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SALES BROCHURE

售樓説明書

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

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

FOR ALL FIRST-HAND RESIDENTIAL PROPERTIES

1. IMPORTANT INFORMATION

- Make reference to the materials available on the Sales of First-hand Residential Properties Electronic Platform (SRPE) (www.srpe.gov.hk) on the first-hand residential property market.

- Study the information on the website designated by the vendor for the development, including the sales brochure, price lists, documents containing the sales arrangements, and the register of transactions of a development.

- Sales brochure for a development will be made available to the general public at least 7 days immediately before a date of sale while price list and sales arrangements will be made available at least 3 days immediately before the date of sale.

- Information on transactions can be found on the register of transactions on the website designated by the vendor for the development and the SRPE.

2. FEES, MORTGAGE LOAN AND PROPERTY PRICE

- Calculate the total expenses of the purchase, such as solicitors' fees, mortgage charges, insurance fees and stamp duties.

- Check with banks to find out if you will be able to obtain the needed mortgage loan, select the appropriate payment method and calculate the amount of the mortgage loan to ensure it is within your repayment ability.

- Check recent transaction prices of comparable properties for comparison.

- Check with the vendor or the estate agent the estimated management fee, the amount of management fee payable in advance (if any), special fund payable (if any), the amount of reimbursement of the deposits for water, electricity and gas (if any), and/or the amount of debris removal fee (if any) you have to pay to the vendor or the manager of the development.

3. PRICE LIST, PAYMENT TERMS AND OTHER FINANCIAL INCENTIVES

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.

- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.

- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans[1] as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

4. PROPERTY AREA AND ITS SURROUNDINGS

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.

- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property[2]. The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.

- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. SALES BROCHURE

- Ensure that the sales brochure obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.

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

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

(i) the external dimensions of each residential property;

(ii) the internal dimensions of each residential property;

(iii) the thickness of the internal partitions of each residential property;

(iv) the external dimensions of individual compartments in each residential property.

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

- In respect of an uncompleted development, the vendor may alter the building plans (if any) whenever the vendor considers necessary. To know the latest information of an uncompleted development, keep paying attention to any revised sales brochures made available by the vendor.

- Read through the sales brochure and in particular, check the following information in the sales brochure -

  - whether there is a section on "relevant information" in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as "relevant information";

  - the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;

  - interior and exterior fittings and finishes and appliances;

  - the basis on which management fees are shared;

  - whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and

  - whether individual owners have responsibility to maintain slopes.

6. GOVERNMENT LAND GRANT AND DEED OF MUTUAL COVENANT (DMC)

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

- Check the Government land grant on whether individual owners are liable to pay Government rent.

- Check the DMC on whether animals can be kept in the residential property.

7. INFORMATION ON AVAILABILITY OF RESIDENTIAL PROPERTIES FOR SELECTION AT SALES OFFICE

- Check with the vendor which residential properties are available for selection. If a "consumption table" is displayed by the vendor at the sales office, you may check from the table information on the progress of sale on a date of sale, including which residential properties are offered for sale at the beginning of that date of sale and which of them have been selected and sold during that date of sale.

- Do not believe in rumours about the sales condition of the development and enter into a PASP rashly.

8. REGISTER OF TRANSACTIONS

- Pay attention to the register of transactions for a development. A vendor must, within 24 hours after entering into a PASP with a purchaser, enter transaction information of the PASP in the register of transactions. The vendor must, within 1 working day after entering into an agreement for sale and purchase (ASP), enter transaction information of the ASP in the register of transactions. Check the register of transactions for the concerned development to learn more about the sales condition of the development.

- Never take the number of registrations of intent or cashier orders a vendor has received for the purpose of registration as an indicator of the sales volume of a development. The register of transactions for a development is the most reliable source of information from which members of the public can grasp the daily sales condition of the development.

9. AGREEMENT FOR SALE AND PURCHASE

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.

- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.

- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.

- Pay attention to the vendor's right to alter the building plans (if any) for an uncompleted development. The mandatory provisions to be incorporated in an ASP for uncompleted development as required by the Ordinance include a provision requiring the vendor to notify the purchaser in writing of such alteration if the same affects in any way the property within 14 days after its having been approved by the Building Authority.

- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.

- If you do not execute the ASP within **5 WORKING DAYS** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.

- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.

- The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

10. EXPRESSION OF INTENT OF PURCHASING A RESIDENTIAL PROPERTY

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

- Note that vendors (including their authorized representative(s)) should not seek or accept any specific expression of intent of purchasing a particular residential property before the sale of the property has commenced. You therefore should not make such an offer to the vendors or their authorized representative(s).

11. APPOINTMENT OF ESTATE AGENT

- Note that if the vendor has appointed one or more than one estate agents to act in the sale of any specified residential property in the development, the price list for the development must set out the name of all the estate agents so appointed as at the date of printing of the price list.

- You may appoint any estate agent (not necessarily from those estate agency companies appointed by the vendor) to act in the purchase of any specified residential property in the development, and may also not appoint any estate agent to act on your behalf.

- Before you appoint an estate agent to look for a property, you should -

  - find out whether the agent will act on your behalf only. If the agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;

  - find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and

  - note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk.

12. APPOINTMENT OF SOLICITOR

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

- Compare the charges of different solicitors.

FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES

13. PRE-SALE CONSENT

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

14. SHOW FLATS

- While the vendor is not required to make any show flat available for viewing by prospective purchasers or the general public, if the vendor wishes to make available show flats of a specified residential property, the vendor must first of all make available an unmodified show flat of that residential property and that, having made available such unmodified show flat, the vendor may then make available a modified show flat of that residential property. In this connection, the vendor is allowed to make available more than one modified show flat of that residential property.

- If you visit the show flats, you should always look at the unmodified show flats for comparison with the modified show flats. That said, the Ordinance does not restrict the discretion of the vendor in arranging the sequence of the viewing of unmodified and modified show flats.

- Sales brochure of the development should have been made available to the public when the show flat is made available for viewing. You are advised to get a copy of the sales brochure and make reference to it when viewing the show flats.

- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES AND COMPLETED RESIDENTIAL PROPERTIES PENDING COMPLIANCE

15. ESTIMATED MATERIAL DATE AND HANDING OVER DATE

- Check the estimated material date[3] for the development in the sales brochure.

  - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.

- Handing over date

  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document / a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.

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

- For development 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:

CONSUMER COUNCIL	
Website	: www.consumer.org.hk
Telephone	: 2929 2222
Email	: cc@consumer.org.hk
Fax	2856 3611
ESTATE AGENTS AUTHORITY	
Website	: www.eaa.org.hk
Telephone	: 2111 2777
Email	: enquiry@eaa.org.hk
Fax	: 2598 9596
REAL ESTATE DEVELOPERS ASSOCIATION OF HONG KONG	
Telephone	: 2826 0111
Fax	: 2845 2521

Sales of First-hand Residential Properties Authority
March 2023

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

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

- 瀏覽一手住宅物業銷售資訊網(下稱「銷售資訊網」)（網址：www.srpe.gov.hk)，參考「銷售資訊網」內有關一手住宅物業的市場資料。

- 閱覽賣方就該發展項目所指定的互聯網網站內的有關資訊，包括售樓說明書、價單、載有銷售安排的文件，及成交紀錄冊。

- 發展項目的售樓說明書，會在該項目的出售日期前最少七日向公眾發布，而有關價單和銷售安排，亦會在該項目的出售日期前最少三日公布。

- 在賣方就有關發展項目所指定的互聯網網站，以及「銷售資訊網」內，均載有有關物業成交資料的成交紀錄冊，以供查閱。

2. 費用、按揭貸款和樓價

- 計算置業總開支，包括律師費、按揭費用、保險費，以及印花稅。

- 向銀行查詢可否取得所需的按揭貸款，然後選擇合適的還款方式，並小心計算按揭貸款金額，以確保貸款額沒有超出本身的負擔能力。

- 查閱同類物業最近的成交價格，以作比較。

- 向賣方或地產代理瞭解，您須付予賣方或該發展項目的管理人的預計的管理費、管理費上期金額(如有)、特別基金金額(如有)、補還的水、電力及氣體按金(如有)，以及／或清理廢料的費用(如有)。

3. 價單、支付條款，以及其他財務優惠

- 賣方未必會把價單所涵蓋的住宅物業悉數推售，因此應留意有關的銷售安排，以了解賣方會推售的住宅物業為何。賣方會在有關住宅物業推售日期前最少三日公布銷售安排。

- 留意價單所載列的支付條款。倘買家可就購置有關住宅物業而連帶獲得價格折扣、贈品，或任何財務優惠或利益，上述資訊亦會在價單內列明。

- 如您擬選用由賣方指定的財務機構提供的各類按揭貸款計劃，在簽訂臨時買賣合約前，應先細閱有關價單內列出的按揭貸款計劃資料[1]。如就該些按揭貸款計劃的詳情有任何疑問，應在簽訂臨時買賣合約前，直接向有關財務機構查詢。

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎／每平方米售價。根據《一手住宅物業銷售條例》(第 621 章)(下稱「條例」)，賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i) 露台；(ii) 工作平台；以及 (iii) 陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。

- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部和內部尺寸[2]。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。

- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境(包括交通和社區設施)；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。

- 如屬未落成發展項目，賣方在認為有需要時可改動建築圖則(如有的話)，因此應留意由賣方提供的任何經修改的售樓說明書，以了解有關未落成發展項目的最新資料。

- 閱覽售樓說明書，並須特別留意以下資訊：

  - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；

  - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；

  - 室內和外部的裝置、裝修物料和設備；

  - 管理費按甚麼基準分擔；

  - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及

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

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

(i) 每個住宅物業的外部尺寸；

(ii) 每個住宅物業的內部尺寸；

(iii) 每個住宅物業的內部間隔的厚度；

(iv) 每個住宅物業內個別分隔室的外部尺寸。

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

- 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

- 閱覽政府批地文件和公契(或公契擬稿)。公契內載有天台和外牆業權等相關資料。賣方會在售樓處提供政府批地文件和公契(或公契擬稿)的複本，供準買家免費閱覽。

- 留意政府批地文件內所訂明小業主是否須要負責支付地稅。

- 留意公契內訂明有關物業內可否飼養動物。

7. 售樓處內有關可供揀選住宅物業的資料

- 向賣方查詢清楚有哪些一手住宅物業可供揀選。若賣方在售樓處內展示「消耗表」，您可從該「消耗表」得悉在每個銷售日的銷售進度資料，包括在該個銷售日開始時有哪些住宅物業可供出售，以及在該個銷售日內有哪些住宅物業已獲揀選及售出。

- 切勿隨便相信有關發展項目銷情的傳言，倉卒簽立臨時買賣合約。

8. 成交紀錄冊

- 留意發展項目的成交紀錄冊。賣方須於臨時買賣合約訂立後的 24 小時內，於紀錄冊披露該臨時買賣合約的資料，以及於買賣合約訂立後一個工作天內，披露該買賣合約的資料。您可透過成交紀錄冊得悉發展項目的銷售情況。

- 切勿將賣方接獲用作登記的購樓意向書或本票的數目視為銷情指標。發展項目的成交紀錄冊才是讓公眾掌握發展項目每日銷售情況的最可靠資料來源。

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。

- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。

- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。

- 留意賣方有權改動未落成發展項目的建築圖則(如有的話)。如屬未落成發展項目，條例規定物業的買賣合約須載有強制性條文，列明如有關改動在任何方面對該物業造成影響，賣方須在改動獲建築事務監督批准後的 14 日內，將該項改動以書面通知買家。

- 訂立臨時買賣合約時，您須向擁有人(即賣方)支付樓價 **5%** 的臨時訂金。

- 如您在訂立臨時買賣合約後**五個工作日**(工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子)之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金(即樓價的 5%)會被沒收，而擁有人(即賣方)不得因您沒有簽立買賣合約而對您提出進一步申索。

- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人(即賣方)必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。

- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

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

- 留意在有關住宅物業的銷售開始前，賣方(包括其獲授權代表)不得尋求或接納任何對該物業的有明確選擇購樓意向。因此您不應向賣方或其授權代表提出有關意向。

11. 委託地產代理

- 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名/名稱。

- 您可委託任何地產代理(不一定是賣方所指定的地產代理)，以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。

- 委託地產代理以物色物業前，您應該 —

  - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；

  - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及

  - 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁(網址：www.eaa.org.hk)，查閱牌照目錄。

12. 委聘律師

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

- 比較不同律師的收費。

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

- 賣方不一定須設置示範單位供準買家或公眾參觀，但賣方如為某指明住宅物業設置示範單位，必須首先設置該住宅物業的無改動示範單位，才可設置該住宅物業的經改動示範單位，並可以就該住宅物業設置多於一個經改動示範單位。

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

- 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單位作出比較。然而，條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。

- 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓說明書。因此，緊記先行索取售樓說明書，以便在參觀示範單位時參閱相關資料。

- 您可以在無改動示範單位及經改動示範單位中進行量度，並在無改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期[3]。

  - 售樓說明書中有關發展項目的預計關鍵日期並不等同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。

- 收樓日期

  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。

    - ➢ 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或

    - ➢ 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。

  - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。

- 認可人士可批予在預計關鍵日期之後完成發展項目

  - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：

    - ➢ 工人罷工或封閉工地；

    - ➢ 暴動或內亂；

    - ➢ 不可抗力或天災；

    - ➢ 火警或其他賣方所不能控制的意外；

    - ➢ 戰爭；或

    - ➢ 惡劣天氣。

  - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。

  - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。

- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

- 購置住宅物業前，確保已獲安排參觀您打算購置的住宅物業。倘參觀有關物業並非合理地切實可行，則應參觀與有關物業相若的物業，除非您以書面同意賣方無須開放與有關物業相若的物業供您參觀。您應仔細考慮，然後才決定是否簽署豁免上述規定的書面同意。

- 除非有關物業根據租約持有，或為確保物業參觀者的人身安全而須設定合理限制，您可以對該物業進行量度、拍照或拍攝影片。

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

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

其他相關聯絡資料：

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

一手住宅物業銷售監管局
2023年3月

NAME OF THE DEVELOPMENT

45 Tai Tam Road

發展項目的名稱

大潭道45號

THE NAME OF THE STREET AT WHICH THE DEVELOPMENT IS SITUATED AND THE STREET NUMBER ALLOCATED BY THE COMMISSIONER OF RATING AND VALUATION FOR THE PURPOSE OF DISTINGUISHING THE DEVELOPMENT

45 Tai Tam Road

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

大潭道45號

THE DEVELOPMENT CONSISTS OF HOUSES

發展項目包含獨立屋

THE TOTAL NUMBER OF HOUSES

7

獨立屋的總數

7

THE HOUSE NUMBERING AS PROVIDED IN THE APPROVED BUILDING PLANS FOR THE DEVELOPMENT

1, 2, 3, 5, 6, 7 and 8

發展項目的經批准的建築圖則所規定的門牌號數

1、2、3、5、6、7及8

THE OMITTED HOUSE NUMBERS

4

被略去的門牌號數

4

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

Tania Development Limited

賣方

Tania Development Limited

HOLDING COMPANIES OF THE VENDOR

Tania Investments Holdings Limited

賣方的控權公司

Tania Investments Holdings Limited

AUTHORIZED PERSON FOR THE DEVELOPMENT

Chan Wan Ming

發展項目的認可人士

陳韻明

THE FIRM OR CORPORATION OF WHICH AN AUTHORIZED PERSON FOR THE DEVELOPMENT IS A PROPRIETOR, DIRECTOR OR EMPLOYEE IN HIS OR HER PROFESSIONAL CAPACITY

P&T Architects and Engineers Limited

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

巴馬丹拿建築及工程師有限公司

BUILDING CONTRACTOR FOR THE DEVELOPMENT

Kei Kee Shui Wah Construction Company Limited

發展項目的承建商

祺記瑞華建築有限公司

THE FIRM OF SOLICITORS ACTING FOR THE OWNER IN RELATION TO THE SALE OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

Mayer Brown

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

ANY AUTHORIZED INSTITUTION THAT HAS MADE A LOAN, OR HAS UNDERTAKEN TO PROVIDE FINANCE, FOR THE CONSTRUCTION OF THE DEVELOPMENT

Hang Seng Bank Limited

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構

恒生銀行有限公司

ANY OTHER PERSON WHO HAS MADE A LOAN FOR THE CONSTRUCTION OF THE DEVELOPMENT

Not applicable

已為發展項目的建造提供貸款的任何其他人

不適用

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

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

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

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

There are no non-structural prefabricated external walls, or any curtain walls, forming part of the enclosing wall.

發展項目不會有構成圍封牆的一部分的非結構的預製外牆或幕牆。

INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

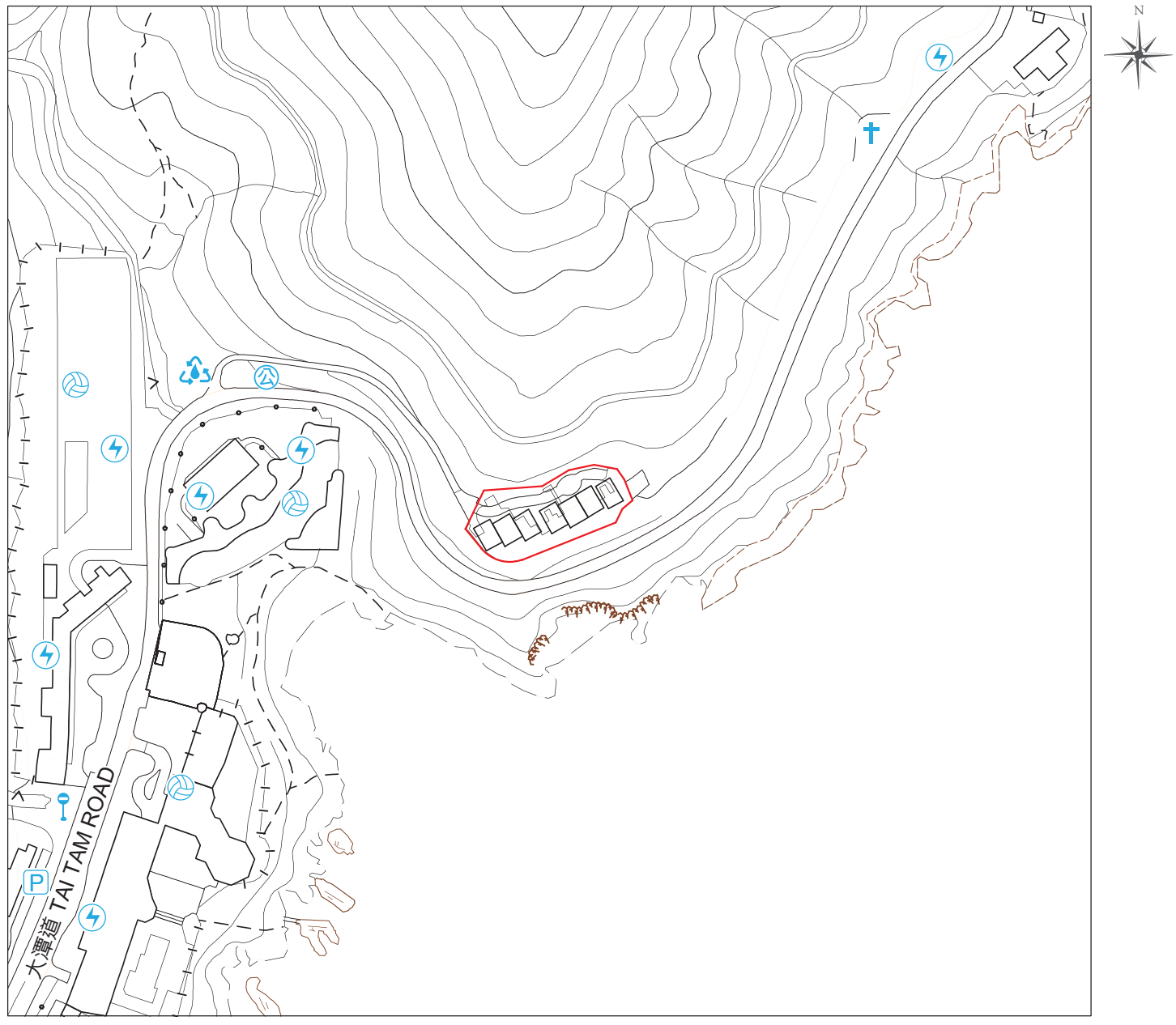
PERSON APPOINTED AS THE MANAGER OF THE DEVELOPMENT UNDER THE DEED OF MUTUAL COVENANT :

45 Tai Tam Management Limited.

根據公契獲委任為發展項目的管理人：

45 Tai Tam Management Limited.

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

Scale : 0 100 200 300 metres 米
比例：

NOTATION 圖例

A cemetery
墳場

A public utility installation
公用事業設施裝置

Power plant (including electricity sub-stations)
發電廠(包括電力分站)

Public carpark (including a lorry park)
公眾停車場(包括貨車停泊處)

Public transport terminal (including a rail station)
公共交通總站(包括鐵路車站)

Sewage treatment works and facilities
污水處理廠及設施

Sports facilities (including a sports ground and a swimming pool)
體育設施(包括運動場及遊泳池)

Notes:

1. The Location Plan of the Development is made with reference to Survey Sheet Nos. T15-NE-A dated 15 February 2024, with adjustments where necessary.
2. The Location Plan may show more than the area required under Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
3. The Vendor advises purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

The map is reproduced with permission of the Director of Lands © The Government of Hong Kong SAR. Licence No. 162/2017.

附註：

1. 發展項目的所在位置圖參考於2024年2月15日修訂之測繪圖編號T15-NE-A，經修正處理。
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》所要求顯示的範圍。
3. 賣方建議買方到該發展地盤作實地考察，以對該發展地盤及其周邊地區環境及附近的公共設施有較佳的了解。

地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號162/2017。

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

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

Adopted from part of the aerial photograph taken by Survey and Mapping Office of Lands Department at a flying height of 3,000 feet, photo No. E180899C, dated 28 December 2022.

Notes:

1. The copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.

2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

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

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。

摘錄自地政總署測繪處於2022年12月28日在3,000呎飛行高度拍攝之鳥瞰照片，編號為E180899C。

附註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。

2. 由於發展項目的不規則邊界引致的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。

3. 賣方建議買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

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

Location of the Development
發展項目的位置

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

Adopted from part of the aerial photograph taken by Survey and Mapping Office of Lands Department at a flying height of 3,000 feet, photo No. E180900C, dated 28 December 2022.

Notes:

1. The copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.

2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

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

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摘錄自地政總署測繪處於2022年12月28日在3,000呎飛行高度拍攝之鳥瞰照片，編號為E180900C。

附註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。

2. 由於發展項目的不規則邊界引致的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。

3. 賣方建議買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

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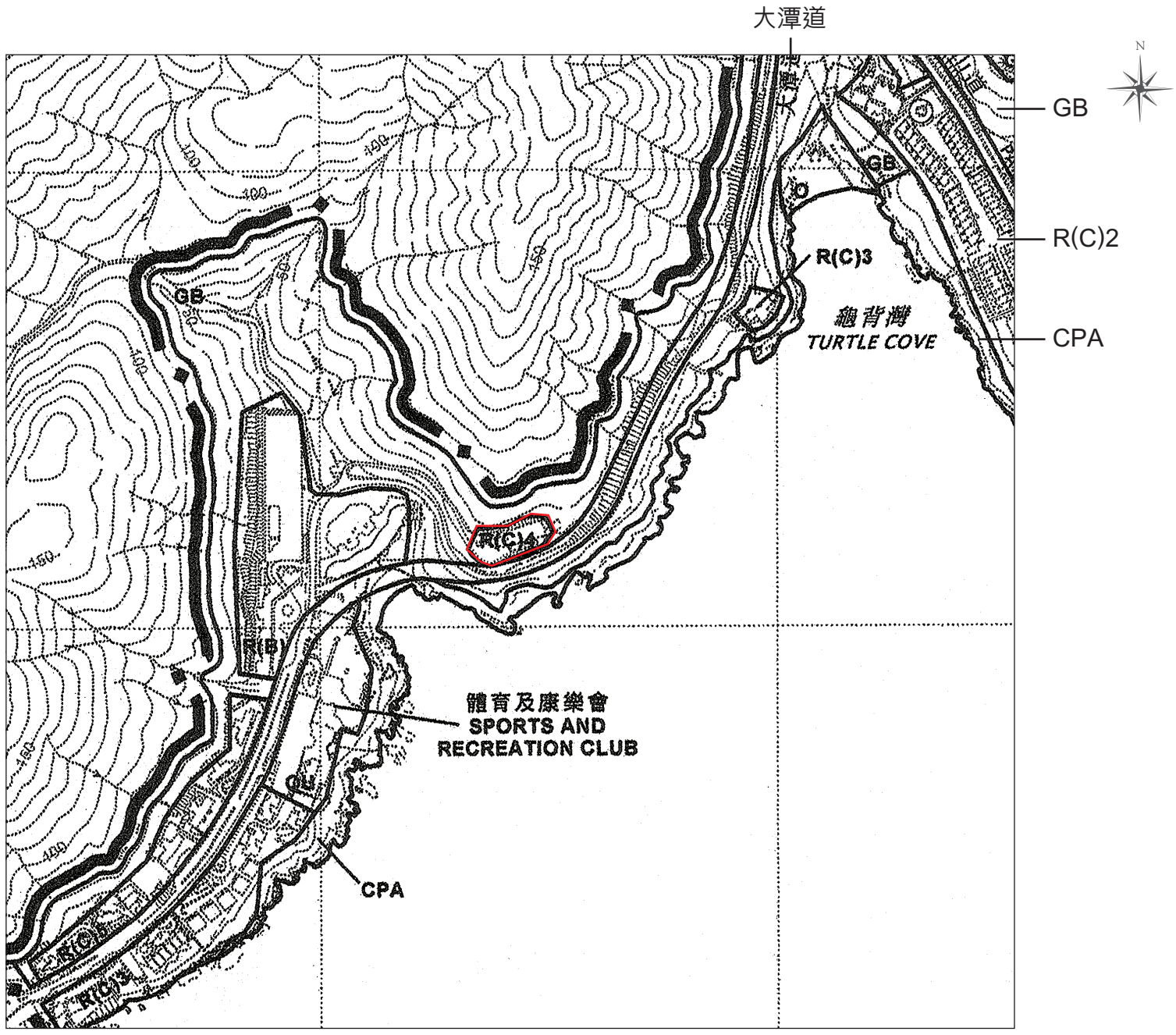
OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT
關乎發展項目的分區計劃大綱圖



Location of the Development
發展項目的位置

Scale :
比例 : 0 100 200 300 400 500 metres 米

NOTATION 圖例

Zones 地帶

R(B)	Residential (Group B) 住宅 (乙類)
R(C)	Residential (Group C) 住宅 (丙類)
O	Open Space 休憩用地
OU	Other Specified Uses 其他指定用途
GB	Green Belt 綠化地帶
CPA	Coastal Protection Area 海岸保護區

Communications 交通

Major Road and Junction 主要道路及路口

Miscellaneous 其他

Boundary of Planning Scheme 規劃範圍界線

The above Outline Zoning Plan is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

分區計劃大綱圖版權屬香港特別行政區政府，經地政總署准許複印。

Extracted from part of the approved Tai Tam & Shek O Outline Zoning Plan, Plan No. S/H18/10, gazetted on 16 May 2008, with adjustments to show the Development boundary and other information in red.

摘錄自2008年5月16日刊憲之大潭及石澳分區計劃大綱核准圖，圖則編號為S/H18/10，經處理以紅色顯示發展項目邊界及其他資料。

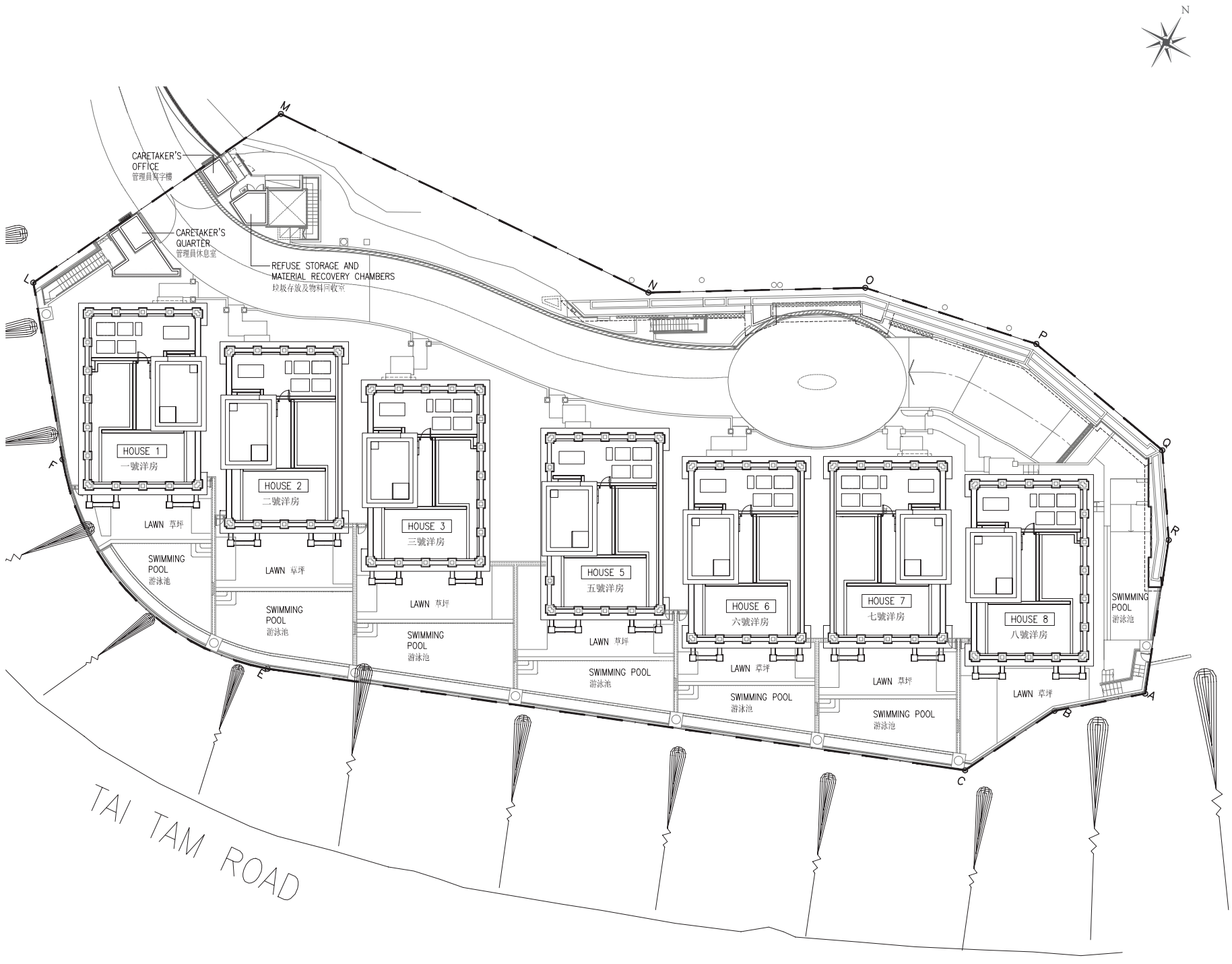
Notes:

1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
2. 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.
3. The above Outline Zoning Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

附註：

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

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



Scale : metres 米
比例： 0 10 20

Boundary Line of the Development
發展項目的界線

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

LEGEND 圖例

A.C. PUMP R.C. PLINTH = AIR-CONDITIONING PUMP REINFORCED CONCRETE PLINTH	冷氣機泵鋼筋混凝土基座
A.D. = AIR DUCT	氣槽
A.F. = ARCHITECTURAL FEATURE	外牆裝飾
BALCONY	露台
B = BATHROOM	浴室
BOOSTER PUMP R.M. = BOOSTER PUMP ROOM	泵機房
BEDROOM	睡房
DIN. = DINING ROOM	飯廳
DMC = DEED OF MUTUAL COVENANT	公契
DOG HOUSE	喉管罩室
E.A.D. = EXHAUST AIR DUCT	排氣槽
F.E.1 = FIRE EXTINGUISHER 1	滅火器
FLAT ROOF	平台
ELECT. = ELECTRICAL METER ROOM	電錶房
E.S.C. = ELECTRICAL SWITCH CABINET	電錶櫃
GAS WATER HEATER CABINET FOR CENTRALIZED HOT WATER	中央煤氣熱水櫃
HOT WATER PUMP R.C. PLINTH = HOT WATER PUMP REINFORCED CONCRETE PLINTH	熱水泵鋼筋混凝土基座
H.R. = HOSE REEL	消防喉轆
KITCHEN	廚房
LAWN	草坪
LIFT	升降機
LIV. = LIVING ROOM	客廳
LOBBY	大堂
L.V. SWITCH ROOM = LOW VOLTAGE SWITCH ROOM	低壓電房
MASTER BEDROOM	主人睡房
MAINTENANCE CATLADDER	維修豎梯
M.L. AT H/L = METAL LOUVERS AT HIGH LEVEL	高位置金屬百葉板窗
PARAPET 1100H A.F.F.L. = PAPAPET 1100 HIGH ABOVE FINISHED FLOOR LEVEL	離地面1100毫米高之護土牆
P.D. = PIPE DUCT	管道槽
POWDER R.M. = POWDER ROOM	化妝室
ROOF	天台
STONE A.F. = STONE ARCHITECTURAL FEATURE	石材外牆裝飾
SWIMMING POOL	游泳池
TBE = TELECOMMUNICATIONS AND BROADCASTING EQUIPMENT ROOM	電訊和廣播設備室
TERRACE	前庭
UTILITY	工作間
W.M.C = WATER METER CABINET	水錶櫃
1100H GLASS BALUSTRADE A.F.F.L. = 1100 HIGH GLASS BALUSTRADE ABOVE FINISHED FLOOR LEVEL	離地面1100毫米高之玻璃欄杆
1525H STONE PARAPET A.F.F.L. = 1525 MM HEIGHT STONE PARAPET ABOVE FLOOR FINISHED LEVEL	1525毫米高石圍牆

Remarks:

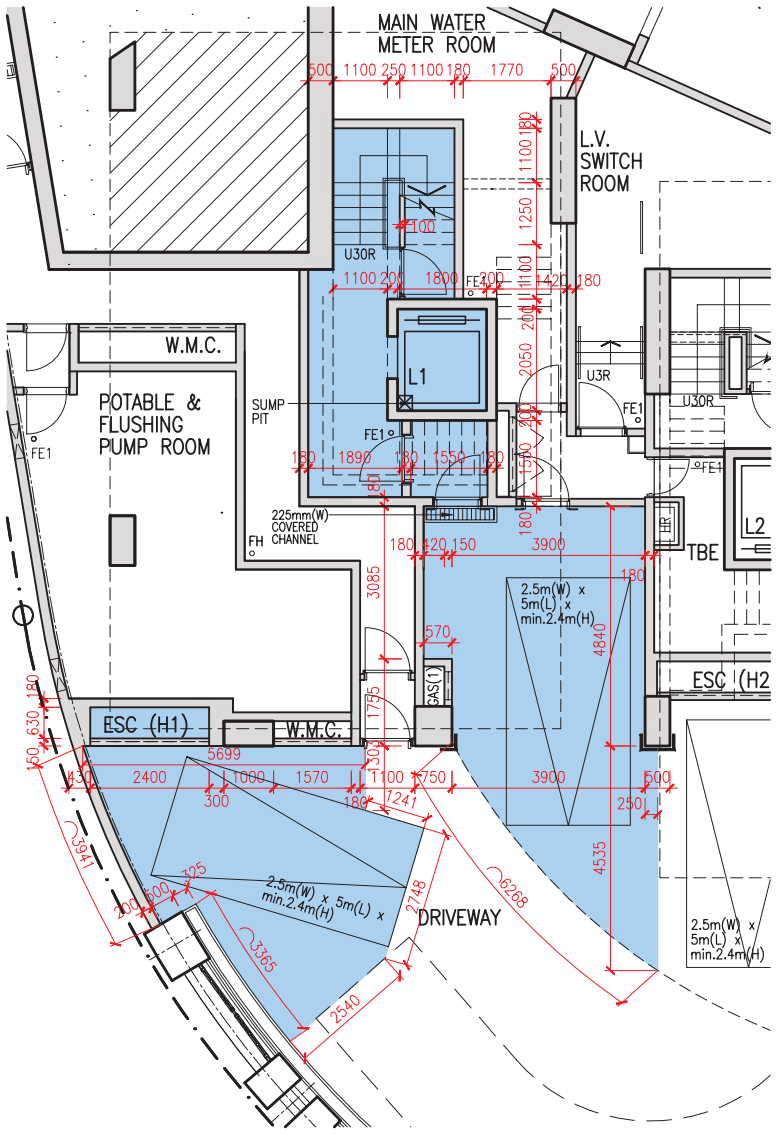
1. Symbols of fittings and fitments shown on the floor plans, such as bathtubs, sink, water closets, shower, sink counter, etc. are architectural symbols retrieved from the latest approved general building plans and are for general indication only.
2. There may be architectural features and exposed pipes/ductings on external walls of some of the floors.
3. There may be ceiling bulkheads and sunken slab of the above floor at living room, dining room, bedrooms, utility, kitchen, bathroom and/or corridors of some residential properties for the air-conditioning system and/or mechanical and electrical services.
4. The internal ceiling height within some residential properties may vary due to structural, architectural and/or decoration design variations.
5. There may be communal pipes and/or mechanical and electrical services within the balcony and roof of some residential properties.
6. Balconies are non-enclosed areas.

備註：

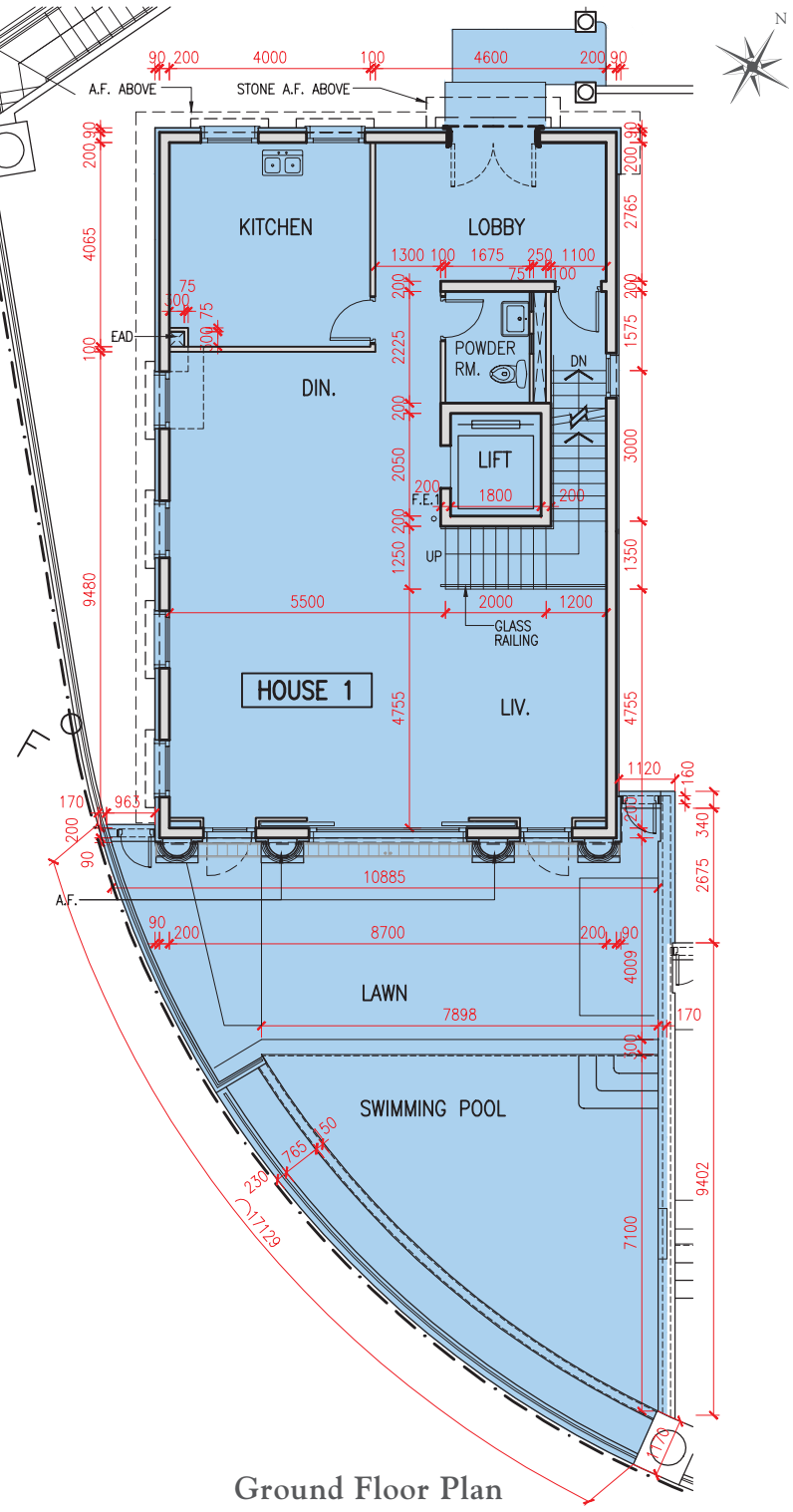
1. 樓面平面圖上所顯示的形象裝置符號，例如浴缸、洗滌盆、坐廁、花灑、洗滌盆櫃等乃摘自最新的經批准的建築圖則，只作一般性標誌。
2. 部份樓層外牆或設有建築裝飾及外露喉管 / 管道。
3. 部份住宅物業之客廳、飯廳、睡房、工作間、廚房、浴室及 / 或走廊，或設有假天花及上層跌級樓板，內裝有冷氣系統及 / 或其他機電設備。
4. 部份住宅物業之天花高度將會因應結構，建築設計及 / 或裝修設計上的需要而有差異。
5. 部份住宅物業之露台及天台內或裝有公用喉管及 / 或其他機電設備。
6. 露台為不可封閉的地方。

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

House 1 Floor Plana
1號洋房樓面平面圖



Basement Floor Plan
地庫平面圖



Ground Floor Plan
地下平面圖

Scale : metres 米
比例：0 1 2 3 4 5

House 洋房	Floor 樓層	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)
1	Basement 地庫	175	5000
	G/F 地下	175/250	4500
	1/F 1樓	150/175/200	3500
	2/F 2樓	150/175/200	3500
	Roof 天台	150/175	2400

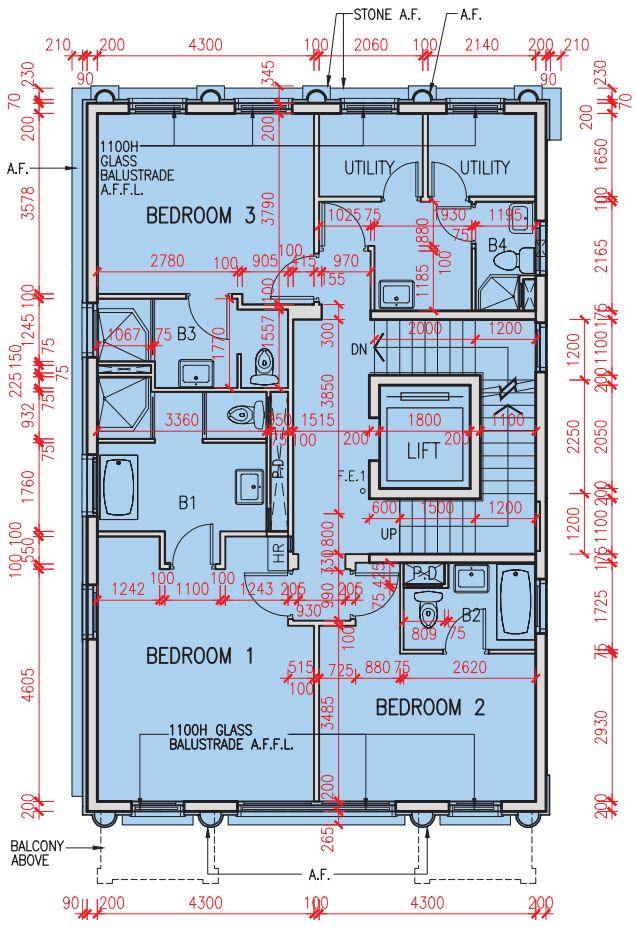
1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Notes:
1. The 150mm thick slab from 1/F to R/F apply for staircase.
2. Floor to floor height is measured from the structural floor level.
3. Floor to floor height for Basement Floor is measured at the lift lobby of each house.
4. Information on floor to floor height shall be according to Buildings Department Approved Plans.
5. Floor to floor height for R/F (Stairhood) is measured up to the top landing within stairhood enclosure.
6. The dimensions in the floor plans are all structural dimensions in millimetre.

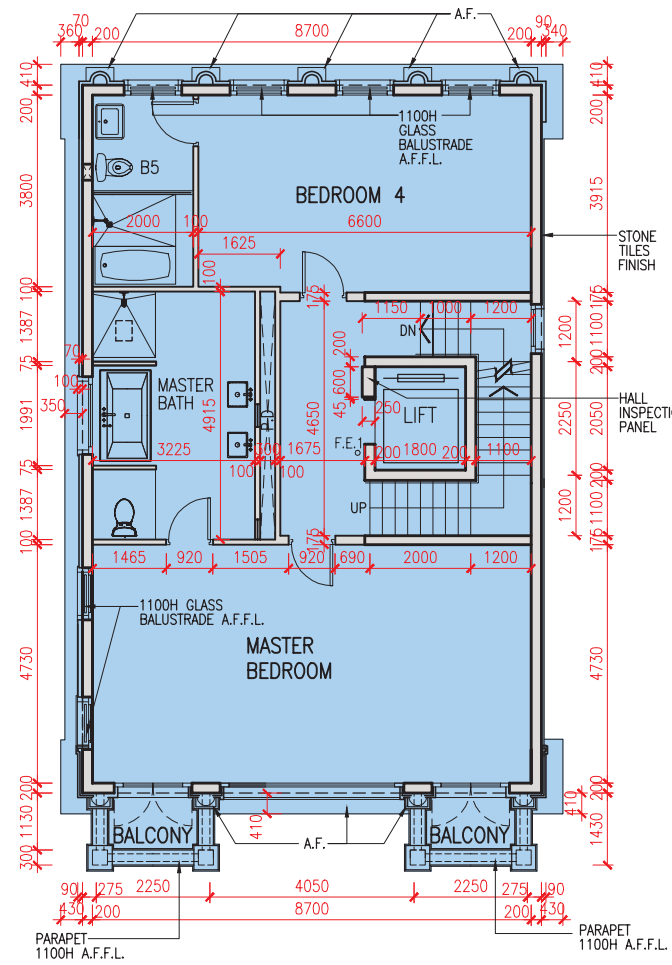
1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

附註：
1. 從一樓至天台的樓梯的樓板厚度為150mm。
2. 層與層之間的高度是從結構層表面測量起計。
3. 地庫樓層的層與層之間的高度以每座洋房的電梯大堂所測量的數值為準。
4. 每個層與層之間的高度按照屋宇署所批准的圖則為準。
5. 天台層的層與層之間的高度計算以達至梯屋頂部面層為準。
6. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

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



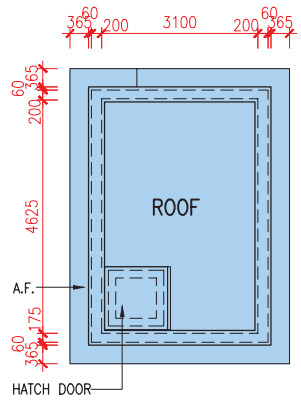
First Floor Plan
一樓平面圖



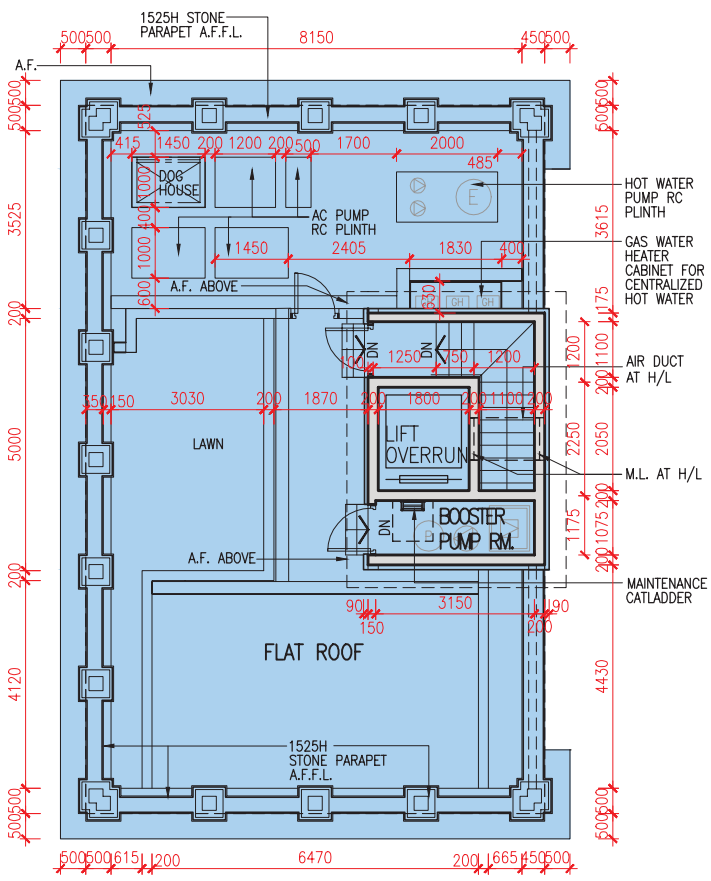
Second Floor Plan
二樓平面圖

Remarks: For the purpose of the chapter of "Fittings, Furnishes and Appliances" in this sales brochure, "UTILITY" on the left shown on the plan is "Utility 1" and "UTILITY" on the right shown on the plan is Utility 2.

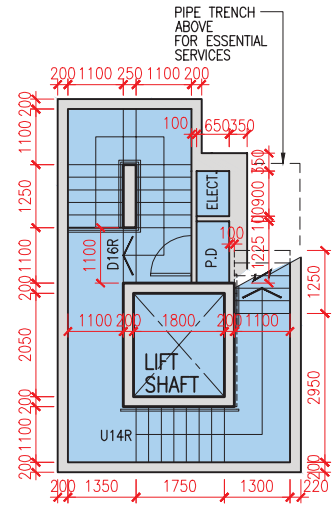
備註：為了本售樓說明書"裝置、裝修物料及設備"章節的目的，上圖顯示左手邊的「UTILITY」為「Utility 1」及上圖顯示右手邊的「UTILITY」為「Utility 2」。



Top Roof Floor Plan
上層天台平面圖



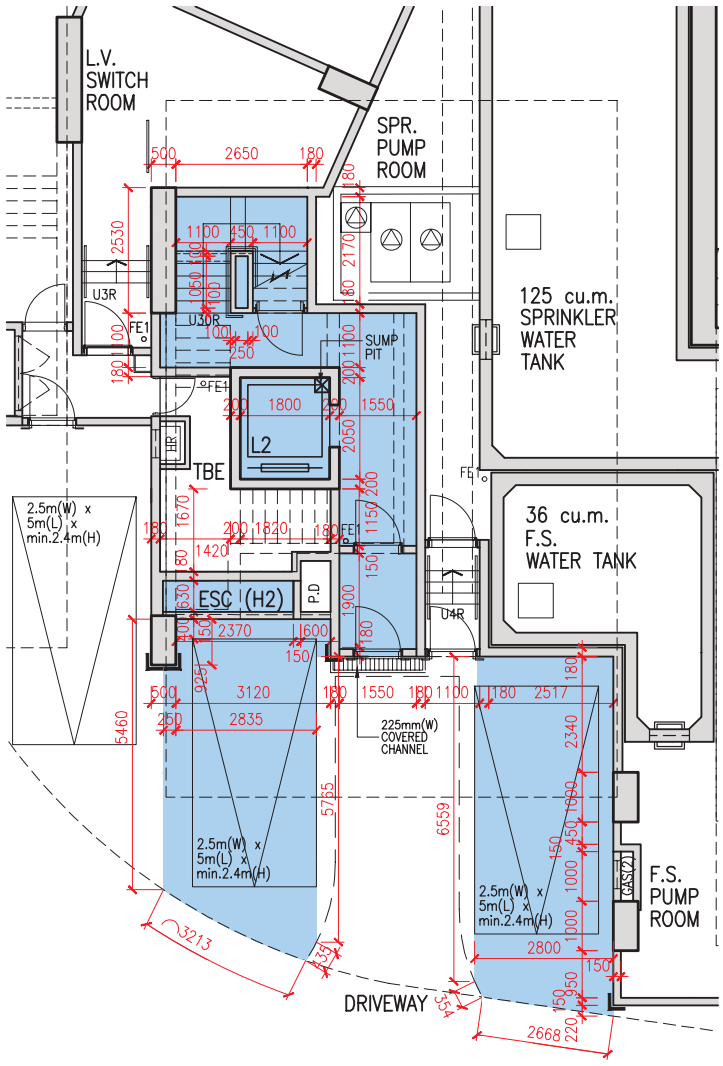
Roof Floor Plan
天台平面圖



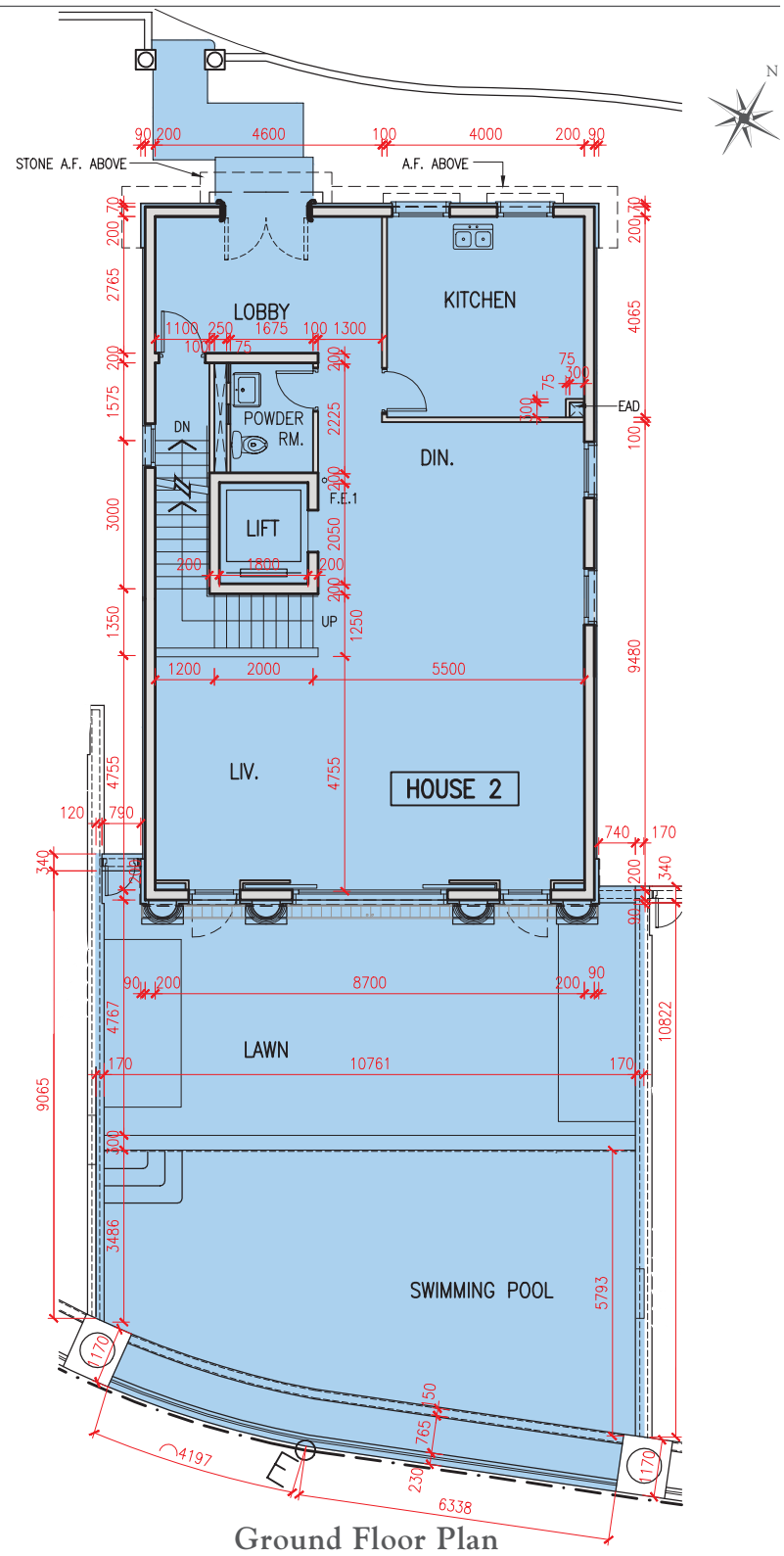
Part Plan of Stair for House
部份樓梯平面圖

Scale : metres 米
比例：0 1 2 3 4 5

House 2 Floor Plan
2號洋房樓面平面圖



Basement Floor Plan
地庫平面圖



Ground Floor Plan
地下平面圖

Scale : metres 米
比例：0 1 2 3 4 5

House 洋房	Floor 樓層	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)
2	Basement 地庫	175/250	5000
	G/F 地下	175/250	4500
	1/F 1樓	150/175/200	3500
	2/F 2樓	150/175/200	3500
	Roof 天台	150/175	2400

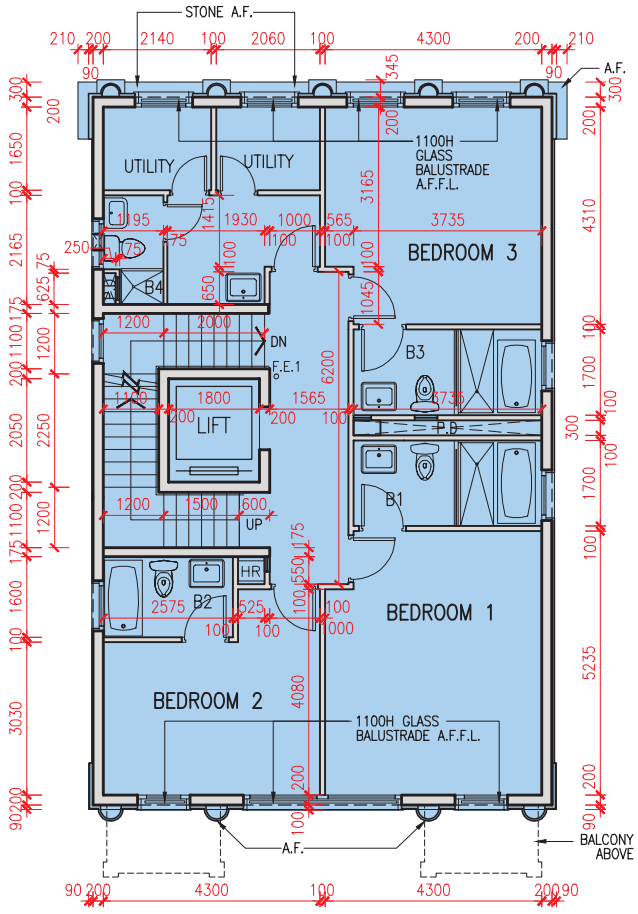
1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Notes:
1. The 150mm thick slab from 1/F to R/F apply for staircase.
2. Floor to floor height is measured from the structural floor level.
3. Floor to floor height for Basement Floor is measured at the lift lobby of each house.
4. Information on floor to floor height shall be according to Buildings Department Approved Plans.
5. Floor to floor height for R/F (Stairhood) is measured up to the top landing within stairhood enclosure.
6. The dimensions in the floor plans are all structural dimensions in millimetre.

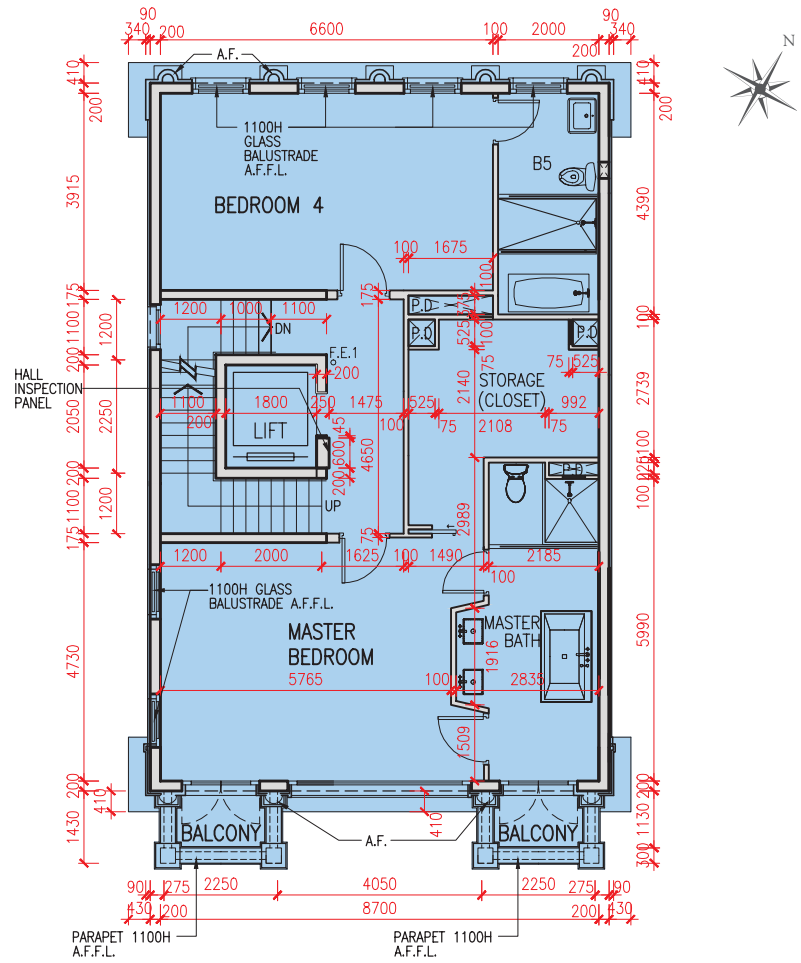
1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

附註：
1. 從一樓至天台的樓梯的樓板厚度為150mm。
2. 層與層之間的高度是從結構層表面測量起計。
3. 地庫樓層的層與層之間的高度以每座洋房的電梯大堂所測量的數值為準。
4. 每個層與層之間的高度按照屋宇署所批准的圖則為準。
5. 天台層的層與層之間的高度計算以達至梯屋頂部面層為準。
6. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

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



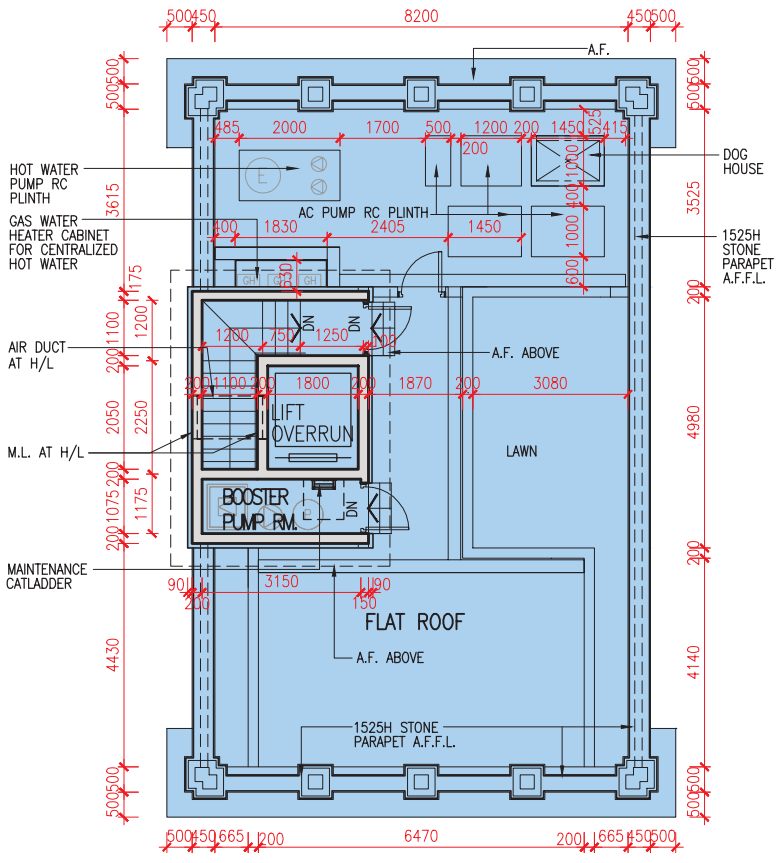
First Floor Plan
一樓平面圖



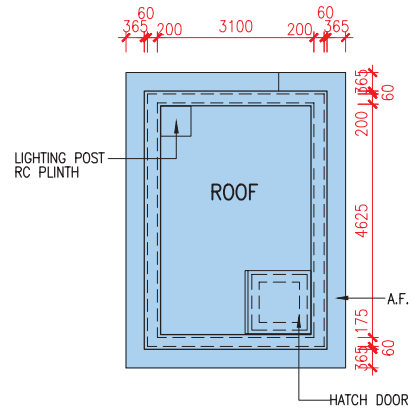
Second Floor Plan
二樓平面圖

Remarks: For the purpose of the chapter of "Fittings, Furnishes and Appliances" in this sales brochure, "UTILITY" on the right shown on the plan is "Utility 1" and "UTILITY" on the left shown on the plan is Utility 2.

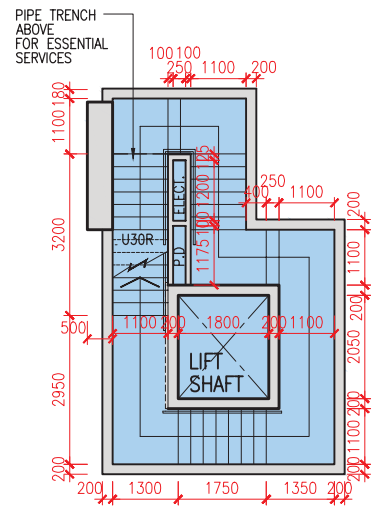
備註：為了本售樓說明書"裝置、裝修物料及設備"章節的目的，上圖顯示右手邊的「UTILITY」為「Utility 1」及上圖顯示左手邊的「UTILITY」為「Utility 2」。



Roof Floor Plan
天台平面圖



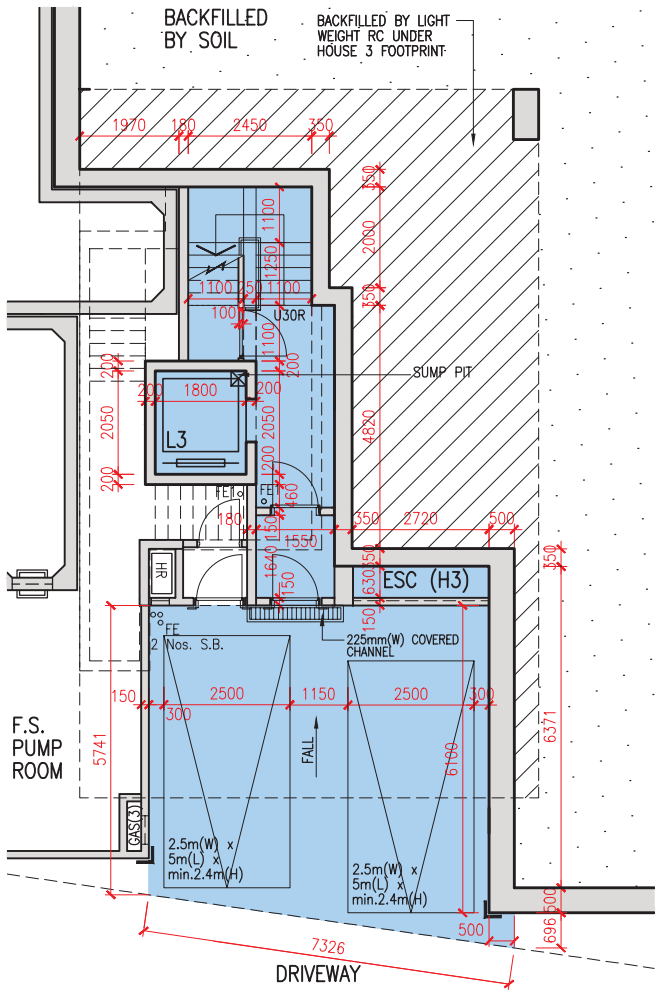
Top Roof Floor Plan
上層天台平面圖



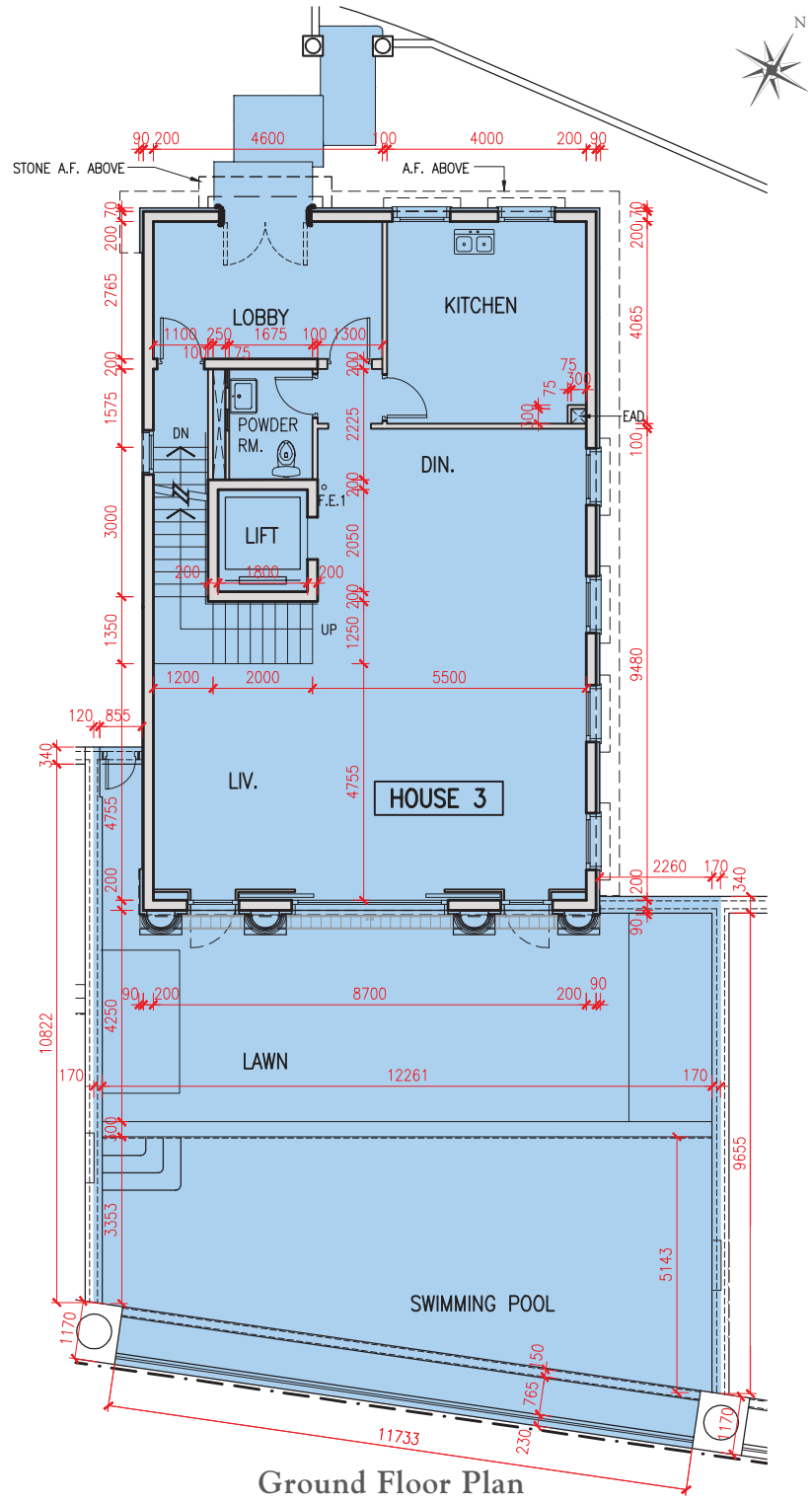
Part Plan of Stair for House
部份樓梯平面圖

Scale : metres 米
比例：0 1 2 3 4 5

House 3 Floor Plan
3號洋房樓面平面圖



Basement Floor Plan
地庫平面圖



Ground Floor Plan
地下平面圖

Scale : metres 米
比例：0 1 2 3 4 5

House 洋房	Floor 樓層	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)
3	Basement 地庫	175/250	5000
	G/F 地下	175/250	4500
	1/F 1樓	150/175/200	3500
	2/F 2樓	150/175/200	3500
	Roof 天台	150/175	2400

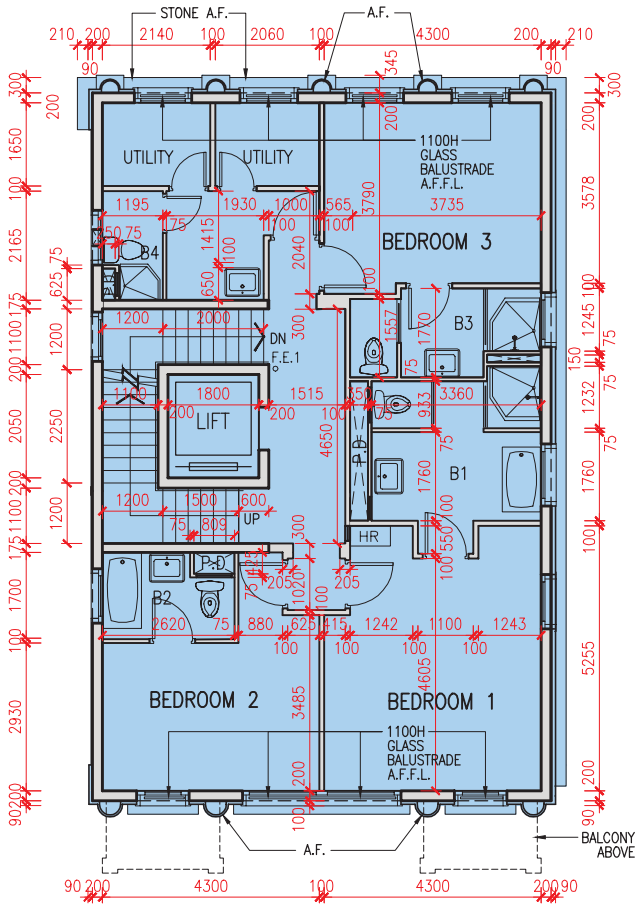
1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Notes:
1. The 150mm thick slab from 1/F to R/F apply for staircase.
2. Floor to floor height is measured from the structural floor level.
3. Floor to floor height for Basement Floor is measured at the lift lobby of each house.
4. Information on floor to floor height shall be according to Buildings Department Approved Plans.
5. Floor to floor height for R/F (Stairhood) is measured up to the top landing within stairhood enclosure.
6. The dimensions in the floor plans are all structural dimensions in millimetre.

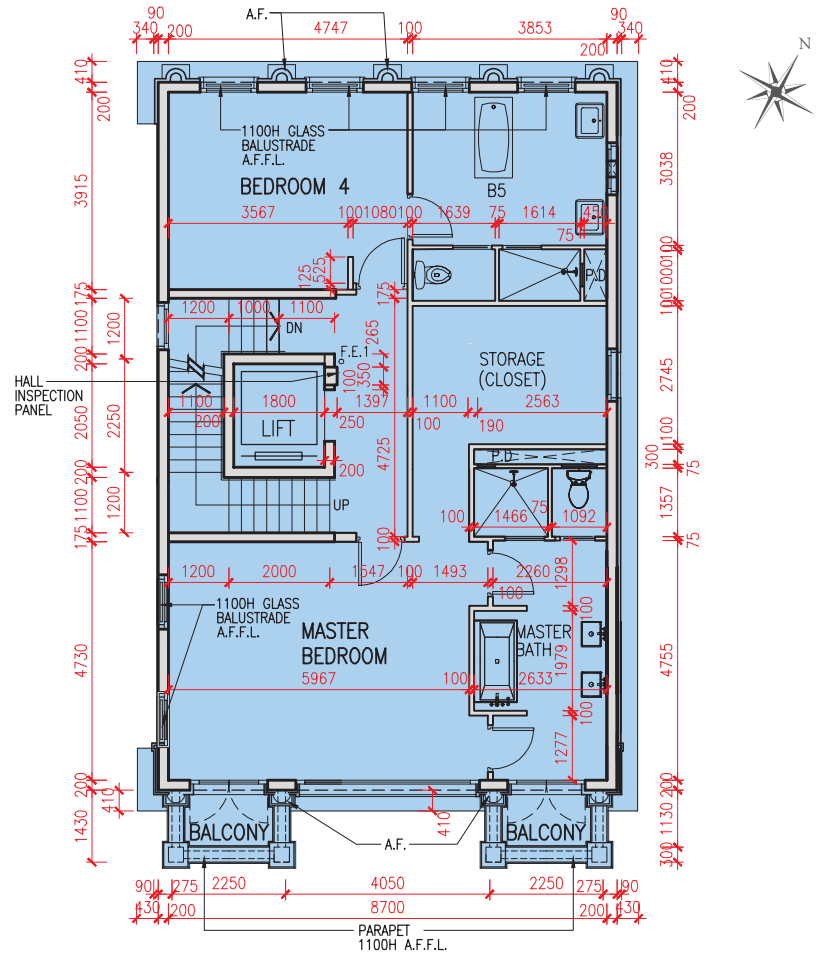
1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

附註：
1. 從一樓至天台的樓梯的樓板厚度為150mm。
2. 層與層之間的高度是從結構層表面測量起計。
3. 地庫樓層的層與層之間的高度以每座洋房的電梯大堂所測量的數值為準。
4. 每個層與層之間的高度按照屋宇署所批准的圖則為準。
5. 天台層的層與層之間的高度計算以達至梯屋頂部面層為準。
6. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

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



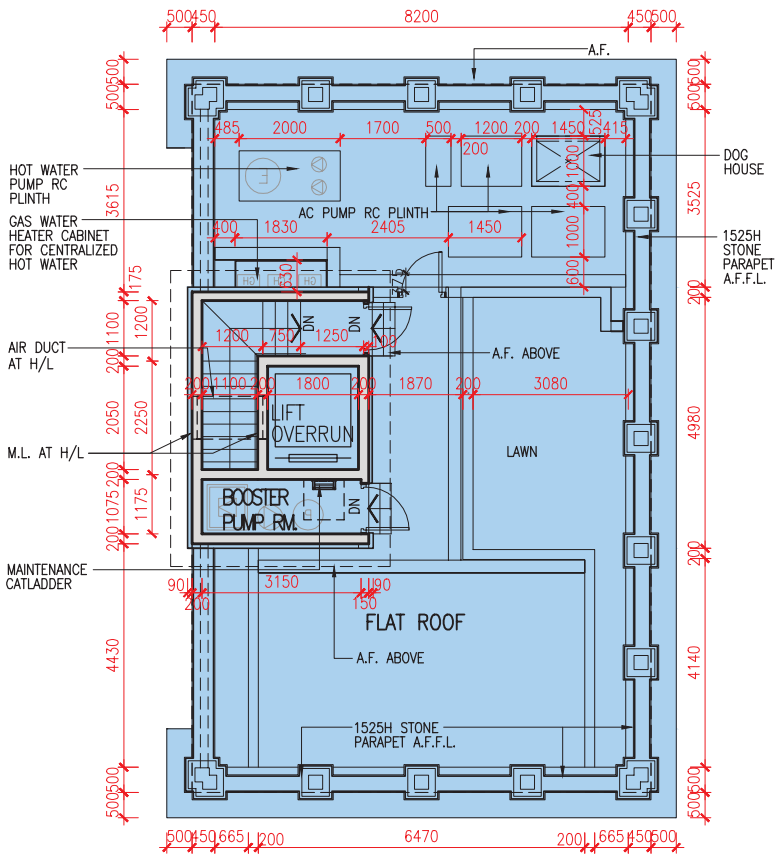
First Floor Plan
一樓平面圖



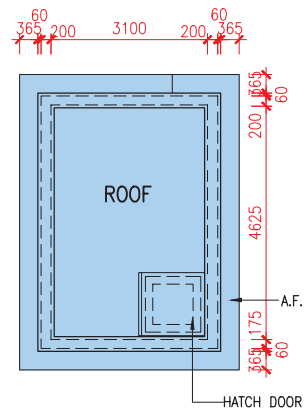
Second Floor Plan
二樓平面圖

Remarks: For the purpose of the chapter of "Fittings, Furnishes and Appliances" in this sales brochure, "UTILITY" on the right shown on the plan is "Utility 1" and "UTILITY" on the left shown on the plan is Utility 2.

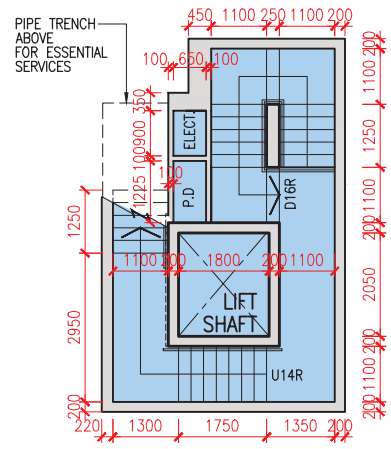
備註：為了本售樓說明書"裝置、裝修物料及設備"章節的目的，上圖顯示右手邊的「UTILITY」為「Utility 1」及上圖顯示左手邊的「UTILITY」為「Utility 2」。



Roof Floor Plan
天台平面圖



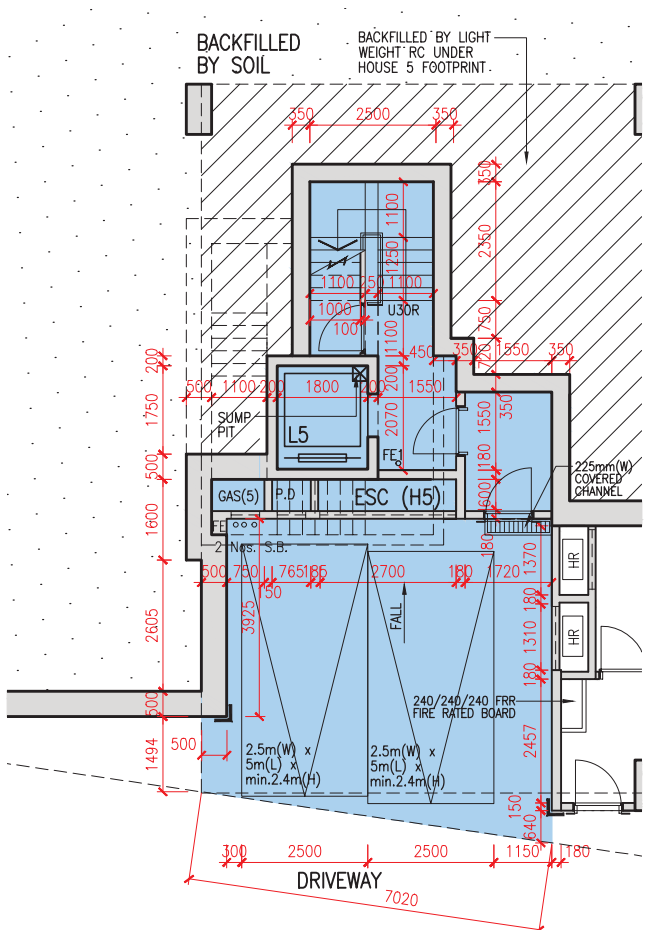
Top Roof Floor Plan
上層天台平面圖



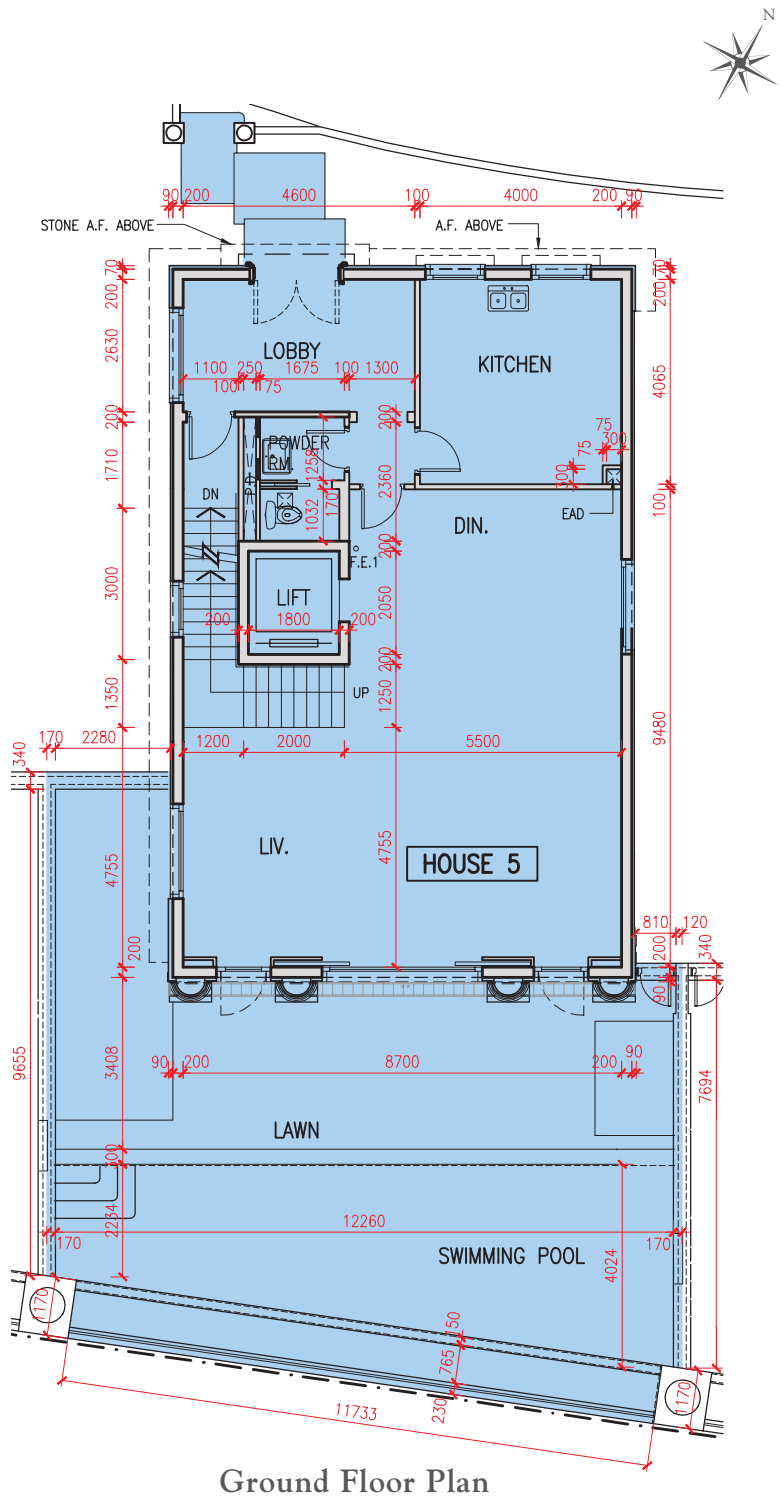
Part Plan of Stair for House
部份樓梯平面圖

Scale : metres 米
比例：0 1 2 3 4 5

House 5 Floor Plan
5號洋房樓面平面圖



Basement Floor Plan
地庫平面圖



Ground Floor Plan
地下平面圖

Scale : metres 米
比例：0 1 2 3 4 5

House 洋房	Floor 樓層	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)
5	Basement 地庫	175	5000
	G/F 地下	175/250	4500
	1/F 1樓	150/175/200	3500
	2/F 2樓	150/175/200	3500
	Roof 天台	150/175	2400

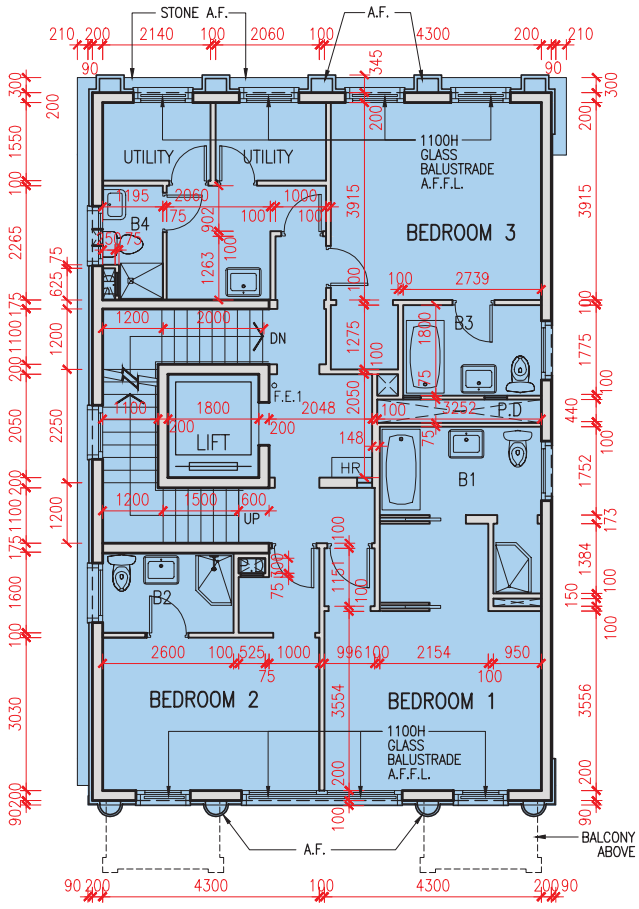
1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Notes:
1. The 150mm thick slab from 1/F to R/F apply for staircase.
2. Floor to floor height is measured from the structural floor level.
3. Floor to floor height for Basement Floor is measured at the lift lobby of each house.
4. Information on floor to floor height shall be according to Buildings Department Approved Plans.
5. Floor to floor height for R/F (Stairhood) is measured up to the top landing within stairhood enclosure.
6. The dimensions in the floor plans are all structural dimensions in millimetre.

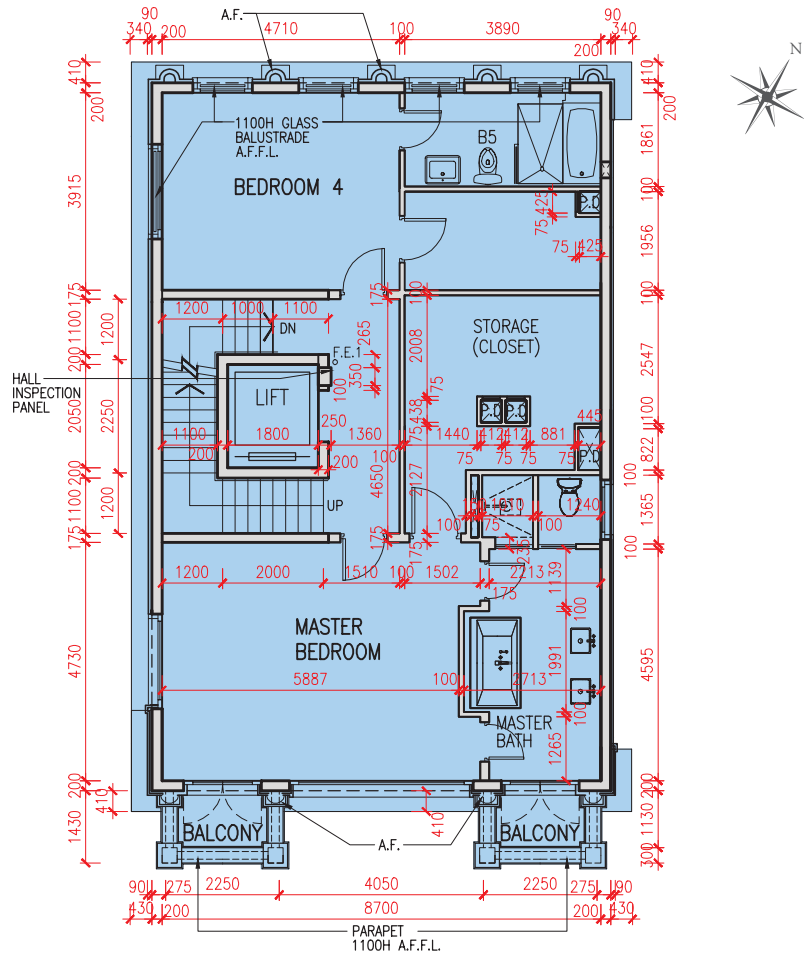
1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

附註：
1. 從一樓至天台的樓梯的樓板厚度為150mm。
2. 層與層之間的高度是從結構層表面測量起計。
3. 地庫樓層的層與層之間的高度以每座洋房的電梯大堂所測量的數值為準。
4. 每個層與層之間的高度按照屋宇署所批准的圖則為準。
5. 天台層的層與層之間的高度計算以達至梯屋頂部面層為準。
6. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

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



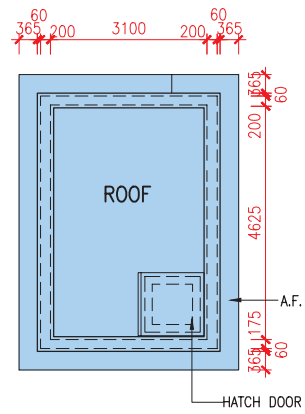
First Floor Plan
一樓平面圖



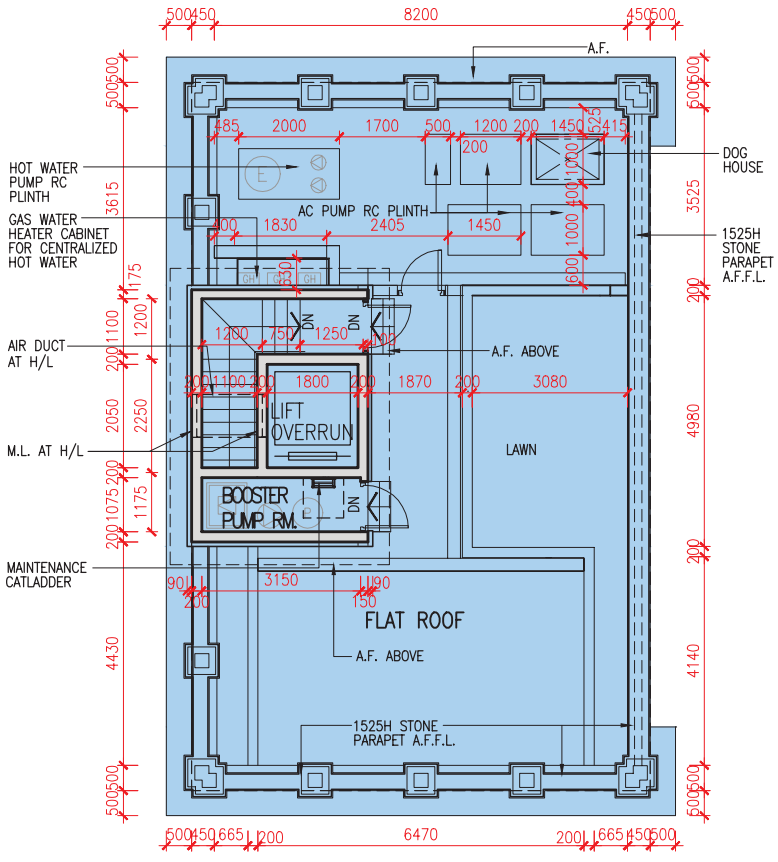
Second Floor Plan
二樓平面圖

Remarks: For the purpose of the chapter of "Fittings, Furnishes and Appliances" in this sales brochure, "UTILITY" on the right shown on the plan is "Utility 1" and "UTILITY" on the left shown on the plan is Utility 2.

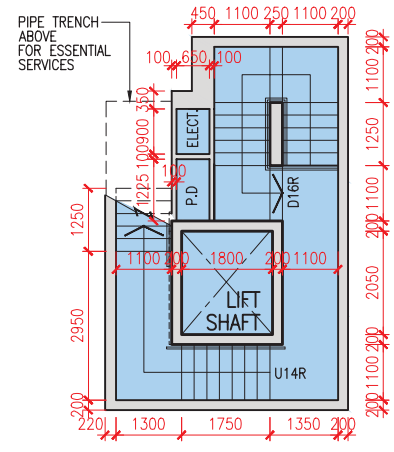
備註：為了本售樓說明書"裝置、裝修物料及設備"章節的目的，上圖顯示右手邊的「UTILITY」為「Utility 1」及上圖顯示左手邊的「UTILITY」為「Utility 2」。



Top Roof Floor Plan
上層天台平面圖



Roof Floor Plan
天台平面圖

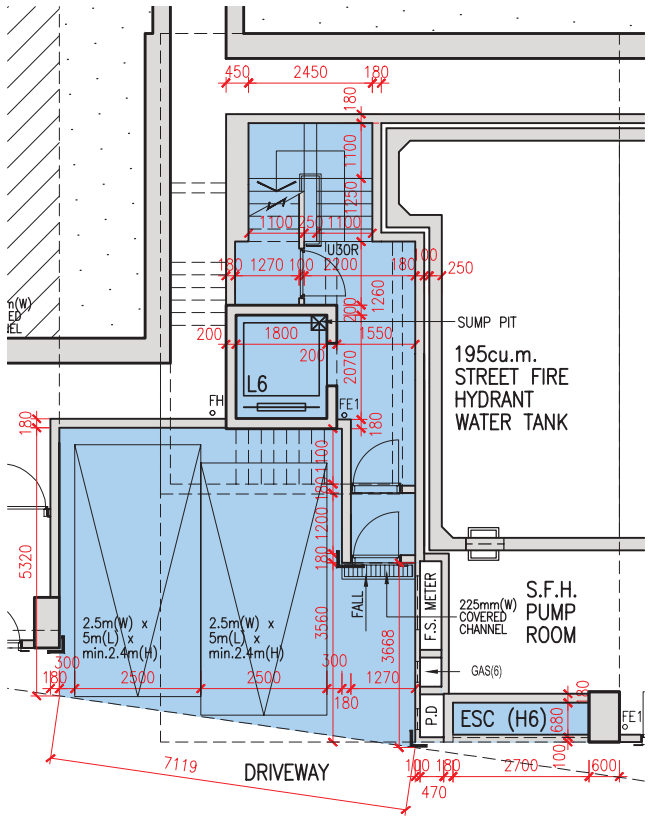


Part Plan of Stair for House
部份樓梯平面圖

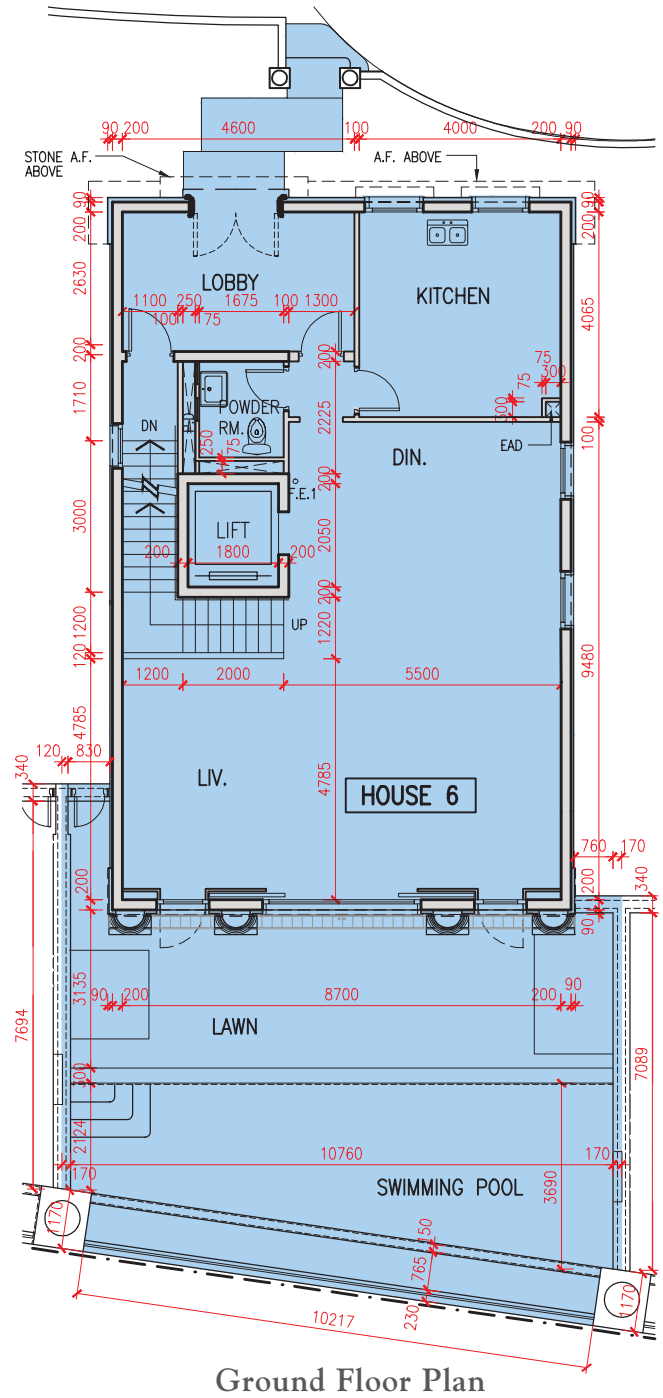
Scale : metres 米
比例：0 1 2 3 4 5

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

House 6 Floor Plan
6號洋房樓面平面圖



Basement Floor Plan
地庫平面圖



Ground Floor Plan
地下平面圖

Scale : metres 米
比例：0 1 2 3 4 5

House 洋房	Floor 樓層	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)
6	Basement 地庫	175/250	5000
	G/F 地下	175/250	4500
	1/F 1樓	150/175/200	3500
	2/F 2樓	150/175/200	3500
	Roof 天台	150/175	2400

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Notes:
1. The 150mm thick slab from 1/F to R/F apply for staircase.
2. Floor to floor height is measured from the structural floor level.
3. Floor to floor height for Basement Floor is measured at the lift lobby of each house.
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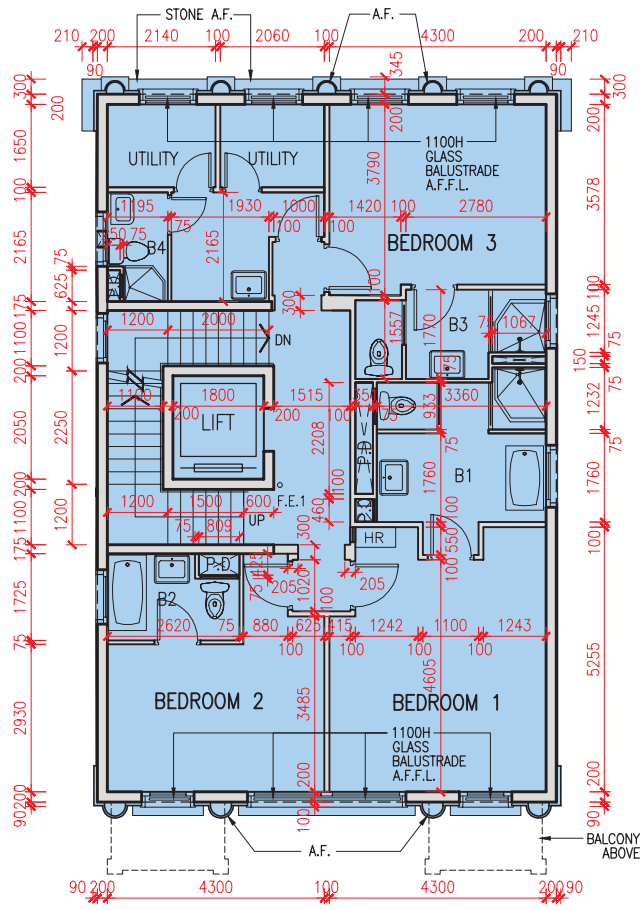
6. The dimensions in the floor plans are all structural dimensions in millimetre.

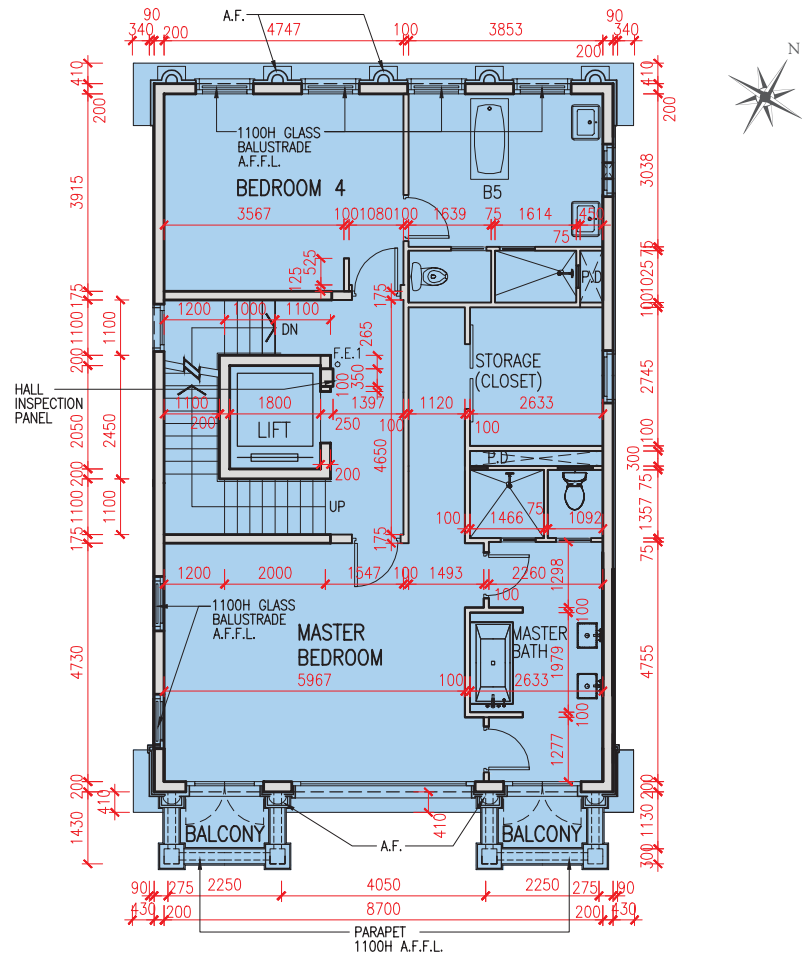
1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

附註：
1. 從一樓至天台的樓梯的樓板厚度為150mm。
2. 層與層之間的高度是從結構層表面測量起計。
3. 地庫樓層的層與層之間的高度以每座洋房的電梯大堂所測量的數值為準。
4. 每個層與層之間的高度按照屋宇署所批准的圖則為準。
5. 天台層的層與層之間的高度計算以達至梯屋頂部面層為準。
6. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

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
一樓平面圖



Second Floor Plan
二樓平面圖

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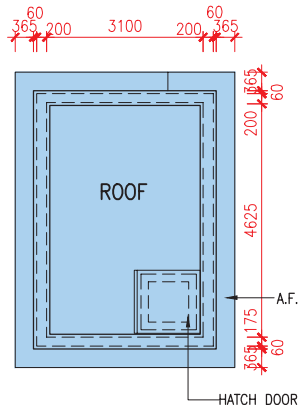
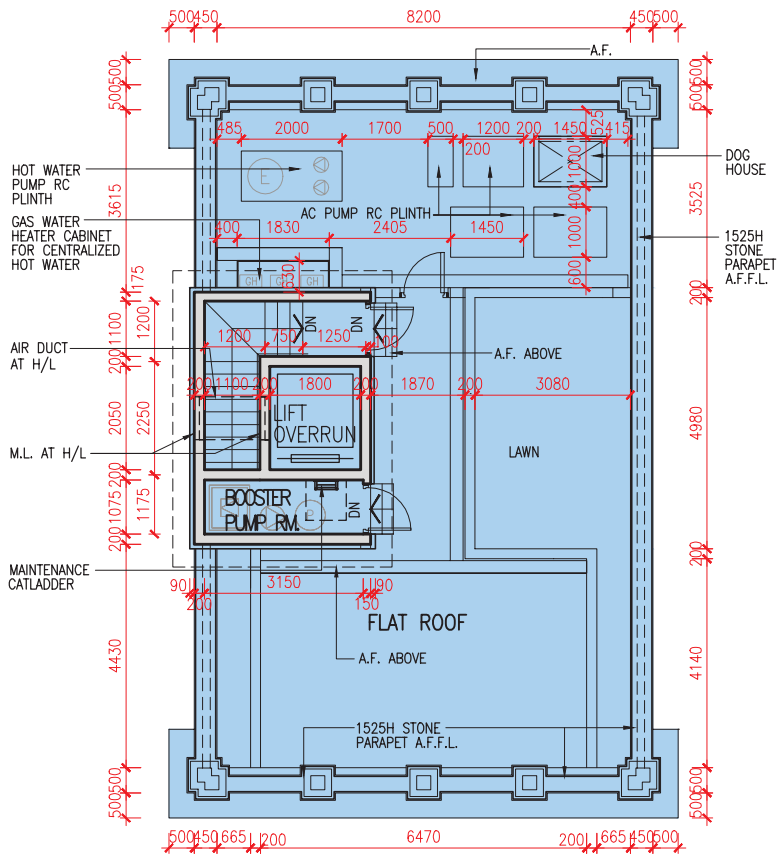
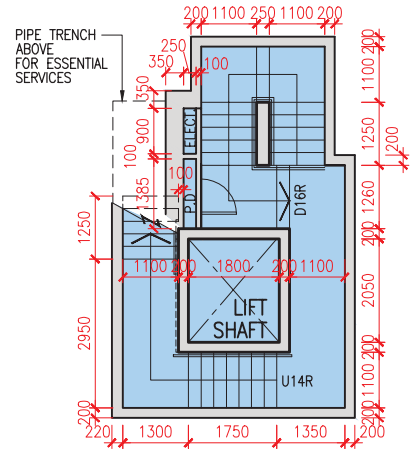
備註：為了本售樓說明書"裝置、裝修物料及設備"章節的目的，上圖顯示右手邊的「UTILITY」為「Utility 1」及上圖顯示左手邊的「UTILITY」為「Utility 2」。



Top Roof Floor Plan
上層天台平面圖



Roof Floor Plan
天台平面圖

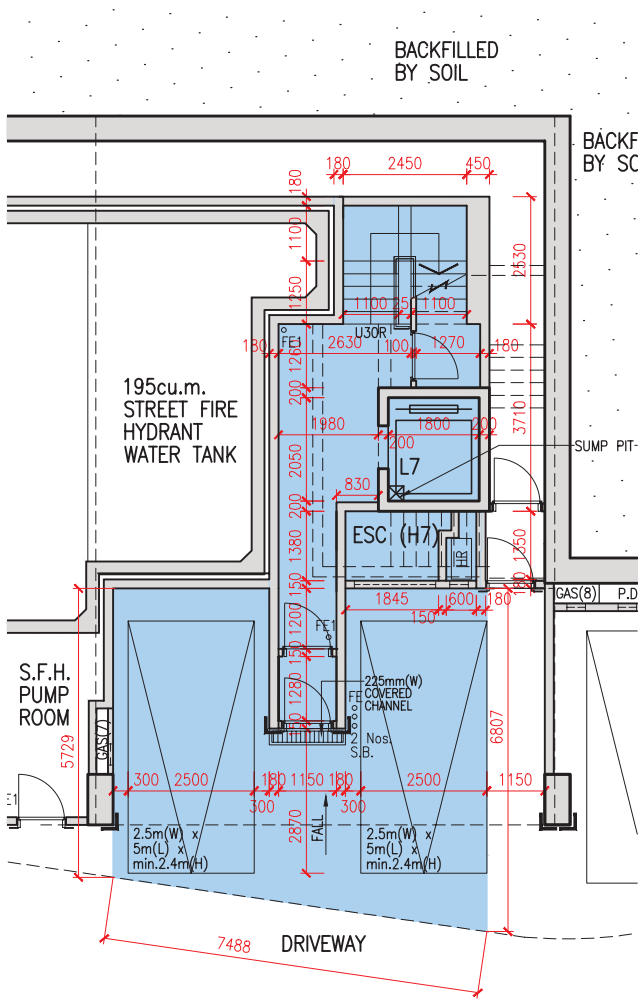


Part Plan of Stair for House
部份樓梯平面圖

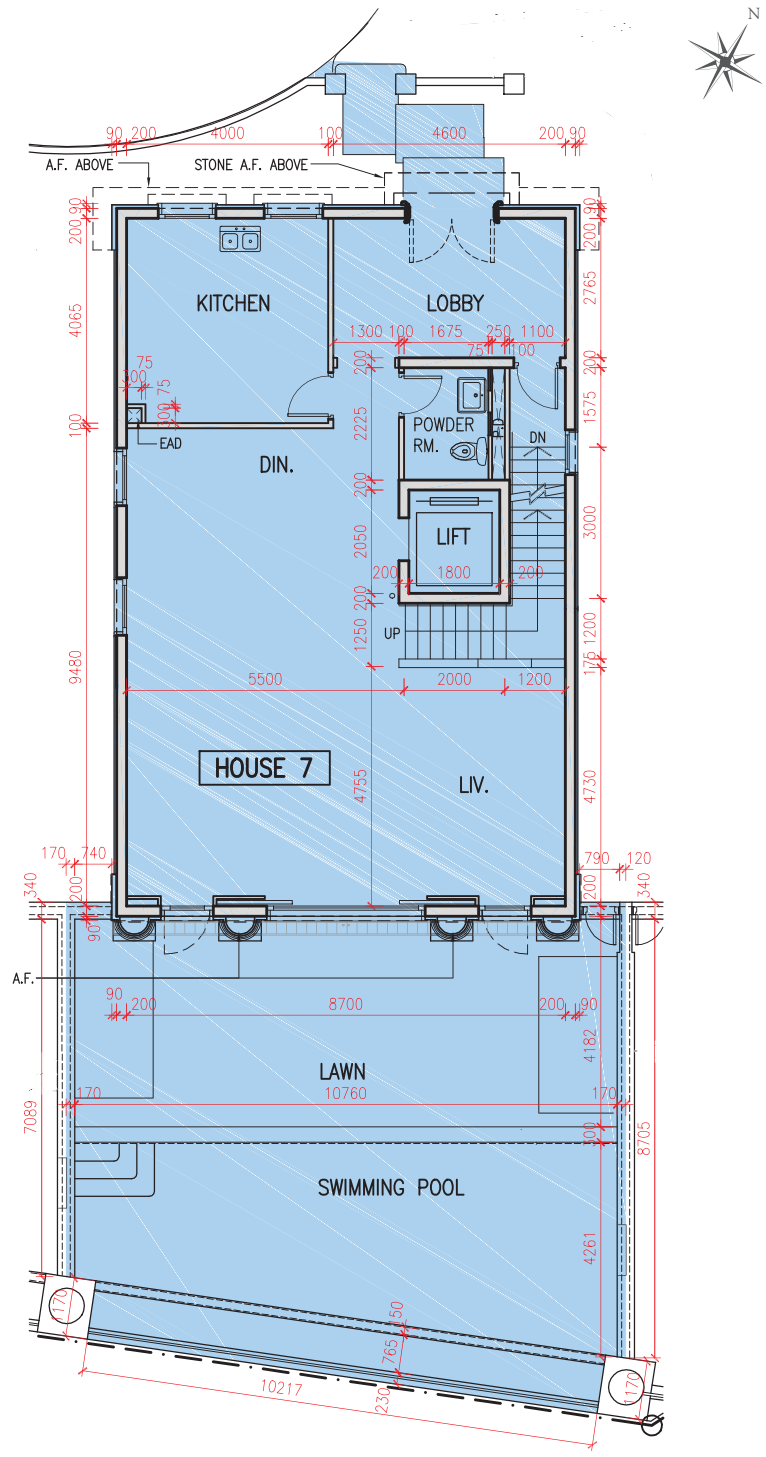
Scale : metres 米
比例：0 1 2 3 4 5

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

House 7 Floor Plan
7號洋房樓面平面圖



Basement Floor Plan
地庫平面圖



Ground Floor Plan
地下平面圖

Scale : metres 米
比例：0 1 2 3 4 5

House 洋房	Floor 樓層	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)
7	Basement 地庫	175/250	5000
	G/F 地下	175/250	4500
	1/F 1樓	150/175/200	3500
	2/F 2樓	150/175/200	3500
	Roof 天台	150/175	2400

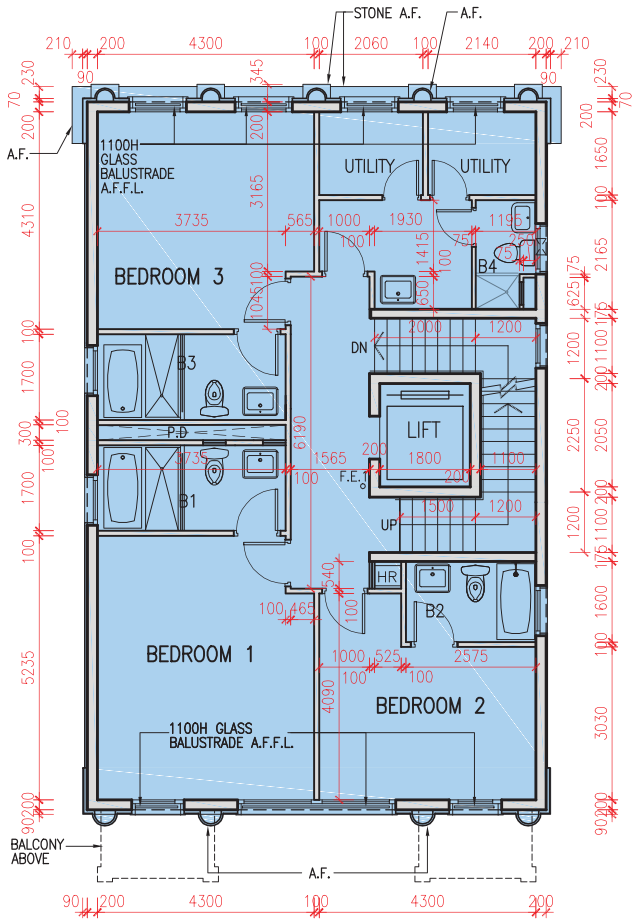
1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Notes:
1. The 150mm thick slab from 1/F to R/F apply for staircase.
2. Floor to floor height is measured from the structural floor level.
3. Floor to floor height for Basement Floor is measured at the lift lobby of each house.
4. Information on floor to floor height shall be according to Buildings Department Approved Plans.
5. Floor to floor height for R/F (Stairhood) is measured up to the top landing within stairhood enclosure.
6. The dimensions in the floor plans are all structural dimensions in millimetre.

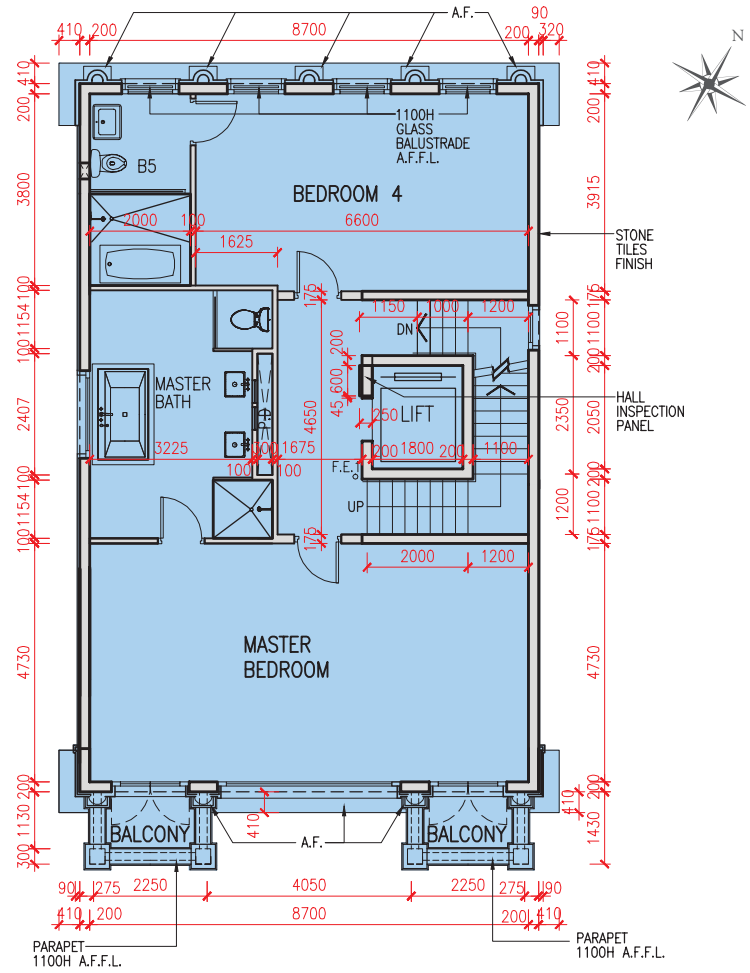
1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

附註：
1. 從一樓至天台的樓梯的樓板厚度為150mm。
2. 層與層之間的高度是從結構層表面測量起計。
3. 地庫樓層的層與層之間的高度以每座洋房的電梯大堂所測量的數值為準。
4. 每個層與層之間的高度按照屋宇署所批准的圖則為準。
5. 天台層的層與層之間的高度計算以達至梯屋頂部面層為準。
6. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

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



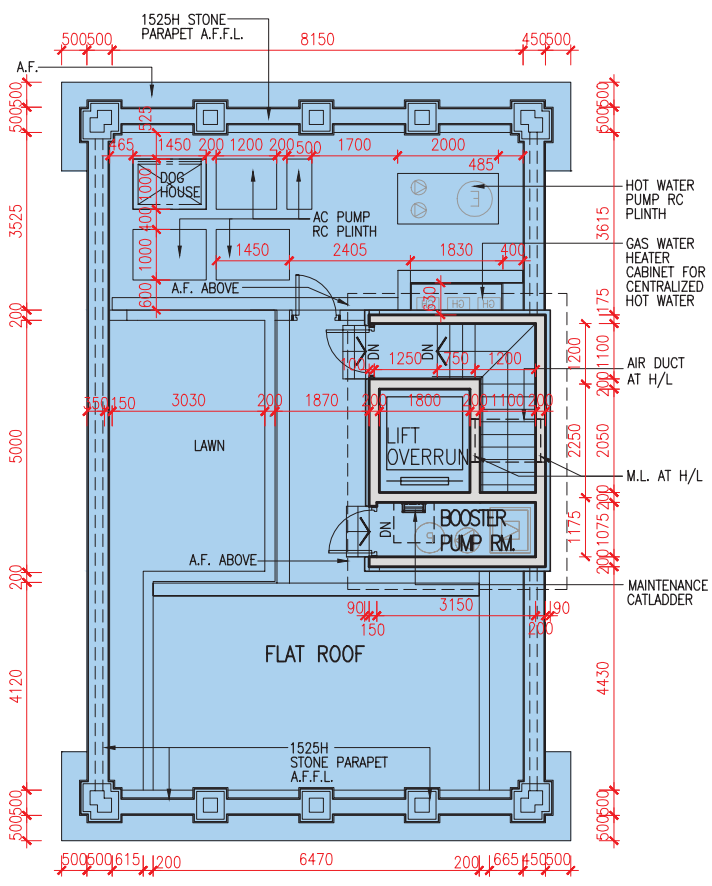
First Floor Plan
一樓平面圖



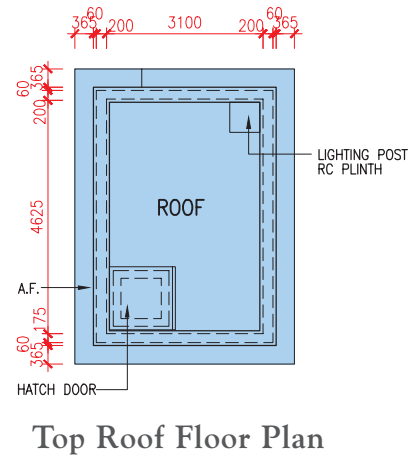
Second Floor Plan
二樓平面圖

Remarks: For the purpose of the chapter of "Fittings, Furnishes and Appliances" in this sales brochure, "UTILITY" on the left shown on the plan is "Utility 1" and "UTILITY" on the right shown on the plan is Utility 2.

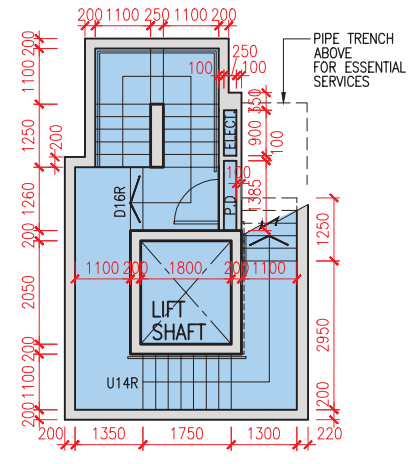
備註：為了本售樓說明書"裝置、裝修物料及設備"章節的目的，上圖顯示左手邊的「UTILITY」為「Utility 1」及上圖顯示右手邊的「UTILITY」為「Utility 2」。



Roof Floor Plan
天台平面圖



Top Roof Floor Plan
上層天台平面圖

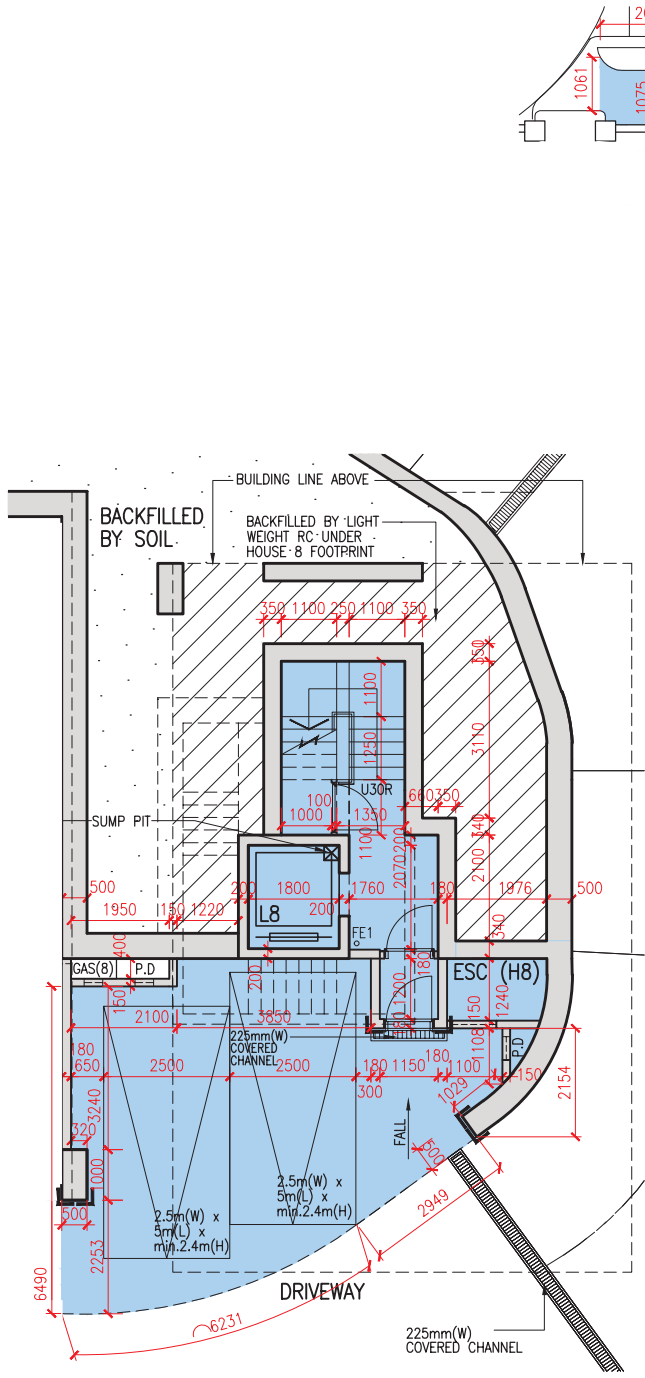


Part Plan of Stair for House
部份樓梯平面圖

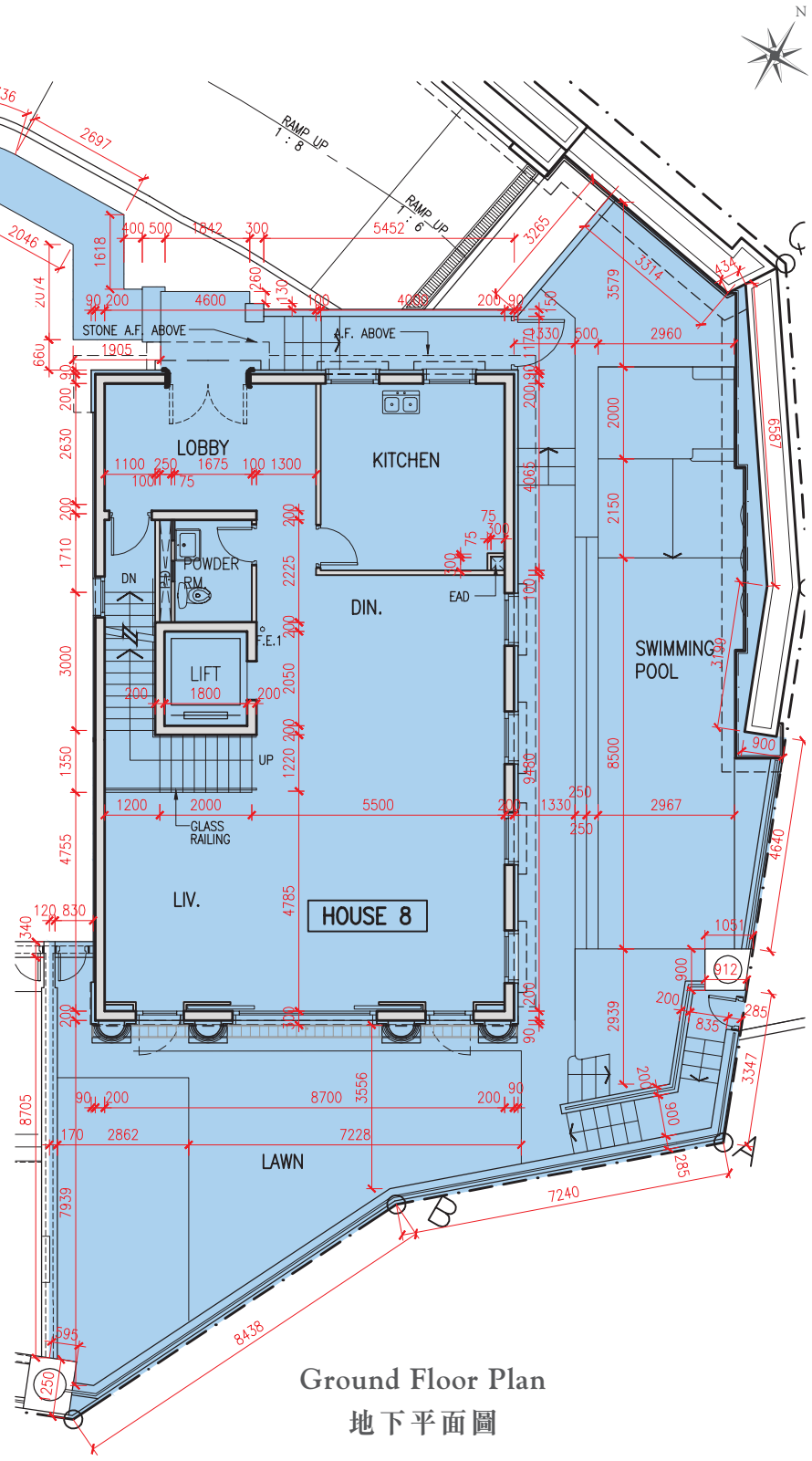
Scale : metres 米
比例：0 1 2 3 4 5

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

House 8 Floor Plan
8號洋房樓面平面圖



Basement Floor Plan
地庫平面圖



Ground Floor Plan
地下平面圖

Scale : metres 米
比例：0 1 2 3 4 5

House 洋房	Floor 樓層	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)
8	Basement 地庫	175/200	5000
	G/F 地下	175/250	4500
	1/F 1樓	150/175/200	3500
	2/F 2樓	150/175/200	3500
	Roof 天台	150/175	2400

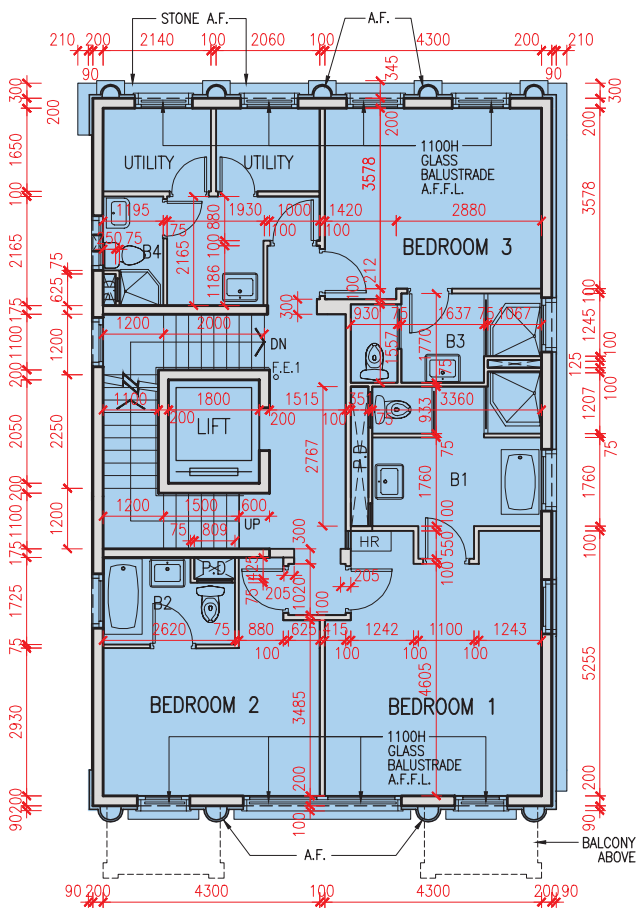
1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Notes:
1. The 150mm thick slab from 1/F to R/F apply for staircase.
2. Floor to floor height is measured from the structural floor level.
3. Floor to floor height for Basement Floor is measured at the lift lobby of each house.
4. Information on floor to floor height shall be according to Buildings Department Approved Plans.
5. Floor to floor height for R/F (Stairhood) is measured up to the top landing within stairhood enclosure.
6. The dimensions in the floor plans are all structural dimensions in millimetre.

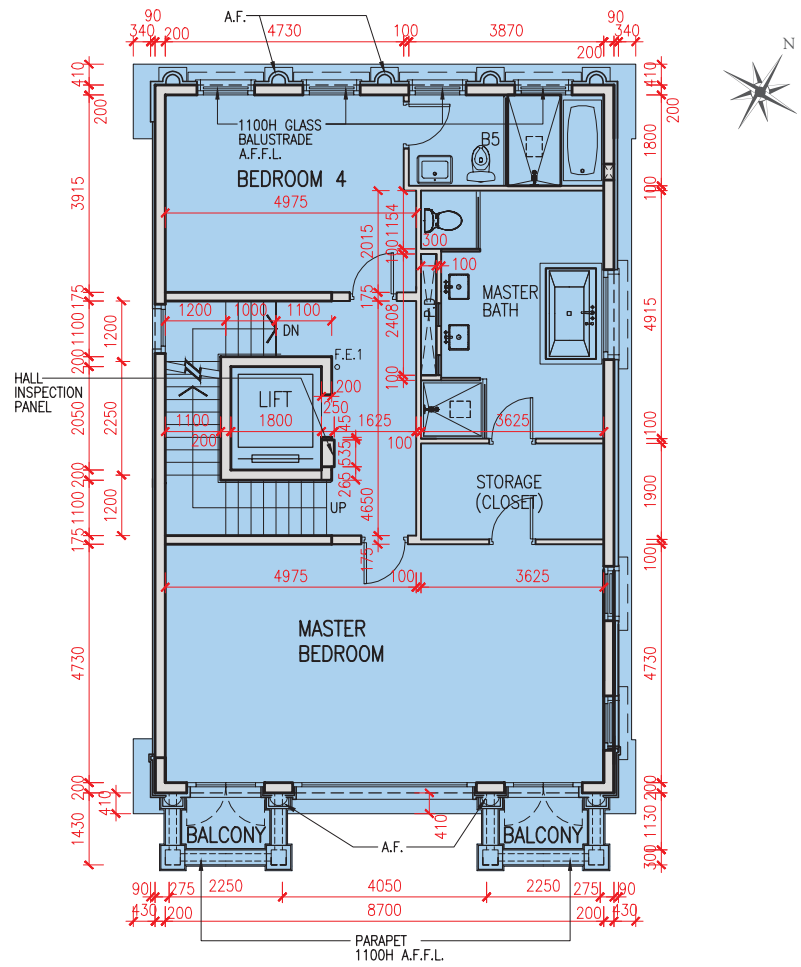
1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

附註：
1. 從一樓至天台的樓梯的樓板厚度為150mm。
2. 層與層之間的高度是從結構層表面測量起計。
3. 地庫樓層的層與層之間的高度以每座洋房的電梯大堂所測量的數值為準。
4. 每個層與層之間的高度按照屋宇署所批准的圖則為準。
5. 天台層的層與層之間的高度計算以達至梯屋頂部面層為準。
6. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

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



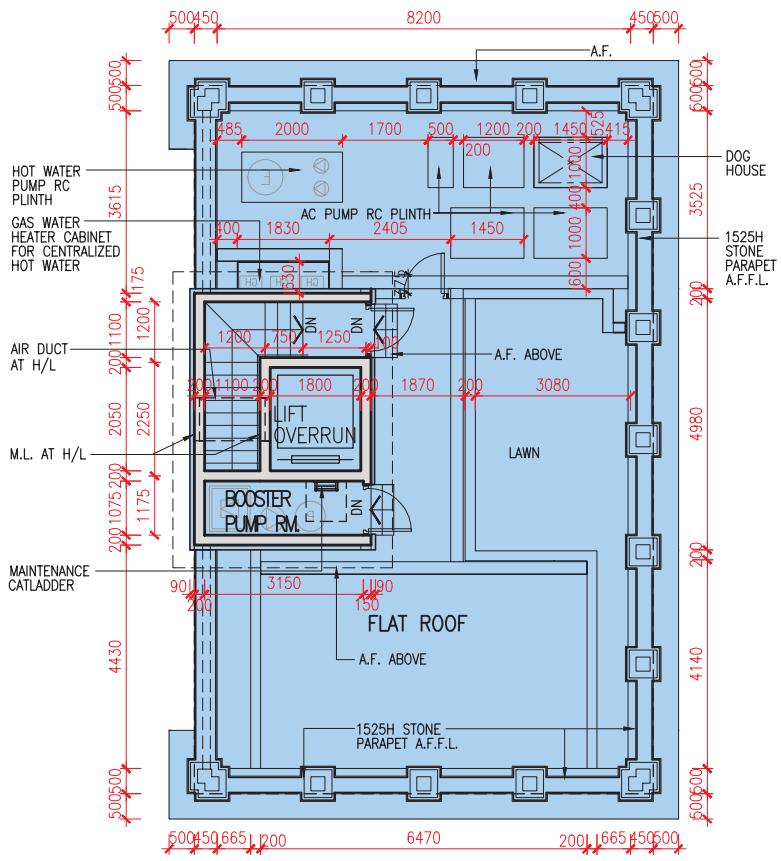
First Floor Plan
一樓平面圖



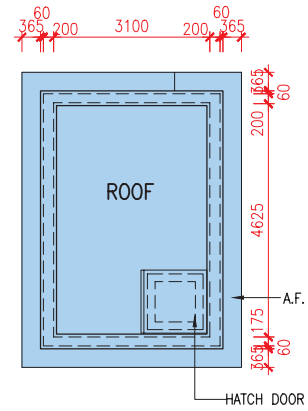
Second Floor Plan
二樓平面圖

Remarks: For the purpose of the chapter of "Fittings, Furnishes and Appliances" in this sales brochure, "UTILITY" on the right shown on the plan is "Utility 1" and "UTILITY" on the left shown on the plan is Utility 2.

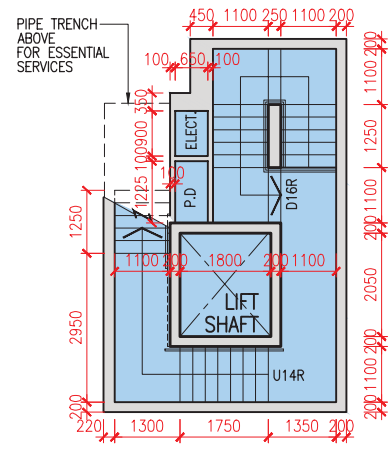
備註：為了本售樓說明書"裝置、裝修物料及設備"章節的目的，上圖顯示右手邊的「UTILITY」為「Utility 1」及上圖顯示左手邊的「UTILITY」為「Utility 2」。



Roof Floor Plan
天台平面圖



Top Roof Floor Plan
上層天台平面圖



Part Plan of Stair for House
部份樓梯平面圖

Scale : metres 米
比例：0 1 2 3 4 5

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

Description of Residential Property 物業的描述	Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台(如有))平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq. metre (sq. ft.) 平方米 (平方呎)									
House No. 洋房編號		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
1	445.122 (4791) Balcony 露台 : 6.002 (65) Utility Platform 工作平台 : - (-)	-	-	-	-	86.654 (932.744)	56.299 (606.002)	92.720 (998.038)	5.995 (64.530)	5.261 (56.629)	-
2	450.363 (4848) Balcony 露台 : 6.002 (65) Utility Platform 工作平台 : - (-)	-	-	-	-	116.016 (1248.796)	39.068 (420.528)	92.156 (991.967)	5.995 (64.530)	6.789 (73.077)	-
3	443.604 (4775) Balcony 露台 : 6.002 (65) Utility Platform 工作平台 : - (-)	-	-	-	-	119.782 (1289.333)	42.067 (452.809)	92.720 (998.038)	5.995 (64.530)	6.976 (75.090)	-
5	444.458 (4784) Balcony 露台 : 6.002 (65) Utility Platform 工作平台 : - (-)	-	-	-	-	101.948 (1097.368)	38.446 (413.833)	92.623 (996.994)	5.995 (64.530)	6.290 (67.706)	-
6	443.890 (4778) Balcony 露台 : 6.002 (65) Utility Platform 工作平台 : - (-)	-	-	-	-	78.152 (841.228)	37.200 (400.421)	92.156 (991.967)	5.995 (64.530)	6.730 (72.442)	-
7	447.065 (4812) Balcony 露台 : 6.002 (65) Utility Platform 工作平台 : - (-)	-	-	-	-	93.819 (1009.868)	42.249 (454.768)	92.156 (991.967)	5.995 (64.530)	5.952 (64.067)	-
8	441.416 (4751) Balcony 露台 : 6.002 (65) Utility Platform 工作平台 : - (-)	-	-	-	-	149.814 (1612.598)	44.015 (473.777)	92.720 (998.038)	5.995 (64.530)	15.668 (168.650)	-

The saleable area and the floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

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

Notes:

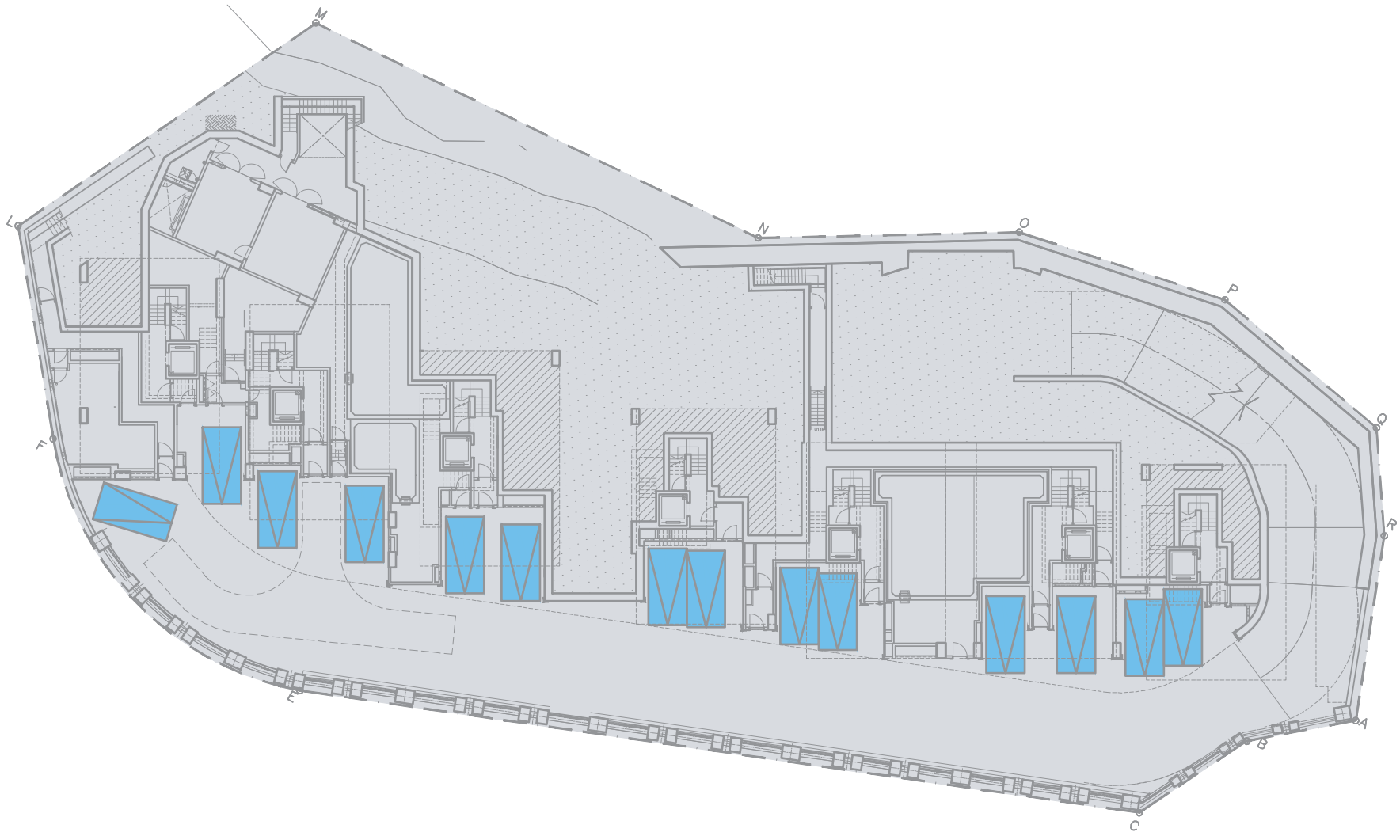
1. The above areas have been converted to square feet based on a conversion rate of 1 square metre=10.764 square feet and rounded off to the nearest square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the Houses.

附註：

1. 上述所列之面積以1平方米 = 10.764平方呎換算至平方呎，並四捨五入至整數平方呎。該計算所得之平方呎面積可能與以平方米表述之面積有些微差異。
2. 洋房沒有陽台。

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

Basement Floor Plan
地庫平面圖



Category Of Parking Space 車位類別	Floor 樓層	Nos. 數目	Dimension (L X W)(m) 尺寸(長 x 寬)(米)	Area Per Parking Space (sq.m.) 每個車位面積(平方米)
Residential Parking Space 住客車位	B/F 地庫	14	5 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 of 5% of the purchase price is payable on the signing of the preliminary agreement for sale and purchase.

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

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

   (a) that preliminary agreement is terminated;

   (b) the preliminary deposit is forfeited; and

   (c) the owner does not have any further claim against the purchaser for the failure.

1. 在簽署臨時買賣合約時須支付款額為售價5%的臨時訂金。

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

3. 如買方沒有於訂立該臨時買賣合約的日期之後的5個工作日內簽立買賣合約-

   (a) 該臨時買賣合約即告終止；

   (b) 有關的臨時訂金即予沒收；及

   (c) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

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

A. THE COMMON PARTS OF THE DEVELOPMENT

"Common Areas and Facilities" means and includes:

(a) (i) the Caretaker's Office, the Landscaped Area (including without limitation the Greenery Area), part of the Slope Structures within the Land, access platform to cable shaft, boundary fence walls and planter(s) and the respective lighting thereon, cable shaft, caretaker's quarter, channels, driveways, entrances, entrance signage, exterior surface and plaster and covering of a fence wall of a House which abut onto any part of the Common Areas and Facilities, fire services water tank, footpaths, glass balustrades and metal balustrades on the boundary fence walls, high voltage switch room, hose reels, lightning poles and the connections (including pipes, conduits and wirings) relating thereto, low voltage switch room, parapet walls, main water meter room, planters, ramps, refuse storage and material recovery chambers, potable and flushing water pump room, retaining walls, roadways and pavements, structural wall of the Development, sprinkler and fire services pump room, sprinkler water tank, staircases, street fire hydrant water tank, street fire hydrant pump room, sump pits, telecommunications and broadcasting equipment room, transformer room, water meter cabinet; and

(ii) such other areas and facilities of and in the Land and the Development intended for common use and benefit of the Development and not for any individual House

which (in so far as the same are capable of being shown on plans) are for identification only shown coloured Yellow on the plans annexed to the DMC the accuracy of such plans are certified by the Authorized Person;

(b) to the extent not specifically provided in paragraph (a) above, such other parts of the Land and the Development :-

(i) any parts of the Development covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance (Cap.344); and

(ii) any parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance (Cap.344);

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.

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

House No.	Undivided Shares
1	7,859
2	7,862
3	7,863
5	7,859
6	7,853
7	7,858
8	7,872

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

The Manager will be appointed for an initial term of not exceeding two years from the date of the DMC and such appointment shall continue until terminated in accordance with the provisions of the DMC.

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

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

E. THE BASIS ON WHICH THE MANAGEMENT FEES DEPOSIT IS FIXED

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

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

Not Applicable.

Note:

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

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

本發展項目的公契及管理協議(「**公契**」)規定：-

A. 本發展項目的公用部分

"**公用地方及設施**"指並包括：

(a) (i) 管理員辦公室、園藝區(包括但不限於綠化區)、該土地內的斜坡構築物之部分、電纜槽的入口平台、邊界圍牆和花槽及各自的照明、電纜槽、管理員宿舍、渠道、車道入口、入口標誌、洋房連接任何公用地方及設施的圍牆的外飾面、灰泥及覆層、消防水箱、步行徑、邊界圍牆的玻璃欄杆和金屬欄杆、高壓電掣房、喉轆、燈柱及其連接(包括管道、槽及電線)、低壓電掣房、護牆、總水錶房、花槽、斜道、垃圾存放及物料回收室、食水及沖廁水水泵房、護土牆、道路及行人路、發展項目的結構牆、灑水器和消防泵房、灑水器水箱、樓梯、街道消防栓水箱、街道消防栓泵房、集水池、電訊及廣播設備房、變壓器房、水錶櫃；及

(ii) 在該土地及發展項目內擬供發展項目共同使用與享用，而並非僅供任何個別洋房使用與享用的其他區域及設施，發展項目公用地方及設施(如果可以在圖則上顯示)在公契附錄的圖則(經認可人士核實為準確)上用黃色顯示，僅供識別。

(b) 除以上第(a)段特別規定外，該土地及發展項目的其他部分：

(i) 建築物管理條例(第344章)第2條列明「公用部分」的定義第(a)段所涵蓋發展項目的任何部分；及

(ii) 建築物管理條例(第344章)第一附表指定並被建築物管理條例(第344章)第2條列明「公用部分」的定義第(b)段所涵蓋的任何部分；

但是不包括發展項目內任何個別業主有權利及特權獨家持有、使用、佔用及享用的該等地方和發展項目內僅服務任何個別業主的該等設施。

B. 分配予本發展項目中每個住宅物業不分割份數的數目

洋房編號	不分割份數
1號洋房	7,859
2號洋房	7,862
3號洋房	7,863
5號洋房	7,859
6號洋房	7,853
7號洋房	7,858
8號洋房	7,872

C. 有關本發展項目的管理人的委任年期

管理人的初始任期為自公契日期起不超過兩年，並隨後續任，直至按照公契的條文被終止委任。

D. 在發展項目中的住宅物業的擁有人之間分擔管理開支的基準

每名洋房的擁有人應根據分配予其洋房的不分割份數，按照公契訂明的準則，以公契規定的方式、金額和比例分擔發展項目的管理開支(根據管理人所編製的預算案所計算)。

E. 計算管理費按金的基準

每一個單位應繳付的管理費按金相等於按照首份年度管理預算攤付的三個月的管理費。

F. 擁有人在本發展項目中保留作自用的範圍(如有的話)

不適用。

附註：

請查閱公契以了解全部詳情。完整的公契可於售樓處開放時間內免費查閱，並且可支付所需影印費用後取得公契的副本。

1. The Development is constructed on Rural Building Lot No. 442 (the "**Land**").

2. The Land is granted under the Government Lease deemed to have been issued under and by virtue of the Government Leases Ordinance (Cap. 40) for the term of 75 years commencing from 31 March 2016 upon the expiration of the original term of 75 years granted under the Government lease dated 19 December 1951 (the "**Government Lease**") (as varied and/or modified by (i) a Modification Letter dated 8 August 2008 and registered in the Land Registry by Memorial No.08081300950053 (the "**First Modification Letter**"); (ii) a No-Objection Letter dated 14 September 2015 and registered in the Land Registry by Memorial No. 15091602330010 (the "**No-Objection Letter**"); and (iii) a Modification Letter dated 14 September 2015 and registered in the Land Registry by Memorial No.15091602330025 (the "**Second Modification Letter**")) (collectively the "**Land Grant**").

3. Clause (9) of the Second Schedule to the Second Modification Letter stipulates that:-

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

4. The Government Lease stipulates that :-

   "the said Lessee ... will construct and maintain to the satisfaction of the said Director such drains or channels as may be necessary to intercept and carry off storm-water falling or flowing from the hillside on to the said piece or parcel of ground and will be solely liable for and will indemnify His said Majesty's Government and its Officers from and against all actions claims and demands whatsoever arising out of any damage or nuisance caused or alleged to be caused by such storm-water..."

5. The Government Lease stipulates that :-

   "the said Lessee ... will uphold maintain and repair the road or path on that portion of Crown Land coloured green on the said plan and everything forming part of or appertaining to such road or path to the satisfaction of the said Director and will be responsible for the whole as if the Lessee were absolutely owner thereof and will not make any claim or demand of any kind whatsoever against His said Majesty's Government in respect of any alteration to Island Road to which the right of way hereinafter granted gives access absorbing a portion of such road or path or affecting the gradient thereof or making necessary any alternation thereto and will carry out at his own expense any such alteration to the said road or path necessitated by any such alteration to Island Road ..."

6. Clause (1) of the Second Schedule to the First Modification Letter stipulates that:-

   "(a) The said Lessee shall at his own expense carry out and complete to the satisfaction of the Director of Lands (hereinafter referred to as "the said Director") such geotechnical investigations and such slope treatment, landslide preventive, mitigation and remedial works on the area shown coloured green hatched black and the underground stratum of land below the level of 60 metres above Hong Kong Principal Datum shown coloured green cross hatched black on the plan marked "PLAN A" annexed hereto (such area and underground stratum of land are hereinafter respectively referred to as "the Green Hatched Black Area" and "the Green Cross-hatched Black Area") as the said Director in his absolute discretion may require and shall, at all times during the term hereby granted, at his own expense, maintain in good and substantial repair and condition to the satisfaction of the said Director the Green Hatched Black Area and the Green Cross-hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. In the event that any landslip, subsidence or falling away occurs within the Green Hatched Black Area or the Green Cross-hatched Black Area or both at any time during the term hereby granted, the said Lessee shall at his own expense reinstate and make good the same to the satisfaction of the said Director together with any adjacent or adjoining areas which, in the opinion of the said Director (whose decision shall be final and binding on the said Lessee), have also been affected. The said Lessee shall indemnify the Government, its agents and contractors against all claims, proceedings, costs, damages and expenses whatsoever incurred by reason of such landslip, subsidence or falling away. The said Lessee will ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Area or the Green Cross-hatched Black Area or both and, subject to the prior written approval of the said Director, the said Lessee may erect fences or other barriers for the prevention of such illegal excavation or dumping. In addition to any other rights or remedies, the said Director may have in respect of any breach of terms and covenants herein contained, the said Director may at any time by notice in writing call upon the said Lessee to carry out such geotechnical investigations, slope treatment, landslip preventive, mitigation and remedial works and to maintain, reinstate and make good any land, structure or works affected by such landslip, subsidence or falling away, and if the said Lessee shall neglect or fail to comply with such notice to the satisfaction of the said Director within the period specified therein, the said Director may, after the expiry of such period, execute and carry out the required Works and the said Lessee shall on demand repay to the Government the cost thereof.

   (b) Notwithstanding sub-clause (a) of this Clause, the obligations and rights of the said Lessee in respect of the Green Hatched Black Area and the Green Cross-hatched Black Area or any part thereof under this Clause shall absolutely determine upon the Government giving to the said Lessee notice to that effect, and no claim for compensation shall be made against the Government or the said Director or his authorized officer by the said Lessee in respect of any loss, damage or disturbance suffered or any expense incurred as a result of such determination. However, such determination shall be without prejudice to any rights or remedies of the Government in respect of any antecedent breach, non-performance or non-observance of the said sub-clause (a)."

7. Clause (2) of the Second Schedule to the First Modification Letter stipulates that:-

   "The said Lessee hereby indemnifies and shall keep indemnified the Government from and against all actions, proceedings, liabilities, claims, costs, expenses, loss, damages, charges and demands whatsoever arising out of or incidental to any works carried out under or pursuant to the terms of the Permission Letter dated the 24th day of June 2005 and registered in the

Land Registry by Memorial No.05082200180234 (as varied by two letters issued by the said Director to the said Lessee dated the 12th day of October 2006 and the 24th day of August 2007, and any subsequent variation or, amendment as may be approved by the said Director) and any other works carried out on or in connection with the Green Hatched Black Area or the Green Cross hatched Black Area or both (whether with or without the authority from the said Director and any relevant authority)."

8. Clause (3) of the Second Schedule to the First Modification Letter stipulates that:-

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

9. Clause (6) of the Second Schedule to the First Modification Letter stipulates that:-

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

(b) Nothing in sub-clause (a) of this Clause shall prejudice the Government's rights under the terms and covenants herein contained, in particular Clause (5) hereof.

(c) 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 demised premises or from any adjacent or adjoining Government or leased land, the Lessee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.

(d) In addition to any other rights or remedies herein provided for breach of any of the terms and covenants herein contained, the Director shall be entitled by notice in writing to call upon the Lessee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the 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."

10. Clause (7) of the Second Schedule to the Second Modification Letter stipulates that:-

"(a) The said Lessee shall throughout the tenancy having built or rebuilt (which word refers to redevelopment as contemplated in sub-clause (b) of this Clause) in accordance with the covenants and conditions herein contained.

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

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

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

11. Clause (8) of the Second Schedule to the Second Modification Letter stipulates that:-

"The said Lessee shall develop the demised premises by the erection thereon of a building or buildings complying in all respects with covenants and conditions herein contained and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in the Hong Kong Special Administrative Region, such building or buildings to be completed and made fit for occupation on or before the 31st day of March, 2020."

12. Clause (12) of the Second Schedule to the Second Modification Letter stipulates that:

"(a) The said Lessee shall at his own expense submit to the said Director for his approval a landscape master plan indicating the location, disposition and layout of the landscaping works to be provided within the demised premises in compliance with the requirements stipulated

in sub clause (b) of this Clause. No site formation works shall be commenced on the demised premises or any part thereof until the landscape master plan has been approved in writing by the said Director and consent, if required, has been granted under Clause No.(3) of the Modification Letter dated 8 August 2008 and registered in the Land Registry by Memorial No. 08081300950053 governing the demised premises.

(b) (i) The landscape master plan shall be at a scale of 1:500 or larger and shall contain information on the landscaping proposals including a survey and treatment of existing trees, site layout and formation levels, conceptual form of building development, illustrative layout of hard and soft landscaping areas and such other information as the said Director may require.

(ii) Not less than 20% of the area of the demised premises shall be planted with trees, shrubs or other plants.

(iii) Not less than 50% of the 20% referred to in sub-clause (b)(ii) of this Clause (hereinafter referred to as "the Greenery Area") shall be provided at such location or level as may be determined by the said Director at his sole discretion so that the Greenery Area shall be visible to pedestrians or accessible by any person or persons entering the demised premises.

(iv) the decision of the said Director on which landscaping works proposed by the said Lessee constitutes the said 20% referred to in sub-clause (b)(ii) of this Clause shall be final and binding on the said Lessee.

(v) The said Director at his sole discretion may accept other non-planting features proposed by the said Lessee as an alternative to planting trees, shrubs or other plants.

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

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

(e) The area or areas landscaped in accordance with this Clause shall be designated as and form part of the Common Areas referred to in Clause No.(19)(a)(v) hereof.

(f) In the event the demised premises is developed for use as a single family residence, sub-clause (b)(iii) and (e) of this Clause shall not apply. The decision of the said Director as to whether the demised premises is developed for use as a single family residence shall be final and binding on the said Lessee."

13. Clause (22) of the Second Schedule to the Second Modification Letter stipulates that:

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

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

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

(I) the gross floor area in respect of a residential unit exclusively used and enjoyed by the resident of that unit, which shall be measured from the exterior of the enclosing walls or parapet of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit, but, for the avoidance of doubt, shall exclude all floor area within such unit which are not taken into account for the calculation of gross floor area stipulated in sub-clause (c) of Clause No.(10) hereof; and

(II) the pro-rata gross floor area of Residential Common Area (as hereinafter defined) in respect of a residential unit and in so calculating, the total gross floor area of residential common area, which is for common use and benefit of the residents of the building or buildings erected or to be erected on the demised premises, outside the enclosing walls of the residential units but, for the avoidance of doubt, excluding all floor area which is not taken into account for the calculation of gross floor area stipulated in sub-clause (c) of Clause No.(10) hereof (which residential common area is hereinafter referred to as "the Residential Common Area") shall be apportioned to a residential unit by the following formula:

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

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

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

(b) Each of the spaces provided under sub-clause (a) of this Clause shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres."

14. Clause (24) of the Second Schedule to the Second Modification Letter stipulates that:

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

(i) assigned except

(I) together with undivided shares in the demised premises 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 demised premises; or

(II) to a person who is already the owner of undivided shares in the demised premises 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 demised premises; or

(ii) underlet except to resident of the residential units in the building or buildings erected or to be erected on the demised premises.

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

(b) Notwithstanding sub-clause (a) of this Clause, the said Lessee may, with the prior written consent of the said Director, assign all the Residential Parking Spaces as a whole, but only to a wholly-owned subsidiary company of the said Lessee.

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

15. Clause (25) of the Second Schedule to the Second Modification Letter stipulates that:

"A plan approved by the said Director indicating the layout of all the parking spaces to be provided within the demised premises in accordance with Clause No. (22) hereof, or a copy of such plan certified by an Authorized Person (as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation) shall be deposited with the said Director. No transaction (except a tenancy agreement or lease or an agreement for such tenancy or lease under Clause No. (17)(c) and a building mortgage under Clause No. (17)(d) hereof or such other transactions as the said Director may approve) affecting the demised premises or any part thereof or any building or part of any building erected or to be erected on the demised premises shall be entered into prior to such deposit. The said parking spaces indicated on the said approved plan shall not be used for any purpose other than for the purposes set out in Clause No. (22) hereof. The said Lessee shall maintain the parking spaces and other areas, including but not restricted to the lifts, landings, and manoeuvring and circulation areas, in accordance with the said approved plan and shall not alter the layout except with the prior written consent of the said Director. Except for the parking spaces indicated on the said approved plan, no part of the demised premises or any building or structure thereon shall be used for parking purposes."

16. Clause (26) of the Second Schedule to the Second Modification Letter stipulates that:

"(a) The said Lessee hereby acknowledges that the demised premises may be affected by landslip hazards including boulder falls arising from the area shown coloured green stippled black on the plan marked "PLAN B" annexed hereto (hereinafter referred to as "the Green Stippled Black Area") due to the nature of the natural terrain. The said Lessee shall on or before the 30th day of the September 2018 or such other extended periods as may be approved by the said Director at his own expense carry out and complete to the satisfaction of the said Director geotechnical investigation (hereinafter referred to as "the Investigation") within the demised premises and on the Green Stippled Black Area for such hazards. No ground investigation shall be carried out on any Government land outside the Green Stippled Black Area without the prior written consent of the said Director.

(b) On completion of the Investigation, the said Lessee shall when required by the said Director and within such time as shall be specified by the said Director at his own expense and in all respects to the satisfaction of the said Director:

(i) carry out and complete all necessary mitigation and stabilisation works within the demised premises as the said Director in his absolute discretion shall require (hereinafter referred to as "the Mitigation and Stabilisation Works") to protect any building or buildings erected or to be erected on the demised premises or any part thereof and any residents or

occupiers therein and their bona fide guests, visitors and invitees from landslip hazards including boulder falls arising from the Green Stippled Black Area;

(ii) carry out and complete all necessary mitigation and stabilisation works on any Government land including the Green Stippled Black Area (hereinafter referred to as "the Outside Areas") (such mitigation and stabilisation works are hereinafter referred to as "the Outside Works"). The said Lessee shall register at his own expense in the Land Registry against the demised premises a record plan accepted by the said Director indicating the location and extent of the Outside Areas and the nature and scope of the Outside Works.

(c) The said Lessee shall at all times during the term hereby agreed to the granted maintain at his own expense the Mitigation and Stabilisation Works and the Outside Works in good substantial repair and condition to the satisfaction of the said Director to ensure the continuing functioning of the Mitigation and Stabilisation Works and the Outside Works. In addition to any rights or remedies the Government may have against the said Lessee for breach of the said Lessee's obligations to maintain the Mitigation and Stabilisation Works and the Outside Works as herein provided, the said Director shall be entitled by notice in writing to call upon the said Lessee to carry out such maintenance works as the said Director shall in his absolute discretion deem fit. If the said Lessee shall neglect or fail to comply with such notice to the satisfaction of the said Director within the period specified therein, the said Director may forthwith execute and carry out the required maintenance works and the said Lessee shall on demand repay the Government the cost thereof, together with any administrative and professional fees and charges.

(d) The Investigation, the Mitigation and Stabilisation Works and the Outside Works shall in all respects comply with the Buildings Ordinance, any regulations made thereunder, any amending legislation and any other relevant government legislation.

(e) For the purpose only of carrying out the Investigation and carrying out, inspecting and maintaining the Mitigation and Stabilisation Works and the Outside Works, the said Lessee shall have the right of ingress or egress to and from the Outside Areas subject to such terms and conditions as may be imposed by the said Director at his sole discretion.

(f) In the event that as a result of or arising out of the Investigation, the Mitigation and Stabilisation Works or the Outside Works, any damage is done to any Government land including the Outside Areas or any land outside the demised premises, the said Lessee shall make good such damage at his own expense and in all respects to the satisfaction of the said Director.

(g) The said Lessee hereby indemnifies and shall keep indemnified the Government from and against all actions, proceedings, liabilities, claims, costs and demands whatsoever arising out of or incidental to any works being carried out or having been carried out pursuant to the terms of this Clause or any omission, neglect or default by the said Lessee or in carrying out any such works or any landslip hazard including boulder falls from the Outside Areas including but without limitation to any damage to or loss of properties, loss of life and personal injuries."

17. Clause (27) of the Second Schedule to the Second Modification Letter stipulates that:

"Where prestressed ground anchors have been installed, upon development or redevelopment of the lot or any part thereof, the Grantee shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director 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 Grantee shall neglect or fail to carry out the required monitoring works, the Director may forthwith execute and carry out the monitoring works and the Grantee shall on demand repay to the Government the cost thereof."

18. Clause (31) of the Second Schedule to the Second Modification Letter stipulates that:

"(a) The Lessee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the lot, and the 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.

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

19. Clause (36) of the Second Schedule to the Second Modification Letter stipulates that:

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

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

SUMMARY OF LAND GRANT
批地文件的摘要

1. 「發展項目」位於鄉郊建屋地段第442號(「該土地」)。

2. 「該土地」乃根據被視為已依據《政府租契條例》(香港法例第40章)發出的「政府租契」批授，年期為75年，於1951年12月19日政府租契(「**政府租契**」)(先後以下列文件更改及/或修訂：(i)2008年8月8日訂立並在土地註冊處註冊為《註冊摘要》第08081300950053號的《批地條款修訂書》(「**第一份批地條款修訂書**」)；(ii)2015年9月14日訂立並在土地註冊處註冊為《註冊摘要》第15091602330010號的《不反對通知書》(「**不反對通知書**」)；及(iii)2015年9月14日訂立並在土地註冊處註冊為《註冊摘要》第15091602330025號的《批地條款修訂書》(「**第二份批地條款修訂書**」)(以下統稱「**批地文件**」))所訂最初批授的75年期限屆滿後，由2016年3月31日開始生效。

3. 「第二份批地條款修訂書」第二附錄第(9)條訂明：

『批租處所或其任何部分或現已或將會建於該處的任何建築物或任何建築物部分除作私人住宅用途外，不可作任何其他用途。』

4. 「政府租契」訂明：

『「承批人」….應以「署長」滿意的方式建造和維修必需的排水渠或水渠，以截流及輸送所有由山邊落下或流進上述一幅或一塊土地的雨水。倘此等雨水造成或被指造成任何損害或滋擾以致引起任何訴訟、索償及索求，「承批人」必須承擔全責並向國王陛下的「政府」及其人員賠償…』

5. 「政府租契」訂明：

『「承批人」….應以「署長」滿意的方式保養、維修及修理位於圖則以綠色顯示的「官地」指定範圍的道路或小徑和所有附屬或從屬於此等道路或小徑的物件，並須就該處整體承擔責任，猶如「承批人」是其絕對擁有人。倘香島道進行任何更改工程以致下文批授通行的通道吸納此等道路或小徑一部分，又或影響其坡度，又或導致必須更改此等道路或小徑，「承批人」概不可就此向國王陛下的「政府」提出任何索償或索求，此外並須自費在此等道路或小徑執行因更改香島道引起的必要更改工程…』

6. 「第一份批地條款修訂書」第二附錄第(1)條訂明：

『(a) 「承批人」應自費以地政總署署長(以下簡稱「署長」)全面滿意的方式，按「署長」全權酌情指定，在本文所夾附「圖則A」以綠色間黑斜線顯示的範圍和以綠色間黑交叉線顯示高於香港主水平基準60米水平對下的地底岩層(該範圍及地底岩層以下分別稱為「綠色間黑斜線區域」及「綠色間黑交叉線區域」)進行及完成土力勘探工程和斜坡處理、山泥傾瀉預防、減緩及補救工程，此外並須在本文所訂的整個批租年期內，自費以「署長」滿意的方式維修「綠色間黑斜線區域」及「綠色間黑交叉線區域」，以保持其修繕妥當及狀況良好，包括在該處執行所有土地、斜坡處理工程、護土結構、排水及其他工程。倘於本文所訂的批租年期內任何時間「綠色間黑斜線區域」及「綠色間黑交叉線區域」發生山泥傾瀉、地陷或滑土，「承批人」須以「署長」滿意的方式自費還原和修復「綠色間黑斜線區域」及「綠色間黑交叉線區域」和「署長」認為(其決定將作終論並對「承批人」約束)同樣受影響的任何毗鄰或鄰近地方。如因山泥傾瀉、地陷或滑土招致任何索償、訴訟、費用、損害及開支，「承批人」須向「政府」、其代理及承辦商作出賠償。此外，「承批人」並須時刻確保無任何人等在「綠色間黑斜線區域」及「綠色間黑交叉線區域」非法挖掘或傾倒廢物。如事前獲「署長」書面批准，「承批人」可架設圍欄或其他屏障防止非法挖掘或傾倒廢物的活動。如有違反本文條款和契諾的情況，「署長」除可行使任何其他應有權利或補償權外，並可隨時以書面通知「承批人」執行任何土力勘探、斜坡處理、山泥傾瀉預防、減緩及補救工程，並且維修、還原和修復任何受山泥傾瀉、地陷或滑土影響的土地、構築物或工程。倘「承批人」疏忽或不按照通知書在指定期限內以「署長」滿意的方式採取措施，「署長」可即時執行及進行任何必要「工程」，「承批人」須在接獲通知時向「政府」償付相關的費用。

(b) 儘管有本條(a)款之規定，如「政府」向「承批人」發出相關通知書，本條所訂「承批人」就「綠色間黑斜線區域」及「綠色間黑交叉線區域」或其任何部分擁有的責任及權利即絕對終止。如權責終止令「承批人」蒙受或招致任何損失、損害、滋擾或開支，「承批人」概不可向「政府」、「署長」或其授權的人員申索賠償。然而，權責終止概不妨礙「政府」就任何之前已發生的違反、不遵守或不履行前述(a)款規定事件行使任何應有的權利或補償權。』

7. 「第一份批地條款修訂書」第二附錄第(2)條訂明：

『倘因根據或遵照2005年6月24日所訂並在土地註冊處註冊為《註冊摘要》第05082200180234號之《許可書》(「署長」先後於2006年10月12日及2007年8月24日向「承批人」發出兩份函件作出修訂，並且包括其後任何經「署長」批准的其他修訂或修改)執行的任何工程或於「綠色間黑斜線區域」或「綠色間黑交叉線區域」範圍內或因應該處執行的其他工程或兩者(不論是否獲「署長」及任何相關主管當局授權)招致或引起任何訴訟、法律程序、責任、索償、費用、開支、損失、損害、收費及索求，「承批人」將向「政府」作出賠償並確保其免責。』

8. 「第一份批地條款修訂書」第二附錄第(3)條訂明：

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

9. 「第一份批地條款修訂書」第二附錄第(6)條訂明：

『(a) 如批租處所或任何「政府」土地現時或以往曾經配合或因應該地段或其任何部分的平整、水準測量或發展事宜進行削土、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，或本文的條款與契諾規定「承批人」執行的其他工程，不論事前是否獲「署長」書面同意，「承批人」亦須在當時或其後任何時間，按需要自費進行和建造斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助或其他工程，以保護及支撐該地段內的土地和任何毗連或毗鄰「政府」土地或已批土地，同時避免及防止其後發生滑土、山泥傾瀉或地陷。「承批人」應在本文協定的整個批租年期內自費維修上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或附屬或其他工程，以保持其修繕妥當及狀況良好，令「署長」滿意。

(b) 本條(a)款之規定概不妨礙本文條款及契諾賦予「政府」的權利，其中特別以本文第(5)條所訂權利為要。

(c) 無論何時，如因「承批人」進行平整、水準測量、發展或其他工程或因其他事故導致或引起批租處所內的土地或任何毗連或毗鄰「政府」土地或已批土地發生滑土、山泥傾瀉或地陷，「承批人」須自費還原並修葺該處，以令「署長」滿意，同時就「政府」、其代理及承辦商作出彼等因此蒙受或招致之所有費用、收費、損害、索求及索償作出賠償，並確保彼等免責。

(d) 除享有本文訂明可就違反本文條款與契諾追討之任何其他權利或補償權外，「署長」另有權向「承批人」發出書面通知，要求「承批人」進行、建造和維修上述的土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助或其他工程，又或還原並修葺任何滑土、山泥傾瀉或地陷範圍。如「承批人」疏忽或不執行通知書訂明的期限內以「署長」滿意的方式完成通知書的指示，「署長」可即時執行及進行任何必要工程。「承批人」必須在接獲通知時向「政府」償還有關的費用，以及任何行政及專業費用與收費。』

10. 「第二份批地條款修訂書」第二附錄第(7)條訂明：

『(a) 「承批人」應在本文所訂的整個批租期內遵照本文的契諾及條件進行建造或重建工程(本詞指下文(b)款所述的重建工程)：

(i) 依照經核准的設計、規劃及配置和任何核准建築圖則(不得作任何更改或修改)維修所有建築物；

(ii) 維修現已或此後將會按照本文契諾及條件或日後任何合約修訂條文建造的所有建築物，使其修繕妥當及狀況良好，並在批租期屆滿或提前終止時以同等的修繕狀況交還此等建築物。

(b) 如在本文所訂批租期內任何時間拆卸批租處所或其任何部分的現有建築物，「承批人」必須另建良好穩固的一座或多座同類型建築物而樓面總面積不小於現有建築物或有關類型及價值經「署長」批核的建築物作替代。倘如上所述拆卸建築物，「承批人」應在拆卸前一(1)個曆月內向「署長」申請同意進行建造工程重建批租處所。「承批人」接獲同意書後，必須在三(3)個曆月內展開必要的重建工程，並在「署長」指定的期限內以「署長」滿意的方式完成重建。』

11. 「第二份批地條款修訂書」第二附錄第(8)條訂明：

『「承批人」應發展批租處所，即全面遵照本文的契諾及條件和在任何時間於香港特別行政區生效的所有建築、衛生及規劃條例、附例和規例，在該處建造一座或多座建築物。此等建築物於2020年3月31日或之前建成並適宜佔用居住。』

12. 「第二份批地條款修訂書」第二附錄第(12)條訂明：

『(a) 「承批人」應自費向「署長」提交園景總綱圖，列明擬遵照本條(b)款規定在批租處所提供各園景工程的位置、配置及布局，以供「署長」批核。批租處所或其任何部分的地盤平整工程必須待至園景總綱圖由「署長」書面批核和遵照2008年8月8日所訂《批地條款修訂書》取得同意(如需要者)並於土地註冊處註冊為管轄批租處所的《註冊摘要》第08081300950053號，方可動工。

(b) (i) 園景總綱圖比例應為1：500或更大，並須載明園景計劃書的資料，包括現有樹木普查及處理方案、地盤平面圖及平整面標高、房屋發展概念模式、園景建築工程區和花卉樹木種植工程區圖解布局及「署長」指定的其他資料。

(ii) 批租處所最少須有20%面積種植樹木、灌叢或其他植物。

(iii) 本條(b)(ii)款所載的20%面積中，最少50%(以下簡稱「綠化區域」)須設於「署長」全權酌情指定的位置或樓層，以確保「綠化區域」在行人視線之內或可供進入批租處方的任何人士或人等通行。

(iv) 「署長」就「承批人」所建議園景工程是否佔本條(b)(ii)款所載批租處所20%面積所作的決定將作終論，並對「承批人」約束。

(v) 「署長」可全權酌情接納「承批人」建議取代種植樹木、灌叢或其他植物的非種植綠化特色。

(c) 「承批人」應按照經批核的園景總綱圖，自費以「署長」全面滿意的方式在批租處所進行園景工程，如非事前獲「署長」書面同意，不得作任何修改、更改、改動、改變或取代。

(d) 其後，「承批人」應自費保養和維修園景工程，以維持其安全、清潔、整齊、井然及健康，全面令「署長」滿意。

(e) 根據本條進行園景工程的一處或多處地方，一律指定並且納為本文第(19)(a)(v)條所載的「公用地方」。

(f) 如批租處所發展成為單一家庭住宅，本條(b)(iii)及(e)款的規定概不適用。「署長」就批租處所是否發展成為單一家庭住宅所作的決定將作終論並對「承批人」約束。』

13. 「第二份批地條款修訂書」第二附錄第(22)條訂明：

『(a) (i) 批租處所內應設置「署長」滿意的車位，以供停泊根據《道路交通條例》、其任何附屬規例及任何修訂法例持牌而屬於現已或將會建於批租處所一座或多座建築物內住宅單位的居民及彼等真正賓客、訪客或獲邀人士的車輛(以下簡稱「住宅車位」)，分配比率根據下表所列現已或將會建於批租處所各住宅單位的大小計算(除非「署長」同意有別於下表所列的其他分配比率或「住宅車位」數額)：

每個住宅單位的大小	擬提供住宅車位數額
40平方米以下	每10個住宅單位或不足此數一個車位
40平方米以上但70平方米以下	每6個住宅單位或不足此數一個車位
70平方米以上但100平方米以下	每2.4個住宅單位或不足此數一個車位
100平方米以上但160平方米以下	每1.2個住宅單位或不足此數一個車位
160平方米以上	每2個住宅單位或不足此數三個車位

(ii) 就本條(a)(i)款而言，擬提供的住宅車位總數為根據本條(a)(i)款列表中每個「住宅單位」的大小計算之「住宅車位」總數。就本文的契諾及條件而言，「每個住宅單位的大小」一詞按樓面總面積計算為以下(I)及(II)項之和：

(I) 每個由其住戶專用及專享的住宅單位之樓面總面積，即由該單位的圍牆或矮牆外開始量度，除非圍牆乃分隔兩個相連單位，則由圍牆中央點開始量度，並會涵蓋該單位的間隔牆及柱，但為免存疑，不包括並未計入本文第(10)條(c)款所指定樓面總面積的該單位內部所有樓面面積；及

(II) 每個住宅單位按比例計算的「住宅公用地方」(釋義以下文所訂為準)樓面總面積，即計算各住宅單位圍牆外供現已或將會建於批租處所一座或多座建築物的居民公用與共享的住宅公用地方整體樓面總面積，但為免存疑，不包括並未計入本文第(10)條(c)款所指定樓面總面積的所有樓面面積(此等住宅公用地方以下簡稱「住宅公用地方」)，按照以下程式攤分予每個住宅單位：

$$\text{「住宅公用地方」整體樓面總面積} \times \frac{\text{根據本條 (a)(ii)(I) 款計算的每個住宅單位樓面總面積}}{\text{根據本條 (a)(ii)(I) 款計算的所有住宅單位樓面總面積}}$$

(iii) 儘管有本條(a)(i)款之規定，有關在批租處所內提供擬作單一家庭住宅的獨立屋、半獨立屋或排屋，「住宅車位」將按每間屋兩個車位的比率提供，除非「署長」全權酌情決定本條(a)(i)及(a)(ii)款指定的計算方式適用於所有或任何屋，而每間屋將被視作上述(a)(i)及(a)(ii)款所指的住宅單位。「署長」就個別獨立屋、半獨立屋或排屋是否構成或擬用作單一家庭住宅所作的決定將作終論並對「承批人」約束。

(iv) 根據本條(a)(i)及(a)(iii)款提供的車位除作該條文所載的用途外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛招售等或提供洗車或汽車美容服務。

(b) 根據本條(a)款提供的每個車位均為2.5米闊及5.0米長，最低淨空高度為2.4米。』

14. 「第二份批地條款修訂書」第二附錄第(24)條訂明：

『(a) 儘管本文各條款均已圓滿遵守及履行令「署長」滿意，「住宅車位」：

(i) 不得轉讓，除非：

(I) 連同賦予專有權使用和佔用現已或將會建於批租處所一座或多座建築物的一個或多個住宅單位之不分割份數一併轉讓；或

(II) 承讓人現時已擁有具專有權使用及佔用現已或將會建於批租處所一座或多座建築物的一個或多個住宅單位之不分割份數；或

(ii) 分租(租予現已或將會建於批租處所一座或多座建築物內住宅單位的居民除外)。

於任何情況下，現已或將會建於批租處所一座或多座建築物內任何一個住宅單位的居民概不可承讓或承租總數多於三(3)個「住宅車位」。

(b) 儘管有本條(a)款之規定，「承批人」如事前獲「署長」書面同意，可以整體方式轉讓所有「住宅車位」，但只可轉讓予「承批人」全資擁有的附屬公司。

(c) 如以整體方式轉讓、分租、按揭或押記批租處所，本條(a)款之規定概不適用。』

15. 「第二份批地條款修訂書」第二附錄第(25)條訂明：

『「承批人」應向「署長」提交一份經「署長」批核的圖則或經「認可人士」(釋義以《建築物條例》、其任何附屬規例及任何修訂法例所訂為準)核證的圖則副本，註明將遵照本文第(22)條於批租處所提供所有車位的布局。提交上述圖則之前，概不可進行任何影響批租處所或其任何部分或現已或將會建於批租處所的任何建築物或建築物部分的交易(第(17)(c)條允許的租務協議、租約或租賃或出租合約和本文第(17)(d)條所訂的建築按揭或「署長」批准的其他交易除外)。上述核准圖則所示的車位除作第(22)條所訂用途外，不可作其他用途。「承批人」應依照上述核准圖則維修此等車位及其他地方，包括但不限於電梯、樓梯平台和車輛運轉及通道區，如非事前獲「署長」書面同意不可更改布局。除上述核准圖則註明的車位外，批租處所任何部分或建於該處的任何建築物或構築物均不可用於停泊車輛。』

16. 「第二份批地條款修訂書」第二附錄第(26)條訂明：

『(a) 「承批人」現確認，由於地形性質關係，批租處所不能受山泥傾瀉危害影響，包括巨礫從本文所夾附「圖則B」以綠色加黑點顯示的範圍(以下簡稱「綠色加黑點區域」)墜落。「承批人」須在2018年9月30日或之前或「署長」批准的其他延長期限內，自費以「署長」滿意的方式在批租處方內及「綠色加黑點區域」執行和完成有關危害的土力勘測工程(以下簡稱「勘測工程」)。如非事前獲「署長」書面同意，不得在「綠色加黑點區域」外的任何「政府」土地進行土力勘測。

(b) 「勘測工程」完成後，「承批人」應在「署長」通知時在「署長」指定的期限內自費以「署長」全面滿意的方式：

(i) 按「署長」全權酌情指定，在批租處所內進行及完成所有必要的緩解及穩定工程(以下簡稱「緩解及穩定工程」)，以保護現已或將會建於批租處所或其任何部分的任何一座或多座建築物及該處任何居民或佔用人及彼等各真正賓客、訪客或獲邀人士免受山泥傾瀉危害，包括由「綠色加黑點區域」墜落的巨礫；

(ii) 在包括「綠色加黑點區域」在內的「政府」土地(以下簡稱「外部區域」)進行及完成所有必要的緩解及穩定工程(此等緩解及穩定工程以下簡稱「外部工程」)。「承批人」應自費在土地註冊處註冊「署長」認可的批租處所記錄圖則，列明「外部區域」的位置及覆蓋面和「外部工程」的性質及範圍。

(c) 「承批人」應在本文所訂的整個年期內時刻獲授自費維修「緩解及穩定工程」及「外部工程」，以保持其修繕妥當及狀況良好，令「署長」滿意，從而確保「緩解及穩定工程」和「外部工程」持續運作良好。「政府」除可就「承批人」

違反本文訂明其維修「緩解及穩定工程」和「外部工程」的責任行使應有權利及補價權外，同時有權按其全權酌情視為恰當，向「承批人」發出書面通知要求其執行有關的維修工程。如「承批人」疏忽或未能於通知書列明的期限內履行通知的規定以令「署長」滿意，「署長」可即時執行及進行所需的維修工程，而「承批人」須在「署長」通知時向「政府」償付有關的費用及任何行政和專業費用與收費。

(d) 「勘測工程」、「緩解及穩定工程」和「外部工程」必須全面依從《建築物條例》、其任何附屬規例及任何修訂法例和任何其他相關政府法例的規定。

(e) 茲為進行「勘測工程」及執行、檢查和維修「緩解及穩定工程」及「外部工程」，「承批人」有權進出及往返「外部區域」，但仍須遵從「署長」全權酌情制訂的條款與條件。

(f) 如「勘測工程」、「緩解及穩定工程」或「外部工程」導致或引起任何「政府」土地(包括「外部區域」)或批租處所外的任何土地受損，「承批人」須自費以「署長」全面滿意的方式修復。

(g) 倘因現正或經已遵照本條規定執行任何工程，又或因「承批人」的任何紕漏、疏忽或失責行為，又或因執行任何工程或任何山泥傾瀉危害(包括巨礫由「外部區域」墜落)，以致招致或引起任何訴訟、法律程序、責任、索償、費用及索求，包括但不限於任何財產損害或損失、人命損失及人身損傷，「承批人」將向「政府」賠償並確保其免責。』

17. 「第二份批地條款修訂書」第二附錄第(27)條訂明：

『如該地段或其任何部分發展或重建時批租處所已安裝預應力地錨，「承批人」應自費在預應力地錨的整個使用周期內定期維修及監察，以令「署長」滿意，並且在「署長」不時全權酌情要求時提交上述監察工程的報告和資料。如「承批人」疏忽或不執行規定的監察工程，「署長」可即時執行和進行監察工程，「承批人」必須在接獲通知時向「政府」償還有關的費用。』

18. 「第二份批地條款修訂書」第二附錄第(31)條訂明：

『(a) 「承批人」應按「署長」視為需要，自費以「署長」滿意的方式在該地段邊界範圍內或「政府」土地上建造和維修排水渠及渠道，以截流及輸送所有落下或流進該地段的暴雨水或雨水至最鄰近的河溪、集水井、渠道或「政府」雨水渠。倘此等暴雨水或雨水造成任何損害或滋擾以致引起任何訴訟、索償及索求，「承批人」必須承擔全責並向「政府」及其人員賠償並確保彼等免責。

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

19. 「第二份批地條款修訂書」第二附錄第(36)條訂明：

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

備註：欲悉詳情請參考「批地文件」。「批地文件」全文已備存於售樓處，歡迎在營業時間免費索取閱覽，並可支付必要的影印費影印副本。

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

Not Applicable

不適用

WARNING TO PURCHASERS
對買方的警告

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

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

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

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

c) 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.

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

   (i) 該律師事務所可能不能夠保障買方的利益；及

   (ii) 買方可能要聘用一間獨立的律師事務所。

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

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

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

House 1 Cross-section Plan
1號洋房橫截面圖

1. The part of Tai Tam Road adjacent to the building is 32.38 metres above the Hong Kong Principal Datum.

2. The part of driveway adjacent to the building is 48.55 metres above the Hong Kong Principal Datum.

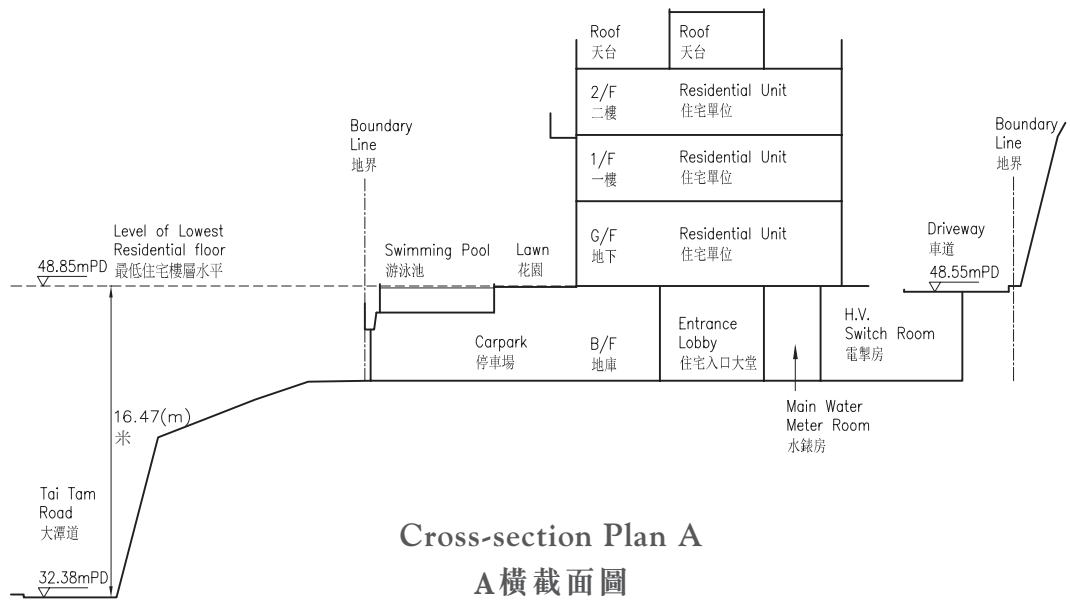
3. The level of lowest residential floor of the Development is 48.85 metres above the Hong Kong Principal Datum.

1. 毗連建築物的一段大潭道為香港主水平基準以上32.38米。

2. 毗連建築物的一段車路為香港主水平基準以上48.55米。

3. 發展項目之最低住宅層水平為香港主水平基準以上48.85米。

HOUSE 1
一號洋房



Cross-section Plan A
A橫截面圖

House 2 Cross-section Plan
2號洋房橫截面圖

1. The part of Tai Tam Road adjacent to the building is 32.38 metres above the Hong Kong Principal Datum.

2. The part of driveway adjacent to the building is 48.55 metres above the Hong Kong Principal Datum.

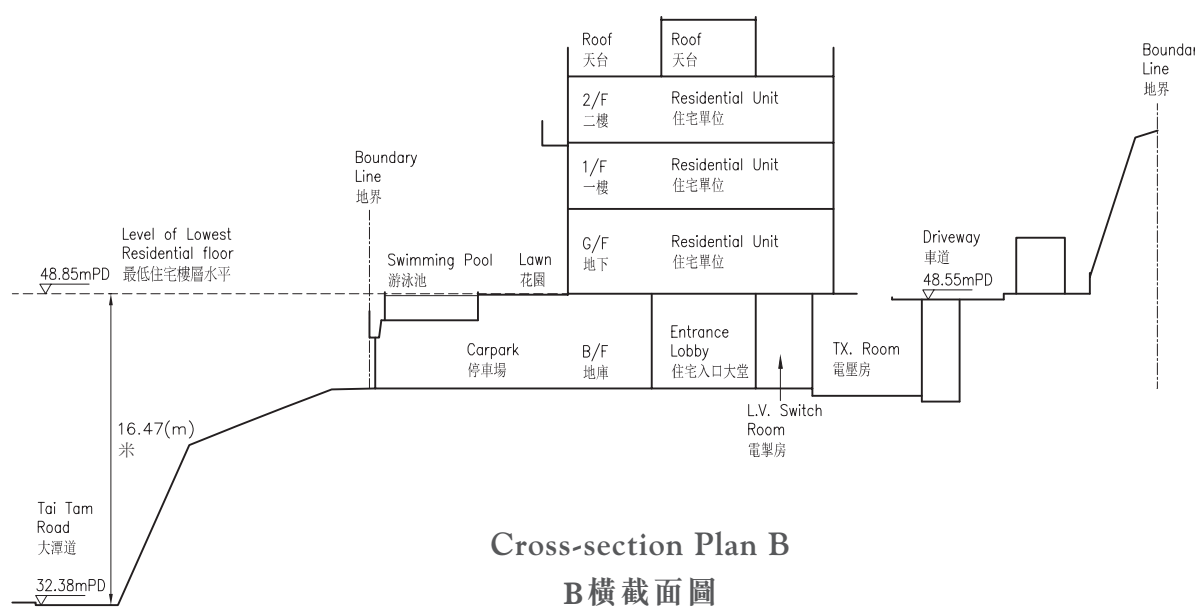
3. The level of lowest residential floor of the Development is 48.85 metres above the Hong Kong Principal Datum.

1. 毗連建築物的一段大潭道為香港主水平基準以上32.38米。

2. 毗連建築物的一段車路為香港主水平基準以上48.55米。

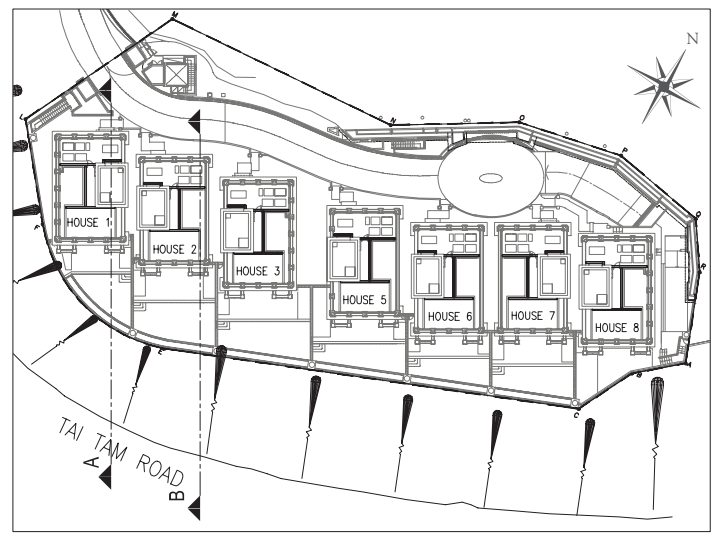
3. 發展項目之最低住宅層水平為香港主水平基準以上48.85米。

HOUSE 2
二號洋房



Cross-section Plan B
B橫截面圖

House 1 and 2 Key Plan
1號及2號洋房索引圖



--- Dotted line denotes the lowest residential floor.
虛線為最低住宅樓層水平。

Notes:

1. ▽ denotes height (in metres) above the Hong Kong Principal Datum.
2. The Vendor advises purchasers to conduct on-site visit for a better understanding of the development, its surrounding environment and the public facilities nearby.

附註：

1. ▽ 為香港主水平基準以上高度(米)。
2. 賣方建議買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳的了解。

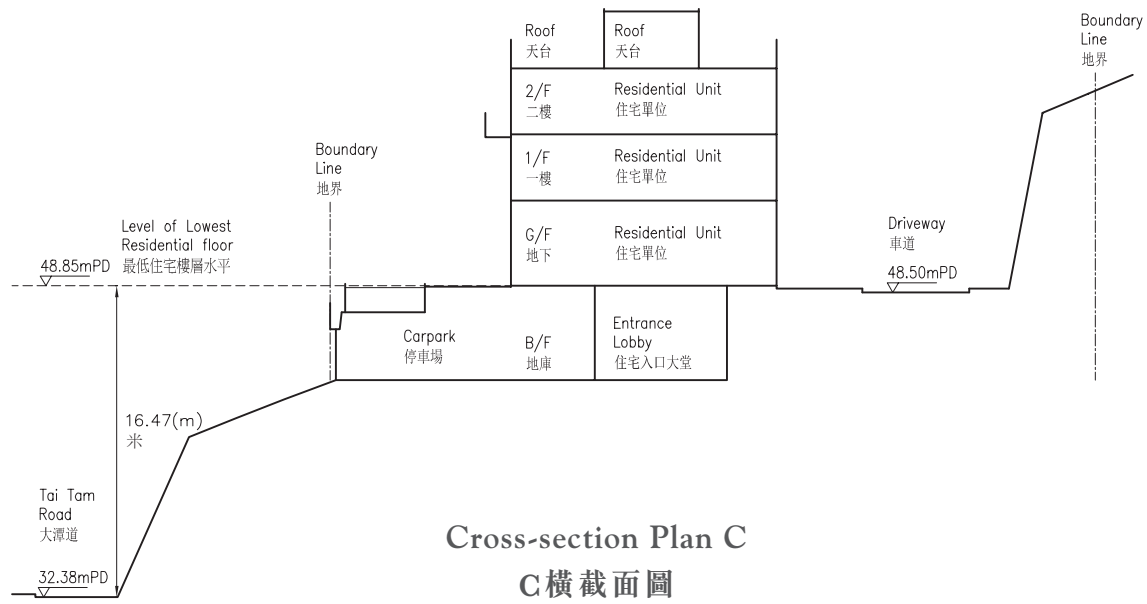
CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT
發展項目中的建築物的橫截面圖

House 3 Cross-section Plan
3號洋房橫截面圖

1. The part of Tai Tam Road adjacent to the building is 32.38 metres above the Hong Kong Principal Datum.
2. The part of driveway adjacent to the building is 48.50 metres above the Hong Kong Principal Datum.
3. The level of lowest residential floor of the Development is 48.85 metres above the Hong Kong Principal Datum.

1. 毗連建築物的一段大潭道為香港主水平基準以上32.38米。
2. 毗連建築物的一段車路為香港主水平基準以上48.50米。
3. 發展項目之最低住宅層水平為香港主水平基準以上48.85米。

HOUSE 3
三號洋房



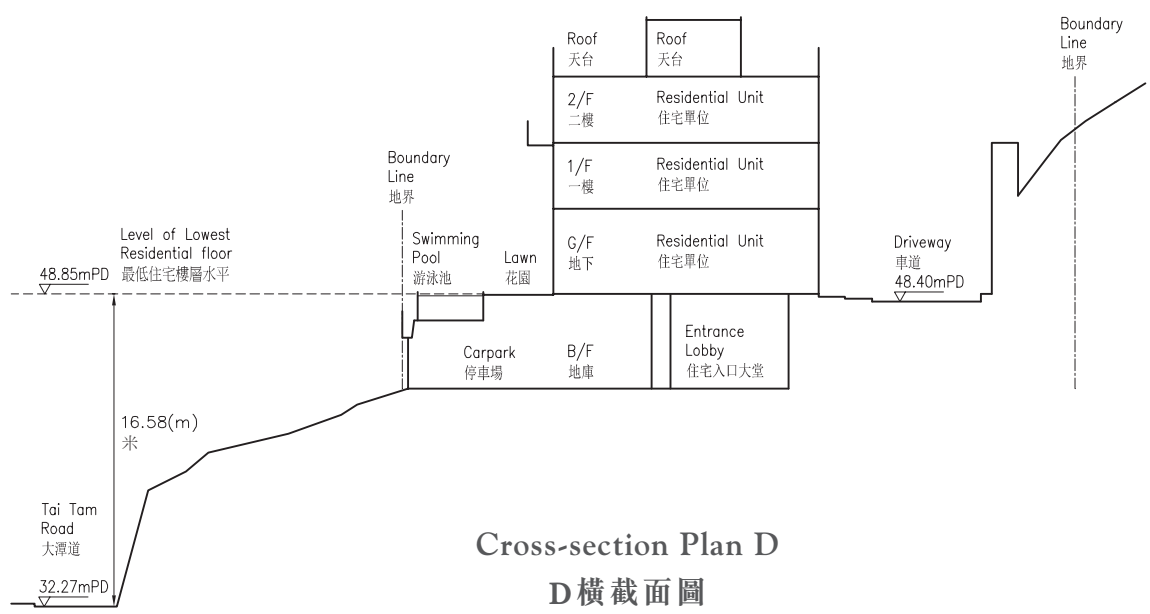
Cross-section Plan C
C橫截面圖

House 5 Cross-section Plan
5號洋房橫截面圖

1. The part of Tai Tam Road adjacent to the building is 32.27 metres above the Hong Kong Principal Datum.
2. The part of driveway adjacent to the building is 48.40 metres above the Hong Kong Principal Datum.
3. The level of lowest residential floor of the Development is 48.85 metres above the Hong Kong Principal Datum.

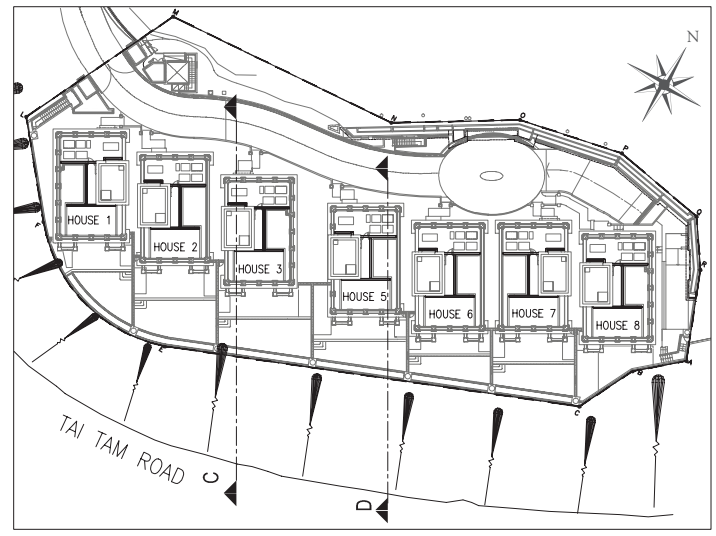
1. 毗連建築物的一段大潭道為香港主水平基準以上32.27米。
2. 毗連建築物的一段車路為香港主水平基準以上48.40米。
3. 發展項目之最低住宅層水平為香港主水平基準以上48.85米。

HOUSE 5
五號洋房



Cross-section Plan D
D橫截面圖

House 3 and 5 Key Plan
3號及5號洋房索引圖



--- Dotted line denotes the lowest residential floor.
虛線為最低住宅樓層水平。

Notes:

1. ▽ denotes height (in metres) above the Hong Kong Principal Datum.
2. The Vendor advises purchasers to conduct on-site visit for a better understanding of the development, its surrounding environment and the public facilities nearby.

附註：

1. ▽ 為香港主水平基準以上高度(米)。
2. 賣方建議買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳的了解。

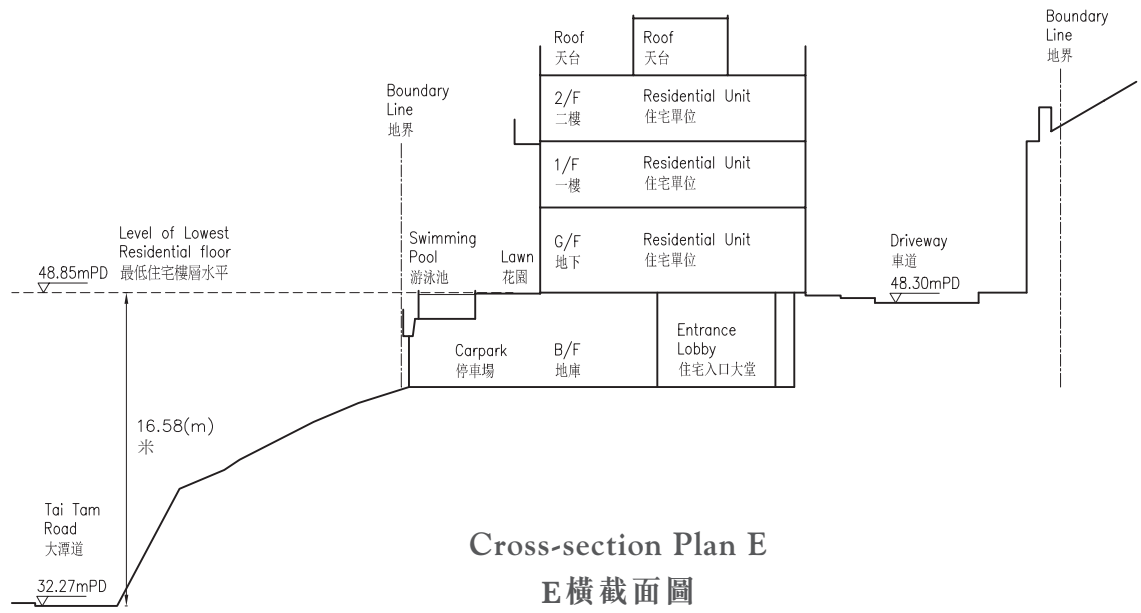
CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT
發展項目中的建築物的橫截面圖

House 6 Cross-section Plan
6號洋房橫截面圖

1. The part of Tai Tam Road adjacent to the building is 32.27 metres above the Hong Kong Principal Datum.
2. The part of driveway adjacent to the building is 48.30 metres above the Hong Kong Principal Datum.
3. The level of lowest residential floor of the Development is 48.85 metres above the Hong Kong Principal Datum.

1. 毗連建築物的一段大潭道為香港主水平基準以上32.27米。
2. 毗連建築物的一段車路為香港主水平基準以上48.30米。
3. 發展項目之最低住宅層水平為香港主水平基準以上48.85米。

HOUSE 6
六號洋房



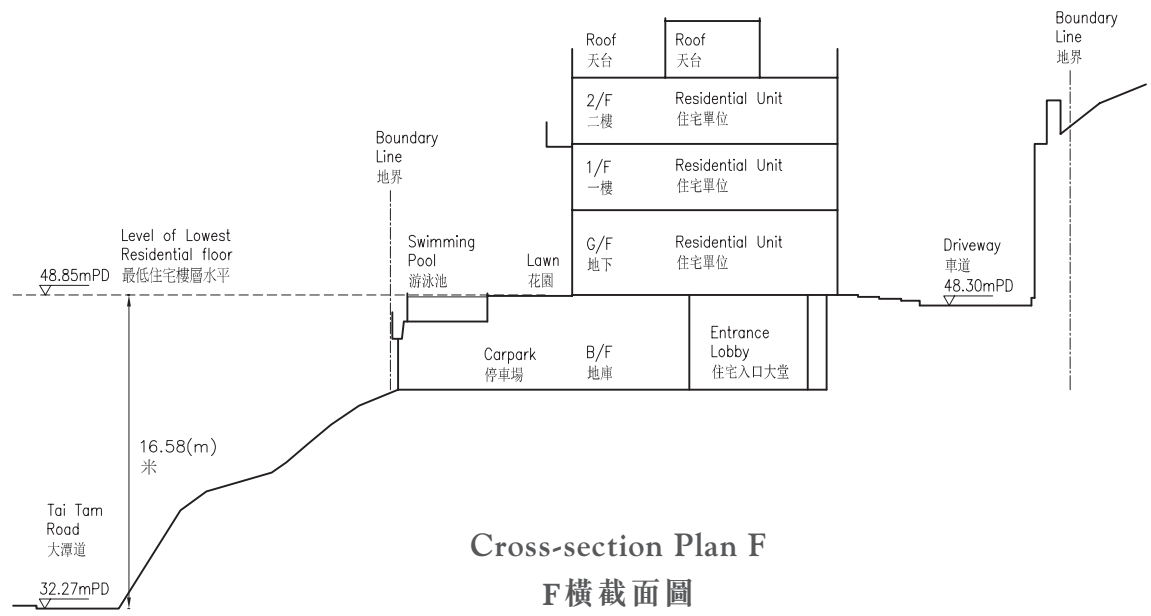
Cross-section Plan E
E橫截面圖

House 7 Cross-section Plan
7號洋房橫截面圖

1. The part of Tai Tam Road adjacent to the building is 32.27 metres above the Hong Kong Principal Datum.
2. The part of driveway adjacent to the building is 48.30 metres above the Hong Kong Principal Datum.
3. The level of lowest residential floor of the Development is 48.85 metres above the Hong Kong Principal Datum.

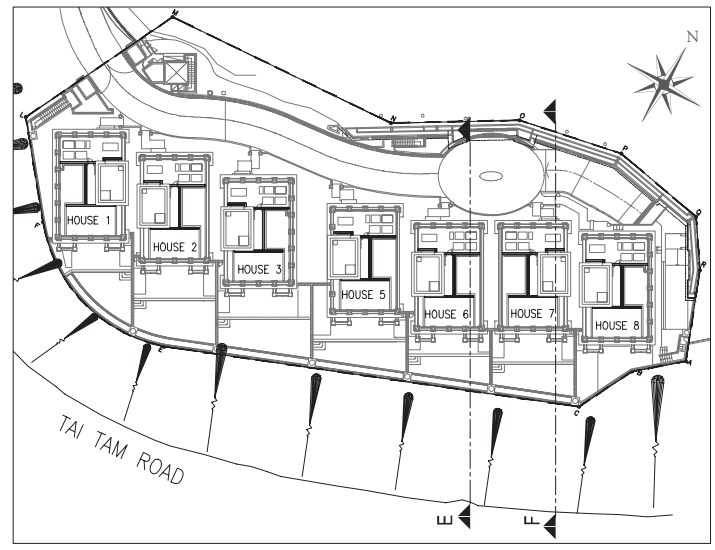
1. 毗連建築物的一段大潭道為香港主水平基準以上32.27米。
2. 毗連建築物的一段車路為香港主水平基準以上48.30米。
3. 發展項目之最低住宅層水平為香港主水平基準以上48.85米。

HOUSE 7
七號洋房



Cross-section Plan F
F橫截面圖

House 6 and 7 Key Plan
6號及7號洋房索引圖



--- Dotted line denotes the lowest residential floor.
虛線為最低住宅樓層水平。

Notes:

1. ▽ denotes height (in metres) above the Hong Kong Principal Datum.
2. The Vendor advises purchasers to conduct on-site visit for a better understanding of the development, its surrounding environment and the public facilities nearby.

附註：

1. ▽ 為香港主水平基準以上高度(米)。
2. 賣方建議買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳的了解。

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

House 8 Cross-section Plan
8號洋房橫截面圖

1. The part of Tai Tam Road adjacent to the building is 32.27 metres above the Hong Kong Principal Datum.

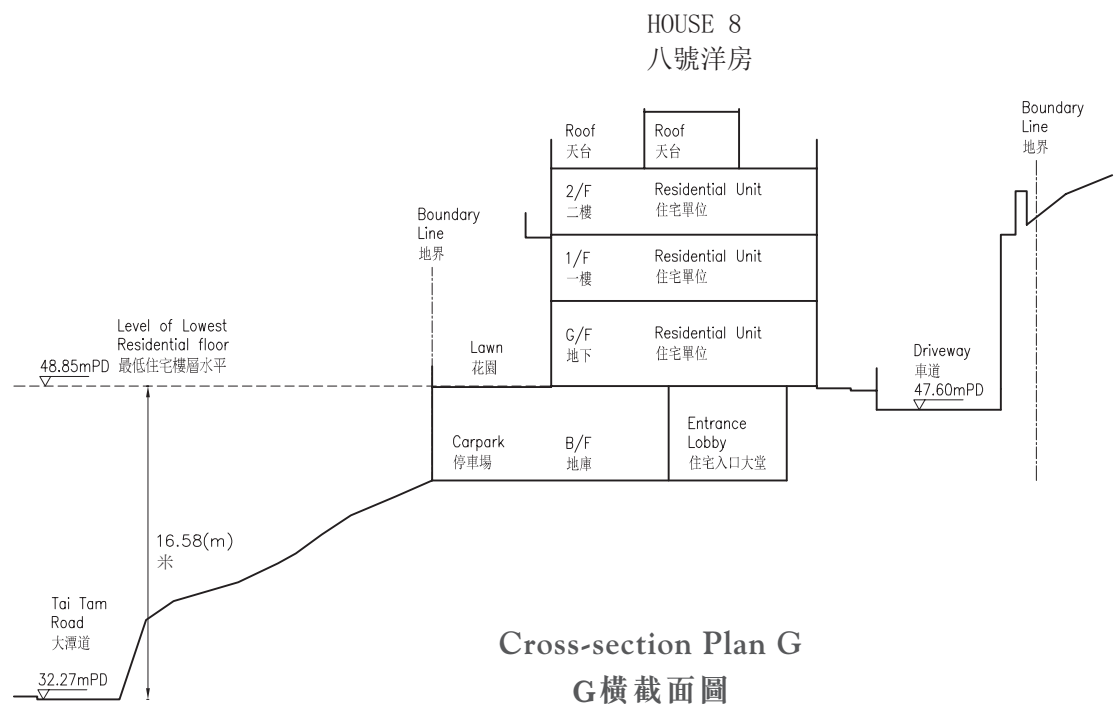
2. The part of driveway adjacent to the building is 47.60 metres above the Hong Kong Principal Datum.

3. The level of lowest residential floor of the Development is 48.85 metres above the Hong Kong Principal Datum.

1. 毗連建築物的一段大潭道為香港主水平基準以上32.27米。

2. 毗連建築物的一段車路為香港主水平基準以上47.60米。

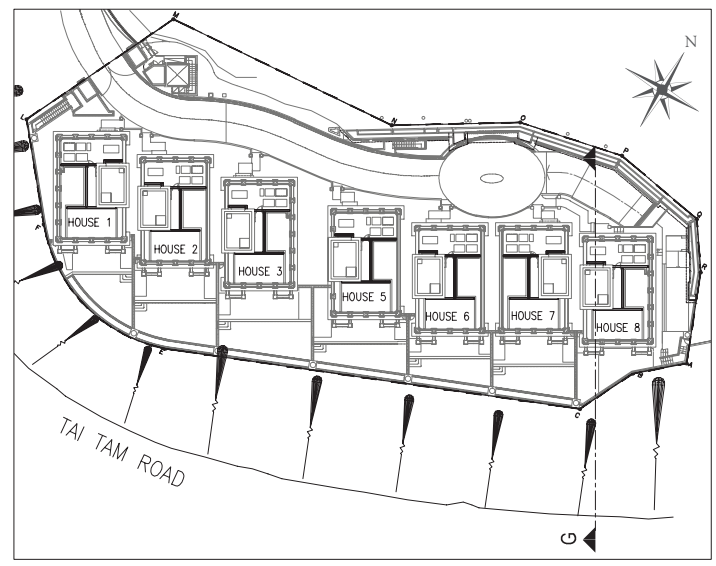
3. 發展項目之最低住宅層水平為香港主水平基準以上48.85米。



Cross-section Plan G
G橫截面圖

--- Dotted line denotes the lowest residential floor.
虛線為最低住宅樓層水平。

House 8 Key Plan
8號洋房索引圖



Notes:

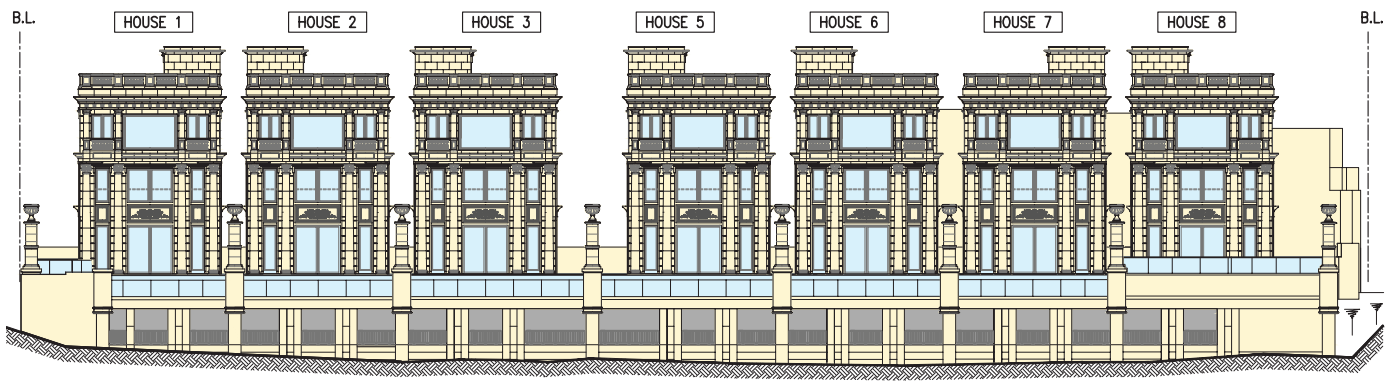
1. ▽ denotes height (in metres) above the Hong Kong Principal Datum.
2. The Vendor advises purchasers to conduct on-site visit for a better understanding of the development, its surrounding environment and the public facilities nearby.

附註：

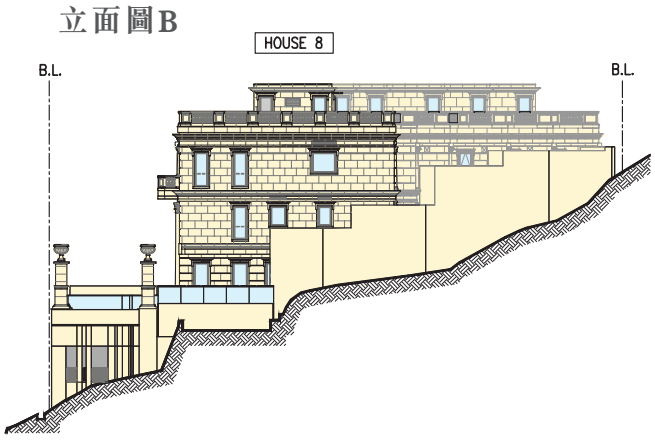
1. ▽ 為香港主水平基準以上高度(米)。
2. 賣方建議買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳的了解。

ELEVATION PLAN
立面圖

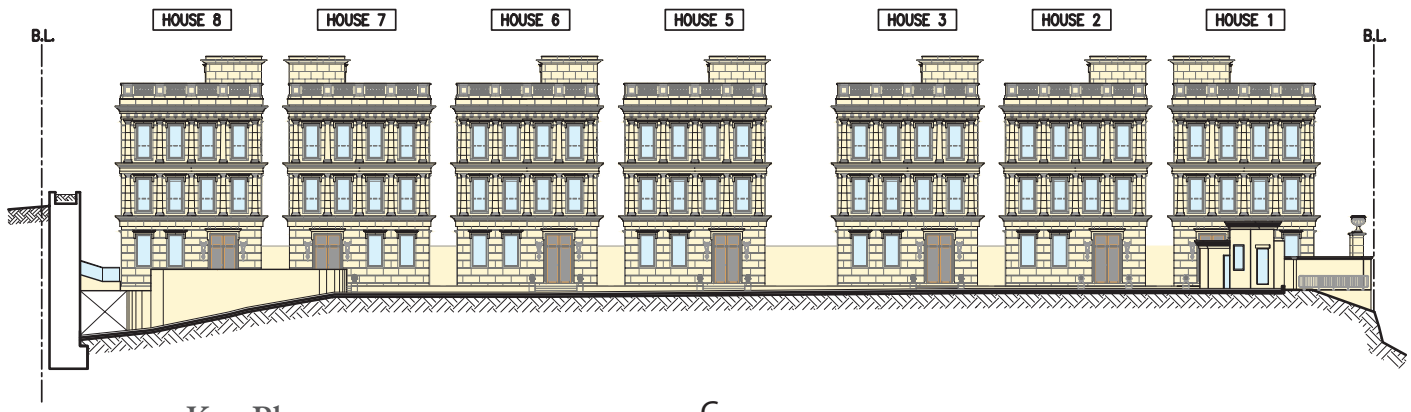
Elevation A
立面圖A



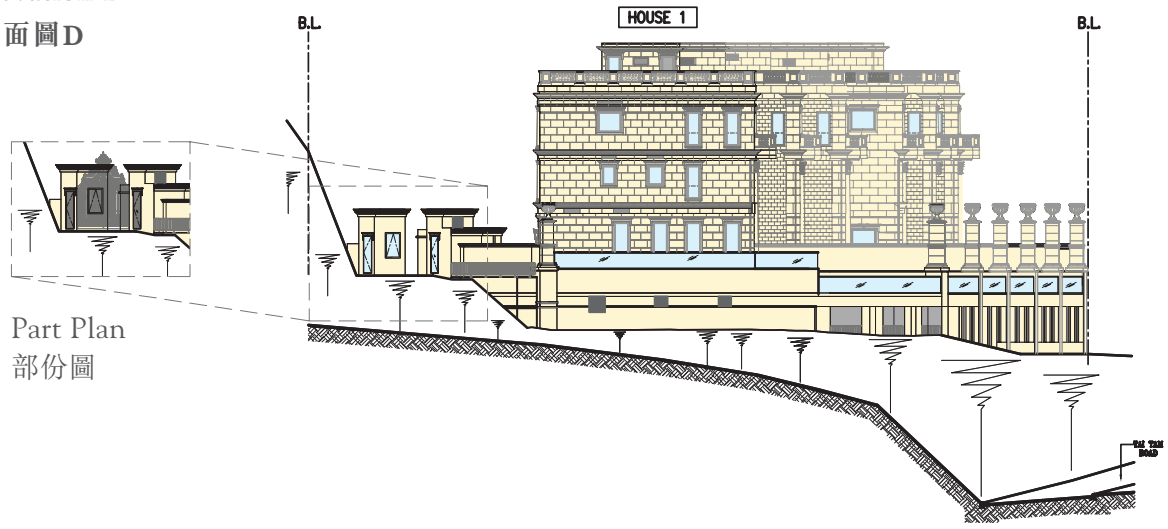
Elevation B
立面圖B



Elevation C
立面圖C

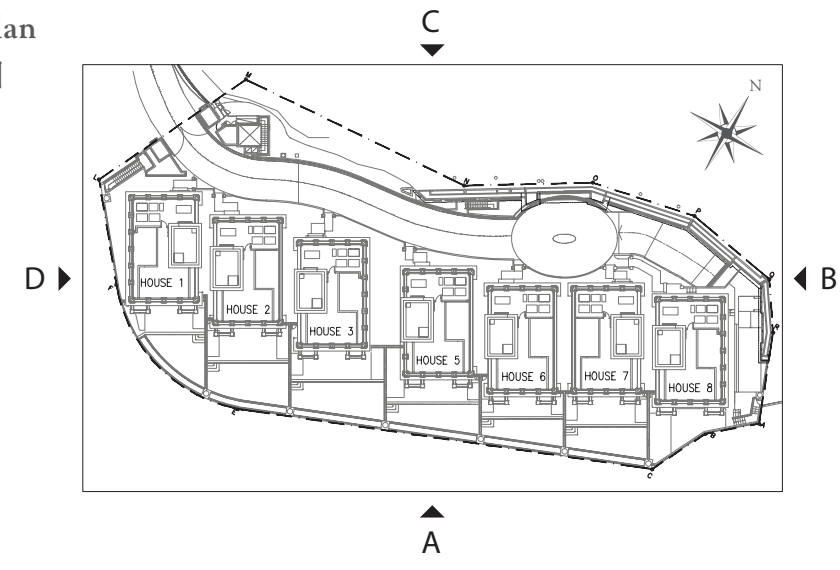


Elevation D
立面圖D



Part Plan
部份圖

Key Plan
索引圖



Authorized person for the Development has certified that :-

(a) the elevations shown on the elevation plans are prepared on the basis of the approved building plans for the Development as of 30th June 2018;

(b) the elevations shown on the part plan are prepared on the basis of the approved alterations and additions plans for the Development as of 9th February 2018;

(c) the elevations shown on the elevation plans and the part plan are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明：

(a) 以上立面圖所顯示的立面以2017年6月30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) 以上部份圖所顯示的立面以2018年2月9日的情況為準的發展項目的經批准的加建及改動圖則為基礎擬備；及

(c) 以上立面圖及部份圖所顯示的立面大致上與該項目的外觀一致。

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

Common Facilities 公用設施	Covered 有蓋		Uncovered 無蓋		Total Area 總面積	
	Area (sq.m.) 面積(平方米)	Area (sq.ft.) 面積(平方呎)	Area (sq.m.) 面積(平方米)	Area (sq.ft.) 面積(平方呎)	Area (sq.m.) 面積(平方米)	Area (sq.ft.) 面積(平方呎)
Residents' clubhouse (including any recreational facilities for residents' use) 住客會所(包括供住客使用的任何康樂設施)	-	-	-	-	-	-
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方(不論是稱為公用空中花園或其他名稱)	-	-	-	-	-	-
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方(不論是稱為有蓋及園景的遊樂場或有其他名稱)	-	-	-	-	-	-

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

1. The address of the website on which a copy of each of the Outline Zoning Plans relating to the Development is available is 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 properties as at the date on which the specified residential properties are offered to be sold is available for inspection at the place at which the specified residential properties are offered to be sold.

   (b) The inspection is free of charge.

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

2. (a) 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的文本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

Item	Description
(a) External Wall	External walls of House - Finished with natural stone.
(b) Window	- Window frames are made of aluminium with fluorocarbon coating fitted with insulated tempered clear glass. - Window frames for circular windows at staircase of House 5 are made of galvanised mild steel with fluorocarbon coating fitted with insulated tempered clear glass.
(c) Bay Window	Not applicable
(d) Planter	Not applicable
(e) Verandah or Balcony	- Balcony is uncovered and finished with stone balustrades. Floor and wall are finished with natural stone. - There is no verandah for all houses.
(f) Drying Facilities for Clothing	Not applicable

1. 外部裝修物料

細項	描述
(a) 外牆	洋房外牆 - 鋪用天然石完成
(b) 窗	- 窗框由鋁製成，配有氟化碳塗層及隔音強化清玻璃 - 5號洋房的樓梯的圓形窗戶的窗框由鍍鋅軟鋼製成，氟化碳塗層及隔音強化清玻璃
(c) 窗台	不適用
(d) 花槽	不適用
(e) 陽台或露台	- 露台沒有上蓋並裝設石欄杆。地板及牆壁鋪天然石 - 所有洋房沒有陽台
(f) 乾衣設施	不適用

2. Interior finishes

House 1	
Item	Description
(a) Lobby	- Natural stone to exposed surfaces for flooring and painted timber skirting. - Suspended gypsum board ceiling finished with emulsion paint. - Emulsion paint and metal trim to exposed surfaces for wall.
(b) Internal Wall and Ceiling	Internal Wall - Internal walls of Living Room and Dining Room are finished with gypsum board and timber wall panel, mirror panel, metal trim and emulsion paint. - Internal walls of Bedroom 1 is finished with emulsion paint. - Internal walls of Bedroom 2 is finished with fabric panel, painted timber trim & emulsion paint. - Internal walls of Bedroom 3, 4 and Master Bedroom are finished with fabric panel, painted timber trim, metal trim & emulsion paint. Internal Ceiling - Internal ceilings of Living Room and Dining Room are suspended gypsum board with emulsion paint. - Internal ceilings of Bedrooms are suspended gypsum board finished with emulsion paint.
(c) Internal Floor	Living Room and Dining Room - Natural stone to exposed surfaces for flooring and painted timber skirting. Bedrooms 1, 2, 3 and 4 - Timber to exposed surfaces for flooring and painted timber skirting. Master Bedroom - Fabric carpet to exposed surfaces for flooring. - Painted timber to exposed for skirting.

2. 室內裝修物料

1號洋房	
細項	描述
(a) 大堂	- 地板外露部分鋪天然石材及漆面木牆腳線 - 石膏板假天花髹乳膠漆 - 牆身外露部分髹乳膠漆及金屬線框
(b) 內牆及天花板	內牆 - 客廳及飯廳牆身鋪石膏板及木牆板，鏡，金屬線框及髹乳膠漆 - 睡房1牆身髹乳膠漆 - 睡房2牆身鋪捫布板，漆面木框及髹乳膠漆 - 睡房3，4及主人睡房牆身鋪捫布板，漆面木框，金屬線框及髹乳膠漆 天花板 - 客廳及飯廳石膏板假天花髹乳膠漆 - 睡房石膏板假天花髹乳膠漆
(c) 內部地板	客廳和飯廳 - 地板外露部分鋪天然石材及漆面木牆腳線 睡房1，2，3及4 - 地板外露部分鋪木材及漆面木牆腳線 主人睡房 - 地板外露部分鋪纖維地毯 - 牆腳線外露部分鋪漆面木材

2. Interior finishes

House 1

Item	Description
(d) Bathroom	- Natural stone to exposed surfaces for flooring. Powder Room, Bathrooms 1, 2, 3, 5 and Master Bathroom - Natural stone, mirror and metal trim to exposed surfaces for wall. - Wall finishes run up to false ceiling level. No finishes to be provided above false ceiling level. - Suspended gypsum board and timber ceiling finished with emulsion paint. Bathroom 4 - Natural stone to exposed surfaces for wall. - Wall finishes run up to false ceiling level. No finishes to be provided above false ceiling level. - Suspended gypsum board ceiling finished with emulsion paint.
(e) Kitchen	- Natural stone to exposed surfaces for flooring. - Natural stone to exposed surfaces for wall. - Wall finishes run up to false ceiling level. No finishes to be provided above false ceiling level. - Suspended gypsum board and timber ceiling finished with emulsion paint. - Cooking bench is finished with natural stone.

2. 室內裝修物料

1號洋房

細項	描述
(d) 浴室	- 地板外露部分鋪天然石材 化妝室，浴室1，2，3，5及主人浴室 - 牆身外露部分鋪天然石材，鏡及金屬線框 - 牆身飾面鋪至假天花，假天花以上沒有提供 - 石膏板及木假天花髹乳膠漆 浴室4 - 牆身外露部分鋪天然石材 - 牆身飾面鋪至假天花，假天花以上沒有提供 - 石膏板假天花髹乳膠漆
(e) 廚房	- 地板外露部分鋪天然石材 - 牆身外露部分鋪天然石材 - 牆身飾面鋪至假天花，假天花以上沒有提供 - 石膏板及木假天花髹乳膠漆 - 灶台採用天然石材

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2. Interior finishes

House 2

Item	Description
(a) Lobby	- Natural stone to exposed surfaces for flooring and painted timber skirting. - Suspended gypsum board ceiling finish with emulsion painting. - Emulsion painting, venetian plaster and timber panel to exposed surfaces for wall.
(b) Internal Wall and Ceiling	Internal Wall - Internal wall of Living Room and Dining Room are finished emulsion paint, venetian plaster and mirror panel wall. - Internal wall of Bedroom 1 is finished with painted timber wall panel and timber wall panel. - Internal wall of Bedroom 2 is finished with fabric panel, painted timber wall panel, metal trim and emulsion paint. - Internal wall of Bedroom 3 is finished with fabric panel and emulsion paint. - Internal wall of Bedroom 4 is finished with timber wall panel. - Internal wall of Master Bedroom is finished with fabric panel, mirror panel and metal trim. Internal Ceiling - Internal ceilings of Living Room, Bedroom 2, 3, 4 and Master Bedroom are suspended gypsum board finished with emulsion paint. - Internal ceiling of Dining Room is suspended gypsum board finished with silver colour paint and metal grilles. - Internal ceiling of Bedroom 1 is timber ceiling and suspended gypsum board finished with emulsion paint.
(c) Internal Floor	Living Room and Dining Room - Natural stone to exposed surfaces for flooring & painted timber skirting. Bedrooms 1, 2, 3, 4 & Master Bedroom - Timber to exposed surfaces for flooring. Bedroom 1 - Timber and painted timber to exposed surfaces for skirting. Bedroom 2, 3 to Master Bedroom - Painted timber to exposed for skirting. Bedroom 4 - Timber to exposed surface for skirting.

2. 室內裝修物料

2號洋房

細項	描述
(a) 大堂	- 地板外露部分鋪天然石材及漆面木牆腳線 - 石膏板假天花髹乳膠漆 - 牆身外露部分髹乳膠漆，威尼斯塗料及木牆板
(b) 內牆及天花板	內牆 - 客廳及飯廳的牆身髹乳膠漆，威尼斯塗料及鏡 - 睡房1牆身鋪漆面木牆板及木牆板 - 睡房2牆身鋪捫布板，漆面木牆板，金屬線框及髹乳膠漆 - 睡房3牆身鋪捫布板及髹乳膠漆 - 睡房4牆身鋪木牆板 - 主人睡房牆身鋪捫布板，鏡及金屬線框 天花板 - 客廳及睡房2, 3, 4及主人睡房石膏板假天花髹乳膠漆 - 飯廳銀色漆面石膏板假天花及金屬線條 - 睡房1鋪木材天花及石膏板假天花髹乳膠漆
(c) 內部地板	客廳和飯廳 - 地板外露部分鋪天然石材及漆面木牆腳線 睡房1, 2, 3, 4及主人睡房 - 地板外露部分鋪木材 睡房1 - 牆腳線外露部分鋪木材及漆面木材 睡房2, 3及主人睡房 - 牆腳線外露部分鋪漆面木材 睡房4 - 牆腳線外露部分鋪木材

2. Interior finishes	
House 2	
Item	Description
(d) Bathroom	Powder Room, Bathroom 1, Bathroom 2, Bathroom 3, Bathroom 5 & Master Bathroom - Natural stone to exposed surfaces for flooring. - Natural stone and mirror panel to exposed surfaces for wall. - Wall finishes run up to false ceiling level. No finishes to be provided above false ceiling level. - Suspended gypsum board ceiling finished with emulsion paint. Bathroom 4 - Natural stone to exposed surfaces for flooring. - Natural stone to exposed surfaces for wall. - Wall finishes run up to false ceiling level. No finishes to be provided above false ceiling level. - Suspended gypsum board ceiling finished with emulsion paint.
(e) Kitchen	- Natural stone to exposed surfaces for flooring. - Natural stone to exposed surfaces for wall. - Wall finishes run up to false ceiling level. No finishes to be provided above false ceiling level. - Suspended gypsum board ceiling finished with emulsion paint. - Cooking bench is finished with natural stone.

2. 室內裝修物料	
2號洋房	
細項	描述
(d) 浴室	化妝室，浴室1，浴室2，浴室3，浴室5及主人浴室 - 地板外露部分鋪天然石材 - 牆身外露部分鋪天然石材及鏡 - 牆身飾面鋪至假天花，假天花以上沒有提供 - 石膏板假天花髹乳膠漆 浴室4 - 地板外露部分鋪天然石材 - 牆身外露部分鋪天然石材 - 牆身飾面鋪至假天花，假天花以上沒有提供 - 石膏板假天花髹乳膠漆
(e) 廚房	- 地板外露部分鋪天然石材 - 牆身外露部分鋪天然石材 - 牆身飾面鋪至假天花，假天花以上沒有提供 - 石膏板假天花髹乳膠漆 - 灶台採用天然石材

2. Interior finishes

House 3

Item	Description
(a) Lobby	- Natural stone to exposed surfaces for flooring and skirting. - Suspended gypsum board ceiling finished with emulsion paint. - Painted cement board wall panels to exposed surfaces for wall.
(b) Internal Wall and Ceiling	Internal Wall - Internal walls of Living Room and Dining Room are finished with painted cement board wall panels. - Internal walls of Bedrooms are finished with painted timber wall panels. Internal Ceiling - Internal ceilings of Living Room, Dining Room and Bedrooms are suspended gypsum board finished with emulsion paint.
(c) Internal Floor	Living Room and Dining Room - Natural stone, timber and metal trim to exposed surfaces for flooring. - Natural stone to exposed surfaces for skirting. Bedrooms 1, 2 and 3 - Timber to exposed surfaces for flooring. - Painted timber to exposed surfaces for skirting. Bedroom 4 - Natural stone, timber and metal trim to exposed surfaces for flooring. - Natural stone to exposed surfaces for skirting. Master Bedroom - Natural stone, timber, metal trim and fabric carpet to exposed surfaces for flooring. - Natural stone and painted timber to exposed surfaces for skirting.

2. 室內裝修物料

3號洋房

細項	描述
(a) 大堂	- 地板外露部分及牆腳線鋪天然石材 - 石膏板假天花髹乳膠漆 - 牆身外露部分鋪漆面水泥板牆板
(b) 內牆及天花板	內牆 - 客廳及飯廳牆身均以漆面水泥板牆板完成 - 睡房牆身均以漆面木牆板完成 天花板 - 客廳，飯廳及睡房石膏板假天花髹乳膠漆
(c) 內部地板	客廳及飯廳 - 地板外露部分鋪天然石材，木材及金屬線框 - 牆腳線外露部分鋪天然石材 睡房1, 2及3 - 地板外露部分鋪木材 - 牆腳線外露部分鋪漆面木材 睡房4 - 地板外露部分鋪天然石材，木材及金屬線框 - 牆腳線外露部分鋪天然石材 主人睡房 - 地板外露部分鋪天然石材，木材，金屬線框及纖維地毯 - 牆腳線外露部分鋪天然石材及漆面木材

2. Interior finishes		2. 室內裝修物料	
House 3		3號洋房	
Item	Description	細項	描述
(d) Bathroom	- Natural stone to exposed surfaces for flooring. Powder Room - Natural stone and painted timber wall panels to exposed surfaces for wall. - Wall finishes run up to false ceiling level. No finishes to be provided above false ceiling level. - Suspended gypsum board ceiling finished with gold colour paint. - Nature stone to exposed surfaces for skirting. Bathrooms 1, 3, 5 and Master Bathroom - Natural stone and painted timber wall panels to exposed surfaces for wall. - Wall finishes run up to false ceiling level. No finishes to be provided above false ceiling level. - Suspended gypsum board ceiling finished with emulsion paint. - Natural stone to exposed surfaces for skirting. Bathroom 2 - Natural stone and emulsion paint to exposed surfaces for wall. - Wall finishes run up to false ceiling level. No finishes to be provided above false ceiling level. - Suspended gypsum board ceiling finished with emulsion paint. - Natural stone to exposed surfaces for skirting. Bathroom 4 - Natural stone to exposed surfaces for wall. - Wall finishes run up to false ceiling level. No finishes to be provided above false ceiling level. - Suspended gypsum board ceiling finished with emulsion paint.	(d) 浴室	- 地板外露部分鋪天然石 化妝室 - 牆身外露部分鋪天然石材及漆面木牆板 - 牆身飾面鋪至假天花，假天花以上沒有提供 - 金色漆面石膏板假天花 - 牆腳線外露部分鋪天然石材 浴室1, 3, 5及主人浴室 - 牆身外露部分鋪天然石材及漆面木牆板 - 牆身飾面鋪至假天花，假天花以上沒有提供 - 石膏板假天花髹乳膠漆 - 牆腳線外露部分鋪天然石材 浴室2 - 牆身外露部分鋪天然石材及髹乳膠漆 - 牆身飾面鋪至假天花，假天花以上沒有提供 - 石膏板假天花髹乳膠漆 - 牆腳線外露部分鋪天然石材 浴室4 - 牆身外露部分鋪天然石材 - 牆身飾面鋪至假天花，假天花以上沒有提供 - 石膏板假天花髹乳膠漆
(e) Kitchen	- Natural stone to exposed surfaces for flooring. - Natural stone and emulsion paint to exposed surfaces for wall. - Wall finishes run up to false ceiling level. No finishes to be provided above false ceiling level. - Suspended gypsum board ceiling finished with emulsion paint. - Cooking bench is finished with natural stone.	(e) 廚房	- 地板外露部分鋪天然石材 - 牆身外露部分鋪天然石材及髹乳膠漆 - 牆身飾面鋪至假天花，假天花以上沒有提供 - 石膏板假天花髹乳膠漆 - 灶台採用天然石材

2. Interior finishes

House 5

Item	Description
(a) Lobby	- Natural stone to exposed surfaces for flooring and painted timber skirting. - Suspended gypsum board ceiling finished with emulsion paint. - Painted cement board wall panels, natural stone, mirror and metal to exposed surfaces for wall.
(b) Internal Wall and Ceiling	Internal Wall - Internal walls of Living Room are finished with painted cement board wall panels, natural stone and mirror. - Internal walls of Dining Room are finished with painted cement board wall panels. - Internal walls of Bedrooms 1, 2, 3 and Master Bedroom are finished with painted timber wall panels and mirror. - Internal walls of Bedroom 4 are finished with painted timber wall panels. Internal Ceiling - Internal ceilings of Living Room, Dining Room and Bedrooms are suspended gypsum board finished with emulsion paint.
(c) Internal Floor	Living Room, Dining Room and Bedrooms - Timber to exposed surfaces for flooring and painted timber skirting.

2. 室內裝修物料

5號洋房

細項	描述
(a) 大堂	- 地板外露部分鋪天然石材及漆面木牆腳線 - 石膏板假天花髹乳膠漆 - 牆身外露部分鋪漆面水泥板牆板，天然石材，鏡及金屬
(b) 內牆及天花板	內牆 - 客廳牆身均以水泥板牆板，天然石材及鏡完成 - 飯廳牆身均以漆面水泥板牆板完成 - 睡房1, 2, 3及主人睡房牆身均以漆面木牆板及鏡完成 - 睡房4牆身均以漆面木牆板完成 天花板 - 客廳，飯廳及睡房石膏板假天花板髹乳膠漆
(c) 內部地板	客廳，飯廳及睡房 - 地板外露部分鋪木材及漆面木牆腳線

2. Interior finishes

House 5

Item	Description
(d) Bathroom	- Natural stone to exposed surfaces for flooring. Powder Room, Bathrooms 1, 2, 3 and Master Bathroom - Natural stone, mirror and metal trim to exposed surfaces for wall. - Wall finishes run up to false ceiling level. No finishes to be provided above false ceiling level. - Suspended gypsum board ceiling finished with emulsion paint. - Natural stone to exposed surfaces for skirting. Bathroom 4 - Natural stone to exposed surfaces for wall. - Wall finishes run up to false ceiling level. No finishes to be provided above false ceiling level. - Suspended gypsum board ceiling finished with emulsion paint. Bathroom 5 - Natural stone to exposed surfaces for wall. - Wall finishes run up to false ceiling level. No finishes to be provided above false ceiling level. - Suspended gypsum board ceiling finished with emulsion paint. - Natural stone to exposed surfaces for skirting.
(e) Kitchen	- Natural stone to exposed surfaces for flooring. - Natural stone to exposed surfaces for wall. - Wall finishes run up to false ceiling level. No finishes to be provided above false ceiling level. - Suspended gypsum board ceiling finished with emulsion paint and decorative timber bars. - Cooking bench is finished with natural stone.

2. 室內裝修物料

5號洋房

細項	描述
(d) 浴室	- 地板外露部分鋪天然石材 化妝室，浴室1，2，3及主人浴室 - 牆身外露部分鋪天然石材，鏡及金屬線框 - 牆身飾面鋪至假天花，假天花以上沒有提供 - 石膏板假天花髹乳膠漆 - 牆腳線外露部分鋪天然石材 浴室4 - 牆身外露部分鋪天然石材 - 牆身飾面鋪至假天花，假天花以上沒有提供 - 石膏板假天花髹乳膠漆 浴室5 - 牆身外露部分鋪天然石材 - 牆身飾面鋪至假天花，假天花以上沒有提供 - 石膏板假天花髹乳膠漆 - 牆腳線外露部分鋪天然石材
(e) 廚房	- 地板外露部分鋪天然石材 - 牆身外露部分鋪天然石材 - 牆身飾面鋪至假天花，假天花以上沒有提供 - 石膏板假天花髹乳膠漆及木條裝飾 - 灶台採用天然石材

2. Interior finishes

House 6

Item	Description
(a) Lobby	- Natural stone to exposed surfaces for flooring and skirting. - Suspended false ceiling finished with timber and emulsion paint. - Painted cement board wall panels to exposed surfaces for wall.
(b) Internal Wall and Ceiling	Internal Wall - Internal walls of Living Room and Dining Room are finished with painted cement board wall panels. - Internal walls of Bedrooms are finished with painted timber wall panels. Internal Ceiling - Internal ceilings of Living Room, Dining Room and Master Bedroom are suspended gypsum board finished with emulsion paint and timber with emulsion paint. - Internal ceilings of Bedrooms 1, 2, 3 and 4 are suspended gypsum board finished with emulsion paint.
(c) Internal Floor	Living Room and Dining Room - Natural stone, timber and metal trim to exposed surfaces for flooring. - Natural stone to exposed surfaces for skirting. Bedrooms 1, 2 and 3 - Timber to exposed surfaces for flooring. - Painted timber to exposed surfaces for skirting. Bedroom 4 - Natural stone, timber and metal trim to exposed surfaces for flooring. - Natural stone to exposed surfaces for skirting. Master Bedroom - Natural stone, timber, metal trim and fabric carpet to exposed surfaces for flooring. - Nature stone and painted timber to exposed surfaces for skirting.

2. 室內裝修物料

6號洋房

細項	描述
(a) 大堂	- 地板外露部分及牆腳線鋪天然石材 - 木假天花髹乳膠漆 - 牆身外露部分鋪漆面水泥板牆板
(b) 內牆及天花板	內牆 - 客廳及飯廳牆身均以漆面水泥板牆板完成 - 睡房牆身均以漆面木牆板完成 天花板 - 客廳，飯廳及主人睡房石膏板假天花髹乳膠漆及木假天花髹乳膠漆 - 睡房1, 2, 3及4石膏板假天花板髹乳膠漆
(c) 內部地板	客廳及飯廳 - 地板外露部分鋪天然石材，木材及金屬線框 - 牆腳線外露部分鋪天然石材 睡房1, 2及3 - 地板外露部分鋪木材 - 牆腳線外露部分鋪漆面木材 睡房4 - 地板外露部分鋪天然石材，木材及金屬線框 - 牆腳線外露部分鋪天然石材 主人睡房 - 地板外露部分鋪天然石材，木材，金屬線框及纖維地毯 - 牆腳線外露部分鋪天然石材及漆面木材

2. Interior finishes		2. 室內裝修物料	
House 6		6號洋房	
Item	Description	細項	描述
(d) Bathroom	- Natural stone to exposed surfaces for flooring. Powder Room - Natural stone and painted wall panels to exposed surfaces for wall. - Wall finishes run up to false ceiling level. No finishes to be provided above false ceiling level. - Suspended false ceiling finished with timber and emulsion paint. - Natural stone to exposed surfaces for skirting. Bathrooms 1, 3, 5 and Master Bathroom - Natural stone and painted timber wall panels to exposed surfaces for wall. - Wall finishes run up to false ceiling level. No finishes to be provided above false ceiling level. - Suspended gypsum board ceiling finished with emulsion paint. - Natural stone to exposed surfaces for skirting. Bathroom 2 - Natural stone and emulsion paint to exposed surfaces for wall. - Wall finishes run up to false ceiling level. No finishes to be provided above false ceiling level. - Suspended gypsum board ceiling finished with emulsion paint. - Natural stone to exposed surfaces for skirting. Bathroom 4 - Natural stone to exposed surfaces for wall. - Wall finishes run up to false ceiling level. No finishes to be provided above false ceiling level. - Suspended gypsum board ceiling finished with emulsion paint.	(d) 浴室	- 地板外露部分鋪天然石材 化妝室 - 牆身外露部分鋪天然石材及漆面木牆板 - 牆身飾面鋪至假天花，假天花以上沒有提供 - 木假天花髹乳膠漆 - 牆腳線外露部分鋪天然石材 浴室1, 3, 5及主人浴室 - 牆身外露部分鋪天然石材及漆面木牆板 - 牆身飾面鋪至假天花，假天花以上沒有提供 - 石膏板假天花髹乳膠漆 - 牆腳線外露部分鋪天然石材 浴室2 - 牆身外露部分鋪天然石材及髹乳膠漆 - 牆身飾面鋪至假天花，假天花以上沒有提供 - 石膏板假天花髹乳膠漆 - 牆腳線外露部分鋪天然石材 浴室4 - 牆身外露部分鋪天然石材 - 牆身飾面鋪至假天花，假天花以上沒有提供 - 石膏板假天花髹乳膠漆
(e) Kitchen	- Natural stone to exposed surfaces for flooring. - Natural stone and emulsion paint to exposed surfaces for wall. - Wall finishes run up to false ceiling level. No finishes to be provided above false ceiling level. - Suspended gypsum board ceiling finished with emulsion paint. - Cooking bench is finished with natural stone.	(e) 廚房	- 地板外露部分鋪天然石材 - 牆身外露部分鋪天然石材及髹乳膠漆 - 牆身飾面鋪至假天花，假天花以上沒有提供 - 石膏板假天花髹乳膠漆 - 灶台採用天然石材

2. Interior finishes

House 7

Item	Description
(a) Lobby	- Natural stone to exposed surfaces for flooring. - Suspended gypsum board ceiling finish with cornice moulding with emulsion painting. - Gypsum board and timber panel are finished with emulsion paint to exposed surfaces for wall.
(b) Internal Wall and Ceiling	Internal Wall - Internal walls of Living room and Dining Room are finished with gypsum board and timber wall panel, mirror panel, metal trim and emulsion paint. - Internal wall of Bedroom 1 is finished fabric panel & emulsion paint. - Internal wall of Bedroom 2 is finished fabric panel, painted timber trim, metal trim & emulsion paint. - Internal walls of Bedroom 3 and 4 are finished with timber panel, fabric panel, metal trim & emulsion paint. - Internal wall of Master Bedroom is finished with fabric panel, metal trim, marble moulding & emulsion paint. Internal Ceiling - Internal ceilings of Living Room and Bedrooms are suspended gypsum board finished with emulsion paint. - Internal ceiling of Dining Room is painted timber board.
(c) Internal Floor	Living Room and Dining Room - Natural stone to exposed surfaces for flooring & painted timber skirting. Bedroom 1, 2 - Timber to exposed surfaces for flooring. - Painted timber to exposed surfaces for skirting. Bedroom 3 - Timber to exposed surfaces for flooring & skirting. Master Bedroom and Bedroom 4 - Fabric carpet to exposed surfaces for flooring. - Natural stone to exposed surfaces for skirting at master bedroom. - Timber to exposed surfaces for skirting at bedroom 4.

2. 室內裝修物料

7號洋房

細項	描述
(a) 大堂	- 地板外露部分鋪天然石材 - 石膏板假天花配以天花線及髹乳膠漆 - 牆身外露部分石膏牆板及木牆板髹乳膠漆
(b) 內牆及天花板	內牆 - 客廳及飯廳牆身鋪石膏牆板及木牆板，鏡，金屬線框及髹乳膠漆 - 睡房1牆身鋪捫布板及髹乳膠漆 - 睡房2牆身鋪捫布板，漆面木框，金屬線框及髹乳膠漆 - 睡房3及4牆身鋪木板，捫布板，金屬線框及髹乳膠漆 - 主人睡房牆身捫布板，金屬線框，天然石材線框及髹乳膠漆 天花板 - 客廳和睡房的石膏板假天花板髹乳膠漆 - 飯廳鋪漆面木假天花
(c) 內部地板	客廳和飯廳 - 地板外露部分鋪天然石材及漆面木牆腳線 睡房1, 2 - 地板鋪外露部分鋪木材 - 牆腳線外露部分鋪漆面木材 睡房3 - 地板及牆腳線外露部分鋪木材 主人睡房及睡房4 - 地板外露部分鋪纖維地毯 - 主人睡房牆腳線外露部分鋪天然石材 - 睡房4牆腳線外露部分鋪木材

2. Interior finishes

House 7

Item	Description
(d) Bathroom	Powder Room, Bathroom 1, Bathroom 2, Bathroom 3 & Master Bathroom - Natural stone to exposed surfaces for flooring. - Natural stone, mirror panel and metal trim to exposed surfaces for wall. - Wall finishes run up to false ceiling level. No finishes to be provided above false ceiling level. - Suspended gypsum board ceiling finished with emulsion paint. Bathroom 4 - Natural stone to exposed surfaces for flooring. - Natural stone to exposed surfaces for wall. - Wall finishes run up to false ceiling level. No finishes to be provided above false ceiling level. - Suspended gypsum board ceiling finished with emulsion paint. Bathroom 5 - Natural stone to exposed surfaces for flooring - Natural stone to exposed surfaces for wall - Wall finishes run up to false ceiling level. No finishes to be provided above false ceiling level. - Suspended gypsum board ceiling finished with emulsion paint. Powder Room - Natural stone to exposed surfaces for skirting.
(e) Kitchen	- Natural stone to exposed surfaces for flooring. - Natural stone to exposed surfaces for wall . - Wall finishes run up to false ceiling level. No finishes to be provided above false ceiling level. - Suspended gypsum board ceiling finished with emulsion paint. - Cooking bench is finished with natural stone.

2. 室內裝修物料

7號洋房

細項	描述
(d) 浴室	化妝室，浴室1，浴室2，浴室3及主人浴室 - 地板外露部分鋪天然石材 - 牆身外露部分鋪天然石材，鏡及金屬線框 - 牆身飾面鋪至假天花，假天花以上沒有提供 - 石膏板假天花髹乳膠漆 浴室4 - 地板外露部分鋪天然石材 - 牆身外露部分鋪天然石材 - 牆身飾面鋪至假天花，假天花以上沒有提供 - 石膏板假天花髹乳膠漆 浴室5 - 地板外露部分鋪天然石材 - 牆身外露部分鋪天然石材 - 牆身飾面至假天花，假天花以上沒有提供 - 石膏板假天花髹乳膠漆 化妝室 - 牆腳線外露部分鋪天然石材
(e) 廚房	- 地板外露部分鋪天然石材 - 牆身外露部分鋪天然石材 - 牆身飾面鋪至假天花，假天花以上沒有提供 - 石膏板假天花髹乳膠漆 - 灶台採用天然石材

2. Interior finishes

House 8

Item	Description
(a) Lobby	- Natural stone to exposed surfaces for flooring and painted timber skirting. - Suspended gypsum board ceiling finished with emulsion paint. - Emulsion paint to exposed surfaces for wall.
(b) Internal Wall and Ceiling	Internal Wall - Internal walls of Living Room, Dining Room and Bedrooms are finished with emulsion paint. Internal Ceiling - Internal ceilings of Living Room, Dining Room and Master Bedroom are suspended gypsum board and timber finished with emulsion paint. - Internal ceilings of Bedrooms 1, 2, 3 and 4 are suspended gypsum board finished with emulsion paint.
(c) Internal Floor	Living Room and Dining Room - Natural stone to exposed surfaces for flooring and painted timber skirting. Bedrooms - Timber to exposed surfaces for flooring and painted timber skirting.
(d) Bathroom	- Natural stone to exposed surfaces for flooring. Powder Room, Bathrooms 1, 2, 3, 5 and Master Bathroom - Natural stone, mirror and metal trim to exposed surfaces for wall. - Wall finishes run up to false ceiling level. No finishes to be provided above false ceiling level. - Suspended gypsum board and timber ceiling finished with emulsion paint. Bathroom 4 - Natural stone to exposed surfaces for wall. - Wall finishes run up to false ceiling level. No finishes to be provided above false ceiling level. - Suspended gypsum board ceiling finished with emulsion paint.
(e) Kitchen	- Natural stone to exposed surfaces for flooring. - Natural stone to exposed surfaces for wall. - Wall finishes run up to false ceiling level. No finishes to be provided above false ceiling level. - Suspended gypsum board and timber ceiling finished with emulsion paint. - Cooking bench is finished with natural stone.

2. 室內裝修物料

8號洋房

細項	描述
(a) 大堂	- 地板外露部分鋪天然石材及漆面木牆腳線 - 石膏板假天花髹乳膠漆 - 牆身外露部分髹乳膠漆
(b) 內牆及天花板	內牆 - 客廳，飯廳及睡房牆身髹乳膠漆 天花板 - 客廳，飯廳及主人睡房石膏板及木假天花髹乳膠漆 - 睡房1，2，3及4石膏板假天花髹乳膠漆
(c) 內部地板	客廳和飯廳 - 地板外露部分鋪天然石材及漆面木牆腳線 睡房 - 地板外露部分鋪木材及漆面木牆腳線
(d) 浴室	- 地板外露部分鋪天然石材 化妝室，浴室1，2，3，5及主人浴室 - 牆身外露部分鋪天然石材，鏡及金屬線框 - 牆身飾面鋪至假天花，假天花以上沒有提供 - 石膏板及木假天花髹乳膠漆 浴室4 - 牆身外露部分鋪天然石材 - 牆身飾面鋪至假天花，假天花以上沒有提供 - 石膏板假天花髹乳膠漆
(e) 廚房	- 地板外露部分鋪天然石材 - 牆身外露部分鋪天然石材 - 牆身飾面鋪至假天花，假天花以上沒有提供 - 石膏板及木假天花髹乳膠漆 - 灶台採用天然石材

3. Interior fittings

House 1

Item	Description
(a) Doors	Basement Carport Entrance Door (Facing Driveway) - Solid core fire resisting timber door fitted with timber door frame, architrave, lockset and door closer. Basement Carport Entrance Door (Facing Lift Lobby) - Solid core fire resisting timber door fitted with timber door frame, architrave, lever handle and door closer. Ground Floor Main Entrance Door - Solid core timber double door fitted with timber door frame, architrave and lockset. Kitchen Door - Painted finish solid core fire resisting timber door fitted with timber door frame, architrave, lever handle and door closer. Bedroom Door - Painted finish solid core timber door fitted with timber door frame, architrave and lockset. Powder Room Door - Painted finish solid core timber door fitted with timber door frame, architrave, lockset and door closer. Bathroom 1, 2, 3, 5 Door - Painted finish solid core timber door fitted with timber door frame, architrave, lockset and hook. Bathroom 4 Door - Painted finish solid core timber door fitted with timber door frame, architrave, lockset and concealed overhead door restraining stay. Master Bathroom Door - Painted finish solid core timber door fitted with timber door frame, architrave and lockset.

3. 室內裝置

1號洋房

細項	描述
(a) 門	地庫停車場入口門 (向車路) - 實心防火木門配木門框，封邊線，裝設門鎖及氣鼓。 地庫停車場入口門 (向升降機大堂) - 實心防火木門配木門框，封邊線，裝設手柄及氣鼓。 地下大門 - 雙實心木門配木門框，封邊線，裝設門鎖。 廚房門 - 漆面實心防火木門配木門框，封邊線，裝設手柄及氣鼓。 睡房門 - 漆面實心木門配木門框，封邊線，裝設門鎖。 化妝室門 - 漆面實心木門配木門框，封邊線，裝設門鎖及氣鼓。 浴室1, 2, 3, 5門 - 漆面實心木門配木門框，封邊線，裝設門鎖及門勾。 浴室4門 - 漆面實心木門配木門框，封邊線，裝設門鎖及門頂暗裝門止。 主人浴室門 - 漆面實心木門配木門框，封邊線，裝設門鎖。

3. Interior fittings

House 1

Item	Description
(a) Doors	Lobby to Basement Staircase and Utility Area Door - Painted finish solid core timber door fitted with timber door frame, architrave, lever handle and door closer. Utility 1, 2 and Basement Staircase Door - Painted finish solid core timber door fitted with timber door frame, architrave and lockset. Plant Room Door (Electrical Switch Room) - Stainless steel framed marble door and lockset. G/F, Balcony and Roof Glass Door - Glazed door with aluminium door frame with flourocarbon coating and lockset. Booster Pump Room Door - Aluminium door with aluminium door frame with flourocarbon coating and lockset.

3. 室內裝置

1號洋房

細項	描述
(a) 門	大堂通往地庫樓梯及工作間門 - 漆面實心木門配木門框，封邊線，裝設手柄及氣鼓。 工作間1, 2及地庫樓梯底門 - 漆面實心木門配木門框，封邊線，裝設門鎖。 機房門 (電掣房) - 雲石門配不銹鋼門框，裝設門鎖。 地下，露台及天台玻璃門 - 氟化碳噴塗鋁框玻璃門，裝設門鎖。 加壓水泵房門 - 氟化碳噴塗鋁框鋁門，裝設門鎖。

3. Interior fittings

House 2

Item	Description
(a) Doors	Basement Carport Entrance Door (Facing Driveway) - Solid core fire resisting timber door fitted with timber door frame, architrave, lockset and door closer. Basement Carport Entrance Door (Facing Lift Lobby) - Solid core fire resisting timber door fitted with timber door frame, architrave, lever handle and door closer. Ground Floor Main Entrance Door - Solid core timber double door fitted with timber door frame, architrave and lockset. Kitchen Door - Painted finish solid core fire resisting timber door fitted with timber door frame, architrave, lever handle and door closer. Bedroom Door - Painted finish solid core timber door fitted with timber door frame, architrave and lockset. Master Bedroom Door - Fabric panel and painted finish solid core timber door fitted with timber door frame, architrave and lockset. Powder Room Door - Painted finish solid core timber door fitted with timber door frame, architrave, hook, lockset and door closer. Bathroom 1, 2, 3, 5 Door - Painted finish solid core timber door fitted with timber door frame, architrave, hook and lockset.

3. 室內裝置

2號洋房

細項	描述
(a) 門	地庫停車場入口門(向車路) - 實心防火木門配木門框，封邊線，裝設門鎖及氣鼓。 地庫停車場入口門(向升降機大堂) - 實心防火木門配木門框，封邊線，裝設手柄及氣鼓。 地下大門 - 雙實心木門配木門框，封邊線及裝設門鎖。 廚房門 - 漆面實心防火木門配木門框，封邊線，裝設手柄及氣鼓。 睡房門 - 漆面實心木門配木門框，封邊線及裝設門鎖。 主人睡房門 - 纖維面板及漆面實心木門配木門框，封邊線及裝設門鎖。 化妝室門 - 漆面實心木門配木門框，封邊線，門勾，裝設門鎖及氣鼓。 浴室1, 2, 3, 5門 - 漆面實心木門配木門框，封邊線，門勾及裝設門鎖。

3. Interior fittings

House 2

Item	Description
(a) Doors	Bathroom 4 Door - Painted finish solid core timber door fitted with timber door frame, architrave, lockset and concealed overhead door restraining stay. Master Bathroom Door - Fabric panel and painted finish solid core timber door fitted with timber door frame, architrave, hook and lockset. Lobby to Basement Staircase and Utility Area Door - Painted finish solid core timber door fitted with timber door frame, architrave, lever handle and door closer. Utility 1, 2 and Basement Staircase Door - Painted finish solid core timber door fitted with timber door frame, architrave and lockset. Plant Room Door (Electrical Switch Room) - Stainless steel framed marble door and lockset. G/F, Balcony and Roof Glass Door - Glazed door with aluminium door frame with flourocarbon coating and lockset. Booster Pump Room Door - Aluminium door with aluminium door frame with flourocarbon coating and lockset.

3. 室內裝置

2號洋房

細項	描述
(a) 門	浴室4門 - 漆面實心木門配木門框，封邊線，裝設門鎖及門頂暗裝門止。 主人浴室門 - 纖維面板及漆面實心木門配木門框，封邊線，門勾及裝設門鎖。 大堂通往地庫樓梯及工作間門 - 漆面實心木門配木門框，封邊線，裝設手柄及氣鼓。 工作間1, 2及地庫樓梯底門 - 漆面實心木門配木門框，封邊線，裝設門鎖。 機房門 (電掣房) - 雲石門配不銹鋼門框，裝設門鎖。 地下，露台及天台玻璃門 - 氟化碳噴塗鋁框玻璃門，裝設門鎖。 加壓水泵房門 - 氟化碳噴塗鋁框鋁門，裝設門鎖。

3. Interior fittings

House 3

Item	Description
(a) Doors	Basement Carport Entrance Door (Facing Driveway) - Solid core fire resisting timber door fitted with timber door frame, architrave, lockset and door closer. Basement Carport Entrance Door (Facing Lift Lobby) - Solid core fire resisting timber door fitted with timber door frame, architrave, lever handle and door closer. Ground Floor Main Entrance Door - Painted finish solid core timber double door fitted with timber door frame, architrave and lockset. Kitchen Door - Painted finish solid core fire resisting timber door fitted with timber door frame, architrave, lever handle and door closer. Bedroom Door - Painted finish solid core timber door fitted with timber door frame, architrave and lockset. Powder Room Door - Painted finish solid core timber door fitted with timber door frame, architrave, lockset and door closer. Bathroom 1, 2, 3, 5 and Master Bathroom Door - Painted finish solid core timber door fitted with timber door frame, architrave and lockset. Bathroom 4 Door - Painted finish solid core timber door fitted with timber door frame, architrave, lockset and concealed overhead door restraining stay.

3. 室內裝置

3號洋房

細項	描述
(a) 門	地庫停車場入口門(向車路) - 實心防火木門配木門框，封邊線，裝設門鎖及氣鼓。 地庫停車場入口門(向升降機大堂) - 實心防火木門配木門框，封邊線，裝設手柄及氣鼓。 地下大門 - 漆面雙實心木門配木門框，封邊線，裝設門鎖。 廚房門 - 漆面實心防火木門配木門框，封邊線，裝設手柄及氣鼓。 睡房門 - 漆面實心木門配木門框，封邊線，裝設門鎖。 化妝室門 - 漆面實心木門配木門框，封邊線，裝設門鎖及氣鼓。 浴室1, 2, 3, 5及主人浴室門 - 漆面實心木門配木門框，封邊線，裝設門鎖。 浴室4門 - 漆面實心木門配木門框，封邊線，裝設門鎖及門頂暗裝門止。

3. Interior fittings		3. 室內裝置	
House 3		3號洋房	
Item	Description	細項	描述
(a) Doors	Lobby to Basement Staircase and to Dining Room Door - Painted finish solid core timber door fitted with timber door frame, architrave, lever handle and door closer. Utility Area Door - Painted finish solid core timber door fitted with timber door frame, architrave and lever handle. Utility 1, 2 and Basement Staircase Door - Painted finish solid core timber door fitted with timber door frame, architrave and lockset. Plant Room Door (Electrical Switch Room) - Stainless steel framed marble door and lockset. G/F, Balcony and Roof Glass Door - Glazed door with aluminium door frame with flourocarbon coating and lockset. Booster Pump Room Door - Aluminium door with aluminium door frame with flourocarbon coating and lockset.	(a) 門	大堂通往地庫樓梯及通往飯廳門 - 漆面實心木門配木門框，封邊線，裝設手柄及氣鼓。 工作間門 - 漆面實心木門配木門框，封邊線，裝設手柄。 工作間1, 2及地庫樓梯底門 - 漆面實心木門配木門框，封邊線，裝設門鎖。 機房門 (電掣房) - 雲石門配不銹鋼門框，裝設門鎖。 地下，露台及天台玻璃門 - 氟化碳噴塗鋁框玻璃門，裝設門鎖。 加壓水泵房門 - 氟化碳噴塗鋁框鋁門，裝設門鎖。

3. Interior fittings	
House 5	
Item	Description
(a) Doors	Basement Carport Entrance Door (Facing Driveway) - Solid core fire resisting timber door fitted with timber door frame, architrave, lockset and door closer. Basement Carport Entrance Door (Facing Lift Lobby) - Solid core fire resisting timber door fitted with timber door frame, architrave, lever handle and door closer. Ground Floor Main Entrance Door - Painted finish solid core timber double door fitted with timber door frame, architrave and lockset. Kitchen Door - Painted and mirror finish solid core fire resisting timber door fitted with timber door frame, architrave, lever handle and door closer. Bedroom Door - Painted finish solid core timber door fitted with timber door frame, architrave and lockset. Powder Room Door - Painted and mirror finish solid core timber door fitted with timber door frame, architrave, lockset and door closer. Bathroom 1, 2, 3, 5 and Master Bathroom Door - Painted and mirror finish solid core timber door fitted with timber door frame, architrave and lockset. Bathroom 4 Door - Painted finish solid core timber door fitted with timber door frame, architrave, lockset and concealed overhead door restraining stay.

3. 室內裝置	
5號洋房	
細項	描述
(a) 門	地庫停車場入口門(向車路) - 實心防火木門配木門框，封邊線，裝設門鎖及氣鼓。 地庫停車場入口門(向升降機大堂) - 實心防火木門配木門框，封邊線，裝設手柄及氣鼓。 地下大門 - 漆面雙實心木門配木門框，封邊線，裝設門鎖。 廚房門 - 漆面及鏡面實心防火木門配木門框，封邊線，裝設手柄及氣鼓。 睡房門 - 漆面實心木門配木門框，封邊線，裝設門鎖。 化妝室門 - 漆面及鏡面實心木門配木門框，封邊線，裝設門鎖及氣鼓。 浴室1, 2, 3, 5及主人浴室門 - 漆面及鏡面實心木門配木門框，封邊線，裝設門鎖。 浴室4門 - 漆面實心木門配木門框，封邊線，裝設門鎖及門頂暗裝門止。

3. Interior fittings		3. 室內裝置	
House 5		5號洋房	
Item	Description	細項	描述
(a) Doors	Lobby to Basement Staircase Door - Painted and mirror finish solid core timber door fitted with timber door frame, architrave and lever handle. Lobby to Dining Room Door - Painted and glass finish solid core timber door fitted with timber door frame, architrave and lever handle. Utility Area Door - Painted finish solid core timber door fitted with timber door frame, architrave and lever handle. Utility 1, 2 and Basement Staircase Door - Painted finish solid core timber door fitted with timber door frame, architrave and lockset. Plant Room Door (Electrical Switch Room) - Stainless steel framed marble door and lockset. G/F, Balcony and Roof Glass Door - Glazed door with aluminium door frame with flourocarbon coating and lockset. Booster Pump Room Door - Aluminium door with aluminium door frame with flourocarbon coating and lockset.	(a) 門	大堂通往地庫樓梯門 - 漆面及鏡面實心木門配木門框，封邊線，裝設手柄。 大堂通往飯廳門 - 漆面及玻璃實心木門配木門框，封邊線，裝設手柄。 工作間門 - 漆面實心木門配木門框，封邊線，裝設手柄。 工作間1, 2及地庫樓梯底門 - 漆面實心木門配木門框，封邊線，裝設門鎖。 機房門（電掣房） - 雲石門配不銹鋼門框，裝設門鎖。 地下，露台及天台玻璃門 - 氟化碳噴塗鋁框玻璃門，裝設門鎖。 加壓水泵房門 - 氟化碳噴塗鋁框鋁門，裝設門鎖。

3. Interior fittings

House 6

Item	Description
(a) Doors	Basement Carport Entrance Door (Facing Driveway) - Solid core fire resisting timber door fitted with timber door frame, architrave, lockset and door closer. Basement Carport Entrance Door (Facing Lift Lobby) - Solid core fire resisting timber door fitted with timber door frame, architrave, lever handle and door closer. Ground Floor Main Entrance Door - Metal trim solid core timber double door fitted with timber door frame, architrave and lockset. Kitchen Door - Metal trim solid core fire resisting timber door fitted with metal door frame, lever handle and door closer. Bedroom Door - Metal trim solid core timber door fitted with metal door frame and lockset. Powder Room Door - Metal trim solid core timber door fitted with metal door frame, lockset and door closer. Bathroom 1, 2, 3, 5 and Master Bathroom Door - Metal trim solid core timber door fitted with metal door frame and lockset. Bathroom 4 Door - Painted finish solid core timber door fitted with timber door frame, architrave, lockset and concealed overhead door restraining stay.

3. 室內裝置

6號洋房

細項	描述
(a) 門	地庫停車場入口門(向車路) - 實心防火木門配木門框，封邊線，裝設門鎖及氣鼓。 地庫停車場入口門(向升降機大堂) - 實心防火木門配木門框，封邊線，裝設手柄及氣鼓。 地下大門 - 金屬線框雙實心木門配木門框，封邊線，裝設門鎖。 廚房門 - 金屬線框實心防火木門配金屬門框，裝設手柄及氣鼓。 睡房門 - 金屬線框實心木門配金屬門框，裝設門鎖。 化妝室門 - 金屬線框實心木門配金屬門框，裝設門鎖及氣鼓。 浴室1, 2, 3, 5及主人浴室門 - 金屬線框實心木門配金屬門框，裝設門鎖。 浴室4門 - 漆面實心木門配木門框，封邊線，裝設門鎖及門頂暗裝門止。

3. Interior fittings

House 6

Item	Description
(a) Doors	Lobby to Basement Staircase and to Dining Room Door - Metal trim solid core timber door fitted with metal door frame, lever handle and door closer. Utility Area Door - Metal trim solid core timber door fitted with metal door frame and lever handle. Utility 1, 2 Door - Painted finish solid core timber door fitted with timber door frame, architrave and lockset. Basement Staircase Door - Metal trim solid core timber door fitted with metal door frame and lockset. Plant Room Door (Electrical Switch Room) - Stainless steel framed marble door and lockset. G/F, Balcony and Roof Glass Door - Glazed door with aluminium door frame with flourocarbon coating and lockset. Booster Pump Room Door - Aluminium door with aluminium door frame with flourocarbon coating and lockset.

3. 室內裝置

6號洋房

細項	描述
(a) 門	大堂通往地庫樓梯及通往飯廳門 - 金屬線框實心木門配金屬門框，裝設手柄及氣鼓。 工作間門 - 金屬線框實心木門配金屬門框，裝設手柄。 工作間1, 2門 - 漆面實心木門配木門框，封邊線，裝設門鎖。 地庫樓梯底門 - 金屬線框實心木門配金屬門框，裝設門鎖。 機房門 (電掣房) - 雲石門配不銹鋼門框，裝設門鎖。 地下，露台及天台玻璃門 - 氟化碳噴塗鋁框玻璃門，裝設門鎖。 加壓水泵房門 - 氟化碳噴塗鋁框鋁門，裝設門鎖。

3. Interior fittings

House 7

Item	Description
(a) Doors	Basement Carport Entrance Door (Facing Driveway) - Solid core fire resisting timber door fitted with timber door frame, architrave, lockset and door closer. Basement Carport Entrance Door (Facing Lift Lobby) - Solid core fire resisting timber door fitted with timber door frame, architrave, lever handle and door closer. Ground Floor Main Entrance Door - Painted finish solid core timber double door fitted with timber door frame, architrave and lockset. Kitchen Door - Painted finish solid core fire resisting timber door fitted with timber door frame, architrave, lever handle and door closer. Bedroom Door - Painted finish solid core timber door fitted with timber door frame, architrave and lockset. Powder Room Door - Painted finish solid core timber door fitted with timber door frame, architrave, hook, lockset and door closer. Bathroom 1, 5 Door - Painted and fabric panel finish solid core timber door fitted with timber door frame, architrave, hook and lockset. Bathroom Door 2, 3 & Master Bathroom Door - Painted finish solid core timber door fitted with timber door frame, architrave, hook and lockset.

3. 室內裝置

7號洋房

細項	描述
(a) 門	地庫停車場入口門(向車路) - 實心防火木門配木門框，封邊線，裝設門鎖及氣鼓。 地庫停車場入口門(向升降機大堂) - 實心防火木門配木門框，封邊線，裝設手柄及氣鼓。 地下大門 - 漆面雙實心木門配木門框，封邊線，裝設手柄及門鎖。 廚房門 - 漆面實心防火木門配木門框，封邊線，裝設手柄及氣鼓。 睡房門 - 漆面實心木門配木門框，封邊線及裝設門鎖。 化妝室門 - 漆面實心木門配木門框，封邊線，門勾，裝設門鎖及氣鼓。 浴室1, 5門 - 漆面及纖維面板實心木門配木門框，封邊線，門勾及裝設門鎖。 浴室2, 3門及主人浴室門 - 漆面實心木門配木門框，封邊線，門勾及裝設門鎖。

3. Interior fittings	
House 7	
Item	Description
(a) Doors	Bathroom 4 Door - Painted finish solid core timber door fitted with timber door frame, architrave, lockset and concealed overhead door restraining stay. Lobby to Basement Staircase and Utility Area Door - Painted finish solid core timber door fitted with timber door frame, architrave, lever handle and door closer. Utility 1, 2 and Basement Staircase Door - Painted finish solid core timber door fitted with timber door frame, architrave and lockset. Plant Room Door (Electrical Switch Room) - Stainless steel framed marble door and lockset. G/F, Balcony and Roof Glass Door - Glazed door with aluminium door frame with flourocarbon coating and lockset. Booster Pump Room Door - Aluminium door with aluminium door frame with flourocarbon coating and lockset.

3. 室內裝置	
7號洋房	
細項	描述
(a) 門	浴室4門 - 漆面實心木門配木門框，封邊線，裝設門鎖及門頂暗裝門止。 大堂通往地庫樓梯及工作間門 - 漆面實心木門配木門框，封邊線，裝設手柄及氣鼓。 工作間1, 2及地庫樓梯底門 - 漆面實心木門配木門框，封邊線，裝設門鎖。 機房門 (電掣房) - 雲石門配不銹鋼門框，裝設門鎖。 地下，露台及天台玻璃門 - 氟化碳噴塗鋁框玻璃門，裝設門鎖。 加壓水泵房門 - 氟化碳噴塗鋁框鋁門，裝設門鎖。

3. Interior fittings	
House 8	
Item	Description
(a) Doors	Basement Carport Entrance Door (Facing Driveway) - Solid core fire resisting timber door fitted with timber door frame, architrave, lockset and door closer. Basement Carport Entrance Door (Facing Lift Lobby) - Solid core fire resisting timber door fitted with timber door frame, architrave, lever handle and door closer. Ground Floor Main Entrance Door - Solid core timber double door fitted with timber door frame, architrave and lockset. Kitchen Door - Painted finish solid core fire resisting timber door fitted with timber door frame, architrave, lever handle and door closer. Bedroom Door - Painted finish solid core timber door fitted with timber door frame, architrave and lockset. Powder Room Door - Painted finish solid core timber door fitted with timber door frame, architrave, lockset and door closer. Bathroom 1, 2, 3, 5 and Master Bathroom Door - Painted finish solid core timber door fitted with timber door frame, architrave, lockset and hook. Bathroom 4 Door - Painted finish solid core timber door fitted with timber door frame, architrave, lockset and concealed overhead door restraining stay.

3. 室內裝置	
8號洋房	
細項	描述
(a) 門	地庫停車場入口門(向車路) - 實心防火木門配木門框，封邊線，裝設門鎖及氣鼓。 地庫停車場入口門(向升降機大堂) - 實心防火木門配木門框，封邊線，裝設手柄及氣鼓。 地下大門 - 雙實心木門配木門框，封邊線，裝設門鎖。 廚房門 - 漆面實心防火木門配木門框，封邊線，裝設手柄及氣鼓。 睡房門 - 漆面實心木門配木門框，封邊線，裝設門鎖。 化妝室門 - 漆面實心木門配木門框，封邊線，裝設門鎖及氣鼓。 浴室1, 2, 3, 5和主人浴室門 - 漆面實心木門配木門框，封邊線，裝設門鎖及門勾。 浴室4門 - 漆面實心木門配木門框，封邊線，裝設門鎖及門頂暗裝門止。

3. Interior fittings		3. 室內裝置	
House 8		8號洋房	
Item	Description	細項	描述
(a) Doors	Lobby to Basement Staircase and Utility Area Door - Painted finish solid core timber door fitted with timber door frame, architrave, lever handle and door closer. Utility 1, 2 and Basement Staircase Door - Painted finish solid core timber door fitted with timber door frame, architrave and lockset. Plant Room Door (Electrical Switch Room) - Stainless steel framed marble door and lockset. G/F, Balcony and Roof Glass Door - Glazed door with aluminium door frame with flourocarbon coating and lockset. Booster Pump Room Door - Aluminium door with aluminium door frame with flourocarbon coating and lockset.	(a) 門	大堂通往地庫樓梯及工作間門 - 漆面實心木門配木門框，封邊線，裝設手柄及氣鼓。 工作間1, 2及地庫樓梯底門 - 漆面實心木門配木門框，封邊線，裝設門鎖。 機房門 (電掣房) - 雲石門配不銹鋼門框，裝設門鎖。 地下，露台及天台玻璃門 - 氟化碳噴塗鋁框玻璃門，裝設門鎖。 加壓水泵房門 - 氟化碳噴塗鋁框鋁門，裝設門鎖。

3. Interior fittings

House 1

Item	Description
(b) Bathroom	Powder Room Fitted with sanitary wares and fittings including electroplated wash basin mixer, vitreous china wash basin, vitreous china water closet and electroplated paper holder. Bathroom 1 Fitted with sanitary wares and fittings including chrome colour wash basin mixer, chrome colour bath set and shower set, vitreous china wash basin, vitreous china water closet, acrylic bathtub (1524mmL x 813mmW x 533mmD), chrome colour towel bar, chrome colour paper holder and glass door with metal handle. Bathroom 2 Fitted with sanitary wares and fittings including chrome colour wash basin mixer and bath set, vitreous china wash basin, vitreous china water closet, acrylic bathtub (1524mmL x 762mmW x 483mmD), chrome colour towel bar and chrome colour paper holder. Bathroom 3 Fitted with sanitary wares and fittings including chrome colour wash basin mixer and shower set, vitreous china wash basin, vitreous china water closet, chrome colour paper holder and glass door with metal handle. Bathroom 4 Fitted with sanitary wares and fittings including chrome colour wash basin mixer and shower set, vitreous china wash basin, vitreous china water closet, chrome colour towel bar, chrome colour paper holder, chrome colour hook and glass door with metal handle.

3. 室內裝置

1號洋房

細項	描述
(b) 浴室	化妝室 配有衛生潔具和配件包括電鍍洗手盆水龍頭，陶瓷洗手盆，陶瓷坐廁及電鍍廁紙架。 浴室1 配有衛生潔具和配件包括鍍鉻洗手盆水龍頭，鍍鉻浴缸套裝及花灑套裝，陶瓷洗手盆，陶瓷坐廁，丙烯酸樹脂浴缸(1524毫米長 x 813毫米闊 x 533毫米深），鍍鉻毛巾架，鍍鉻廁紙架，浴室內設有玻璃門配金屬手柄。 浴室2 配有衛生潔具和配件包括鍍鉻洗手盆水龍頭及浴缸套裝，陶瓷洗手盆，陶瓷坐廁，丙烯酸樹脂浴缸（1524毫米長 x 762毫米闊 x 483毫米深），鍍鉻毛巾架及鍍鉻廁紙架。 浴室3 配有衛生潔具和配件包括鍍鉻洗手盆水龍頭及花灑套裝，陶瓷洗手盆，陶瓷坐廁，鍍鉻廁紙架，浴室內設有玻璃門配金屬手柄。 浴室4 配有衛生潔具和配件包括鍍鉻洗手盆水龍頭及花灑套裝，陶瓷洗手盆，陶瓷座廁，鍍鉻毛巾架，鍍鉻廁紙架，鍍鉻掛勾，浴室內設有玻璃門配金屬手柄。

3. Interior fittings

House 1

Item	Description
(b) Bathroom	Bathroom 5 Fitted with sanitary wares and fittings including chrome colour wash basin mixer, chrome colour bath set and shower set, vitreous china wash basin, vitreous china water closet, acrylic bathtub (1676mmL x 813mmW x 559mmD), chrome colour paper holder and glass door with metal handle. Master Bathroom Fitted with sanitary wares and fittings including electroplated wash basin mixer, electroplated bath set and shower set, vitreous china wash basin, vitreous china water closet, acrylic bathtub (1829mmL x 914mmW x 584mmD), electroplated paper holder and glass door with metal handle. For type and material of water supply system, please refer to "Water Supply" below.
(c) Kitchen	Fitted with wooden cabinet with wooden door panels, stainless steel sink with chrome colour sink mixer. For type and material of water supply system, please refer to "Water Supply" below. For appliances provision and brand names, please refer to "Appliances" below.

3. 室內裝置

1號洋房

細項	描述
(b) 浴室	浴室5 配有衛生潔具和配件包括鍍鉻洗手盆水龍頭，鍍鉻浴缸套裝及花灑套裝，陶瓷洗手盆，陶瓷坐廁，丙烯酸樹脂浴缸(1676毫米長 x 813毫米闊 x 559毫米深)，鍍鉻廁紙架，浴室內設有玻璃門配金屬手柄。 主人浴室 配有衛生潔具和配件包括電鍍洗手盆水龍頭，電鍍浴缸套裝及花灑套裝，陶瓷洗手盆，陶瓷坐廁，丙烯酸樹脂浴缸(1829毫米長 x 914毫米闊 x 584毫米深)，電鍍廁紙架，浴室內設有玻璃門配金屬手柄。 供水系統的類型和材料請參考以下的"供水"。
(c) 廚房	裝設木櫃配有木門板，不銹鋼洗滌盆配鍍鉻洗滌盆水龍頭。 供水系統的類型和材料請參考以下的"供水"。 有關家電配置和品牌名稱，請參閱以下的"設備"。

3. Interior fittings

House 2

Item	Description
(b) Bathroom	Powder Room Fitted with sanitary wares and fittings including chrome colour wash basin mixer, vitreous china wash basin, vitreous china water closet, chrome chrome colour holder. Bathroom 1 Fitted with sanitary wares and fittings including chrome colour wash basin mixer, chrome colour bath set and shower set, vitreous china wash basin, vitreous china water closet, acrylic bathtub (1524mmL x 813mmW x 533mmD), chrome colour towel bar, chrome colour paper holder and glass door with metal handle. Bathroom 2 Fitted with sanitary wares and fittings including chrome colour wash basin mixer and bath set, vitreous china wash basin, vitreous china water closet, acrylic bathtub (1524mmL x 762mmW x 483mmD), chrome colour towel bar, chrome colour paper holder. Bathroom 3 Fitted with sanitary wares and fittings including chrome colour wash basin mixer, chrome colour bath set and shower set, vitreous china wash basin, vitreous china water closet, acrylic bathtub (1524mmL x 813mmW x 533mmD), chrome colour towel bar, chrome colour paper holder and glass door with metal handle. Bathroom 4 Fitted with sanitary wares and fittings including chrome colour wash basin mixer and shower set, vitreous china wash basin, vitreous china water closet, chrome colour towel bar, chrome colour paper holder, chrome colour hook and glass door with metal handle.

3. 室內裝置

2號洋房

細項	描述
(b) 浴室	化妝室 配有衛生潔具和配件包括鍍鉻洗手盆水龍頭，陶瓷洗手盆，陶瓷坐廁，鍍鉻廁紙架。 浴室1 配有衛生潔具和配件包括鍍鉻洗手盆水龍頭，鍍鉻浴缸套裝及花灑套裝，陶瓷洗手盆，陶瓷坐廁，丙烯酸樹脂浴缸(1524毫米長 x 813毫米闊 x 533毫米深)，鍍鉻毛巾架，鍍鉻廁紙架，浴室內設有玻璃門配金屬手柄。 浴室2 配有衛生潔具和配件包括鍍鉻洗手盆水龍頭及浴缸套裝，陶瓷洗手盆，陶瓷坐廁，丙烯酸樹脂浴缸(1524毫米長 x 762毫米闊 x 483毫米深)，鍍鉻毛巾架，鍍鉻廁紙架。 浴室3 配有衛生潔具和配件包括鍍鉻洗手盆水龍頭，鍍鉻浴缸套裝及花灑套裝，陶瓷洗手盆，陶瓷坐廁，丙烯酸樹脂浴缸(1524毫米長 x 813毫米闊 x 533毫米深)，鍍鉻毛巾架，鍍鉻廁紙架，浴室內設有玻璃門配金屬手柄。 浴室4 配有衛生潔具和配件包括鍍鉻洗手盆水龍頭及花灑套裝，陶瓷洗手盆，陶瓷座廁，鍍鉻毛巾架，鍍鉻廁紙架，鍍鉻掛勾，浴室內設有玻璃門配金屬手柄。

3. Interior fittings

House 2

Item	Description
(b) Bathroom	Bathroom 5 Fitted with sanitary wares and fittings including chrome colour wash basin mixer, chrome colour bath set and shower set, vitreous china wash basin, vitreous china water closet, acrylic bathtub (1676mmL x 813mmW x 559mmD), chrome colour towel bar, chrome colour paper holder and glass door with metal handle. Master Bathroom Fitted with sanitary wares and fittings including chrome colour wash basin mixer, chrome colour bath set and shower set, vitreous china wash basins, vitreous china water closet, acrylic bathtub (1800mmL x 1000mmW x 580mmD), chrome colour paper holder and glass door with metal handle. For type and material of water supply system, please refer to "Water Supply" below.
(c) Kitchen	Fitted with wooden cabinet with wooden door panels, stainless steel sink with chrome colour sink mixer. For type and material of water supply system, please refer to "Water Supply" below. For appliances provision and brand names, please refer to "Appliances" below.

3. 室內裝置

2號洋房

細項	描述
(b) 浴室	浴室5 配有衛生潔具和配件包括鍍鉻洗手盆水龍頭，鍍鉻浴缸套裝及花灑套裝，陶瓷洗手盆，陶瓷坐廁，丙烯酸樹脂浴缸(1676毫米長 x 813毫米闊 x 559毫米深)，鍍鉻毛巾架，鍍鉻廁紙架，浴室內設有玻璃門配金屬手柄。 主人浴室 配有衛生潔具和配件包括鍍鉻洗手盆水龍頭，鍍鉻浴缸套裝及花灑套裝，陶瓷洗手盆，陶瓷坐廁，丙烯酸樹脂浴缸(1800毫米長 x 1000毫米闊 x 580毫米深)，鍍鉻廁紙架，浴室內設有玻璃門配金屬手柄。 供水系統的類型和材料請參考以下的"供水"。
(c) 廚房	裝設木櫃配有木門板，不銹鋼洗滌盆配鍍鉻洗滌盆水龍頭。 供水系統的類型和材料請參考以下的"供水"。 有關家電配置和品牌名稱，請參閱以下的"設備"。

3. Interior fittings

House 3

Item	Description
(b) Bathroom	Powder Room Fitted with sanitary wares and fittings including electroplated wash basin mixer, natural stone wash basin, vitreous china water closet and electroplated paper holder. Bathroom 1 Fitted with sanitary wares and fittings including chrome colour wash basin mixer, chrome colour bath set and shower set, natural stone wash basin, vitreous china water closet, acrylic bathtub (1524mmL x 762mmW x 483mmD), chrome colour towel bar, chrome colour paper holder, chrome colour hook and glass door with metal handle. Bathroom 2 Fitted with sanitary wares and fittings including chrome colour wash basin mixer and bath set, vitreous china wash basin, vitreous china water closet, acrylic bathtub (1524mmL x 762mmW x 483mmD), chrome colour paper holder and chrome colour hook. Bathroom 3 Fitted with sanitary wares and fittings including chrome colour wash basin mixer and shower set, natural stone wash basin, vitreous china water closet, chrome colour towel bar, chrome colour paper holder, chrome colour hook and glass door with metal handle. Bathroom 4 Fitted with sanitary wares and fittings including chrome colour wash basin mixer and shower set, vitreous china wash basin, vitreous china water closet, chrome colour towel bar, chrome colour paper holder, chrome colour hook and glass door with metal handle.

3. 室內裝置

3號洋房

細項	描述
(b) 浴室	化妝室 配有衛生潔具和配件包括電鍍洗手盆水龍頭，天然石材洗手盆，陶瓷坐廁及電鍍廁紙架。 浴室1 配有衛生潔具和配件包括鍍鉻洗手盆水龍頭，鍍鉻浴缸套裝及花灑套裝，天然石材洗手盆，陶瓷坐廁，丙烯酸樹脂浴缸（1524毫米長 x 762毫米闊 x 483毫米深），鍍鉻毛巾架，鍍鉻廁紙架，鍍鉻掛勾，浴室內設有玻璃門配金屬手柄。 浴室2 配有衛生潔具和配件包括鍍鉻洗手盆水龍頭及浴缸套裝，陶瓷洗手盆，陶瓷坐廁，丙烯酸樹脂浴缸（1524毫米長 x 762毫米闊 x 483毫米深），鍍鉻廁紙架及鍍鉻掛勾。 浴室3 配有衛生潔具和配件包括鍍鉻洗手盆水龍頭及花灑套裝，天然石材洗手盆，陶瓷坐廁，鍍鉻毛巾架，鍍鉻廁紙架，鍍鉻掛勾，浴室內設有玻璃門配金屬手柄。 浴室4 配有衛生潔具和配件包括鍍鉻洗手盆水龍頭及花灑套裝，陶瓷洗手盆，陶瓷座廁，鍍鉻毛巾架，鍍鉻廁紙架，鍍鉻掛勾，浴室內設有玻璃門配金屬手柄。

3. Interior fittings

House 3

Item	Description
(b) Bathroom	Bathroom 5 Fitted with sanitary wares and fittings including chrome colour wash basin mixer, chrome colour bath set and shower set, natural stone wash basin, vitreous china water closet, white tec bathtub (1765mmL x 885mmW x 585mmD), chrome colour towel bar, chrome colour paper holder, chrome colour hook and glass door with metal handle. Master Bathroom Fitted with sanitary wares and fittings including electroplated wash basin mixer, electroplated bath set and shower set, natural stone wash basin, vitreous china water closet, acrylic bathtub (1676mmL x 813mmW x 559mmD), electroplated towel bar, electroplated paper holder, electroplated hook and glass door with metal handle. For type and material of water supply system, please refer to "Water Supply" below.
(c) Kitchen	Fitted with wooden cabinet with wooden and stainless steel finish wooden door panels, stainless steel sink with chrome colour sink mixer. For type and material of water supply system, please refer to "Water Supply" below. For appliances provision and brand names, please refer to "Appliances" below.

3. 室內裝置

3號洋房

細項	描述
(b) 浴室	浴室5 配有衛生潔具和配件包括鍍鉻洗手盆水龍頭，鍍鉻浴缸套裝及花灑套裝，天然石材洗手盆，陶瓷坐廁，white tec浴缸（1765毫米長 x 885毫米闊 x 585毫米深），鍍鉻毛巾架，鍍鉻廁紙架及，鍍鉻掛勾，浴室內設有玻璃門配金屬手柄。 主人浴室 配有衛生潔具和配件包括電鍍洗手盆水龍頭，電鍍浴缸套裝及花灑套裝，天然石材洗手盆，陶瓷坐廁，丙烯酸樹脂浴缸（1676毫米長 x 813毫米闊 x 559毫米深），電鍍毛巾架，電鍍廁紙架，電鍍掛勾，浴室內設有玻璃門配金屬手柄。 供水系統的類型和材料請參考以下的"供水"。
(c) 廚房	裝設木櫃配有木及不銹鋼面木門板，不銹鋼洗滌盆配鍍鉻洗滌盆水龍頭。 供水系統的類型和材料請參考以下的"供水"。 有關家電配置和品牌名稱，請參閱以下的"設備"。

3. Interior fittings

House 5

Item	Description
(b) Bathroom	Powder Room Fitted with sanitary wares and fittings including chrome colour wash basin mixer, vitreous china wash basin, vitreous china water closet and chrome colour paper holder. Bathroom 1 Fitted with sanitary wares and fittings including chrome colour wash basin mixer, chrome colour bath set and shower set, vitreous china wash basin, vitreous china water closet, steel enamel bathtub (1600mmL x 700mmW x 560-590mmD), chrome colour towel bar, chrome colour paper holder, chrome colour hook and glass door with metal handle. Bathroom 2 Fitted with sanitary wares and fittings including chrome colour wash basin mixer and shower set, vitreous china wash basin, vitreous china water closet, chrome colour paper holder, chrome colour hook and glass door with metal handle. Bathroom 3 Fitted with sanitary wares and fittings including chrome colour wash basin mixer and bath set, vitreous china wash basin, vitreous china water closet, steel enamel bathtub (1600mmL x 700mmW x 552-572mmD), chrome colour towel bar, chrome colour paper holder and chrome colour hook. Bathroom 4 Fitted with sanitary wares and fittings including chrome colour wash basin mixer and shower set, vitreous china wash basin, vitreous china water closet, chrome colour towel bar, chrome colour paper holder, chrome colour hook and glass door with metal handle.

3. 室內裝置

5號洋房

細項	描述
(b) 浴室	化妝室 配有衛生潔具和配件包括鍍鉻洗手盆水龍頭，陶瓷洗手盆，陶瓷坐廁及鍍鉻廁紙架。 浴室1 配有衛生潔具和配件包括鍍鉻洗手盆水龍頭，鍍鉻浴缸套裝及花灑套裝，陶瓷洗手盆，陶瓷坐廁，鋼搪瓷浴缸(1600毫米長 x 700毫米闊 x 560-590毫米深)，鍍鉻毛巾架，鍍鉻廁紙架，鍍鉻掛勾，浴室內設有玻璃門配金屬手柄。 浴室2 配有衛生潔具和配件包括鍍鉻洗手盆水龍頭及花灑套裝，陶瓷洗手盆，陶瓷坐廁，鍍鉻廁紙架，鍍鉻掛勾，浴室內設有玻璃門配金屬手柄。 浴室3 配有衛生潔具和配件包括鍍鉻洗手盆水龍頭及浴缸套裝，陶瓷洗手盆，陶瓷坐廁，鋼搪瓷浴缸（1600毫米長 x 700毫米闊 x 552-572毫米深），鍍鉻毛巾架，鍍鉻廁紙架及鍍鉻掛勾。 浴室4 配有衛生潔具和配件包括鍍鉻洗手盆水龍頭及花灑套裝，陶瓷洗手盆，陶瓷座廁，鍍鉻毛巾架，鍍鉻廁紙架，鍍鉻掛勾，浴室內設有玻璃門配金屬手柄。

3. Interior fittings

House 5

Item	Description
(b) Bathroom	Bathroom 5 Fitted with sanitary wares and fittings including chrome colour wash basin mixer, chrome colour bath set and shower set, vitreous china wash basin, vitreous china water closet, reconstituted stone bathtub (1500mmL x 800mmW x 550mmD), chrome colour towel bar, chrome colour paper holder, chrome colour hook and glass parition. Master Bathroom Fitted with sanitary wares and fittings including chrome colour wash basin mixer, chrome colour bath set and shower set, vitreous china wash basin, vitreous china water closet, white tec bathtub (1765mmL x 885mmW x 585mmD), chrome colour towel bar, chrome colour paper holder, chrome colour hook and glass door with metal handle. For type and material of water supply system, please refer to "Water Supply" below.
(c) Kitchen	Fitted with wooden cabinet with stainless steel finish wooden door panels, stainless steel sink with chrome colour sink mixer. For type and material of water supply system, please refer to "Water Supply" below. For appliances provision and brand names, please refer to "Appliances" below.

3. 室內裝置

5號洋房

細項	描述
(b) 浴室	浴室5 配有衛生潔具和配件包括鍍鉻洗手盆水龍頭，鍍鉻浴缸套裝及花灑套裝，陶瓷洗手盆，陶瓷坐廁，人造石浴缸(1500毫米長 x 800毫米闊 x 550毫米深)，鍍鉻毛巾架，鍍鉻廁紙架，鍍鉻掛勾，浴室內設有玻璃間隔。 主人浴室 配有衛生潔具和配件包括鍍鉻洗手盆水龍頭，鍍鉻浴缸套裝及花灑套裝，陶瓷洗手盆，陶瓷坐廁，white tec浴缸(1765毫米長 x 885毫米闊 x 585毫米深)，鍍鉻毛巾架，鍍鉻廁紙架，鍍鉻掛勾，浴室內設有玻璃門配金屬手柄。 供水系統的類型和材料請參考以下的"供水"。
(c) 廚房	裝設木櫃配有不銹鋼面木門板，不銹鋼洗滌盆配鍍鉻洗滌盆水龍頭。 供水系統的類型和材料請參考以下的"供水"。 有關家電配置和品牌名稱，請參閱以下的"設備"。

3. Interior fittings

House 6

Item	Description
(b) Bathroom	Powder Room Fitted with sanitary wares and fittings including chrome colour wash basin mixer, natural stone wash basin, vitreous china water closet and chrome colour paper holder. Bathroom 1 Fitted with sanitary wares and fittings including chrome colour wash basin mixer, chrome colour bath set and shower set, natural stone wash basin, vitreous china water closet, acrylic bathtub (1524mmL x 762mmW x 483mmD), chrome colour towel bar, chrome colour paper holder, chrome colour hook and glass door with metal handle. Bathroom 2 Fitted with sanitary wares and fittings including chrome colour wash basin mixer and bath set, vitreous china wash basin, vitreous china water closet, acrylic bathtub (1524mmL x 762mmW x 483mmD), chrome colour paper holder and chrome colour hook. Bathroom 3 Fitted with sanitary wares and fittings including chrome colour wash basin mixer and shower set, natural stone wash basin, vitreous china water closet, chrome colour towel bar, chrome colour paper holder, chrome colour hook and glass door with metal handle. Bathroom 4 Fitted with sanitary wares and fittings including chrome colour wash basin mixer and shower set, vitreous china wash basin, vitreous china water closet, chrome colour towel bar, chrome colour paper holder, chrome colour hook and glass door with metal handle.

3. 室內裝置

6號洋房

細項	描述
(b) 浴室	化妝室 配有衛生潔具和配件包括鍍鉻洗手盆水龍頭，天然石材洗手盆，陶瓷坐廁及鍍鉻廁紙架。 浴室1 配有衛生潔具和配件包括鍍鉻洗手盆水龍頭，鍍鉻浴缸套裝及花灑套裝，天然石材洗手盆，陶瓷坐廁，丙烯酸樹脂浴缸(1524毫米長 x 762毫米闊 x 483毫米深)，鍍鉻毛巾架，鍍鉻廁紙架，鍍鉻掛勾，浴室內設有玻璃門配金屬手柄。 浴室2 配有衛生潔具和配件包括鍍鉻洗手盆水龍頭及浴缸套裝，陶瓷洗手盆，陶瓷坐廁，丙烯酸樹脂浴缸 (1524毫米長 x 762毫米闊 x 483毫米深)，鍍鉻廁紙架及鍍鉻掛勾。 浴室3 配有衛生潔具和配件包括鍍鉻洗手盆水龍頭及花灑套裝，天然石材洗手盆，陶瓷坐廁，鍍鉻毛巾架，鍍鉻廁紙架，鍍鉻掛勾，浴室內設有玻璃門配金屬手柄。 浴室4 配有衛生潔具和配件包括鍍鉻洗手盆水龍頭及花灑套裝，陶瓷洗手盆，陶瓷座廁，鍍鉻毛巾架，鍍鉻廁紙架，鍍鉻掛勾，浴室內設有玻璃門配金屬手柄。

3. Interior fittings

House 6

Item	Description
(b) Bathroom	Bathroom 5 Fitted with sanitary wares and fittings including chrome colour wash basin mixers, chrome colour bath set and shower set, natural stone wash basin, vitreous china water closet, white tec bathtub (1765mmL x 885mmW x 585mmD), chrome colour towel bar, chrome colour paper holder, chrome colour hook and glass door with metal handle. Master Bathroom Fitted with sanitary wares and fittings including chrome colour wash basin mixers, chrome colour bath set and shower set, natural stone wash basin, vitreous china water closet, acrylic bathtub (1676mmL x 813mmW x 559mmD), chrome colour towel bar, chrome colour paper holder, chrome colour hook and glass door with metal handle. For type and material of water supply system, please refer to "Water Supply" below.
(c) Kitchen	Fitted with wooden cabinet with wooden and stainless steel finish wooden door panels, stainless steel sink with chrome colour sink mixer. For type and material of water supply system, please refer to "Water Supply" below. For appliances provision and brand names, please refer to "Appliances" below.

3. 室內裝置

6號洋房

細項	描述
(b) 浴室	浴室5 配有衛生潔具和配件包括鍍鉻洗手盆水龍頭，鍍鉻浴缸套裝及花灑套裝，天然石材洗手盆，陶瓷坐廁，white tec浴缸(1765毫米長 x 885毫米闊 x 585毫米深)，鍍鉻毛巾架，鍍鉻廁紙架，鍍鉻掛勾，浴室內設有玻璃門配金屬手柄。 主人浴室 配有衛生潔具和配件包括鍍鉻洗手盆水龍頭，鍍鉻浴缸套裝及花灑套裝，天然石材洗手盆，陶瓷坐廁，丙烯酸樹脂浴缸(1676毫米長 x 813毫米闊 x 559毫米深)，鍍鉻毛巾架，鍍鉻廁紙架，鍍鉻掛勾，浴室內設有玻璃門配金屬手柄。 供水系統的類型和材料請參考以下的"供水"。
(c) 廚房	裝設木櫃配有木及不銹鋼面木門板，不銹鋼洗滌盆配鍍鉻洗滌盆水龍頭。 供水系統的類型和材料請參考以下的"供水"。 有關家電配置和品牌名稱，請參閱以下的"設備"。

3. Interior fittings

House 7

Item	Description
(b) Bathroom	Powder Room Fitted with sanitary wares and fittings including electroplated basin mixer, metal wash basin with natural stone counter top, vitreous china water closet, electroplated paper holder. Bathroom 1 Fitted with sanitary wares and fittings including electroplated basin mixer, electroplated bath set and shower set, vitreous china wash basin with natural stone counter top, vitreous china water closet, acrylic bathtub (1524mmL x 813mmW x 533mmD), electroplated paper holder and glass door with metal handle. Bathroom 2 Fitted with sanitary wares and fittings including electroplated basin mixer, electroplated bath set, vitreous china wash basin with natural stone counter top, vitreous china water closet, acrylic bathtub (1524mmL x 762mmW x 483mmD), electroplated towel bar, electroplated paper holder. Bathroom 3 Fitted with sanitary wares and fittings including electroplated basin mixer, electroplated bath set and shower set, vitreous china wash basin with natural stone counter top, vitreous china water closet, acrylic bathtub (1524mmL x 813mmW x 533mmD), electroplated paper holder and glass door with metal handle. Bathroom 4 Fitted with sanitary wares and fittings including chrome colour wash basin mixer and shower set, vitreous china wash basin, vitreous china water closet, chrome colour towel bar, chrome colour paper holder, chrome colour hook and glass door with metal handle.

3. 室內裝置

7號洋房

細項	描述
(b) 浴室	化妝室 配有衛生潔具和配件包括電鍍洗手盆水龍頭，金屬洗手盆配天然石材枱面，陶瓷坐廁，電鍍廁紙架，室內設有玻璃趟門配金屬手柄。 浴室1 配有衛生潔具和配件包括電鍍洗手盆水龍頭，電鍍浴缸套裝及花灑套裝，陶瓷洗手盆配天然石材枱面，陶瓷坐廁，丙烯酸樹脂浴缸（1524毫米長 x 813毫米闊 x 533毫米深），電鍍廁紙架，室內設有玻璃門配金屬手柄。 浴室2 配有衛生潔具和配件包括電鍍洗手盆水龍頭，電鍍浴缸套裝，陶瓷洗手盆，配天然石材枱面，陶瓷坐廁，丙烯酸樹脂浴缸(1524毫米長 x 762毫米闊 x 483毫米深)，電鍍毛巾架及電鍍廁紙架。 浴室3 配有衛生潔具和配件包括電鍍洗手盆水龍頭，電鍍浴缸套裝及花灑套裝，陶瓷洗手盆配天然石材枱面，陶瓷坐廁，丙烯酸樹脂浴缸(1524毫米長 x 813毫米闊 x 533毫米深)，電鍍廁紙架，室內設有玻璃門配金屬手柄。 浴室4 配有衛生潔具和配件包括鍍鉻洗手盆水龍頭及花灑套裝，陶瓷洗手盆，陶瓷座廁，鍍鉻毛巾架，鍍鉻廁紙架，鍍鉻掛勾，浴室內設有玻璃門配金屬手柄。

3. Interior fittings

House 7

Item	Description
(b) Bathroom	Bathroom 5 Fitted with sanitary wares and fittings including electroplated basin mixer, electroplated bath set and shower set, vitreous china wash basin with natural stone counter top, vitreous china water closet, acrylic bathtub (1676mmL x 813mmW x 559mmD), electroplated paper holder and glass door with metal handle. Master Bathroom Fitted with sanitary wares and fittings including electroplated basin mixer, electroplated bath set and shower set, vitreous china wash basin with natural stone counter top, vitreous china water closet, cast iron bathtub (1829mmL x 1067mmW x 538mmD), electroplated towel bar, electroplated paper holder and glass door with metal handle. For type and material of water supply system, please refer to "Water Supply" below.
(c) Kitchen	Fitted with wooden cabinet with wooden door panels, stainless steel sink with chrome colour sink mixer. For type and material of water supply system, please refer to "Water Supply" below. For appliances provision and brand names, please refer to "Appliances" below.

3. 室內裝置

7號洋房

細項	描述
(b) 浴室	浴室5 配有衛生潔具和配件包括電鍍洗手盆水龍頭，電鍍浴缸套裝及花灑套裝，陶瓷洗手盆配天然石枱面，陶瓷坐廁，丙烯酸樹脂浴缸(1676毫米長 x 813毫米闊 x 559毫米深)，電鍍廁紙架，室內設有玻璃門配金屬手柄。 主人浴室 配有衛生潔具和配件包括電鍍洗手盆水龍頭，電鍍浴缸套裝及花灑套裝，陶瓷洗手盆配天然石枱面，陶瓷坐廁，鐵鑄浴缸(1829毫米長 x 1067毫米闊 x 538毫米深)，電鍍毛巾架，電鍍廁紙架，室內設有玻璃門配金屬手柄。 供水系統的類型和材料請參考以下的"供水"。
(c) 廚房	裝設木櫃配有木門板，不銹鋼洗滌盆配鍍鉻洗滌盆水龍頭。 供水系統的類型和材料請參考以下的"供水"。 有關家電配置和品牌名稱，請參閱以下的"設備"。

3. Interior fittings

House 8

Item	Description
(b) Bathroom	Powder Room Fitted with sanitary wares and fittings including chrome colour wash basin mixer, vitreous china wash basin, vitreous china water closet and chrome colour paper holder. Bathroom 1 Fitted with sanitary wares and fittings including chrome colour wash basin mixer, chrome colour bath set and shower set, vitreous china wash basin, vitreous china water closet, acrylic bathtub (1524mmL x 813mmW x 533mmD), chrome colour towel bar, chrome colour paper holder and glass door with metal handle. Bathroom 2 Fitted with sanitary wares and fittings including chrome colour wash basin mixer and bath set, vitreous china wash basin, vitreous china water closet, acrylic bathtub (1524mmL x 762mmW x 483mmD), chrome colour towel bar and chrome colour paper holder. Bathroom 3 Fitted with sanitary wares and fittings including chrome colour wash basin mixer and shower set, vitreous china wash basin, vitreous china water closet, chrome colour paper holder and glass door with metal handle. Bathroom 4 Fitted with sanitary wares and fittings including chrome colour wash basin mixer and shower set, vitreous china wash basin, vitreous china water closet, chrome colour towel bar, chrome colour paper holder, chrome colour hook and glass door with metal handle.

3. 室內裝置

8號洋房

細項	描述
(b) 浴室	化妝室 配有衛生潔具和配件包括鍍鉻洗手盆水龍頭，陶瓷洗手盆，陶瓷坐廁及鍍鉻廁紙架。 浴室1 配有衛生潔具和配件包括鍍鉻洗手盆水龍頭，鍍鉻浴缸套裝及花灑套裝，陶瓷洗手盆，陶瓷坐廁，丙烯酸樹脂浴缸（1524毫米長 x 813毫米闊 x 533毫米深），鍍鉻毛巾架，鍍鉻廁紙架，浴室內設有玻璃門配金屬手柄。 浴室2 配有衛生潔具和配件包括鍍鉻洗手盆水龍頭及浴缸套裝，陶瓷洗手盆，陶瓷坐廁，丙烯酸樹脂浴缸(1524毫米長 x 762毫米闊 x 483毫米深)，鍍鉻毛巾架及鍍鉻廁紙架。 浴室3 配有衛生潔具和配件包括鍍鉻洗手盆水龍頭及花灑套裝，陶瓷洗手盆，陶瓷坐廁，鍍鉻廁紙架，浴室內設有玻璃門配金屬手柄。 浴室4 配有衛生潔具和配件包括鍍鉻洗手盆水龍頭及花灑套裝，陶瓷洗手盆，陶瓷座廁，鍍鉻毛巾架，鍍鉻廁紙架，鍍鉻掛勾，浴室內設有玻璃門配金屬手柄。

3. Interior fittings

House 8

Item	Description
(b) Bathroom	Bathroom 5 Fitted with sanitary wares and fittings including chrome colour wash basin mixer, chrome colour bath set and shower set, vitreous china wash basin, vitreous china water closet, reconstituted stone bathtub (1500mmL x 800mmW x 550mmD), chrome colour paper holder and glass door with metal handle. Master Bathroom Fitted with sanitary wares and fittings including chrome colour wash basin mixer, chrome colour bath set and shower set, vitreous china wash basin, vitreous china water closet, enameled cast iron bathtub (1829mmL x 1067mmW x 538mmD), chrome colour towel bar, chrome colour paper holder and glass door with metal handle. For type and material of water supply system, please refer to "Water Supply" below.
(c) Kitchen	Fitted with wooden cabinet with wooden door panels, stainless steel sink with chrome colour sink mixer. For type and material of water supply system, please refer to "Water Supply" below. For appliances provision and brand names, please refer to "Appliances" below.

3. 室內裝置

8號洋房

細項	描述
(b) 浴室	浴室5 配有衛生潔具和配件包括鍍鉻洗手盆水龍頭，鍍鉻浴缸套裝及花灑套裝，陶瓷洗手盆，陶瓷坐廁，人造石浴缸(1500毫米長 x 800毫米闊 x 550毫米深)，鍍鉻廁紙架，浴室內設有玻璃門配金屬手柄。 主人浴室 配有衛生潔具和配件包括鍍鉻洗手盆水龍頭，鍍鉻浴缸套裝及花灑套裝，陶瓷洗手盆，陶瓷坐廁，搪瓷鑄鐵浴缸(1829毫米長 x 1067毫米闊 x 538毫米深)，鍍鉻毛巾架，鍍鉻廁紙架，浴室內設有玻璃門配金屬手柄。 供水系統的類型和材料請參考以下的"供水"。
(c) 廚房	裝設木櫃配有木門板，不銹鋼洗滌盆配鍍鉻洗滌盆水龍頭。 供水系統的類型和材料請參考以下的"供水"。 有關家電配置和品牌名稱，請參閱以下的"設備"。

3. Interior fittings

House 1-3, 5-8

Item	Description
(d) Bedroom	Not Applicable
(e) Telephone	Telephone points are installed in Living Room, Dining Room and all Bedrooms. For the numbers and location of connection points, please refer to the "Schedule of Mechanical and Electrical Provisions".
(f) Aerials	Communal TV and FM connection points are provided for Living Room, Dining Room and all Bedrooms. For the numbers and location of connection points, please refer to the "Schedule of Mechanical and Electrical Provisions".
(g) Electrical Installations	Three phase electricity supply with MCB board completed with residual current protection are provided. All conduits are concealed within concrete walls except those inside or enclosed by block walls, false ceiling and bulkhead. For the numbers and location of power points, please refer to the "Schedule of Mechanical and Electrical Provisions".
(h) Gas Supply	Town Gas Point is provided in Kitchen and connected to built-in gas hob.
(i) Washing Machine Connection Point	Water point of a design of 22mm in diameter and drain point of a design of 50mm in diameter are provided in utility area.
(j) Water Supply	Copper pipes are provided for both hot and cold water supply. Plastic pipes are provided for flushing water supply. Water pipes are concealed in part and exposed in part. Exposed water pipes are enclosed by false ceiling or bulkhead. Hot water is available.

3. 室內裝置

1-3, 5-8號洋房

細項	描述
(d) 睡房	不適用
(e) 電話	電話插座安裝在客廳，飯廳和所有睡房。 有關連接點的數量和位置，請參閱"機電裝置設備說明表"
(f) 天線	公共電視及收音機天線插座安裝於客廳，飯廳和所有睡房。 有關插座的數量及位置，請參閱"機電裝置設備說明表"
(g) 電力裝置	提供MCB電路的三相電源，提供剩餘電流保護。 除置於磚牆、假天花及假陣內或被磚牆、假天花及假陣掩蓋之導管為外露外、所有導管均隱藏於混凝土內。 有關插座的數量及位置，請參閱"機電裝置設備說明表"
(h) 氣體供應	煤氣接駁於廚房內提供，並與內置的燃氣煮食爐連接。
(i) 洗衣機接駁點	於工作間提供其設計為直徑22毫米的來水接駁喉位及其設計為50毫米的去水接駁喉位。
(j) 供水	冷熱水供水系統採用銅喉管。沖水供水系統採用膠喉管。 水管部分隱藏、部分外露。外露水管被假天花及假陣掩蓋。 有熱水供應。

4. Miscellaneous

Item	Description
(a) Lifts	1 no. of "Toshiba" lift (model no. SPACEL-III (CV600)) for each House Floor served : B/F, G/F, 1/F, 2/F
(b) Letter Box	Not applicable
(c) Refuse Collection	Refuse will be collected by cleaner and centrally handled at refuse storage and material recovery chamber located near the main entrance of the Development.
(d) Water Meter, Electricity Meter and Gas Meter	Separate meters for potable water, electricity and town gas are provided on B/F.

4. 雜項

細項	描述
(a) 升降機	每間洋房設有1部「東芝」電梯（型號SPACEL-III（CV600）） 到達樓層：地庫，地下，一樓，二樓
(b) 信箱	不適用
(c) 垃圾收集	垃圾將由清潔工人收集及送走。垃圾儲存及物料回收房位於發展項目的主入口附近。
(d) 水錶、電錶及氣體錶	獨立水錶，電錶及煤氣錶安裝於地庫

5. Security System and Equipment

For individual House :

CCTV camera are provided at basement carpark, lift car and garden area. Magnetic door contacts are provided to entrance doors, magnetic window contacts to all operable windows and panic alarm button in master bedroom. Video door phone handset is installed in Kitchen.

For common area :

CCTV camera are provided at driveway, basement carpark, main entrance of the Development and outdoor areas. Electric fence system is also provided.

5. 保安設施

獨立洋房：

閉路電視攝像機安裝於地下停車場，電梯及花園位置。大門安裝磁性感應防盜，所有窗戶安裝磁性感應防盜及主人房安裝緊急警報按鈕。廚房安裝大門視頻對講機。

公共區域：

發展項目的主入口、地下停車場、行車道及戶外位置均安裝閉路電視攝像機。亦有安裝保安電網。

6. Appliances

Please see the Appliances Schedule on the next page.

6. 設備

請看下一頁的設備説明表。

In relation to items 4(a) and 6 in the development specified in the above table, the vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

有關於發展項目在上述列表所指明之第4(a)及第6項，賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Appliances Schedule
設備說明表

House 1-3, 5-8

1-3, 5-8號洋房

Location 位置	Appliance 設備	Brand 品牌	Model No. 型號	House 洋房						
				1	2	3	5	6	7	8
Kitchen 廚房	Induction Hob 電磁煮食爐	Miele	CS 1212-1	v	v	v	v	v	v	v
	Gas Hob 煤氣煮食爐	Miele	CS 1013	v	v	v	v	v	v	v
	Gas Hob 煤氣煮食爐	Miele	CS 1028 G	v	v	v	v	v	v	v
	Oven 焗爐	Miele	H 6260 B	v	v	v	v	v	v	v
	Steam Oven 蒸爐	Miele	DG 6200	v	v	v	v	v	v	v
	Warming Drawer 保溫櫃	Miele	ESW 6229 X	v	v	v	v	v	v	v
	Cooker Hood 抽油煙機	Miele	DA 5320 W	v	v	v	v	v	v	v
	Refrigerator 雪櫃	Miele	K 1801 Vi	v	v	v	v	v	v	v
	Freezer 冰箱	Miele	F 1411 Vi	v	v	v	v	v	v	v
	Dish Washer 洗碗碟機	Miele	G 6660 SCVi	v	v	v	v	v	v	v
	Wine Cellar 酒櫃	Miele	KWT 6321 UG	v	v	v	v	v	v	v
Utility 工作間	Washer 洗衣機	Miele	WKH 121 WPS	v	v	v	v	v	v	v
	Dryer 乾衣機	Miele	TKG 640 WP	v	v	v	v	v	v	v
	VRV Air Conditioning System 可變冷媒流量冷氣機	Daikin 大金	RXYQ18TY1	v	v	v	v	v	v	v
			RXYMQ3AVE	v	v	v	v	v	v	v
			RXYQ10TY1	v	v	v	v	v	v	v
			FXDQ25PBVE	v	v	v	v	v	v	v
			FXDQ32PBVE	v	v	v	v	v	v	v
			FXDQ63NBVE	v	v	v	v	v	v	v
			FXDQ50NBVE	v	v	v	v	v	v	v
			FXDQ40NBVE	v	v	v	v	v	v	v
			FXMQ125MFV1	v	v	v	v	v	v	v
G/F Kitchen 地下廚房	Exhaust Fan 抽氣扇	Panasonic 樂聲	FV-18NF3H	v	v	v	v	v	v	v
G/F Powder Room 地下化妝室		Panasonic 樂聲	FV-18NS3H	v	v	v	v	v	v	v
1/F Utility 1樓工作間		Panasonic 樂聲	FV-18NS3H	v	v	v	v	v	v	v
1/F Bedroom 1 1樓睡房1		Panasonic 樂聲	FV-18NS3H	v	v	v	v	v	v	v
1/F Bedroom 2 1樓睡房2		Panasonic 樂聲	FV-18NS3H	v	v	v	v	v	v	v
1/F Bedroom 3 1樓睡房3		Panasonic 樂聲	FV-18NS3H	v	v	v	v	v	v	v
2/F Bedroom 4 2樓睡房4		Panasonic 樂聲	FV-18NF3H	v	v	v	v	v	v	v
2/F Master Bedroom 2樓主人睡房		Panasonic 樂聲	FV-18NS3H	v	v	v	v	v	v	v
Roof Booster Pump Room 天台泵機房		Wolter	SDX100L	v	v	v	v	v	v	v
Kitchen and Bathrooms 廚房及浴室	Gas Water Heater 煤氣熱水爐	Blueflame	NJW321TFL	v	v	v	v	v	v	v

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

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

Notes :

1. “v” means such appliance(s) is/are provided and/or installed in the residential unit.
2. The symbol "-" means such appliance is "Not provided".
3. The symbol "/" means "Not applicable".

備註：

1. "v" 表示此設備於該住宅單位內提供及/或安裝。
2. "-" 表示該住宅單位內不提供此設備。
3. "/" 表示 "不適用"。

Schedule of Mechanical & Electrical Provisions of Residential Units
住宅單位機電裝置數量說明表

House 1

1號洋房

Floor 樓層	Location 位置		Items 細項							
			Lighting Point 照明燈位	Home Automation Control Panel 智能控制掣面	Lighting Switch 燈掣	Electric Vehicle Charger 電動車充電器	Double Pole Switch for Exhaust Fan 抽氣扇電源掣	13A Switched Socket Outlet 13安培帶掣插蘇		Shaver 蘇刨蘇
								Twin 雙位	Single 單位	
B/F 地庫	Store 儲物室		1	-	1	-	-	-	-	-
	Protected Lobby 防護門廊		1	-	2	-	-	-	-	-
	Lift Lobby 升降機大堂		5	-	2	-	-	-	-	-
	Staircase (B/F to R/F) 樓梯 (地庫至天台)		33	-	10	-	-	-	1	-
	Parking Area 泊車區域		2	-	-	1	-	-	1	-
	Electrical Room 電制房		2	-	1	-	-	1	-	-
	Filtration Plant Room 泳池濾水泵房		2	-	1	-	1	-	1	-
G/F 地下	Kitchen 廚房		14	1	-	-	-	4	9	-
	Living Room & Dining Room 客廳及飯廳		42	2	5	-	-	3	5	-
	Powder Room 化妝室		5	-	-	-	-	-	1	-
	Lobby 大堂		17	1	-	-	-	-	2	-
	Lawn 草坪		8	-	-	-	-	-	2	-
1/F 一樓	Bedroom 1 睡房1		10	4	-	-	-	5	2	-
	Bathroom 1 浴室1		12	-	-	-	-	-	1	-
	Bedroom 2 睡房2		10	4	-	-	-	4	4	-
	Bathroom 2 浴室2		6	-	-	-	-	-	1	-
	Bedroom 3 睡房3		9	4	-	-	-	3	5	-
	Bathroom 3 浴室3		8	-	-	-	-	-	1	-
	Utility Area 工作間	Utility 1 工作間1	4	-	1	-	-	-	1	-
		Utility 2 工作間2	2	-	1	-	-	-	2	-
		Bathroom 4 浴室4	3	-	-	-	-	-	-	-
		Cleansing Area 洗滌間	6	-	2	-	-	1	5	-
	Hallway 迴廊		7	-	2	-	-	-	1	-
2/F 二樓	Master Bedroom 主人睡房		18	4	-	-	-	5	5	-
	Master Bathroom 主人浴室		13	-	-	-	-	2	3	2
	Bedroom 4 睡房4		13	4	-	-	-	3	3	-
	Bathroom 5 浴室5		6	-	-	-	-	-	2	-
	Hallway 迴廊		5	-	2	-	-	-	1	-
R/F 天台	Flat Roof 平台		3	-	-	-	-	-	2	-
	Booster Pump Room 泵機房		1	-	1	-	-	1	-	-
	A/C & Gas Hot water pump area 空調及煤氣熱水泵位		3	-	1	-	-	-	2	-

Notes :

1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the switch & lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol "-" means such appliance is "Not provided".
4. The symbol "/" means "applicable".

備註：

1. "1, 2, ..."表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的開關掣及燈掣數量是表示面板的數量。
3. "-" 表示該住宅單位內不提供此設備。
4. "/" 表示 "不適用"。

Schedule of Mechanical & Electrical Provisions of Residential Units
住宅單位機電裝置數量說明表

House 1

1號洋房

Items 細項									
TV Socket 電視掣	Tel. Outlet 電話位	A/C Thermostat 冷氣恆溫	Video Doorphone 門口對講機	Panic Alarm Panel 防盜制箱	Floor Heater Control Panel 地熱控制掣面	32A & 63A for A/C 冷氣32A及63A掣	Fused Spur for Gas 煤氣菲士蘇	32A/ 63A/ 160A for Pump 泵房32A/ 63A/ 160A掣	Gas Thermostat 煤氣恆溫
-	-	-	-	-	-	-	-	-	-
-	-	-	-	1	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	1	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	2	-
-	1	1	1	1	-	-	5	-	-
3	4	5	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	1	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
2	2	1	-	-	-	-	-	-	-
-	-	-	-	-	1	-	-	-	-
2	2	1	-	-	-	-	-	-	-
-	-	-	-	-	1	-	-	-	-
1	2	1	-	-	-	-	-	-	-
-	-	-	-	-	1	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	1	2	1	1	-	-	-	-	1
-	-	1	-	-	-	-	-	-	-
1	2	3	-	-	-	-	-	-	-
-	-	-	-	-	1	-	-	-	-
2	2	2	-	-	-	-	-	-	-
-	-	-	-	-	1	-	-	-	-
-	-	1	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	1	-	-	-	-	-	-	-
-	-	-	-	-	-	4	3	1	1

Notes :

1. “1, 2, ...”denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the switch & lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” means such appliance is “Not provided”.
4. The symbol “/” means “applicable”.

備註：

1. "1, 2, ..."表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的開關掣及燈掣數量是表示面板的數量。
3. "-" 表示該住宅單位內不提供此設備。
4. "/" 表示 "不適用"。

Schedule of Mechanical & Electrical Provisions of Residential Units
住宅單位機電裝置數量說明表

House 2

2號洋房

Floor 樓層	Location 位置		Items 細項							
			Lighting Point 照明燈位	Home Automation Control Panel 智能控制掣面	Lighting Switch 燈掣	Electric Vehicle Charger 電動車充電器	Double Pole Switch for Exhaust Fan 抽氣扇電源掣	13A Switched Socket Outlet 13安培帶掣插蘇		Shaver 蘇刨蘇
								Twin 雙位	Single 單位	
B/F 地庫	Store 儲物室		1	-	-	-	-	-	-	-
	Protected Lobby 防護門廊		1	1	-	-	-	-	-	-
	Lift Lobby 升降機大堂		6	1	-	-	-	-	1	-
	Staircase (B/F to R/F) 樓梯 (地庫至天台)		14	2	-	-	-	-	-	-
	Parking Area 泊車區域		2	-	-	1	-	-	2	-
	Electrical Room 電制房		2	-	1	-	-	-	1	-
	Filtration Plant Room 泳池濾水泵房		2	-	1	-	1	-	1	-
G/F 地下	Kitchen 廚房		13	1	-	-	-	4	8	-
	Living Room & Dining Room 客廳及飯廳		40	3	-	-	-	6	1	-
	Powder Room 化妝室		7	-	-	-	-	-	-	-
	Lobby 大堂		4	1	-	-	-	-	1	-
	Lawn 草坪		8	-	-	-	-	-	2	-
1/F 一樓	Bedroom 1 睡房1		7	4	-	-	-	5	-	-
	Bathroom 1 浴室1		6	-	-	-	-	-	1	1
	Bedroom 2 睡房2		11	4	-	-	-	4	1	-
	Bathroom 2 浴室2		6	-	-	-	-	-	1	1
	Bedroom 3 睡房3		12	4	-	-	-	5	-	-
	Bathroom 3 浴室3		6	-	-	-	-	-	1	1
	Utility Area 工作間	Utility 1 工作間1	4	-	1	-	-	1	-	-
		Utility 2 工作間2	4	-	1	-	-	1	-	-
		Bathroom 4 浴室4	3	-	-	-	-	-	-	-
		Cleansing Area 洗滌間	5	-	2	-	-	1	4	-
	Hallway 迴廊		9	2	-	-	-	-	1	-
2/F 二樓	Master Bedroom 主人睡房		14	5	-	-	-	4	1	-
	Master Bathroom 主人浴室		15	-	-	-	-	-	-	-
	Bedroom 4 睡房4		11	4	-	-	-	5	-	-
	Bathroom 5 浴室5		6	-	-	-	-	-	1	1
	Hallway 迴廊		7	2	-	-	-	-	1	-
	Storage (Closet) 儲物房 (衣櫃)		6	1	-	-	-	1	-	-
R/F 天台	Flat Roof 平台		3	-	-	-	-	-	2	-
	Booster Pump Room 泵機房		1	-	1	-	-	1	-	-
	A/C & Gas Hot water pump area 空調及煤氣熱水泵位		3	-	1	-	-	-	2	-

Notes :

1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the switch & lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol "-" means such appliance is "Not provided".
4. The symbol "/" means "applicable".

備註：

1. "1, 2, ..."表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的開關掣及燈掣數量是表示面板的數量。
3. "-" 表示該住宅單位內不提供此設備。
4. "/" 表示 "不適用"。

Schedule of Mechanical & Electrical Provisions of Residential Units
住宅單位機電裝置數量說明表

House 2

2號洋房

Items 細項									
TV Socket 電視掣	Tel. Outlet 電話位	A/C Thermostat 冷氣恆溫	Video Doorphone 門口對講機	Panic Alarm Panel 防盜制箱	Floor Heater Control Panel 地熱控制掣面	32A & 63A for A/C 冷氣32A及63A掣	Fused Spur for Gas 煤氣菲士蘇	32A/ 63A/ 160A for Pump 泵房32A/ 63A/ 160A掣	Gas Thermostat 煤氣恆溫
-	-	-	-	-	-	-	-	-	-
-	-	-	-	1	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	2	-
-	1	-	1	1	-	-	5	-	-
1	3	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
2	5	-	-	-	1	-	-	-	-
-	-	-	-	-	-	-	-	-	-
2	5	-	-	-	1	-	-	-	-
-	-	-	-	-	-	-	-	-	-
2	5	-	-	-	1	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
1	1	2	1	1	-	-	-	-	1
-	-	-	-	-	-	-	-	-	-
1	2	-	-	-	1	-	-	-	-
-	-	-	-	-	-	-	-	-	-
2	5	-	-	-	1	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
1	3	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	4	3	1	1

Notes :

1. “1, 2, ...”denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the switch & lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” means such appliance is “Not provided”.
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備註：

1. "1, 2, ..."表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的開關掣及燈掣數量是表示面板的數量。
3. "-" 表示該住宅單位內不提供此設備。
4. "/" 表示 "不適用"。

Schedule of Mechanical & Electrical Provisions of Residential Units
住宅單位機電裝置數量說明表

House 3

3號洋房

Floor 樓層	Location 位置		Items 細項							
			Lighting Point 照明燈位	Home Automation Control Panel 智能控制掣面	Lighting Switch 燈掣	Electric Vehicle Charger 電動車充電器	Double Pole Switch for Exhaust Fan 抽氣扇電源掣	13A Switched Socket Outlet 13安培帶掣插蘇		Shaver 蘇刨蘇
								Twin 雙位	Single 單位	
B/F 地庫	Store 儲物室		1	-	1	-	-	-	-	-
	Protected Lobby 防護門廊		1	1	-	-	-	-	-	-
	Lift Lobby 升降機大堂		4	1	-	-	-	-	1	-
	Staircase (B/F to R/F) 樓梯 (地庫至天台)		29	2	-	-	-	-	-	-
	Parking Area 泊車區域		2	-	-	1	-	-	1	-
	Electrical Room 電制房		2	-	1	-	-	-	1	-
	Filtration Plant Room 泳池濾水泵房		2	-	1	-	1	-	1	-
G/F 地下	Kitchen 廚房		14	1	-	-	-	4	8	-
	Living Room & Dining Room 客廳及飯廳		25	3	-	-	-	4	9	-
	Powder Room 化妝室		4	1	-	-	-	-	-	-
	Lobby 大堂		7	1	-	-	-	1	2	-
	Lawn 草坪		8	-	-	-	-	-	2	-
1/F 一樓	Bedroom 1 睡房1		8	4	-	-	-	3	2	-
	Bathroom 1 浴室1		14	-	-	-	-	-	-	-
	Bedroom 2 睡房2		7	4	-	-	-	3	4	-
	Bathroom 2 浴室2		6	-	-	-	-	-	-	-
	Bedroom 3 睡房3		9	4	-	-	-	3	2	-
	Bathroom 3 浴室3		10	-	-	-	-	-	-	-
	Utility Area 工作間	Utility 1 工作間1	2	-	1	-	-	-	2	-
		Utility 2 工作間2	4	-	1	-	-	-	5	-
		Bathroom 4 浴室4	3	-	-	-	-	-	-	-
		Cleansing Area 洗滌間	6	-	2	-	-	1	5	-
	Hallway 迴廊		10	2	-	-	-	-	1	-
2/F 二樓	Master Bedroom 主人睡房		14	5	-	-	-	2	5	-
	Master Bathroom 主人浴室		16	-	-	-	-	-	-	-
	Bedroom 4 睡房4		8	4	-	-	-	3	4	-
	Bathroom 5 浴室5		18	-	-	-	-	-	-	-
	Hallway 迴廊		8	2	-	-	-	-	1	-
	Storage (Closet) 儲物房 (衣櫃)		10	1	-	-	-	1	-	-
R/F 天台	Flat Roof 平台		3	-	-	-	-	-	2	-
	Booster Pump Room 泵機房		1	-	1	-	-	1	-	-
	A/C & Gas Hot water pump area 空調及煤氣熱水泵位		3	-	1	-	-	-	2	-

Notes :

1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the switch & lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol "-" means such appliance is "Not provided".
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備註：

1. "1, 2, ..."表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的開關掣及燈掣數量是表示面板的數量。
3. "-" 表示該住宅單位內不提供此設備。
4. "/" 表示 "不適用"。

Schedule of Mechanical & Electrical Provisions of Residential Units
住宅單位機電裝置數量說明表

House 3

3號洋房

Items 細項									
TV Socket 電視掣	Tel. Outlet 電話位	A/C Thermostat 冷氣恆溫	Video Doorphone 門口對講機	Panic Alarm Panel 防盜制箱	Floor Heater Control Panel 地熱控制掣面	32A & 60A for A/C 冷氣32A及60A掣	Fused Spur for Gas 煤氣菲士蘇	32A/ 63A/ 160A for Pump 泵房32A/ 63A/ 160A掣	Gas Thermostat 煤氣恆溫
-	-	-	-	-	-	-	-	-	-
-	-	-	-	1	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	2	-
-	1	-	1	1	-	-	5	-	-
3	3	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
1	2	-	-	-	1	-	-	-	-
-	-	-	-	-	-	-	-	-	-
1	2	-	-	-	1	-	-	-	-
-	-	-	-	-	-	-	-	-	-
1	2	-	-	-	1	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	1	2	1	1	-	-	-	-	1
-	-	-	-	-	-	-	-	-	-
1	2	-	-	-	1	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
1	2	-	-	-	1	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	4	3	1	1

Notes :

1. “1, 2, ...”denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the switch & lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” means such appliance is “Not provided”.
4. The symbol “/” means “applicable”.

備註：

1. "1, 2, ..."表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的開關掣及燈掣數量是表示面板的數量。
3. "-" 表示該住宅單位內不提供此設備。
4. "/" 表示 "不適用"。

Schedule of Mechanical & Electrical Provisions of Residential Units
住宅單位機電裝置數量說明表

House 5

5號洋房

Floor 樓層	Location 位置		Items 細項							
			Lighting Point 照明燈位	Home Automation Control Panel 智能控制掣面	Lighting Switch 燈掣	Electric Vehicle Charger 電動車充電器	Double Pole Switch for Exhaust Fan 抽氣扇電源掣	13A Switched Socket Outlet 13安培帶掣插蘇		Shaver 蘇刨蘇
								Twin 雙位	Single 單位	
B/F 地庫	Store 儲物室		1	-	1	-	-	-	-	-
	Protected Lobby 防護門廊		1	1	-	-	-	-	-	-
	Lift Lobby 升降機大堂		3	1	-	-	-	-	1	-
	Staircase (B/F to R/F) 樓梯 (地庫至天台)		25	2	-	-	-	-	-	-
	Parking Area 泊車區域		2	-	-	1	-	-	2	-
	Electrical Room 電制房		2	-	1	-	-	1	-	-
	Filtration Plant Room 泳池濾水泵房		2	-	1	-	1	-	1	-
G/F 地下	Kitchen 廚房		14	1	-	-	-	4	8	-
	Living Room & Dining Room 客廳及飯廳		25	3	-	-	-	7	4	-
	Powder Room 化妝室		4	-	-	-	-	-	-	-
	Lobby 大堂		2	1	-	-	-	1	2	-
	Lawn 草坪		8	-	-	-	-	-	2	-
1/F 一樓	Bedroom 1 睡房1		8	4	-	-	-	5	6	-
	Bathroom 1 浴室1		10	-	-	-	-	-	1	-
	Bedroom 2 睡房2		9	4	-	-	-	3	5	-
	Bathroom 2 浴室2		7	-	-	-	-	-	1	-
	Bedroom 3 睡房3		7	4	-	-	-	3	4	-
	Bathroom 3 浴室3		5	-	-	-	-	-	1	-
	Utility Area 工作間	Utility 1 工作間1	2	-	1	-	-	-	2	-
		Utility 2 工作間2	4	-	1	-	-	-	5	-
		Bathroom 4 浴室4	3	-	-	-	-	-	-	-
		Cleansing Area 洗滌間	6	-	1	-	-	1	5	-
	Hallway 迴廊		7	2	-	-	-	-	1	-
2/F 二樓	Master Bedroom 主人睡房		10	5	-	-	-	3	6	-
	Master Bedroom Storage (Closet) 主人睡房儲物房 (衣櫃)		7	1	-	-	-	-	2	-
	Master Bathroom 主人浴室		14	-	-	-	-	-	2	-
	Bedroom 4 睡房4		7	5	-	-	-	3	3	-
	Bedroom 4 Storage (Closet) 睡房4儲物房 (衣櫃)		3	-	-	-	-	-	-	-
	Bathroom 5 浴室5		6	-	-	-	-	-	1	-
	Hallway 迴廊		5	2	-	-	-	1	1	-
R/F 天台	Flat Roof 平台		3	-	-	-	-	-	2	-
	Booster Pump Room 泵機房		1	-	1	-	-	1	-	-
	A/C & Gas Hot water pump area 空調及煤氣熱水泵位		3	-	1	-	-	-	2	-

Notes :

1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the switch & lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol "-" means such appliance is "Not provided".
4. The symbol "/" means "applicable".

備註：

1. "1, 2, ..."表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的開關掣及燈掣數量是表示面板的數量。
3. "-" 表示該住宅單位內不提供此設備。
4. "/" 表示 "不適用"。

Schedule of Mechanical & Electrical Provisions of Residential Units
住宅單位機電裝置數量說明表

House 5

5號洋房

Items 細項									
TV Socket 電視掣	Tel. Outlet 電話位	A/C Thermostat 冷氣恆溫	Video Doorphone 門口對講機	Panic Alarm Panel 防盜制箱	Floor Heater Control Panel 地熱控制掣面	32A & 60A for A/C 冷氣32A及60A掣	Fused Spur for Gas 煤氣菲士蘇	32A/ 63A/ 160A for Pump 泵房32A/ 63A/ 160A掣	Gas Thermostat 煤氣恆溫
-	-	-	-	-	-	-	-	-	-
-	-	-	-	1	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	2	-
-	1	-	1	1	-	-	5	-	-
2	3	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
1	2	-	-	-	1	-	-	-	-
-	-	-	-	-	-	-	-	-	-
1	2	-	-	-	1	-	-	-	-
-	-	-	-	-	-	-	-	-	-
1	2	-	-	-	1	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	1	2	1	1	-	-	-	-	1
-	-	-	-	-	-	-	-	-	-
1	2	-	-	-	1	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
1	2	-	-	-	1	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	4	3	1	1

Notes :

1. “1, 2, ...”denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the switch & lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” means such appliance is “Not provided”.
4. The symbol “/” means “applicable”.

備註：

1. "1, 2, ..."表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的開關掣及燈掣數量是表示面板的數量。
3. "-" 表示該住宅單位內不提供此設備。
4. "/" 表示 "不適用"。

Schedule of Mechanical & Electrical Provisions of Residential Units
住宅單位機電裝置數量說明表

House 6

6號洋房

Floor 樓層	Location 位置		Items 細項							
			Lighting Point 照明燈位	Home Automation Control Panel 智能控制掣面	Lighting Switch 燈掣	Electric Vehicle Charger 電動車充電器	Double Pole Switch for Exhaust Fan 抽氣扇電源掣	13A Switched Socket Outlet 13安培帶掣插蘇		Shaver 蘇刨蘇
								Twin 雙位	Single 單位	
B/F 地庫	Store 儲物室		1	-	1	-	-	-	-	-
	Protected Lobby 防護門廊		1	1	-	-	-	-	-	-
	Lift Lobby 升降機大堂		5	1	-	-	-	-	1	-
	Staircase (B/F to R/F) 樓梯 (地庫至天台)		29	2	-	-	-	-	-	-
	Parking Area 泊車區域		2	-	-	1	-	-	2	-
	Electrical Room 電制房		2	-	1	-	-	-	1	-
	Filtration Plant Room 泳池濾水泵房		2	-	1	-	1	-	1	-
G/F 地下	Kitchen 廚房		14	1	-	-	-	4	8	-
	Living Room & Dining Room 客廳及飯廳		32	3	-	-	-	4	10	-
	Powder Room 化妝室		5	1	-	-	-	-	-	-
	Lobby 大堂		13	1	-	-	-	1	2	-
	Lawn 草坪		8	-	-	-	-	-	2	-
1/F 一樓	Bedroom 1 睡房1		8	4	-	-	-	3	1	-
	Bathroom 1 浴室1		14	-	-	-	-	-	-	-
	Bedroom 2 睡房2		9	4	-	-	-	2	5	-
	Bathroom 2 浴室2		7	-	-	-	-	-	-	-
	Bedroom 3 睡房3		9	4	-	-	-	4	2	-
	Bathroom 3 浴室3		10	-	-	-	-	-	-	-
	Utility Area 工作間	Utility 1 工作間1	4	-	1	-	-	-	2	-
		Utility 2 工作間2	4	-	1	-	-	-	2	-
		Bathroom 4 浴室4	3	-	1	-	-	-	-	-
		Cleansing Area 洗滌間	6	-	1	-	-	1	5	-
	Hallway 迴廊		13	2	-	-	-	-	1	-
2/F 二樓	Master Bedroom 主人睡房		14	5	-	-	-	5	2	-
	Master Bathroom 主人浴室		16	-	-	-	-	-	-	-
	Bedroom 4 睡房4		9	4	-	-	-	3	4	-
	Bathroom 5 浴室5		19	-	-	-	-	-	-	-
	Hallway 迴廊		9	2	-	-	-	-	1	-
	Storage (Closet) 儲物房 (衣櫃)		13	1	-	-	-	1	-	-
R/F 天台	Flat Roof 平台		3	-	-	-	-	-	2	-
	Booster Pump Room 泵機房		1	-	1	-	-	1	-	-
	A/C & Gas Hot water pump area 空調及煤氣熱水泵位		3	-	1	-	-	-	2	-

Notes :

1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the switch & lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol "-" means such appliance is "Not provided".
4. The symbol "/" means "applicable".

備註：

1. "1, 2, ..."表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的開關掣及燈掣數量是表示面板的數量。
3. "-" 表示該住宅單位內不提供此設備。
4. "/" 表示 "不適用"。

Schedule of Mechanical & Electrical Provisions of Residential Units
住宅單位機電裝置數量說明表

House 6

6號洋房

Items 細項									
TV Socket 電視掣	Tel. Outlet 電話位	A/C Thermostat 冷氣恆溫	Video Doorphone 門口對講機	Panic Alarm Panel 防盜制箱	Floor Heater Control Panel 地熱控制掣面	32A & 60A for A/C 冷氣32A及60A掣	Fused Spur for Gas 煤氣菲士蘇	32A/ 63A/ 160A for Pump 泵房32A/ 63A/ 160A掣	Gas Thermostat 煤氣恆溫
-	-	-	-	-	-	-	-	-	-
-	-	-	-	1	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	2	-
-	1	-	1	1	-	-	5	-	-
3	3	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
1	2	-	-	-	1	-	-	-	-
-	-	-	-	-	-	-	-	-	-
1	2	-	-	-	1	-	-	-	-
-	-	-	-	-	-	-	-	-	-
1	2	-	-	-	1	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	1	2	1	1	-	-	-	-	1
-	-	-	-	-	-	-	-	-	-
1	2	-	-	-	1	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
1	2	-	-	-	1	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	4	3	1	1

Notes :

1. “1, 2, ...”denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the switch & lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” means such appliance is “Not provided”.
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1. "1, 2, ..."表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的開關掣及燈掣數量是表示面板的數量。
3. "-" 表示該住宅單位內不提供此設備。
4. "/" 表示 "不適用"。

Schedule of Mechanical & Electrical Provisions of Residential Units
住宅單位機電裝置數量說明表

House 7

7號洋房

Floor 樓層	Location 位置		Items 細項							
			Lighting Point 照明燈位	Home Automation Control Panel 智能控制掣面	Lighting Switch 燈掣	Electric Vehicle Charger 電動車充電器	Double Pole Switch for Exhaust Fan 抽氣扇電源掣	13A Switched Socket Outlet 13安培帶掣插蘇		Shaver 蘇刨蘇
								Twin 雙位	Single 單位	
B/F 地庫	Store 儲物室		1	-	1	-	-	-	-	-
	Protected Lobby 防護門廊		1	1	-	-	-	-	-	-
	Lift Lobby 升降機大堂		6	1	-	-	-	-	1	-
	Staircase (B/F to R/F) 樓梯 (地庫至天台)		27	2	-	-	-	-	3	-
	Parking Area 泊車區域		2	-	-	1	-	-	1	-
	Electrical Room 電制房		2	-	1	-	-	-	1	-
	Filtration Plant Room 泳池濾水泵房		1	-	1	-	1	-	1	-
G/F 地下	Kitchen 廚房		15	1	-	-	1	4	8	-
	Living Room & Dining Room 客廳及飯廳		42	3	-	-	-	3	3	-
	Powder Room 化妝室		4	-	-	-	-	-	-	-
	Lobby 大堂		16	1	-	-	-	-	-	-
	Lawn 草坪		8	-	-	-	-	-	2	-
1/F 一樓	Bedroom 1 睡房1		11	4	-	-	-	5	1	-
	Bathroom 1 浴室1		6	-	-	-	-	-	1	1
	Bedroom 2 睡房2		11	4	-	-	-	5	2	-
	Bathroom 2 浴室2		5	-	-	-	-	-	1	1
	Bedroom 3 睡房3		12	4	-	-	-	3	2	-
	Bathroom 3 浴室3		6	-	-	-	-	-	1	1
	Utility Area 工作間	Utility 1 工作間1	3	-	1	-	-	1	-	-
		Utility 2 工作間2	3	-	1	-	-	1	-	-
		Bathroom 4 浴室4	2	-	-	-	1	-	-	-
		Cleansing Area 洗滌間	3	-	2	-	-	1	4	-
	Hallway 迴廊		5	2	-	-	-	-	1	-
2/F 二樓	Master Bedroom 主人睡房		18	6	-	-	-	4	3	-
	Master Bathroom 主人浴室		13	-	-	-	-	-	-	-
	Bedroom 4 睡房4		11	4	-	-	-	5	2	-
	Bathroom 5 浴室5		7	-	-	-	-	-	1	1
	Hallway 迴廊		5	2	-	-	-	-	1	-
R/F 天台	Flat Roof 平台		3	-	-	-	-	-	2	-
	Booster Pump Room 泵機房		1	-	1	-	-	1	-	-
	A/C & Gas Hot water pump area 空調及煤氣熱水泵位		3	-	1	-	-	-	2	-

Notes :

1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
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2. 說明表所顯示的開關掣及燈掣數量是表示面板的數量。
3. "-" 表示該住宅單位內不提供此設備。
4. "/" 表示 "不適用"。

Schedule of Mechanical & Electrical Provisions of Residential Units
住宅單位機電裝置數量說明表

House 7

7號洋房

Items 細項									
TV Socket 電視掣	Tel. Outlet 電話位	A/C Thermostat 冷氣恆溫	Video Doorphone 門口對講機	Panic Alarm Panel 防盜制箱	Floor Heater Control Panel 地熱控制掣面	32A for A/C 冷氣32A掣	Fused Spur for Gas 煤氣菲士蘇	32A/ 63A/ 160A for Pump 泵房32A/ 63A/ 160A掣	Gas Thermostat 煤氣恆溫
-	-	-	-	-	-	-	-	-	-
-	-	-	-	1	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	2	-
-	1	-	1	1	-	-	5	-	-
1	2	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
1	4	-	-	-	1	-	-	-	-
-	-	-	-	-	-	-	-	-	-
1	4	-	-	-	1	-	-	-	-
-	-	-	-	-	-	-	-	-	-
1	4	-	-	-	1	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
1	1	2	1	1	-	-	-	-	1
-	-	-	-	-	-	-	-	-	-
1	4	-	-	-	1	-	-	-	-
-	-	-	-	-	-	-	-	-	-
1	4	-	-	-	1	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	4	3	1	1

Notes :

1. “1, 2, ...”denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the switch & lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” means such appliance is “Not provided”.
4. The symbol “/” means “applicable”.

備註：

1. "1, 2, ..."表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的開關掣及燈掣數量是表示面板的數量。
3. "-" 表示該住宅單位內不提供此設備。
4. "/" 表示 "不適用"。

Schedule of Mechanical & Electrical Provisions of Residential Units
住宅單位機電裝置數量說明表

House 8

8號洋房

Floor 樓層	Location 位置		Items 細項							
			Lighting Point 照明燈位	Home Automation Control Panel 智能控制掣面	Lighting Switch 燈掣	Electric Vehicle Charger 電動車充電器	Double Pole Switch for Exhaust Fan 抽氣扇電源掣	13A Switched Socket Outlet 13安培帶掣插蘇		Shaver 蘇刨蘇
								Twin 雙位	Single 單位	
B/F 地庫	Store 儲物室		1	-	1	-	-	-	-	-
	Protected Lobby 防護門廊		1	-	2	-	-	-	-	-
	Lift Lobby 升降機大堂		5	-	2	-	-	-	1	-
	Staircase (B/F to R/F) 樓梯 (地庫至天台)		25	-	10	-	-	-	-	-
	Parking Area 泊車區域		2	-	-	1	-	-	-	-
	Electrical Room 電制房		2	-	1	-	-	1	-	-
	Filtration Plant Room 泳池濾水泵房		2	-	1	-	1	-	1	-
G/F 地下	Kitchen 廚房		14	1	-	-	-	4	8	-
	Living Room & Dining Room 客廳及飯廳		18	2	5	-	-	3	5	-
	Powder Room 化妝室		4	-	-	-	-	-	-	-
	Lobby 大堂		4	1	-	-	-	-	3	-
	Lawn 草坪		8	-	-	-	-	-	1	-
1/F 一樓	Bedroom 1 睡房1		6	4	-	-	-	5	1	-
	Bathroom 1 浴室1		13	-	-	-	-	-	1	-
	Bedroom 2 睡房2		5	4	-	-	-	4	5	-
	Bathroom 2 浴室2		6	-	-	-	-	-	1	-
	Bedroom 3 睡房3		4	4	-	-	-	3	4	-
	Bathroom 3 浴室3		8	-	-	-	-	-	1	-
	Utility Area 工作間	Utility 1 工作間1	2	-	1	-	-	-	2	-
		Utility 2 工作間2	2	-	1	-	-	-	2	-
		Bathroom 4 浴室4	3	-	-	-	-	-	-	-
		Cleansing Area 洗滌間	6	-	2	-	-	1	5	-
	Hallway 迴廊		5	-	2	-	-	-	1	-
2/F 二樓	Master Bedroom 主人睡房		10	4	-	-	-	3	6	-
	Master Bathroom 主人浴室		17	-	-	-	-	2	-	-
	Bedroom 4 睡房4		6	4	-	-	-	3	2	-
	Bathroom 5 浴室5		7	-	-	-	-	-	2	-
	Hallway 迴廊		3	-	2	-	-	-	2	-
	Storage (Closet) 儲物房 (衣櫃)		2	1	-	-	-	-	2	-
R/F 天台	Flat Roof 平台		3	-	-	-	-	-	2	-
	Booster Pump Room 泵機房		1	-	1	-	-	1	-	-
	A/C & Gas Hot water pump area 空調及煤氣熱水泵位		3	-	1	-	-	-	2	-

Notes :

1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the switch & lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol "-" means such appliance is "Not provided".
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備註：

1. "1, 2, ..."表示提供於該住宅單位內的裝置數量。
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Schedule of Mechanical & Electrical Provisions of Residential Units
住宅單位機電裝置數量說明表

House 8

8號洋房

Items 細項									
TV Socket 電視掣	Tel. Outlet 電話位	A/C Thermostat 冷氣恆溫	Video Doorphone 門口對講機	Panic Alarm Panel 防盜制箱	Floor Heater Control Panel 地熱控制掣面	32A & 63A for A/C 冷氣32A及63A掣	Fused Spur for Gas 煤氣菲士蘇	32A/ 63A/ 160A for Pump 泵房32A/ 63A/ 160A掣	Gas Thermostat 煤氣恆溫
-	-	-	-	-	-	-	-	-	-
-	-	-	-	1	-	-	-	-	-
-	-	1	-	-	-	-	-	-	-
-	-	1	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	2	-
-	1	1	1	1	-	-	5	-	-
3	4	5	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	1	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
2	2	1	-	-	1	-	-	-	-
-	-	-	-	-	-	-	-	-	-
2	2	1	-	-	1	-	-	-	-
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1	2	1	-	-	1	-	-	-	-
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-	-	-	-	-	-	-	-	-	-
-	1	2	1	1	-	-	-	-	1
-	-	1	-	-	-	-	-	-	-
1	2	2	-	-	-	-	-	-	-
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-	-	-	-	-	-	-	-	-	-
-	-	1	-	-	-	-	-	-	-
-	-	-	-	-	-	4	3	1	1

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3. "-" 表示該住宅單位內不提供此設備。
4. "/" 表示 "不適用"。

SERVICE AGREEMENTS
服務協議

Potable and flushing water is supplied by Water Supplies Department.

食水及沖廁水由水務署供應。

Electricity is supplied by The Hongkong Electric Company Limited.

電力由香港電燈有限公司供應。

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

煤氣由香港中華煤氣有限公司供應。

GOVERNMENT RENT
地税

The Vendor (Owner) will pay or has paid (as the case may be) all outstanding Government Rent in respect of the residential properties up to and including the date of the respective assignments of the residential properties to the purchasers.

賣方(擁有人)將會或已經(視屬何情況而定)繳付有關住宅物業直至相關買方轉讓契日期(包括該日)之地税。

MISCELLANEOUS PAYMENTS BY PURCHASER
買方的雜項付款

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

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

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

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

(b) 在交付時，買方不須向擁有人支付清理廢料的費用。

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

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

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

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

MAINTENANCE OF SLOPES
斜坡維修

1. The Land Grant requires the owners of the residential properties in the Development to maintain slopes at their own cost.

   Clause (1) of the Second Schedule to the Modification Letter dated 8 August 2008 and registered in the Land Registry by Memorial No.08081300950053 (the "**First Modification Letter**") stipulates that:-

   "(a) The said Lessee shall at his own expense carry out and complete to the satisfaction of the Director of Lands (hereinafter referred to as "the said Director") such geotechnical investigations and such slope treatment, landslide preventive, mitigation and remedial works on the area shown coloured green hatched black and the underground stratum of land below the level of 60 metres above Hong Kong Principal Datum shown coloured green cross hatched black on the plan marked "PLAN A" annexed hereto (such area and underground stratum of land are hereinafter respectively referred to as "the Green Hatched Black Area" and "the Green Cross-hatched Black Area") as the said Director in his absolute discretion may require and shall, at all times during the term hereby granted, at his own expense, maintain in good and substantial repair and condition to the satisfaction of the said Director the Green Hatched Black Area and the Green Cross-hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. In the event that any landslip, subsidence or falling away occurs within the Green Hatched Black Area or the Green Cross-hatched Black Area or both at any time during the term hereby granted, the said Lessee shall at his own expense reinstate and make good the same to the satisfaction of the said Director together with any adjacent or adjoining areas which, in the opinion of the said Director (whose decision shall be final and binding on the said Lessee), have also been affected. The said Lessee shall indemnify the Government, its agents and contractors against all claims, proceedings, costs, damages and expenses whatsoever incurred by reason of such landslip, subsidence or falling away. The said Lessee will ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Area or the Green Cross-hatched Black Area or both and, subject to the prior written approval of the said Director, the said Lessee may erect fences or other barriers for the prevention of such illegal excavation or dumping. In addition to any other rights or remedies, the said Director may have in respect of any breach of terms and covenants herein contained, the said Director may at any time by notice in writing call upon the said Lessee to carry out such geotechnical investigations, slope treatment, landslip preventive, mitigation and remedial works and to maintain, reinstate and make good any land, structure or works affected by such landslip, subsidence or falling away, and if the said Lessee shall neglect or fail to comply with such notice to the satisfaction of the said Director within the period specified therein, the said Director may, after the expiry of such period, execute and carry out the required Works and the said Lessee shall on demand repay to the Government the cost thereof.

   (b) Notwithstanding sub-clause (a) of this Clause, the obligations and rights of the said Lessee in respect of the Green Hatched Black Area and the Green Cross-hatched Black Area or any part thereof under this Clause shall absolutely determine upon the Government giving to the said Lessee notice to that effect, and no claim for compensation shall be made against the Government or the said Director or his authorized officer by the said Lessee in respect of any loss, damage or disturbance suffered or any expense incurred as a result of such determination. However, such determination shall be without prejudice to any rights or remedies of the Government in respect of any antecedent breach, non-performance or non-observance of the said sub-clause (a)."

   Clause (6) of the Second Schedule to the First Modification Letter stipulates that:-

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

   (b) Nothing in sub-clause (a) of this Clause shall prejudice the Government's rights under the terms and covenants herein contained, in particular Clause (5) hereof.

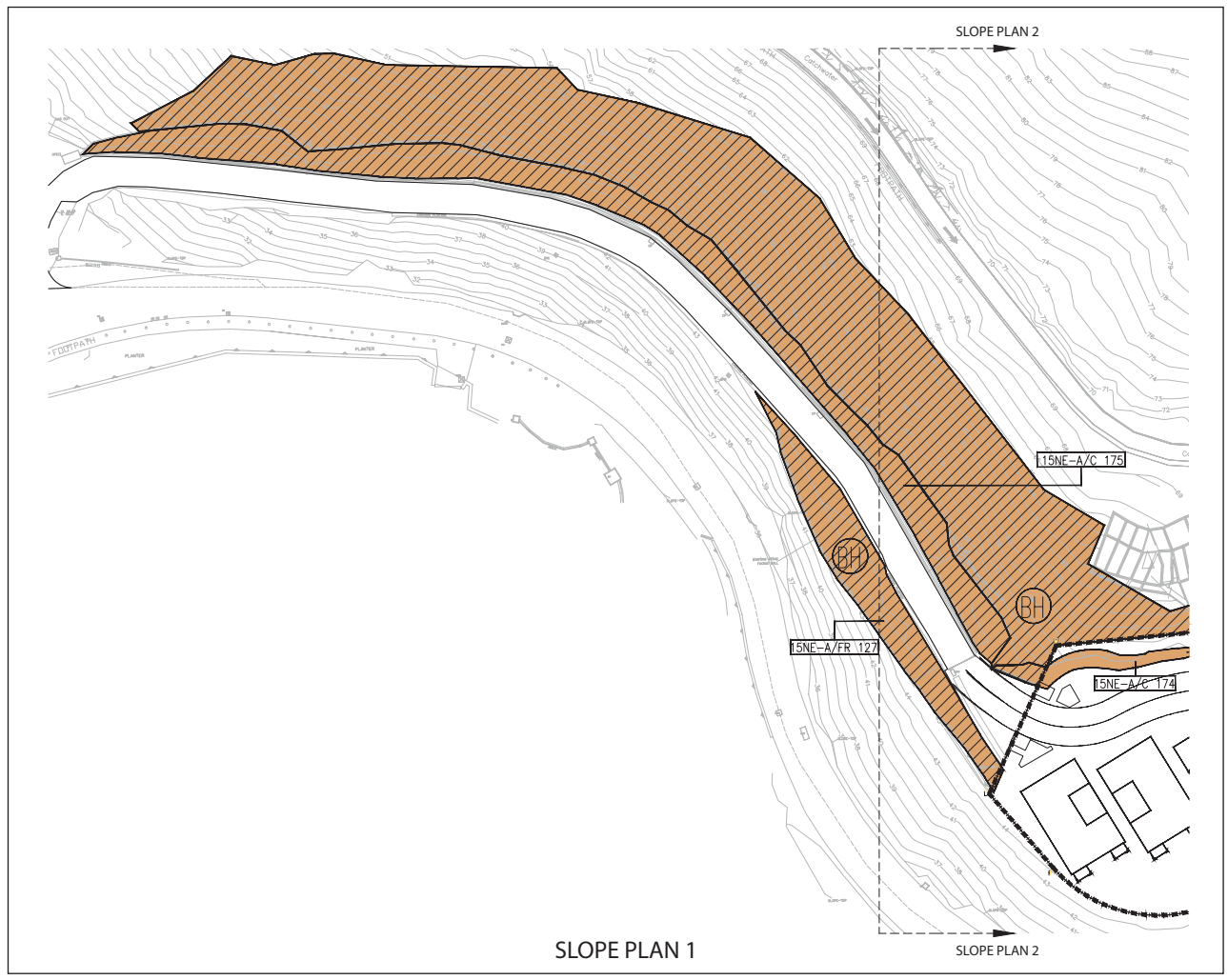
   (c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Lessee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land within the demised premises or from any adjacent or adjoining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

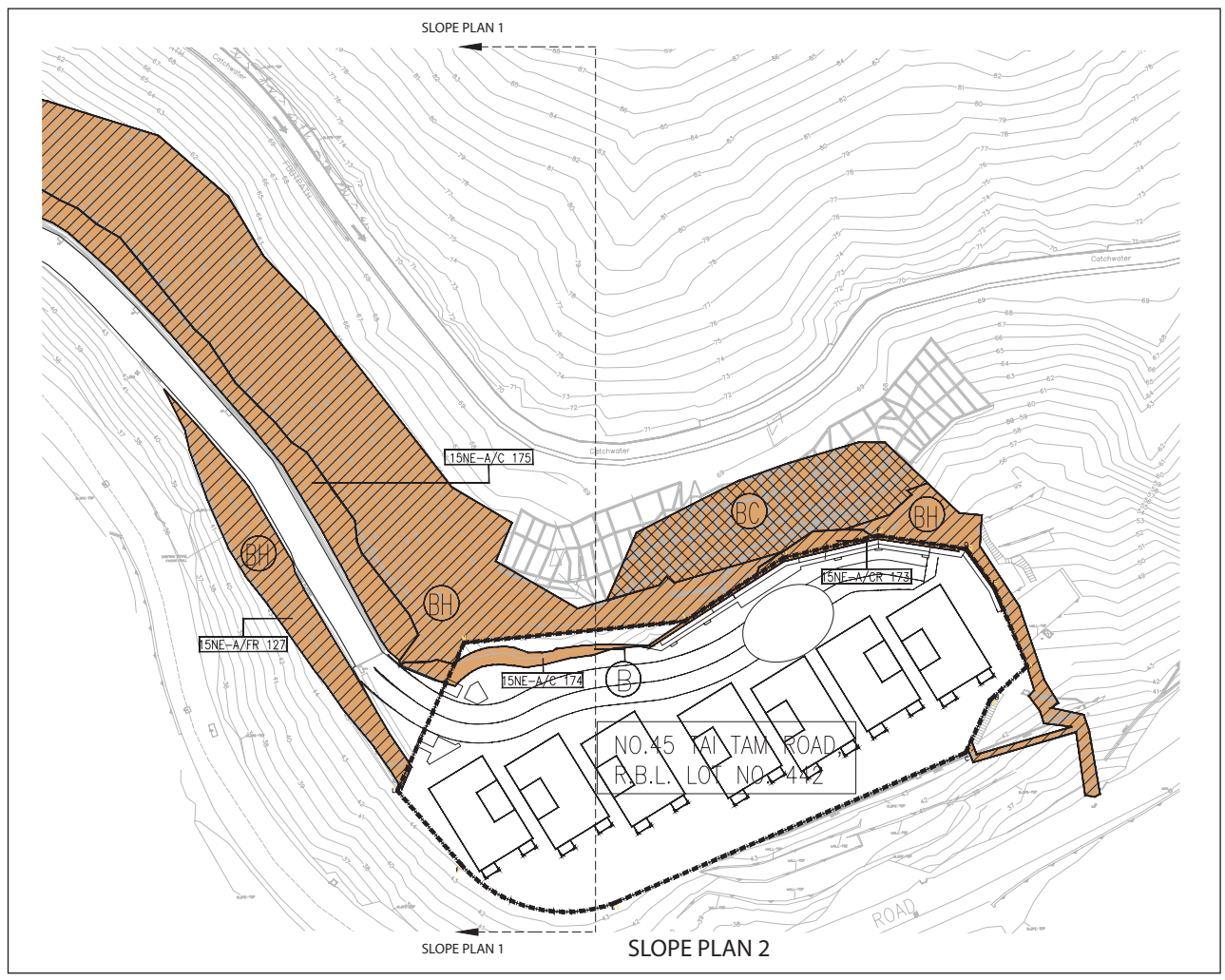
   (d) In addition to any other rights or remedies herein provided for breach of any of the terms and covenants herein contained, the Director shall be entitled by notice in writing to call upon the Lessee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the 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."

2. Each of the owners is obliged to contribute towards the costs of the maintenance work.

MAINTENANCE OF SLOPES
斜坡維修

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





4. Owner's undertaking to maintain any slope in relation to the Development at the owner's own costs: Not applicable.

5. Under the DMC, the manager of the Development has the owners' authority to carry out the maintenance work.

MAINTENANCE OF SLOPES
斜坡維修

1. 批地文件規定，發展項目中的住宅物業的擁有人須自費維修斜坡。

日期為2008年8月8日並在土地註冊處以註冊摘要第08081300950053號註冊的批約修訂書(「第一份批約修訂書」)的附表二的第(1)條訂明：

『(a) 「承批人」應自費以地政總署署長(以下簡稱「署長」)全面滿意的方式，按「署長」全權酌情指定，在本文所夾附「圖則A」以綠色間黑斜線顯示的範圍和以綠色間黑交叉線顯示高於香港主水平基準60米水平對下的地底岩層(該範圍及地底岩層以下分別稱為「綠色間黑斜線區域」及「綠色間黑交叉線區域」)進行及完成土力勘探工程和斜坡處理、山泥傾瀉預防、減緩及補救工程，此外並須在本文所訂的整個批租年期內，自費以「署長」滿意的方式維修「綠色間黑斜線區域」及「綠色間黑交叉線區域」，以保持其修繕妥當及狀況良好，包括在該處執行所有土地、斜坡處理工程、護土結構、排水及其他工程。倘於本文所訂的批租年期內任何時間「綠色間黑斜線區域」及「綠色間黑交叉線區域」發生山泥傾瀉、地陷或滑土，「承批人」須以「署長」滿意的方式自費還原和修復「綠色間黑斜線區域」及「綠色間黑交叉線區域」和「署長」認為(其決定將作終論並對「承批人」約束)同樣受影響的任何毗鄰或鄰近地方。如因山泥傾瀉、地陷或滑土招致任何索償、訴訟、費用、損害及開支，「承批人」須向「政府」、其代理及承辦商作出賠償。此外，「承批人」並須時刻確保無任何人等在「綠色間黑斜線區域」及「綠色間黑交叉線區域」非法挖掘或傾倒廢物。如事前獲「署長」書面批准，「承批人」可架設圍欄或其他屏障防止非法挖掘或傾倒廢物的活動。如有違反本文條款和契諾的情況，「署長」除可行使任何其他應有權利或補償權外，並可隨時以書面通知「承批人」執行任何土力勘探、斜坡處理、山泥傾瀉預防、減緩及補救工程，並且維修、還原和修復任何受山泥傾瀉、地陷或滑土影響的土地、構築物或工程。倘「承批人」疏忽或不按照通知書在指定期限內以「署長」滿意的方式採取措施，「署長」可即時執行及進行任何必要「工程」，「承批人」須在接獲通知時向「政府」償付相關的費用。

(b) 儘管有本條(a)款之規定，如「政府」向「承批人」發出相關通知書，本條所訂「承批人」就「綠色間黑斜線區域」及「綠色間黑交叉線區域」或其任何部分擁有的責任及權利即絕對終止。如權責終止令「承批人」蒙受或招致任何損失、損害、滋擾或開支，「承批人」概不可向「政府」、「署長」或其授權的人員申索賠償。然而，權責終止概不妨礙「政府」就任何之前已發生的違反、不遵守或不履行前述(a)款規定事件行使任何應有的權利或補償權。』

第一份批約修訂書的附表二的第(6)條訂明：

『(a) 如批租處所或任何「政府」土地現時或以往曾經配合或因應該地段或其任何部分的平整、水準測量或發展事宜進行削土、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，或本文的條款與契諾規定「承批人」執行的其他工程，不論事前是否獲「署長」書面同意，「承批人」亦須在當時或其後任何時間，按需要自費進行和建造斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助或其他工程，以保護及支撐該地段內的土地和任何毗連或毗鄰「政府」土地或已批土地，同時避免及防止其後發生滑土、山泥傾瀉或地陷。「承批人」應在本文協定的整個批租年期內自費維修上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或附屬或其他工程，以保持其修繕妥當及狀況良好，令「署長」滿意。

(b) 本條(a)款之規定概不妨礙本文條款及契諾賦予「政府」的權利，其中特別以本文第(5)條所訂權利為要。

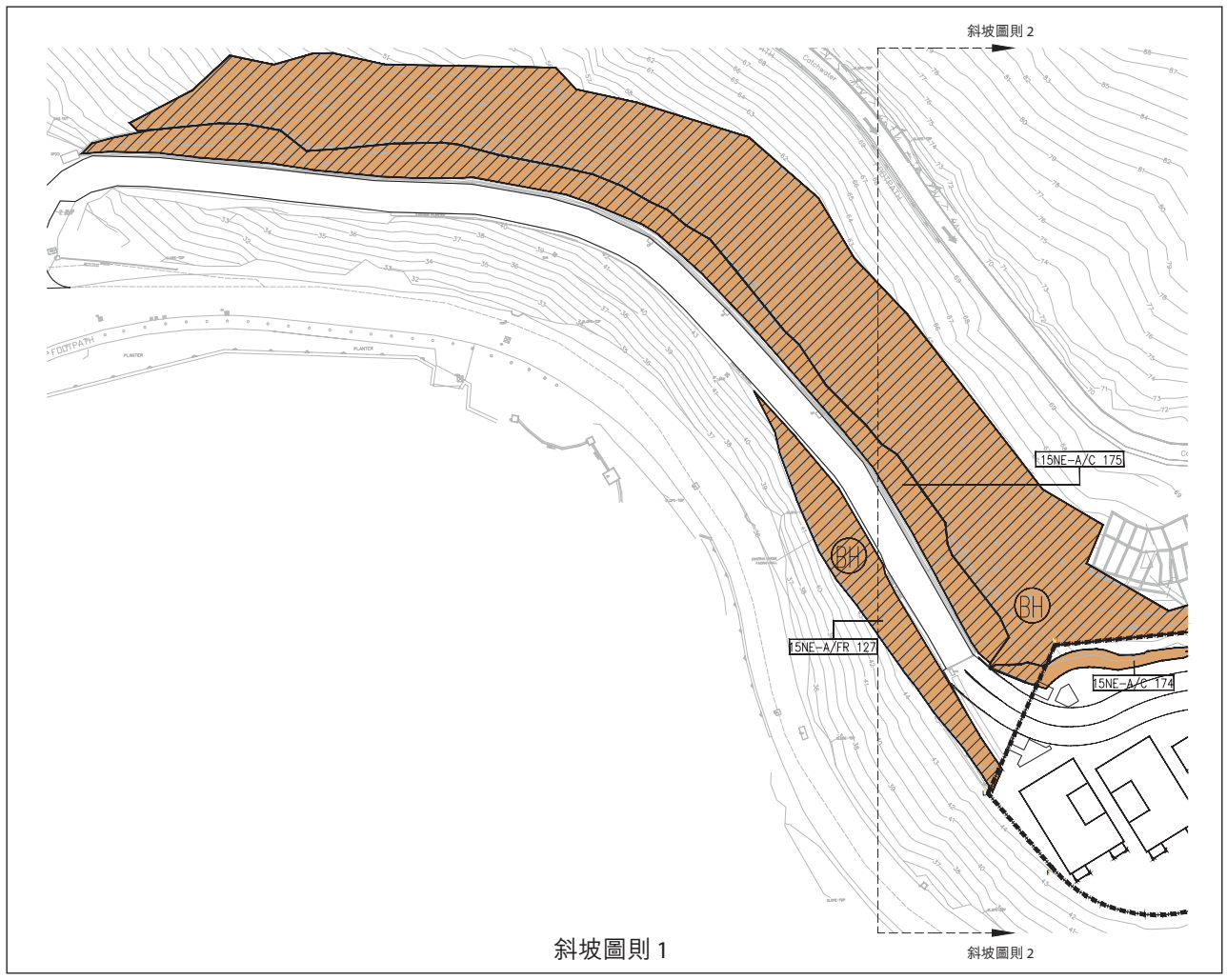
(c) 無論何時，如因「承批人」進行平整、水準測量、發展或其他工程或因其他事故導致或引起批租處所內的土地或任何毗連或毗鄰「政府」土地或已批土地發生滑土、山泥傾瀉或地陷，「承批人」須自費還原並修葺該處，以令「署長」滿意，同時就「政府」、其代理及承辦商作出彼等因此蒙受或招致之所有費用、收費、損害、索求及索償作出賠償，並確保彼等免責。

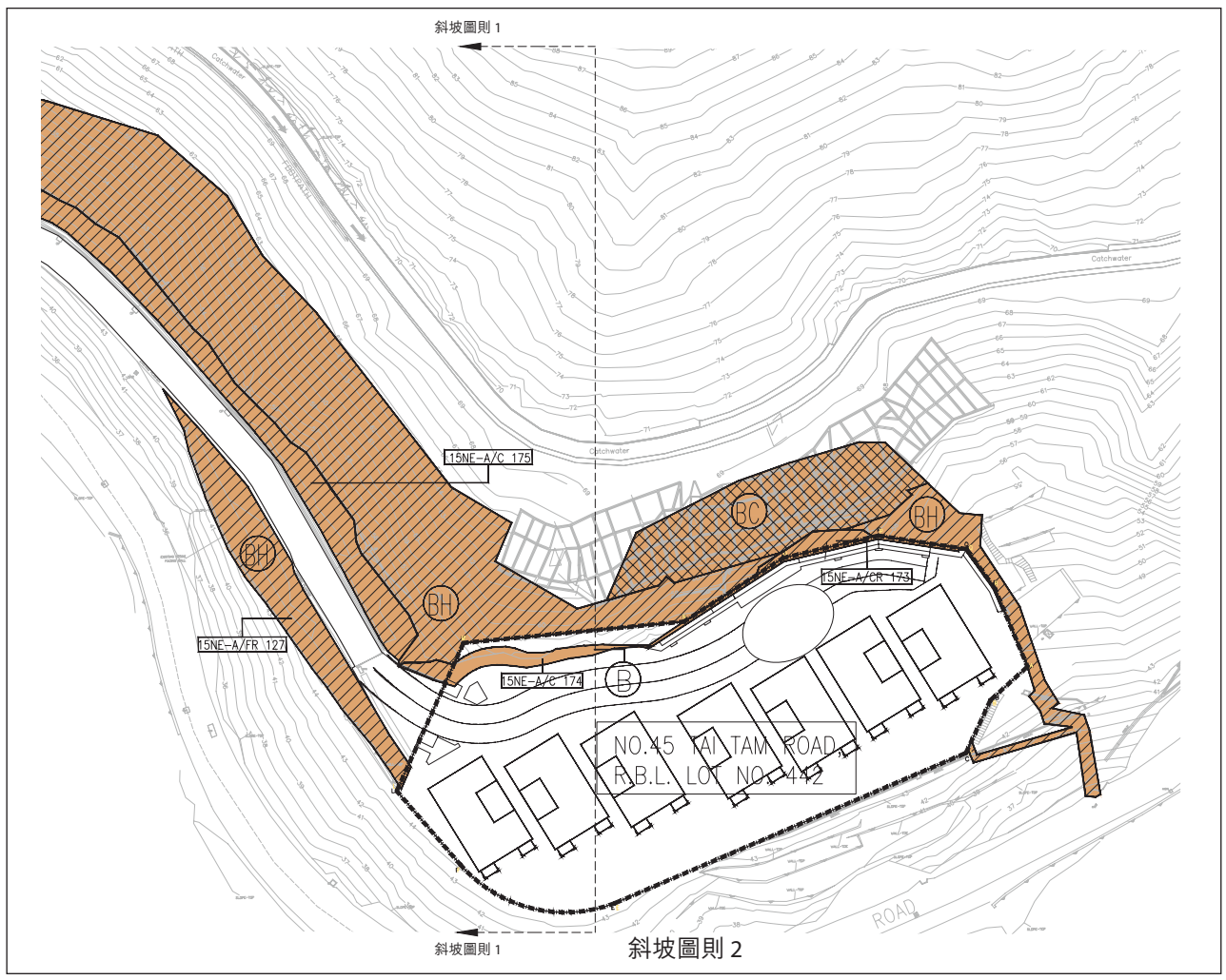
(d) 除享有本文訂明可就違反本文條款與契諾追討之任何其他權利或補償權外，「署長」另有權向「承批人」發出書面通知，要求「承批人」進行、建造和維修上述的土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助或其他工程，又或還原並修葺任何滑土、山泥傾瀉或地陷範圍。如「承批人」疏忽或不執行通知書訂明的期限內以「署長」滿意的方式完成通知書的指示，「署長」可即時執行及進行任何必要工程。「承批人」必須在接獲通知時向「政府」償還有關的費用，以及任何行政及專業費用與收費。』

2. 每名擁有人均須分擔維修工程項目的費用。

MAINTENANCE OF SLOPES
斜坡維修

3. 以下顯示斜坡及已經或將會在該土地之內或之外建造的任何護土牆或有關構築物的圖則。





4. 擁有人自費就發展項目維修任何斜坡的承諾：不適用。

5. 根據公契發展項目的管理人獲擁有人授權進行維修工程。

MODIFICATION
修訂

There is no on-going application to the Government for modification of the Land Grant which is not yet granted.

沒有申請中而未獲批准的修訂批地文件。

RELEVANT INFORMATION
有關資料

The Vendor is the tenant of an area adjoining Rural Building Lot No. 442 (near House 8) under a Short Term Tenancy No.SHX-1332 granted by the Government. The said area shall be used for private garden excluding vehicle parking purposes.

根據政府授予賣方的短期租約編號SHX-1332，賣方為一片毗鄰鄉郊建屋地段第442號（於8號洋房附近）的地方的租客。該片地方只可用作私人花園（不包括停泊車輛）的用途。

WEBSITE OF THE DEVELOPMENT
發展項目之互聯網網站

The address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: www.45taitamroad.com.hk

賣方為施行《一手住宅物業銷售條例》第 2 部而就發展項目指定的互聯網網站的網址：www.45taitamroad.com.hk

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

Breakdown of Gross Floor Area (GFA) Concessions Obtained for All Features
獲寬免總樓面面積的設施分項

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

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

Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積			Area (m2) 面積(平方米)
1	Carpark and loading / unloading area excluding public transport terminus	停車場及上落客貨地方（公共交通總站除外）	1016.001
2.	**Plant rooms and similar services**	**機房及相類設施**	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》)或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	12.321
2.2	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc.	所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	399.584
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room,etc.	非強制性或非必要機房，例如空調機房、送風櫃房等	-
Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1及第2號提供的環保設施			
3.	Balcony	露台	63.000
4.	Wider common corridor and lift lobby	加闊的公用走廊及升降機大堂	-
5.	Communal sky garden	公用空中花園	-
6.	Acoustic fin	隔聲鰭	-
7.	Wing wall, wind catcher and funnel	翼牆、捕風器及風斗	-
8.	Non-structural prefabricated external wall	非結構預製外牆	-
9.	Utility platform	工作平台	-
10.	Noise barrier	隔音屏障	-

Amenity Features 適意設施			
11.	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處	4.532
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	-
13.	Covered landscaped and play area	有蓋園景區及遊樂場地	-
14.	Horizontal screen / covered walkway and trellis	橫向屏障/有蓋人行道及花棚	-
15.	Larger lift shaft	擴大升降機槽	-
16.	Chimney shaft	煙囪管道	-
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	其他非強制性或非必要機房，例如鍋爐房，衛星電視共用天線房	-
18.	Pipe duct, air duct for mandatory feature or essential plant room	強制性設施或必要機房所需的管槽及氣槽	2.568
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	非強制性設施或非必要機房所需的管槽及氣槽	-
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature	環保系統及設施所需的機房、管槽及氣槽	-
21.	Void in duplex domestic flat and house	複式住宅單位及洋房的中空空間	-
22.	Sunshade and reflector	遮陽篷及反光罩	-
23.	Minor projection such as A/C box, A/C platform, window cill and projecting window	小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	-
24.	Other projection such as A/C box and platform not covered in paragraph 3(b) and (c) of PNAP APP-19	《作業備考》APP-19第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台	-
Other Exempted Items 其他項目			
25.	Refuge floor including refuge floor cum sky garden	庇護層，包括庇護層兼空中花園	-
26.	Covered area under large projecting / overhanging feature	大型伸出/外懸設施下的有蓋地方	-
27.	Public transport terminus	公共交通總站	-
28.	Party structure and common staircase	共用構築物及公用樓梯	-
29.	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	-
30.	Public passage	公眾通道	-
31.	Covered set back area	有蓋的後移部分	-

Bonus GFA 額外總樓面面積			
32.	Bonus GFA	額外總樓面面積	-
Additional Green Features under Joint Practice Note (No.8) 根據聯合作業備考(第8號)提供的額外環保設施			
33.	Buildings adopting Modular Integrated Construction	採用「組裝合成」建築法的樓宇	-

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

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

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

ENVIRONMENTAL ASSESSMENT OF THE BUILDING
建築物的環境評估

The Environmental Assessment of the Building
The development has achieved the unclassified rating under the BEAMPlus V1.2 for New Buildings.

有關建築物的環境評估
發展項目獲得綠建環評1.2版(新建建築)暫定不予評級。

ESTIMATED ENERGY PERFORMANCE OR CONSUMPTION FOR THE COMMON PARTS OF THE DEVELOPMENT
發展項目的公用部分的預計能量表現或消耗

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

Part I
第I部分

Provision of Central Air Conditioning 提供中央空調	YES 是 ☐ NO 否 ☑
Provision of Energy Efficient Features 提供具能源效益的設施	YES 是 ☐ NO 否 ☑
Energy Efficient Features proposed: 擬安裝的具能源效益的設施：-	-

Part II : The predicted annual energy use of the proposed building / part of building (Note 1)
第II部分：擬興建樓宇/部分樓宇預計每年能源消耗量(註腳1)：-

Location 位置	Internal Floor Area Served (m^2) 使用有關裝置的內部樓面面積(平方米)	Annual Energy Use of Baseline Building (Note 2) 基線樓宇(註腳2)每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		Electricity kWh / m^2 / annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit / m^2 / annum 煤氣/石油氣 用量單位/平方米/年	Electricity kWh / m^2 / annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit / m^2 / annum 煤氣/石油氣 用量單位/平方米/年
Area served by central building services installation (Note 3) 有使用中央屋宇裝備裝置(註腳3)的部份	5,585	-	-	10.2	-

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

Part III : The following installation(s) is/are* designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)
第III部分：以下裝置乃按機電工程署公布的相關實務守則設計：-

Type of Installations 裝置類型	YES 是	NO 否	N/A 不適用
Lighting Installations 照明裝置	✓		
Air Conditioning Installations 空調裝置	✓		
Electrical Installations 電力裝置	✓		
Lift & Escalator Installations 升降機及自動梯的裝置			✓
Performance-based Approach 以總能源為本的方法			✓

Notes:

1. In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.

   The predicted annual energy use, in terms of electricity consumption (kWh/m^2/annum) and town gas/LPG consumption (unit/m^2/annum), of the Development by the internal floor area served, where:

   (a) "total annual energy use" has the same meaning of "annual energy use" in the BEAM Plus New Buildings (current version); and

   (b) "internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.

2. "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" in the BEAM Plus New Buildings (current version).

3. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.

註腳：

1. 一般而言，一棟樓宇的預計“每年能源消耗量”愈低，其節約能源的效益愈高。如一棟樓宇預計的“每年能源消耗量”低於該樓宇的“基線樓宇每年能源消耗量”，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。

   預計每年能源消耗量[以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算〕，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：-

   (a) “每年能源消耗量”與新建樓宇BEAM Plus標準(現行版本)中的「年能源消耗」具有相同涵義；及

   (b) 樓宇、空間或單位的“內部樓面面積”，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。

2. “基準樓宇”與新建樓宇BEAM Plus標準(現行版本)中的“基準建築物模式(零分標準)”具有相同涵義。

3. “中央屋宇裝備裝置”與機電工程署發出的《屋宇裝備裝置能源效益實務守則》中的涵義相同。

The date on which this Sales Brochure is printed

15 May 2019

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

本售樓説明書印製日期

2019年5月15日

發展項目及其周邊地區日後可能出現改變。

EXAMINATION RECORD
檢視紀錄

Examination/Revision Date 檢視/修改日期	Page Number 頁次	Revision Made (If no revision is required, please state "no revision made") 所作修改 (如無須作出修改，請註明「並無作出修改」)
15 August 2019 2019年8月15日	-	No revision made. 並無作出修改。
15 November 2019 2019年11月15日	15	Location plan of the development is updated. 更新發展項目的所在位置圖。
	16, 16A	Aerial photograph of the development is updated. 更新發展項目的鳥瞰照片。
	16B	This page is left blank intentionally. 本頁故意留白。
	37	Summary of deed of mutual covenant are revised. 修訂公契的摘要。
14 February 2020 2020年2月14日	15	Location plan of the development is updated. 更新發展項目的所在位置圖。
	16, 16A	Aerial photograph of the development is updated. 更新發展項目的鳥瞰照片。
14 May 2020 2020年5月14日	15	Location plan of the development is updated. 更新發展項目的所在位置圖。
	57, 83, 84, 100, 101	Fittings, finishes and appliances are updated. 更新裝置、裝修物料及設備。
	57A	Fittings, finishes and appliances are added. 增添裝置、裝修物料及設備。
	57B	This page is left blank intentionally. 本頁故意留白。
14 August 2020 2020年8月14日	15	Location plan of the development is updated. 更新發展項目的所在位置圖。
13 November 2020 2020年11月13日	15	Location plan of the development is updated. 更新發展項目的所在位置圖。
	16, 16A	Aerial photograph of the development is updated. 更新發展項目的鳥瞰照片。
10 February 2021 2021年2月10日	15	Location plan of the development is updated. 更新發展項目的所在位置圖。
	98	Fittings, finishes and appliances is updated. 更新裝置、裝修物料及設備。
10 May 2021 2021年5月10日	15	Location plan of the development is updated. 更新發展項目的所在位置圖。
	16	Aerial photograph of the development is updated. 更新發展項目的鳥瞰照片。
	16A	This page is left blank intentionally. 本頁故意留白。
10 August 2021 2021年8月10日	2-8	Notes to Purchasers of First-hand Residential Properties is updated 更新一手住宅物業買家須知
	15	Location plan of the development is updated. 更新發展項目的所在位置圖。
	16	Aerial photograph of the development is updated. 更新發展項目的鳥瞰照片。
	64, 65	Fittings, finishes and appliances are updated. 更新裝置、裝修物料及設備。

EXAMINATION RECORD
檢視紀錄

Examination/Revision Date 檢視/修改日期	Page Number 頁次	Revision Made (If no revision is required, please state "no revision made") 所作修改 (如無須作出修改，請註明「並無作出修改」)
27 September 2021 2021年9月27日	15	Location plan of the development is updated. 更新發展項目的所在位置圖。
	20-33	Floor plans of residential properties in the development are updated. 更新發展項目的住宅物業的樓面平面圖 。
23 December 2021 2021年12月23日	15	Location plan of the development is updated. 更新發展項目的所在位置圖。
23 March 2022 2022年3月23日	15	Location plan of the development is updated. 更新發展項目的所在位置圖。
23 June 2022 2022年6月23日	15	Location plan of the development is updated. 更新發展項目的所在位置圖。
7 September 2022 2022年9月7日	15	Location plan of the development is updated. 更新發展項目的所在位置圖。
7 December 2022 2022年12月7日	15	Location plan of the development is updated. 更新發展項目的所在位置圖。
	16, 16A	Aerial photograph of the development is updated. 更新發展項目的鳥瞰照片。
7 March 2023 2023年3月7日	15	Location plan of the development is updated. 更新發展項目的所在位置圖。
7 June 2023 2023年6月7日	5, 8	Notes to Purchasers of First-hand Residential Properties is updated 更新一手住宅物業買家須知
	15	Location plan of the development is updated. 更新發展項目的所在位置圖。
	16, 16A	Aerial photograph of the development is updated. 更新發展項目的鳥瞰照片。
7 September 2023 2023年9月7日	15	Location plan of the development is updated. 更新發展項目的所在位置圖。
7 December 2023 2023年12月7日	15	Location plan of the development is updated. 更新發展項目的所在位置圖。
	121, 122, 123, 124, 125	Information in Application for Concession on Gross Floor Area of Building is updated. 更新申請建築物總樓面面積寬免的資料。
7 March 2024 2024年3月7日	15	Location plan of the development is updated. 更新發展項目的所在位置圖。
	16, 16A	Aerial photograph of the development is updated. 更新發展項目的鳥瞰照片。