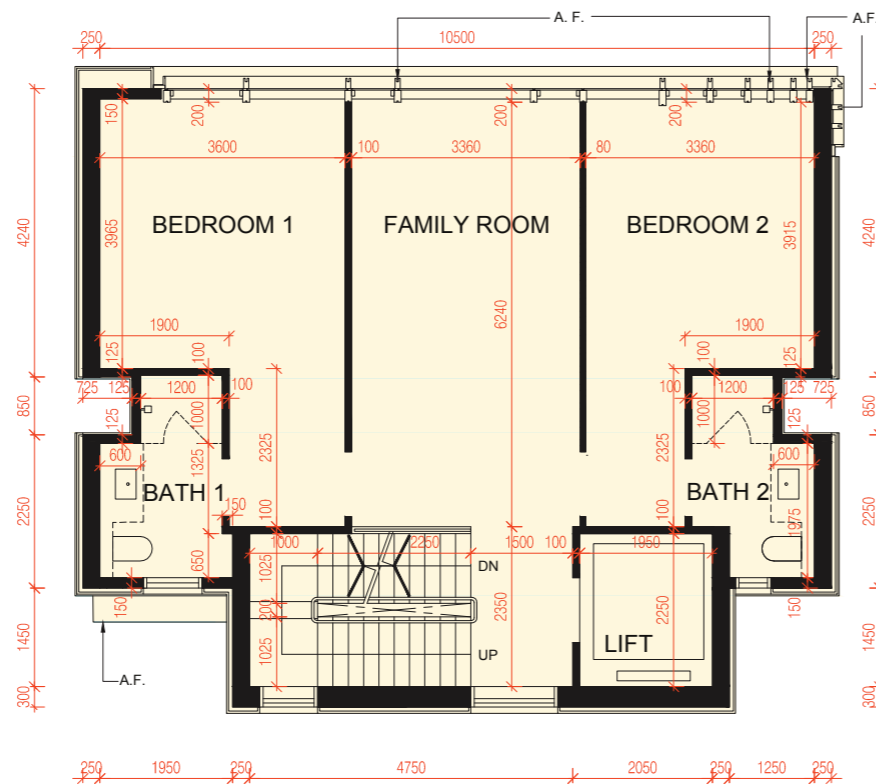
SCALE 比例

Notes :

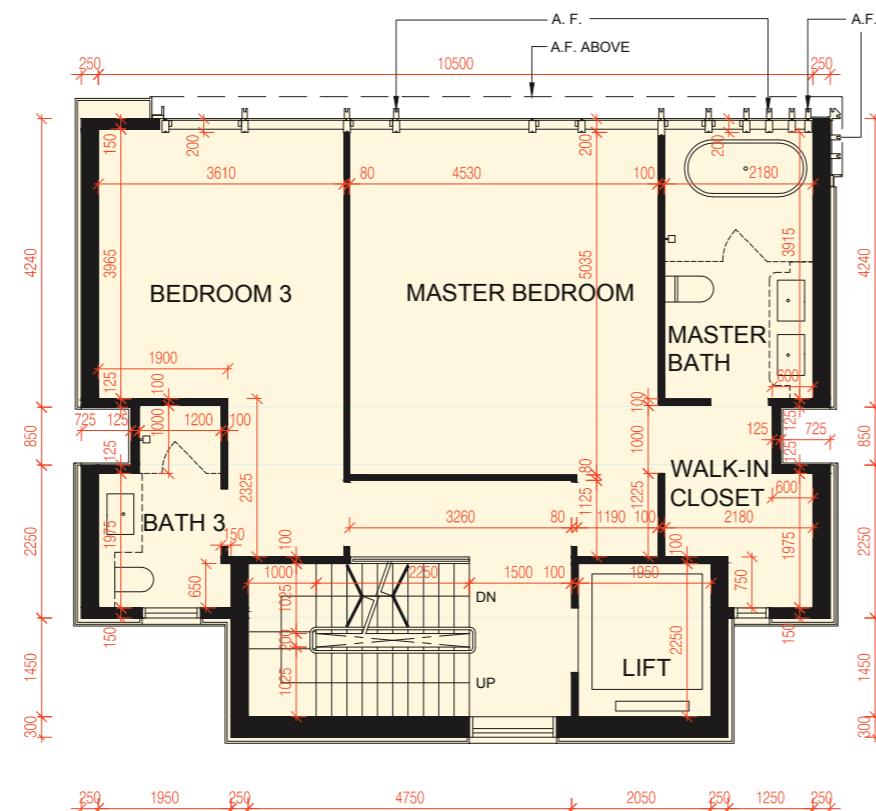
1. The dimensions in floor plans are all structural dimensions in millimeter.
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備註：

1. 平面圖所列的數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第20頁為住宅物業樓面平面圖而設之名詞及簡稱的圖例。



FIRST FLOOR PLAN  
1樓平面圖



SECOND FLOOR PLAN  
2樓平面圖

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### HOUSE 2 2號獨立屋

Floor-to-floor height of Roof (Stairhood) (mm): 2550

Thickness of the floor slabs excluding plaster of Roof (Stairhood) (mm): 150

Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor

天台(梯屋) — 層與層之間的高度 (毫米) : 2550

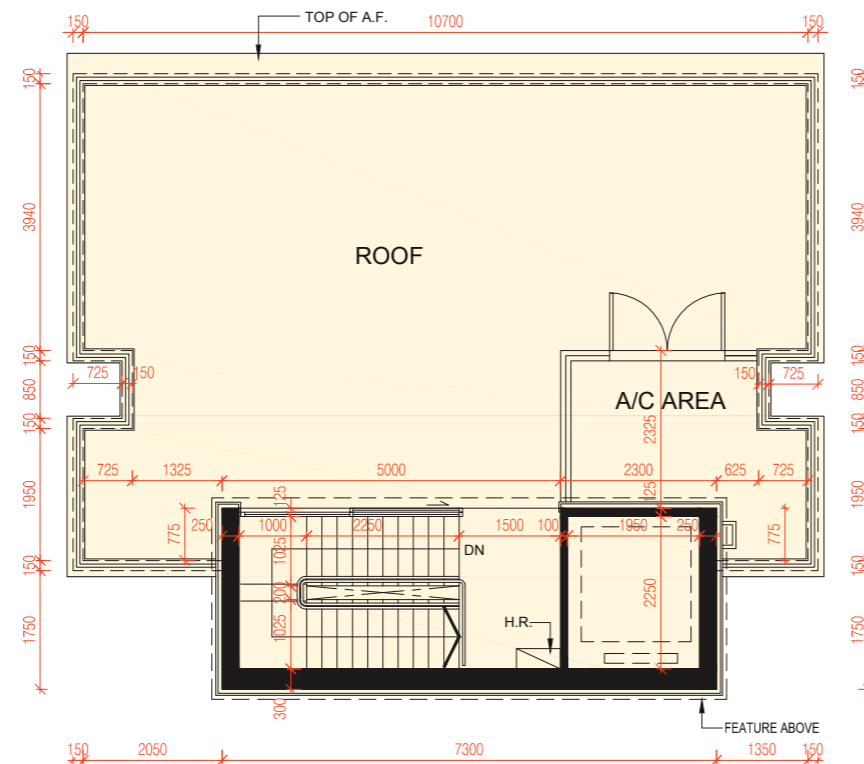
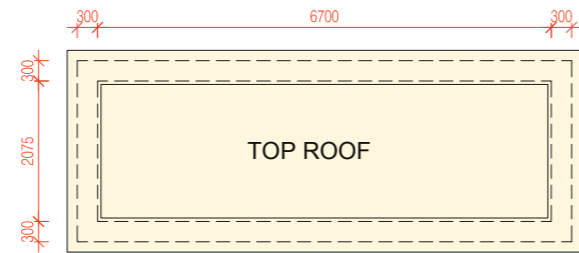
天台(梯屋) — 樓板(不包括灰泥)的厚度 (毫米) : 150

層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離

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.

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。

### TOP ROOF FLOOR PLAN 頂層天台平面圖



### ROOF FLOOR PLAN 天台平面圖



0 10 METRES(米)

SCALE 比例

Notes :

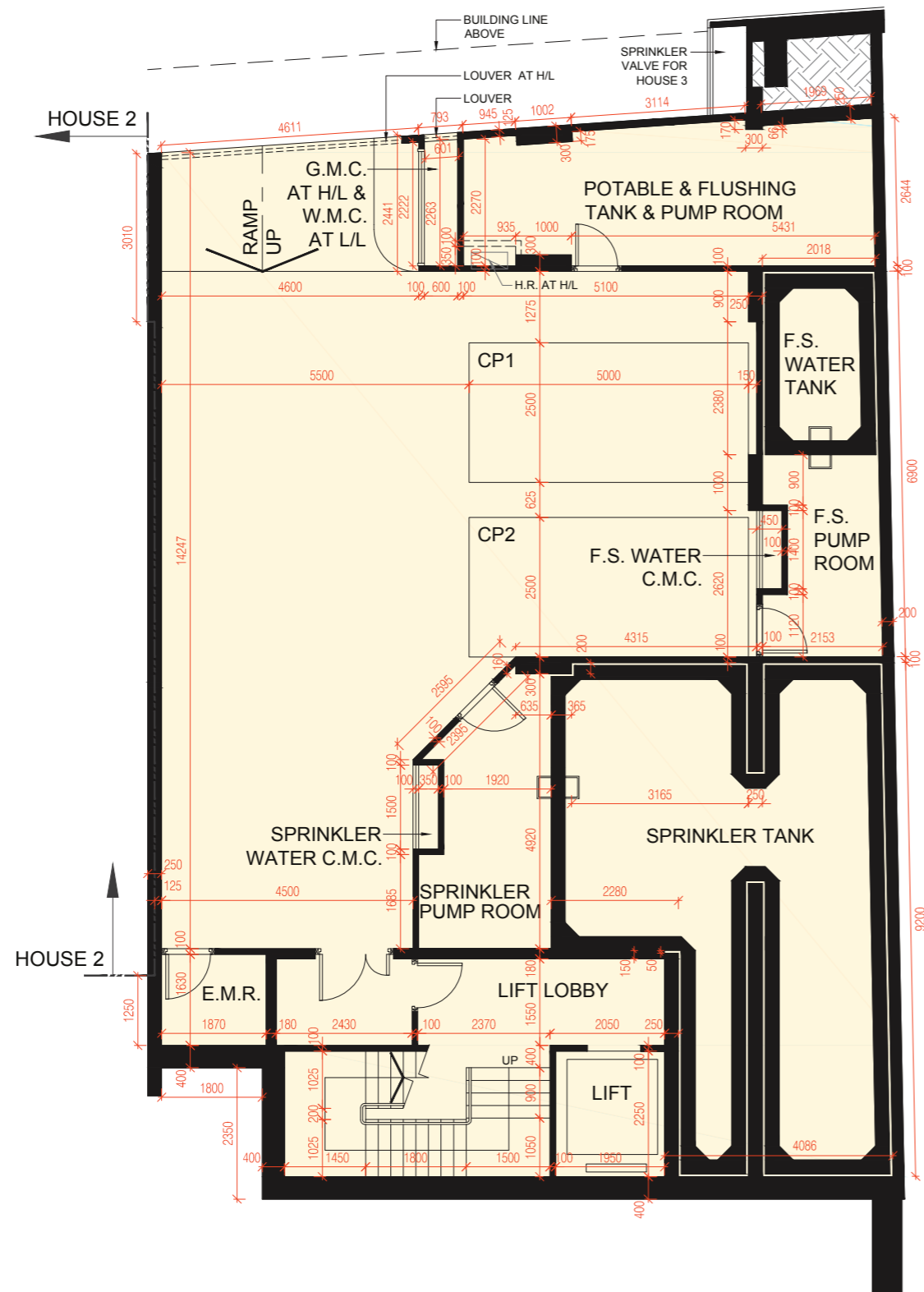
1. The dimensions in floor plans are all structural dimensions in millimeter.
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# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖



LOWER GROUND FLOOR PLAN  
低層地下平面圖

## HOUSE 3 3號獨立屋

Floor-to-floor height of LG/F (mm): 3500/4610/4700/4739/4950

Thickness of the floor slabs excluding plaster of LG/F (mm): 175/225/250

Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor

低層地下 — 層與層之間的高度 (毫米) : 3500/4610/4700/4739/4950

低層地下 — 樓板(不包括灰泥)的厚度 (毫米) : 175/225/250

層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離

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.

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。



0 10 METRES(米)

SCALE 比例

Notes :

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2. Please refer to page 20 of this sales brochure for the legends of the terms and abbreviations for the floor plans of residential properties.

備註 :

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2. 請參閱本售樓說明書第20頁為住宅物業樓面平面圖而設之名詞及簡稱的圖例。

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### HOUSE 3 3號獨立屋

Floor-to-floor height of G/F (mm): 4500

Thickness of the floor slabs excluding plaster of G/F (mm): 175/200

Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor

地下 — 層與層之間的高度 (毫米) : 4500

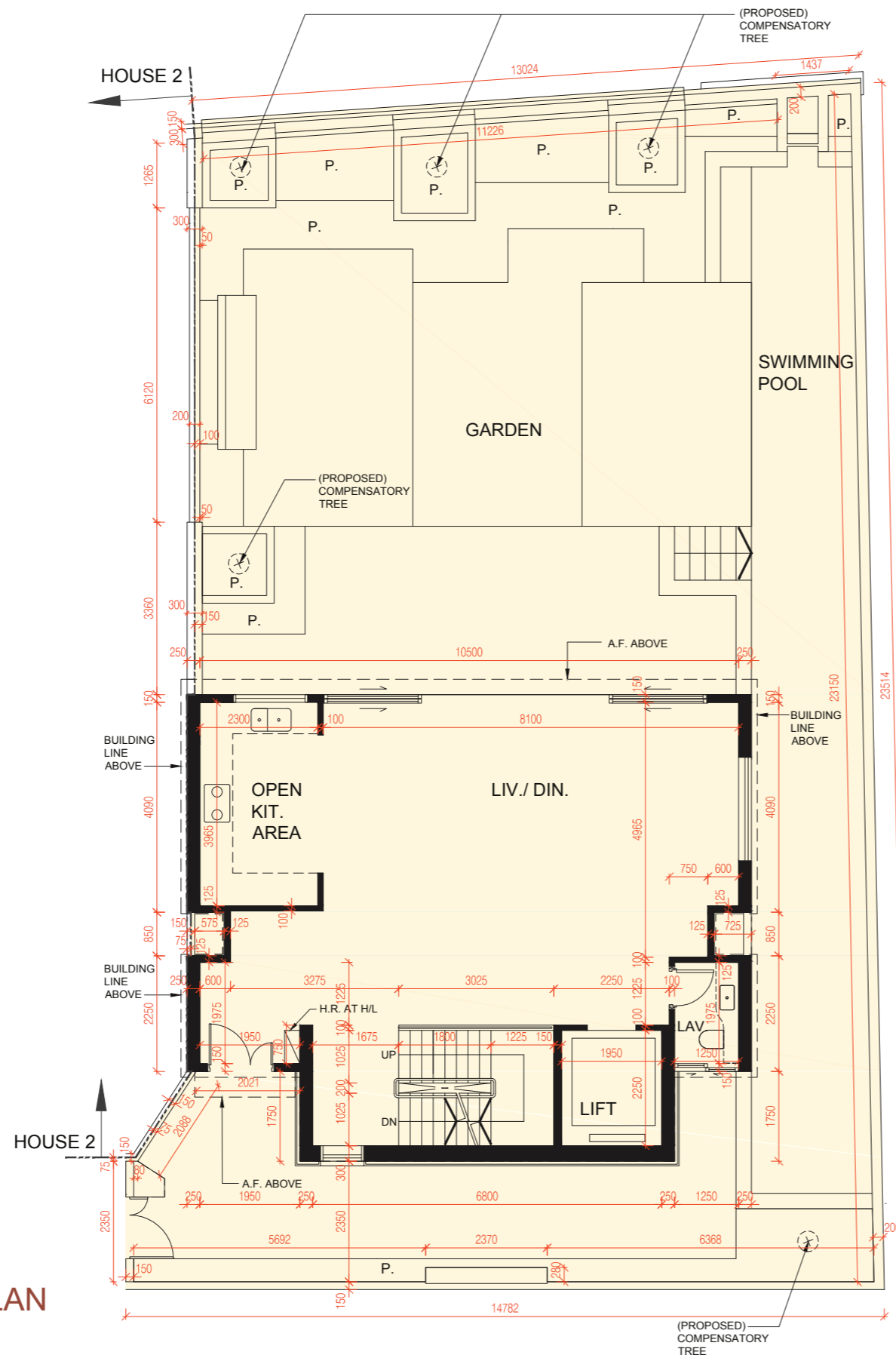
地下 — 樓板(不包括灰泥)的厚度 (毫米) : 175/200

層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離

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

### GROUND FLOOR PLAN 地下平面圖



0 10 METRES(米)

SCALE 比例

Notes :

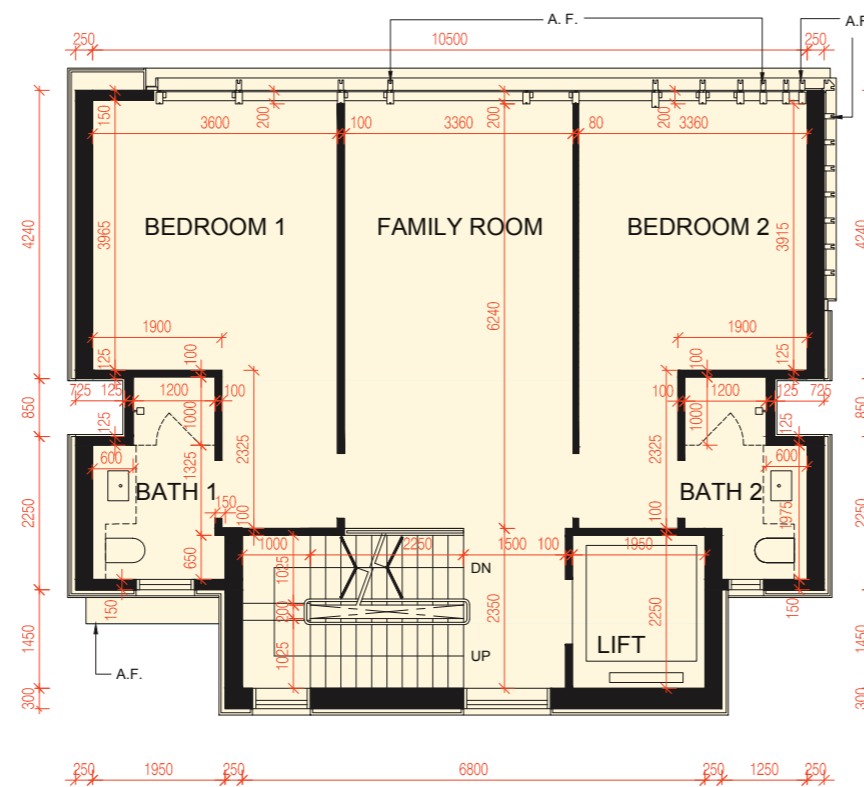
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備註 :

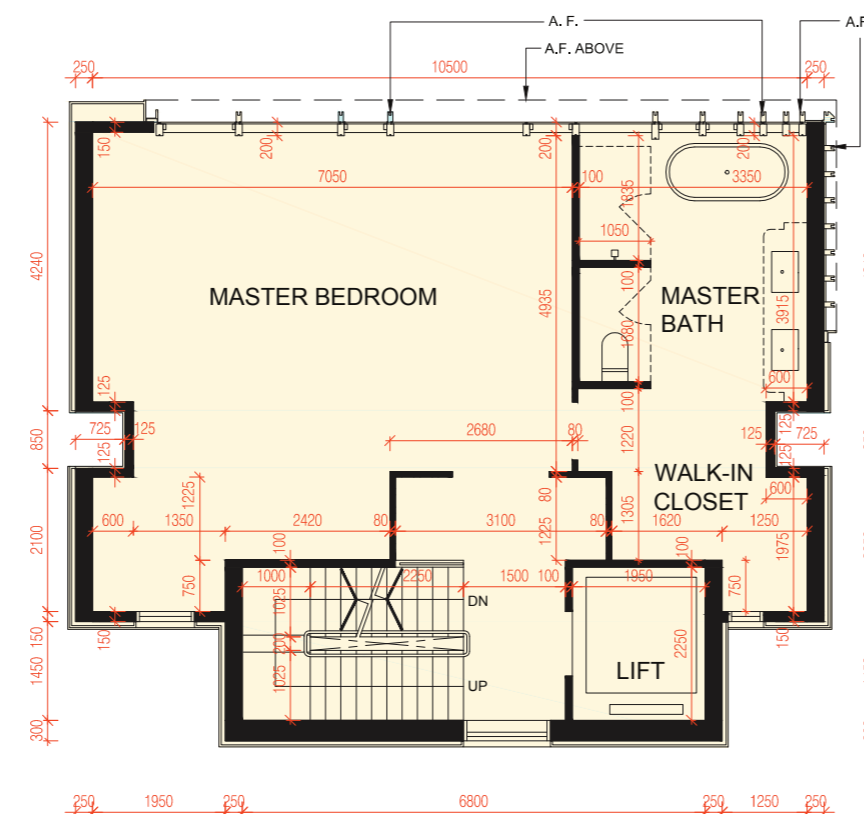
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# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖



FIRST FLOOR PLAN  
1樓平面圖



SECOND FLOOR PLAN  
2樓平面圖

## HOUSE 3 3號獨立屋

Floor-to-floor height of 1/F (mm): 3500

Floor-to-floor height of 2/F (mm): 3500

Thickness of the floor slabs excluding plaster of 1/F (mm): 175/200

Thickness of the floor slabs excluding plaster of 2/F (mm): 175/250

Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor

1樓 — 層與層之間的高度 (毫米) : 3500

2樓 — 層與層之間的高度 (毫米) : 3500

1樓 — 樓板(不包括灰泥)的厚度 (毫米) : 175/200

2樓 — 樓板(不包括灰泥)的厚度 (毫米) : 175/250

層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離

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



0 10 METRES(米)

SCALE 比例

Notes :

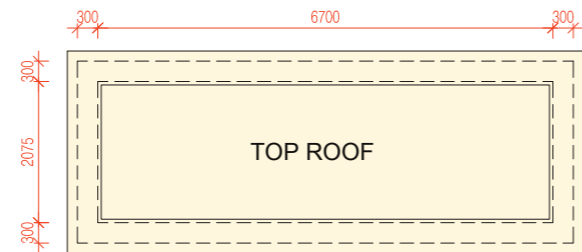
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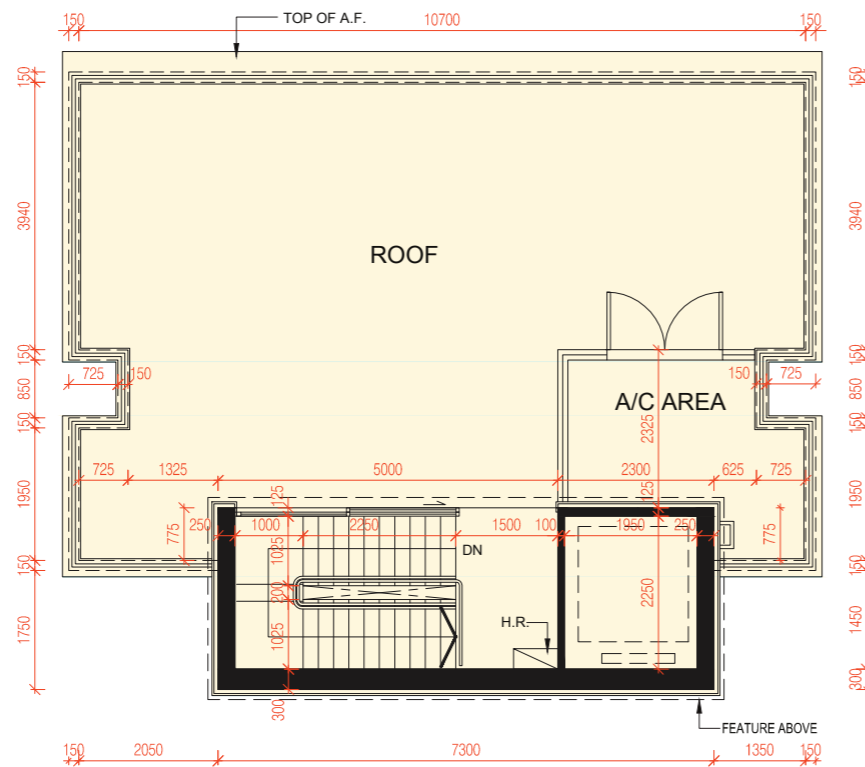
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# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖



**TOP ROOF FLOOR PLAN**  
頂層天台平面圖



**ROOF FLOOR PLAN**  
天台平面圖

## HOUSE 3 3號獨立屋

Floor-to-floor height of Roof (Stairhood) (mm): 2550

Thickness of the floor slabs excluding plaster of Roof (Stairhood) (mm): 150

Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor.

天台(梯屋) — 層與層之間的高度 (毫米) : 2550

天台(梯屋) — 樓板(不包括灰泥)的厚度 (毫米) : 150

層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離

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.

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。



0 10 METRES(米)

SCALE 比例

Notes :

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2. Please refer to page 20 of this sales brochure for the legends of the terms and abbreviations for the floor plans of residential properties.

備註 :

1. 平面圖所列的數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第20頁為住宅物業樓面平面圖而設之名詞及簡稱的圖例。

# AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目中的住宅物業的面積

| Description of Residential Property<br>物業的描述 | Saleable Area<br>(including balcony,<br>utility platform and<br>verandah, if any)<br>sq.metre (sq.ft.)<br>實用面積<br>(包括露台、工作平台及<br>陽台(如有))<br>平方米(平方呎) | Area of other specified items (Not included in the Saleable Area)<br>sq. metre (sq.ft.)<br>其他指明項目的面積(不計算入實用面積)<br>平方米(平方呎) |                     |                |                 |                    |                         |                    |                 |               |            |
|--|--|--|---------------------|----------------|-----------------|--------------------|-------------------------|--------------------|-----------------|---------------|------------|
|  |  | Air-conditioning<br>plant room<br>空調機房   | Bay<br>window<br>窗台 | Cockloft<br>閣樓 | Flat roof<br>平台 | Garden<br>花園       | Parking<br>space<br>停車位 | Roof<br>天台         | Stairhood<br>梯屋 | Terrace<br>前庭 | Yard<br>庭院 |
| House 1<br>1號獨立屋                             | 476.816 (5,132)<br>Balcony 露台 : -- (--);<br>Utility Platform 工作平台 : -- (--)  | -  | -                   | -              | -               | 259.533<br>(2,794) | 115.015<br>(1,238)      | 112.350<br>(1,209) | 11.587<br>(125) | -             | -          |

### Notes:

- The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.
- Saleable Area includes areas of fire service water tank, fire service pump room, gas meter cabinet, water meter cabinet, electrical meter room, potable and flushing tank and pump room, sprinkler pump and value room and sprinkler tank (if any).
- The area of parking space includes the area of the entire carport of the House.
- The area of garden includes the area of the swimming pool of the House.
- The area of roof includes the area of the top roof of the House and the top roof is not enclosed by parapet, railing or balustrade.
- There is no balcony/utility platform/verandah in the residential properties in the Development.
- Areas in square metre as specified in the above are calculated in accordance with the latest approved building plans.
- Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest integer square feet, which may be slightly different from that shown in square metre.

### 備註:

- 住宅物業的實用面積、以及露台、工作平台及陽台(如有)的樓面面積, 是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積), 是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
- 實用面積包括消防水箱、消防水泵房、煤氣錶櫃、水錶櫃、電錶房、食水及沖廁水水箱及泵房、灑水器水泵及閘門房及灑水器水箱(如有)之面積。
- 停車位之面積包括相關獨立屋之車庫之全部面積。
- 花園之面積包括相關獨立屋之游泳池面積。
- 天台之面積包括相關獨立屋之頂層天台面積, 而頂層天台並沒有矮牆、護欄及扶欄圍封。
- 發展項目住宅物業沒有露台/工作平台/陽台。
- 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。
- 以平方呎顯示之面積均依據1平方米=10.764平方呎換算, 並四捨五入至整數平方呎, 與平方米表述之面積可能有些微差異。

# AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目中的住宅物業的面積

| Description of Residential Property<br>物業的描述 | Saleable Area<br>(including balcony,<br>utility platform and<br>verandah, if any)<br>sq.metre (sq.ft.)<br>實用面積<br>(包括露台、工作平台及<br>陽台(如有))<br>平方米(平方呎) | Area of other specified items (Not included in the Saleable Area)<br>sq. metre (sq.ft.)<br>其他指明項目的面積(不計算入實用面積)<br>平方米(平方呎) |                     |                |                 |                    |                         |                 |                 |               |            |
|--|--|--|---------------------|----------------|-----------------|--------------------|-------------------------|-----------------|-----------------|---------------|------------|
|  |  | Air-conditioning<br>plant room<br>空調機房   | Bay<br>window<br>窗台 | Cockloft<br>閣樓 | Flat roof<br>平台 | Garden<br>花園       | Parking<br>space<br>停車位 | Roof<br>天台      | Stairhood<br>梯屋 | Terrace<br>前庭 | Yard<br>庭院 |
| House 2<br>2號獨立屋                             | 371.988 (4,004)<br>Balcony 露台 : -- (--);<br>Utility Platform 工作平台 : -- (--)  | -  | -                   | -              | -               | 166.755<br>(1,795) | 104.736<br>(1,127)      | 81.519<br>(877) | 10.688<br>(115) | -             | -          |

### Notes:

- The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.
- Saleable Area includes areas of fire service water tank, fire service pump room, gas meter cabinet, water meter cabinet, electrical meter room, potable and flushing tank and pump room, sprinkler pump and value room and sprinkler tank (if any).
- The area of parking space includes the area of the entire carport of the House.
- The area of garden includes the area of the swimming pool of the House.
- The area of roof includes the area of the top roof of the House and the top roof is not enclosed by parapet, railing or balustrade.
- There is no balcony/utility platform/verandah in the residential properties in the Development.
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### 備註:

- 住宅物業的實用面積、以及露台、工作平台及陽台(如有)的樓面面積, 是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積), 是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
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- 停車位之面積包括相關獨立屋之車庫之全部面積。
- 花園之面積包括相關獨立屋之游泳池面積。
- 天台之面積包括相關獨立屋之頂層天台面積, 而頂層天台並沒有矮牆, 護欄及扶欄圍封。
- 發展項目住宅物業沒有露台/工作平台/陽台。
- 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。
- 以平方呎顯示之面積均依據1平方米=10.764平方呎換算, 並四捨五入至整數平方呎, 與平方米表述之面積可能有些微差異。

# AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目中的住宅物業的面積

| Description of Residential Property<br>物業的描述 | Saleable Area<br>(including balcony,<br>utility platform and<br>verandah, if any)<br>sq.metre (sq.ft.)<br>實用面積<br>(包括露台、工作平台及<br>陽台(如有))<br>平方米(平方呎) | Area of other specified items (Not included in the Saleable Area)<br>sq. metre (sq.ft.)<br>其他指明項目的面積(不計算入實用面積)<br>平方米(平方呎) |                     |                |                 |                    |                         |                 |                 |               |            |
|--|--|--|---------------------|----------------|-----------------|--------------------|-------------------------|-----------------|-----------------|---------------|------------|
|  |  | Air-conditioning<br>plant room<br>空調機房   | Bay<br>window<br>窗台 | Cockloft<br>閣樓 | Flat roof<br>平台 | Garden<br>花園       | Parking<br>space<br>停車位 | Roof<br>天台      | Stairhood<br>梯屋 | Terrace<br>前庭 | Yard<br>庭院 |
| House 3<br>3號獨立屋                             | 415.442 (4,472)<br>Balcony 露台 : -- (--);<br>Utility Platform 工作平台 : -- (--)  | -  | -                   | -              | -               | 204.653<br>(2,203) | 108.842<br>(1,172)      | 81.519<br>(877) | 10.688<br>(115) | -             | -          |

### Notes:

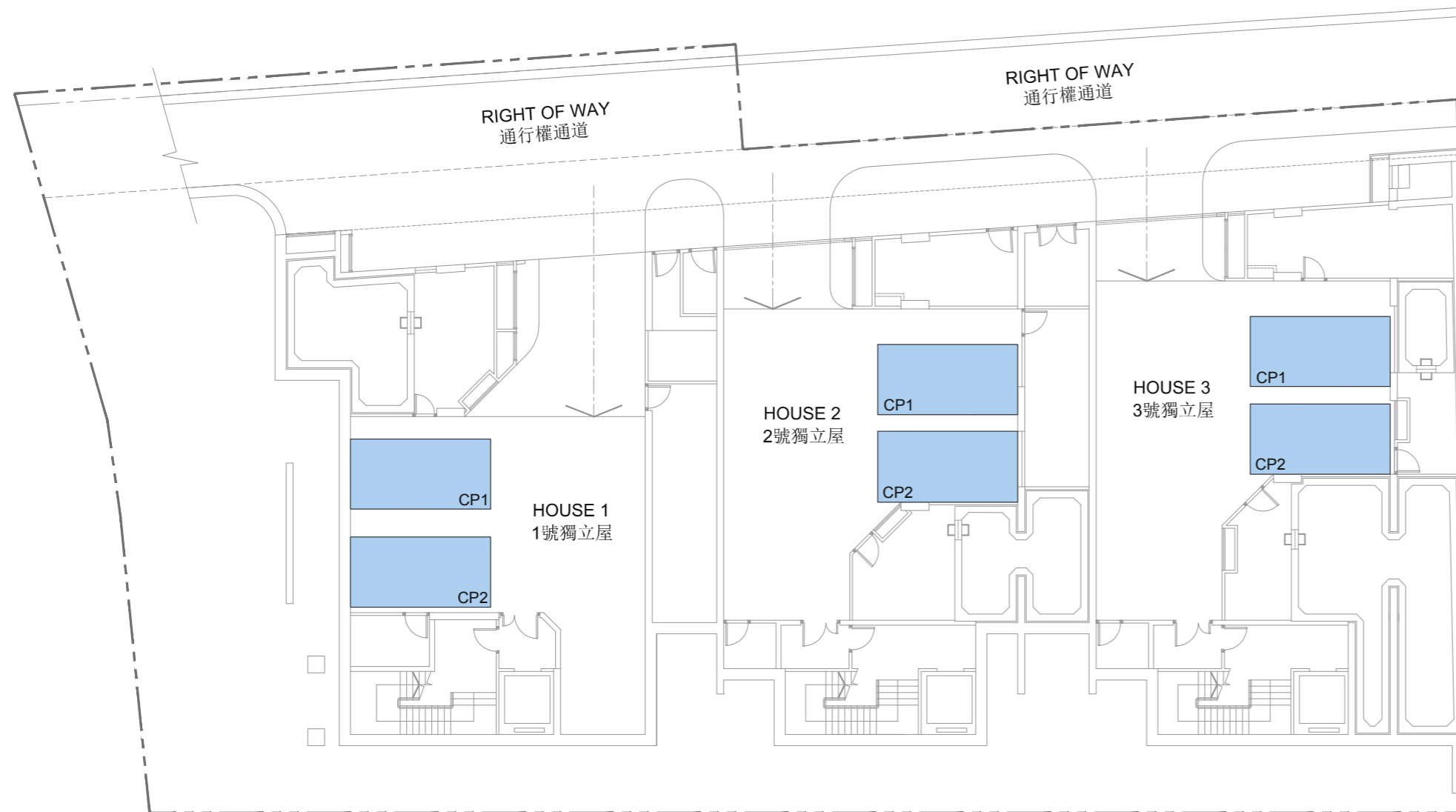
- The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.
- Saleable Area includes areas of fire service water tank, fire service pump room, gas meter cabinet, water meter cabinet, electrical meter room, potable and flushing tank and pump room, sprinkler pump and valve room and sprinkler tank (if any).
- The area of parking space includes the area of the entire carport of the House.
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### 備註:

- 住宅物業的實用面積、以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
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- 停車位之面積包括相關獨立屋之車庫之全部面積。
- 花園之面積包括相關獨立屋之游泳池面積。
- 天台之面積包括相關獨立屋之頂層天台面積，而頂層天台並沒有矮牆、護欄及扶欄圍封。
- 發展項目住宅物業沒有露台/工作平台/陽台。
- 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。
- 以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數平方呎，與平方米表述之面積可能有些微差異。

# FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

## 發展項目中的停車位的樓面平面圖



### LEGEND 圖例

- BOUNDARY OF THE DEVELOPMENT  
發展項目的界線
- PARKING SPACE  
停車位

### LOWER GROUND FLOOR PLAN

#### 低層地下平面圖



0  20 METRES(米)  
SCALE 比例

#### Location, Number, Dimensions and Area of Parking Spaces 停車位的位置、數目、尺寸及面積

| House Number<br>屋號 | Location<br>位置 | Number of Parking Spaces<br>停車位數目 | Dimensions (Length x Width) (m.)<br>尺寸(長 x 闊) (米) | Area of Each Parking Space (sq.m.)<br>每個停車位面積 (平方米) |
|--------------------|----------------|-----------------------------------|---|---|
| HOUSE 1<br>1號獨立屋   | LG/F<br>低層地下   | 2                                 | 5.0 x 2.5   | 12.5  |
| HOUSE 2<br>2號獨立屋   | LG/F<br>低層地下   | 2                                 | 5.0 x 2.5   | 12.5  |
| HOUSE 3<br>3號獨立屋   | LG/F<br>低層地下   | 2                                 | 5.0 x 2.5   | 12.5  |

# SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

## 臨時買賣合約的摘要

1. A preliminary deposit which is equal to 5% of the purchase price is payable to the Vendor (the owner) on 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 the Vendor’s solicitors as stakeholders.
  3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the Preliminary Agreement –
    - (i) the Preliminary Agreement is terminated;
    - (ii) the preliminary deposit is forfeited; and
    - (iii) the Vendor does not have any further claim against the purchaser for the failure.
1. 簽訂臨時買賣合約(「臨時合約」)時須向「賣方」(擁有人)支付相等於樓價百分之五(5%)的臨時訂金。
  2. 買方簽訂臨時合約時支付的臨時訂金由賣方的律師以保證金保存人身份持管。
  3. 如買方未能在簽訂臨時合約當日後五(5)個工作日內簽訂買賣合約：
    - (i) 臨時合約即告終止；
    - (ii) 臨時訂金將被沒收；及
    - (iii) 賣方不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

# SUMMARY OF DEED OF MUTUAL COVENANT

## 公契的摘要

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

### 1. COMMON PARTS OF THE DEVELOPMENT

#### "Common Areas and Facilities"

means and includes :-

- (a) the Slope Structures within the Land, any unexcavated land within the Land, Pink Hatched Black Area (excluding the Pink Hatched Black Area that forms part of House 1), lot boundary fence walls (but excluding the lot boundary fence walls of House 3), the exterior surface, plaster and covering of a fence wall of a Residential Unit which abuts onto any part of the Common Areas and Facilities, the exterior surface, plaster and covering of a Party Wall of a Residential Unit which abuts onto any part of the Common Areas and Facilities, common right of way, common driveway which forms a part of the Driveway, common pavement, fire service (FS) control room, sprinkler inlet and sprinkler valve, common electrical meter room (including the external walls thereof), master water meter room (including the external walls thereof), refuse storage and material recovery chamber (including the external walls thereof), common landings (if any), common lightings hanging on the fence walls of the Residential Units (but excluding the fence walls of the Residential Units), signages (including the external lightings at the back thereof) facing the common driveway, underground HKE inlet, gas inlet (if any), common planters, channels, communal television and radio aerial systems (if any), radio aerial systems (if any), drains, pipes, ducts, pipe ducts, wires, cables, drainage pipes and drainage connection and other facilities whether ducted or otherwise which are or at any time may be in under or over or passing through the Land through which fresh or salt water, sewage, gas, telephone, electricity and other services are supplied to the Development, shrubs and vegetation, lamp posts and other lighting facilities, fire prevention and fighting equipment and apparatus, security systems and apparatus, refuse collection system and any other mechanical systems, devices or facilities installed or provided in the Development intended for common use and benefit of the Development (in so far as the same are capable of being shown on plans) are for identification purpose only shown coloured **GREEN** and **GREEN STIPPLED BLACK** on the DMC Plans annexed to the DMC and certified as to their accuracy by the Authorized Person; and
- (b) such other areas, systems, devices, services and facilities of and in the Land and the Development as may at any time be designated as Common Areas and Facilities by the Registered Owner/Vendor in accordance with the DMC; and
- (c) to the extent not specifically provided in paragraphs (a) and (b) above:-
  - (i) any parts of the Land and the Development covered by paragraph (a) of the definition of "**common parts**" set out in section 2 of the Building Management Ordinance (Cap.344 of the Laws of Hong Kong); and
  - (ii) any parts of the Land and the Development specified in schedule 1 to the Building Management Ordinance (Cap.344 of the Laws of Hong Kong) and included under paragraph (b) of the definition of "**common parts**" set out in section 2 of the Building Management Ordinance (Cap.344 of the Laws of Hong Kong);

but EXCLUDING such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner.

#### "Driveway"

means the driveway as referred to in clause 16(h) of the Agreement for Sale and Purchase and registered at the Land Registry by Memorial No. UB1813370.

#### "Pink Hatched Black Area"

means the area shown coloured pink hatched black on the plan annexed to the Government Grant, as referred to in special condition no. (4) of the Government Grant.

#### "Slope Structures"

means such slopes, slope treatment works, earth retaining structures, retaining walls and other related structures within or outside the Land and the Development as required by the Government Grant and the DMC to be maintained by the Owners and are for identification purpose only shown coloured **BROWN** and **BROWN HATCHED BLACK** on the Slope and Retaining Structures Plan annexed to the DMC and certified as to its accuracy by the Authorized Person.

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

| Residential Unit | Undivided Shares |
|------------------|------------------|
| House 1          | 666              |
| House 2          | 502              |
| House 3          | 526              |

### 3. TERM OF YEARS FOR WHICH THE MANAGER OF THE DEVELOPMENT IS APPOINTED

The manager of the Development shall be appointed for an initial term of not exceeding two (2) years from the date of the DMC and such appointment shall continue until terminated by not less than three (3) calendar months' notice of termination in writing in accordance with the terms of the DMC.

### 4. BASIS ON WHICH THE MANAGEMENT EXPENSES ARE SHARED AMONG THE OWNERS OF THE RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

Each Owner shall contribute his due proportion of the budgeted management expenses under the annual budget which proportion shall be equal to the Undivided Shares (as defined in the DMC) of his Residential Unit (as defined in the DMC) divided by the total number of Undivided Shares of all Residential Units in the Development.

### 5. BASIS ON WHICH THE MANAGEMENT FEE DEPOSIT IS FIXED

A sum as security equivalent to three (3) months' monthly management contribution and such sum shall be non-interest bearing and non-refundable but transferable.

### 6. AREA (IF ANY) IN THE DEVELOPMENT RETAINED BY THE OWNER FOR THE OWNER'S OWN USE

Not applicable.

Note:

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

# SUMMARY OF DEED OF MUTUAL COVENANT

## 公契的摘要

發展項目的公契及管理協議(「公契」)訂明：

### 1. 發展項目的公用部分

#### 「公用地方與設施」

指及包括：

- (a) 該土地內的斜坡結構、該土地內任何未挖掘土地、粉紅色間黑斜線範圍(不包括附屬於1號獨立屋的粉紅色間黑斜線範圍)、地段邊界圍牆(不包括3號獨立屋的地段邊界圍牆)、鄰接公用地方與設施任何部分的住宅單位圍牆外表面、批盪及飾面、鄰接公用地方與設施任何部分的住宅單位共用牆外表面、批盪及飾面、公共通道、構成行車道一部分的公共行車道、公共行人路、消防控制室、消防花灑入水掣及消防花灑閘門、公共電錶房(包括該處外牆)、總水錶房(包括該處外牆)、垃圾儲存及物料回收房(包括該處外牆)、公共樓梯平台(如有)、懸掛於住宅單位圍牆的公共照明裝置(但不包括住宅單位的圍牆)、朝向公共行車道的招牌(包括背面的室外照明裝置)、地下港燈供電接入口(如有)、公共花槽、渠道、公共電視及電台天線系統(如有)、電台天線系統(如有)、排水渠、水管、管槽、水管槽、電線、電纜、排水管和排水接駁管，以及現時或於任何時間位於該土地內、下、上或貫越為發展項目供應食水或鹹水、污水排放、氣體、電話、電力及其他服務的鋪管或非鋪管設施，以及灌木及植物、燈柱及其他照明設施、防火及滅火設備與器具、保安系統及器具、垃圾收集系統，以及在發展項目安裝或提供擬供發展項目公用與共享的所有其他機械系統、裝置或設備(只要可在圖則辨識)，現於公契所夾附經認可人士核證準確的公契圖則以 **綠色及綠色加黑點** 顯示，僅供識別；及
- (b) 該土地及發展項目內隨時由註冊業主/賣方根據公契指定屬於公用地方與設施的其他地方、系統、裝置、服務及設施；及
- (c) 如上列(a)及(b)段並未訂明：
- (i) 《建築物管理條例》(第344章)第2條列明的「**公用部分**」定義第(a)段涵蓋之該土地及發展項目任何部分；及
- (ii) 《建築物管理條例》(第344章)附表1指定並納入《建築物管理條例》(第344章)第2條所列明「**公用部分**」定義第(b)段的該土地及發展項目任何部分；

但不包括發展項目內任何個別業主以專有權和特權持有、使用、佔用與享用的地方及發展項目內僅供任何個別業主專用的設施。

#### 「行車道」

指於土地註冊處註冊為《註冊摘要》第UB1813370號的《買賣合約》第16(h)條所載的行車道。

#### 「粉紅色間黑斜線範圍」

指政府批地書特別條款第(4)條載明，於政府批地書所夾附圖則以粉紅色間黑斜線顯示的地方。

#### 「斜坡結構」

指該土地及發展項目內或外政府批地書和公契訂明由業主負責維修的斜坡、斜坡處理工程、護土結構、護土牆及其他相關結構，現於公契所夾附經認可人士核證準確的斜坡及護土結構圖則以 **啡色及啡色間黑斜線** 顯示，僅供識別。

### 2. 分配予發展項目中的每個住宅物業的不分割份數數額

| 住宅單位  | 不分割份數 |
|-------|-------|
| 1號獨立屋 | 666   |
| 2號獨立屋 | 502   |
| 3號獨立屋 | 526   |

### 3. 發展項目的管理人的委任年期

發展項目管理人的首屆任期不超過兩(2)年，由公契生效日開始，其後繼續留任，直至其任命遵照公契條款以不少於三(3)個曆月通知終止為止。

### 4. 發展項目中各住宅物業業主分擔管理開支的基準

每名業主須按應分擔比例攤付年度預算案列明的預算管理開支，即其住宅單位(釋義以公契所訂為準)之不分割份數(釋義以公契所訂為準)除以發展項目所有住宅單位的不分割份數總額。

### 5. 釐定管理費按金的基準

按金金額為三(3)個月的每月管理開支攤付款項，按金不計付任何利息亦不予退還，但可以轉戶。

### 6. 擁有人在發展項目中保留作自用的範圍(如有)

不適用。

附註：

欲悉詳情請參考公契草擬本。公契草擬本已備存於售樓處在開放時間免費供任何人士閱覽。公契草擬本全文可供閱覽，並可支付必要的費用影印副本。

# SUMMARY OF LAND GRANT

## 批地文件的摘要

### 1. LOT NUMBER OF THE LAND ON WHICH THE DEVELOPMENT IS SITUATED:

The Development is constructed on Section C of Rural Building Lot No.349 (“**Section C**”) and The Remaining Portion of Rural Building Lot No.349 (the “**Remaining Portion**”) (the Remaining Portion together with Section C are called the “**Land**”).

### 2. THE TERM OF YEARS UNDER THE LEASE:

The term of years granted under the Government Lease of Rural Building Lot No.349 is 75 years commencing from 9 January 1999 immediately after the expiration of the original term of 75 years.

### 3. USER RESTRICTIONS APPLICABLE TO THAT LAND:

- (a) The Government Lease of Rural Building Lot No.349 affecting Section C contains restrictions on the trade or business of a Brazier, Slaughterman, Soap-maker, Sugar-baker, Fellmonger, Melter of tallow, Oilman, Butcher, Distiller, Victualler or Tavern-keeper, Blacksmith, Nightman, Scavenger or any other noisy noisome or offensive trade or business whatever.
- (b) The Modification Letter dated 3 November 2004 with Memorial No.UB9381555 which modifies the said Government Lease in so far as it relates to the Remaining Portion (the said Government Lease as so modified as aforesaid is hereinafter referred to as the “**Government Lease**”) provides that the Remaining Portion shall not be used for any purpose other than for private residential purposes.

### 4. FACILITIES THAT ARE REQUIRED TO BE CONSTRUCTED AND PROVIDED FOR THE GOVERNMENT, OR FOR PUBLIC USE:

Not applicable.

### 5. THE GRANTEE'S OBLIGATIONS TO LAY, FORM OR LANDSCAPE ANY AREAS, OR TO CONSTRUCT OR MAINTAIN ANY STRUCTURES OR FACILITIES, WITHIN OR OUTSIDE THAT LAND:

- (a) In relation to the Land, the Government Lease stipulates that the Lessee:
  - (i) will construct substantial retaining walls on the Land where necessary to obviate landslips and should a landslip occur as a result of any cutting or levelling will be responsible for and will indemnify the Government from and against any actions claims or demands arising out of any damage resulting from or brought about by such landslip; and
  - (ii) shall from time to time and at all times hereafter when where and as often as need or occasion shall be and require at his her or their own proper costs and charges well and sufficiently Repair Uphold Support Maintain Pave Purge Scour Cleanse Empty Amend and keep the messuage or tenement messuages or tenements and all other erections and buildings or at any time thereafter standing upon the Land and all the Walls Banks Cuttings Hedges Ditches Rails Lights Pavements Privies Sinks Drains and Watercourses thereunto belonging and which shall in any-wise belong or appertain unto the same in by and with all and all manner of needful and necessary reparations cleansings and amendments whatsoever the whole to be done to the satisfaction of the then Director of Public Works (now the Director of Lands).
- (b) The Government Lease relating to Rural Building Lot No.349 affecting Section C stipulates that the Lessee will construct to the satisfaction of the then Director of Public Works (now the Director of Lands) such drains or channels as that officer may consider necessary to intercept and carry off to the nearest nullah or stream course storm-water flowing on to Section C from the hillside and will be solely liable for and will indemnify the Government from and against any actions claims or demands arising out of any damage or nuisance caused thereby.

### (c) In relation to the Remaining Portion:

- (i) Special Condition No.(6)(a) of the Government Lease stipulates that the Lessee may erect, construct and provide within the Remaining Portion such recreational facilities and facilities ancillary thereto (the “**Facilities**”) as may be approved in writing by the Director of Lands (the “**Director**”). The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director.
- (ii) Special Condition No.(6)(b) of the Government Lease stipulates that the Facilities provided in accordance with Special Condition No.(6)(a) of the Government Lease shall only be used by any one or more residents of the residential block or blocks erected or to be erected on the Remaining Portion and their bona fide visitors and by no other person or persons whatsoever.
- (iii) Special Condition No.(6)(d) of the Government Lease stipulates that, in the event that any part of the Facilities is exempted from the gross floor area and site coverage calculation pursuant to Special Condition No.(6)(c) of the Government Lease:
  - (A) such part of the Facilities shall be designated as and form part of the common areas in any Deed of Mutual Covenant in respect of the Remaining Portion or where appropriate, any section thereof; and
  - (B) the Lessee shall at its own expense maintain such part of the Facilities in good and substantial repair and condition and shall operate such part of the Facilities to the satisfaction of the Director.
- (iv) Special Condition No.(7) of the Government Lease stipulates that no tree growing on the Remaining Portion or adjacent thereto shall be 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.
- (v) Special Condition No.(8) of the Government Lease stipulates that the Lessee shall at its own expense landscape and plant with trees and shrubs any portion of the Remaining Portion 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.
- (vi) Special Condition No.(14) of the Government Lease stipulates that spaces shall be provided within the Remaining Portion to the satisfaction of the Director for the parking of motor vehicles (the “**Residential Parking Spaces**”) at prescribed rates.
- (vii) Special Condition No.(14)(e) of the Government Lease stipulates that each of the Residential Parking Spaces provided shall occupy an area of 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres. Such spaces shall not be used for any purpose other than for the parking of motor vehicle licensed under the Road Traffic Ordinance and belonging to the residents of the building or buildings erected or to be erected on the Remaining Portion 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.
- (viii) Special Condition No.(18)(a) of the Government Lease stipulates that where there is or has been any cutting away, removal or setting back of any land, or any building up or filling in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the Remaining Portion 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 Remaining Portion or any part thereof or any other works required to be done by the Lessee under the covenants and conditions contained in the Government Lease, or for any other purpose, the Lessee shall at its 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 Remaining Portion and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Lessee shall at all times during the term of the Government Lease granted maintain at its own expense the Remaining Portion, 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.

# SUMMARY OF LAND GRANT

## 批地文件的摘要

- (ix) Special Condition No.(18)(c) of the Government Lease stipulates that in the event that as a result of or arising out of any formation, levelling, development or other works done by the Lessee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the Remaining Portion or from any adjacent or adjoining Government or leased land, the Lessee shall at its 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.
- (x) Special Condition No.(18)(d) of the Government Lease stipulates that the Director shall be entitled by notice in writing to call upon the Lessee to carry out, construct and maintain the Remaining Portion, 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 Lessee 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 Lessee shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges.
- (xi) Special Condition No.(20) of the Government Lease stipulates that, where prestressed ground anchors have been installed, upon development or redevelopment of the Remaining Portion or any part thereof, the Lessee shall at its 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 Lessee shall neglect or fail to carry out the required monitoring works, the Director may forthwith execute and carry out the monitoring works and the Lessee shall on demand repay to the Government the cost thereof.
- (xii) Special Condition No.(22) of the Government Lease stipulates that the Lessee shall at its own expense and to the satisfaction of the Director of Fire Services provide fire hydrants, fire fighting appliances, water pumping connections and such other fire service installations and equipment (as defined in the Fire Services Ordinance) as the Director of Fire Services in his sole discretion shall require within the Remaining Portion (or, subject to the prior written consent and approval of the Director, on any adjacent or adjoining Government land) and within any building or buildings erected or to be erected thereon at such point or points as the Director of Fire Services may require. The Lessee shall maintain at its own expense the said fire hydrants, fire fighting appliances, water pumping connections and such other fire service installations and equipment in good condition and to the satisfaction of the Director of Fire Services.
- (xiii) Special Condition No.(25) of the Government Lease stipulates that the Lessee shall construct and maintain at its own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the Remaining Portion or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or storm-water drain all storm-water or rain-water falling or flowing on to the Remaining Portion, and the Lessee 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.

### 6. THE LEASE CONDITIONS THAT ARE ONEROUS TO A PURCHASER:

- (a) In relation to the Land, the Government Lease stipulates that the Lessee will during the term of the Government Lease as often as need shall require bear pay and allow a reasonable share and proportion for and towards the costs and charges of making building repairing and amending all or any roads pavements channels fences and party walls draughts private or public sewers and drains requisite for or in or belonging to the Land or any part thereof in common with other premises near or adjoining thereto and that such proportion shall be fixed and ascertained by the then Director of Public Works (now the Director of Lands) and shall be recoverable in the nature of rent in arrear.
- (b) The Government Lease relating to Rural Building Lot No.349 affecting Section C stipulates that the Lessee will dispose of the drainage or sullage water from Section C or any buildings thereon as may be required by and subject to the special approval of the then Director of Public Works (now the Director of Lands) and all works in connection with the construction and maintenance of such works outside the boundaries of Section C shall be carried out by the then Director of Public Works (now the Director of Lands) at the cost of the Lessee.
- (c) In relation to the Remaining Portion:
  - (i) Special Condition No. (4) of the Government Lease stipulates that, except with the prior written consent of the Director, no building or structure support for any building or structure may be erected or constructed on the area within five metres from the boundary of the Remaining Portion fronting Shouson Hill Road West shown coloured pink hatched black (“**Pink Hatched Black Area**”) on the plan (PLAN No. HKM6575b) annexed to the Government Lease except boundary walls or fences or both. (Note: please refer to the location of the Pink Hatched Black Area as shown on the plan in the “Layout Plan of the Development” section of this Sales Brochure)
  - (ii) Special Condition No.(15)(b) of the Government Lease stipulates that the Residential Parking Spaces shall not be:
    - (A) assigned except (I) together with undivided shares in the Remaining Portion 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 Remaining Portion; or (II) to a person who is already the owner of undivided shares in the Remaining Portion 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 Remaining Portion; or
    - (B) underlet except to residents of the residential units in the building or buildings erected or to be erected on the Remaining Portion.

#### Notes:

1. The “Lessee” as mentioned in this section means the owner of Section C and/or the Remaining Portion and includes his executors, administrators and assigns and in the case of a corporation includes its successors and assigns.
2. For full details, please refer to the Government Lease. Full script of the Government Lease is available for free inspection upon request during opening hours at the sales office and copies of the Government Lease can be obtained upon paying necessary photocopying charges.

# SUMMARY OF LAND GRANT

## 批地文件的摘要

### 1. 發展項目所位於的土地的地段編號

發展項目建於鄉郊建屋地段第349號C分段(「C分段」)及鄉郊建屋地段第349號餘段(「餘段」)(餘段及C分段合稱「該土地」)。

### 2. 租契規定的年期

鄉郊建屋地段第349號政府租契的批租年期為75年，於1999年1月9日，即原批租期75年屆滿後即時開始生效。

### 3. 適用於該土地的用途限制

(a) 影響C分段的鄉郊建屋地段第349號的政府租契訂有限制條款，禁止經營黃銅工場、屠宰、製梘、製糖、獸皮作坊、溶脂、製油、肉商、釀酒、糧倉或小酒館、打鐵、淘糞、舊物收賣行業或業務，或任何其他高噪音、惡臭或厭惡性行業或業務。

(b) 於2004年11月3日登記為註冊摘要第UB9381555號以修訂政府租契(僅限於與餘段相關)的《批地條款修訂書》(如上所述修訂的政府租契以下簡稱「政府租契」)訂明，餘段除作私人住宅外，不得用作任何其他用途。

### 4. 按規定須興建並提供予政府或供公眾使用的設施

不適用。

### 5. 有關承授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

(a) 關於該土地，政府租契訂明承租人必須：

- (i) 按需要在該土地建造穩固的護土牆避免山泥傾瀉危險。如因削土或平整土地導致山泥傾瀉，承租人必須承擔責任並就此產生或引起的任何損害所招致之訴訟、申索或要求向政府作出彌償；及
- (ii) 不時及在此後的所有時間，每當有需要，無論何時何地，而不論次數，須自付承擔適當費用，以妥善及充分地修理、維持、支持、保養、鋪設、清洗、刷潔、清潔、清空、改動和保持該土地及現有或此後任何時間位於該土地的樓宇或單位和所有其他構築物及建築物，以及以任何方法屬於或附屬於該土地或任何上述樓宇、單位、構築物及建築物的所有牆壁、堤岸、路塹、籬笆、溝渠、路軌、電燈、行人路、廁所、洗滌槽、排水渠及水道，須以無論何種方式整體上完成有需要及必須的修葺、清潔和更改工程，以令時任工務司(現名為地政總署署長)滿意。

(b) 影響C分段的鄉郊建屋地段第349號的政府租契訂明，承租人應建造時任工務司(現名為地政總署署長)認為需要的排水渠或渠道，截流和輸送從山邊流入C分段的暴雨至最近的明渠或河溪，以令時任工務司(現名為地政總署署長)滿意。如上述暴雨造成的任何損壞或滋擾而導致任何訴訟、索償或訴求，承租人須獨力承擔責任並向政府作出彌償。

(c) 關於餘段的條文：

- (i) 政府租契特別條款第(6)(a)條訂明，承租人應在餘段內建立、興建和提供經地政總署署長(「署長」)書面批准的康樂設施及其附屬設施(「設施」)。設施的類型、大小、設計、高度及佈局事前亦須提交署長作書面批核。
- (ii) 政府租契特別條款第(6)(b)條訂明，根據政府租契特別條款第(6)(a)條提供的設施只可供餘段內一座或多座已建或擬建住宅大廈的住戶和該住戶之真正訪客使用，任何其他人士一概不可使用。
- (iii) 政府租契特別條款第(6)(d)條訂明，如設施任何部分豁免依照政府租契特別條款第(6)(c)條規定計入總樓面面積及上蓋面積：
  - (A) 此等設施的範圍應劃為並構成餘段(或如情況適當指其任何分段)之任何公契所載的公用地方；及
  - (B) 承租人應自費維持上述豁免設施，令其維持在良好及修繕妥當的狀況，並負責運作豁免設施以令署長滿意。
- (iv) 政府租契特別條款第(7)條訂明，未經署長事先書面同意，不得干擾生長於餘段或相鄰範圍的樹木。署長發出有關書面同意時，可在認為合適情況下，施加有關移植、補償性環境美化工程或再植的條件。
- (v) 政府租契特別條款第(8)條訂明，承租人應在餘段任何部分及平台(如有)未有建築之部分，自費進行環境美化工程和種植樹木及灌木，其後並須以令署長滿意的方式保養及維持其安全、清潔、整齊、井然而健康的狀態。
- (vi) 政府租契特別條款第(14)條訂明，餘段內應以令署長滿意的方式按指定比例設置車位供車輛停泊(「住宅車位」)。
- (vii) 政府租契特別條款第(14)(e)條訂明，每個住宅車位應闊2.5米及長5.0米，樓底高度最少為2.4米。上述車位除供停泊根據《道路交通條例》持牌而屬於餘段上已建或擬建建築物內各住戶及該住戶的真正賓客、訪客或受邀進入者的車輛外，不得作任何其他用途，其中特別禁止用於存放、陳列或展示車輛作招售或其他用途。
- (viii) 政府租契特別條款第(18)(a)條訂明，如餘段或任何政府土地範圍內的任何土地現時或以往曾經配合或因應餘段或其任何部分的平整、水準測量或發展事宜，或政府租契的契諾及條件規定承租人執行的任何其他工程，或任何其他目的，進行削土、移土或土地後移工程，或建造或填土工程或任何類型的斜坡處理工程，則不論是否獲署長事先書面同意，承租人亦須在當時或此後的任何時間，按需要自費進行和建造斜坡處理工程、護土牆或其他支撐、保護、渠務或附帶或其他工程，以保護及支撐餘段內的土地和任何相連或毗鄰政府土地或已批租土地，同時避免和防止其後發生滑土、山泥傾瀉或地陷。承租人應在政府租契協定的整個批租年期內自費保養餘段、斜坡處理工程、護土牆或其他支撐、保護、渠務或附帶或其他工程，令其維持在良好和修繕妥當的狀況，以令署長滿意。

# SUMMARY OF LAND GRANT

## 批地文件的摘要

- (ix) 政府租契特別條款第(18)(c)條訂明，無論何時如因承租人進行平整、水準測量、發展或其他工程或因任何其他原因導致或引起餘段內任何土地或任何相連或毗鄰政府土地或已批租土地發生滑土、山泥傾瀉或地陷，承租人須自費還原並修葺該處，以令署長滿意，同時就政府、其代理及承辦商因有關滑土、山泥傾瀉或地陷而造成、蒙受或引起的所有費用、收費、賠償、申索及要求作出彌償。
- (x) 政府租契特別條款第(18)(d)條訂明，署長有權向承租人發出書面通知，要求承租人進行、興建和維修餘段、斜坡處理工程、護土牆或其他支撐、保護、渠務或附帶或其他工程，又或還原並修葺任何滑土、山泥傾瀉或地陷範圍。如承租人忽略或沒有在通知書訂明的期限內遵行有關要求並令署長滿意，署長可隨即執行及進行所需要的保養工程。承租人必須按要求向政府償還該等工作的費用，以及任何行政或專家費用與收費。
- (xi) 政府租契特別條款第(20)條訂明，如於發展或重新發展餘段或其中任何部分已安裝預應力地錨，承租人應在預應力地錨的整個使用年期內自費進行定期保養和定期監察，以令署長滿意，並在署長不時依其絕對酌情認為需要時，向署長提供上述此類監察工程的報告及資料。如承租人忽略或未能進行上述要求的定期監察工程，署長可隨即執行及進行所需的監察工程，承租人須按要求向政府償還該等定期監察工程的費用。
- (xii) 政府租契特別條款第(22)條訂明，承租人應自費在餘段內(或如獲署長事先書面同意或批准在任何相連或毗鄰政府土地)和消防處處長在任何餘段上已建或擬建建築物內的指定地點提供消防處處長滿意的消防栓、滅火器材、抽水接駁喉管和依消防處處長絕對酌情認為需要的其他消防裝置與設備(釋義以《消防條例》所訂為準)。承租人應自費保養上述消防栓、滅火器材、抽水接駁喉管及其他消防裝置與設備，保持其狀況良好，以令消防處處長滿意。
- (xiii) 政府租契特別條款第(25)條訂明，承租人須自費建造和保養署長認為需要的排水渠及渠道(不論是否位於餘段範圍內或政府土地上)，以將落在或流經餘段上的所有暴雨或雨水截流並排送至最接近的水道、集水井、渠道或雨水渠，以令署長滿意。倘暴雨或雨水造成任何損壞或滋擾而導致任何訴訟、索償及要求，承租人須獨力承擔責任並向政府及其人員作出彌償。

### 6. 對買方造成負擔的租用條件

- (a) 關於該土地，政府租契訂明，在政府租契整個年期內，每當有需要，承租人便須承擔、支付及容許建設、建築、修繕及修改為該土地或其任何部分所需或在該土地內或屬於該土地並與其他鄰近或毗連的處所共用的所有或任何道路、行人路、渠道、籬笆和共用牆、抽風管、私家或公共污水渠及排水渠之成本和費用的合理份數及部分。該份數及部分將由時任工務司(現名為地政總署署長)指定及決定，及將以未付之地租形式徵收。
- (b) 影響C分段的鄉郊建屋地段第349號政府租契訂明，承租人應按時任工務司(現名為地政總署署長)指定及特別批准，處置C分段或該處任何建築物的排水或溝渠污水，所有與建造和維修C分段邊界外工程相關的工程將由時任工務司(現名為地政總署署長)執行，費用由承租人支付。
- (c) 關於餘段的條文：
  - (i) 政府租契特別條款第(4)條訂明，如未獲署長事先書面同意，政府租契所夾附圖則(圖則HKM6575b號)以粉紅色間黑斜線顯示位於餘段邊界五米範圍內而朝向壽臣山道西的地方(「粉紅色間黑斜線範圍」)不得建立或興建任何建築物或任何建築物或構築物的結構性支承件，惟邊界圍牆或圍欄或兩者除外。(註：粉紅色間黑斜線範圍的位置請參閱本售樓說明書「發展項目布局圖」一節的圖則)
  - (ii) 政府租契特別條款第(15)(b)條訂明，住宅車位不可：
    - (A) 轉讓，除非(I)一併轉讓餘段的不分割份數連同使用及佔用餘段上已建或擬建建築物內任何住宅單位的專有權；或(II)承讓人現為餘段不分割份數的擁有人，擁有專有權使用和佔用餘段內已建或擬建建築物內任何住宅單位；或
    - (B) 分租予餘段內已建或擬建建築物內住宅單位之住戶。

附註：

1. 本節中「承租人」一詞指C分段及/或餘段的擁有人，並且包括其遺產執行人、遺產管理人及受讓人，如屬公司則包括其繼承人及受讓人。
2. 欲悉詳情請參考政府租契。政府租契全文已備存於售樓處，於開放時間免費供任何人士閱覽，並可支付必要的費用影印副本。

# INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

## 公共設施及公眾休憩用地的資料

- A. Any facilities that are required under the land grant to be constructed and provided for the Government, or for public use**  
Not applicable.
- B. Any facilities or open space 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 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.

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

# WARNING TO PURCHASERS

## 對買方的警告

1. The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
3. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser:
  - (i) that firm may not be able to protect the purchaser's interests; and
  - (ii) the purchaser may have to instruct a separate firm of solicitors; and
  - (iii) that in the case of paragraph 3(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

1. 建議買方聘用一間獨立的律師事務所（代表擁有人行事者除外），以在交易中代表買方行事。
2. 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。
3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突：-
  - (i) 該律師事務所可能不能夠保障買方的利益；及
  - (ii) 買方可能要聘用一間獨立的律師事務所；及
  - (iii) 如屬3(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

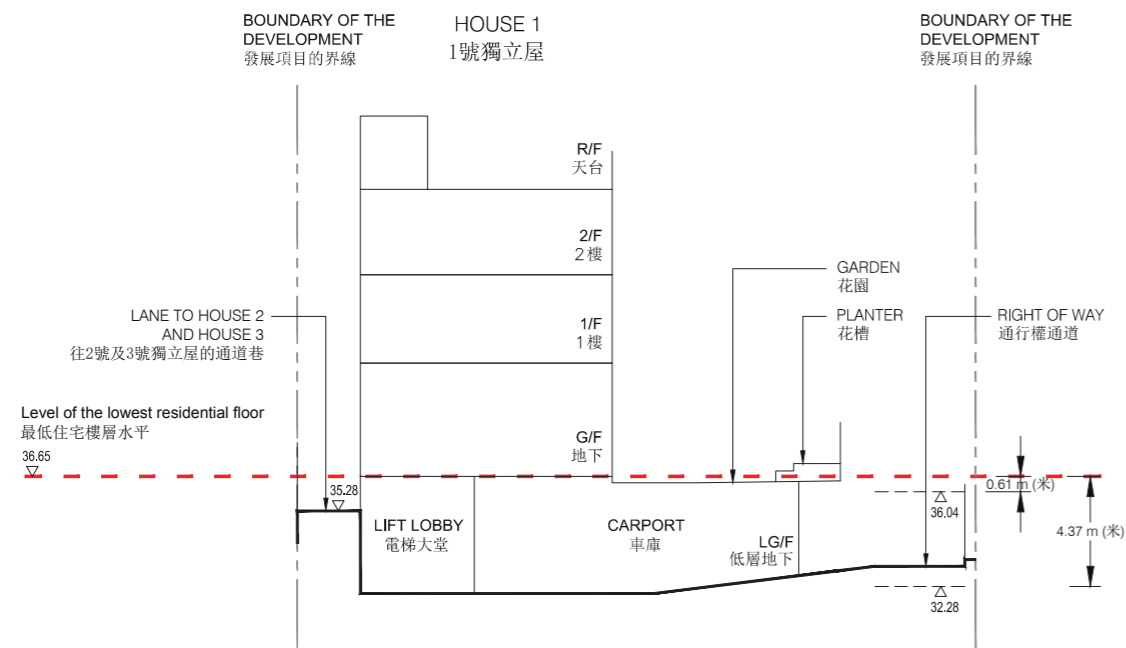
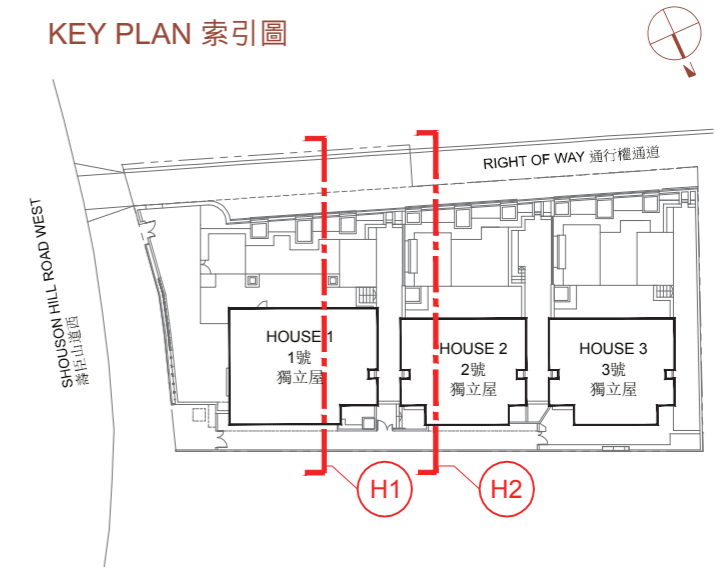
# CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

## 發展項目中的建築物的橫截面圖

### LEGEND 圖例

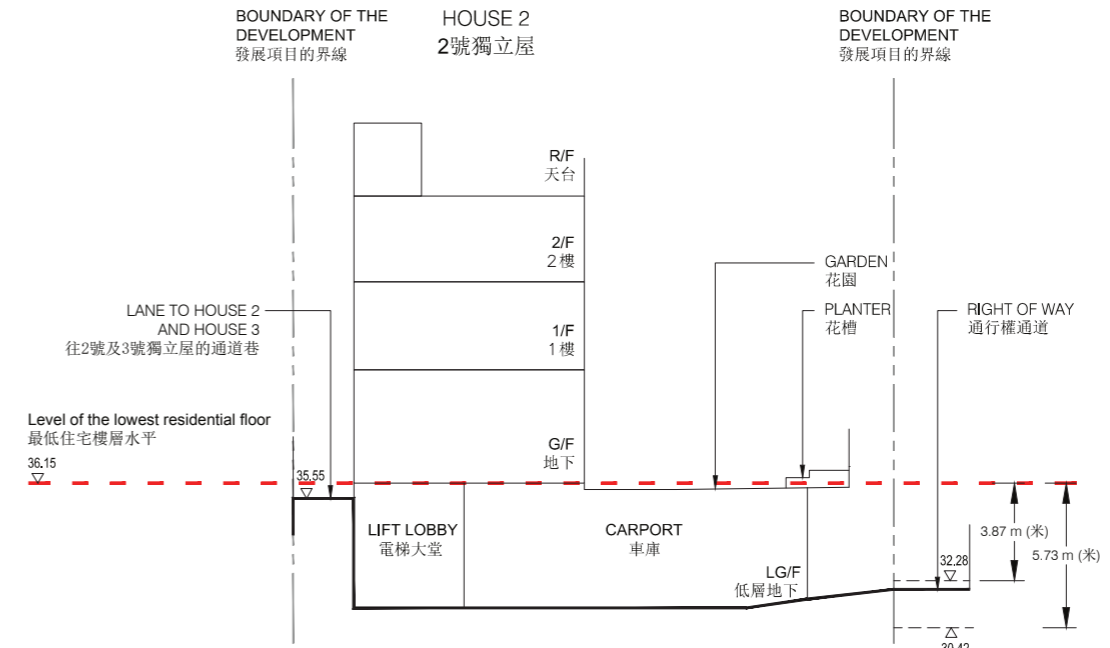
- ▽ Denotes height (in metres) above the Hong Kong Principal Datum  
代表香港主水平基準以上的高度 (米)
- - - Denotes the level of the lowest residential floor  
代表最低住宅樓層水平

### KEY PLAN 索引圖



**CROSS-SECTION PLAN H1**  
橫截面圖 H1

The part of right of way adjacent to the building is 32.28 to 36.04 metres above the Hong Kong Principal Datum.  
毗連建築物的一段通行權通道為香港主水平基準以上32.28至36.04米。



**CROSS-SECTION PLAN H2**  
橫截面圖 H2

The part of right of way adjacent to the building is 30.42 to 32.28 metres above the Hong Kong Principal Datum.  
毗連建築物的一段通行權通道為香港主水平基準以上30.42至32.28米。

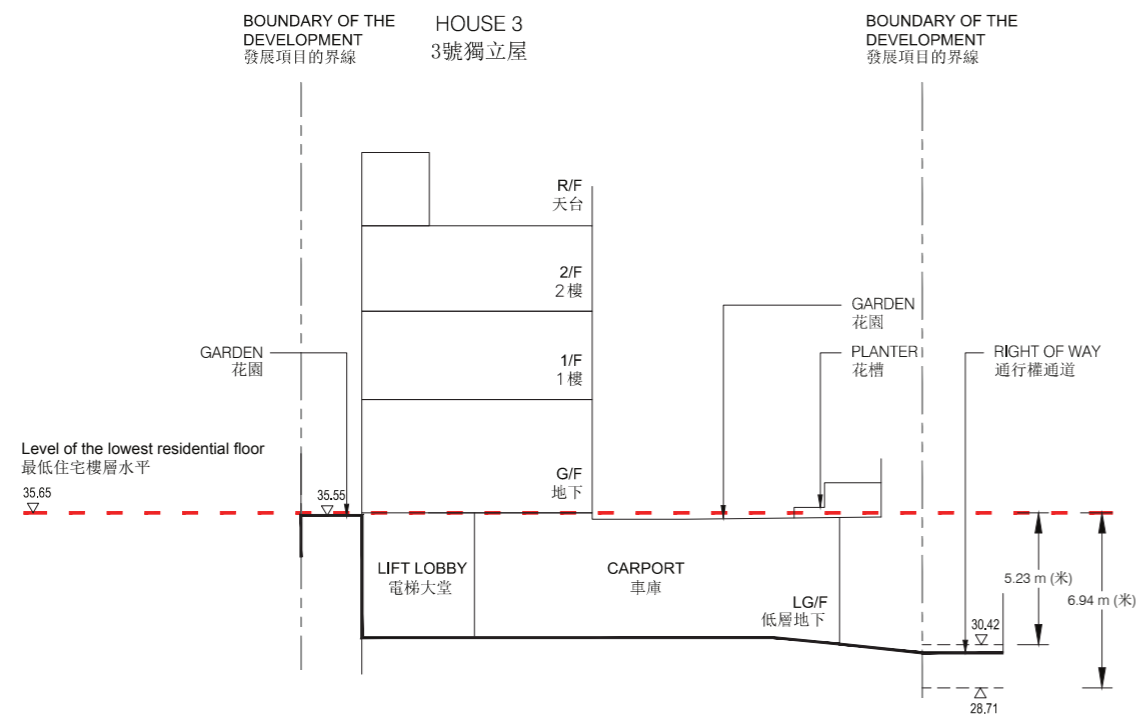
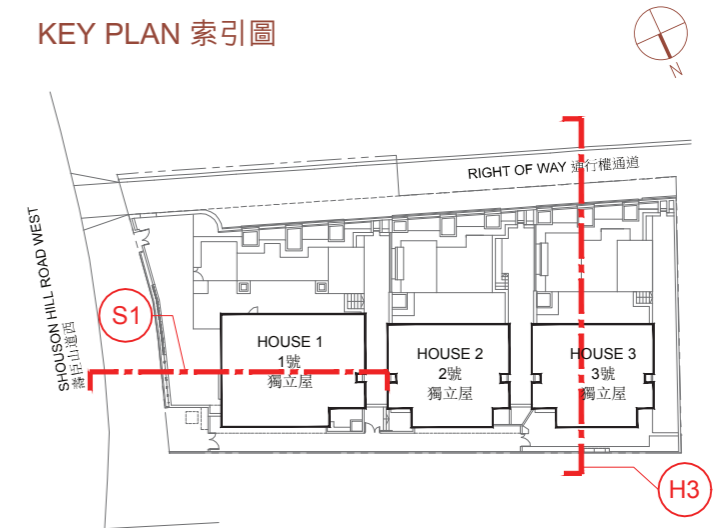
# CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

## 發展項目中的建築物的橫截面圖

### LEGEND 圖例

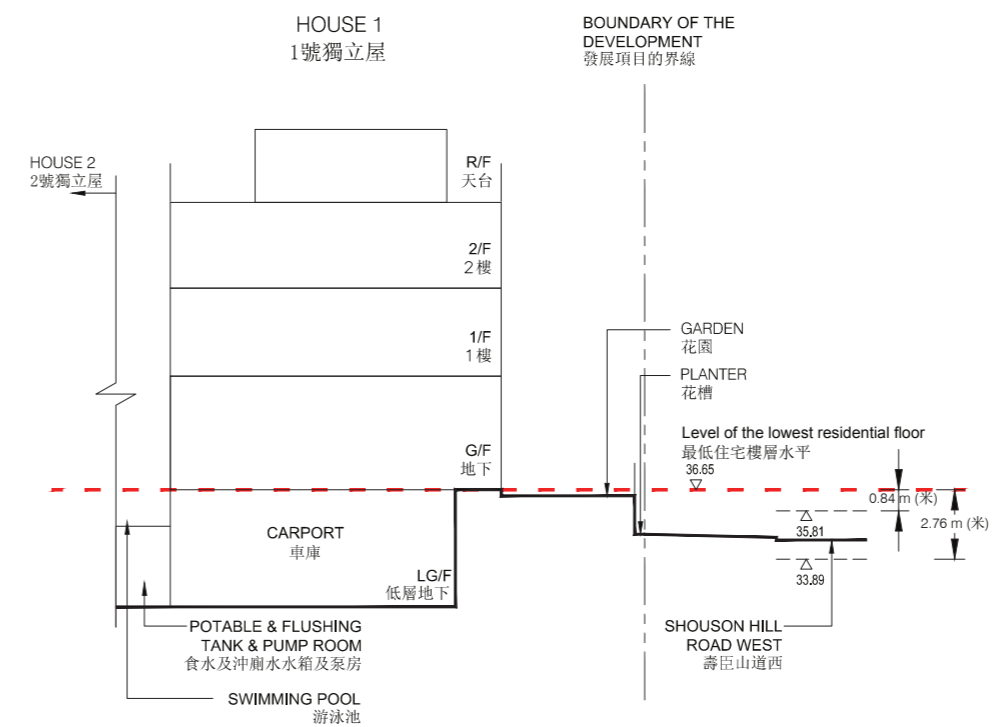
- ▽ Denotes height (in metres) above the Hong Kong Principal Datum  
代表香港主水平基準以上的高度 (米)
- - - Denotes the level of the lowest residential floor  
代表最低住宅樓層水平

### KEY PLAN 索引圖



CROSS-SECTION PLAN H3  
橫截面圖 H3

The part of right of way adjacent to the building is 28.71 to 30.42 metres above the Hong Kong Principal Datum.  
毗連建築物的一段通行權通道為香港主水平基準以上28.71至30.42米。



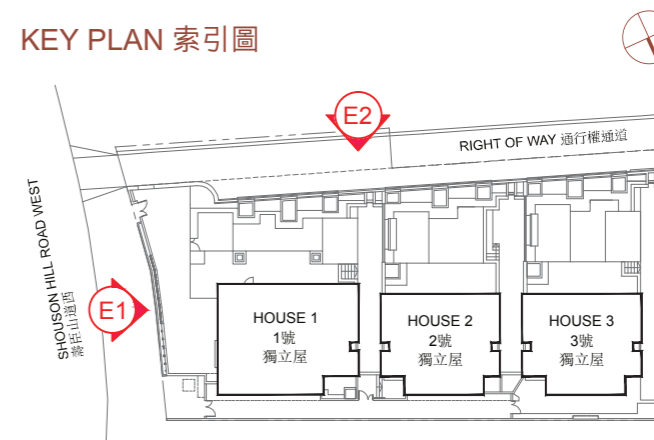
CROSS-SECTION PLAN S1  
橫截面圖 S1

The part of Shouson Hill Road West adjacent to the building is 33.89 to 35.81 metres above the Hong Kong Principal Datum.  
毗連建築物的一段壽臣山道西為香港主水平基準以上33.89至35.81米。

# ELEVATION PLAN

## 立面圖

KEY PLAN 索引圖

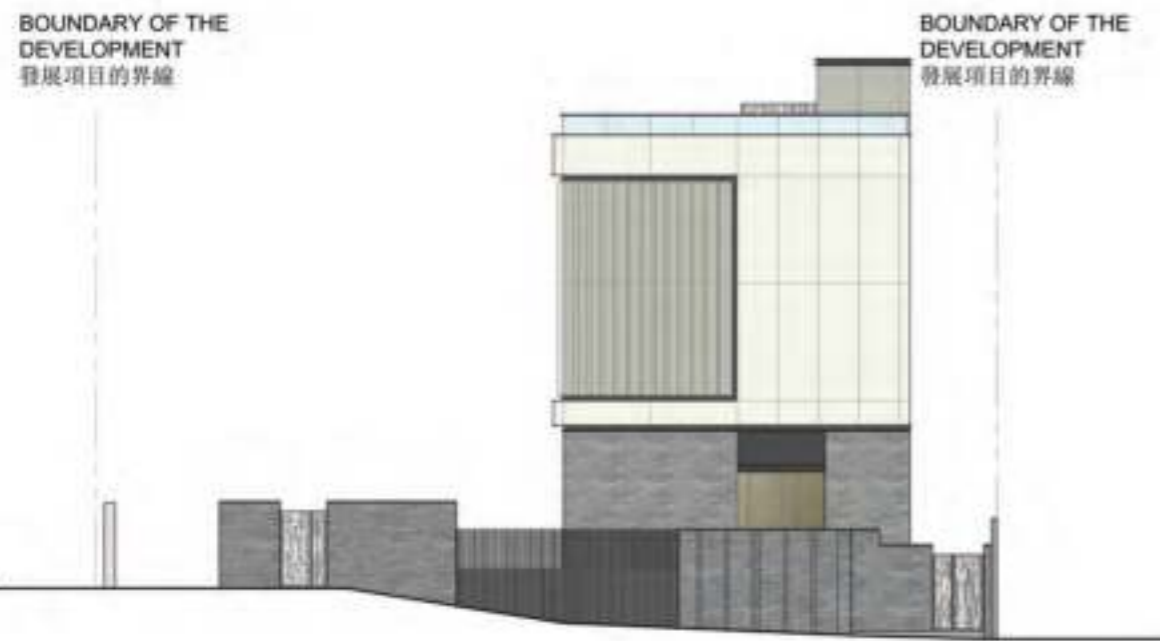


HOUSE 1  
1號獨立屋

HOUSE 3  
3號獨立屋

HOUSE 2  
2號獨立屋

HOUSE 1  
1號獨立屋



ELEVATION PLAN E1  
立面圖 E1



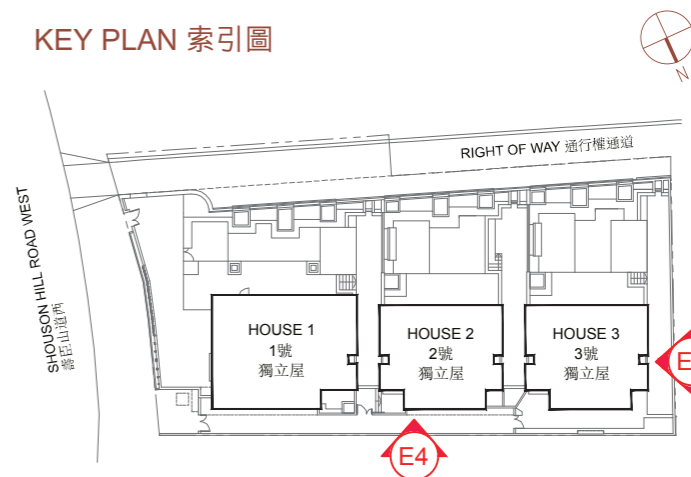
ELEVATION PLAN E2  
立面圖 E2

Authorized Person for the Development certified that the elevations shown on this plan:  
(a) are prepared on the basis of the approved building plans for the Development as of 27 August 2021; 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顯示的立面：  
(a) 以2021年8月27日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及  
(b) 大致上與發展項目的外觀一致。

# ELEVATION PLAN

## 立面圖



ELEVATION PLAN E3  
立面圖 E3



ELEVATION PLAN E4  
立面圖 E4

Authorized Person for the Development certified that the elevations shown on this plan:  
 (a) are prepared on the basis of the approved building plans for the Development as of 27 August 2021; 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顯示的立面：  
 (a) 以2021年8月27日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及  
 (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

| Category of Common Facilities<br>公用設施的類別   | Area<br>面積                | Covered Area<br>有上蓋遮蓋面積 | Uncovered Area<br>沒有上蓋遮蓋面積 |
|--|---------------------------|-------------------------|----------------------------|
| Residents' clubhouse (including any recreational facilities for residents' use)<br>住客會所(包括供住客使用的任何康樂設施)  | sq.m. 平方米<br>(sq.ft. 平方呎) | Not applicable<br>不適用   | Not applicable<br>不適用      |
| 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)<br>位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方(不論是稱為公用空中花園或有其他名稱) | sq.m. 平方米<br>(sq.ft. 平方呎) | Not applicable<br>不適用   | Not applicable<br>不適用      |
| 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)<br>位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方(不論是稱為有蓋及園景的遊樂場或有其他名稱)  | sq.m. 平方米<br>(sq.ft. 平方呎) | Not applicable<br>不適用   | Not applicable<br>不適用      |

## INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

### 閱覽圖則及公契

1. A copy of the outline zoning plan relating to the Development is available at [www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk)
2. (a) A copy of the latest draft of every 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 is available for inspection at the place at which the specified residential property is offered to be sold.  
(b) The inspection is free of charge.

1. 備有關於發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 [www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk)。
2. (a) 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的最新擬稿存放在指明住宅物業的售樓處，以供閱覽。  
(b) 無須為閱覽付費。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### 1. Exterior Finishes 外部裝修材料

| Item                               | 項目        | Description   | 備註   |
|------------------------------------|-----------|---|--|
| (a) External Wall                  | (a) 外牆    | Finished with window wall, aluminium cladding, ceramic tiles, natural stones.   | 以玻璃磚、鋁質外牆、瓷磚、天然石鋪砌。                                |
| (b) Window                         | (b) 窗     | Aluminium window frame with fluorocarbon coating, fixed with triple glass (except bedroom, lavatory and shower windows). Bedroom, lavatory and shower windows fixed with insulated glass. | 窗戶以不銹鋼窗框配氟碳塗層及三層玻璃（除睡房、廁所及淋浴間外）；睡房、廁所及淋浴間窗戶配以保溫玻璃。 |
| (c) Bay Window                     | (c) 窗台    | Not Applicable.   | 不適用。   |
| (d) Panel                          | (d) 外牆    | Finished with texture spray paint and painted metal plates.   | 以紋理噴漆及有色金屬板。                                       |
| (e) Veranda or Balcony             | (e) 陽台或露台 | Not Applicable.   | 不適用。   |
| (f) Drying facilities for Clothing | (f) 晾衣設施  | Not Applicable.   | 不適用。   |

### 2. Interior Finishes 內部裝修材料

| Item                          | 項目        | Description  | 備註   |
|-------------------------------|-----------|--|--|
| (a) Entry                     | (a) 大堂    | <u>1/F Entry on G/F</u><br>Wall: Finished with natural stones and decorative mirror.<br>Floor: Finished with wooden floor.<br>Ceiling: Gypsum board emulsion paint false ceiling and aluminium grille.<br><br><u>Entry on G/F</u><br>Wall: Finished with natural stones and decorative mirror.<br>Floor: Finished with wooden floor with timber skirting.<br>Ceiling: Gypsum board emulsion paint false ceiling. | <u>1/F 大堂</u><br>牆壁：以天然石及裝飾鏡鋪砌。<br>地板：以木地板鋪砌。<br>天花：以石膏板噴漆及不銹鋼網。<br><br><u>大堂</u><br>牆壁：以天然石及裝飾鏡鋪砌。<br>地板：以木地板配木腳線鋪砌。<br>天花：以石膏板噴漆及不銹鋼網。 |
| (b) Internal Wall and Ceiling | (b) 內牆及天花 | Walls: Finished with emulsion paint.<br>Ceiling: Finished with emulsion paint and Gypsum board false ceiling finished with emulsion paint.   | 牆壁：塗上噴漆。<br>天花：塗上乳膠漆及石膏板噴漆及不銹鋼網。   |
| (c) Internal Floor            | (c) 內室地板  | Living room and dining room: Finished with natural stones and wooden floor with timber skirting.<br>All Bedrooms and Family room: Finished with wooden floor with timber skirting.   | 客廳及飯廳之地板：以天然石及木地板配木腳線鋪砌。<br>所有睡房及家庭房之地板：以木地板配木腳線鋪砌。  |
| (d) Bedroom                   | (d) 睡房    | Walls: Finished with natural stones up to false ceiling level.<br>Floor: Finished with natural stones for exposed surface.<br>Ceiling: Gypsum board false ceiling with emulsion paint.   | 牆壁：以天然石鋪砌至假天花高度。<br>地板：外露地面以天然石鋪砌。<br>天花：以石膏板噴漆及不銹鋼網。  |
| (e) Kitchen                   | (e) 廚房    | Walls: Finished with stainless steel panel and natural stones up to false ceiling level.<br>Floor: Finished with natural stones for exposed surface.<br>Ceiling: Gypsum board false ceiling with emulsion paint and aluminium grille.<br>Cooking bench counter top finished: Sintered stone.   | 牆壁：以不銹鋼板及天然石鋪砌至假天花高度。<br>地板：外露地面以天然石鋪砌。<br>天花：以石膏板噴漆及不銹鋼網。<br>灶台之天然石裝修物料：石紋。   |

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### 3. Interior Fittings 室內裝置

| Term      | 中文    | Description   | 備註   |
|-----------|-------|---|--|
| (g) Doors | (g) 門 | <p><u>French Doors</u><br/>                     Material: Solid core timber swing door with bronze door frame and iron case.<br/>                     Finish: Metal Cladding.<br/>                     Accessories: Fitted with door lockset, door case and door stopper.</p> <p><u>Living Room and Dining Room to Garden Door, and Pool Deck</u><br/>                     Material: Aluminium framed sliding framed glass door with blue weather coating.<br/>                     Accessories: Fitted with door lockset and handle.</p> <p><u>Kitchen Door</u><br/>                     Material: Fine grained solid core timber swing door.<br/>                     Finish: Veneer, leather and metal.<br/>                     Accessories: Fitted with door lockset, handle, door closer and door stopper.</p> <p><u>Lighting Door or Light</u><br/>                     Material: Fire-rated timber swing door with timber door frame, architrave.<br/>                     Finish: Metal.<br/>                     Accessories: Fitted with metal and leather door handle.</p> <p><u>Second Layer Area Gate or Pool</u><br/>                     Material: Metal gate with swing door.<br/>                     Accessories: Fitted with lockset.</p> <p><u>Pole and Fencing, Tank and Pump Room Door, Fire Service Pump Room Door and Electrical</u><br/> <u>Metal Pool Door</u><br/>                     Material: Fire-rated solid core timber swing door with timber door frame, architrave.<br/>                     Finish: Natural Stone.<br/>                     Accessories: Fitted with lockset.</p> | <p><u>鐵門</u><br/>                     用料：柚木門框及帶橫樑的實心木掩門。<br/>                     裝修標準：金屬面漆。<br/>                     配件：門鎖、門框、門墊。</p> <p><u>金屬或鐵窗簾式門、花園門及露台門</u><br/>                     用料：鋁合金窗簾式門及窗簾式門。<br/>                     配件：門鎖及門框。</p> <p><u>廚房門</u><br/>                     用料：實木質柚木掩門。<br/>                     裝修標準：木皮、皮革及金屬。<br/>                     配件：門鎖、門框、門墊、門墊。</p> <p><u>防火門</u><br/>                     用料：實木質柚木掩門。<br/>                     裝修標準：木皮面漆、皮革及金屬。<br/>                     配件：門鎖、門框、門墊、門墊。</p> <p><u>第二層樓入口鐵門</u><br/>                     用料：帶木門框及橫樑的防火實心木掩門。<br/>                     裝修標準：金屬。<br/>                     配件：金屬門及門框。</p> <p><u>露台樓梯鐵門</u><br/>                     用料：金屬門框。<br/>                     配件：門鎖。</p> <p><u>實木窗簾式木框及木掩門、實木窗簾式木框及木掩門</u><br/>                     用料：帶木門框及橫樑的防火實心木掩門。<br/>                     裝修標準：天然柚木。<br/>                     配件：門鎖。</p> |

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### 3. Fittings and Appliances 器具及裝置

| Item         | 項目     | Description  | 備註   |
|--------------|--------|--|--|
| (b) Bathroom | (b) 浴室 | <p><u>Master Bath room</u></p> <p>Wooden mirror cabinet and wooden basin cabinet filled with natural stone countertop. Sanitary wares and fittings include porcelain water closet with brass gold ring, porcelain wash basin with brass gold edge finish and brass bronze finish basin mixer. Bathing facilities include tempered glass shower cubicle with brass bronze finish shower set and stainless steel toilet and bidet (1700mm (L) x 850mm (W) x 570mm (H)) with brass bronze finish toilet and bidet shower set. Other accessories include brass bronze finish freestanding towel holder, soap roll holder, hook and shower screen handle.</p> <p><u>Bathroom 1</u></p> <p>Wooden mirror cabinet and wooden basin cabinet filled with natural stone countertop. Sanitary wares and fittings include porcelain water closet, porcelain wash basin and red gold finish basin mixer. Bathing facilities include a set of enamel coated toilet and bidet (1700mm (L) x 814mm (W) x 484mm (H)) with red gold finish toilet and bidet shower set and tempered glass shower cubicle with red gold finish shower set. Other accessories include red gold finish hook, paper roll holder, hook and shower screen handle.</p> <p><u>Bathroom 2 and Bathroom 3</u></p> <p>Wooden mirror cabinet and wooden basin cabinet filled with natural stone countertop. Sanitary wares and fittings include porcelain water closet, porcelain wash basin and red gold finish basin mixer. Bathing facilities include tempered glass shower cubicle with red gold finish shower set. Other accessories include red gold finish hook and paper roll holder, hook and shower screen handle.</p> | <p><u>主人浴室</u></p> <p>柚木鏡櫃及木質洗手盆櫃配天然石台面。配以浴室器具及裝置包括柚木架的瓷邊座廁、柚木架的瓷邊洗手盆及鍍黃銅盆面水龍頭。沐浴設施包括鍍黃銅邊框配鍍黃銅盆面水龍頭及強化玻璃淋浴房配鍍黃銅邊框及鍍黃銅邊框淋浴器(1700毫米(長) x 850毫米(闊) x 570毫米(高))配鍍黃銅邊框座廁及座廁淋浴器。其他配件包括鍍黃銅邊框毛巾架、皂架及淋浴房門把。</p> <p><u>浴室1</u></p> <p>柚木鏡櫃及木質洗手盆櫃配天然石台面。配以浴室器具及裝置包括瓷邊座廁、瓷邊洗手盆及鍍紅金盆面水龍頭。沐浴設施包括鍍紅金邊框配鍍紅金盆面水龍頭及強化玻璃淋浴房配鍍紅金邊框淋浴器。其他配件包括鍍紅金邊框毛巾架、皂架及淋浴房門把。</p> <p><u>浴室2及浴室3</u></p> <p>柚木鏡櫃及木質洗手盆櫃配天然石台面。配以浴室器具及裝置包括瓷邊座廁、瓷邊洗手盆及鍍紅金盆面水龍頭。沐浴設施包括鍍紅金邊框配鍍紅金盆面水龍頭及強化玻璃淋浴房配鍍紅金邊框淋浴器。其他配件包括鍍紅金邊框毛巾架、皂架及淋浴房門把。</p> |
|              |        | <p><u>Levelory</u></p> <p>Mirror and wooden basin cabinet filled with natural stone countertop. Sanitary wares and fittings include porcelain water closet, porcelain wash basin and polished gold finish basin mixer. Other accessories include red gold finish hook and paper roll holder and polished gold finish bottle tap.</p> <p>There is no bathing facilities for levelory.</p>   | <p><u>浴室2及浴室3</u></p> <p>柚木鏡櫃及木質洗手盆櫃配天然石台面。配以浴室器具及裝置包括瓷邊座廁、瓷邊洗手盆及鍍紅金盆面水龍頭。沐浴設施包括鍍紅金邊框配鍍紅金盆面水龍頭及強化玻璃淋浴房配鍍紅金邊框淋浴器。其他配件包括鍍紅金邊框毛巾架、皂架及淋浴房門把。</p>   |
|              |        | <p><u>Water Supply System</u></p> <p>Copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply.</p>   | <p><u>廚房</u></p> <p>柚木架及木質洗手盆櫃配天然石台面。配以浴室器具及裝置包括瓷邊座廁、瓷邊洗手盆及鍍紅金盆面水龍頭。其他配件包括鍍紅金邊框座廁及座廁淋浴器、皂架及淋浴房門把。</p>  |
|              |        | <p>For brand name and model number of appliances, please refer to the Appliances Schedule.</p>   | <p>廚房設有木質洗手盆櫃。</p> <p><u>供水系統</u></p> <p>冷水管採用銅質及熱水管採用隔熱保溫之銅質。有關詳情之規格請向廠商查詢。請參閱「設備明細表」。</p>  |

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### 3 Kitchen Fittings 廚房裝置

| Term        | 詞類     | Description   | 備註  |
|-------------|--------|---|---|
| (a) Kitchen | (a) 廚房 | <p>Base timber cabinet with timber door panel and timber finishes.<br/>                     Overhead timber cabinet with PVD champagne stainless steel finishes metal door<br/>                     Full height timber cabinet with PVD champagne stainless steel finishes metal door and glass door with metal frames.<br/>                     Stainless steel sink with chrome finish sink set.</p> <p>Copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply</p> <p>No brand name and model number of appliances, please refer to the "Appliances Schedule"</p> | <p>木製座地櫃配木製門板及木製面漆。<br/>                     木製吊櫃配鍍層標已不銹鋼面漆的金屬門<br/>                     木製高櫃配鍍層標已不銹鋼面漆的木製合層櫃門及配合層櫃的玻璃門<br/>                     水錶盆：不銹鋼。水龍頭：鍍層標<br/>                     冷水管採用銅管及熱水管採用配有保溫絕緣層之銅管。<br/>                     有關設備之品牌名稱及產品型號，請參閱「設備清單」。</p> |

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### 3. Interior Fittings 室內裝置

| Item                                 | 項目         | Description   | 備註  |
|--------------------------------------|------------|---|---|
| (c) Bedroom                          | (c) 睡房     | Not Applicable.   | 不適用。  |
| (e) Telephone                        | (e) 電話     | Telephone connection points are provided.<br>For the location and number of connection points, please refer to the "Scheduled Mechanical & Electrical Provisions".  | 提供電話線點<br>在根據圖則的位置及數目，請參閱「預計裝置及設備表」。  |
| (f) Aerials                          | (f) 天線     | Common TV and FM connection points are provided.<br>For the location and number of connection points, please refer to the "Scheduled Mechanical & Electrical Provisions".   | 提供公共電視及廣播電台<br>在根據圖則的位置及數目，請參閱「預計裝置及設備表」。   |
| (g) Electrical Installations         | (g) 電力裝置   | Electrical fittings: Except for all switches and power sockets.<br>Safety devices: Three-phase electricity supply with main circuit breaker distribution board.<br>Circuits are partly concealed and partly exposed.<br>For the location and number of power points and air-conditioner points, please refer to the "Scheduled Mechanical & Electrical Provisions". | 電力裝置：提供一切除插座及開關。<br>安全裝置：三相電力提供有微型電路斷電器。<br>線路是部份隱藏及部份外露。<br>在圖則標明安裝機位的位置及數目，請參閱「預計裝置及設備表」。 |
| (h) Gas Supply                       | (h) 氣體供應   | Low gas supply pipes are provided and connected to gas burner e.g. kitchen, gas water heater, gas meter, incinerator and BBQ stove if in garden.  | 低氣壓供應管安裝於廚房、煤氣熱水器、煤氣錶及煤氣爐及燒烤爐等的煤氣供應。  |
| (i) Washing Machine Connection Point | (i) 洗衣機安裝點 | Water inlet and drain outlet are provided for washing machine.<br>For the location of washing machine connection point, please refer to the "Scheduled Mechanical & Electrical Provisions".   | 提供洗衣機供水及排水機位。<br>在圖則標明安裝點的位置，請參閱「預計裝置及設備表」。   |
| (j) Water Supply                     | (j) 供水     | Copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply.<br>Water pipes are partly concealed and partly exposed.<br>Hot water supply to kitchen, master bath, main bathroom and laundry.   | 冷水管採用銅管及熱水管採用有熱絕緣層的銅管。<br>水管是部份隱藏及部份外露。<br>在熱水供應廚房、主人浴室、浴室及廁所。                              |

#### Remarks

1. Other than those used and concealed or sealed within the main system of the installation, the exposed piping may be concealed or hidden by false ceiling, false walls, cabinet, etc. or may be covered or painted to suit the design or the architect's requirements.
2. Other than those used and concealed or sealed within the main system of the installation, the set of hot water pipes may be concealed or hidden by false ceiling, false wall, cabinet, etc. or may be covered or painted to suit the design or the architect's requirements.

#### 附註

1. 除安裝及隱藏或密封於主要系統內之裝置外，其他露出的裝置均應隱藏、塗漆、儲藏櫃、燈回、漆漆或上膠等，或予以其他設計方案，以配合設計。
2. 除安裝及隱藏或密封於主要系統內之裝置外，其他露出的熱水管應隱藏、塗漆、儲藏櫃、燈回、漆漆或上膠等，或予以其他設計方案，以配合設計。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### 4. Miscellaneous 雜項

| Item   | 項目           | Description  | 備註  |
|--|--------------|--|---|
| (a) FHS  | (a) 廚具架      | "KORF" passenger lift (Model No: Monospace) serving Lower Ground Floor, Ground Floor, First Floor and Second Floor.  | 1) 位於方便廚具架 (廚具架型號 Monospace) 安裝於兩地、一地下、1樓及2樓                  |
| (b) Litter Box                                   | (b) 信箱       | Stainless Steel litter box.  | 不銹鋼信箱   |
| (c) Refuse Collection                            | (c) 垃圾收集     | Refuse storage and material recovery chamber is provided on Lower Ground Floor.<br>Refuse will be collected by cleaners and handled at refuse storage and material recovery chamber on Lower Ground Floor for removal by refuse vehicle. | 垃圾池 (設有垃圾儲存及物料回收房)<br>垃圾會由清潔工人清理及運往位於低層地、物料回收儲存及物料回收房, 由垃圾車運走 |
| (d) Water Meter, Electricity Meter and Gas Meter | (d) 水錶、電錶及氣錶 | Separate water meter, gas meter and electricity meter is provided in water meter room, gas meter cabinet and electrical meter room on Lower Ground Floor.  | 設有獨立水錶、燃氣錶及電錶, 均設立於低層地下的水錶櫃、燃氣錶及電錶房。                          |

### 5. Security facilities 保安設施

| Description  | 備註  |
|--|---|
| CCTV system is provided in common area of the Development.<br>Pressure sensing slits are provided at Main Gate and some walls of the garden.<br>Visitor panel for access control is provided at Main Gate and Carport Entrance connecting to Video Door Phone of the House.<br>Smart card and Bluetooth reader for Mobile Access App is provided at Main Gate.<br>Alarm Control Panel is provided in the House.<br>Glass Break Detector is provided at Ground Floor. | 發展項目公共地方設有閉路電視系統<br>在入口處及某些地方的牆壁設有壓力感應器<br>入口設施及車庫設有的保安系統均設有錄影監察及可與門鎖連接<br>在入口設施設有智能卡及藍牙感應器<br>設有警報控制系統<br>在地下樓層設有玻璃破碎感應器 |

The Vendor is responsible for the installation of the appliances and furniture provided in the Development, lift or appliances of common utility quality will be provided.

賣家負責安裝發展項目公共區域內提供的廚房及浴室傢俬及傢俱。發展項目公共區域內提供的升降機及公用設施的質素將由賣家負責。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### 6. Appliances 設備

| Description   | 備註  |
|---|---|
| Refer to the "Appliances Schedule" below for brand name and model number of appliances.   | 有關設備之品牌名稱及產品型號，請參閱以下「設備表」。  |
| <p>Kitchen</p> <p>Sub/Item:</p> <p>Integrated A.I. Freezer IC-110-18H</p> <p>Integrated A.I. Refrigerator ICB C-30R-D</p> <p>W/U/G:</p> <p>Coffee Machine, CCSXSI 80g</p> <p>Steam Oven, CS1XSI 60H-Yq</p> <p>Wine Cooler, KWUCSI 60gr</p> <p>Oven, BCS-60g</p> <p>Wet Hand, DWPO3g</p> <p>Double Gas Burner, GAS321GKBZ</p> <p>Gas Wok Burner, GAS311GKBZ</p> <p>Dishwasher, AS2 6HV</p> | <p>廚房</p> <p>Sub/Item:</p> <p>一體式冰櫃, IC-110-18-H</p> <p>一體式雪櫃, ICB C-30-R-D</p> <p>W/U/G:</p> <p>咖啡機, CCSXSI 80g</p> <p>蒸氣焗爐, CS1XSI 60H-Yq</p> <p>葡萄酒冷櫃, KWUCSI 60gr</p> <p>烤箱, BCS-60g</p> <p>洗淨機, DWPO3g</p> <p>雙頭紅氣源氣爐, GAS321GKBZ</p> <p>單頭紅氣源氣爐, GAS311GKBZ</p> <p>洗碗機, AS2 6HV</p> |
| <p>Garage</p> <p>Beefhater:</p> <p>BARQ stove, S3000s</p> <p>Garage and GPH</p> <p>Smart Charge</p> <p>Electric Vehicle Charger, EVCH-S 24 Tri</p>  | <p>車庫</p> <p>Beefhater:</p> <p>焗烤爐, S3000s</p> <p>車房地庫</p> <p>Smart Charge</p> <p>動三合車房設備, EVCH-S 24 Tri</p>  |

The Vendor is responsible if the actual brand of the appliances or model number are not installed in the development. The appliances of the particular type will be indicated.

■ 有關安裝的設備，如實際品牌或產品型號與合約不符，則由承辦商負責。合約中將列明有關設備的具體品牌名稱。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### e. Appliances 設備

| House 1 VAV Multi-Air Conditioning System 一樓獨立VAV分區式空調 |                   |
|--|-------------------|
| Brand Name 品牌名稱  | Model Number 產品型號 |
| Daikin, 大金   | -XDP71QPVC        |
| Daikin, 大金   | -XDP112QPVC       |
| Daikin, 大金   | -XDP112QPVC       |
| Daikin, 大金   | -XDP112QPVC       |
| Daikin, 大金   | -XDP112QPVC       |
| Daikin, 大金   | -JHP40AP          |
| Daikin, 大金   | -XDP56QPVC        |
| Daikin, 大金   | -XDP71QPVC        |
| Daikin, 大金   | -XDP112QPVC       |
| Daikin, 大金   | -XMH140AP         |
| Daikin, 大金   | -XDP56QPVC        |
| Daikin, 大金   | -XD71QPVC         |
| Daikin, 大金   | -XMH140AP         |
| Daikin, 大金   | -XDP36QPVC        |
| Daikin, 大金   | -JHP220A          |
| Daikin, 大金   | -JHP220A          |
| Daikin, 大金   | -JHP220A          |
| Daikin, 大金   | -JHP220A          |
| Daikin, 大金   | -JHP220A          |
| Daikin, 大金   | -JFC220A          |
| Daikin, 大金   | -JFC220A          |
| Daikin, 大金   | -JHP220A          |
| Daikin, 大金   | 4-XYQ10-RSY*      |
| Daikin, 大金   | 4-XYQ16-RSY*      |
| Daikin, 大金   | 4J/Q5AAV          |

The Vendor shall provide the full technical name of the appliances and a complete model number and not just the brand name. The quantities of the quantities of the quantities will be indicated.

賣家應提供設備的完整技術名稱及產品型號，而並非只提供品牌名稱。數量及規格將予以詳細說明。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### 6 Appliances 設備

| House 1 Exhaust Fan 1 供獨立單位的排氣扇  |                 |                   |
|--|-----------------|-------------------|
| Location 位置  | Brand Name 品牌名稱 | Model Number 產品型號 |
| Lower Ground Floor - Electrical Meter Room<br>伙位地 - 錶房                           | Systemair       | AAW 300H-I        |
| Lower Ground Floor - Fire Service Pump Room<br>伙位地 - 消防水泵房                       | Systemair       | AAW 300H-I        |
| Lower Ground Floor - Fire Service Pump Room<br>伙位地 - 消防水泵房                       | Systemair       | OSP 500           |
| Lower Ground Floor - Potable and Flushing Tank and Pump Room<br>伙位地 - 供水及沖廁水箱及泵房 | Systemair       | AAW 300H-I        |
| Ground Floor - Laundry<br>地下 - 洗衣  | Systemair       | QBF 125W          |
| Ground Floor - Kitchen<br>地下 - 廚房  | Systemair       | QBF 200I          |
| 1F - Bathroom 1<br>1樓 - 浴室1  | Systemair       | QBF 200I          |
| 2F - Master Bathroom 2<br>2樓 - 主人浴室  | Systemair       | QBF 200I          |
| House 1 Gas Water Heater 1 供獨立單位的煤氣熱水器   |                 |                   |
| Location 位置  | Brand Name 品牌名稱 | Model Number 產品型號 |
| Lower Ground Floor - Gas Meter Cabinet<br>伙位地 - 煤氣錶櫃                             | Ruefame         | NJW321-F          |
| House 1 Electric Water Heater 1 供獨立單位的電熱水器                                       |                 |                   |
| Location 位置  | Brand Name 品牌名稱 | Model Number 產品型號 |
| Kitchen  | Holpeal         | HFH3              |

The Vendor is responsible if the actual brand of the appliances or materials provided does not match the Specification. The actual brand of components, if applicable, will be in a col.

賣家須對其提供的裝置或物料之實際品牌與規格書所列品牌不符負責。如適用，其產品之實際品牌將列於表格內。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

#### 住宅單位機電裝置數量說明表

#### HOUSE 1

#### 1號獨立屋

| Type<br>種類 | Location<br>位置  | Provision 裝置            |                          |   |  |   |  |   |                                 |  |  |                             |                                    |   |                                      |                                       |                             |
|------------|---|-------------------------|--------------------------|---|--|---|--|---|---------------------------------|--|--|-----------------------------|------------------------------------|---|--------------------------------------|---------------------------------------|-----------------------------|
|            |   | Lighting<br>Point<br>燈位 | Lighting<br>Switch<br>燈掣 | 10A Socket<br>Outlet (Type 1)<br>10安培三孔<br>電器插孔<br>(Type 1) 個 | Power<br>Outlet<br>Circuit<br>電器插<br>孔線路 | Ventilation<br>System<br>Vent<br>通風系統<br>通風 | Local AC<br>Unit Socket<br>室內空調機<br>電器插孔 | Air Condition<br>Point for AC<br>Room Unit<br>室內空調<br>機電器插孔 | Fixed<br>Cabinet Unit<br>固定式電器櫃 | Fixed Appliance<br>Terminal Box<br>抽氣機用固定式<br>電器插孔 | Socket for Electric<br>Cabinet<br>電器櫃用電器插孔 | TV<br>Outlet<br>電視機<br>電器插孔 | TV/PM<br>Outlet<br>電視機/音<br>響機電器插孔 | Telephone<br>Cabinet<br>Telephone<br>電器櫃<br>電話機 | AV<br>Cabinet<br>Audio<br>音響機<br>電器櫃 | Wired Access<br>Point<br>有線網絡<br>電器插孔 | Smoke UP<br>Detector<br>煙感器 |
| GF<br>地面層  | Garage<br>車房  | 24                      | 2                        | 0/4   | 1  |   |  |   |                                 |  |  |                             |                                    |   |                                      | 1                                     |                             |
|            | W/Lobby<br>走廊大堂   | 5                       | 3                        | 0/1   |  |   | 1  | 1   |                                 |  |  |                             |                                    |   |                                      |                                       |                             |
|            | Stair and Lift Lobby<br>樓梯及電梯大堂                         | 49                      | 15                       | 0/6   |  |   |  |   |                                 |  |  |                             |                                    |   |                                      | 1                                     |                             |
|            | The Service Room/Room<br>服務房                            | 5                       | 1                        | 1/0   |  | 2   |  |   |                                 |  | 2  |                             |                                    |   |                                      |                                       |                             |
|            | Bathroom, Dressing Room<br>and Entry Room<br>浴室及更衣室和入口房 | 6                       | 1                        | 1/0   |  | 1   |  |   |                                 |  |  | 1                           |                                    |   |                                      |                                       |                             |
|            | Technical Room<br>電器房                                   | 2                       | 1                        | 1/0   |  | 1   |  |   |                                 |  |  | 1                           |                                    |   |                                      |                                       |                             |
| GF<br>1/F  | Living Room and<br>Dining Room<br>客廳及飯廳                 | 15                      | 3                        | 4/2   |  |   | 2  | 2   |                                 |  |  | 2                           | 1                                  | 1   | 1                                    | 0                                     | 1                           |
|            | Kitchen<br>廚房   | 15                      | 2                        | 2/3   |  | 1   | 1  | 1   |                                 |  |  |                             |                                    |   |                                      |                                       |                             |
|            | Bedroom<br>睡房   | 6                       | 2                        | 0/1   |  | 1   |  |   |                                 |  |  | 1                           |                                    |   |                                      |                                       |                             |
|            | Bathroom<br>浴室  | 61                      | 6                        | 5/0   |  |   |  |   |                                 |  |  |                             |                                    |   |                                      | 1                                     |                             |

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

#### 住宅單位機電裝置數量說明表

#### HOUSE 1

#### 1號獨立屋

| Area<br>樓層 | Location<br>位置   | Provision 裝置   |  |  |  |   |   |                   |  |                       |                                 |
|------------|--|--|--|--|--|---|---|-------------------|--|-----------------------|---------------------------------|
|            |  | Washing Machine (Domestic) (Water Heated)<br>洗衣機(家用)(熱水) | Washing Machine (Domestic) (Cold)<br>洗衣機(家用)(冷水) | Tower Gas Control for<br>Ruin for Gas Burner<br>大廈燃氣控制<br>燃氣爐燃氣器 | Tower Gas Water<br>control Switch<br>大廈燃氣水<br>控制開關 | Tower Water Meter<br>Switch<br>大廈水錶<br>開關 | Garage Gas<br>Control Panel<br>車房燃氣<br>控制面板 | Water Pump<br>水箱機 | Visual Alarm Phone<br>可視警報機<br>電話<br>可視警報機 | Intercom Board<br>对讲機 | Garage Fire Detector<br>車房火警探測器 |
| GF<br>地面層  | Garage<br>車房   |  |  |  |  |   | 2   | 1                 | 1/0  |                       |                                 |
|            | IF Lobby<br>公共大堂   |  |  |  |  |   |   |                   |  |                       |                                 |
|            | Stair and Lift Lobby<br>樓梯<br>及電梯大堂                      |  |  |  |  |   |   |                   |  |                       | 1                               |
|            | Tire Service Pump Room<br>車房抽油機                          |  |  |  |  |   |   |                   |  |                       |                                 |
|            | Refrigerator Freezing Tank<br>and Pump Room<br>食水及冷庫抽水機房 |  |  |  |  |   |   |                   |  |                       |                                 |
|            | Technical Meter Room<br>機房                               |  |  |  |  |   |   |                   |  | 2                     |                                 |
|            | Gas Meter Room<br>燃氣表房                                   |  |  |  |  | 1   |   |                   |  |                       |                                 |
| GF<br>地庫   | Living Room and Dining Room<br>客廳及餐室                     |  |  |  |  |   |   |                   | 1/0  | 1                     | 2                               |
|            | Kitchen<br>& F   | 1  | 1  | 1  |  | 1   |   |                   |  |                       | 1                               |
|            | Washing<br>機房  |  |  |  |  |   |   |                   |  |                       | 1                               |
|            | Garage<br>車房   | -  | -  | -  | -  | -   | -   | 1                 | -  | -                     | -                               |

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

#### 住宅單位機電裝置數量說明表

#### HOUSE 1

#### 1號獨立屋

| 樓層<br>Floor | 單位<br>Unit                    | Provision 裝置            |                          |  |  |   |                                |  |                                    |  |  |                              |                                 |  |  |                                       |                                |   |
|-------------|-------------------------------|-------------------------|--------------------------|--|--|---|--------------------------------|--|------------------------------------|--|--|------------------------------|---------------------------------|--|--|---------------------------------------|--------------------------------|---|
|             |                               | Lighting<br>Point<br>燈位 | Lighting<br>Switch<br>燈掣 | 10A Socket<br>Socket Outlet (Type<br>1 Single)<br>10安培單相<br>三插插座的<br>總數(個) | Power<br>Vehicle<br>Charge<br>點車上<br>充電器 | Ventilation<br>System<br>System<br>排風系統<br>系統 | Door A/C<br>Unit<br>室內空調<br>系統 | Air Conditioner<br>Point<br>to A/C Inlet Unit<br>室內空調系統<br>接駁點 | Fused Connection<br>Unit<br>保險絲接駁點 | Fused Spur Unit<br>to<br>Terminal Bar<br>抽頭點接駁點<br>(保險絲) | Fused Spur Unit<br>to<br>Terminal Bar<br>抽頭點接駁點<br>(保險絲) | Power<br>Outlet<br>點位<br>接駁點 | TV/DB<br>Outlet<br>電視/數據<br>線插位 | Telephone<br>Conduit<br>Point<br>電話線<br>插位 | Air<br>Conditioner<br>Point<br>空調機<br>插位 | Water<br>Access<br>Point<br>水喉接駁<br>點 | Smoke<br>Detector<br>煙霧<br>探測器 |   |
| 1/F<br>1樓   | Unit 1<br>單位 1                | 4                       | 6                        | 210  |  |   | 1                              | 1  | 0                                  |  | 1  | 1                            | 1                               | 0  |  |                                       |                                |   |
|             | Unit 2<br>單位 2                | 5                       | 6                        | 210  |  |   | 1                              | 1  | 0                                  |  | 1  | 1                            | 1                               | 0  |  |                                       |                                |   |
|             | Unit 1<br>單位 1                | 10                      | 2                        | 110  |  | 1   | 1                              | 1  | 0                                  | 1  |  |                              |                                 |  |  |                                       | 1                              |   |
|             | Unit 2<br>單位 2                | 10                      | 2                        | 110  |  |   | 1                              | 1  |                                    |  |  |                              |                                 |  |  |                                       |                                | 1 |
|             | Entry Room<br>入口廳             | 5                       | 2                        | 210  |  |   | 1                              | 1  |                                    |  |  | 1                            | 1                               | 1  |  | 1                                     |                                |   |
| 2/F<br>2樓   | Unit 3<br>單位 3                | 5                       | 6                        | 210  |  |   | 1                              | 1  | 0                                  |  | 1  | 1                            | 1                               | 0  |  |                                       |                                |   |
|             | Unit 3<br>單位 3                | 10                      | 2                        | 110  |  | 0   | 1                              | 1  | 0                                  |  |  |                              |                                 |  |  |                                       | 1                              |   |
|             | Water Room<br>水喉房             | 6                       | 6                        | 210  |  |   | 1                              | 1  | 0                                  |  | 2  | 1                            | 1                               | 0  |  | 1                                     |                                |   |
|             | Water Room<br>水喉房             | 20                      | 2                        | 210  |  | 1   | 2                              | 2  | 0                                  | 1  | 1  |                              | 0                               |  |  |                                       | 2                              |   |
|             | Walk in Closet<br>衣櫃          | 2                       | 1                        | 010  |  |   | 2                              | 2  |                                    |  |  |                              |                                 |  |  |                                       |                                |   |
|             | if Lobby<br>公共大堂              | 2                       | 1                        | 010  |  |   |                                |  |                                    |  |  |                              |                                 |  |  |                                       |                                |   |
| 3/F<br>3樓   | Unit (common)<br>大堂           | 17                      | 2                        | 110  |  |   |                                |  |                                    |  |  |                              |                                 |  |  |                                       |                                |   |
|             | Air-conditioning Area<br>空調機房 |                         |                          | 010  |  |   |                                |  |                                    |  |  |                              |                                 |  |  |                                       |                                |   |

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

#### 住宅單位機電裝置數量說明表

#### HOUSE 1

#### 1 號獨立屋

| Type<br>種類 | Location<br>位置            | Provision 裝置  |   |   |   |  |  |  |                      |   |                          |                      |
|------------|---------------------------|---|---|---|---|--|--|--|----------------------|---|--------------------------|----------------------|
|            |                           | Washing Machine<br>Cabinet for Bath<br>(Washing Machine)<br>洗衣機櫃位<br>(浴室) | Washing Machine<br>Cabinet for Bath<br>(Dish/Dishwasher)<br>洗衣機櫃位<br>(浴室) | Towel Bar<br>Cabinet for Bath<br>(Towel Bar)<br>毛巾架<br>(浴室) | Towel Bar/Water<br>Tap for Bath<br>(Towel Bar)<br>毛巾架/水龍頭<br>(浴室) | Towel Bar/Water<br>Tap for Bed<br>(Towel Bar)<br>毛巾架/水龍頭<br>(睡房) | Shower/Gate<br>Cabinet for<br>Bathroom<br>(浴室) | Shower/Gate<br>Cabinet for<br>Bathroom<br>(浴室) | Shower Panel<br>(浴室) | Wood Base Panel<br>for Shower Panel<br>(Wood Base Panel)<br>浴室木質底座板 | Decorative Panel<br>(浴室) | Shower Panel<br>(浴室) |
| 1st<br>1樓  | Bathroom 1<br>浴室 1        |   |   |   |   |  |  |  |                      |   |                          |                      |
|            | Bathroom 2<br>浴室 2        |   |   |   |   |  |  |  |                      |   |                          |                      |
|            | Bathroom 1<br>浴室 1        |   |   |   |   |  |  |  |                      |   |                          |                      |
|            | Bathroom 2<br>浴室 2        |   |   |   |   |  |  |  |                      |   |                          |                      |
|            | Entry Room<br>入口          |   |   |   |   |  |  |  |                      |   |                          |                      |
| 2nd<br>2樓  | Bathroom 3<br>浴室 3        |   |   |   |   |  |  |  |                      |   |                          |                      |
|            | Bathroom 3<br>浴室 3        |   |   |   |   |  |  |  |                      |   |                          |                      |
|            | Wardrobe Room<br>衣帽間      |   |   |   |   |  |  |  |                      |   |                          |                      |
|            | Wardrobe Room<br>衣帽間      |   |   |   |   |  |  |  |                      |   |                          |                      |
|            | Wardrobe Room<br>衣帽間      |   |   |   |   |  |  |  |                      |   |                          |                      |
|            | Bed Room<br>睡房            |   |   |   |   |  |  |  |                      |   |                          |                      |
| 3rd<br>3樓  | Bed Room<br>睡房            |   |   |   |   |  |  |  |                      |   |                          |                      |
|            | Alcove and Area<br>衣帽間及露台 |   |   |   |   |  |  |  |                      |   |                          |                      |

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### 1. Exterior Finishes 戶外裝修物料

| Item                               | 項目        | Description   | 備註  |
|------------------------------------|-----------|---|---|
| (a) External Wall                  | (a) 外牆    | Finished with window wall, aluminium claddings, ceramic tiles and natural stones.   | 以玻璃磚、鋁質飾面板、瓷磚及天然石飾面。                          |
| (a) Window                         | (a) 窗     | Aluminium window frame with fluorocarbon coating. Fixed with tinted glass (external bathroom and storey), Master Bathroom, Bathroom and lavatory fixed with obscured glass. | 窗用氟碳塗層鋁質窗框，配有遮光玻璃（除浴室及廁所外），主人浴室、浴室及廁所不透明有色玻璃。 |
| (a) Bay Window                     | (a) 窗台    | Not Applicable.   | 不適用。  |
| (a) Plaster                        | (a) 外牆    | Finished with texture spray paint and natural stones.   | 以紋理噴漆及天然石飾面。                                  |
| (a) Veranda or Balcony             | (a) 陽台或露台 | Not Applicable.   | 不適用。  |
| (1) Drying Facilities for Clothing | (1) 晾衣設施  | Not Applicable.   | 不適用。  |

### 2. Interior Finishes 室內裝修物料

| Item                          | 項目         | Description  | 備註  |
|-------------------------------|------------|--|---|
| (a) Lobby                     | (a) 大堂     | Walls finished with natural stones, wood veneer and decorative glass.<br>Floor finished with natural stones for exposed surfaces.<br>Ceiling: Gypsum board emulsion paint, false ceiling with metal trim profile.                                      | 牆壁：以天然石、木紋飾面及特色玻璃飾面。<br>地板：外層地面以天然石飾面。<br>天花：乳膠漆石膏板假天花配合金屬邊。          |
| (a) Internal Wall and Ceiling | (a) 內牆及天花板 | Walls and ceiling in emulsion paint for living room and dining room and bedroom.   | 客廳及飯廳及睡房內牆及天花板為乳膠漆。   |
| (a) Internal Floor            | (a) 室內地面   | Living room and dining room finished with natural stones and wooden floor with timber skirting.  | 客廳及飯廳之地板以天然石及木地板配合木線飾面。   |
| (a) Bathroom                  | (a) 浴室     | Walls finished with natural stones and decorative metal frame for toilet false ceiling area.<br>Floor finished with natural stones for exposed surfaces.<br>Ceiling: Gypsum board false ceiling with emulsion paint.                                   | 牆壁：以天然石及金屬外框裝飾廁所假天花區域。<br>地板：外層地面以天然石飾面。<br>天花：乳膠漆石膏板假天花。             |
| (a) Kitchen                   | (a) 廚房     | Walls finished with natural stones and quartz stones up to false ceiling level.<br>Floor finished with natural stones for exposed surfaces.<br>Ceiling: Gypsum board false ceiling with emulsion paint.<br>Cooking bench finished with natural stones. | 牆壁：以天然石及石英石飾面至假天花高度。<br>地板：外層地面以天然石飾面。<br>天花：乳膠漆石膏板假天花。<br>灶台：以天然石飾面。 |

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### a. Interior Finishes 室內裝置

| Item      | 項目    | Description   | 備註  |
|-----------|-------|---|---|
| (a) Doors | (a) 門 | <p><u>French Doors</u><br/>Material: Solid core timber swing door with timber door frame and architrave.<br/>- finish: Metal painting.<br/>Accessories: - fied with door closer, door closer and door stopper.</p> <p><u>Living Room and Dining Room, Garden Door, and Back Door</u><br/>Material: Aluminium framed sliding framed glass door with accessories coating.<br/>Accessories: - fied with door closer and handle.</p> <p><u>Kitchen Door</u><br/>Material: Fine steel solid core timber swing door<br/>- finish: Wood veneer, leather and metal.<br/>Accessories: - fied with door closer, handle, door closer and door stopper.</p> <p><u>Library Door or LG/-</u><br/>Material: Fine steel glass swing door with metal door frame and base.<br/>- finish: Metal.<br/>Accessories: - fied with metal and leather door handle.</p> <p><u>Second Floor Area Gate or Back</u><br/>Material: Metal gate with swing door.<br/>Accessories: - fied with lockset.</p> <p><u>Pole and Fencing, Tank and Pump Room Door, Fire Service Pump Room Door and Electrical Meter Room Door</u><br/>Material: Fine steel solid core timber swing door with timber door frame, architrave.<br/>- finish: Natural Stone.<br/>Accessories: - fied with lockset.</p> | <p><u>三人</u><br/>材料：配木門框及橫樑的實心木門。<br/>裝修材料：金屬面漆。<br/>配件：門鎖、門鉤、門墊。</p> <p><u>客廳及飯廳的推拉門、花園門及後門</u><br/>材料：鋁合金框架，有凸起的玻璃門。<br/>配件：門鎖及門鉤。</p> <p><u>廚房門</u><br/>材料：精美鋼木複合門。<br/>裝修材料：木皮、皮革及金屬。<br/>配件：門鎖、門鉤、門墊、門墊。</p> <p><u>圖書館（或老人中心）</u><br/>材料：帶金屬門框及橫樑的實心木門。<br/>裝修材料：金屬。<br/>配件：金屬門及門鉤。</p> <p><u>天台車房鐵閘</u><br/>材料：金屬門。<br/>配件：門鎖。</p> <p><u>巴士站外圍鐵閘及泵房門、消防泵房門及電錶房門</u><br/>材料：配木門框及橫樑的實心木門。<br/>裝修材料：天然石。<br/>配件：門鎖。</p> |

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### 3. Fittings and Appliances 器具裝置

| Item         | 項目     | Description   | 備註   |
|--------------|--------|---|--|
| (b) Bathroom | (b) 浴室 | <p><u>Master Bathroom</u><br/>Wooden mirror cabinet and wooden basin cabinet. Tiled with natural stone counter top. Sanitary wares and fittings include vitreous china water closet, vitreous china wash basin and nickel silver finish basin mixer. Bathing facilities include smoked glass shower cubicle with nickel silver finish shower set, and silkstone freestanding bath tub (1700mm (L) x 850mm (W) x 570mm (H)) with nickel silver finish bath mixer and nickel silver finish shower set. Other accessories include chrome plated freestanding towel holder, nickel silver finish paper roll holder, trunk and shower screen handle.</p> <p><u>Bathroom 1, Bathroom 2 and Bathroom 3</u><br/>Wooden mirror cabinet and wooden basin cabinet. Tiled with natural stone counter top. Sanitary wares and fittings include vitreous china water closet, vitreous china wash basin and chrome plated basin mixer. Bathing facilities include tempered glass shower cubicle with chrome plated shower set. Other accessories include chrome plated hook and paper roll holder.</p> <p><u>Lavatory</u><br/>Mirror, nickel silver metal frame and wooden basin cabinet. Tiled with natural stone counter top with some stone on surround basin. Sanitary ware and fittings include vitreous china waste, cover and chrome plated basin mixer. Other accessories include chrome plated hook and paper roll holder.</p> <p>There is no bathing facilities for laundry.</p> <p><u>Water Supply System</u><br/>Copper waste pipes are provided for cold water supply and copper waste pipes with thermal insulation are provided for hot water supply.<br/>For brand name and model number of appliances, please refer to the Appliances Schedule.</p> | <p><u>主人浴室</u><br/>配樟木邊櫃及木鏡子櫃配以天然石台面。配以浴盆、坐廁及盥盆已片同瓷座向。同瓷洗手盆及漆石面浴盆。浴室設施包括煙片玻璃淋浴間配漆石面花灑及漆石面立式大浴盆(1700毫米(長) x 850毫米(寬) x 570毫米(高))配銀色三片式同瓷水龍頭及漆石面花灑系統。其他配件包括銀色掛毛巾架、銀色掛紙卷筒架及淋浴屏風。</p> <p><u>浴室1、浴室2及浴室3</u><br/>配樟木邊櫃及木鏡子櫃配以天然石台面。配以浴盆、坐廁及盥盆已片同瓷座向。同瓷洗手盆及漆石面花灑。浴室設施包括煙片玻璃淋浴間及煙片玻璃花灑系統。其他配件包括銀色掛毛巾架及掛紙卷筒架。</p> <p><u>廁所</u><br/>鏡架木邊櫃、鏡及木鏡子櫃配以天然石台面並訂裝同石款洗手盆。配以浴盆、坐廁及盥盆已片同瓷座向及漆石面花灑。其他配件包括銀色掛毛巾架及掛紙卷筒架。</p> <p><u>供水系統</u><br/>冷水管採用銅質材料。冷水管均裝有熱絕緣層。熱水管採用銅質材料。熱水管均裝有熱絕緣層。請參閱「設備附表」。</p> |
| (c) Kitchen  | (c) 廚房 | <p>Base timber cabinet with louver door panel and lacquer (high gloss) finishes.<br/>Overhead timber cabinet with louver door panel and lacquer (high gloss) finishes.<br/>Full height timber cabinet with louver door panel and lacquer (high gloss) finishes.<br/>Sink unit: stainless steel.</p>   | <p>木櫃座地櫃配木櫃門罩及高光漆面。<br/>木櫃吊櫃配木櫃門罩及高光漆面。<br/>木櫃全高櫃配木櫃門罩及高光漆面。<br/>洗滌盆：不銹鋼。</p>  |

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### 3. Fittings and Appliances 裝置及設備

| Item                                 | 項目         | Description   | 備註   |
|--------------------------------------|------------|---|--|
| (d) Bedroom                          | (d) 睡房     | Not Applicable.   | 不適用  |
| (e) Telephone                        | (e) 電話     | For the location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions".   | 在招標圖則的位置或數目，請參閱「機械裝置及設備表」。   |
| (f) Aerials                          | (f) 天線     | For the location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions".   | 在招標圖則的位置或數目，請參閱「機械裝置及設備表」。   |
| (g) Electrical Installations         | (g) 電力裝置   | Electrical fittings: Except for all switches and power sockets.<br>Safety devices: Three-phase electrically supply with in a fire circuit breaker distribution board.<br>Circuits are partly concealed and partly exposed.<br>For the location and number of power points and air-conditioner points, please refer to the "Schedule of Mechanical & Electrical Provisions". | 電力裝置：提供電掣及插座的安裝。<br>安全裝置：三相電力線有設置電路中斷器。<br>線管及線路隱藏及部分外露。<br>在招標圖則及在招標圖則的位置或數目，請參閱「機械裝置及設備表」。 |
| (h) Gas Supply                       | (h) 氣體供應   | Low gas supply pipes are provided and connected to gas burner at kitchen and gas water heater at gas meter cabinet.   | 低壓氣體管安裝於在廚房的燃氣煮食爐及燃氣熱水器燃氣錶水櫃。  |
| (i) Washing Machine Connection Point | (i) 洗衣機安裝點 | Water inlet and drain outlet are provided for washing machine. For the location of washing machine connection point, please refer to the "Schedule of Mechanical & Electrical Provisions".  | 設有洗衣機水喉及去水安裝方位。有關洗衣機安裝方位，請參閱「機械裝置及設備表」。  |
| (j) Water Supply                     | (j) 供水     | Copper water pipes are provided for cold water supply and copper waste pipes with thermal insulation are provided for hot water supply.<br>Water pipes are partly concealed and partly exposed.<br>Hot water supply to kitchen, master bathroom, bathroom and laundry.  | 冷水管採用銅管及熱水管採用配有隔熱層銅管安裝。<br>水管及線路隱藏及部分外露。<br>在熱水供應廚房、主人浴室、浴室及洗衣房。                             |

#### Remarks:

- Other than those used and mentioned or stated within the contract, the rest of them are exposed. The exposed ones may not exceed or hinder by tele-cabling, bulkhead, ducting, cladding, non-enclosed duct, or wiring design or cable duct or other materials.
- Other than those used and the water pipes covered or within the contract, the rest of them are exposed. The exposed ones may not exceed or hinder by tele-cabling, bulkhead, ducting, cladding, non-enclosed duct, or wiring design or cable duct or other materials.

#### 附註：

- 除合約圖則及合約內所提及的裝置外，其餘部分的裝置均屬外露。外露的裝置可能會受天線、線路、儲信櫃、管面、夾線板、開關、控制線管及線路等限制。
- 除合約圖則及合約內所提及的水管外，其餘部分的水管均屬外露。外露的水管可能會受天線、線路、儲信櫃、管面、夾線板、開關、控制線管及線路等限制。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### 4. Miscellaneous 雜項

| Item   | 項目           | Description   | 備註   |
|--|--------------|---|--|
| (a) Lifts  | (a) 升降機      | KONE Passenger Lift (Model No. Monospace) as per cover ground floor, ground floor, 1st and 2nd.   | 住宅升降機系統 (高層型號 Monospace) 穿梭於首地、地下、1樓及2樓。               |
| (b) Letter Box                                   | (b) 信箱       | Stainless steel letter box.   | 不銹鋼信箱。   |
| (c) Reuse Collection                             | (c) 回收收集     | Reuse storage and material recovery chamber is provided on cover ground floor. Reuse will be collected by cleaner and handled at reuse storage and material recovery chamber on cover ground floor for removal by refuse vehicle. | 回收池。設有回收儲存及物料回收房。回收會由清潔工人清理及運送回位於首地之回收儲存及物料回收房，由垃圾車運走。 |
| (d) Water Meter, Electricity Meter and Gas Meter | (d) 水錶、電錶及氣錶 | Separate water meter, gas meter and electricity meter in each house is provided in water meter cabinet, electrical meter room and gas meter cabinet below ground floor of each house.   | 每間獨立單位設有獨立水錶、煤氣錶及電錶，並設置於每間獨立單位之地下層水錶櫃、電錶房及煤氣錶櫃。        |

### 5. Security facilities 保安設施

| Description  | 備註                |
|--|-------------------|
| CCTV system is provided in common area of the Development. | 發展項目公共地方設有閉路電視系統。 |

The Vendor warrants that the technical specifications of the appliances and materials mentioned herein shall be fulfilled by the Developer. The appliances of same grade quality will be installed.

賣方保證發展項目內所有安裝於公共地方之設備及物料均符合所載之技術規格，且將安裝同等質素之設備。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### 6. Appliances 設備

| Description  | 描述   |
|--|--|
| Refer to the Appliances Schedule below for brand name and model number of appliances.  | 在表載之品牌名稱及產品型號，請參閱以下「設備部附表」。  |
| House 2 - Kitchen<br>Sub/area:<br>Integrated Refrigerator, ICBI-360II 3<br>V-ZUG<br>Coffee Machine, COSXSI 60g<br>Steam Oven, OSIXSI 60HY,<br>Wine Cooler, KWUCSI 60gr<br>Oven, RCSI60g<br>Wash Hand, DWFQ9g<br>Double Gas Burner, GAS321GKR/<br>Gas Work Burner, GAS311GKR/ | 2樓住宅二 - 廚房<br>Sub/area:<br>一體式雪櫃紅木箱 - ICBI-360II 3<br>V-ZUG<br>咖啡機 - COSXSI 60g<br>蒸氣爐 - OSIXSI 60HY,<br>葡萄酒冷櫃 - KWUCSI 60gr<br>烤箱 - RCSI60g<br>洗滌機 - DWFQ9g<br>雙頭燃氣煮食爐 - GAS321GKR/<br>中頭燃氣煮食爐 - GAS311GKR/ |

The Vendor is responsible if the actual brand of the appliance or other technical details are not detailed in the Specification. Technical brand of comparable quality will be in order.

■ 可承接的項目：設有安裝及拆卸服務為方便客戶拆卸及安裝設備，專業安裝員陪同，以作專業服務。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### 6. Appliances 設備

| House 2 M&M All Air Conditioning System 2樓獨立屋的M&M系統安裝 |                   |
|---|-------------------|
| Brand Name 品牌名稱                                       | Model Number 產品型號 |
| Daikin 大金   | -X 1P980PVC       |
| Daikin 大金   | -X 1P1120PVC      |
| Daikin 大金   | -X 1P1120PVC      |
| Daikin 大金   | -XM-P140AB        |
| Daikin 大金   | -X 1P450PVC       |
| Daikin 大金   | -X 1P450PVC       |
| Daikin 大金   | -X 1P980PVC       |
| Daikin 大金   | -XM-P140AB        |
| Daikin 大金   | -X 1P450PVC       |
| Daikin 大金   | -X 1P710PVC       |
| Daikin 大金   | -XM-P140AB        |
| Daikin 大金   | -X 1P980PVC       |
| Daikin 大金   | 4HXVQ16HSY*       |
| Daikin 大金   | 4HXVQ16HSY*       |
| Daikin 大金   | 3U/Q1A4V          |
| Daikin 大金   | -U-RP220A         |
| Daikin 大金   | -U-RP220A         |
| Daikin 大金   | -U-RP220A         |
| Daikin 大金   | -U-RP220A         |
| Daikin 大金   | -U-RP220A         |

The Vendor is responsible for the installation of the appliances and components similar to those indicated in the Case schedule, if any, in accordance of comparable quality as specified.

賣方須負責裝置及安裝與表列之設備及零件類似之同等質素之產品。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### 6. Appliances 設備

| House 2 Exhaust Fan 2樓獨立單位的抽氣扇   |                 |                   |
|--|-----------------|-------------------|
| Location 位置  | Brand Name 品牌名稱 | Model Number 產品型號 |
| Lower Ground Floor - Heated Water Meter Room<br>負層地下 - 熱水錶房                      | Systemair       | AAW 300H          |
| Lower Ground Floor - Fire Service Pump Room<br>負層地下 - 消防水泵房                      | Systemair       | AAW 350H          |
| Lower Ground Floor - Toilet and Washing Tank and Pump Room<br>負層地下 - 廁所及洗衣機水箱及泵房 | Systemair       | AAW 300H          |
| Lower Ground Floor - Garage<br>負層地下 - 車房   | Systemair       | OSP 300           |
| Ground Floor - Laundry<br>地下 - 洗衣房   | Systemair       | GBF 125M          |
| Ground Floor - Kitchen<br>地下 - 廚房  | Systemair       | GBF 125M          |
| 2/F - Master Bedroom<br>2樓 - 主人房   | Systemair       | GBF 200           |
| House 2 Gas Water Heater 2樓獨立單位的燃氣熱水器  |                 |                   |
| Location 位置  | Brand Name 品牌名稱 | Model Number 產品型號 |
| Lower Ground Floor - Gas Meter Cabinet<br>負層地下 - 煤氣錶箱                            | Blue Flame      | NJW5211-H         |

The Vendor warrants that all the appliances of the specified brand name and model number are not recalled by the Department. The appliances of the specified brand name will be replaced

賣家保證所有指定品牌名稱及型號的裝置均未被收回。賣家保證所有指定品牌名稱的裝置均將被更換。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

#### 住宅單位機電裝置數量說明表

#### HOUSE 2

#### 2號獨立屋

| Type<br>種類 | Location<br>位置  | Provision 裝置            |                          |   |  |   |                                     |  |  |  |   |   |                       |                                |  |                                   |                                       |
|------------|---|-------------------------|--------------------------|---|--|---|-------------------------------------|--|--|--|---|---|-----------------------|--------------------------------|--|-----------------------------------|---------------------------------------|
|            |   | Lighting<br>Point<br>燈位 | Lighting<br>Socket<br>燈位 | 10A Socket<br>Space Outlet (Twin<br>Single)<br>10安培雙孔<br>二插電位<br>(雙孔電位) | Power<br>Vehicle<br>Charge<br>點車電<br>器電位 | Ventilation<br>System<br>System<br>通風系統<br>電位 | Wear AC<br>Unit Socket<br>冷氣機<br>電位 | Outdoor AC<br>Unit Socket<br>戶外冷氣機<br>電位 | Fixed Space He-<br>ating AC Unit<br>中央空調<br>H.系統固定裝置<br>電位 | Fixed Space He-<br>ating AC<br>Unit<br>固定式<br>空調<br>電位 | Fixed Space He-<br>ating AC Unit<br>固定式<br>空調<br>H.系統固定裝置<br>電位 | Fixed Space He-<br>ating AC Unit<br>固定式<br>空調<br>H.系統固定裝置<br>電位 | Power<br>Outlet<br>電位 | TV/PA<br>Outlet<br>電視/音響<br>插位 | Telephone<br>Cable for<br>Rm<br>電話線<br>位 | TV<br>Cable for<br>Rm<br>電視線<br>位 | WiFi Access<br>Point<br>無線網絡<br>中繼器電位 |
| GF<br>地面層  | Garage<br>車房  | 16                      | 3                        | 114   | 2  |   |                                     |  |  |  | 5   |   |                       |                                |  |                                   | 1                                     |
|            | if Lobby<br>公共大堂  | 15                      | 1                        | 613   |  |   | 1                                   |  |  |  |   |   |                       |                                |  |                                   |                                       |
|            | Reception & Entrance<br>樓下<br>大堂及入口                     | 16                      | 16                       | 417   |  |   |                                     |  |  |  |   |   |                       |                                |  |                                   |                                       |
|            | The Service Entry Room<br>服務入口房                         | 5                       | 2                        | 116   |  | 1   |                                     |  |  |  | 1   |   |                       |                                |  |                                   |                                       |
|            | Reception, Dressing Room<br>and Panna Room<br>大堂及更衣室及廚房 | 4                       | 2                        | 116   |  | 1   |                                     |  |  |  | 1   |   |                       |                                |  |                                   |                                       |
|            | Technical Maintenance<br>Room<br>技術房                    | 2                       | 2                        | 111   |  | 2   |                                     |  |  |  | 1   |   |                       |                                |  |                                   |                                       |
| GF<br>地庫   | Living Room and Dining Room<br>客廳及飯廳                    | 9                       | 3                        | 410   |  | 2   | 2                                   |  |  |  |   | 2   | 1                     | 1                              | 1  | 1                                 | 1                                     |
|            | Kitchen<br>廚房   | 4                       | 1                        | 413   |  | 3   | 2                                   |  |  | 1  | 1   |   |                       | 1                              |  |                                   |                                       |
|            | Washroom<br>廁所  | 3                       | 2                        | 116   |  | 1   | 1                                   |  |  | 1  | 1   |   |                       |                                |  |                                   |                                       |
|            | Garage<br>車房  |                         |                          | 316   |  |   |                                     |  |  |  |   |   |                       |                                |  |                                   | 1                                     |

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

#### 住宅單位機電裝置數量說明表

#### HOUSE 2

#### 2號獨立屋

| Type<br>樓層 | Location<br>位置                                    | Provision 裝置  |  |  |  |  |                                |                  |                   |                         |                                 |
|------------|---|---|--|--|--|--|--------------------------------|------------------|-------------------|-------------------------|---------------------------------|
|            |   | Washing Machine Gas outlet Point (Washing) 洗衣機燃氣出口點 | Washing Machine Gas outlet Point (Dishwasher) 洗衣機燃氣出口點 | Town Gas Connection Point for Gas Burner 家用燃氣接駁點 | Power Connection Point for Steam Oven 接駁點(有蒸氣爐抽) 家用燃氣接駁點 | Town Gas Water Heater Section 家用熱水器接駁點 | Garage Gate Control Point 車房門板 | Water Point 水喉系統 | Toilet Flush 抽水廁位 | Wiring out on Board 開關箱 | Electric Point/Outlet or 電器點/插位 |
| GF<br>地面層  | Garage 車房   |   |  |  |  |  | 2                              | 1                |                   |                         |                                 |
|            | if Lobby 公共大堂                                     |   |  |  |  |  |                                |                  |                   |                         |                                 |
|            | Recessed GFI in RCD 機房                            |   |  |  |  |  |                                |                  |                   |                         |                                 |
|            | The Service Floor Frame 服務層樓底                     |   |  |  |  |  |                                |                  |                   |                         |                                 |
|            | Washbasin, Washing Tank and Puma Basin 洗手及洗衣機抽及機房 |   |  |  |  |  |                                |                  |                   | 1                       |                                 |
|            | Technical Meter Room 機房                           |   |  |  |  |  |                                |                  |                   | 1                       |                                 |
|            | Gas Meter Room 燃氣表房                               |   |  |  |  | 1                                      |                                |                  |                   |                         |                                 |
| GF<br>1/F  | Living Room and Dining Room 客廳及飯廳                 |   |  |  |  |  |                                |                  | 1                 | 1                       | 2                               |
|            | Kitchen 廚房  | 1   | 1  | 1  | 1  |  |                                |                  |                   |                         | 1                               |
|            | Washroom 廁所                                       |   |  |  |  |  |                                |                  |                   |                         |                                 |
|            | Garage 車房   |   |  |  |  |  |                                |                  |                   |                         |                                 |

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

#### 住宅單位機電裝置數量說明表

#### HOUSE 2

#### 2號獨立屋

| Area<br>區域 | Location<br>位置               | Provision 裝置   |                          |   |                              |                               |                                 |                                  |  |  |  |  |  |                     |                        |                             |                                   |
|------------|------------------------------|----------------|--------------------------|---|------------------------------|-------------------------------|---------------------------------|----------------------------------|--|--|--|--|--|---------------------|------------------------|-----------------------------|-----------------------------------|
|            |                              | Lighting<br>照明 | Lighting<br>Socket<br>燈掣 | 120 Square Feet<br>Space (Outlet/Twin<br>in Single)<br>10呎x10呎<br>電掣位 | Television<br>Cabinet<br>電視櫃 | Ventilation<br>System<br>通風系統 | Inside A/C<br>Unit Set<br>室內冷氣機 | Outside A/C<br>Unit Set<br>室外冷氣機 | Fixed Span Hea-<br>ting A/C Unit<br>固定式暖氣<br>中央空調機 | Fixed Span Hea-<br>ting A/C Unit<br>固定式暖氣<br>中央空調機 | Fixed Span Hea-<br>ting A/C Unit<br>固定式暖氣<br>中央空調機 | Fixed Span Hea-<br>ting A/C Unit<br>固定式暖氣<br>中央空調機 | Fixed Span Hea-<br>ting A/C Unit<br>固定式暖氣<br>中央空調機 | TV<br>Outlet<br>電視掣 | TV/DM<br>Outlet<br>電視掣 | Telephone<br>Cabinet<br>電話櫃 | Air<br>Conditioner<br>Unit<br>冷氣機 |
| 1st<br>樓   | Bedroom 1<br>睡房 1            | 3              | 5                        | 414   |                              |                               | 1                               |                                  |  | 1  |  | 1  | 1  | 1                   | 2                      |                             |                                   |
|            | Bedroom 2<br>睡房 2            | 3              | 5                        | 413   |                              |                               | 1                               |                                  |  | 1  |  | 1  | 1  | 1                   | 2                      |                             |                                   |
|            | Bedroom 1<br>睡房 1            | 5              |                          | 117   |                              |                               | 1                               |                                  |  | 1  |  |  |  | 1                   |                        |                             |                                   |
|            | Bedroom 2<br>睡房 2            | 5              |                          | 117   |                              |                               | 1                               |                                  |  | 1  |  |  |  | 1                   |                        |                             |                                   |
|            | Living Room<br>客廳            | 5              | 4                        | 215   |                              |                               | 1                               |                                  |  | 1  |  | 1  | 1  | 1                   | 1                      |                             | 1                                 |
| 2nd<br>樓   | Bedroom 3<br>睡房 3            | 3              | 5                        | 415   |                              |                               | 1                               |                                  |  | 1  |  | 1  | 1  | 1                   | 2                      |                             |                                   |
|            | Bedroom 3<br>睡房 3            | 5              |                          | 117   |                              |                               | 1                               |                                  |  | 1  |  |  |  | 1                   |                        |                             |                                   |
|            | Master Bedroom<br>主人房        | 2              | 4                        | 414   |                              |                               | 1                               |                                  |  | 1  |  | 2  | 1  | 1                   | 2                      |                             |                                   |
|            | Master Bedroom<br>主人房        | 12             | 3                        | 213   |                              | 1                             | 1                               |                                  |  | 2  | 1  |  |  | 1                   |                        |                             |                                   |
|            | Walk in Closet<br>衣櫃         |                |                          |   |                              |                               |                                 |                                  |  |  |  |  |  |                     |                        |                             |                                   |
|            | Bed Lobby<br>睡房入口            | 4              | 5                        | 113   |                              |                               | 3                               |                                  |  | 1  |  |  |  |                     |                        |                             | 1                                 |
| 3rd<br>樓   | Garage<br>車房                 |                |                          | 216   |                              |                               |                                 |                                  |  |  |  |  |  |                     |                        |                             | 1                                 |
|            | Attic/Storage Area<br>天台/儲物間 |                |                          | 116   |                              |                               |                                 |                                  |  |  |  |  |  |                     |                        |                             |                                   |

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

#### 住宅單位機電裝置數量說明表

#### HOUSE 2

#### 2號獨立屋

| Area<br>樓層 | Location<br>位置         | Provision 裝置   |   |  |   |   |                                    |                   |                  |                       |                                    |
|------------|------------------------|--|---|--|---|---|------------------------------------|-------------------|------------------|-----------------------|------------------------------------|
|            |                        | Washing Machine Connection Point (Washing Unit)<br>洗衣機安裝位(洗衣機) | Washing Machine Connection Point (Dish Washer)<br>洗衣機安裝位(洗碗機) | Tower Gas Connection Point for Gas Burner<br>塔式煤氣接駁點 | Power Connection Point for System Over<br>接駁系統電源點 | Tower Gas Water Connection<br>塔式煤氣水喉接駁點 | Central Gas Control Point<br>中央煤氣閥 | Water Point<br>水喉 | Door Phone<br>門鈴 | Intercom Board<br>对讲機 | Global Entry Device for<br>或各機件安裝器 |
| 1/F<br>1樓  | Talkroom 1<br>話房 1     |  |   |  |   |   |                                    |                   |                  |                       |                                    |
|            | Talkroom 2<br>話房 2     |  |   |  |   |   |                                    |                   |                  |                       |                                    |
|            | Talkroom 1<br>話房 1     |  |   |  |   |   |                                    |                   |                  |                       |                                    |
|            | Talkroom 2<br>話房 2     |  |   |  |   |   |                                    |                   |                  |                       |                                    |
|            | Living Room<br>客廳      |  |   |  |   |   |                                    |                   |                  |                       |                                    |
| 2/F<br>2樓  | Talkroom 3<br>話房 3     |  |   |  |   |   |                                    |                   |                  |                       |                                    |
|            | Talkroom 4<br>話房 4     |  |   |  |   |   |                                    |                   |                  |                       |                                    |
|            | Master Bedroom<br>主人房  |  |   |  |   |   |                                    |                   |                  |                       |                                    |
|            | Master Bedroom<br>主人房  |  |   |  |   |   |                                    |                   |                  |                       |                                    |
|            | Walk-in Closet<br>衣櫃   |  |   |  |   |   |                                    |                   |                  |                       |                                    |
|            | if Lobby<br>公共大堂       |  |   |  |   |   |                                    |                   |                  | 1                     |                                    |
| 3/F<br>3樓  | Roof<br>天台             |  |   |  |   |   |                                    |                   |                  |                       |                                    |
|            | Alcove and Area<br>衣帽間 |  |   |  |   |   |                                    |                   |                  | 1                     |                                    |

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### 1. Exterior Finishes 外部裝修材料

| Item                               | 項目        | Description  | 備註  |
|------------------------------------|-----------|--|---|
| (a) External Wall                  | (a) 外牆    | Finished with window well, aluminium claddings, ceramic tiles and natural stones.  | 以玻璃磚、鋁質窗框、瓷磚、天然石鋪砌。                               |
| (b) Window                         | (b) 窗     | Aluminium window frame with fluorocarbon coating, fixed with tinted glass (except bathroom, lavatory and staircase windows). Bathroom, lavatory and staircase windows fixed with obscured glass. | 採用鋁合金窗框塗有氟碳塗層及有色玻璃（浴室、廁所及樓梯間除外）。浴室、廁所及樓梯間窗戶裝有白玻璃。 |
| (c) Bay Window                     | (c) 窗台    | Not Applicable.  | 不適用。  |
| (d) Planter                        | (d) 花槽    | Finished with texture spray paint and painted metal plates.  | 以紋理噴漆及彩色金屬板。                                      |
| (e) Veranda or Balcony             | (e) 露台或陽台 | Not Applicable.  | 不適用。  |
| (f) Drying facilities for Clothing | (f) 晾衣設施  | Not Applicable.  | 不適用。  |

### 2. Interior Finishes 室內裝修材料

| Item                          | 項目         | Description  | 備註  |
|-------------------------------|------------|--|---|
| (a) Lobby                     | (a) 大堂     | <p><u>Lobby on G/F</u><br/>                     Wall: Finished with natural stones and wood veneer and decorative mirror.<br/>                     Floor: Finished with natural stone.<br/>                     Ceiling: Gypsum board emulsions paint base ceiling with metal trim profile and slanted grille.</p> <p><u>Lobby on G/F</u><br/>                     Wall: Finished with stainless steel, wall covering fabric, wood veneer and decorative mirror.<br/>                     Floor: Finished with natural stone.<br/>                     Ceiling: Gypsum board emulsions paint base ceiling.</p> | <p><u>大堂地下層大堂</u><br/>                     牆壁：以天然石、木飾面及裝飾鏡鋪砌。<br/>                     地盤：以天然石鋪砌。<br/>                     天花：以膠漆及圓形散光板，配飾鏡框批嵌金屬造型。</p> <p><u>大堂大堂</u><br/>                     牆壁：以不銹鋼、捲牆布、木飾面及裝飾鏡鋪砌。<br/>                     地盤：以天然石鋪砌。<br/>                     天花：以膠漆及圓形散光板。</p> |
| (b) Internal Wall and Ceiling | (b) 內部牆及天花 | <p><u>Living Room and Dining Room</u><br/>                     Wall: Finished with nickel silver, brushed stainless steel, wall covering fabric and metal skirting, wood veneer and bronze back mirror.<br/>                     Ceiling: Gypsum board emulsions paint base ceiling, metal trim profile and aluminium grille.</p> <p><u>Master Bedroom</u><br/>                     Wall: Finished with natural stone, wood veneer, wall covering fabric, metal and metal skirting.<br/>                     Ceiling: Gypsum board emulsions paint base ceiling, metal trim profile and aluminium grille.</p>  | <p><u>客廳及飯廳</u><br/>                     牆壁：配飾鏡及不銹鋼、捲牆布、金屬鏡腳感、木飾面及鏡鋪砌。<br/>                     天花：以膠漆及圓形散光板，配飾鏡框批嵌金屬造型。</p> <p><u>主人房</u><br/>                     牆壁：以天然石、木飾面、捲牆布、瓷質格柵、金屬鏡腳感鋪砌。<br/>                     天花：以膠漆及圓形散光板，配飾鏡框批嵌金屬造型。</p>   |

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### 2. Interior Finishes 室內裝修標準

| Item                          | 項目        | Description   | 描述  |
|-------------------------------|-----------|---|---|
| (a) Interior Wall and Ceiling | (a) 內牆及天花 | <u>Family Room</u><br>Wall: Finished with wood veneer, leather, wall covering fabric, metal and metal skirting.<br>Ceiling: Gypsum board emuls on paint false ceiling, metal trim profile and aluminium grille.<br><br><u>Bed room 1 and 2</u><br>Wall: Finished with wood veneer, wall covering fabric and metal skirting.<br>Ceiling: Gypsum board emuls on paint false ceiling, metal trim profile and aluminium grille. | <u>家庭室</u><br>牆壁：以木飾面、牆牆布、金屬及金屬踢腳線鋪砌。<br>天花：以膠漆石膏板假天花，配飾真栢批頂金屬造型。<br><br><u>睡房一及二</u><br>牆壁：以木飾面、牆牆布、金屬踢腳線鋪砌。<br>天花：以膠漆石膏板假天花，配飾真栢批頂金屬造型。 |
| (b) Interior Floor            | (b) 內室地氈  | Living room, Dining room and Family Room: Finished with natural stones.<br>All Bedrooms: Finished with wooden floor with timber skirting.   | 客廳、飯廳及家庭室之地氈：以天然石鋪砌。<br>所有睡房之地氈：以木地板。   |
| (c) Bathroom                  | (c) 浴室    | Walls: Finished with natural stones up to false ceiling level.<br>Floor: Finished with natural stones for exposed surfaces.<br>Ceiling: Gypsum board false ceiling with emuls on paint and metal trim profile.  | 牆壁：以天然石鋪砌至假天花高度。<br>地氈：以天然石鋪砌。<br>天花：以膠漆石膏板假天花及飾真栢頂。  |
| (e) Kitchen                   | (e) 廚房    | Wall: Finished with stainless steel panel, wall covering fabric and natural stones up to false ceiling level.<br>Floor: Finished with natural stones for exposed surfaces.<br>Ceiling: Gypsum board false ceiling with emuls on paint and aluminium grille.<br>Counter top: Inlaid Single red stone.  | 牆壁：以不銹鋼板、牆牆布、及天然石鋪砌至假天花高度。<br>地氈：以天然石鋪砌。<br>天花：以膠漆石膏板假天花及飾真栢頂。<br>其他廚房的裝修材料：石塊。   |

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### 3 Interior Fittings 室內裝置

| Item      | 項目    | Description  | 備註  |
|-----------|-------|--|---|
| (a) Doors | (a) 門 | <p><u>Main Entrance Door on G/F and L/G/F</u><br/>                     Material: Solid core timber swing door with bronze door frame and architrave.<br/>                     Finishes: Metal Cladding.<br/>                     Accessories: Fitted with door closer, door closer and door stopper.</p> | <p><u>地下及地庫地下之主位大門</u><br/>                     材料：柚木門及柚木的實心木門<br/>                     裝修材料：金屬包層<br/>                     配件：門鎖、門窗及門窗。</p> |
|           |       | <p><u>Living Room and Dining Room to Garden Door, and Pool Door</u><br/>                     Material: Aluminium framed sliding tinted glass door with Euroconceal handling.<br/>                     Accessories: Fitted with door closer and handle.</p>   | <p><u>客廳及飯室往花園門及泳池門</u><br/>                     材料：鋁包邊玻璃及有歐歐門鎖門。<br/>                     配件：門鎖及門窗。</p>                                    |
|           |       | <p><u>Kitchen Door</u><br/>                     Material: Metal framed sliding glass door.<br/>                     Finishes: Metal and glass.</p>   | <p><u>廚房門</u><br/>                     材料：鐵包邊玻璃門<br/>                     裝修材料：金屬及玻璃</p>  |
|           |       | <p><u>Library Door on L/G/F</u><br/>                     Material: Fire-rated timber swing door with metal door frame, architrave.<br/>                     Finishes: Metal.<br/>                     Accessories: Fitted with metal and leather door handle.</p>  | <p><u>地庫地庫書房木門</u><br/>                     材料：柚木門及柚木的防火木門。<br/>                     裝修材料：金屬<br/>                     配件：金屬及皮帶的門窗</p>       |
|           |       | <p><u>All Bedroom Doors</u><br/>                     Material: Solid core timber door with timber door frame, architrave.<br/>                     Finishes: Wood veneer, leather and metal.<br/>                     Accessories: Fitted with door closer and door stopper.</p>                         | <p><u>所有睡房門</u><br/>                     材料：柚木門及柚木的實心木門<br/>                     裝修材料：木飾面、皮革及金屬<br/>                     配件：門鎖及門窗。</p>      |
|           |       |  |   |

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### 3 Interior Fittings 室內裝置

| Item      | 項目    | Description   | 備註  |
|-----------|-------|---|---|
| (a) Doors | (a) 門 | <p><u>Lobby Door</u><br/>                     Material: Solid core timber door with timber case, frame, architrave.<br/>                     Finishes: Wood veneer, leaflet and metal.<br/>                     Accessories: Fitted with door closer, door closer and door stopper.</p>   | <p><u>座廳門</u><br/>                     用料：配木門框及配飾的實心木門。<br/>                     裝飾物料：木飾面、葉片及金屬。<br/>                     配件：門鎖、門閉器及門檔。</p>   |
|           |       | <p><u>Master Bathroom Doors</u><br/>                     Material: Solid core timber door with timber case, frame, architrave.<br/>                     Finishes: Wood veneer, leaflet and metal.<br/>                     Accessories: Fitted with door closer and door stopper.</p>   | <p><u>主人浴室門</u><br/>                     用料：配木門框及配飾的實心木門。<br/>                     裝飾物料：木飾面、葉片及金屬。<br/>                     配件：門鎖及門檔。</p>   |
|           |       | <p><u>Accessories Area Gate or Arch</u><br/>                     Material: Metal gate with swing door.<br/>                     Accessories: Fitted with lockset.</p>   | <p><u>公共空間鐵閘或拱門</u><br/>                     用料：金屬門及鐵門。<br/>                     配件：門鎖。</p>   |
|           |       | <p><u>Boiler and Fusings, Tank and Pump Room Door, Fire Service Pump Room Door and Electrical Meter Room Door</u><br/>                     Material: Fire-rated solid core timber swing door with timber door frame, sashitrave.<br/>                     Finishes: Natural Stone. Except for Fire Service Pump Room Door where it is finished with natural stone and aluminium.<br/>                     Accessories: Fitted with lockset.</p> | <p><u>汽水錶房、煤油箱及泵房門、消防泵房門及電錶房門</u><br/>                     用料：防火實心木掩門配木門框及楣梁。<br/>                     裝修物料：天然石。<br/>                     除了消防泵房門是天然石及金屬鋪砌。<br/>                     配件：門鎖。</p> |
|           |       |   |   |

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### 3. Interior Fittings 室內裝置

| Item         | 項目     | Description  | 備註  |
|--------------|--------|--|---|
|              |        | <p><u>Master Bathroom</u></p> <p>Wooden mirror cabinet and wooden basin cabinet filled with natural stone counter tops. Sanitary wares and fittings include porcelain water closet with metal gold trim, composite wash basin with rose gold edge finish and brushed bronze finish basin mixer. Bathing facilities include tempered glass shower cubicle with brushed bronze finish shower seat and slits one freestanding half bath (1700mm (L) x 850 mm (W) x 570 mm (H)) with brushed bronze finish bath tub and with head shower set. Other accessories include brushed bronze finish freestanding towel holder, soap dish holder, hook and shower screen handle.</p> <p><u>Bathroom 1 and Bathroom 2</u></p> <p>Wooden mirror cabinet and wooden basin cabinet filled with natural stone counter tops. Sanitary wares and fittings include porcelain water closet, composite wash basin and rose gold finish basin mixer. Bathing facilities include tempered glass shower cubicle with rose gold finish shower set. Other accessories include rose gold finish hook, soap dish holder and shower screen handle.</p> <p><u>Level 3</u></p> <p>Mirror and wooden basin cabinet filled with natural stone counter top with acrylic one piece one made basin. Sanitary ware and fittings include porcelain water closet and polished gold finish basin mixer. Other accessories include brushed gold finish hook, soap dish holder and polished gold finish bottle tap.</p> <p>There is no bathing facilities for level 3.</p> <p><u>Water Supply System</u></p> <p>Copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply.</p> <p>For brand name and model number of appliances, please refer to the Appliances Schedule.</p> <p>Base timber cabinet with bronze door panel and timber finishes.</p> <p>Overhead timber cabinet with timber door panel and timber finishes.</p> <p>Full height timber cabinet with stainless steel finishes metal door.</p> <p>Stainless steel sink with chrome finishes basin set.</p> | <p><u>主人浴室</u></p> <p>配備木櫃裝設木鏡子及木盆櫃內裝天然石台面。配裝瓷盆廁具及浴室裝置包括瓷盆廁器、玫瑰金邊洗盆及刷銅色洗盆混合器。沐浴設施包括鋼化玻璃淋浴房配裝刷銅色淋浴椅及縫隙，另設一個獨立半浴池(1700毫米(長) x 850 毫米(寬) x 570 毫米(高))配裝刷銅色浴盆及帶噴頭淋浴器。其他配件包括刷銅色毛巾架、肥皂碟、掛鉤及淋浴屏風手柄。</p> <p><u>浴室1及浴室2</u></p> <p>配備木櫃裝設木鏡子及木盆櫃內裝天然石台面。配裝瓷盆廁具及浴室裝置包括瓷盆廁器、玫瑰金邊洗盆及刷銅色洗盆混合器。沐浴設施包括鋼化玻璃淋浴房配裝玫瑰金邊淋浴器。其他配件包括玫瑰金邊掛鉤、肥皂碟、掛鉤及淋浴屏風手柄。</p> <p><u>大堂</u></p> <p>配裝木鏡子及木盆櫃內裝天然石台面。配裝瓷盆廁器及浴室裝置包括瓷盆廁器及刷銅色洗盆混合器。其他配件包括刷銅色掛鉤、肥皂碟、掛鉤及刷銅色瓶蓋。</p> <p>大堂沒有提供沐浴設施。</p> <p><u>供水系統</u></p> <p>冷水管採用銅管及熱水管採用保溫銅管配裝之銅管。有關設備之品牌名稱及型號，請參閱「設備明細表」。</p> <p>木製座櫃配木製門板及木飾面漆。</p> <p>木製吊櫃配木製門板及木飾面漆。</p> <p>木製全身櫃配木製門板及木飾面漆。</p> <p>洗盆盆：不銹鋼。水龍頭：鍍鉻飾面。</p> |
| (b) Bathroom | (b) 浴室 |  |   |

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### 3. Interior Fittings 室內裝置

| Item                                 | 項目        | Description  | 備註   |
|--------------------------------------|-----------|--|--|
| (b) Kitchen                          | (b) 廚房    | <p>The service installations and equipment:</p> <p>Ceiling-mounted smoke detector and sprinkler head are fitted in new open kitchen.</p> <p>Base timber cabinet with timber door panel and timber finishes.</p> <p>Overhead timber cabinet with PVD champagne stainless steel finishes metal door.</p> <p>Full height timber cabinet with PVD champagne stainless steel finishes metal door and glass door with metal frames.</p> <p>Stainless steel sink with chrome finish sink mixer.</p> <p>Copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply.</p> <p>For brand name and model number of appliances, please refer to the "Appliances Schedule".</p> | <p><b>消防裝置及設備:</b></p> <p>廚房及廚房內及廚房的天花裝置煙霧探測器及噴霧器安裝。</p> <p>木製座地櫃配木製門板及木飾面板。</p> <p>木製吊櫃配鍍香檳包不鏽鋼面板的金屬門。</p> <p>木製高櫃配PVD香檳包不鏽鋼面板的木製全高櫃，及配金屬框邊的玻璃門。</p> <p>洗滌盆：不銹鋼。水龍頭：鍍鉻飾面</p> <p>冷水及熱水銅管及熱水銅管配有保溫絕緣層之銅管。</p> <p>有關裝置之品牌名稱及產品型號，請參閱「設備及裝置」。</p> |
| (c) Bed room                         | (c) 睡房    | Not Applicable.  | 不適用。   |
| (e) Telephone                        | (e) 電話    | <p>Telephone connection points are provided.</p> <p>For the location and number of connection points, please refer to the "Schedule of Mechanical &amp; Electrical Provisions".</p>  | <p>提供電話線點。</p> <p>有關裝置之位置及數目，請參閱「機械及電氣裝置表」。</p>  |
| (f) Aerials                          | (f) 天線    | <p>Common TV and FM connection points are provided.</p> <p>For the location and number of connection points, please refer to the "Schedule of Mechanical &amp; Electrical Provisions".</p>   | <p>提供公共電視及電台。</p> <p>有關裝置之位置及數目，請參閱「機械及電氣裝置表」。</p>   |
| (g) Electrical Installations         | (g) 電力裝置  | <p>Electrical fittings: Example for all switches and power sockets.</p> <p>Safety devices: Three-phase electricity supply with miniature circuit breaker distribution board.</p> <p>Circuits are partly concealed and partly exposed.</p> <p>For the location and number of power points and air-conditioner points, please refer to the "Schedule of Mechanical &amp; Electrical Provisions".</p>   | <p>電力裝置：提供一類及兩極開關及插座。</p> <p>安全裝置：三相電力線有微型電路斷路器。</p> <p>線路是部份隱藏及部份外露。</p> <p>有關開關及空氣機安裝點的位置及數目，請參閱「機械及電氣裝置表」。</p>  |
| (h) Gas Supply                       | (h) 氣體供應  | <p>Low gas supply pipes are provided and connected to gas burner at kitchen, gas water heater at gas meter (cabinet and B3Q) storage (3/4 garden).</p>   | <p>設有低氣壓管安裝於在廚房內煤氣蒸氣爐、煤氣熱水器及煤氣表櫃和B3Q貯氣箱(3/4花園)。</p>  |
| (i) Washing Machine Connection Point | (i) 洗衣機安裝 | <p>Water inlet and drain outlet are provided.</p> <p>For the location of washing machine connection point, please refer to the "Schedule of Mechanical &amp; Electrical Provisions".</p>   | <p>提供洗衣機供水及去水安裝點。</p> <p>有關洗衣機安裝點的位置，請參閱「機械及電氣裝置表」。</p>  |
| (j) Waste Supply                     | (j) 污水    | <p>Copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply.</p> <p>Water pipes are partly concealed and partly exposed.</p> <p>Hot water supply to kitchen, master bath room, bathrooms and laundry.</p>  | <p>冷水及熱水銅管及熱水銅管配有保溫絕緣層之銅管。</p> <p>冷水管部份隱藏及部份外露。</p> <p>有關熱水供應廚房、主人浴室、浴室及洗衣房。</p>   |

#### Remarks

- Other than the cover of the electrical conduit by the Contractor, the rest of the concealed or hidden wiring, ceiling bulkhead, ceiling, ceiling, and other parts are the responsibility of the contractor.
- Other than the cover of the water pipes installed by the Contractor, the rest of the concealed or hidden wiring, ceiling bulkhead, ceiling, ceiling, and other parts are the responsibility of the contractor.

#### 附註

- 除電氣線管之蓋外，其餘之隱藏或暗藏之線路、天花、天花、天花、天花及其他部分均由承辦商負責。
- 除水管之蓋外，其餘之隱藏或暗藏之線路、天花、天花、天花、天花及其他部分均由承辦商負責。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### 4. Miscellaneous 雜項

| Item   | 項目           | Description  | 備註  |
|--|--------------|--|---|
| (a) Lifts  | (a) 升降機      | 100NF <sup>1</sup> passenger lift (Model No.: Monospace) serving lower ground floor, ground floor, First Floor and Second Floor.   | 1台逆力升降機(產品型號(Monospace))穿梭低層地庫、地庫、地庫一樓及二樓               |
| (b) Letter Box                                   | (b) 信箱       | Stainless steel letter box   | 不銹鋼信箱   |
| (c) Refuse Collection                            | (c) 垃圾收集     | Refuse storage and material recovery chamber is provided on lower ground floor.<br>Refuse will be collected by cleaners and handled at refuse storage and material recovery chamber on lower ground floor for removal by refuse vehicle. | 設有垃圾收集及物料回收室。<br>垃圾會由清潔工人清理及運往位於地庫一樓的廢物收集及物料回收室，由垃圾車運走。 |
| (d) Water Meter, Electricity Meter and Gas Meter | (d) 水錶、電錶及氣錶 | Separate water meter, gas meter and electricity meter is provided in water meter cabinet, electrical meter room and gas meter cabinet at lower ground floor.   | 設有獨立水錶、煤氣錶及電錶，均設置於位於地庫一樓的水錶櫃、電錶房及煤氣錶櫃。                  |

### 5. Security Facilities 保安設施

| Description  | 備註  |
|--|---|
| <p>CCTV system is provided at common area of the Development.</p> <p>Pressure sensing strip are provided at Main Gate and some walls of the garden.</p> <p>Visitor panel for access control is provided at Main Gate and Car park entrance connecting to Visitor Door-Phone of the House.</p> <p>Smart card and Bluetooth reader for Mobile Access App is provided at Main Gate.</p> <p>Alarm Control Panel is provided in the House.</p> <p>Glass Break Detector are provided at Ground Floor.</p> <p>Long range reader, Smart card and Bluetooth reader for Mobile Access App is provided at ground L.</p> | <p>發展項目公共地方設有閉路電視系統。</p> <p>在入口處安裝某些共同設施配有壓力感應器。</p> <p>入口設施及車場設有的免費訪客到屋家訪之保安室均可提供記錄。</p> <p>入口設施設有智能卡及藍牙感應器。</p> <p>設有警報控制系統。</p> <p>在地下樓層設有玻璃破碎感應器。</p> <p>在車場設有長距離讀卡器、智能卡及藍牙感應器。</p> |

The Vendor shall ensure that the installation of the appliances and equipment mentioned herein is completed in the Development in compliance of the contract quality and standards.

■ 所有安裝的裝置及設備均須符合相關規例及標準，並須在發展項目內按合約規定的標準及規格完成。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### B. Appliances 設備

| Description  | 匯址  |
|--|---|
| Refer to the "Appliances Schedule" below for brand name and model number of appliances.  | 在以下表格之品牌名稱及產品型號，請參閱以下「設備列表」。  |
| <p>Open Kitchen<br/>Sub/Item:<br/>Integrated Refrigerator, CR11-360113</p> <p>W/UG:<br/>Coffee Machine, CC8XSI 60g<br/>Steam Oven, CS1XSI 60H-Yg<br/>Wine Cooler, KWUCSI 60gr<br/>Oven, BOS-60g<br/>Wet Hood, DWPO3g<br/>Double Gas Burner, GAS521GKB/<br/>Gas Work Burner, GAS511GKB/</p> | <p>開放式廚房<br/>Sub/Item:<br/>一體式電櫃冰箱, CR11-360113</p> <p>W/UG:<br/>咖啡機, CC8XSI 60g<br/>蒸氣燉爐, CS1XSI 60H-Yg<br/>葡萄酒冷櫃, KWUCSI 60gr<br/>烤箱, BOS-60g<br/>淨化排油機, DWPO3g<br/>雙頭煤氣蒸氣爐, GAS521GKB/<br/>單頭煤氣蒸氣爐, GAS511GKB/</p> |
| <p>Gender<br/>Refrigerator<br/>BAG 5000s</p> <p>Carport and G/H<br/>Smart Charge<br/>Hectic Vehicle Charger, -VQH-S 24 Tri</p>   | <p>櫃<br/>Refrigerator<br/>蒸氣爐, 5000s<br/>汽車池 車庫<br/>Smart Charge<br/>動三車庫設備, -VQH-S 24 Tri</p>  |

The Vendor shall use only the first manufacturer of the specified brand or similar manufacturer as specified in the Specification. The application of generic trade quality will not allow.

賣家只可採用指定品牌之產品或與指定品牌之產品同等質素之產品。賣家不得採用一般質素之產品。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### 6. Appliances 設備

| House 3 VAV Multi Air Conditioning System 3機獨立VAV分體式空調 |                   |
|--|-------------------|
| Brand Name 品牌名稱  | Model Number 產品型號 |
| Daikin 大金  | -XDP36QFVC        |
| Daikin 大金  | -XDP1120PVC       |
| Daikin 大金  | -XDP1120PVC       |
| Daikin 大金  | -JHP40AP          |
| Daikin 大金  | -XDP75QFVC        |
| Daikin 大金  | -XDP75QFVC        |
| Daikin 大金  | -XDP30QFVC        |
| Daikin 大金  | -XMH140AP         |
| Daikin 大金  | -XDP56QFVC        |
| Daikin 大金  | -XDP56QFVC        |
| Daikin 大金  | -XMH140AP         |
| Daikin 大金  | -XDP36QFVC        |
| Daikin 大金  | 4-XYQ50-HSY1      |
| Daikin 大金  | 4-XYQ16SY1        |
| Daikin 大金  | RJ/Q1AAV          |
| Daikin 大金  | -JHBP22CA         |
| Daikin 大金  | -JHBP22CA         |
| Daikin 大金  | -JHBP22CA         |
| Daikin 大金  | -JHC-P22CA        |

The Vendor shall provide the full technical details of the appliances used in the proposed installation and shall be held liable for any errors. The responsibility of compliance with all applicable codes shall be on the Vendor.

賣家須提供擬裝物料之完整技術資料及產品型號之詳細說明書，賣家須負責提供物料之規格及安裝圖則，並須對物料之安裝及保養負責。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### 6 Appliances 設備

| House 3 Exhaust Fan 3供電立管的排氣扇  |                 |                   |
|--|-----------------|-------------------|
| Location 位置  | Brand Name 品牌名稱 | Model Number 產品型號 |
| Lower Ground Floor - Electrical Meter Room<br>伙房地 - 伙房                             | Systemair       | AAW 300H-4        |
| Lower Ground Floor - Fire Service Pump Room<br>伙房地 - 消防水泵房                         | Systemair       | AAW 300H-4        |
| Lower Ground Floor - Sprinkler Pump and Control Valves Room<br>伙房地 - 噴水霧水架及控制閥門房   | Systemair       | AAW 450H-4        |
| Lower Ground Floor - Pot-hole and Flushing Tank and Pump Room<br>伙房地 - 雨水池/廁所水箱及泵房 | Systemair       | AAW 300H-4        |
| Lower Ground Floor - Garage<br>伙房地 - 車房  | Systemair       | OSP 500           |
| Ground Floor - Laundry<br>地下 - 洗衣房   | Systemair       | OHF 125W          |
| Ground Floor - Open Kitchen<br>地下 - 開放式廚房  | Systemair       | OHF 125W          |
| 2/F - Master Bathroom<br>2樓 - 主人浴室   | Systemair       | OHF 200           |
| House 3 Gas Water Heater 3供電立管的煤氣熱水器   |                 |                   |
| Location 位置  | Brand Name 品牌名稱 | Model Number 產品型號 |
| Lower Ground Floor - Gas Meter Cabinet<br>伙房地 - 煤氣錶櫃                               | Buehler         | NJW321-F          |
| House 3 Electric Water Heater 1供電立管的電熱水器   |                 |                   |
| Location 位置  | Brand Name 品牌名稱 | Model Number 產品型號 |
| Open kitchen   | Holpeel         | HFE               |

The Vendor shall provide the full technical details of the appliances and/or items to be used in the Development. The Vendor shall also provide the quality of the materials.

賣家應提供有關本發展項目的裝置及物料之完整技術詳情。賣家亦應提供物料之品質。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

#### 住宅單位機電裝置數量說明表

#### HOUSE 3

#### 3 號獨立屋

| Area<br>樓層 | Location<br>位置  | Provision 裝置         |                       |   |                          |                                  |                                     |  |                                |  |   |                     |                                 |  |   |                                    |   |  |
|------------|---|----------------------|-----------------------|---|--------------------------|----------------------------------|-------------------------------------|--|--------------------------------|--|---|---------------------|---------------------------------|--|---|------------------------------------|---|--|
|            |   | Lighting Point<br>燈位 | Lighting Socket<br>燈座 | 10A Socket (15A in Single)<br>10安培單孔<br>15安培單孔<br>(雙孔位) | Power Outlet<br>電源插<br>座 | Ventilation System<br>通風系統<br>風扇 | Wired A/C Unit Socket<br>有線空調<br>風機 | Air Conditioner Point<br>for A/C Indoor Unit<br>室內空調<br>風機 | Telnet Cable for Unit<br>網絡線插位 | Telnet Span Up<br>for Terminal Box<br>抽層網絡插位<br>抽層插位 | Telnet Span Up for<br>Terminal Cabinet<br>抽層的網絡插位<br>抽層插位 | Fire Cable<br>防火線插位 | TV/FM<br>Outlet<br>電視/收音機<br>插位 | Telephone<br>Cable for<br>Point<br>電話線插<br>位 | Air<br>Conditioner<br>Point<br>空調插<br>位 | WiFi Access<br>Point<br>無線網絡<br>插位 | Service IP<br>Point for IP<br>服務器插<br>位 |  |
| GF<br>地面層  | Garage<br>車房  | 20                   | 0                     | 110   | 1                        |                                  |                                     |  | 1                              |  |   |                     |                                 |  |   | 1                                  |   |  |
|            | Living Room<br>客廳   | 7                    | 0                     | 010   |                          |                                  |                                     |  |                                |  |   |                     |                                 |  |   |                                    |   |  |
|            | Hi Lobby<br>高層大堂  | 15                   | 0                     | 010   |                          |                                  |                                     |  |                                |  |   |                     |                                 |  |   |                                    |   |  |
|            | Sanitary<br>W.C./B.T./E.C.<br>廁所<br>浴室/廚房/洗衣房               | 40                   | 10                    | 010   |                          |                                  | 0                                   | 0  |                                |  | 2   |                     |                                 |  |   | 1                                  |   |  |
|            | Hot Water<br>Pump Room<br>熱水機房                              | 0                    | 2                     | 110   |                          | 1                                |                                     |  |                                | 1  |   |                     |                                 |  |   |                                    |   |  |
|            | Boiler and Cooling<br>Tanks and Pump Room<br>機房及冷機房抽<br>水機房 | 0                    | 2                     | 110   |                          | 1                                |                                     |  |                                | 1  |   |                     |                                 |  |   |                                    |   |  |
|            | Technical Meter Room<br>機房                                  | 2                    | 2                     | 10 1  |                          | 1                                |                                     |  |                                | 1  |   |                     |                                 |  |   |                                    |   |  |
|            | Scrubber Room and<br>Wash Room<br>洗車房及洗衣房                   | 0                    | 2                     | 110   |                          | 1                                |                                     |  |                                | 1  |   |                     |                                 |  |   |                                    |   |  |
| 3/F<br>3樓  | Living Room and Dining<br>Room<br>客廳及飯廳                     | 30                   | 7                     | 210   |                          | 0                                | 0                                   | 0  |                                |  | 0   | 1                   | 1                               | 1  | 1                                       | 1                                  |   |  |
|            | Open Kitchen Area<br>開放式廚房                                  | 5                    | 2                     | 210   |                          | 1                                | 1                                   | 1  | 0                              | 1  |   | 0                   |                                 |  |   |                                    |   |  |
|            | Bedroom<br>房  | 4                    | 0                     | 010   |                          | 1                                | 0                                   | 0  | 0                              | 1  |   |                     |                                 |  |   |                                    |   |  |
|            | Garage<br>車房  | 40                   |                       | 010   |                          |                                  |                                     |  |                                |  |   |                     |                                 |  |   | 1                                  |   |  |

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

#### 住宅單位機電裝置數量說明表

#### HOUSE 3

#### 3 號獨立屋

| Floor<br>樓層 | Location<br>位置   | Provision 裝置   |  |   |   |  |   |  |   |  |  |
|-------------|--|--|--|---|---|--|---|--|---|--|--|
|             |  | Washing Machine Drainage Point<br>(Washing Machine)<br>洗衣機排水點<br>(洗衣機) | Washing Machine Drainage Point<br>(Dish Washer)<br>洗衣機排水點<br>(洗碗機) | Tower Gas Control Valve<br>(for Gas Burner)<br>塔式燃氣控制閥<br>(燃氣爐) | Tower Gas Water<br>control Valve<br>(for Hot Water)<br>塔式燃氣水<br>控制閥<br>(熱水) | Tower Water<br>control Valve<br>(for Cold Water)<br>塔式水<br>控制閥<br>(冷水) | Garage Gas<br>Control Point<br>(for Gas Burner)<br>車房燃氣<br>控制點<br>(燃氣爐) | Water Point<br>(for Hot Water)<br>水點<br>(熱水) | Water Point<br>(for Cold Water)<br>水點<br>(冷水) | Wash Basin Point<br>(for Wash Basin)<br>洗手盆<br>水點<br>(洗手盆) | Toilet Point<br>(for Toilet)<br>廁所<br>水點<br>(廁所) |
| GF<br>地面層   | Garage<br>車房   |  |  |   |   |  | 2   | 1  |   |  |  |
|             | if Lobby<br>如有大堂   |  |  |   |   |  |   |  |   |  |  |
|             | Stair and Lift Lobby<br>樓梯和升降機大堂                             |  |  |   |   |  |   |  |   |  | 1  |
|             | The Service Entry Room<br>服務入口房                              |  |  |   |   |  |   |  |   |  |  |
|             | Refrigerator, Freezing Tank<br>and Fridge Room<br>食水及冷卻機房及廚房 |  |  |   |   |  |   |  |   |  |  |
|             | Technical Meter Room<br>機房                                   |  |  |   |   |  |   |  |   | 2  |  |
|             | Scrubber Room and Water<br>Room<br>洗水機房及水房                   |  |  |   |   |  |   |  |   |  |  |
|             | Gas Meter Room<br>燃氣表房                                       |  |  |   | 1   |  |   |  |   |  |  |
| GF<br>地庫    | Living Room and Dining Room<br>客廳及飯廳                         |  |  |   |   |  |   |  | 10  | 1  | 3  |
|             | Open Kitchen Area<br>開放式廚房                                   | 1  | 1  | 1   |   | 1  |   |  |   |  | 1  |
|             | Washing<br>洗衣  |  |  |   |   |  |   |  |   |  |  |
|             | Shower<br>淋浴   |  |  |   |   |  |   |  |   |  |  |

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

#### 住宅單位機電裝置數量說明表

#### HOUSE 3

#### 3 號獨立屋

| 樓層<br>Floor | 單位<br>Unit                 | Provision 裝置            |                          |  |  |   |                                |  |  |   |   |                                |  |                                 |                                    |                     |   |
|-------------|----------------------------|-------------------------|--------------------------|--|--|---|--------------------------------|--|--|---|---|--------------------------------|--|---------------------------------|------------------------------------|---------------------|---|
|             |                            | Lighting<br>Point<br>燈位 | Lighting<br>Switch<br>燈掣 | 10A Socket<br>Outlet (Twin<br>in Single)<br>10安培單<br>孔雙插<br>電器插位 | Power<br>Outlet<br>Circuit<br>電器插<br>路電線 | Ventilation<br>System<br>Vent<br>通風系統<br>風機 | Local A/C<br>Unit<br>室內空調<br>機 | Air Condition<br>Unit (A/C<br>Unit)<br>室內空調<br>機 | Fixed<br>Connection<br>Unit<br>固定插<br>線盤 | Fixed Space<br>Heating<br>Unit<br>山實熱水系統<br>爐 | Switch for<br>Electric<br>Cooking<br>Unit<br>電器插位<br>開關 | TV/PM<br>Outlet<br>電視/音<br>響插位 | Telephone<br>Connection<br>Point<br>電話插位 | Air<br>Condition<br>Unit<br>空調機 | Wired Access<br>Point<br>有線存取<br>點 | Smoke<br>Unit<br>煙機 |   |
| 1/F<br>1樓   | Unit 1<br>單位 1             | 30                      | 6                        | 2/10   |  |   | 1                              | 1  |  |   | 2   | 1                              | 1  | 3                               | 1                                  |                     |   |
|             | Unit 2<br>單位 2             | 15                      | 6                        | 2/10   |  |   | 1                              | 1  |  |   | 2   | 1                              | 1  | 3                               | 1                                  |                     |   |
|             | Unit 1<br>單位 1             | 10                      | 2                        | 1/1  |  |   | 1                              | 1  |  |   |   |                                |  |                                 |                                    |                     | 1 |
|             | Unit 2<br>單位 2             | 10                      | 2                        | 1/1  |  |   | 1                              | 1  |  |   |   |                                |  |                                 |                                    |                     | 1 |
|             | Entry Room<br>入口室          | 15                      | 2                        | 2/4  |  |   | 1                              | 1  |  |   | 2   | 1                              | 1  | 1                               | 1                                  |                     |   |
| 2/F<br>2樓   | Master Bedroom<br>主人房      | 25                      | 3                        | 4/10   |  |   | 2                              | 2  |  | 1   | 2   | 1                              | 1  | 3                               |                                    |                     |   |
|             | Master Bedroom<br>主人房      | 16                      | 3                        | 2/4  |  | 1   | 2                              | 2  |  |   | 2   |                                |  |                                 |                                    |                     | 2 |
|             | Walk in Closet<br>衣櫃       | 4                       |                          | 2/1  |  |   |                                |  |  |   |   |                                |  |                                 |                                    |                     |   |
|             | if Lobby<br>公共大堂           | 3                       | 3                        | 0/1  |  |   | 1                              | 1  |  |   |   |                                |  |                                 |                                    | 1                   |   |
| 3/F<br>3樓   | Top<br>天台                  | 14                      | 3                        | 1/3  |  |   |                                |  |  |   |   |                                |  |                                 |                                    |                     | 1 |
|             | Air-condition Area<br>空調機房 |                         |                          | 0/1  |  |   |                                |  |  |   |   |                                |  |                                 |                                    |                     |   |

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

#### 住宅單位機電裝置數量說明表

#### HOUSE 3

#### 3號獨立屋

| Area<br>樓層 | Location<br>位置                | Provision 裝置  |   |   |   |   |                      |                            |                     |  |  |                          |
|------------|-------------------------------|---|---|---|---|---|----------------------|----------------------------|---------------------|--|--|--------------------------|
|            |                               | Washing Machine Drainage Point<br>(洗衣機排水點)<br>(洗衣機) | Washing Machine Drainage Point<br>(洗衣機排水點)<br>(洗衣機) | Town Gas Connection Point for Gas Burner<br>(燃氣公司接駁點) | Town Gas Water Valve Section<br>(燃氣水喉接駁點) | Town Gas Water Valve Section<br>(燃氣水喉接駁點) | Gas Cooker<br>(吸氣式爐) | Gas Cooker Point<br>(吸氣式爐) | Water Point<br>(水喉) | Washing Machine Point<br>(洗衣機排水點)<br>(洗衣機) | Washing Machine Point<br>(洗衣機排水點)<br>(洗衣機) | Electrical Panel<br>(電錶) |
| 1/F<br>1樓  | Bathroom 1<br>浴室 1            |   |   |   |   |   |                      |                            |                     |  |  |                          |
|            | Bathroom 2<br>浴室 2            |   |   |   |   |   |                      |                            |                     |  |  |                          |
|            | Bathroom 1<br>浴室 1            |   |   |   |   |   |                      |                            |                     |  |  |                          |
|            | Bathroom 2<br>浴室 2            |   |   |   |   |   |                      |                            |                     |  |  |                          |
|            | W.C. Room<br>廁所               |   |   |   |   |   |                      |                            |                     |  |  |                          |
| 2/F<br>2樓  | Master Bedroom<br>主人房         |   |   |   |   |   |                      |                            |                     |  |  |                          |
|            | Master Bedroom<br>主人房         |   |   |   |   |   |                      |                            |                     |  |  |                          |
|            | W.C. in Cloak<br>廁所           |   |   |   |   |   |                      |                            |                     |  |  |                          |
|            | if Lobby<br>公共走廊              |   |   |   |   |   |                      |                            |                     |  | 1  |                          |
| 3/F<br>3樓  | Roof<br>天台                    |   |   |   |   |   |                      |                            |                     |  |  |                          |
|            | Air Conditioning Area<br>空調機房 |   |   |   |   |   |                      |                            |                     |  |  |                          |

## SERVICE AGREEMENTS

### 服務協議

1. Potable and flushing water is supplied by Water Supplies Department.
2. Electricity is supplied by The Hongkong Electric Company Limited.
3. Town gas is supplied by The Hong Kong and China Gas Company Limited.

1. 食水及沖廁水由水務署供應。
2. 電力由香港電氣有限公司供應。
3. 煤氣由香港中華煤氣有限公司供應。

## GOVERNMENT RENT

### 地稅

The owner of the specified residential property is liable for the Government rent payable for the specified residential property up to and including the date of completion of the sale and purchase of the specified residential property (i.e. the date of the assignment of the specified residential property).

指明住宅物業擁有人有法律責任繳付該指明住宅物業已收包括該指明住宅物業買賣完成日期該指明住宅物業或竣業日期為止的地稅。

## MISCELLANEOUS PAYMENTS BY PURCHASER

### 買方的雜項付款

1. On the delivery of the vacant possession of the specified residential property to the purchaser, the purchaser is liable to reimburse the Vendor (the owner) for the deposits for water, electricity and gas.
2. On that delivery, the purchaser is liable to pay to the Vendor (the owner) a debris removal fee.

*Note:* The obligation of liability is payable to the Manager (as well as the Vendor (the owner)).

1. 在買方可交付指定住宅物業在該項情況下的 vacant possession 時，買方須負責向賣方(持有人)補還水、電及氣櫃的定金。
2. 在交付時，買方須向賣方(持有人)支付清運廢物的費用。

*Note:* 上述各項的費用須由買方而非賣方(持有人)支付。

## DEFECT LIABILITY WARRANTY PERIOD

### 欠妥之處的保養責任期

The Vendor shall, if so conditions and as such as expressly practicable and here provided, endeavour to remedy any defects to the residential property, or the fittings, finishes or appliances incorporated into the residential property as set out in the agreement for sale and purchase, caused or heretofore by the act or neglect of the purchaser.

凡住宅物業或於買賣合約列明或列明住宅物業內的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，則賣方在接獲買方在交付住宅物業之買賣成交日期後的任何人士通知後，須於合理地切實可行的範圍內，盡快自行作出修葺。

# MAINTENANCE OF SLOPES

## 斜坡維修

1. In relation to the Land, the Government Lease stipulates that the Lessee:
  - (a) will construct, support and/or retaining walls on the Land where necessary to provide landslip and should a small amount as a result of any cutting or leveling will be responsible for and will indemnify the Government from and against any claims, demands or proceedings arising out of any damage resulting from or on account of such landslip; and
  - (b) shall from time to time and at all times hereafter when and as often as need or occasion shall be and require to make and at his own proper costs and charges well and sufficiently Repair, Uphold, Support, Maintain, Make Good, Cleanse, Empty, Amend and keep the mesage or fence or fence or fences and all other erections and buildings or at any time hereafter standing upon the Land and all the Walls, Banks, Outcrops, Hedges, Ditches, Rails, Fences, Pavements, Piles, Sinks, Drains and Watercourses hereunto belonging and which shall in any way belong or appertain to the same in any and with the Land in a manner of needful and necessary repair, erections and amendments whatsoever the whole to be done to the satisfaction of the then Director of Public Works (now the Director of Lands).
2. In relation to the Remaining Portion:
  - (a) Special Condition No (19)(a) of the Government Lease stipulates that where there has been any cutting away, erosion or falling back of any soil, or any cutting or leveling or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director of Lands (the Director), either within the Remaining Portion or on any Government land, which soil was done for the purpose of or in connection with the formation, leveling or development of the Remaining Portion or any part thereof or any other works required to be done by the Lessee under the covenants and conditions contained in the Government Lease, or for any other purpose, the Lessee shall at his own expense carry out and do all such slope treatment works, retaining walls or other support, protection, drainage or and levy or other works as shall or may from any time hereafter be necessary to protect and support such land within the Remaining Portion and to prevent or to prevent or to prevent any falling away, erosion or subsidence occurring hereafter. The Lessee shall at all times during the term of the Government Lease granted hereunder at his own expense the Remaining Portion, slope treatment works, retaining walls or other support, protection, drainage or and levy or other works in good and substantial repair and condition to the satisfaction of the Director.
  - (b) Special Condition No (19)(b) of the Government Lease stipulates that in the event there as a result of or arising out of any formation, leveling, development or other works done by the Lessee or owing to any other reason, any falling away, erosion or subsidence occurs at any time, whether in or from any soil within the Remaining Portion or from any adjacent or adjoining Government or leased soil, the Lessee shall at his own expense repair and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against claims, charges, damages, demands and costs whatsoever which shall or may be made, suffered or incurred by reason of such falling away, landslip or subsidence.
  - (c) Special Condition No (19)(d) of the Government Lease stipulates that the Director shall be entitled by notice in writing to call upon the Lessee to carry out, construct and maintain the Remaining Portion, slope treatment works, retaining walls, or other support, protection, and drainage or and levy or other works or to exist and make good any falling away, landslip or subsidence, and the Lessee shall be obliged to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may also himself execute and carry out any necessary works and the Lessee shall be bound to pay to the Government the costs hereof, together with any reasonable and proper charges and expenses.
3. Each of the owners of the Development is obliged to contribute towards the costs of the maintenance works referred to above.
4. The position of slopes, slope treatment works, earth retaining structures, retaining walls or other related structures ("Slope Structures") constructed or to be constructed within or on the side of the Land and the Development is identified on drawings only shown on page 1 (Brown and Brown Hatched Block) of the slope and retaining structures plan as set out on page 93 of this sales brochure.
5. Under the DMQ, the manager of the Land and the Development (the "Manager") is given full authority to engage suitable qualified persons to inspect, keep and maintain in good condition, repair and condition and to carry out any necessary works in respect of the Slope Structures in compliance with the conditions of the Government Lease and in accordance with the Slope Maintenance Manual (as defined in the DMQ) and all guidelines issued from time to time by the appropriate Government departments regarding the maintenance of the Slope Structures. The Owners of the Development shall be responsible for the payment to the Manager of 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.

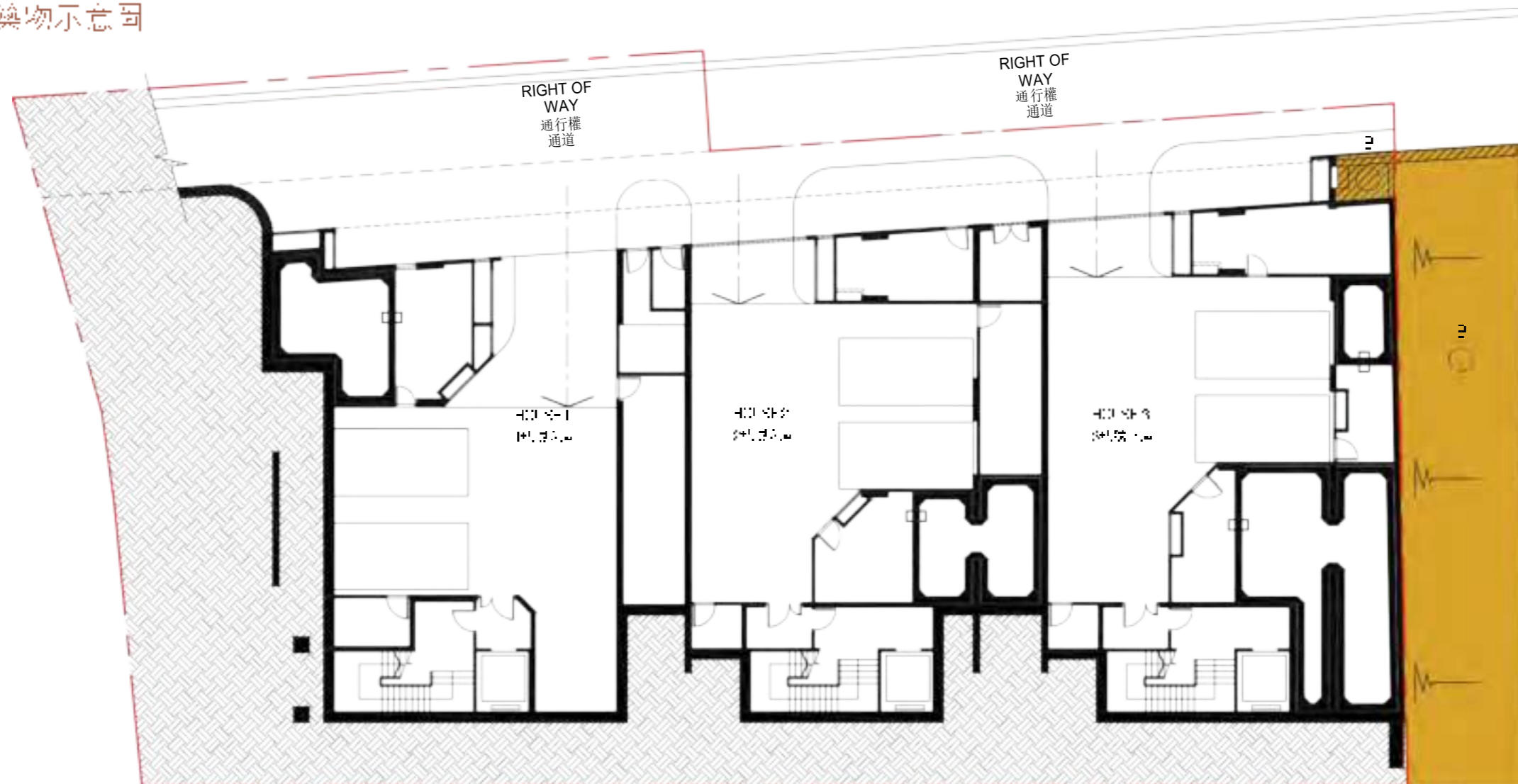


# MAINTENANCE OF SLOPES




## 斜坡維修

### SLOPE AND RETAINING STRUCTURES PLAN

#### 斜坡及護土構築物示意圖



#### LEGEND 圖例

-  SLOPE 斜坡
-  PARTIAL RETAINING STRUCTURE 部分護土構築物
-  BOUNDARY OF THE DEVELOPMENT 發展項目的界線

0 5 10 METERS (3)  
SCALE 比例

## MODIFICATION

### 修訂

Not applicable

不適用

## WEBSITE OF THE DEVELOPMENT

### 發展項目之互聯網網站

The address of the website designed by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: [www.en.sold.com.hk](http://www.en.sold.com.hk)

賣方為進行《一手住宅物業銷售條例》第2部所屬發展項目指定的互聯網網站的網址：[www.en.sold.com.hk](http://www.en.sold.com.hk)

# RELEVANT INFORMATION

## 有關資料

### 1. Non-Building Area

- 1.1 Pursuant to the Government Lease, except with the prior written consent of the Director of Lands, no building or structure support for any building or structure may be erected or constructed on the area within five metres from the boundary of the Remaining Portion (Shouson Hill Road/Wies) shown in purple/pink hatched block on the plan annexed to the Government Lease (which is the Pink Hatched Block Area as defined in the "Summary of Land" section of this Sales Brochure) except boundary walls or fences or both.
- 1.2 Pursuant to the DMCC, except with the prior written consent of the Director of Lands, no building or structure support for any building or structure may be erected or constructed on the Pink Hatched Block Area, except boundary walls or fences or both.
- 1.3 Pursuant to the DMCC, except with the prior written consent of the Director of Lands, the owner of any part of the Pink Hatched Block Area forming part of a House 1 shall not erect or construct or permit or suffer to be erected or constructed any building or structure support for any building or structure on the Pink Hatched Block Area, except boundary walls or fences or both.

### 2. Preservation of Trees and Compensatory Trees

- 2.1 Pursuant to the Government Lease, no trees growing on the land and/or adjacent hereon shall be felled or cut without the prior written consent of the Director of Lands.
- 2.2 Pursuant to the DMCC:
  - (a) no owner shall remove, in whole or in part, damage or cut any tree growing on the Land including but not limited to the trees planted, replanted or compensatory trees and/or other trees ("Compensatory Trees") within the boundaries of his Residential Unit including the garden and/or lawn hereon, except any Compensatory Trees with the prior written consent of the Director of Lands (or other Government authorities where required) and the Manager;
  - (b) each owner shall keep, maintain and preserve the Compensatory Trees within the boundaries of his Residential Unit including the garden and/or lawn at his own cost and expense to the satisfaction of the Manager and in accordance with the Compensatory Tree Plan and the terms and conditions as set out in the Maintenance Schedule for Retained and Compensatory Trees (as defined in the DMCC);
  - (c) no owner shall remove, fell, cleave, level or interfere with any Compensatory Tree within the boundaries of his Residential Unit including the garden and/or lawn;
  - (d) In the event that a Compensatory Tree within the boundaries of his Residential Unit including the garden and/or lawn hereon has been removed, felled, cleaved, levelled or interfered with by the actions or neglect of the owner of such Residential Unit, he shall at his own cost and expense plant, grow and maintain the tree(s) and/or shrub(s) (i) to the satisfaction of the Director of Lands (or other Government authorities where required) and (ii) in accordance with any requirement(s) and condition(s) as may be determined by the Manager in his sole discretion;
  - (e) The Manager shall have the right to enter any Residential Unit including the garden and/or lawn hereon carrying reasonable notice (except in the case of emergency) with his workmen, contractors and/or landscape architect's representatives and with all the equipment for the purpose of inspecting and estimating the work of such Residential Unit and complying with his obligations under this clause in the DMCC.
- 2.3 The position of the Compensatory Trees is shown on the relevant floor plans on pages 22, 26 and 30 and on the plan in the "Layout Plan of the Development" section of this sales brochure.

### 3. Contribution to the maintenance and repair costs of the driveway and retaining walls

- 3.1 Pursuant to an Assignment dated 21 August 2017 with Memorial No. 17090702440266, the Vendor as the purchaser hereunder expressly acknowledges and admits that the following agreement (which is annexed to the Land and the Development and the benefit of which runs with the Land) is annexed to Section B of Rural Building Ord. No. 543 (the "Adjoining Premises")

"If the owner for the time being of the Land and the Development shall dispose of or redevelop the Land and the Development, he shall bear the expenses and charges incurred in the maintenance and repair of the driveway referred to in clause 15(1) of the Agreement for Sale and Purchase Memorial No. U41813370 (the Agreement) and the retaining walls on both sides hereof shall be borne by the owner or owners of the Adjoining Premises and the Land and the Development in proportion to the number of self-contained units or houses or flats respectively held by each one of them."

(The said driveway was constructed on those portions of the Adjoining Premises and the Land as shown and coloured yellow hatched block and blue hatched block on the plan annexed to the Agreement which plan is reproduced at page 97 of this sales brochure.)
- 3.2 Pursuant to the DMCC, such a proportion of the costs, expenses and charges incurred in the maintenance and repair of the said driveway and the retaining walls on both sides hereof has been included in the management expenses payable by the owners of the Development in the proportion as set out in the DMCC.

### 4. Right of entry to refuse storage and material recovery chamber through House 2

- 4.1 Pursuant to the DMCC, the owners of House 1 and House 3 (herein respectively tenants, servants, agents, messes and licensees) shall have the right to pass and repress over and along the cover grounds on the Lower Ground Floor of House 2 (outstaying as far as is practicable as possible) in order to gain access to and egress from the refuse storage and material recovery chamber (which forms a part of the Common Areas and Facilities) for the use of disposal purposes in connection with the proper use and enjoyment of House 1 and House 3 by their respective owners and occupants.
- 4.2 The Manager shall have the right to pass and repress over and along the cover grounds on the Lower Ground Floor of House 2 (outstaying as far as is practicable as possible) in order to gain access to and egress from the refuse storage and material recovery chamber (which forms a part of the Common Areas and Facilities) for refuse collection and disposal purposes in connection with the Manager's proper management of the Land and the Development and the Common Areas and Facilities hereon.

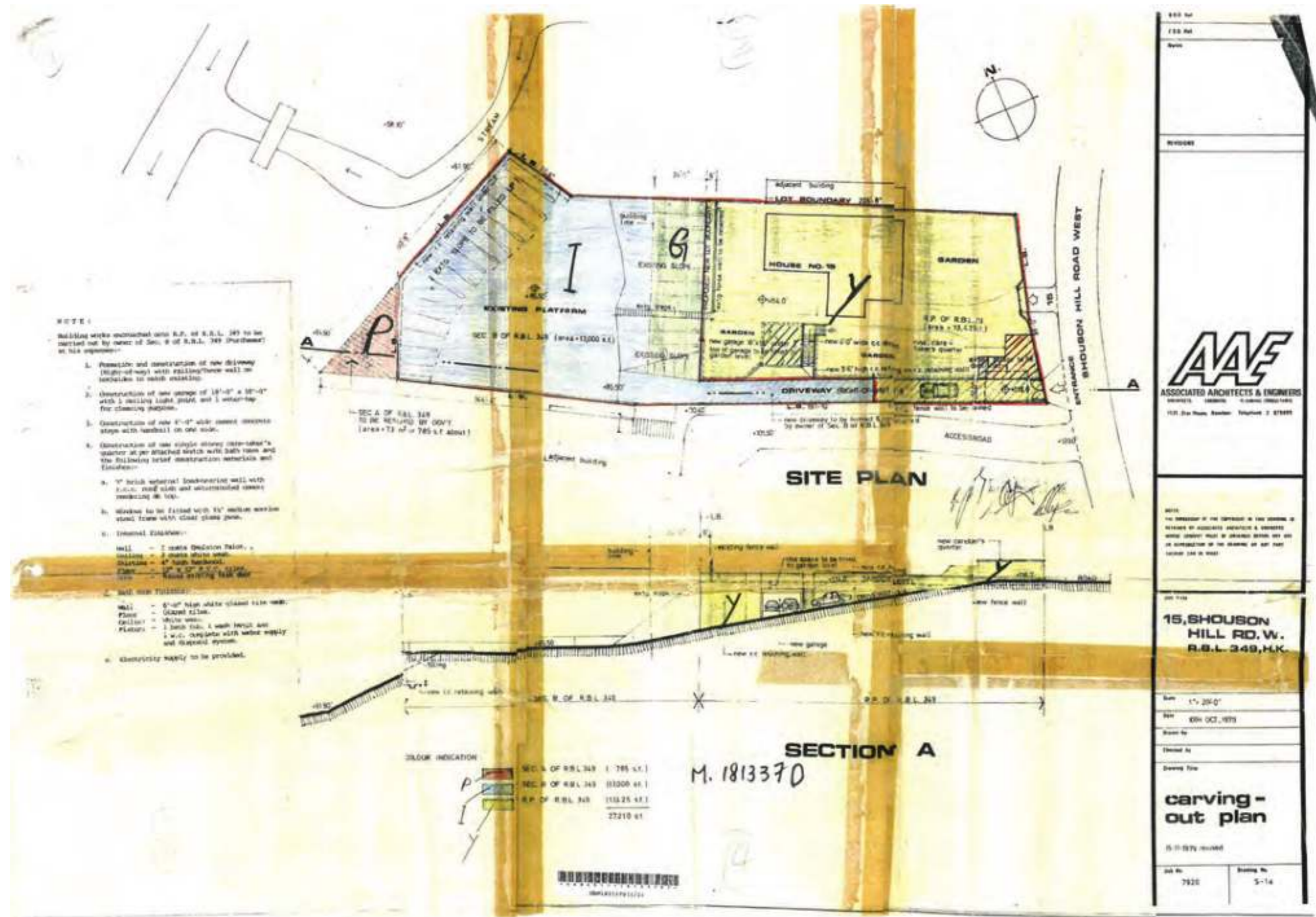
### 5. No enclosing or obstruction of private right of way or private driveway

Pursuant to the DMCC, no owner shall enclose or fence off any part of the private right of way or private driveway leading from the Ground Floor to the Lower Ground Floor of his Residential Unit with a retaining gate, shutter, partition or other structure (whether of a permanent or temporary nature) across such private right of way or private driveway in any way or manner. The private right of way and private driveway appertaining to each Residential Unit shall be kept free and clear and unobstructed at all times.



# RELEVANT INFORMATION

有關資料



# INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

## 申請建築物總樓面面積寬免的資料

### Breakdown of GFA Concessions Obtained for All Features

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

|   |   | Area (m <sup>2</sup> ) |
|---|---|------------------------|
| <b>Disregarded GFA under Building (Planning) Regulations 23(3)(b)</b> |   |                        |
| 1.(#)   | Carpark and loading/unloading area excluding public transport terminus  | 344.976                |
| 2.  | <b>Plant rooms and similar services</b>   |                        |
| 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. | 7.603                  |
| 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.  | 265.361                |
| 2.3   | Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.   | N/A                    |
| <b>Green Features under Joint Practice Notes 1 and 2</b>              |   |                        |
| 3.  | Balcony   | N/A                    |
| 4.  | Wider common corridor and lift lobby  | N/A                    |
| 5.  | Communal sky garden   | N/A                    |
| 6.  | Acoustic fin  | N/A                    |
| 7.  | Wing wall, wind catcher and funnel  | N/A                    |
| 8.  | Non-structural prefabricated external wall  | N/A                    |
| 9.  | Utility platform  | N/A                    |
| 10.   | Noise barrier   | N/A                    |
| <b>Amenity Features</b>   |   |                        |
| 11.   | Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office   | N/A                    |
| 12.   | Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc. serving solely the recreational facilities  | N/A                    |
| 13.   | Covered landscaped and play area  | N/A                    |
| 14.   | Horizontal screens/covered walkways, trellis  | N/A                    |

|                             |   | Area (m <sup>2</sup> ) |
|-----------------------------|---|------------------------|
| 15.                         | Larger lift shaft   | N/A                    |
| 16.                         | Chimney shaft   | N/A                    |
| 17.                         | Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room    | N/A                    |
| 18.                         | Pipe duct, air duct for mandatory feature or essential plant room   | N/A                    |
| 19.                         | Pipe duct, air duct for non-mandatory or non-essential plant room   | N/A                    |
| 20.                         | Plant room, pipe duct, air duct for environmentally friendly system and feature   | N/A                    |
| 21.                         | Void in duplex domestic flat and house  | N/A                    |
| 22.                         | Projections such as air-conditioning box and platform with a projection of more than 750mm from the external wall         | N/A                    |
| <b>Other Exempted Items</b> |   |                        |
| 23.                         | Refuge floor including refuge floor cum sky garden  | N/A                    |
| 24.                         | Other projections   | N/A                    |
| 25.                         | Public transport terminus   | N/A                    |
| 26.                         | Party structure and common staircase  | N/A                    |
| 27.(#)                      | Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA | 94.559                 |
| 28.                         | Public passage  | N/A                    |
| 29.                         | Covered set back area   | N/A                    |
| <b>Bonus GFA</b>            |   |                        |
| 30.                         | Bonus GFA   | N/A                    |

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.

### Environmental Assessment of the Building and Information on the Estimated Energy Performance or Consumption for the Common Parts of the Development

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

# INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

## 申請建築物總樓面面積寬免的資料

### 獲寬免總樓面面積的設施分項

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

|   |   | 面積<br>(平方米) |
|---|---|-------------|
| <b>根據《建築物（規劃）規例》第23(3)(b)條不計算的總樓面面積</b> |   |             |
| 1.(#)                                   | 停車場及上落客貨地方(公共交通總站除外)  | 344.976     |
| 2.                                      | <b>機房及相類設施</b>  |             |
| 2.1(#)                                  | 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等          | 7.603       |
| 2.2(#)                                  | 所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等 | 265.361     |
| 2.3                                     | 非強制性或非必要機房，例如空調機房、風櫃房等  | 不適用         |
| <b>根據聯合作業備考第1及第2號提供的環保設施</b>            |   |             |
| 3.                                      | 露台  | 不適用         |
| 4.                                      | 加闊的公用走廊及升降機大堂   | 不適用         |
| 5.                                      | 公用空中花園  | 不適用         |
| 6.                                      | 隔聲牆   | 不適用         |
| 7.                                      | 翼牆、捕風器及風斗   | 不適用         |
| 8.                                      | 非結構預製外牆   | 不適用         |
| 9.                                      | 工作平台  | 不適用         |
| 10.                                     | 隔音屏障  | 不適用         |
| <b>適意設施</b>                             |   |             |
| 11.                                     | 供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室   | 不適用         |
| 12.                                     | 住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等  | 不適用         |
| 13.                                     | 有上蓋的園景區及遊樂場   | 不適用         |
| 14.                                     | 橫向屏障/有蓋人行道、花棚   | 不適用         |
| 15.                                     | 擴大升降機井道   | 不適用         |
| 16.                                     | 煙囪管道  | 不適用         |
| 17.                                     | 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房  | 不適用         |
| 18.                                     | 強制性設施或必要機房所需的管槽、氣槽  | 不適用         |

|                |                                      | 面積<br>(平方米) |
|----------------|--------------------------------------|-------------|
| 19.            | 非強制性設施或非必要機房所需的管槽、氣槽                 | 不適用         |
| 20.            | 環保系統及設施所需的機房、管槽及氣槽                   | 不適用         |
| 21.            | 複式住宅單位及洋房的中空                         | 不適用         |
| 22.            | 伸出物，如空調機箱及伸出外牆超過 750 毫米的平台           | 不適用         |
| <b>其他項目</b>    |                                      |             |
| 23.            | 庇護層，包括庇護層兼空中花園                       | 不適用         |
| 24.            | 其他伸出物                                | 不適用         |
| 25.            | 公共交通總站                               | 不適用         |
| 26.            | 共用構築物及樓梯                             | 不適用         |
| 27.(#)         | 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 | 94.559      |
| 28.            | 公眾通道                                 | 不適用         |
| 29.            | 因建築物後移導致的覆蓋面積                        | 不適用         |
| <b>額外總樓面面積</b> |                                      |             |
| 30.            | 額外總樓面面積                              | 不適用         |

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

### 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

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。

## DATE OF PRINTING OF SALES BROCHURE

### 售樓說明書印製日期

Date of printing of this sales brochure: 8 July 2021

本售樓說明書印製日期：2021年7月8日

## 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。

| 檢視/修改日期<br>Examination/Revision Date | 所作修改<br>Revision Made                      |   |
|--------------------------------------|--|---|
|                                      | 頁次<br>Page Number                          | 所作修改<br>Revision Made   |
| 2021年9月30日<br>30th September 2021    | 4-9  | 更新一手住宅物業買家須知<br>Notes to purchasers of first-hand residential properties is updated       |
|                                      | 10   | 更新發展項目的資料<br>Information on the development is updated                                    |
|                                      | 13   | 更新物業管理的資料<br>Information on property management is updated                                |
|                                      | 14   | 更新發展項目的所在位置圖<br>Location plan of the development is updated                               |
|                                      | 15   | 更新發展項目的鳥瞰照片<br>Aerial photograph of the development is updated                            |
|                                      | 15-16                                      | 新增發展項目的鳥瞰照片<br>Aerial photograph of the development is added                              |
|                                      | 19   | 更新發展項目的佈局圖<br>Layout plan of the development is updated                                   |
|                                      | 20-32                                      | 更新發展項目的住宅物業的樓面平面圖<br>Floor plans of residential properties in the development are updated |
|                                      | 34   | 更新發展項目中的停車位的樓面平面圖<br>Floor plans of parking spaces in the development are updated         |
|                                      | 43-44                                      | 更新發展項目中的建築物的橫截面圖<br>Cross-section plan of building in the development is updated          |
|                                      | 45-46                                      | 更新立面圖<br>Elevation plan is updated  |
|                                      | 49,58,60,62                                | 更新裝置、裝修物料及設備<br>Fittings, finishes and appliances are updated                             |
| 79                                   | 更新斜坡維修<br>Maintenance of slopes is updated |   |

| 檢視/修改日期<br>Examination/Revision Date   | 所作修改<br>Revision Made          |   |
|--|--------------------------------|---|
|  | 頁次<br>Page Number              | 所作修改<br>Revision Made   |
| 2021 年 12 月 30 日<br>30th December 2021 | 11                             | 更新賣方及有參與發展項目的其他人的資料<br>Information on vendor and others involved in the development is updated  |
|  | 14                             | 更新發展項目的所在位置圖<br>Location plan of the development is updated   |
|  | 33                             | 更新發展項目中的住宅物業的面積<br>Area of residential properties in the development is updated   |
|  | 64,66,68,70,72,<br>74          | 更新裝置、裝修物料及設備<br>Fittings, finishes and appliances are updated   |
| 2022 年 3 月 30 日<br>30th March 2022     | 14                             | 更新發展項目的所在位置圖<br>Location plan of the development is updated   |
|  | 48,56,63,64,65,<br>67,69,71,73 | 更新裝置、裝修物料及設備<br>Fittings, finishes and appliances are updated   |
| 2022 年 7 月 12 日<br>12th July 2022      | 並無作出修改<br>No revision made     |   |
| 2022 年 4 月 14 日<br>14th April 2022     | 23                             | 更新發展項目的住宅物業的樓面平面圖<br>Floor plan of residential properties in the development is updated   |
| 2022 年 9 月 9 日<br>9th September 2022   | 11                             | 更新賣方及有參與發展項目的其他人的資料<br>Information on vendor and others involved in the development is updated  |
|  | 20                             | 更新發展項目的住宅物業的樓面平面圖<br>Floor plans of residential properties in the development are updated   |
|  | 48-54                          | 更新裝置、裝修物料及設備<br>Fittings, finishes and appliances are updated   |
| 2022 年 12 月 14 日<br>14th December 2022 | 15,16                          | 更新發展項目的鳥瞰照片<br>Aerial photographs of the development are updated  |
| 2022 年 12 月 20 日<br>20th December 2022 | 16                             | 刪除現有發展項目的鳥瞰照片<br>Previous page. 16 "Aerial photograph of the development" is deleted.   |
|  | (House 1) 19                   | 新增發展項目的佈局圖<br>Layout plan of the development is added   |
|  | (House 2) 39                   | 新增發展項目中的公用設施的資料及閱覽圖則及公契<br>"Information on common facilities in the development" and "Inspection of plans and deed of mutual covenant" are added. |
|  | (House 3) 45                   | 新增廚房櫃及洗滌盆材料資料<br>Material of sink unit and the material and finishes of kitchen cabinet are added   |

| 檢視/修改日期<br>Examination/Revision Date | 所作修改<br>Revision Made |  |
|--------------------------------------|-----------------------|--|
|                                      | 頁次<br>Page Number     | 所作修改<br>Revision Made  |
| 2023年3月20日<br>20th March 2023        | (House 1) 14          | 更新發展項目的所在位置圖<br>Location plan of the development is updated                          |
|                                      | (House 2) 14          | 更新發展項目的所在位置圖<br>Location plan of the development is updated                          |
|                                      | (House 1) 58          | 更新有關資料<br>Relevant information is updated  |
|                                      | (House 3) 14          | 更新發展項目的所在位置圖<br>Location plan of the development is updated                          |
|                                      | (House 3) 28          | 更新公契的摘要<br>Summary of Deed of Mutual Covenant is updated                             |
|                                      | (House 3) 54          | 更新服務協議<br>Service agreements are updated   |
|                                      | (House 3) 56          | 更新斜坡維修<br>Maintenance of Slopes is updated   |
|                                      | (House 3) 59          | 更新修訂<br>Modification is updated  |
|                                      | (House 3) 61          | 更新有關資料<br>Relevant information is updated  |
| 2023年6月20日<br>20th June 2023         | (House 1) 6, 9        | 更新一手住宅物業買家須知<br>Notes to purchasers of first-hand residential properties are updated |
|                                      | (House 1) 13          | 更新物業管理的資料<br>Information on property management is updated                           |
|                                      | (House 1) 14          | 更新發展項目的所在位置圖<br>Location plan of the development is updated                          |
|                                      | (House 1) 15          | 更新發展項目的鳥瞰照片<br>Aerial photographs of the development are updated                     |
|                                      | (House 1) 28-29       | 更新公契摘要<br>Summary of deed of mutual covenant is updated                              |
|                                      | (House 1) 41-44, 46   | 更新裝置、裝修物料及設備<br>Fittings, Finishes and Appliances are updated                        |
|                                      | (House 1) 57          | 更新斜坡維修<br>Maintenance of slopes is updated   |

| 檢視/修改日期<br>Examination/Revision Date | 所作修改<br>Revision Made                     |  |
|--------------------------------------|---|--|
|                                      | 頁次<br>Page Number                         | 所作修改<br>Revision Made  |
| 2023年6月20日<br>20th June 2023         | (House 1) 59-60                           | 更新有關資料<br>Relevant information is updated  |
|                                      | (House 2) 6, 9                            | 更新一手住宅物業買家須知<br>Notes to purchasers of first-hand residential properties are updated |
|                                      | (House 2) 13                              | 更新物業管理的資料<br>Information on property management is updated                           |
|                                      | (House 2) 14                              | 更新發展項目的所在位置圖<br>Location plan of the development is updated                          |
|                                      | (House 2) 15                              | 更新發展項目的鳥瞰照片<br>Aerial photographs of the development are updated                     |
|                                      | (House 2) 28-29                           | 更新公契摘要<br>Summary of deed of mutual covenant is updated                              |
|                                      | (House 2) 43                              | 更新裝置、裝修物料及設備<br>Fittings, Finishes and Appliances are updated                        |
|                                      | (House 2) 58-59                           | 更新有關資料<br>Relevant information is updated  |
|                                      | (House 3) 6, 9                            | 更新一手住宅物業買家須知<br>Notes to purchasers of first-hand residential properties are updated |
|                                      | (House 3) 13                              | 更新物業管理的資料<br>Information on property management is updated                           |
|                                      | (House 3) 14                              | 更新發展項目的所在位置圖<br>Location plan of the development is updated                          |
|                                      | (House 3) 15                              | 更新發展項目的鳥瞰照片<br>Aerial photographs of the development are updated                     |
|                                      | (House 3) 28-29                           | 更新公契摘要<br>Summary of deed of mutual covenant is updated                              |
|                                      | (House 3) 40-45,47                        | 更新裝置、裝修物料及設備<br>Fittings, Finishes and Appliances are updated                        |
|                                      | (House 3) 58                              | 更新斜坡維修<br>Maintenance of slopes is updated   |
| (House 3) 60-61                      | 更新有關資料<br>Relevant information is updated |  |

| 檢視/修改日期<br>Examination/Revision Date | 所作修改<br>Revision Made   |  |
|--------------------------------------|---|--|
|                                      | 頁次<br>Page Number   | 所作修改<br>Revision Made  |
| 2023年7月31日<br>31st July 2023         | 11  | 更新賣方及有參與發展項目的其他人的資料<br>Information on vendor and others involved in the development is updated |
|                                      | 13  | 更新物業管理的資料<br>Information on property management is updated                                     |
|                                      | 14  | 更新發展項目的所在位置圖<br>Location plan of the development is updated                                    |
|                                      | 20-32   | 更新發展項目的住宅物業的樓面平面圖<br>Floor plans of residential properties in the development are updated      |
|                                      | 33-35   | 更新發展項目中的住宅物業的面積<br>Area of residential properties in development is updated                    |
|                                      | 36  | 更新發展項目中的停車位的樓面平面圖<br>Floor plans of parking spaces in the development are updated              |
|                                      | 37  | 更新臨時買賣合約的摘要<br>Summary of preliminary agreement for sale and purchase is updated               |
|                                      | 38-39   | 更新公契的摘要<br>Summary of deed of mutual covenant is updated                                       |
|                                      | 40-43   | 更新批地文件的摘要<br>Summary of land grant is updated  |
|                                      | 44  | 更新公共設施及公眾休憩用地的資料<br>Information on public facilities and public open spaces                    |
|                                      | 44  | 更新對買方的警告<br>Warning to purchasers is updated   |
|                                      | 45-46   | 更新發展項目中的建築物的橫截面圖<br>Cross-section plan of building in the development is updated               |
|                                      | 47-48   | 更新立面圖<br>Elevation plan is updated   |
|                                      | 49  | 更新發展項目中的公用設施的資料<br>Information on common facilities in the development is updated              |
| 49                                   | 更新閱覽圖則及公契<br>Inspection of plans and deed of mutual covenant is updated |  |
| 50-88                                | 更新裝置、裝修物料及設備<br>Fittings, Finishes and appliances are updated           |  |

# EXAMINATION RECORD

## 檢視紀錄

| 檢視/修改日期<br>Examination/Revision Date | 所作修改<br>Revision Made      |   |
|--------------------------------------|----------------------------|---|
|                                      | 頁次<br>Page Number          | 所作修改<br>Revision Made   |
| 2023年7月31日<br>31st July 2023         | 89                         | 更新服務協議<br>Service agreements are updated  |
|                                      | 89                         | 更新地稅<br>Government rent is updated  |
|                                      | 90                         | 更新買方的雜項付款<br>Miscellaneous payments by purchaser is updated   |
|                                      | 90                         | 更新欠妥之處的保養責任期<br>Defect liability warranty period is updated   |
|                                      | 91-93                      | 更新斜坡維修<br>Maintenance of slopes is updated  |
|                                      | 94                         | 更新修訂<br>Modification is updated   |
|                                      | 94                         | 更新發展項目之互聯網網站<br>Website of the development is updated   |
|                                      | 95-97                      | 更新有關資料<br>Relevant information is updated   |
|                                      | 98-99                      | 更新申請建築物總樓面面積寬免的資料<br>Information in application for concession on gross floor area of building is updated |
|                                      | 100                        | 更新售樓說明書印刷日期<br>Date of printing of sales brochure is updated  |
|                                      | 100                        | 更新日後可能出現的改變<br>Possible future changes is updated   |
| 2023年10月31日<br>31st October 2023     | 並無作出修改<br>No revision made |   |
| 2024年1月31日<br>31st January 2024      | 14                         | 更新發展項目的所在位置圖<br>Location plan of the development is updated   |
|                                      | 15                         | 更新發展項目的鳥瞰照片<br>Aerial photograph of the development is updated  |

