ANSALDO
南天第

SALES BROCHURE
售 樓 說 明 書

ANSALDO

南天第

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

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

4. Property area and its surroundings

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

5. Sales brochure

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

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

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

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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 Schedule1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.

- Check the Government land grant on whether individual owners are liable to pay Government rent.
- Check the DMC on whether animals can be kept in the residential property.

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

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

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

- Note that if the vendor has appointed one or more than one estate agents to act in the sale of any specified residential property in the development, the price list for the development must set out the name of all the estate agents so appointed as at the date of printing of the price list.
- You may appoint any estate agent (not necessarily from those estate agency companies appointed by the vendor) to act in the purchase of any specified residential property in the development, and may also not appoint any estate agent to act on your behalf.
- Before you appoint an estate agent to look for a property, you should -
  - find out whether the agent will act on your behalf only. If the agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;
  - find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and
  - note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk.

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

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

15. Estimated material date and handing over date

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

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，包括售樓説明書、價單、載有銷售安排的文件，及成交紀錄冊。
- 發展項目的售樓説明書，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

- 留意載於售樓説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。
- 售樓説明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓説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]。售樓説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；參閱載於售樓説明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 售樓説明書

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

6. 政府批地文件和公契

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

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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，售樓説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。

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

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

10. 表達購樓意向

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

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期[3]。
  - 售樓說明書中有關發展項目的預計關鍵日期並不等同買 家的「收樓日期」。買買家的「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

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

INFORMATION ON THE DEVELOPMENT
發展項目的資料

Name of the street at which the Development is situated and the street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development
11A Shouson Hill Road West

Total number of houses
3

House numbering as provided in the approved building plans for the Development
House 1, House 2 and House 3

Omitted house numbers
Not applicable

發展項目所位於的街道的名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數
壽臣山道西11A號

獨立屋的總數
3

發展項目的經批准的建築圖則所規定的門牌號數
1號獨立屋，2號獨立屋及3號獨立屋

被略去的門牌號數
不適用

INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT
賣方及有參與發展項目的其他人的資料

Vendor

Sunshine Arch Limited, Heather Merit Limited, Knight Vale Limited

Holding company of the Vendor

Novel Treasure Ventures Limited
Orion Land Limited
Orion Investment Group Limited

Authorized Person for the Development

Mr. Lai Siu Kin

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

Lu Tang Lai Architects Limited

Building contractor for the Development

Forward Construction Company Limited

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

Johnson Stokes & Master

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

Bank of China (Hong Kong) Limited

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

Novel Treasure Ventures Limited

賣方

Sunshine Arch Limited、Heather Merit Limited、Knight Vale Limited

賣方的控權公司

Novel Treasure Ventures Limited
東立地產有限公司
東立投資集團有限公司

發展項目的認可人士

黎紹堅先生

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團

呂鄧黎建築師有限公司

發展項目的承建商

富和建築有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所

孖士打律師行

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構

中國銀行(香港)有限公司

已為發展項目的建造提供貸款的任何其他人

Novel Treasure Ventures Limited

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

(a)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an Authorized Person for the Development; 賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人；	Not applicable 不適用
(b)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an Authorized Person; 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人；	Not applicable 不適用
(c)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an Authorized Person; 賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的家人；	Not applicable 不適用
(d)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an associate of such an Authorized Person; 賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人；	Not applicable 不適用
(e)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an Authorized Person; 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人；	Not applicable 不適用
(f)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an Authorized Person; 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人；	Not applicable 不適用
(g)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development; 賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	Not applicable 不適用
(h)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development; 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	Not applicable 不適用
(i)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors; 賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述律師事務所的經營人的家人；	Not applicable 不適用
(j)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and an Authorized Person for the Development, or an associate of such an Authorized Person, holds at least 10% of the issued shares in that Vendor, holding company or contractor; 賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份；	Not applicable 不適用
(k)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and such an Authorized Person, or such an associate, holds at least 1% of the issued shares in that Vendor, holding company or contractor; 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份；	Not applicable 不適用
(l)	The Vendor or a building contractor for the Development is a corporation, and such an Authorized Person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor; 賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書；	Not applicable 不適用
(m)	The Vendor or a building contractor for the Development is a partnership, and such an Authorized Person, or such an associate, is an employee of that Vendor or contractor; 賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員；	Not applicable 不適用
(n)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that Vendor, holding company or contractor; 賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份；	Not applicable 不適用
(o)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor, holding company or contractor; 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份；	Not applicable 不適用
(p)	The Vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor; 賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書；	Not applicable 不適用
(q)	The Vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor; 賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員；	Not applicable 不適用
(r)	The Vendor or a building contractor for the Development is a corporation, and the corporation of which an Authorized Person for the Development is a director or employee in his or her professional capacity is an associate corporation of that Vendor or contractor or of a holding company of that Vendor; 賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團；	Not applicable 不適用
(s)	The Vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that Vendor. 賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	Not applicable 不適用

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

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

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

INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

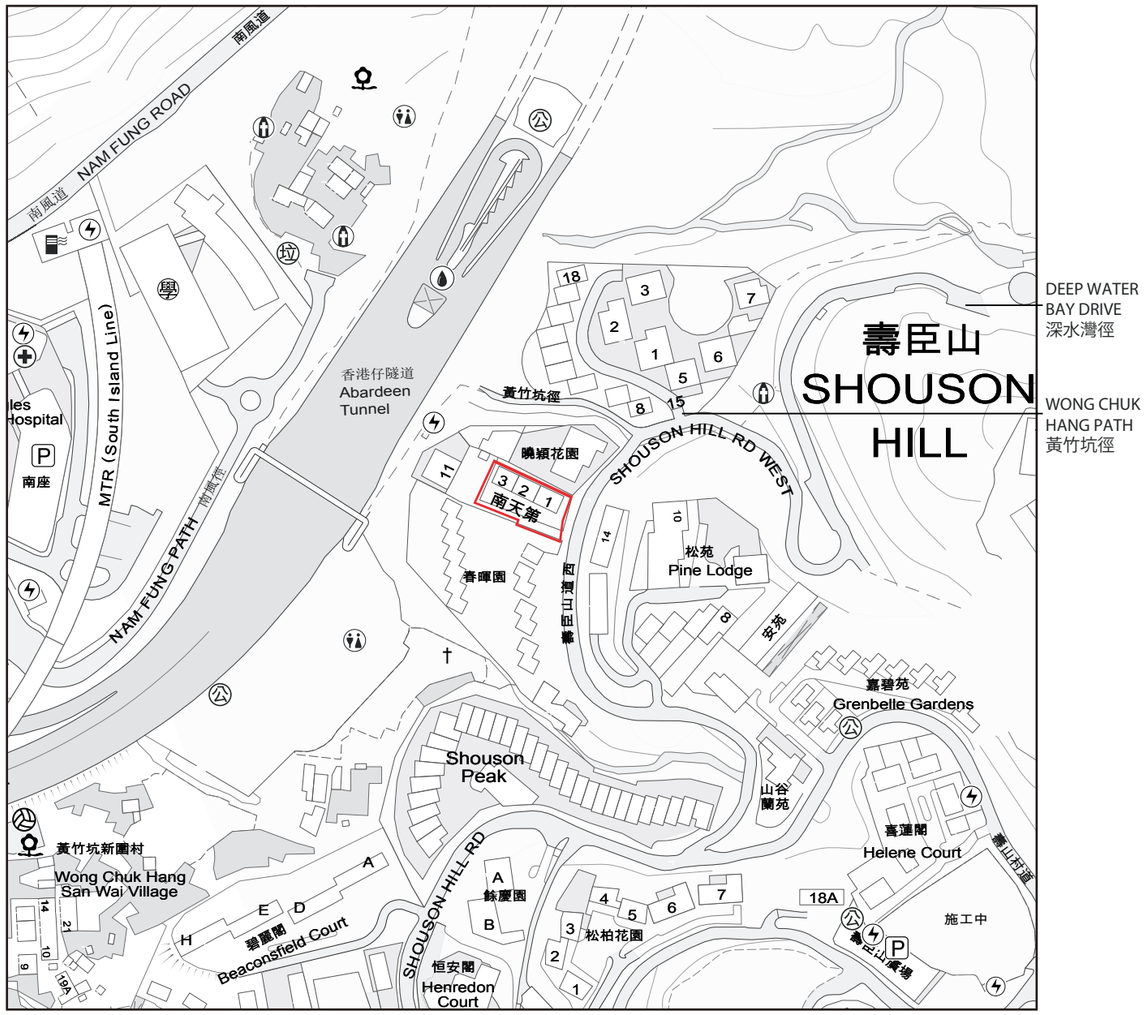
The manager appointed under the deed of mutual convenant that has been executed:
Orion Hospitalities Limited

根據已簽立的公契獲委任的管理人:
東立酒店管理有限公司

Note:
The manager appointed under the deed of mutual convenant Orion Hospitalities Limited has resigned on 31st January 2023 with effect from 1st May 2023, and has been replaced by Jones Lang LaSalle Management Services Limited as the building manager starting from 1st May 2023 until 18th March 2026. KL Property Management Limited becomes the building manager starting from 19th March 2026.

備註：
獲公契委任的管理人東立酒店管理有限公司已於2023年1月31號辭任，於2023年5月1日生效，並由仲量聯行物業管理有限公司於2023年5月1日開始至2026年3月18日期間擔任物業的管理公司。僑樂服務管理有限公司於2026年3月19日開始擔任物業的管理公司。

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



LOCATION OF THE DEVELOPMENT
發展項目的位置

N

0 50 100 150 200 250 METRES（米）
SCALE 比例

This location plan is prepared by the Vendor with reference to the Digital Topographic Map No. T11-SW-D dated 27 September 2026 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.
此位置圖是參考於2026年9月27日出版之地政總處測繪處之數碼地形圖，圖幅編號T11-SW-D，並由賣方擬備，有需要處經修正處理。

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

地圖由香港地理數據站提供，香港特別行政區政府為知識產權擁有人。

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

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

NOTATION 圖例

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

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

LOCATION OF THE DEVELOPMENT
發展項目的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E255956C, dated 22 March 2025.

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

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摘錄自地政總署測繪處於2025年3月22日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E255956C。

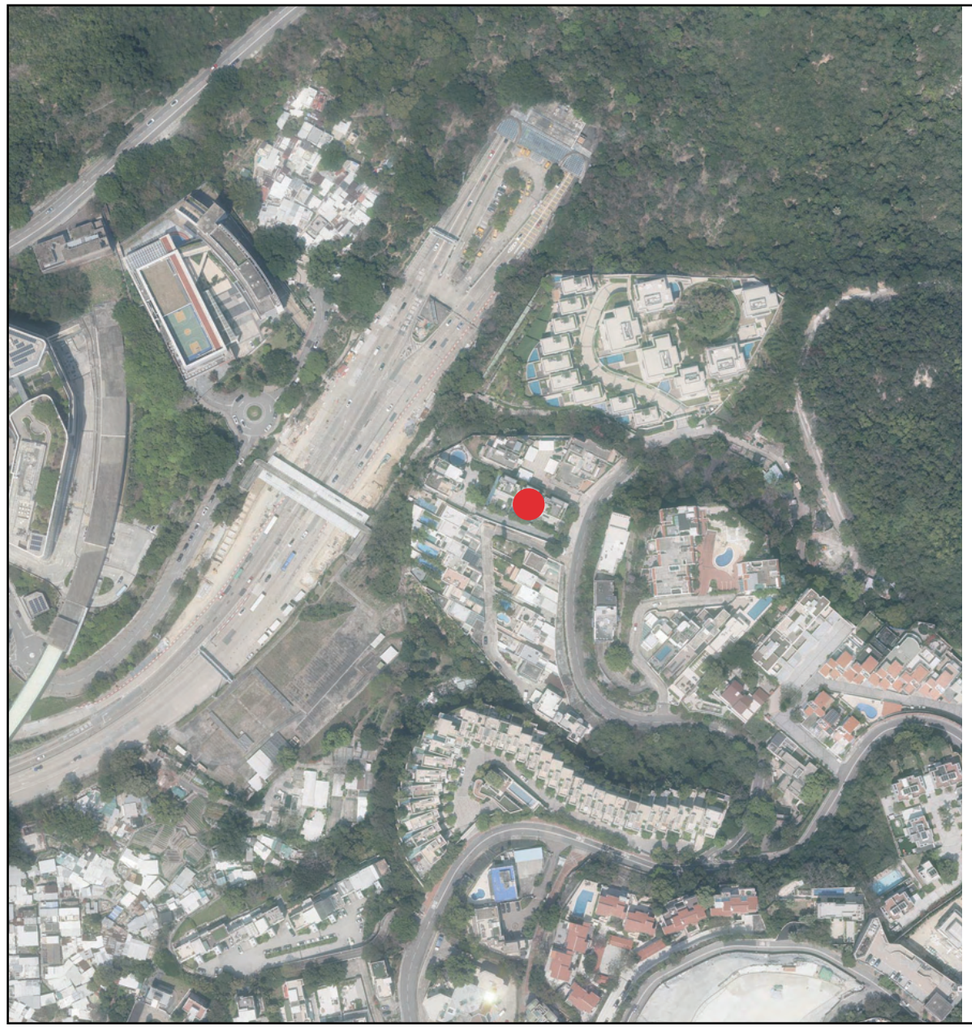
航空照片由香港地理數據站提供，香港特別行政區政府為知識產權擁有人。

香港特別行政區政府地政總署測繪處版權所有，未經許可，不得複製。

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

備註：
因技術原因（如發展項目的邊界不規則），此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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



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

LOCATION OF THE DEVELOPMENT
發展項目的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E255955C, dated 22 March 2025.

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

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摘錄自地政總署測繪處於2025年3月22日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E255955C。

航空照片由香港地理數據站提供，香港特別行政區政府為知識產權擁有人。

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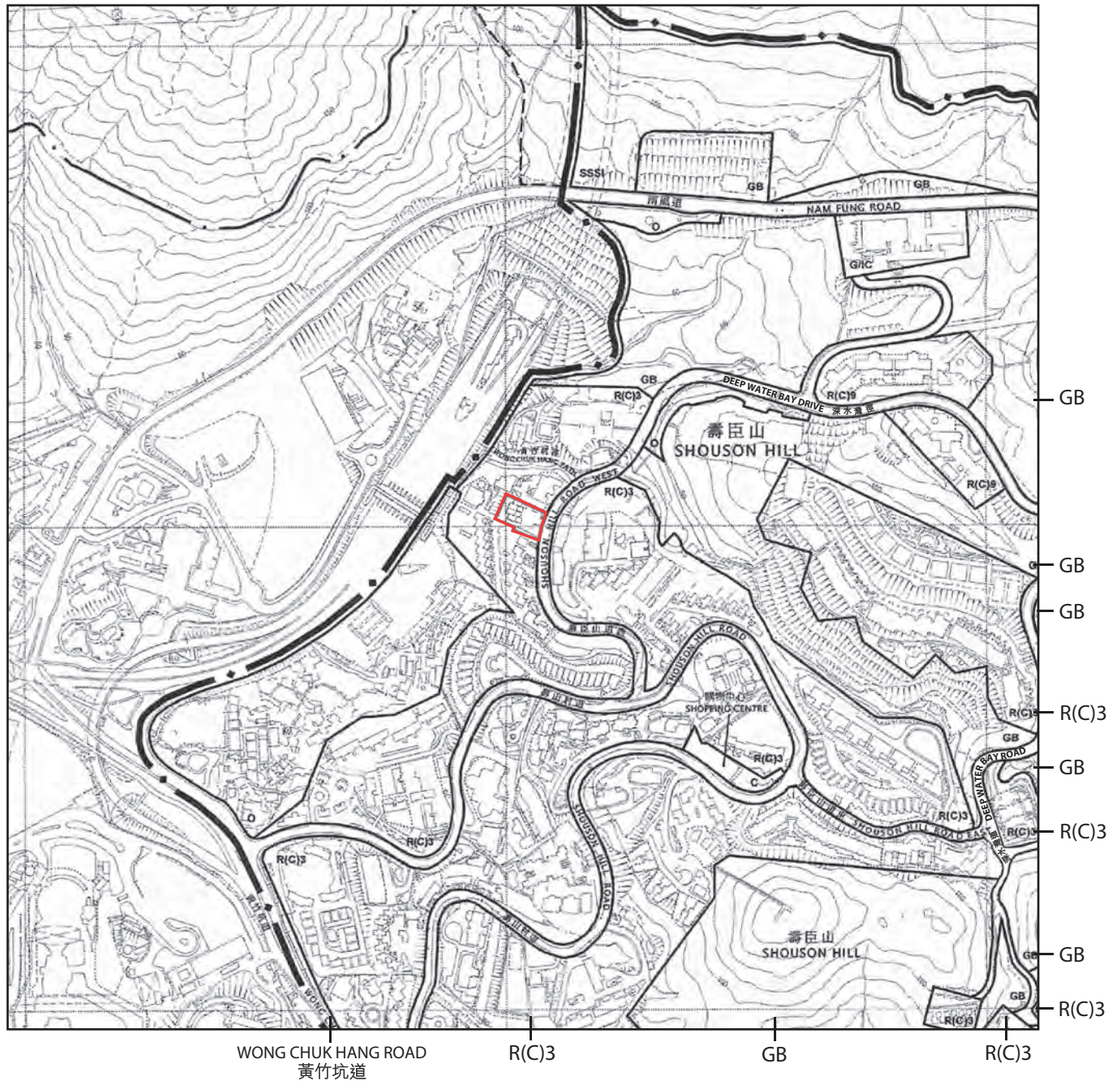
Note:
The aerial photo may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason (such as the irregular boundary of the Development).

備註：
因技術原因（如發展項目的邊界不規則），此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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



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

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

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。

NOTATION 圖例

Zones 地帶

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

Communications 交通

- Major Road and Junction 主要道路及路口

Miscellaneous 其他

- Boundary of Planning Scheme 規劃範圍界線

LOCATION OF THE DEVELOPMENT
發展項目的位置

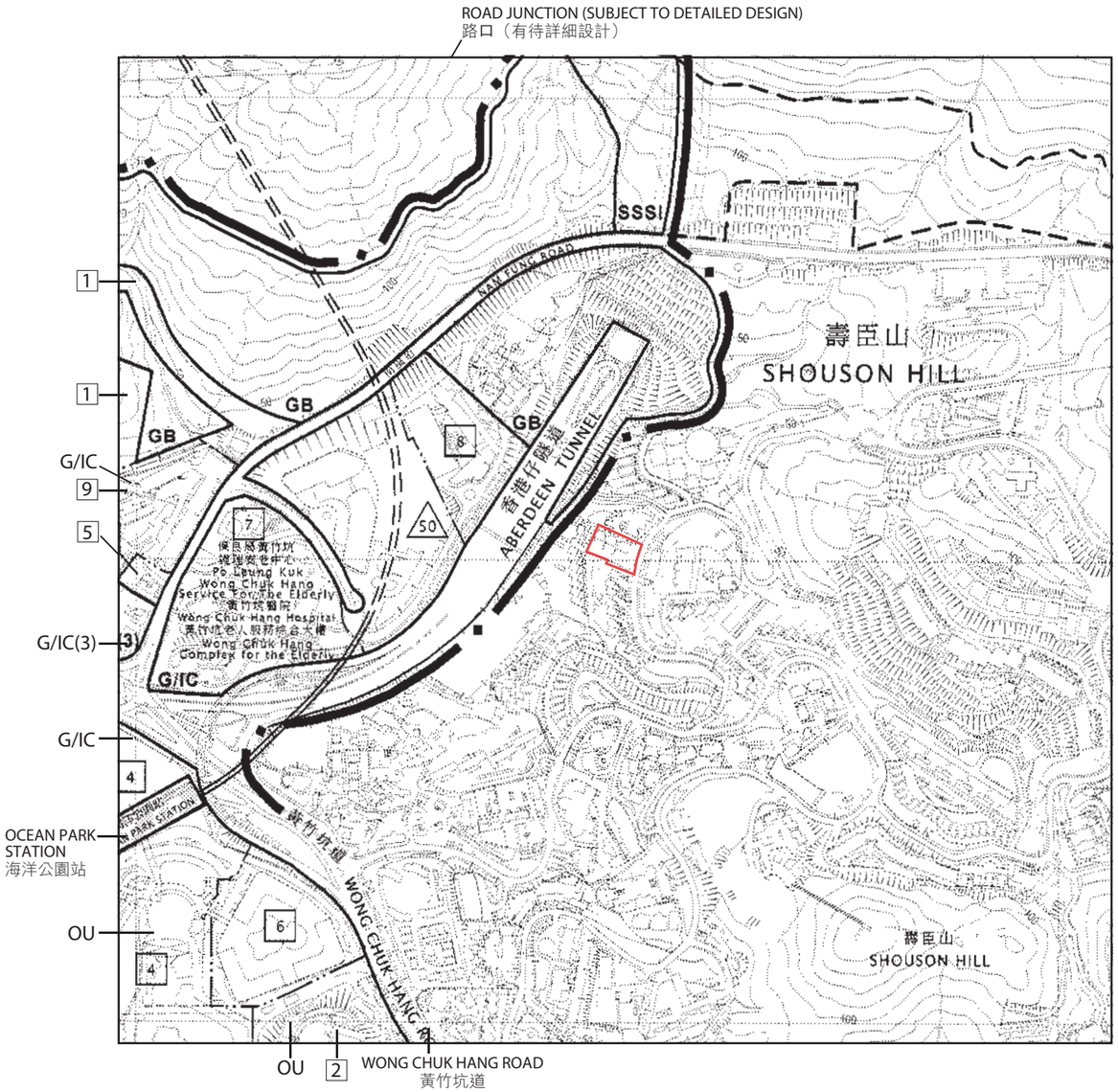
N

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

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

備註：
因技術原因（如發展項目的邊界不規則），此分區計劃大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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



LOCATION OF THE DEVELOPMENT
發展項目的位置

N

Extracted from part of the draft Aberdeen and Ap Lei Chau (HPA 15 & 16) Outline Zoning Plan No. S/H15/34, gazetted on 24 July 2026, with adjustments where necessary.

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摘錄自2026年7月24日刊憲之香港仔及鴨脷洲(港島規劃區第15及16區)分區計劃大綱草圖，圖則編號為S/H15/34，有需要處經修正處理。

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NOTATION 圖例

Zones 地帶

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

Communications 交通

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

Miscellaneous 其他

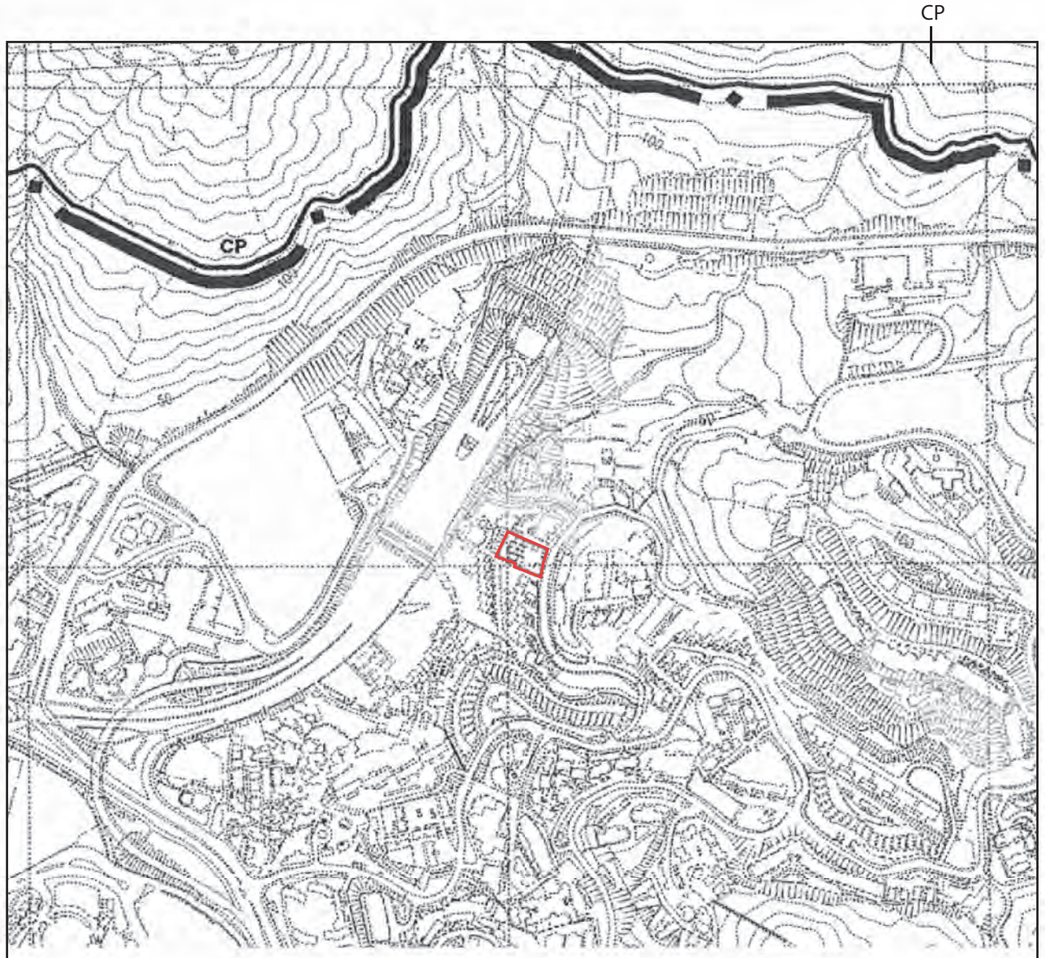
- Boundary of Planning Scheme 規劃範圍界線
- Maximum Height Control Zone Boundary 建築物高度管制區界線
- 100 — Maximum Building Height (in Meters above Principal Datum) 最高建築物高度 (在主水平基準上若干米)
- 8 — Maximum Building Height (in Number of Storeys) 最高建築物高度（樓層數目）

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

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

備註：
因技術原因（如發展項目的邊界不規則），此分區計劃大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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



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

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

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

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NOTATION 圖例

Zones 地帶

CP — Country Park 郊野公園

Miscellaneous 其他

Boundary of Planning Scheme 規劃範圍界線

LOCATION OF THE DEVELOPMENT
發展項目的位置

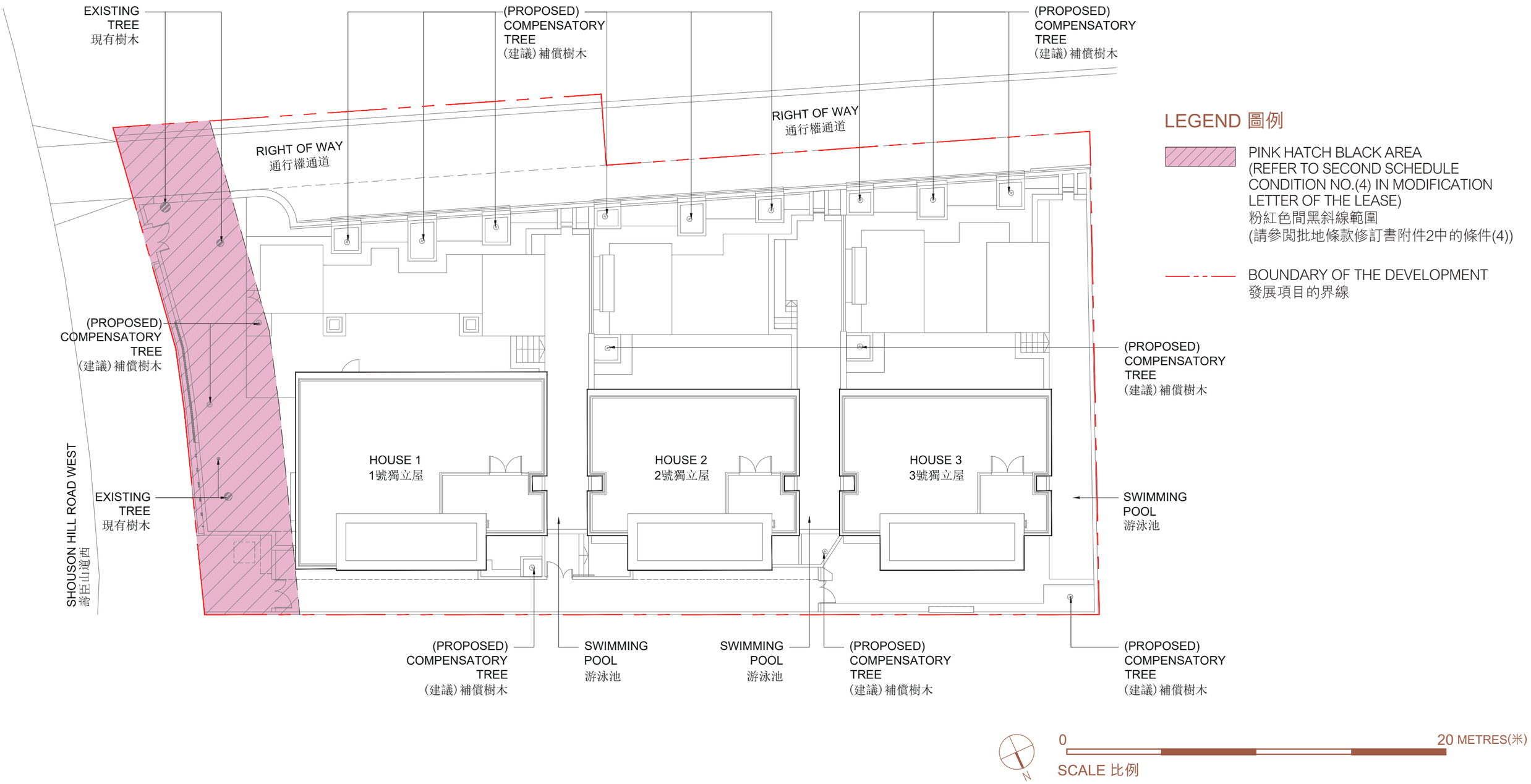
N

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

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

備註：
因技術原因（如發展項目的邊界不規則），此分區計劃大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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



LEGEND FOR FLOOR PLAN 平面圖圖例

A.F. = Architectural Feature = 建築裝飾

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

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

BATH 1 = Bathroom 1 = 浴室1

BATH 2 = Bathroom 2 = 浴室2

BATH 3 = Bathroom 3 = 浴室3

BEDROOM 1 = Bedroom 1 = 睡房1

BEDROOM 2 = Bedroom 2 = 睡房2

BEDROOM 3 = Bedroom 3 = 睡房3

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

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

CP1 = Car Parking Space 1 = 停車位1

CP2 = Car Parking Space 2 = 停車位2

DN = Down = 落

E.M.R. = Electrical Meter Room = 電錶房

EXISTING TREE = Existing Tree = 現有樹木

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

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

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

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

FAMILY ROOM = Family Room = 家庭房

FEATURE ABOVE = Feature Above = 上層裝飾

GAS INLET = Gas Inlet = 煤氣接駁點

G.M.C. = Gas Meter Cabinet = 煤氣錶櫃

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

GARDEN = Garden = 花園

H.R. = Hose Reel = 消防喉轆

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

HOUSE 1 = House 1 = 1號獨立屋

HOUSE 2 = House 2 = 2號獨立屋

HOUSE 3 = House 3 = 3號獨立屋

KIT. = Kitchen = 廚房

LAV. = Lavatory = 廁所

LIFT = Lift = 電梯

LIFT LOBBY = Lift Lobby = 電梯大堂

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

LOUVER = Louver =百葉

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

MASTER BATH = Master Bathroom = 主人浴室

MASTER BEDROOM = Master Bedroom = 主人睡房

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

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

P. = Planter = 花槽

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

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

RAMP DOWN = Ramp Down = 向下斜道

RAMP UP = Ramp Up = 向上斜道

ROOF = Roof = 天台

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

SPRINKLER INLET = Sprinkler Inlet = 灑水器入水口

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

SPRINKLER TANK = Sprinkler Tank = 灑水器水箱

SPRINKLER VALVE = Sprinkler Valve = 灑水器閥門

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

SWIMMING POOL = Swimming Pool = 游泳池

TOP ROOF = Top Roof = 頂層天台

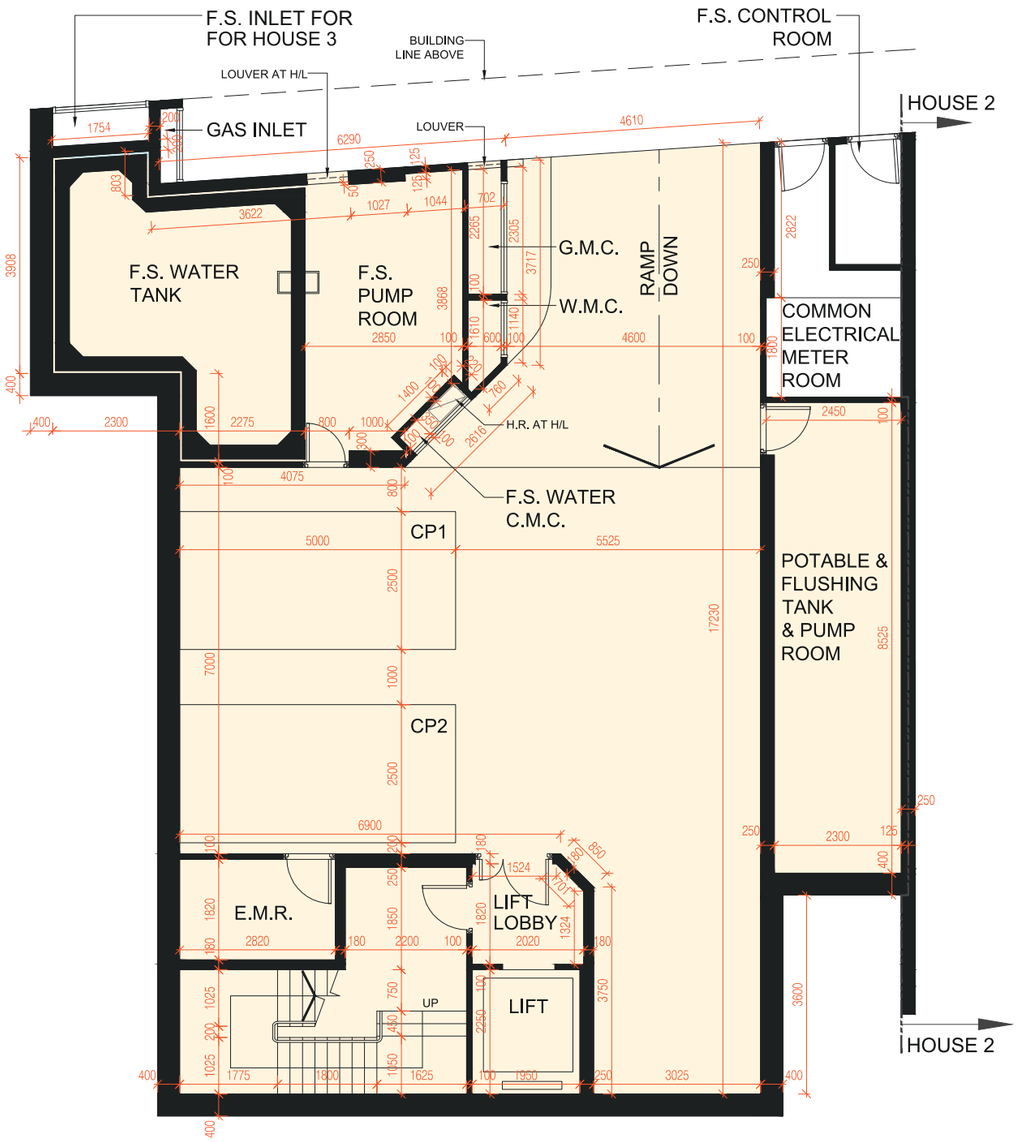
TOP OF A.F. = Top of Architectural Feature = 建築裝飾頂部

UP = Up = 上

W.M.C. = Water Meter Cabinet = 水錶櫃

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

WALK-IN CLOSET = Walk-in Closet = 衣帽間



LOWER GROUND FLOOR PLAN
低層地下平面圖

HOUSE 1
1號獨立屋

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

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

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

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

低層地下 – 樓板(不包括灰泥)的厚度 (毫米)：175/200

層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離

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

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

N

0 10 METRES(米)

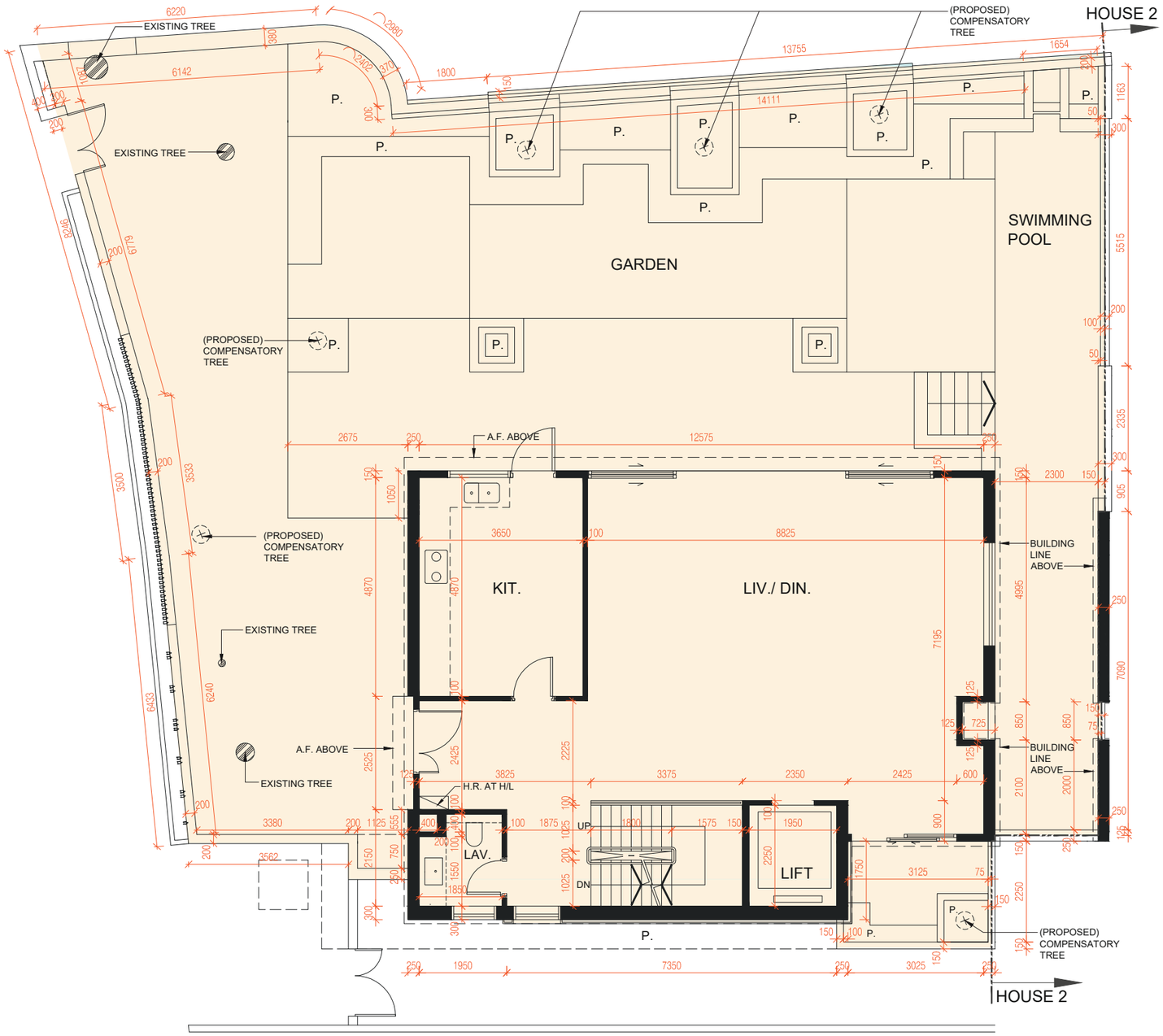
SCALE 比例

Notes :

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

備註：

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



GROUND FLOOR PLAN
地下平面圖

HOUSE 1
1號獨立屋

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

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

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

地下一層與層之間的高度 (毫米)：4500

地下一樓板(不包括灰泥)的厚度 (毫米)：150/175/250

層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離

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

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

N

0 10 METRES(米)

SCALE 比例

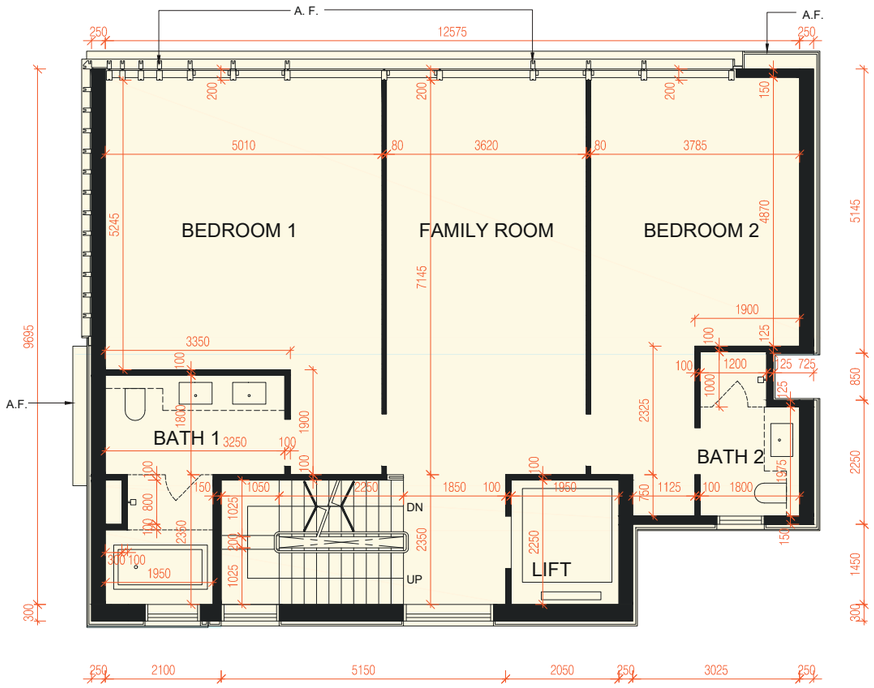
Notes :

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

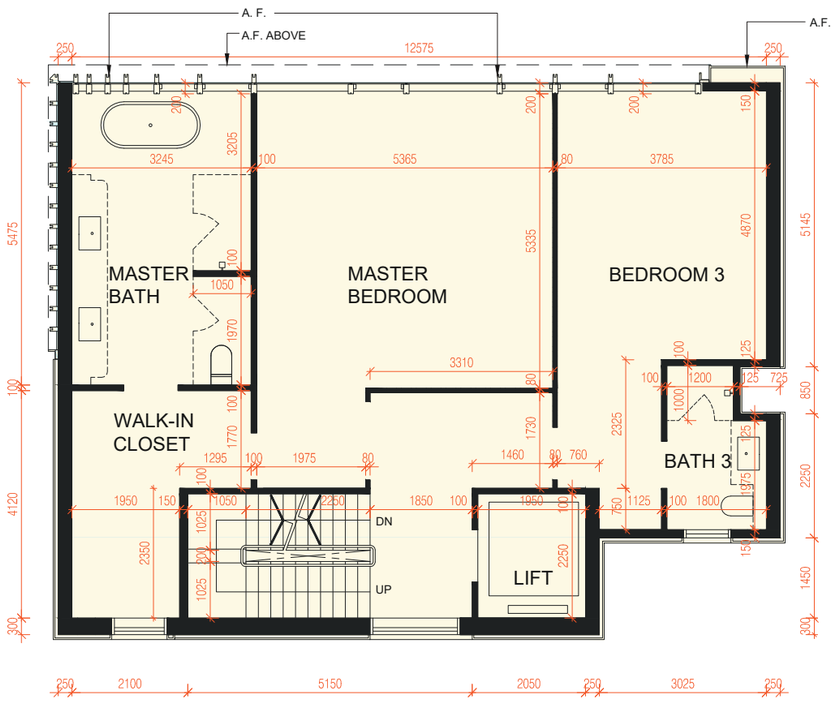
備註：

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

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



FIRST FLOOR PLAN
1樓平面圖



SECOND FLOOR PLAN
2樓平面圖

HOUSE 1
1號獨立屋

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

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

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

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

1樓 — 層與層之間的高度 (毫米)：3500

2樓 — 層與層之間的高度 (毫米)：3500

1樓及2樓 — 樓板(不包括灰泥)的厚度 (毫米)：150/175/250

層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離

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N

0 — 10 METRES(米)

SCALE 比例

Notes :

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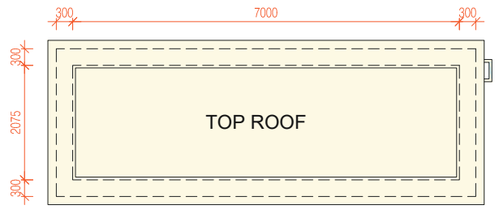
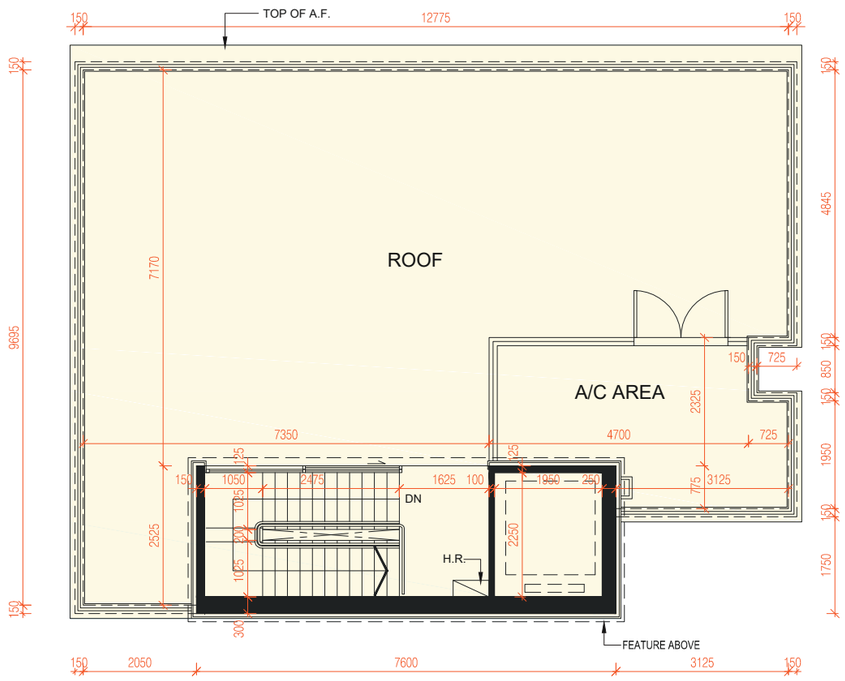


TOP ROOF FLOOR PLAN
頂層天台平面圖



ROOF FLOOR PLAN
天台平面圖

HOUSE 1
1號獨立屋

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

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

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

天台(梯屋) ─ 層與層之間的高度 (毫米)：2550

天台(梯屋) ─ 樓板(不包括灰泥)的厚度 (毫米)：150

層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離

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

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

0 10 METRES(米)

SCALE 比例

Notes :

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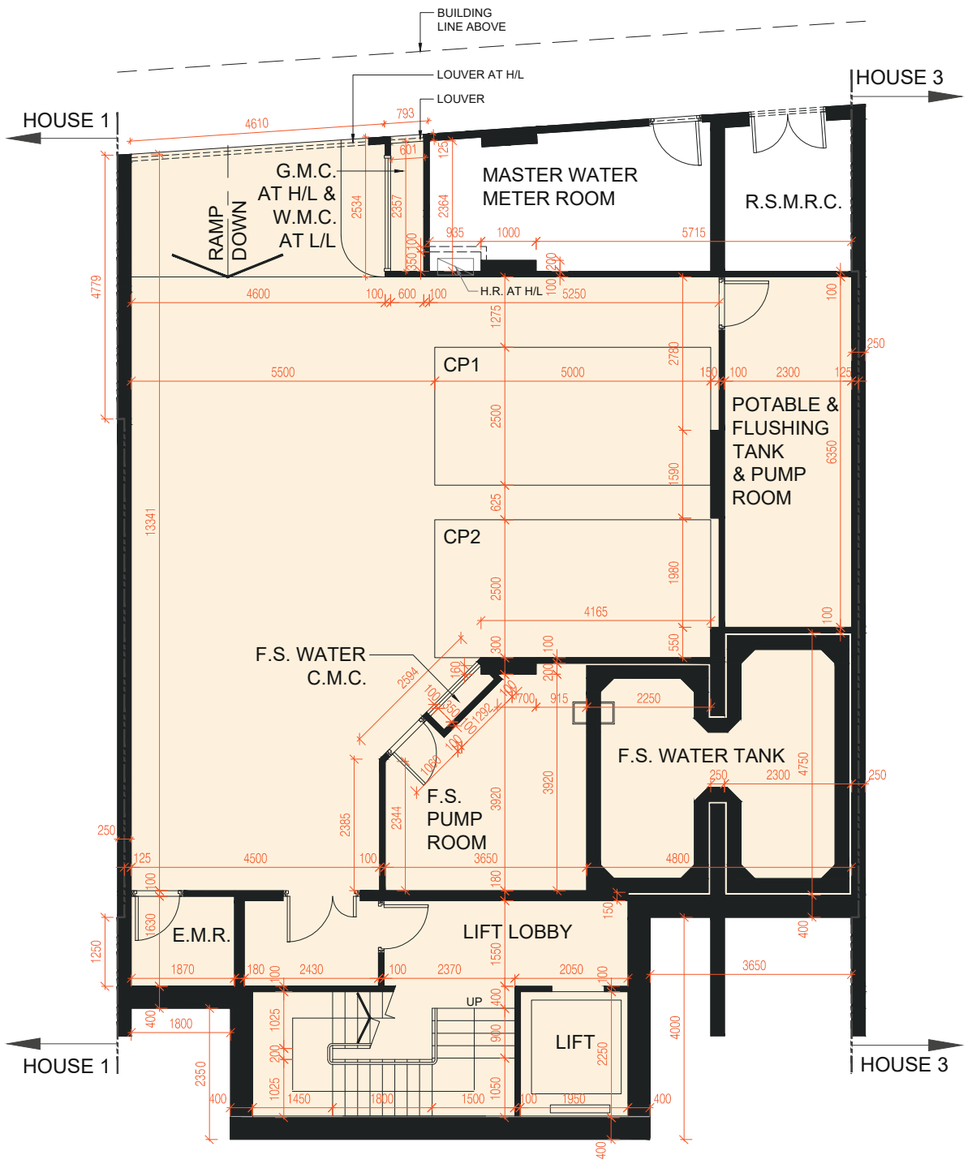

LOWER GROUND FLOOR PLAN
低層地下平面圖

HOUSE 2
2號獨立屋

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

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

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

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

低層地下 — 樓板(不包括灰泥)的厚度 (毫米)：175/250

層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離

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

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

0 — 10 METRES(米)

SCALE 比例

Notes :

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

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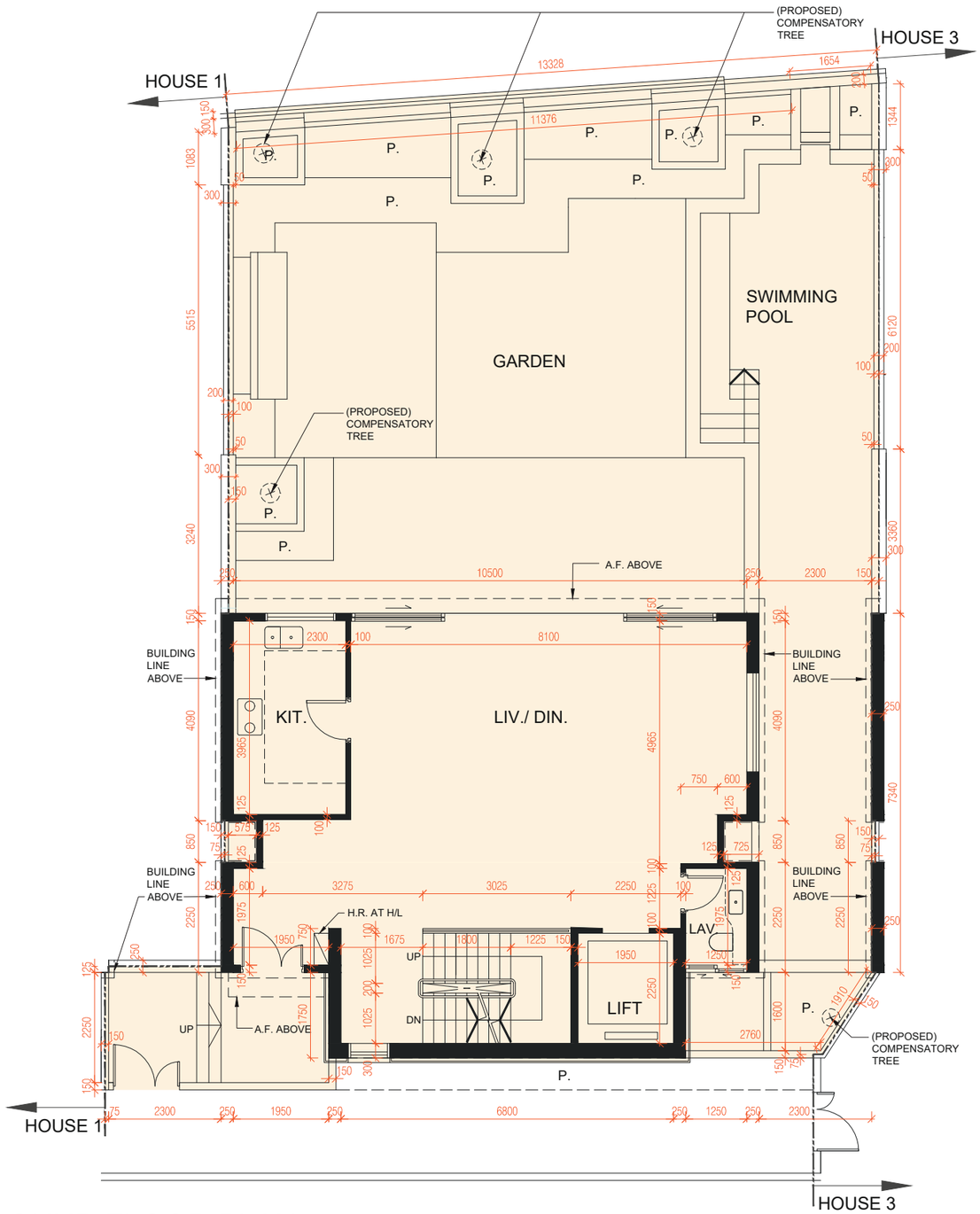
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖



GROUND FLOOR PLAN
地下平面圖

HOUSE 2
2號獨立屋

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

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

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

地下 一 層與層之間的高度 (毫米)：4500

地下 一 樓板(不包括灰泥)的厚度 (毫米)：175/200

層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離

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0 10 METRES(米)

SCALE 比例

Notes :

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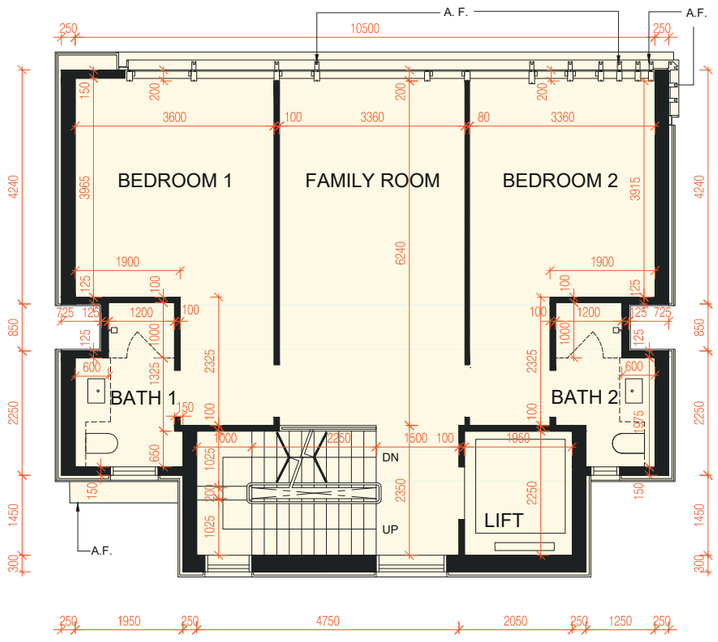
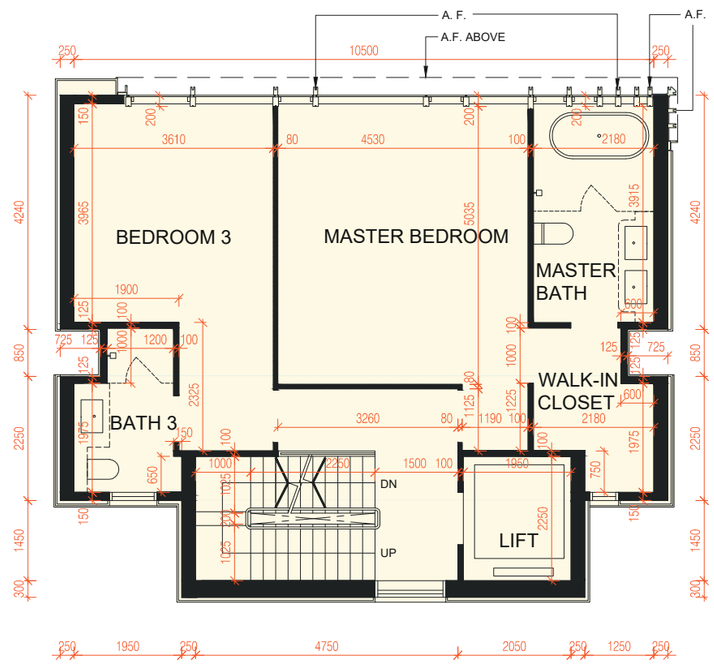
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖



FIRST FLOOR PLAN
1樓平面圖



SECOND FLOOR PLAN
2樓平面圖

HOUSE 2
2號獨立屋

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

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

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

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

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

1樓 — 層與層之間的高度 (毫米)：3500

2樓 — 層與層之間的高度 (毫米)：3500

1樓 — 樓板(不包括灰泥)的厚度 (毫米)：175/200

2樓 — 樓板(不包括灰泥)的厚度 (毫米)：175/250

層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離

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

N

0 — 10 METRES(米)

SCALE 比例

Notes :

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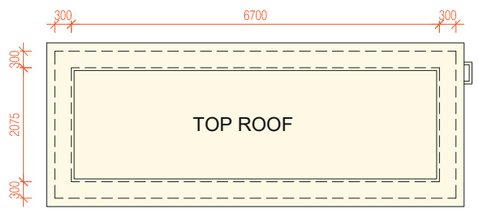
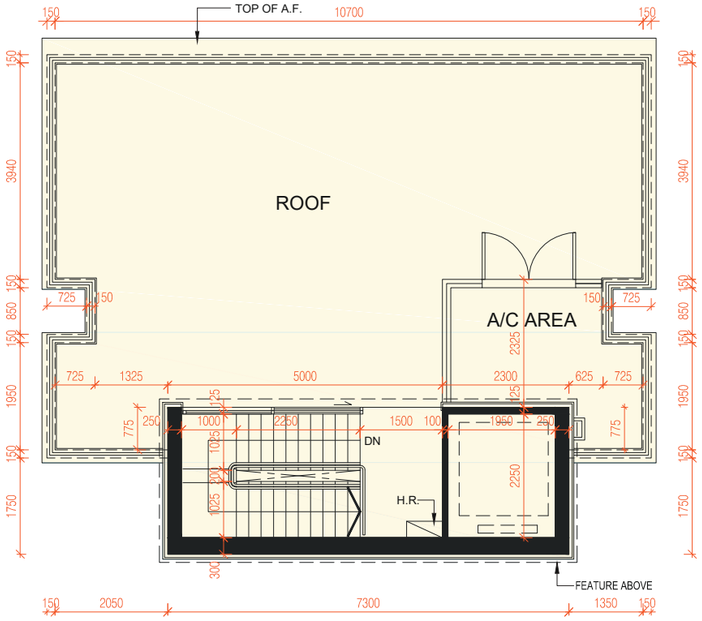


TOP ROOF FLOOR PLAN
頂層天台平面圖



ROOF FLOOR PLAN
天台平面圖

HOUSE 2
2號獨立屋

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

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

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

天台(梯屋) – 層與層之間的高度 (毫米)：2550

天台(梯屋) – 樓板(不包括灰泥)的厚度 (毫米)：150

層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離

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N

0 10 METRES(米)

SCALE 比例

Notes :

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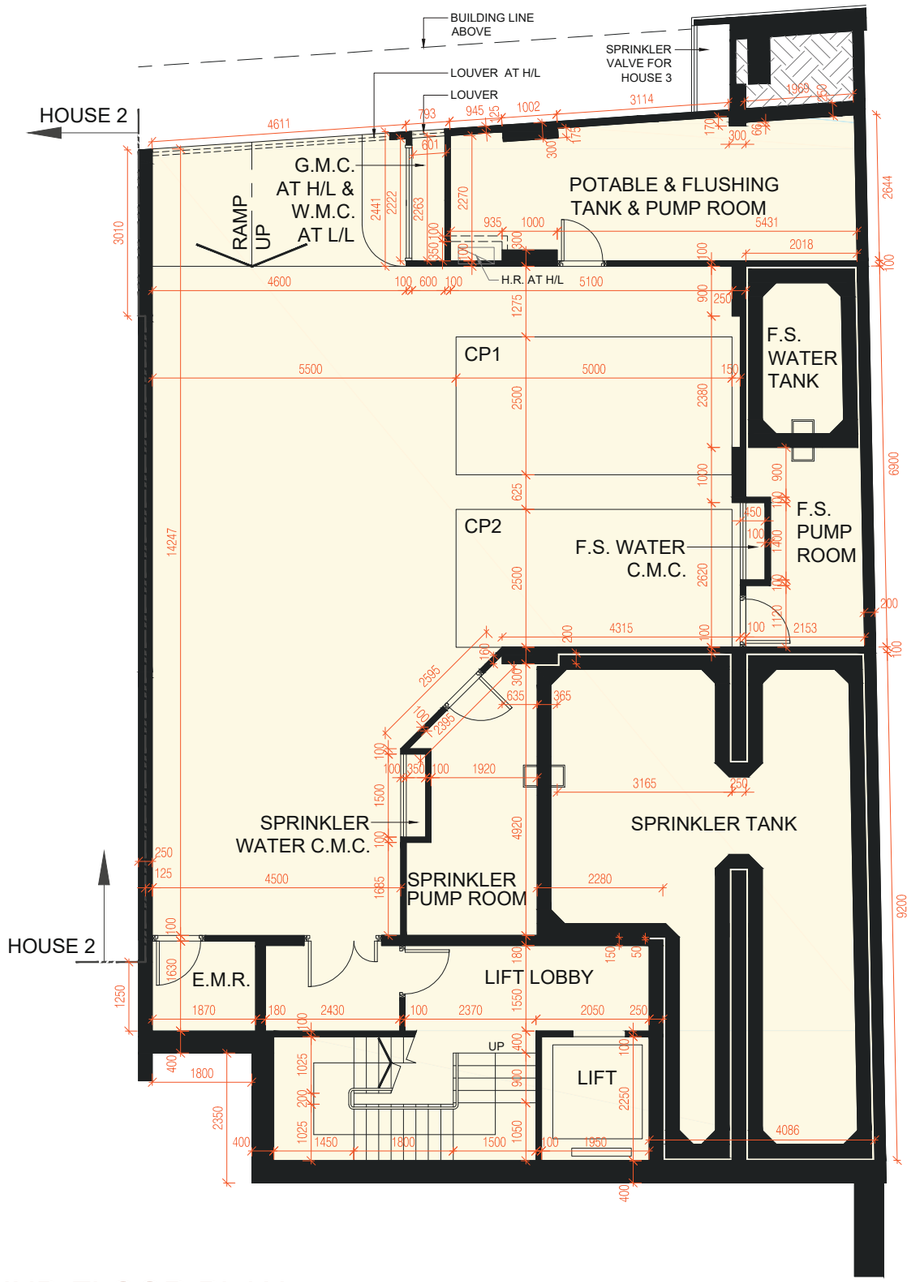

LOWER GROUND FLOOR PLAN
低層地下平面圖

HOUSE 3
3號獨立屋

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

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

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

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

低層地下 — 樓板(不包括灰泥)的厚度 (毫米)：175/225/250

層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離

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N

0 10 METRES(米)

SCALE 比例

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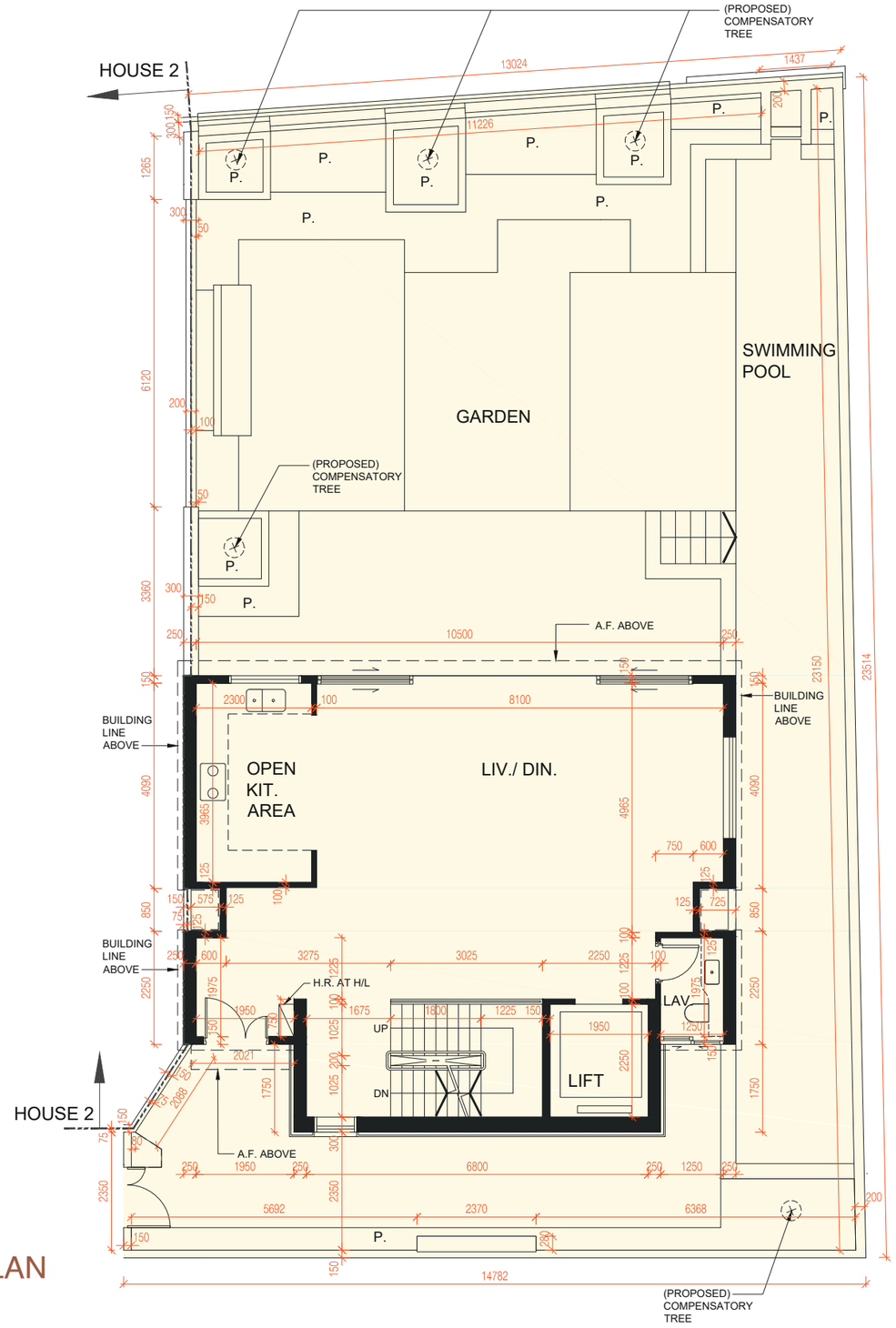

GROUND FLOOR PLAN
地下平面圖

HOUSE 3
3號獨立屋

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

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

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

地下一層與層之間的高度 (毫米)：4500

地下一樓板(不包括灰泥)的厚度 (毫米)：175/200

層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離

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N

0 10 METRES(米)

SCALE 比例

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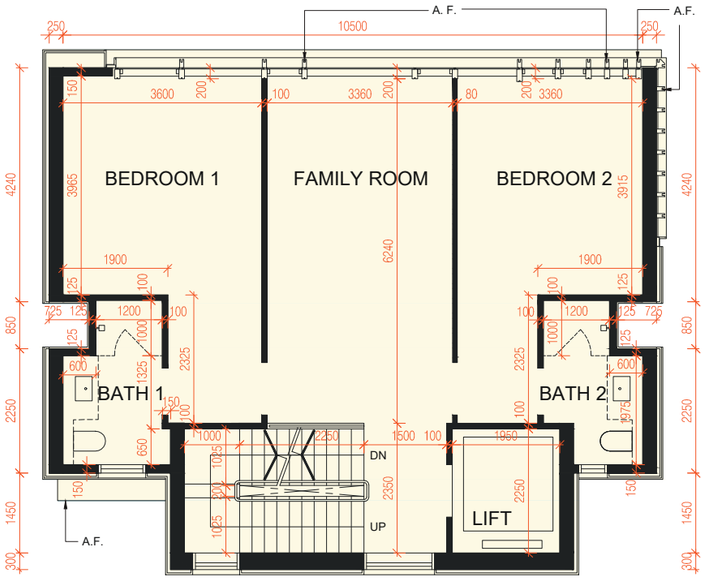
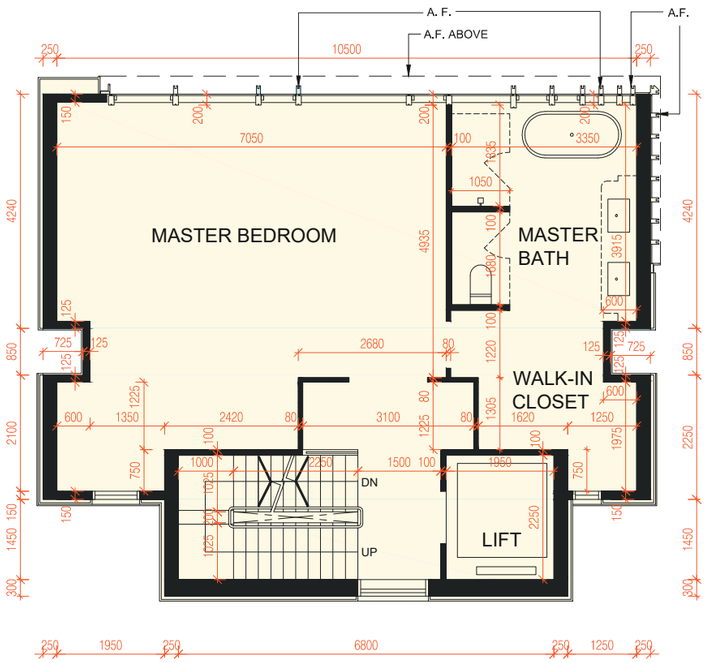
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖



FIRST FLOOR PLAN
1樓平面圖



SECOND FLOOR PLAN
2樓平面圖

HOUSE 3
3號獨立屋

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

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

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

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

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

1樓 — 層與層之間的高度 (毫米)：3500

2樓 — 層與層之間的高度 (毫米)：3500

1樓 — 樓板(不包括灰泥)的厚度 (毫米)：175/200

2樓 — 樓板(不包括灰泥)的厚度 (毫米)：175/250

層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離

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

N

0 10 METRES(米)

SCALE 比例

Notes :

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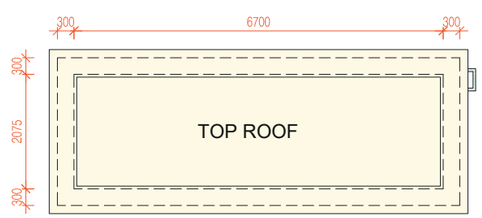
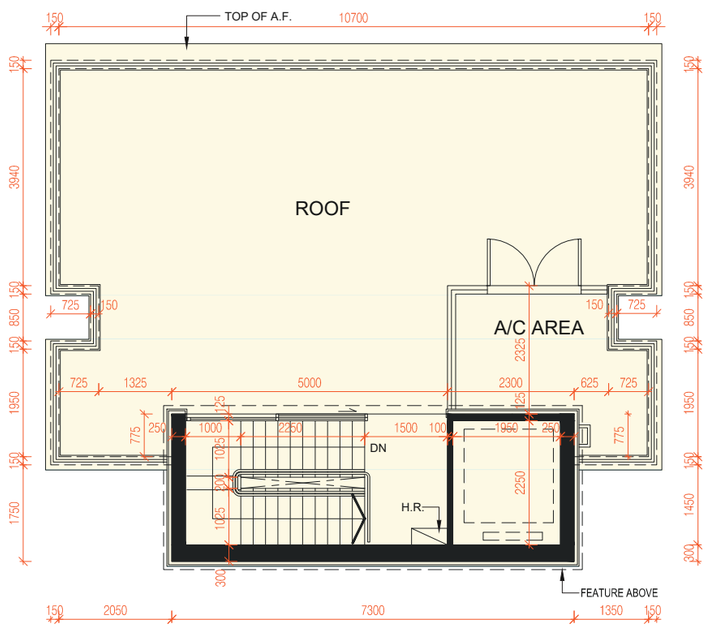


TOP ROOF FLOOR PLAN
頂層天台平面圖



ROOF FLOOR PLAN
天台平面圖

HOUSE 3
3號獨立屋

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

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

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

天台(梯屋) — 層與層之間的高度 (毫米)：2550

天台(梯屋) — 樓板(不包括灰泥)的厚度 (毫米)：150

層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離

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

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

N

0 10 METRES(米)

SCALE 比例

Notes :

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

備註：

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

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

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

Notes:

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

備註：

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

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

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

Notes:

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

備註：

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

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

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

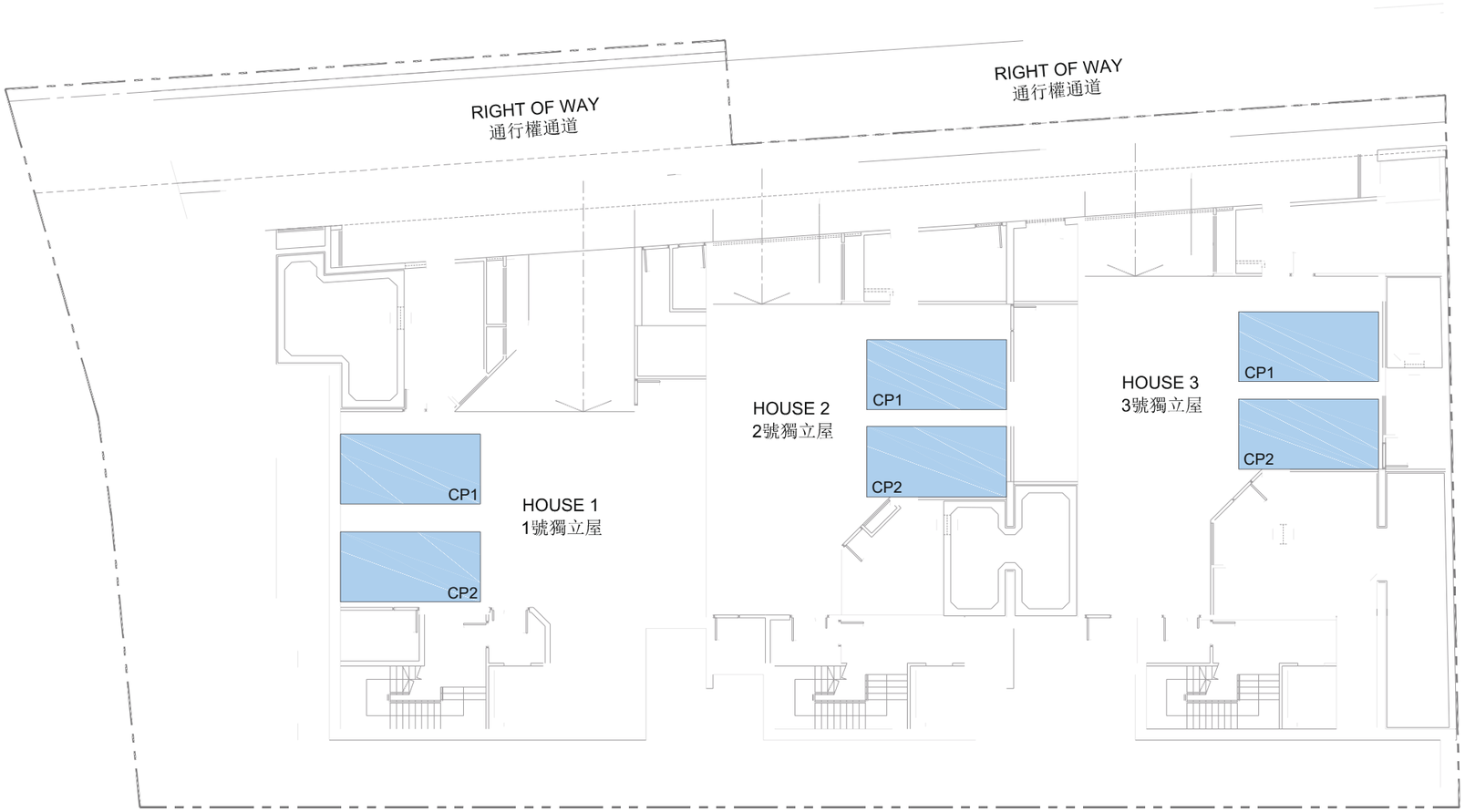
Notes:

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

備註：

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

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



LOWER GROUND FLOOR PLAN
低層地下平面圖

LEGEND 圖例

BOUNDARY OF THE DEVELOPMENT
發展項目的界線

PARKING SPACE
停車位

N

0 20 METRES(米)

SCALE 比例

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

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

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

1. A preliminary deposit which is equal to 5% of the purchase price is payable to the Vendor (the owner) on signing of the preliminary agreement for sale and purchase (the **"Preliminary Agreement"**).
2. The preliminary deposit paid by the purchaser on the signing of the Preliminary Agreement will be held by the Vendor's solicitors as stakeholders.
3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the Preliminary Agreement –
   (i) the Preliminary Agreement is terminated;
   (ii) the preliminary deposit is forfeited; and
   (iii) the Vendor does not have any further claim against the purchaser for the failure.

1. 簽訂臨時買賣合約(「**臨時合約**」)時須向「賣方」(擁有人)支付相等於樓價百分之五(5%)的臨時訂金。
2. 買方簽訂臨時合約時支付的臨時訂金由賣方的律師以保證金保存人身份持管。
3. 如買方未能在簽訂臨時合約當日後五(5)個工作日內簽訂買賣合約：
   (i) 臨時合約即告終止；
   (ii) 臨時訂金將被沒收；及
   (iii) 賣方不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

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

1. COMMON PARTS OF THE DEVELOPMENT

"Common Areas and Facilities"

means and includes :-

(a) the Slope Structures within the Land, any unexcavated land within the Land, Pink Hatched Black Area (excluding the Pink Hatched Black Area that forms part of House 1), lot boundary fence walls (but excluding the lot boundary fence walls of House 3), the exterior surface, plaster and covering of a fence wall of a Residential Unit which abuts onto any part of the Common Areas and Facilities, the exterior surface, plaster and covering of a Party Wall of a Residential Unit which abuts onto any part of the Common Areas and Facilities, common right of way, common driveway which forms a part of the Driveway, common pavement, fire service (FS) control room, sprinkler inlet and sprinkler valve, common electrical meter room (including the external walls thereof), master water meter room (including the external walls thereof), refuse storage and material recovery chamber (including the external walls thereof), common landings (if any), common lightings hanging on the fence walls of the Residential Units (but excluding the fence walls of the Residential Units), signages (including the external lightings at the back thereof) facing the common driveway, underground HKE inlet, gas inlet (if any), common planters, channels, communal television and radio aerial systems (if any), radio aerial systems (if any), drains, pipes, ducts, pipe ducts, wires, cables, drainage pipes and drainage connection and other facilities whether ducted or otherwise which are or at any time may be in under or over or passing through the Land through which fresh or salt water, sewage, gas, telephone, electricity and other services are supplied to the Development, shrubs and vegetation, lamp posts and other lighting facilities, fire prevention and fighting equipment and apparatus, security systems and apparatus, refuse collection system and any other mechanical systems, devices or facilities installed or provided in the Development intended for common use and benefit of the Development (in so far as the same are capable of being shown on plans) are for identification purpose only shown coloured **GREEN** and **GREEN STIPPLED BLACK** on the DMC Plans annexed to the DMC and certified as to their accuracy by the Authorized Person; and

(b) such other areas, systems, devices, services and facilities of and in the Land and the Development as may at any time be designated as Common Areas and Facilities by the Registered Owner/Vendor in accordance with the DMC; and

(c) to the extent not specifically provided in paragraphs (a) and (b) above:-

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

(ii) any parts of the Land and the Development specified in schedule 1 to the Building Management Ordinance (Cap.344 of the Laws of Hong Kong) and included under paragraph (b) of the definition of "**common parts**" set out in section 2 of the Building Management Ordinance (Cap.344 of the Laws of Hong Kong);

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

"Driveway"

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

"Pink Hatched Black Area"

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

"Slope Structures"

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

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

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

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

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

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

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

5. BASIS ON WHICH THE MANAGEMENT FEE DEPOSIT IS FIXED

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

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

Not applicable.

Note:

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

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

發展項目的公契及管理協議(「公契」)訂明：

1. **發展項目的公用部分**

「公用地方與設施」

指及包括：

(a) 該土地內的斜坡結構、該土地內任何未挖掘土地、粉紅色間黑斜線範圍(不包括附屬於1號獨立屋的粉紅色間黑斜線範圍)、地段邊界圍牆 (不包括3號獨立屋的 地段邊界圍牆)、鄰接公用地方與設施任何部分的住宅單位圍牆外表面、批盪及飾面、鄰接公用地方與設施任何部分的住宅單位共用牆外表面、批盪及飾面、公共通道、構成行車道一部分的公共行車道、公共行人路、消防控制室、消防花灑入水掣及消防花灑閥門、公共電錶房(包括該處外牆)、總水錶房(包括該處外牆)、垃圾儲存及物料回收房(包括該處外牆)、公共樓梯平台(如有)、 懸掛於住宅單位圍牆的公共照明裝置(但不包括住宅單位的圍牆)、朝向公共行車道的招牌 (包括背面的室外照明裝置)、地下港燈供電接入口(如有)、公共花槽、渠道、公共電視及電台天線系 統(如有)、電台天線系統(如有)、排水渠、水管、管槽、水管槽、電線、電纜、排水管和排水接駁 管，以及現時或於任何時間位於該土地內、下、上或貫越為發展項目供應食水或鹹水、污水排 放、氣體、電 話、電力及其他服務的鋪管或非鋪管設施，以及灌木及植物、燈柱及其他照明設施、防火及滅火設備與器具、保安系統及器具、垃圾收集系統，以及在發展項目安裝或提供擬供發展項目公用與共享的所有其他機械系統、裝置或設備(只要可在圖則辨識)，現於公契所夾附經認可人士核證準確的公契圖則以 **綠色**及**綠色加黑點**顯示，僅供識別；及

(b) 該土地及發展項目內隨時由註冊業主/賣方根據公契指定屬於公用地方與設施的其他地方、系統、裝置、服務及設施；及

(c) 如上列(a)及(b)段並未訂明：

(i) 《建築物管理條例》(第344章)第2條列明的「**公用部分**」定義第(a)段涵蓋之該土地及發展項目任何部分；及

(ii) 《建築物管理條例》(第344章)附表1指定並納入《建築物管理條例》(第344章)第2條所列明「**公用部分**」定義第(b)段的該土地及發展項目任何部分；

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

「行車道」

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

「粉紅色間黑斜線範圍」

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

「斜坡結構」

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

2. **分配予發展項目中的每個住宅物業的不分割份數數額**

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

3. **發展項目的管理人的委任年期**

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

4. **發展項目中各住宅物業業主分擔管理開支的基準**

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

5. **釐定管理費按金的基準**

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

6. **擁有人在發展項目中保留作自用的範圍(如有)**

不適用。

附註：

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

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

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

2. THE TERM OF YEARS UNDER THE LEASE:

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

3. USER RESTRICTIONS APPLICABLE TO THAT LAND:

(a) The Government Lease of Rural Building Lot No.349 affecting Section C contains restrictions on the trade or business of a Brazier, Slaughterman, Soap-maker, Sugar-baker, Fellmonger, Melter of tallow, Oilman, Butcher, Distiller, Victualler or Tavern-keeper, Blacksmith, Nightman, Scavenger or any other noisy noisome or offensive trade or business whatever.

(b) The Modification Letter dated 3 November 2004 with Memorial No.UB9381555 which modifies the said Government Lease in so far as it relates to the Remaining Portion (the said Government Lease as so modified as aforesaid is hereinafter referred to as the **"Government Lease"**) provides that the Remaining Portion shall not be used for any purpose other than for private residential purposes.

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

Not applicable.

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

(a) In relation to the Land, the Government Lease stipulates that the Lessee:

(i) will construct substantial retaining walls on the Land where necessary to obviate landslips and should a landslip occur as a result of any cutting or levelling will be responsible for and will indemnify the Government from and against any actions claims or demands arising out of any damage resulting from or brought about by such landslip; and

(ii) shall from time to time and at all times hereafter when where and as often as need or occasion shall be and require at his her or their own proper costs and charges well and sufficiently Repair Uphold Support Maintain Pave Purge Scour Cleanse Empty Amend and keep the messuage or tenement messuages or tenements and all other erections and buildings or at any time thereafter standing upon the Land and all the Walls Banks Cuttings Hedges Ditches Rails Lights Pavements Privies Sinks Drains and Watercourses thereunto belonging and which shall in any-wise belong or appertain unto the same in by and with all and all manner of needful and necessary reparations cleansings and amendments whatsoever the whole to be done to the satisfaction of the then Director of Public Works (now the Director of Lands).

(b) The Government Lease relating to Rural Building Lot No.349 affecting Section C stipulates that the Lessee will construct to the satisfaction of the then Director of Public Works (now the Director of Lands) such drains or channels as that officer may consider necessary to intercept and carry off to the nearest nullah or stream course storm-water flowing on to Section C from the hillside and will be solely liable for and will indemnify the Government from and against any actions claims or demands arising out of any damage or nuisance caused thereby.

(c) In relation to the Remaining Portion:

(i) Special Condition No.(6)(a) of the Government Lease stipulates that the Lessee may erect, construct and provide within the Remaining Portion such recreational facilities and facilities ancillary thereto (the **"Facilities"**) as may be approved in writing by the Director of Lands (the **"Director"**). The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director.

(ii) Special Condition No.(6)(b) of the Government Lease stipulates that the Facilities provided in accordance with Special Condition No.(6)(a) of the Government Lease shall only be used by any one or more residents of the residential block or blocks erected or to be erected on the Remaining Portion and their bona fide visitors and by no other person or persons whosoever.

(iii) Special Condition No.(6)(d) of the Government Lease stipulates that, in the event that any part of the Facilities is exempted from the gross floor area and site coverage calculation pursuant to Special Condition No.(6)(c) of the Government Lease:

(A) such part of the Facilities shall be designated as and form part of the common areas in any Deed of Mutual Covenant in respect of the Remaining Portion or where appropriate, any section thereof; and

(B) the Lessee shall at its own expense maintain such part of the Facilities in good and substantial repair and condition and shall operate such part of the Facilities to the satisfaction of the Director.

(iv) Special Condition No.(7) of the Government Lease stipulates that no tree growing on the Remaining Portion or adjacent thereto shall be interfered with without the prior written consent of the Director who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.

(v) Special Condition No.(8) of the Government Lease stipulates that the Lessee shall at its own expense landscape and plant with trees and shrubs any portion of the Remaining Portion and podium (if any) not built upon and thereafter maintain and keep the same in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.

(vi) Special Condition No.(14) of the Government Lease stipulates that spaces shall be provided within the Remaining Portion to the satisfaction of the Director for the parking of motor vehicles (the **"Residential Parking Spaces"**) at prescribed rates.

(vii) Special Condition No.(14)(e) of the Government Lease stipulates that each of the Residential Parking Spaces provided shall occupy an area of 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres. Such spaces shall not be used for any purpose other than for the parking of motor vehicle licensed under the Road Traffic Ordinance and belonging to the residents of the building or buildings erected or to be erected on the Remaining Portion and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise.

(viii) Special Condition No.(18)(a) of the Government Lease stipulates that where there is or has been any cutting away, removal or setting back of any land, or any building up or filling in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the Remaining Portion or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the Remaining Portion or any part thereof or any other works required to be done by the Lessee under the covenants and conditions contained in the Government Lease, or for any other purpose, the Lessee shall at its own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the Remaining Portion and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Lessee shall at all times during the term of the Government Lease granted maintain at its own expense the Remaining Portion, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.

(ix) Special Condition No.(18)(c) of the Government Lease stipulates that in the event that as a result of or arising out of any formation, levelling, development or other works done by the Lessee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the Remaining Portion or from any adjacent or adjoining Government or leased land, the Lessee shall at its own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.

(x) Special Condition No.(18)(d) of the Government Lease stipulates that the Director shall be entitled by notice in writing to call upon the Lessee to carry out, construct and maintain the Remaining Portion, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Lessee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Lessee shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges.

(xi) Special Condition No.(20) of the Government Lease stipulates that, where prestressed ground anchors have been installed, upon development or redevelopment of the Remaining Portion or any part thereof, the Lessee shall at its own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director and shall supply to the Director such reports and information on all such monitoring works as the Director may from time to time in his absolute discretion require. If the Lessee shall neglect or fail to carry out the required monitoring works, the Director may forthwith execute and carry out the monitoring works and the Lessee shall on demand repay to the Government the cost thereof.

(xii) Special Condition No.(22) of the Government Lease stipulates that the Lessee shall at its own expense and to the satisfaction of the Director of Fire Services provide fire hydrants, fire fighting appliances, water pumping connections and such other fire service installations and equipment (as defined in the Fire Services Ordinance) as the Director of Fire Services in his sole discretion shall require within the Remaining Portion (or, subject to the prior written consent and approval of the Director, on any adjacent or adjoining Government land) and within any building or buildings erected or to be erected thereon at such point or points as the Director of Fire Services may require. The Lessee shall maintain at its own expense the said fire hydrants, fire fighting appliances, water pumping connections and such other fire service installations and equipment in good condition and to the satisfaction of the Director of Fire Services.

(xiii) Special Condition No.(25) of the Government Lease stipulates that the Lessee shall construct and maintain at its own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the Remaining Portion or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or storm-water drain all storm-water or rain-water falling or flowing on to the Remaining Portion, and the Lessee shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.

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

(a) In relation to the Land, the Government Lease stipulates that the Lessee will during the term of the Government Lease as often as need shall require bear pay and allow a reasonable share and proportion for and towards the costs and charges of making building repairing and amending all or any roads pavements channels fences and party walls draughts private or public sewers and drains requisite for or in or belonging to the Land or any part thereof in common with other premises near or adjoining thereto and that such proportion shall be fixed and ascertained by the then Director of Public Works (now the Director of Lands) and shall be recoverable in the nature of rent in arrear.

(b) The Government Lease relating to Rural Building Lot No.349 affecting Section C stipulates that the Lessee will dispose of the drainage or sullage water from Section C or any buildings thereon as may be required by and subject to the special approval of the then Director of Public Works (now the Director of Lands) and all works in connection with the construction and maintenance of such works outside the boundaries of Section C shall be carried out by the then Director of Public Works (now the Director of Lands) at the cost of the Lessee.

(c) In relation to the Remaining Portion:

(i) Special Condition No. (4) of the Government Lease stipulates that, except with the prior written consent of the Director, no building or structure support for any building or structure may be erected or constructed on the area within five metres from the boundary of the Remaining Portion fronting Shouson Hill Road West shown coloured pink hatched black ("**Pink Hatched Black Area**") on the plan (PLAN No. HKM6575b) annexed to the Government Lease except boundary walls or fences or both. (Note: please refer to the location of the Pink Hatched Black Area as shown on the plan in the "Layout Plan of the Development" section of this Sales Brochure)

(ii) Special Condition No.(15)(b) of the Government Lease stipulates that the Residential Parking Spaces shall not be:

(A) assigned except (I) together with undivided shares in the Remaining Portion giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the Remaining Portion; or (II) to a person who is already the owner of undivided shares in the Remaining Portion with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the Remaining Portion; or

(B) underlet except to residents of the residential units in the building or buildings erected or to be erected on the Remaining Portion.

Notes:

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

1. **發展項目所位於的土地的地段編號**

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

2. **租契規定的年期**

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

3. **適用於該土地的用途限制**

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

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

4. **按規定須興建並提供予政府或供公眾使用的設施**

不適用。

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

(a) 關於該土地，政府租契訂明承租人必須：

(i) 按需要在該土地建造穩固的護土牆避免山泥傾瀉危險。如因削土或平整土地導致山泥傾瀉，承租人必須承擔責任並就由此產生或引起的任何損害所招致之訴訟、申索或要求向政府作出彌償；及

(ii) 不時及在此後的所有時間，每當有需要，無論何時何地，而不論次數，須自付承擔適當費用，以妥善及充分地修理、維持、支持、保養、鋪設、清洗、刷潔、清潔、清空、改動和保持該土地及現有或此後任何時間位於該土地的樓宇或單位和所有其他構築物及建築物，以及以任何方法屬於或附屬於該土地或任何上述樓宇、單位、構築物及建築物的所有牆壁、堤岸、路塹、籬笆、溝渠、路軌、電燈、行人路、廁所、洗滌槽、排水渠及水道，須以無論何種方式整體上完成有需要及必須的修葺、清潔和更改工程，以令時任工務司(現名為地政總署署長)滿意。

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

(c) 關於餘段的條文：

(i) 政府租契特別條款第(6)(a)條訂明，承租人應在餘段內建立、興建和提供經地政總署署長(「**署長**」)書面批准的康樂設施及其附屬設施(「**設施**」)。設施的類型、大小、設計、高度及佈局事前亦須提交署長作書面批核。

(ii) 政府租契特別條款第(6)(b)條訂明，根據政府租契特別條款第(6)(a)條提供的設施只可供餘段內一座或多座已建或擬建住宅大廈的住戶和該住戶之真正訪客使用，任何其他人等一概不可使用。

(iii) 政府租契特別條款第(6)(d)條訂明，如設施任何部分豁免依照政府租契特別條款第(6)(c)條規定計入總樓面面積及上蓋面積：

(A) 此等設施的範圍應劃為並構成餘段(或如情況適當指其任何分段)之任何公契所載的公用地方；及

(B) 承租人應自費維持上述豁免設施，令其維持在良好及修繕妥當的狀況，並負責運作豁免設施以令署長滿意。

(iv) 政府租契特別條款第(7)條訂明，未經署長事先書面同意，不得干擾生長於餘段或相鄰範圍的樹木。署長發出有關書面同意時，可在認為合適情況下，施加有關移植、補償性環境美化工程或再植的條件。

(v) 政府租契特別條款第(8)條訂明，承租人應在餘段任何部分及平台(如有)未有建築之部分，自費進行環境美化工程和種植樹木及灌木，其後並須以令署長滿意的方式保養及維持其安全、清潔、整齊、井然而健康的狀態。

(vi) 政府租契特別條款第(14)條訂明，餘段內應以令署長滿意的方式按指定比例設置車位供車輛停泊(「**住宅車位**」)。

(vii) 政府租契特別條款第(14)(e)條訂明，每個住宅車位應闊2.5米及長5.0米，樓底高度最少為2.4米。上述車位除供停泊根據《道路交通條例》持牌而屬於餘段上已建或擬建建築物內各住戶及該住戶的真正賓客、訪客或受邀進入者的車輛外，不得作任何其他用途，其中特別禁止用於存放、陳列或展示車輛作招售或其他用途。

(viii) 政府租契特別條款第(18)(a)條訂明，如餘段或任何政府土地範圍內的任何土地現時或以往曾經配合或因應餘段或其任何部分的平整、水準測量或發展事宜，或政府租契的契諾及條件規定承租人執行的任何其他工程，或任何其他目的，進行削土、移土或土地後移工程，或建造或填土工程或任何類型的斜坡處理工程，則不論是否獲署長事先書面同意，承租人亦須在當時或此後的任何時間，按需要自費進行和建造斜坡處理工程、護土牆或其他支撐、保護、渠務或附帶或其他工程，以保護及支撐餘段內的土地和任何相連或毗鄰政府土地或已批租土地，同時避免和防止其後發生滑土、山泥傾瀉或地陷。承租人應在政府租契協定的整個批租年期內自費保養餘段、斜坡處理工程、護土牆或其他支撐、保護、渠務或附帶或其他工程，令其維持在良好和修繕妥當的狀況，以令署長滿意。

(ix) 政府租契特別條款第(18)(c)條訂明，無論何時如因承租人進行平整、水準測量、發展或其他工程或因任何其他原因導致或引起餘段內任何土地或任何相連或毗鄰政府土地或已批租土地發生滑土、山泥傾瀉或地陷，承租人須自費還原並修葺該處，以令署長滿意，同時就政府、其代理及承辦商因有關滑土、山泥傾瀉或地陷而造成、蒙受或引起的所有費用、收費、賠償、申索及要求作出彌償。

(x) 政府租契特別條款第(18)(d)條訂明，署長有權向承租人發出書面通知，要求承租人進行、興建和維修餘段、斜坡處理工程、護土牆或其他支撐、保護、渠務或附帶或其他工程，又或還原並修葺任何滑土、山泥傾瀉或地陷範圍。如承租人忽略或沒有在通知書訂明的期限內遵行有關要求並令署長滿意，署長可隨即執行及進行所需要的保養工程。承租人必須按要求向政府償還該等工作的費用，以及任何行政或專家費用與收費。

(xi) 政府租契特別條款第(20)條訂明，如於發展或重新發展餘段或其中任何部分已安裝預應力地錨，承租人應在預應力地錨的整個使用年期內自費進行定期保養和定期監察，以令署長滿意，並在署長不時依其絕對酌情認為需要時，向署長提供上述此類監察工程的報告及資料。如承租人忽略或未能進行上述要求的定期監察工程，署長可隨即執行及進行所需的監察工程，承租人須按要求向政府償還該等定期監察工程的費用。

(xii) 政府租契特別條款第(22)條訂明，承租人應自費在餘段內(或如獲署長事先書面同意或批准在任何相連或毗鄰政府土地)和消防處處長在任何餘段上已建或擬建建築物內的指定地點提供消防處處長滿意的消防栓、滅火器材、抽水接駁喉管和依消防處處長絕對酌情認為需要的其他消防裝置與設備(釋義以《消防條例》所訂為準)。承租人應自費保養上述消防栓、滅火器材、抽水接駁喉管及其他消防裝置與設備，保持其狀況良好，以令消防處處長滿意。

(xiii) 政府租契特別條款第(25)條訂明，承租人須自費建造和保養署長認為需要的排水渠及渠道(不論是否位於餘段範圍內或政府土地上)，以將落在或流經餘段上的所有暴雨或雨水截流並排送至最接近的水道、集水井、渠道或雨水渠，以令署長滿意。倘暴雨或雨水造成任何損壞或滋擾而導致任何訴訟、索償及要求，承租人須獨力承擔責任並向政府及其人員作出彌償。

6. **對買方造成負擔的租用條件**

(a) 關於該土地，政府租契訂明，在政府租契整個年期內，每當有需要，承租人便須承擔、支付及容許建設、建築、修繕及修改為該土地或其任何部分所需或在該土地內或屬於該土地並與其他鄰近或毗連的處所共用的所有或任何道路、行人路、渠道、籬笆和共用牆、抽風管、私家或公共污水渠及排水渠之成本和費用的合理份數及部分。該份數及部分將由時任工務司(現名為地政總署署長)指定及決定，及將以未付之地租形式徵收。

(b) 影響C分段的鄉郊建屋地段第349號政府租契訂明，承租人應按時任工務司(現名為地政總署署長)指定及特別批准，處置C分段或該處任何建築物的排水或溝渠污水，所有與建造和維修C分段邊界外工程相關的工程將由時任工務司(現名為地政總署署長)執行，費用由承租人支付。

(c) 關於餘段的條文：

(i) 政府租契特別條款第(4)條訂明，如未獲署長事先書面同意，政府租契所夾附圖則(圖則HKM6575b號)以粉紅色間黑斜線顯示位於餘段邊界五米範圍內而朝向壽臣山道西的地方(「**粉紅色間黑斜線範圍**」)不得建立或興建任何建築物或任何建築物或構築物的結構性支承件，惟邊界圍牆或圍欄或兩者除外。(註：粉紅色間黑斜線範圍的位置請參閱本售樓説明書「發展項目布局圖」一節的圖則)

(ii) 政府租契特別條款第(15)(b)條訂明，住宅車位不可：

(A) 轉讓，除非(I)一併轉讓餘段的不分割份數連同使用及佔用餘段上已建或擬建建築物內任何住宅單位的專有權；或(II)承讓人現為餘段不分割份數的擁有人，擁有專有權使用和佔用餘段內已建或擬建建築物內任何住宅單位；或

(B) 分租予餘段內已建或擬建建築物內住宅單位之住戶。

附註：

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

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

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

Not applicable.

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

Not applicable.

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

Not applicable.

A. 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施

不適用。

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

不適用。

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

不適用。

WARNING TO PURCHASERS
對買方的警告

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

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

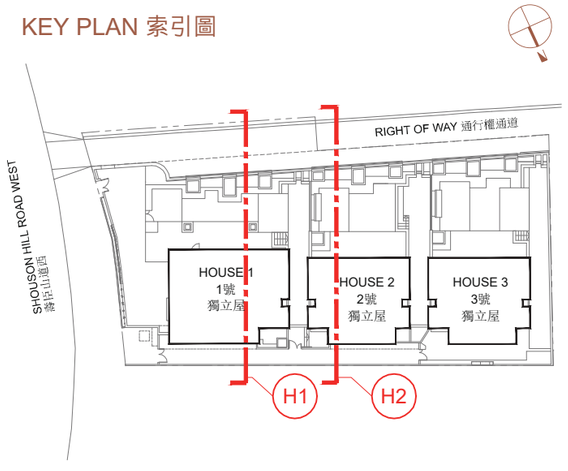
CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT
發展項目中的建築物的橫截面圖

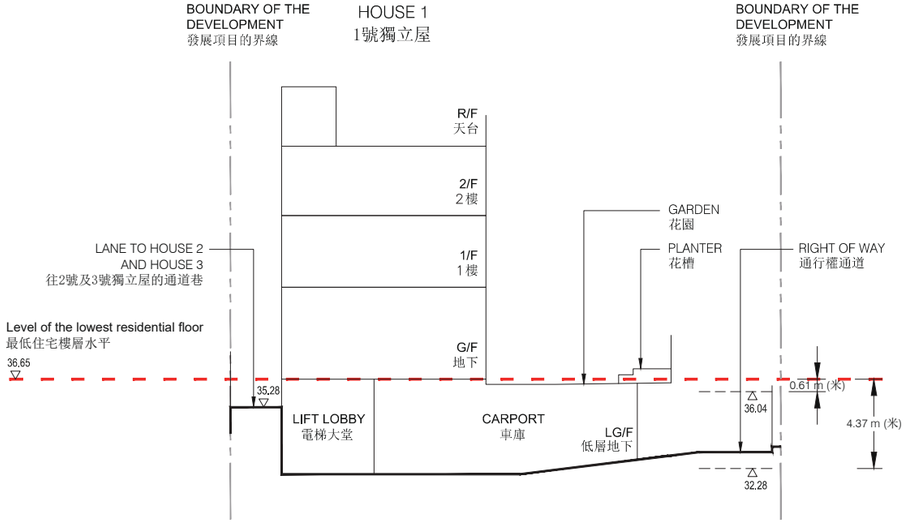
LEGEND 圖例

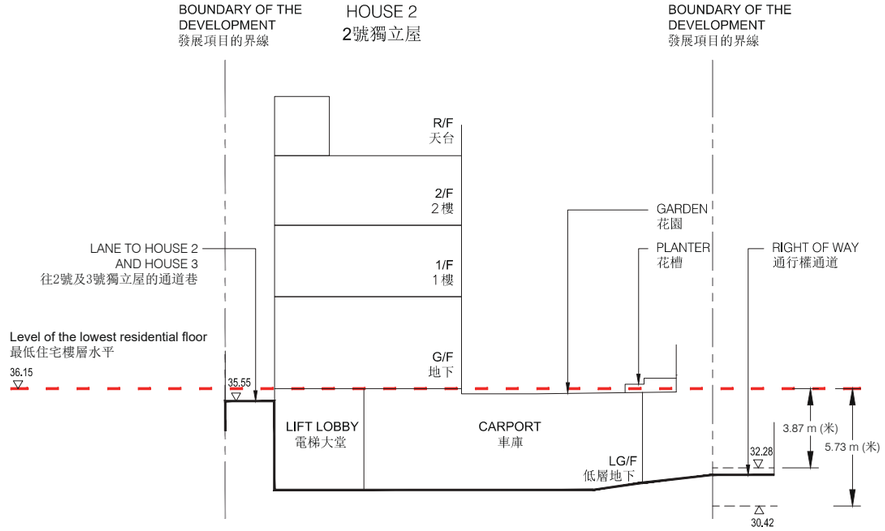
▽ Denotes height (in metres) above the Hong Kong Principal Datum
代表香港主水平基準以上的高度 (米)

- - - Denotes the level of the lowest residential floor
代表最低住宅樓層水平

KEY PLAN 索引圖







CROSS-SECTION PLAN H1
橫截面圖 H1

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

CROSS-SECTION PLAN H2
橫截面圖 H2

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

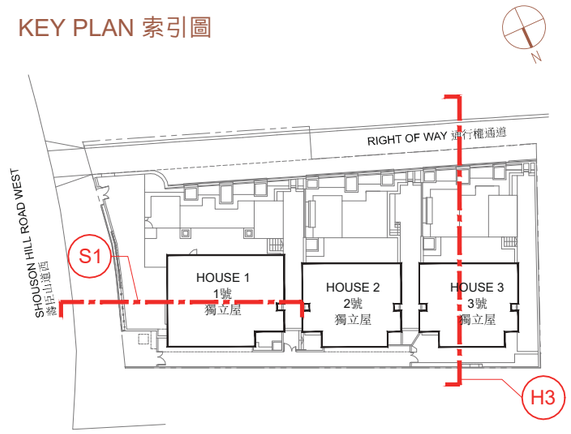
CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT
發展項目中的建築物的橫截面圖

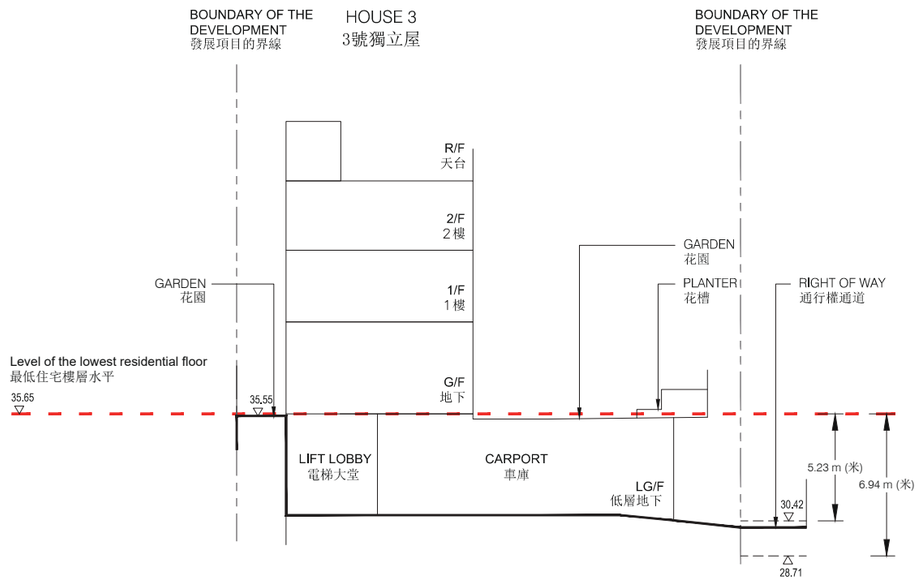
LEGEND 圖例

▽ Denotes height (in metres) above the Hong Kong Principal Datum
代表香港主水平基準以上的高度 (米)

- - - Denotes the level of the lowest residential floor
代表最低住宅樓層水平

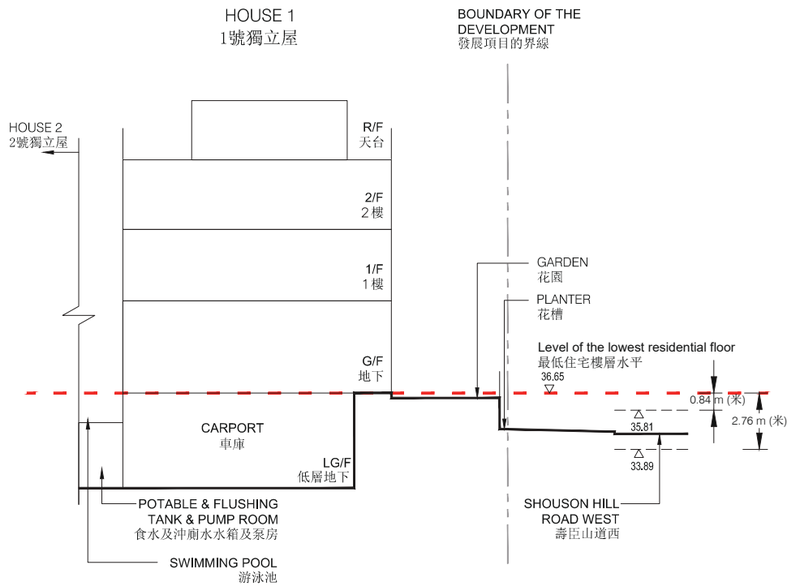
KEY PLAN 索引圖





CROSS-SECTION PLAN H3
橫截面圖 H3

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

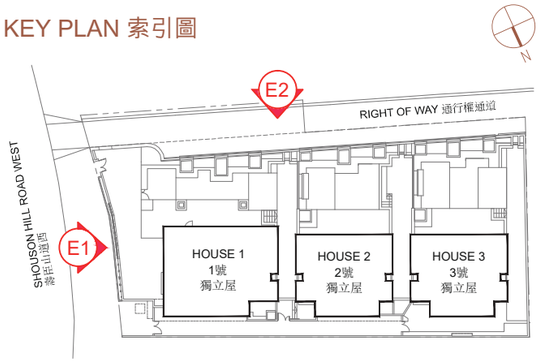


CROSS-SECTION PLAN S1
橫截面圖 S1

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

ELEVATION PLAN
立面圖

KEY PLAN 索引圖



HOUSE 1
1號獨立屋

ELEVATION PLAN E1
立面圖 E1

HOUSE 3
3號獨立屋

HOUSE 2
2號獨立屋

HOUSE 1
1號獨立屋

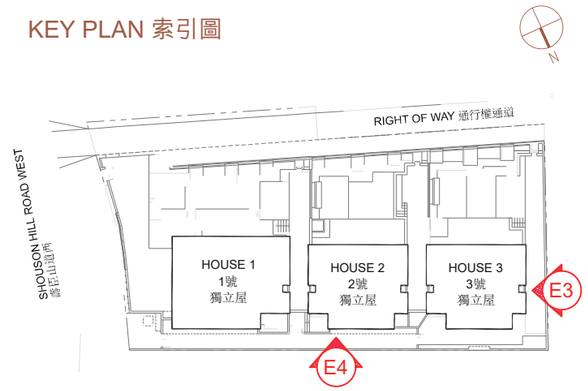
ELEVATION PLAN E2
立面圖 E2

Authorized Person for the Development certified that the elevations shown on this plan:
(a) are prepared on the basis of the approved building plans for the Development as of 27 August 2021; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面：
(a) 以2021年8月27日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

ELEVATION PLAN
立面圖

KEY PLAN 索引圖



Authorized Person for the Development certified that the elevations shown on this plan:
(a) are prepared on the basis of the approved building plans for the Development as of 27 August 2021; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面：
(a) 以2021年8月27日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

ELEVATION PLAN E3
立面圖 E3

ELEVATION PLAN E4
立面圖 E4

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

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

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

1. A copy of the outline zoning plan relating to the Development is available at www.ozp.tpb.gov.hk
2. (a) A copy of the latest draft of every deed of mutual covenant in respect of the specified residential property as at the date on which the specified residential property is offered to be sold is available for inspection at the place at which the specified residential property is offered to be sold.

   (b) The inspection is free of charge.

1. 備有關乎發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為www.ozp.tpb.gov.hk。
2. (a) 指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿存放在指明住宅物業的售樓處，以供閱覽。

   (b) 無須為閱覽付費。

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

1. Exterior Finishes 外部裝修物料

Item	細項	Description	描述
(a) External Wall	(a) 外牆	Finished with window wall, aluminium claddings, ceramic tiles, natural stones.	以玻璃牆、鋁質飾面板、瓷磚、天然石鋪砌。
(b) Window	(b) 窗	Aluminium window frame with fluorocarbon coating, fixed with tinted glass (except bathroom, lavatory and staircase windows). Bathroom, lavatory and staircase windows fixed with obscured glass.	選用氟化碳塗層鋁質窗框配有色玻璃（除浴室, 廁所及樓梯窗外）。浴室、廁所及樓梯窗配不透明有色玻璃。
(c) Bay Window	(c) 窗台	Not Applicable.	不適用。
(d) Planter	(d) 花槽	Finished with texture spray paint and painted metal plates.	以紋質噴漆及有色金屬板。
(e) Verandah or Balcony	(e) 陽台或露台	Not Applicable.	不適用。
(f) Drying Facilities for Clothing	(f) 乾衣設施	Not Applicable.	不適用。

2. Interior Finishes 室內裝修物料

Item	細項	Description	描述
(a) Lobby	(a) 大堂	<u>Lift Lobby on LG/F</u> Wall: Finished with natural stones and decorative mirror. Floor: Finished with wooden floor. Ceiling: Gypsum board emulsion paint false ceiling and aluminium grille. <u>Lobby on G/F</u> Wall: Finished with natural stones and decorative mirror. Floor: Finished with wooden floor with timber skirting. Ceiling: Gypsum board emulsion paint false ceiling.	<u>低層地下電梯大堂</u> 牆壁：以天然石及裝飾鏡鋪砌。 地板：以地板線鋪砌。 天花板：乳膠漆石膏板假天花配鋁網罩。 <u>地下大堂</u> 牆壁：以天然石及裝飾鏡鋪砌。 地板：以木地板配木腳線鋪砌。 天花板：乳膠漆石膏板假天花。
(b) Internal Wall and Ceiling	(b) 內牆及天花板	Walls: Finished with emulsion paint. Ceiling: Finished with emulsion paint and Gypsum board false ceiling finished with emulsion paint.	牆壁：塗上乳膠漆。 天花板：塗上乳膠漆及乳膠漆石膏板假天花。
(c) Internal Floor	(c) 內部地板	Living room and dining room: Finished with natural stones and wooden floor with timber skirting All Bedrooms and Family room: Finished with wooden floor with timber skirting.	客廳及飯廳之地板：以天然石及木地板配木腳線鋪砌。 所有睡房及家庭房之地板：以木地板配木腳線鋪砌。
(d) Bathroom	(d) 浴室	Walls: Finished with natural stones up to false ceiling level. Floor: Finished with natural stones for exposed surface. Ceiling: Gypsum board false ceiling with emulsion paint.	牆壁：以天然石鋪砌至假天花高度。 地板：外露地台以天然石鋪砌。 天花板：乳膠漆石膏板假天花。
(e) Kitchen	(e) 廚房	Wall: Finished with stainless steel panel and natural stones up to false ceiling level. Floor: Finished with natural stones for exposed surface. Ceiling: Gypsum board false ceiling with emulsion paint and aluminium grille. Cooking bench counter top finishes: Sintered stone.	牆壁：以不銹鋼板及天然石鋪砌至假天花高度。 地板：外露地台以天然石鋪砌。 天花板：乳膠漆石膏板假天花及鋁質格柵。 灶台檯面的裝修物料: 岩板。

3. Interior Fittings 室內裝置

Item	細項	Description	描述
(a) Doors	(a) 門	Interior Doors Material: Solid core timber swing door with timber door frame and architrave. Finishes: Metal Cladding. Accessories: Fitted with door lockset, door closer and door stopper. Living Room and Dining Room to Garden Door, and Roof Door Material: Aluminium framed sliding tinted glass door with fluorocarbon coating. Accessories: Fitted with door lockset and handle. Kitchen Door Material: Fire-rated solid core timber swing door. Finishes: Wood veneer, leather and metal. Accessories: Fitted with door lockset, handle, door closer and door stopper. Lift Lobby Door on LG/F Material: Fire-rated timber swing door with timber door frame, architrave Finishes: Metal Accessories: Fitted with metal and leather door handle. Air-conditioner Area Gate on Roof Material: Metal gate with swing door. Accessories: Fitted with lockset. Potable and Flushing Tank and Pump Room Door, Fire Service Pump Room Door and Electrical Meter Room Door Material: Fire-rated solid core timber swing door with timber door frame, architrave. Finishes: Natural Stone. Accessories: Fitted with lockset.	室內 用料：配木門框及橫樑的實心木掩門。 裝修物料：金屬面板。 配件：門鎖、門柄、門鼓。 客廳及飯廳往花園門、花園門及天台門 用料：氟碳塗層鋁框有色玻璃趟門。 配件：門鎖及門柄。 廚房門 用料：防火實心木掩門。 裝修物料：木皮飾面、皮革及金屬。 配件：門鎖、門柄、門鼓、門檔。 低層地下電梯大堂門 用料：帶木門框及橫樑的防火木掩門。 裝飾物料：金屬。 配件：金屬與皮革門把手。 天台空調機空間閘 用料：金屬間掩門。 配件：門鎖。 食水及沖廁水水箱及泵房門、消防水泵房門及電錶房 用料：帶木門框及橫樑的防火實心木掩門。 裝修物料：天然石。 配件：門鎖。

3. Interior Fittings 室內裝置

Item	細項	Description	描述
(b) Bathroom	(b) 浴室	Master Bathroom Wooden mirror cabinet and wooden basin cabinet fitted with natural stone countertop. Sanitary wares and fittings include porcelain water closet with matt gold rim, porcelain wash basin with matt gold edge finish and brush bronze finish basin mixer. Bathing facilities include tempered glass shower cubicle with brush bronze finish shower set, and silkstone freestanding bathtub (1700mm (L) x 850 mm (W) x 570 mm (H)) with brush bronze finish bath faucet with hand shower set. Other accessories include brush bronze finish freestanding towel holder, paper roll holder, hook and shower screen handle. Bathroom 1 Wooden mirror cabinet and wooden basin cabinet fitted with natural stone countertop. Sanitary wares and fittings include porcelain water closet, porcelain wash basin and red gold finish basin mixer. Bathing facilities include a set of enameled acrylic bathtub (1700mm (L) x 914mm (W) x 484mm (H)) with red gold finish bath mixer and tempered glass shower cubicle with red gold finish shower set. Other accessories include red gold finish hook, paper roll holder, hook and shower screen handle. Bathroom 2 and Bathroom 3 Wooden mirror cabinet and wooden basin cabinet fitted with natural stone countertop. Sanitary wares and fittings include porcelain water closet, porcelain wash basin and red gold finish basin mixer. Bathing facilities include tempered glass shower cubicle with red gold finish shower set. Other accessories include red gold finish hook and paper roll holder, hook and shower screen handle. Lavatory Mirror and wooden basin cabinet fitted with natural stone countertop. Sanitary wares and fittings include porcelain water closet, porcelain wash basin and polished gold finish basin mixer. Other accessories include red gold finish hook and paper roll holder, and polished gold finish bottle trap. There is no bathing facilities for lavatory. Water Supply System Copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply. For brand name and model number of appliances, please refer to the "Appliances Schedule".	主人浴室 配備木鏡櫃及木洗手盆櫃配天然石檯面。配以浴室潔具及裝置包括配金邊的陶瓷座廁、配金邊的陶瓷洗手盆及羅曼銅飾面水龍頭。沐浴設施包括強化玻璃淋浴間配羅曼銅飾面花灑套裝及獨立式人造石浴缸(1700毫米 (長) x 850 毫米 (闊) x 570 毫米 (高))配羅曼銅飾面座地式浴缸水龍頭及羅曼銅飾面浴缸龍頭及花灑套裝。其他配件包括羅曼銅飾面座地式毛巾架、廁紙架、掛鈎及淋浴間門把。 浴室1 配備木鏡櫃及木洗手盆櫃配天然石檯面。配以浴室潔具及裝置包括陶瓷座廁、陶瓷洗手盆及玫瑰金飾面水龍頭。沐浴設施包括亞克力浴缸(1700毫米 (長) x 914 毫米(闊) x 484 毫米(高))配玫瑰金飾面浴缸水龍頭及強化玻璃淋浴間配玫瑰金飾面花灑套裝。其他配件包括玫瑰金飾面掛鈎、廁紙架、掛鈎和淋浴間門把。 浴室2及浴室3 配備木鏡櫃及木洗手盆櫃配天然石檯面。配以浴室潔具及裝置包括陶瓷座廁、陶瓷洗手盆及玫瑰金飾面水龍頭。沐浴設施包括強化玻璃淋浴間配玫瑰金飾面花灑套裝。其他配件包括玫瑰金飾面掛鈎、廁紙架、及淋浴間把手。 廁所 配備鏡及木洗手盆櫃配天然石檯面。配以浴室潔具及裝置包括陶瓷座廁、陶瓷洗手盆及拋光金飾面水龍頭。其他配件包括玫瑰金飾面掛鈎、廁紙架、拋光金飾面隔氣彎管。 廁所沒有提供沐浴設施。 供水系統 冷水喉採用銅喉及熱水喉採用隔熱絕緣保護之銅喉。 有關設備之品牌名稱及產品型號，請參閱「設備說明表」。

3. Interior Fittings 室內裝置

Item	細項	Description	描述
(c) Kitchen	(c) 廚房	Base timber cabinet with timber door panel and timber finishes. Overhead timber cabinet with PVD champagne stainless steel finishes metal door. Full height timber cabinet with PVD champagne stainless steel finishes metal door and glass door with metal frames. Stainless steel sink with chrome finish sink mixer. Copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply. For brand name and model number of appliances, please refer to the "Appliances Schedule".	木製座地櫃配木製門板及木飾面板。 木製吊櫃配鍍香檳包不鏽鋼面板的金屬門。 木製高櫃配PVD香檳包不鏽鋼面板的木製全高櫃，及配金屬框邊的玻璃門。 沈滌盆：不銹鋼。水龍頭：鍍鉻飾面 冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉。 有關設備之品牌名稱及產品型號，請參閱「設備說明表」。

3. Interior Fittings 室內裝置

Item	細項	Description	描述
(d) Bedroom	(d) 睡房	Not Applicable.	不適用。
(e) Telephone	(e) 電話	Telephone connection points are provided. For the location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions".	提供電話接駁點 有關接駁點的位置及數目，請參閱「機電裝置數量說明表」。
(f) Aerials	(f) 天線	Communal TV and FM connection points are provided. For the location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions"	提供公共電視與調頻接駁點 有關接駁點的位置及數目，請參閱「機電裝置數量說明表」。
(g) Electrical Installations	(g) 電力裝置	Electrical fittings: Faceplate for all switches and power sockets. Safety devices: Three-phase electricity supply with miniature circuit breaker distribution board. Conduits are partly concealed and partly exposed[1]. For the location and number of power points and air-conditioner points, please refer to the "Schedule of Mechanical & Electrical Provisions".	供電附件：提供電掣及插座之面板。 安全裝置：三相電力並備有微型斷路器配電箱。 導管是部分隱藏及部分外露[1]。 有關電插座及空調機接駁點的位置及數目，請參閱「機電裝置數量說明表」。
(h) Gas Supply	(h) 氣體供應	Town gas supply pipes are provided and connected to gas burner at kitchen, gas water heater at gas meter cabinet and BBQ stove at G/F garden.	裝有煤氣喉接駁於在廚房的煤氣煮食爐, 煤氣錶櫃的煤氣熱水爐和花園的燒烤爐。
(i) Washing Machine Connection Point	(i) 洗衣機接駁點	Water inlet and drain outlet are provided for washing machine. For the location of washing machine connection point, please refer to the "Schedule of Mechanical & Electrical Provisions".	提供洗衣機來水及去水接駁喉位。 有關洗衣機接駁點的位置，請參閱「機電裝置數量說明表」。
(j) Water Supply	(j) 供水	Copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply. Water pipes are partly concealed and partly exposed[2]. Hot water supply to kitchen, master bathroom, bathrooms and lavatory.	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉。 水管是部分隱藏及部分外露[2]。 有熱水供應廚房、主人浴室、浴室及廁所。

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

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

4. Miscellaneous 雜項

Item	細項	Description	描述
(a) Lifts	(a) 升降機	"KONE" passenger lift (Model No.: Monospace) serving Lower Ground Floor, Ground floor, First Floor and Second Floor.	1部"通力"住客升降機（產品型號:Monospace）穿梭低層地下、地下、1樓及2樓。
(b) Letter Box	(b) 信箱	Stainless Steel letter box.	不銹鋼信箱。
(c) Refuse Collection	(c) 垃圾收集	Refuse storage and material recovery chamber is provided on Lower Ground Floor. Refuse will be collected by cleaner and handled at refuse storage and material recovery chamber on Lower Ground Floor for removal by refuse vehicle.	低層地下設有垃圾儲存及物料回收房。 垃圾會由清潔工人清理及運送至位於低層地下之垃圾儲存及物料回收房，由垃圾車運走。
(d) Water Meter, Electricity Meter and Gas Meter	(d) 水錶、電錶及氣體錶	Separate water meter, gas meter and electricity meter is provided in water meter cabinet, gas meter cabinet and electrical meter room at Lower Ground Floor.	設有獨立水錶、煤氣錶及電錶，並設置於低層地下的水錶櫃、 電錶房及煤氣錶櫃。

5. Security Facilities 保安設施

Description	描述
CCTV system is provided at common area of the Development. Pressure sensing strip are provided at Main Gate and some walls of the garden. Visitor panel for access control is provided at Main Gate and Carport Entrance connecting to Video Door Phone of the House. Smart card and Bluetooth reader for Mobile Access App is provided at Main Gate. Alarm Control Panel is provided in the House. Glass Break Detector are provided at Ground Floor.	發展項目內公用地方設有閉路電視系統。 在入口鐵閘跟某些花園的牆壁配有壓力感應條 入口鐵閘及車棚設有的獨立訪客對講系統之際連接到可視對講機 在入口鐵閘提供智能卡與藍牙感應器 提供警報控制面板 在地下樓層提供玻璃破碎檢測器

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

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

6. Appliances 設備

Description	描述
Refer to the "Appliances Schedule" below for brand name and model number of appliances.	有關設備之品牌名稱及產品型號，請參閱以下「設備說明表」。
Kitchen Sub-Zero: Integrated All Freezer, ICBIC-18FI Integrated All Refrigerator, ICBIC-30RID V-ZUG: Coffee Machine, CCSXSL60g Steam Oven, CSTXSL60HYg Wine Cooler, KWUCSL60gr Oven, BCSE60g Wall Hood, DWPQ9g Double Gas Burner, GAS321GKBZ Gas Wok Burner, GAS311GKBZ Dishwasher, AS2T6HVI	廚房 Sub-Zero: 一體式冰箱，ICBIC-18FI 一體式雪櫃，ICBIC-30RID V-ZUG: 咖啡機，CCSXSL60g 蒸氣烤箱，CSTXSL60HYg 葡萄酒冷櫃，KWUCSL60gr 烤箱，BCSE60g 掛牆抽油煙機，DWPQ9g 雙頭煤氣煮食爐，GAS321GKBZ 單頭煤氣煮食爐，GAS311GKBZ 洗碗機，AS2T6HVI
Garden Beefeater: BBQ stove, S3000s Carport on LG/F Smart Charge: Electric Vehicle Charger, EVQ-IES 24 Tri	花園 Beefeater: 燒烤爐, S3000s 低層地下車庫 Smart Charge: 電動車充電設備, EVQ-IES 24 Tri

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

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

6. Appliances 設備

House 1 VRV Multi Air Conditioning System 1號獨立屋的VRV分體式空調	
Brand Name 品牌名稱	Model Number 產品型號
Daikin 大金	FXDP71QPVC
Daikin 大金	FXDP112QPVC
Daikin 大金	FXDP112QPVC
Daikin 大金	FXDP112QPVC
Daikin 大金	FJJFP40ABP
Daikin 大金	FXDP56QPVC
Daikin 大金	FXDP71QPVC
Daikin 大金	FXDP112QPVC
Daikin 大金	FXMFP140AB
Daikin 大金	FXDP56QPVC
Daikin 大金	FXD71QPVC
Daikin 大金	FXMFP140AB
Daikin 大金	FXDP36QPVC
Daikin 大金	FJEBP22CA
Daikin 大金	FJEBP22CA
Daikin 大金	FJEBP22CA
Daikin 大金	FJEBP22CA
Daikin 大金	FJECP22CA
Daikin 大金	FJECP22CA
Daikin 大金	FJEBP22CA
Daikin 大金	RHXYQ40RSY1
Daikin 大金	RHXYQ16RSY1
Daikin 大金	RJZQ5AAV

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

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

6. Appliances 設備

House 1 Exhaust Fan 1號獨立屋的抽氣扇		
Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Lower Ground Floor - Electrical Meter Room 低層地下 - 電錶房	Systemair	AAW 300E4
Lower Ground Floor - Fire Service Pump Room 低層地下 - 消防水泵房	Systemair	AAW 300E4
Lower Ground Floor - Fire Service Pump Room 低層地下 - 消防水泵房	Systemair	QSR 300
Lower Ground Floor - Potable and Flushing Tank and Pump Room 低層地下 - 食水及沖廁水水箱及泵房	Systemair	AAW 300E4
Ground Floor - Lavatory 地下 - 廁所	Systemair	CBF 125M
Ground Floor - Kitchen 地下 - 廚房	Systemair	CBF 200L
1/F - Bathroom 1 1樓 - 浴室1	Systemair	CBF 200L
2/F - Master Bathroom 2 樓 - 主人浴室	Systemair	CBF 200L
House 1 Gas Water Heater 1號獨立屋的煤氣熱水爐		
Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Lower Ground Floor - Gas Meter Cabinet 低層地下 - 煤氣錶櫃	Blueflame	NJW321TFL
House 1 Electric Water Heater 1號獨立屋的熱水爐		
Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Kitchen	Hotpool	HPI-6

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

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

HOUSE 1
1號獨立屋

Floor 樓層	Location 位置	Provision 裝置															
		Lighting Point 燈位	Lighting Switch 燈掣	13A Switched Socket Outlet (Twin + Single) 13安培有掣電源插座 (雙位+單位)	Electric Vehicle Charger 電動車充電器	Ventilation System Switch 通風系統開關掣	Indoor A/C Unit Switch 室內空調機開關掣	Air Conditioner Point for A/C Indoor Unit 室內空調其空調點	Fused Connection Unit 保險絲接駁器	Fused Spur Unit for Exhaust Fan 抽氣扇其接駁 位連保險絲	Switch for Electric Curtain 電動窗簾開關掣	Lan Outlet 路由器接駁點	TV / FM Outlet 電視/電台入線插座	Telephone Connection Point 電話插座	AV Connection Point 影音插座	Wifi Access Point 無線存取點	Shaver Unit 剃鬚刀插座
LG/F 低層地下	Carport 車庫	34	2	0+4	1	–	–	–	–	–	–	–	–	–	–	1	–
	Lift Lobby 電梯大堂	5	3	0+1	–	–	1	1	–	–	–	–	–	–	–	–	–
	Staircase (LG/F to R/F) 樓梯 (低層地下至入台)	49	13	0+6	–	–	3	3	–	–	–	–	–	–	–	1	–
	Fire Service Pump Room 消防水泵房	5	1	1+0	–	2	–	–	–	2	–	–	–	–	–	–	–
	Potable and Flushing Tank and Pump Room 食水及沖廁水水箱及泵房	6	1	1+0	–	1	–	–	–	1	–	–	–	–	–	–	–
	Electrical Meter Room 電錶房	2	1	1+0	–	1	–	–	–	1	–	–	–	–	–	–	–
G/F 地下	Living Room and Dining Room 客廳及飯廳	18	8	4+7	–	–	4	4		–	2	1	1	1	0	1	–
	Kitchen 廚房	15	2	2+9	–	1	1	1	4	1	–	–	–	–	–	–	–
	Lavatory 廁所	6	2	0+1	–	1	–	–	–	1	–	–	–	–	–	–	–
	Garden 花園	61	6	5+0	–	–	–	–	–	–	–	–	–	–	–	1	–

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

HOUSE 1
1號獨立屋

Floor 樓層	Location 位置	Provision 裝置									
		Washing Machine Connection Point (Water Inlet) 洗衣機接駁點(來水位)	Washing Machine Connection Point (Drain Outlet) 洗衣機接駁點(去水位)	Town Gas Connection Point for Gas Burner 煤氣煮食爐接駁點	Town Gas Water Heater Switch 煤氣熱水爐開關掣	Electric Water Heater Switch 電動熱水開關掣	Carport Gate Control Panel 車庫閘控制板	Visitor Panel 對講系統	Video Door Phone 可視門口對講機 + Alarm Control Panel 警報控制面板	Distribution Board 配電箱	Glass Break Detector 玻璃破碎警報器
LG/F 低層地下	Carport 車庫	–	–	–	–	–	2	1	1+0	–	–
	Lift Lobby 電梯大堂	–	–	–	–	–	–	–	–	–	–
	Staircase (LG/F to R/F) 樓梯 (低層地下至入台)	–	–	–	–	–	–	–	–	–	1
	Fire Service Pump Room 消防水泵房	–	–	–	–	–	–	–	–	–	–
	Potable and Flushing Tank and Pump Room 食水及沖廁水水箱及泵房	–	–	–	–	–	–	–	–	–	–
	Electrical Meter Room 電錶房	–	–	–	–	–	–	–	–	2	–
	Gas Meter Cabinet 煤氣錶櫃	–	–	–	1	–	–	–	–	–	–
G/F 地下	Living Room and Dining Room 客廳及飯廳	–	–	–	–	–	–	–	1+1	1	4
	Kitchen 廚房	1	1	1	–	1	–	–	–	–	1
	Lavatory 廁所	–	–	–	–	–	–	–	–	–	1
	Garden 花園	–	–	–	–	–	–	1	–	–	–

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

HOUSE 1
1號獨立屋

Floor 樓層	Location 位置	Provision 裝置															
		Lighting Point 燈位	Lighting Switch 燈掣	13A Switched Socket Outlet (Twin + Single) 13安培有掣電源插座 (雙位+單位)	Electric Vehicle Charger 電動車充電器	Ventilation System Switch 通風系統開關掣	Indoor A/C Unit Switch 室內空調機開關掣	Air Conditioner Point for A/C Indoor Unit 室內空調其空調點	Fused Connection Unit保險絲接駁器	Fused Spur Unit for Exhaust Fan 抽氣扇其接駁位連保險絲	Fused Spur Unit for Electric Curtain 電動窗簾其接駁位連保險絲	Lan Outlet 路由器接駁點	TV / FM Outlet 電視/電台入線插座	Telephone Connection Point 電話插座	AV Connection Point 影音插座	Wifi Access Point 無線存取點	Shaver Unit 剃鬚刀插座
1/F 1樓	Bedroom 1 睡房 1	4	6	2+9	–	–	1	1	0	–	1	1	1	3	–	–	–
	Bedroom 2 睡房 2	5	6	2+7	–	–	1	1	0	–	1	1	1	3	–	–	–
	Bathroom 1 浴室 1	12	2	1+1	–	1	1	1	0	1	–	–	–	–	–	–	1
	Bathroom 2 浴室 2	12	2	1+1	–	–	1	1	-	–	–	–	–	–	–	–	1
	Family Room 家庭房	5	2	2+5	–	–	1	1	-	–	1	1	1	1	–	1	–
2/F 2樓	Bedroom 3 睡房 3	5	6	3+8	–	–	1	1	0	–	1	1	1	3	–	–	–
	Bathroom 3 浴室 3	12	2	1+1	–	0	1	1	0	–	–	–	–	–	–	–	1
	Master Bedroom 主人睡房	6	6	3+8	–	–	1	1	0	–	2	1	1	3	–	1	–
	Master Bathroom 主人浴室	20	2	2+3	–	1	2	2	0	1	1	–	0	–	–	–	2
	Walk-in Closet 衣帽間	2	1	0+3	–	-	2	2	-	–	–	–	–	–	–	–	–
	Lift Lobby 電梯大堂	2	1	0+1	–	–	-	-	-	–	–	–	–	–	–	–	–
R/F 天台	Roof (outdoor) 天台	17	2	1+1	–	–	-	–	–	–	–	–	–	–	–	-	-
	Air-conditioner Area 空調機空間	–	–	0+1	–	–	–	–	–	–	–	–	–	–	–	–	–

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

HOUSE 1
1 號獨立屋

Floor 樓層	Location 位置	Provision 裝置									
		Washing Machine Connection Point (Water Inlet) 洗衣機接駁點 (來水位)	Washing Machine Connection Point (Drain Outlet) 洗衣機接駁點 (去水位)	Town Gas Connection Point for Gas Burner 煤氣煮食爐接駁點	Town Gas Water Heater Switch 煤氣熱水爐開關掣	Electric Water Heater Switch 電動熱水開關掣	Carport Gate Control Panel 車庫閘控制板	Visitor Panel 對講系統	Video Door Phone 可視門口對講機 + Alarm Control Panel 警報控制面板	Distribution Board 配電箱	Glass Break Detector 玻璃破碎警報器
1/F 1樓	Bedroom 1 睡房 1	–	–	–	–	–	–	–	–	–	–
	Bedroom 2 睡房 2	–	–	–	–	–	–	–	–	–	–
	Bathroom 1 浴室 1	–	–	–	–	–	–	–	–	–	–
	Bathroom 2 浴室 2	–	–	–	–	–	–	–	–	–	–
	Family Room 家庭房	–	–	–	–	–	–	–	–	–	–
2/F 2樓	Bedroom 3 睡房 3	–	–	–	–	–	–	–	–	–	–
	Bathroom 3 浴室 3	–	–	–	–	–	–	–	–	–	–
	Master Bedroom 主人睡房	–	–	–	–	–	–	–	–	–	–
	Master Bathroom 主人浴室	–	–	–	–	–	–	–	–	–	–
	Walk-in Closet 衣帽間	–	–	–	–	–	–	–	–	–	–
	Lift Lobby 電梯大堂	–	–	–	–	–	–	–	–	–	–
R/F 天台	Roof 天台	–	–	–	–	–	–	–	–	–	–
	Air-conditioner Area 空調機空間	–	–	–	–	–	–	–	–	–	–

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

1. Exterior Finishes 外部裝修物料

Item	細項	Description	描述
(a) External Wall	(a) 外牆	Finished with window wall. aluminium claddings, ceramic tiles and natural stones.	以玻璃牆、鋁質飾面板、瓷磚及天然石鋪砌。
(b) Window	(b) 窗	Aluminium window frame with fluorocarbon coating, fixed with tinted glass (except bathroom and lavatory). Master Bathroom, Bathroom and lavatory fixed with obscured glass.	選用氟碳塗層鋁質窗框配有色玻璃（除浴室及廁所外）；主人浴室、浴室及廁所配不透明有色玻璃。
(c) Bay Window	(c) 窗台	Not Applicable.	不適用。
(d) Planter	(d) 花槽	Finished with texture spray paint and natural stones.	以紋質噴漆及天然石鋪砌。
(e) Verandah or Balcony	(e) 陽台或露台	Not Applicable.	不適用。
(f) Drying Facilities for Clothing	(f) 乾衣設施	Not Applicable.	不適用。

2. Interior Finishes 室內裝修物料

Item	細項	Description	描述
(a) Lobby	(a) 大堂	Wall: Finished with natural stones, wood veneer and decorative glass. Floor: Finished with natural stones for exposed surface. Ceiling: Gypsum board emulsion paint false ceiling with metal trim profile.	牆壁：以天然石、木皮飾面及特色玻璃鋪砌。 地板：外露地台以天然石鋪砌。 天花板：乳膠漆石膏板假天花配金屬造型。
(b) Internal Wall and Ceiling	(b) 內牆及天花板	Wall and ceiling in emulsion paint for living room and dining room and bedroom.	客廳及飯廳及睡房之牆壁與天花板為乳膠漆。
(c) Internal Floor	(c) 內部地板	Living room and dinning room: Finished with natural stones and wooden floor with timber skirting.	客廳及飯廳之地板: 以天然石及木地板配木腳線鋪砌。
(d) Bathroom	(d) 浴室	Wall: Finished with natural stones and decorative metal frame mirror up to false ceiling level. Floor: Finished with natural stones for exposed surface. Ceiling: Gypsum board false ceiling with emulsion paint.	牆壁：以天然石及金屬外框鏡鋪砌至假天花高度。 地板：外露地台以天然石鋪砌。 天花板：乳膠漆石膏板假天花。
(e) Kitchen	(e) 廚房	Wall: Finished with natural stones and quartz stones up to false ceiling level . Floor: Finished with natural stones for exposed surface. Ceiling: Gypsum board false ceiling with emulsion paint. Cooking bench: Finished with natural stones.	牆壁：以天然石及人造石鋪砌至假天花高度。 地板：外露地台以天然石鋪砌。 天花板：乳膠漆石膏板假天花。 灶台: 以天然石鋪砌。

3. Interior Fittings 室內裝置

Item	細項	Description	描述
(a) Doors	(a) 門	Interior Doors Material: Solid core timber swing door with timber door frame and architrave. Finishes: Metal Cladding. Accessories: Fitted with door lockset, door closer and door stopper. Living Room and Dining Room to Garden Door, and Roof Door Material: Aluminium framed sliding tinted glass door with fluorocarbon coating. Accessories: Fitted with door lockset and handle. Kitchen Door Material: Fire-rated solid core timber swing door. Finishes: Wood veneer, leather and metal. Accessories: Fitted with door lockset, handle, door closer and door stopper. Lift Lobby Door on LG/F Material: Fire-rated glass swing door with metal door frame. architrave. Finishes: Metal Accessories: Fitted with metal and leather door handle. Air-conditioner Area Gate on Roof Material: Metal gate with swing door. Accessories: Fitted with lockset. Potable and Flushing Tank and Pump Room Door, Fire Service Pump Room Door and Electrical Meter Room Door Material: Fire-rated solid core timber swing door with timber door frame, architrave. Finishes: Natural Stone. Accessories: Fitted with lockset.	室內 用料：配木門框及橫樑的實心木掩門。 裝修物料：金屬面板。 配件：門鎖、門柄、門鼓。 客廳及飯廳往花園門、花園門及天台門 用料：氟碳塗層鋁框有色玻璃趟門。 配件：門鎖及門柄。 廚房門 用料：防火實心木掩門。 裝修物料：木皮飾面、皮革及金屬。 配件：門鎖、門柄、門鼓、門檔。 低層地下電梯大堂門 用料：帶金屬門框及橫樑的防火玻璃木掩門。 裝飾物料：金屬。 配件：金屬與皮革門把手。 天台空調機空間閘 用料：金屬閘掩門。 配件：門鎖。 食水及沖廁水水箱及泵房門、消防水泵房門及電錶房 用料：配木門框及橫樑門。 裝修物料：天然石。 配件：門鎖。

3. Interior Fittings 室內裝置

Item	細項	Description	描述
(b) Bathroom	(b) 浴室	Master Bathroom Wooden mirror cabinet and wooden basin cabinet fitted with natural stone countertop. Sanitary wares and fittings include vitreous china water closet, vitreous china wash basin and nickel silver finish basin mixer. Bathing facilities include laminated glass shower cubicle with nickel silver finish shower set, and silkstone freestanding bathtub (1700mm (L) x 850 mm (W) x 570 mm (H)) with nickel silver finish bath mixer and nickel silver finish shower set. Other accessories include chrome plated freestanding towel holder, nickel silver finish paper roll holder, hook and shower screen handle. Bathroom 1, Bathroom 2 and Bathroom 3 Wooden mirror cabinet and wooden basin cabinet fitted with natural stone countertop. Sanitary wares and fittings include vitreous china water closet, vitreous china wash basin and chrome plated basin mixer. Bathing facilities include laminated glass shower cubicle with chrome plated shower set. Other accessories include chrome plated hook and paper roll holder. Lavatory Mirror in nickel silver metal frame and wooden basin cabinet fitted with natural stone countertop with same stone custom made basin. Sanitary ware and fittings include vitreous china water closet and chrome plated basin mixer. Other accessories include chrome plated hook and paper roll holder. There is no bathing facilities for lavatory. Water Supply System Copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply. For brand name and model number of appliances, please refer to the "Appliances Schedule".	主人浴室 配備木鏡櫃及木洗手盆櫃配天然石檯面。配以浴室潔具及裝置包括陶瓷座廁、陶瓷洗手盆及鎳銀飾面水龍頭。沐浴設施包括夾層玻璃淋浴間配鎳銀飾面花灑套裝及獨立式人造石浴缸(1700毫米 (長) x 850毫米 (闊) x 570毫米 (高))配鎳銀飾面座地式浴缸水龍頭及鎳銀飾面花灑套裝。其他配件包括鍍鉻座地式毛巾架、鎳銀飾面廁紙架、掛鈎及淋浴間門把。 浴室1、浴室2及浴室3 配備木鏡櫃及木洗手盆櫃配天然石檯面。配以浴室潔具及裝置包括陶瓷座廁、陶瓷洗手盆及鍍鉻水龍頭。沐浴設施包括夾層玻璃淋浴間及鍍鉻花灑套裝。其他配件包括鍍鉻掛鈎及廁紙架。 廁所 鎳銀金屬框鏡及木洗手盆櫃配天然石檯面連訂製同石款洗手盆。配以浴室潔具及裝置包括陶瓷座廁及鍍鉻水龍頭。其他配件包括鍍鉻掛鈎及廁紙架。 廁所沒有提供沐浴設施。 供水系統 冷水喉採用銅喉及熱水喉採用隔熱絕緣保護之銅喉。 有關設備之品牌名稱及產品型號，請參閱「設備說明表」。
(c) Kitchen	(c) 廚房	Base timber cabinet with timber door panel and lacquer (matl) finishes. Overhead timber cabinet with timber door panel and lacquer (hi-gloss) finishes. Full height timber cabinet with timber door panel and lacquer (hi-gloss) finishes. Sink unit: stainless steel.	木製座地櫃配木製門板及啞光漆面。 木製吊櫃配木製門板及高光漆面。 木製全高櫃配木製門板及高光漆面。 洗滌盆：不銹鋼。

3. Interior Fittings 室內裝置

Item	細項	Description	描述
(d) Bedroom	(d) 睡房	Not Applicable.	不適用。
(e) Telephone	(e) 電話	For the location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions".	有關接駁點的位置及數目，請參閱「機電裝置數量說明表」。
(f) Aerials	(f) 天線	For the location and number of connection points, please refer to the"Schedule of Mechanical & Electrical Provisions".	有關接駁點的位置及數目，請參閱「機電裝置數量說明表」。
(g) Electrical Installations	(g) 電力裝置	Electrical fittings: Faceplate for all switches and power sockets. Safety devices: Three-phase electricity supply with miniature circuit breaker distribution board. Conduits are partly concealed and partly exposed[1]. For the location and number of power points and air-conditioner points, please refer to the"Schedule of Mechanical & Electrical Provisions".	供電附件：提供電掣及插座之面板。 安全裝置：三相電力並備有微型斷路器配電箱。 導管是部分隱藏及部分外露[1]。 有關電插座及空調機接駁點的位置及數目，請參閱「機電裝置數量說明表」。
(h) Gas Supply	(h) 氣體供應	Town gas supply pipes are provided and connected to gas burner at kitchen and gas water heater at gas meter cabinet.	裝有煤氣喉接駁於在廚房的煤氣煮食爐及煤氣錶櫃的煤氣熱水爐。
(i) Washing Machine Connection Point	(i) 洗衣機接駁點	Water inlet and drain outlet are provided for washing machine. For the location of washing machine connection point, please refer to the"Schedule of Mechanical & Electrical Provisions".	設有洗衣機來水及去水接駁喉位。有關洗衣機接駁點的位置，請參閱「機電裝置數量說明表」。
(j) Water Supply	(j) 供水	Copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply. Water pipes are partly concealed and partly exposed[2]. Hot water supply to kitchen, master bathroom, bathroom and lavatory.	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉。 水管是部分隱藏及部分外露[2]。 有熱水供應廚房、主人浴室、浴室及廁所。

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

備註：

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

4. Miscellaneous 雜項

Item	細項	Description	描述
(a) Lifts	(a) 升降機	"KONE"passenger lift (Model No.: Monospace) serving lower ground floor, ground floor, 1/F and 2/F.	"通力"住客升降機（產品型號:Monospace）穿梭低層地下、地下、1樓及2樓。
(b) Letter Box	(b) 信箱	Stainless steel letter box.	不銹鋼信箱。
(c) Refuse Collection	(c) 垃圾收集	Refuse storage and material recovery chamber is provided on lower ground floor. Refuse will be collected by cleaner and handled at refuse storage and material recovery chamber on lower ground floor for removal by refuse vehicle.	低層地下設有垃圾儲存及物料回收房。 垃圾會由清潔工人清理及運送至位於低層地下之垃圾儲存及物料回收房，由垃圾車運走。
(d) Water Meter, Electricity Meter and Gas Meter	(d) 水錶、電錶及氣體錶	Separate water meter, gas meter and electricity meter for each house is provided in water meter cabinet, electrical meter room and gas meter cabinet at lower ground floor of each house.	每間獨立屋均設有獨立水錶、煤氣錶及電錶，並設置於每間獨立屋之低層地下的水錶櫃、電錶房及煤氣錶櫃。

5. Security Facilities 保安設施

Description	描述
CCTV system is provided at common area of the Development.	發展項目內公用地方設有閉路電視系統。

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

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

6. Appliances 設備

Description	描述
Refer to the"Appliances Schedule"below for brand name and model number of appliances.	有關設備之品牌名稱及產品型號，請參閱以下「設備說明表」。
House 2 - Kitchen Sub-Zero: Integrated Refrigerator, ICBIT-36CIID V-ZUG: Coffee Machine, CCSXSL60g Steam Oven, CSTXSL60HYg Wine Cooler, KWUCSL60gr Oven, BCSE60g Wall Hood, DWPQ9g Double Gas Burner, GAS321GKBZ Gas Wok Burner, GAS311GKBZ	2號獨立屋 - 廚房 Sub-Zero: 一體式雪櫃連冰箱，ICBIT-36CIID V-ZUG: 咖啡機，CCSXSL60g 蒸氣烤箱，CSTXSL60HYg 葡萄酒冷櫃，KWUCSL60gr 烤箱，BCSE60g 抽油煙機，DWPQ9g 雙頭煤氣煮食爐，GAS321GKBZ 單頭煤氣煮食爐，GAS311GKBZ

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

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

6. Appliances 設備

House 2 VRV Multi Air Conditioning System 2號獨立屋的VRV分體式空調	
Brand Name 品牌名稱	Model Number 產品型號
Daikin 大金	FXDP36QPVC
Daikin 大金	FXDP112QPVC
Daikin 大金	FXDP112QPVC
Daikin 大金	FXMFP140AB
Daikin 大金	FXDP45QPVC
Daikin 大金	FXDP45QPVC
Daikin 大金	FXDP90QPVC
Daikin 大金	FXMFP140AB
Daikin 大金	FXDP45QPVC
Daikin 大金	FXDP71QPVC
Daikin 大金	FXMFP140AB
Daikin 大金	FXDP36QPVC
Daikin 大金	RHXYQ30RSY1
Daikin 大金	RHXYQ16RSY1
Daikin 大金	RJZQ4AAV
Daikin 大金	FJEBP22CA
Daikin 大金	FJEBP22CA
Daikin 大金	FJEBP22CA
Daikin 大金	FJEBP22CA
Daikin 大金	FJEBP22CA

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

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

6. Appliances 設備

House 2 Exhaust Fan 2號獨立屋的抽氣扇		
Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Lower Ground Floor - Electrical Meter Room 低層地下 - 電錶房	Systemair	AAW 300E4
Lower Ground Floor - Fire Service Pump Room 低層地下 - 消防水泵房	Systemair	AAW 350E4
Lower Ground Floor - Potable and Flushing Tank and Pump Room 低層地下 - 食水及沖廁水水箱及泵房	Systemair	AAW 300E4
Lower Ground Floor - Carport 低層地下 - 車庫	Systemair	QSR 300
Ground Floor - Lavatory 地下 - 廁所	Systemair	CBF 125M
Ground Floor - Kitchen 地下 - 廚房	Systemair	CBF 125M
2/F - Master Bathroom 2樓 - 主人浴室	Systemair	CBF 200L

House 2 Gas Water Heater 2號獨立屋的煤氣熱水爐		
Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Lower Ground Floor - Gas Meter Cabinet 低層地下 - 煤氣錶櫃	Blueflame	NJW321TFL

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

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表
HOUSE 2
2號獨立屋

Floor 樓層	Location 位置	Provision 裝置															
		Lighting Point 燈位	Lighting Switch 燈掣	13A Switched Socket Outlet (Twin + Single) 13安培有掣 電源插座 (雙位+單位)	Electric Vehicle Charger 電動車 充電器	Ventilation System Switch 通風系統開 關掣	Indoor A/C Unit Switch室 內空調機 開關掣	Outdoor A/C Unit Switch室外 空調機開關掣	Fused Spur Unit for Indoor A/C Unit 室內空調機 其接駁位連保險絲	Fused Spur Unit for Luminaire 燈帶其接駁 位連保險絲	Fused Spur Unit for Exhaust Fan抽氣扇 其接駁 位連保險絲	Fused Spur Unit for Electric Curtain電動窗 簾其接駁 位連保險絲	Lan Outlet 路由器 接駁點	TV / FM Outlet 電視/電台人 線插座	Telephone Connection Point 電話插座	AV Connection Point 影音插座	Wifi Access Point 無線 存取點
LG/F 低層地下	Carport 車庫	18	3	1+4	2	–	–	–	–	–	5	–	–	–	–	–	1
	Lift Lobby 電梯大堂	15	1	0+2	–	–	1	–	–	–	–	–	–	–	–	–	–
	Staircase (LG/F to R/F) 樓梯 (低層地下至人台)	18	13	4+7	–	–	–	–	–	–	–	–	–	–	–	–	–
	Fire Service Pump Room 消防水泵房	5	2	1+0	–	1	–	–	–	–	1	–	–	–	–	–	–
	Potable and Flushing Tank and Pump Room 食水及沖廁水水箱及泵房	4	2	1+0	–	1	–	–	–	–	1	–	–	–	–	–	–
	Electrical Meter Room 電錶房	2	2	11+1	–	2	–	–	–	–	1	–	–	–	–	–	–
G/F 地下	Living Room and Dining Room 客廳及飯廳	9	8	4+10	–	2	2	–	–	–	–	2	1	1	1	1	1
	Kitchen 廚房	4	1	4+2	–	3	2	–	–	1	1	–	–	1	–	–	–
	Lavatory 廁所	3	2	1+0	–	1	1	–	–	1	1	–	–	–	–	–	–
	Garden 花園	–	–	8+0	–	–	–	–	–	–	–	–	–	–	–	–	1

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

HOUSE 2
2號獨立屋

Floor 樓層	Location 位置	Provision 裝置									
		Washing Machine Connection Point (Water Inlet) 洗衣機接駁點 (來水位)	Washing Machine Connection Point (Drain Outlet) 洗衣機接駁點 (去水位)	Town Gas Connection Point for Gas Burner 煤氣煮食爐接駁點	Power Connection Point for Steam Oven 接線座供蒸氣烤箱	Town Gas Water Heater Switch 煤氣熱水爐開關掣	Carport Gate Control Panel 車庫閘控制板	Visitor Panel 對講系統	Door Phone 門口對講機	Distribution Board 配電箱	Glass Break Detector 玻璃破碎警報器
LG/F 低層地下	Carport 車庫	–	–	–	–	–	2	1	–	–	–
	Lift Lobby 電梯大堂	–	–	–	–	–	–	–	–	–	–
	Staircase (LG/F to R/F) 樓梯 (低層地下至入台)	–	–	–	–	–	–	–	–	–	–
	Fire Service Pump Room 消防水泵房	–	–	–	–	–	–	–	–	–	–
	Potable and Flushing Tank and Pump Room 食水及沖廁水水箱及泵房	–	–	–	–	–	–	–	–	1	–
	Electrical Meter Room 電錶房	–	–	–	–	–	–	–	–	1	–
	Gas Meter Cabinet 煤氣錶櫃	–	–	–	–	1	–	–	–	–	–
G/F 地下	Living Room and Dining Room 客廳及飯廳	–	–	–	–	–	–	–	1	1	4
	Kitchen 廚房	1	1	1	1	–	–	–	–	–	1
	Lavatory 廁所	–	–	–	–	–	–	–	–	–	–
	Garden 花園	–	–	–	–	–	–	–	–	–	–

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表
HOUSE 2
2號獨立屋

Floor 樓層	Location 位置	Provision 裝置															
		Lighting Point燈位	Lighting Switch 燈掣	13A Switched Socket Outlet (Twin + Single) 13安培有掣 電源插座 (雙位+單位)	Electric Vehicle Charger 電動車充電器	Ventilation System Switch 通風系統 開關掣	Indoor A/C Unit Switch室內空調機 開關掣	Outdoor A/C Unit Switch 室外空調機 開關掣	Fused Spur Unit for Indoor A/C Unit 室內空調機 其接駁位連保險絲	Fused Spur Unit for Luminaire 燈帶其接駁 位連保險絲	Fused Spur Unit for Exhaust Fan 抽氣扇其接駁 位連保險絲	Fused Spur Unit for Electric Curtain 電動窗簾其接駁 位連保險絲	Lan Outlet 路由器 接駁點	TV / FM Outlet 電視/電台 入線插座	Telephone Connection Point 電話插座	AV Connection Point 影音插座	Wifi Access Point 無線 存取點
1/F 1樓	Bedroom 1 睡房 1	3	5	4+4	_	_	1	_	_	1	_	1	1	1	2	_	_
	Bedroom 2 睡房 2	3	5	4+3	_	_	1	_	_	1	_	1	1	1	2	_	_
	Bathroom 1 浴室 1	5	_	1+1	_	_	1	_	_	1	_	_	_	1	_	_	_
	Bathroom 2 浴室 2	5	_	1+1	_	_	1	_	_	1	_	_	_	1	_	_	_
	Family Room 家庭房	5	4	3+5	_	_	1	_	_	1	_	1	1	1	1	_	1
2/F 2樓	Bedroom 3 睡房 3	3	5	4+5	_	_	1	_	_	1	_	1	1	1	2	_	_
	Bathroom 3 浴室 3	5	_	1+1	_	_	1	_	_	1	_	_	_	1	_	_	_
	Master Bedroom 主人睡房	2	4	4+4	_	_	1	_	_	1	_	2	1	1	2	_	_
	Master Bathroom 主人浴室	12	3	2+3	_	1	1	_	_	2	1	_	_	1	_	_	_
	Walk-in Closet 衣帽間	_		_	_	_	_	_	_	_	_	_	_	_	_		_
	Lift Lobby 電梯大堂	4	5	1+3	_	_	3	_	_	1	_	_	_	_	_	_	1
R/F 天台	Roof 天台	_	_	2+0	_	_	_	_	_	_	_	_	_	_	_	_	1
	Air-conditioner Area 空調機空間	_	_	1+0	_	_	_	_	_	_	_	_	_	_	_	_	_

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

HOUSE 2
2號獨立屋

Floor 樓層	Location 位置	Provision 裝置									
		Washing Machine Connection Point (Water Inlet) 洗衣機接駁點 (來水位)	Washing Machine Connection Point (Drain Outlet) 洗衣機接駁點 (去水位)	Town Gas Connection Point for Gas Burner 煤氣煮食爐接駁點	Power Connection Point for Steam Oven 接線座供蒸氣烤箱	Town Gas Water Heater Switch煤氣熱水爐開關掣	Carport Gate Control Panel 車庫閘控制板	Visitor Panel 對講系統	Door Phone 門口對講機	Distribution Board 配電箱	Glass Break Detector 玻璃破碎警報器
1/F 1樓	Bedroom 1 睡房 1	–	–	–	–	–	–	–	–	–	–
	Bedroom 2 睡房 2	–	–	–	–	–	–	–	–	–	–
	Bathroom 1 浴室 1	–	–	–	–	–	–	–	–	–	–
	Bathroom 2 浴室 2	–	–	–	–	–	–	–	–	–	–
	Family Room 家庭房	–	–	–	–	–	–	–	–	–	–
2/F 2樓	Bedroom 3 睡房 3	–	–	–	–	–	–	–	–	–	–
	Bathroom 3 浴室 3	–	–	–	–	–	–	–	–	–	–
	Master Bedroom 主人睡房	–	–	–	–	–	–	–	–	–	–
	Master Bathroom 主人浴室	–	–	–	–	–	–	–	–	–	–
	Walk-in Closet 衣帽間	–	–	–	–	–	–	–	–	–	–
	Lift Lobby 電梯大堂	–	–	–	–	–	–	–	–	1	–
R/F 天台	Roof 天台	–	–	–	–	–	–	–	–	–	–
	Air-conditioner Area 空調機空間	–	–	–	–	–	–	–	–	1	–

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

1. Exterior Finishes 外部裝修物料

Item	細項	Description	描述
(a) External Wall	(a) 外牆	Finished with window wall, aluminium claddings, ceramic tiles and natural stones.	以玻璃牆、鋁質飾面板、瓷磚、天然石鋪砌。
(b) Window	(b) 窗	Aluminium window frame with fluorocarbon coating, fixed with tinted glass (except bathroom, lavatory and staircase windows). Bathroom, lavatory and staircase windows fixed with obscured glass.	選用氟化碳塗層鋁質窗框配有色玻璃（除浴室, 廁所及樓梯窗外）。浴室, 廁所及樓梯窗配不透明有色玻璃。
(c) Bay Window	(c) 窗台	Not Applicable.	不適用。
(d) Planter	(d) 花槽	Finished with texture spray paint and painted metal plates.	以紋質噴漆及有色金屬板。
(e) Verandah or Balcony	(e) 陽台或露台	Not Applicable.	不適用。
(f) Drying Facilities for Clothing	(f) 乾衣設施	Not Applicable.	不適用。

2. Interior Finishes 室內裝修物料

Item	細項	Description	描述
(a) Lobby	(a) 大堂	<u>Lift Lobby on LG/F</u> Wall: Finished with natural stones and wood veneer and decorative mirror. Floor: Finished with natural stone. Ceiling: Gypsum board emulsion paint false ceiling with metal trim profile and aluminium grille. <u>Lobby on G/F</u> Wall: Finished with stainless steel, wall covering fabric, wood veneer and decorative mirror. Floor: Finished with natural stone. Ceiling: Gypsum board emulsion paint false ceiling.	<u>低層地下電梯大堂</u> 牆壁：以天然石，木飾面及裝飾鏡鋪砌。 地板：以天然石鋪砌。 天花板：乳膠漆石膏板假天花配鋁質格柵及金屬造型。 <u>地下大堂</u> 牆壁：以不銹鋼、掩牆布、木飾面及裝飾鏡鋪砌。 地板：以天然石鋪砌。 天花板：乳膠漆石膏板假天花。
(b) Internal Wall and Ceiling	(b) 內牆及天花板	<u>Living Room and Dining Room</u> Wall: Finished with nickel silver hairline stainless steel, wall covering fabric and metal skirting, wood veneer and bronze back mirror. Ceiling: Gypsum board emulsion paint false ceiling, metal trim profile and aluminium grille. <u>Master Bedroom</u> Wall: Finished with natural stone, wood veneer, wall covering fabric, metal and metal skirting. Ceiling: Gypsum board emulsion paint false ceiling, metal trim profile and aluminium grille.	<u>客廳及飯廳</u> 牆壁：配鎳銀邊不鏽鋼、掩牆布、金屬踢腳綫、木飾面、銅鏡鋪砌。 天花板：乳膠漆石膏板假天花，配鋁質格柵與金屬造型。 <u>主人睡房</u> 牆壁：以天然石、木飾面、掩牆布、鋁質格柵、金屬踢腳綫鋪砌。 天花板：乳膠漆石膏板假天花，配鋁質格柵與金屬造型。

2. Interior Finishes 室內裝修物料

Item	細項	Description	描述
(b) Internal Wall and Ceiling	(b) 內牆及天花板	Family Room Wall: Finished with wood veneer, leather, wall covering fabric, metal and metal skirting. Ceiling: Gypsum board emulsion paint false ceiling, metal trim profile and aluminium grille. Bedroom 1 and 2 Wall: Finished with wood veneer, wall covering fabrics and metal skirting. Ceiling: Gypsum board emulsion paint false ceiling, metal trim profile and aluminum grille.	家庭房 牆壁：以木飾面、掩牆布、金屬及金屬踢腳線鋪砌。 天花板：乳膠漆石膏板假天花，配鋁質格柵與金屬造型。 睡房一及二 牆壁：以木飾面、掩牆布、金屬踢腳綫鋪砌。 天花板：乳膠漆石膏板假天花，配鋁質格柵與金屬造型。
(c) Internal Floor	(c) 內部地板	Living room, Dining room and Family Room: Finished with natural stones. All Bedrooms: Finished with wooden floor with timber skirting.	客廳，飯廳及家庭房之地板: 以天然石鋪砌 所有睡房之地板以木地板。
(d) Bathroom	(d) 浴室	Walls: Finished with natural stones up to false ceiling level. Floor: Finished with natural stones for exposed surface. Ceiling: Gypsum board false ceiling with emulsion paint and metal trim profile.	牆壁：以天然石鋪砌至假天花高度。 地板：外露地台以天然石鋪砌。 天花板：乳膠漆石膏板假天花及鋁質格柵。
(e) Kitchen	(e) 廚房	Wall: Finished with stainless steel panel, wall covering fabric and natural stones up to false ceiling level. Floor: Finished with natural stones for exposed surface. Ceiling: Gypsum board false ceiling with emulsion paint and aluminium grille. Counter top finishes: Sintered stone.	牆壁：以不鏽鋼板、掩牆布、及天然石鋪砌至假天花高度。 地板：外露地台以天然石鋪砌。 天花板：乳膠漆石膏板假天花及鋁質格柵。 灶台檯面的裝修物料: 岩板。

3. Interior Fittings 室內裝置

Item	細項	Description	描述
(a) Doors	(a) 門	Main Entrance Door on G/F and LG/F Material: Solid core timber swing door with timber door frame and architrave. Finishes: Metal Cladding. Accessories: Fitted with door lockset, door closer and door stopper. Living Room and Dining Room to Garden Door, and Roof Door Material: Aluminium framed sliding tinted glass door with fluorocarbon coating. Accessories: Fitted with door lockset and handle. Kitchen Door Material: Metal framed sliding glass door. Finishes: Metal and glass . Lift Lobby Door on LG/F Material: Fire-rated timber swing door with metal door frame, architrave Finishes: Metal. Accessories: Fitted with metal and leather door handle. All Bedroom Doors Material: Solid core timber door with timber door frame, architrave. Finishes: Wood veneer, leather and metal. Accessories: Fitted with door lockset and door stopper.	地下及低層地下之單位大門 用料：配木門框及楣梁的實心木掩門。 裝修物料：金屬包層。 配件：門鎖、門鼓及門擋。 客廳及飯廳往花園門及天台門 用料：氟碳塗層鋁框有色玻璃趟門。 配件：門鎖及門柄。 廚房門 用料：鋁框玻璃趟門。 裝修物料：金屬及玻璃。 低層地下電梯大堂門 用料：配金屬門框及楣梁的防火木門。 裝修物料：金屬。 配料：金屬及皮革門把手。 所有睡房門 用料：配木門框及楣梁的實心木掩門。 裝飾物料：木飾面、皮革及金屬。 配料：門鎖及門擋。

3. Interior Fittings 室內裝置

Item	細項	Description	描述
(a) Doors	(a) 門	Lavatory Door Material: Solid core timber door with timber door frame, architrave. Finishes: Wood veneer, leather and metal. Accessories: Fitted with door lockset, door closer and door stopper. Master Bathroom Doors Material: Solid core timber door with timber door frame, architrave. Finishes: Wood veneer, leather and metal. Accessories: Fitted with door lockset and door stopper. Air-conditioner Area Gate on Roof Material: Metal gate with swing door. Accessories: Fitted with lockset. Potable and Flushing Tank and Pump Room Door, Fire Service Pump Room Door and Electrical Meter Room Door Material: Fire-rated solid core timber swing door with timber door frame, architrave. Finishes: Natural Stone. Except for Fire Service Pump Room Door where it is finished with natural stone and aluminum. Accessories: Fitted with lockset.	廁所門 用料：配木門框及楣梁的實心木掩門。 裝飾物料：木飾面、皮革及金屬。 配料：門鎖、門鼓及門擋。 主人浴室門 用料：配木門框及楣梁的實心木掩門。 裝飾物料：木飾面、皮革及金屬。 配料：門鎖及門擋。 天台空調機空間閘 用料：金屬間及掩門。 配件：門鎖。 食水及沖廁水水箱及泵房門、消防水泵房門及電錶房門 用料：防火實心木掩門配木門框及楣梁。 裝修物料：天然石。 除了消防泵房門是天然石及金屬鋪砌。 配件：門鎖。

3. Interior Fittings 室內裝置

Item	細項	Description	描述
(b) Bathroom	(b) 浴室	Master Bathroom Wooden mirror cabinet and wooden basin cabinet fitted with natural stone countertop. Sanitary wares and fittings include porcelain water closet with matt gold rim, porcelain wash basin with rose gold edge finish and brush bronze finish basin mixer. Bathing facilities include tempered glass shower cubicle with brush bronze finish shower set, and silkstone freestanding bathtub (1700mm (L) x 850 mm (W) x 570 mm (H)) with brush bronze finish bath faucet with hand shower set. Other accessories include brush bronze finish freestanding towel holder, paper roll holder, hook and shower screen handle. Bathroom 1 and Bathroom 2 Wooden mirror cabinet and wooden basin cabinet fitted with natural stone countertop. Sanitary wares and fittings include porcelain water closet, porcelain wash basin and rose gold finish basin mixer. Bathing facilities include tempered glass shower cubicle with rose gold finish shower set. Other accessories include red gold finish hook, paper roll holder and shower screen handle. Lavatory Mirror and wooden basin cabinet fitted with natural stone countertop with same stone custom made basin. Sanitary ware and fittings include porcelain water closet and polished gold finish basin mixer. Other accessories include brush gold finish hook, paper roll holder and polished gold finish bottle trap. There is no bathing facilities for lavatory. Water Supply System Copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply. For brand name and model number of appliances, please refer to the "Appliances Schedule". Base timber cabinet with timber door panel and timber finishes. Overhead timber cabinet with timber door panel and timber finishes. Full height timber cabinet with stainless steel finishes metal door. Stainless steel sink with chrome finish sink mixer.	主人浴室 配備木鏡櫃及木洗手盆櫃配天然石檯面。配以浴室潔具及裝置包括配消光金邊的陶瓷座廁、陶瓷洗手盆及玫瑰金飾面水龍頭。沐浴設施包括強化玻璃淋浴間配羅曼銅飾面花灑套裝及獨立式人造石浴缸(1700毫米 (長) x 850 毫米 (闊) x 570 毫米 (高))配羅曼銅飾面座地式浴缸水龍頭及羅曼銅飾面沐浴套裝。其他配件包括羅曼銅飾面座地式毛巾架、廁紙架、掛鈎及淋浴間門把。 浴室1及浴室2 配備木鏡櫃及木洗手盆櫃配天然石檯面。配以浴室潔具及裝置包括陶瓷座廁、陶瓷洗手盆及玫瑰金飾面水龍頭。沐浴設施包括玻璃淋浴間配拋光金飾面花灑套裝。其他配件包括玫瑰金飾面掛鈎、廁紙架、及淋浴屏把手。 廁所 配備鏡及木洗手盆櫃配天然石檯面連訂製同石款洗手盆。配以浴室潔具及裝置包括陶瓷座廁及拋光金飾面水龍頭。其他配件包括金飾面掛鈎、廁紙架、拋光金飾面瓶式渣管。 廁所沒有提供沐浴設施。 供水系統 冷水喉採用銅喉及熱水喉採用隔熱絕緣保護之銅喉。 有關設備之品牌名稱及產品型號，請參閱「設備說明表」。 木製座地櫃配木製門板及木飾面板。 木製吊櫃配木製門板及木飾面板。 木製全高櫃配木製門板及不鏽鋼飾面。 洗滌盆：不銹鋼。水龍頭：鍍鉻飾面。

3. Interior Fittings 室內裝置

Item	細項	Description	描述
(c) Kitchen	(c) 廚房	Fire service installations and equipment Ceiling-mounted smoke detector and sprinkler head are fitted in near open kitchen. Base timber cabinet with timber door panel and timber finishes. Overhead timber cabinet with PVD champagne stainless steel finishes metal door. Full height timber cabinet with PVD champagne stainless steel finishes metal door and glass door with metal frames. Stainless steel sink with chrome finish sink mixer. Copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply. For brand name and model number of appliances, please refer to the "Appliances Schedule".	消防裝置及設備: 開放式廚房为及附近的天花裝置煙霧探測器及消防花灑頭。 木製座地櫃配木製門板及木飾面板。 木製吊櫃配鍍香檳包不鏽鋼面板的金屬門。 木製高櫃配PVD香檳包不鏽鋼面板的木製全高櫃，及配金屬框邊的玻璃門。 洗滌盆：不銹鋼。水龍頭：鍍鉻飾面 冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉。 有關設備之品牌名稱及產品型號，請參閱「設備說明表」
(d) Bedroom	(d) 睡房	Not Applicable.	不適用。
(e) Telephone	(e) 電話	Telephone connection points are provided. For the location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions"	提供電話接駁點 有關接駁點的位置及數目，請參閱「機電裝置數量說明表」。
(f) Aerials	(f) 天線	Communal TV and FM connection points are provided. For the location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions"	提供電視與調頻接駁點 有關接駁點的位置及數目，請參閱「機電裝置數量說明表」。
(g) Electrical Installations	(g) 電力裝置	Electrical fittings: Faceplate for all switches and power sockets. Safety devices: Three-phase electricity supply with miniature circuit breaker distribution board. Conduits are partly concealed and partly exposed[1]. For the location and number of power points and air-conditioner points, please refer to the "Schedule of Mechanical & Electrical Provisions"	供電附件：提供電掣及插座之面板。 安全裝置：三相電力並備有微型斷路器配電箱。 導管是部分隱藏及部分外露[1]。 有關電插座及空調機接駁點的位置及數目，請參閱「機電裝置數量說明表」。
(h) Gas Supply	(h) 氣體供應	Town gas supply pipes are provided and connected to gas burner at kitchen, gas water heater at gas meter cabinet and BBQ stove at G/F garden.	裝有煤氣喉接駁於在廚房的煤氣煮食爐, 煤氣錶櫃的煤氣熱水爐和花園的燒烤爐。
(i) Washing Machine Connection Point	(i) 洗衣機接駁點	Water inlet and drain outlet are provided. For the location of washing machine connection point, please refer to the"Schedule of Mechanical & Electrical Provisions".	提供洗衣機來水及去水接駁喉位。 有關洗衣機接駁點的位置，請參閱「機電裝置數量說明表」。
(j) Water Supply	(j) 供水	Copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply. Water pipes are partly concealed and partly exposed[2]. Hot water supply to kitchen, master bathroom, bathrooms and lavatory.	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉。 水管是部分隱藏及部分外露[2]。 有熱水供應廚房、主人浴室、浴室及廁所。

Remarks:

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

備註：

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

4. Miscellaneous 雜項

Item	細項	Description	描述
(a) Lifts	(a) 升降機	"KONE" passenger lift (Model No.: Monospace) serving lower ground floor, ground floor, First Floor and Second Floor.	1部"通力"住客升降機（產品型號:Monospace）穿梭低層地下、地下、1樓及2樓。
(b) Letter Box	(b) 信箱	Stainless steel letter box.	不銹鋼信箱。
(c) Refuse Collection	(c) 垃圾收集	Refuse storage and material recovery chamber is provided on lower ground floor. Refuse will be collected by cleaner and handled at refuse storage and material recovery chamber on lower ground floor for removal by refuse vehicle.	低層地下設有垃圾儲存及物料回收房。 垃圾會由清潔工人清理及運送至位於低層地下之垃圾儲存及物料回收房，由垃圾車運走。
(d) Water Meter, Electricity Meter and Gas Meter	(d) 水錶、電錶及氣體錶	Separate water meter, gas meter and electricity meter is provided in water meter cabinet, electrical meter room and gas meter cabinet at lower ground floor.	設有獨立水錶、煤氣錶及電錶，並設置於低層地下的水錶櫃、 電錶房及煤氣錶櫃。

5. Security Facilities 保安設施

Description	描述
CCTV system is provided at common area of the Development. Pressure sensing strip are provided at Main Gate and some walls of the garden. Visitor panel for access control is provided at Main Gate and Carport Entrance connecting to Video Door Phone of the House. Smart card and Bluetooth reader for Mobile Access App is provided at Main Gate. Alarm Control Panel is provided in the House. Glass Break Detector are provided at Ground Floor. Long range reader, Smart card and Bluetooth reader for Mobile Access App is provided at carport.	發展項目內公用地方設有閉路電視系統。 在入口鐵閘跟某些花園牆壁配有壓力感應條。 入口鐵閘及車棚設有的獨立訪客對講系統之聚連接到可視對講機。 入口鐵閘提供智能卡與藍牙感應器。 提供警報控制面板。 在地下樓層提供玻璃破碎檢測器。 在車棚提供電話程式能使用的長距離感應器、智能卡、藍牙感應器。

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

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

6. Appliances 設備

Description	描述
Refer to the "Appliances Schedule" below for brand name and model number of appliances.	有關設備之品牌名稱及產品型號，請參閱以下「設備說明表」。
Open Kitchen Sub-Zero: Integrated Refrigerator, ICBIT-36CIID V-ZUG: Coffee Machine, CCSXSL60g Steam Oven, CSTXSL60HYg Wine Cooler, KWUCSL60gr Oven, BCSE60g Wall Hood, DWPQ9g Double Gas Burner, GAS321GKBZ Gas Wok Burner, GAS311GKBZ	開放式廚房 Sub-Zero: 一體式雪櫃連冰箱, ICBIT-36CIID V-ZUG: 咖啡機，CCSXSL60g 蒸氣烤箱，CSTXSL60HYg 葡萄酒冷櫃，KWUCSL60gr 烤箱，BCSE60g 掛牆抽油煙機，DWPQ9g 雙頭煤氣煮食爐，GAS321GKBZ 單頭煤氣煮食爐，GAS311GKBZ
Garden Beefeater: BBQ stove, S3000s Carport on LG/F Smart Charge: Electric Vehicle Charger, EVQ-IES 24 Tri	花園 Beefeater: 燒烤爐, S3000s 低層地下車庫 Smart Charge: 電動車充電設備, EVQ-IES 24 Tri

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

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

6. Appliances 設備

House 3 VRV Multi Air Conditioning System 3號獨立屋的VRV分體式空調	
Brand Name 品牌名稱	Model Number 產品型號
Daikin 大金	FXDP36QPVC
Daikin 大金	FXDP112QPVC
Daikin 大金	FXDP112QPVC
Daikin 大金	FJJFP40ABP
Daikin 大金	FXDP45QPVC
Daikin 大金	FXDP45QPVC
Daikin 大金	FXDP90QPVC
Daikin 大金	FXMFP140AB
Daikin 大金	FXDP56QPVC
Daikin 大金	FXDP56QPVC
Daikin 大金	FXMFP140AB
Daikin 大金	FXDP36QPVC
Daikin 大金	RHXYQ30RSY1
Daikin 大金	RHXYQ16SY1
Daikin 大金	RJZQ4AAV
Daikin 大金	FJEBP22CA
Daikin 大金	FJEBP22CA
Daikin 大金	FJEBP22CA
Daikin 大金	FJECP22CA

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

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

6. Appliances 設備

House 3 Exhaust Fan 3號獨立屋的抽氣扇		
Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Lower Ground Floor - Electrical Meter Room 低層地下 - 電錶房	Systemair	AAW 300E4
Lower Ground Floor - Fire Service Pump Room 低層地下 - 消防水泵房	Systemair	AAW 300E4
Lower Ground Floor - Sprinkler Pump and Control Valve Room 低層地下 - 灑水器水泵及控制閥門房	Systemair	AAW 450E4
Lower Ground Floor - Potable and Flushing Tank and Pump Room 低層地下 - 食水及沖廁水水箱及泵房	Systemair	AAW 300E4
Lower Ground Floor - Carport 低層地下 - 車庫	Systemair	QSR 300
Ground Floor - Lavatory 地下 - 廁所	Systemair	CBF 125M
Ground Floor - Open Kitchen 地下 - 開放式廚房	Systemair	CBF 125M
2/F - Master Bathroom 2樓 - 主人浴室	Systemair	CBF 200L
House 3 Gas Water Heater 3號獨立屋的煤氣熱水爐		
Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Lower Ground Floor - Gas Meter Cabinet 低層地下 - 煤氣錶櫃	Blueflame	NJW321TFL
House 3 Electric Water Heater 1號獨立屋的x熱水爐		
Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Open Kitchen	Hotpool	HPI-6

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

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

HOUSE 3
3號獨立屋

Floor 樓層	Location 位置	Provision 裝置															
		Lighting Point 燈位	Lighting Switch 燈掣	13A Switched Socket Outlet (Twin + Single) 13安培有掣電源插座 (雙位+單位)	Electric Vehicle Charger 電動車充電器	Ventilation System Switch 通風系統開關掣	Indoor A/C Unit Switch 室內空調機開關掣	Air Conditioner Point for A/C Indoor Unit 室內空調其空調點	Fused Connection Unit 保險絲接駁器	Fused Spur Unit for Exhaust Fan 抽氣扇其接駁位連保險絲	Fused Spur Unit for Electric Curtain 電動窗簾其接駁位連保險絲	Lan Outlet 路由器接駁點	TV / FM Outlet 電視/電台入線插座	Telephone Connection Point 電話插座	AV Connection Point 影音插座	Wifi Access Point 無線存取點	Shaver Unit 剃鬚刀插座
LG/F 低層地下	Carport 車庫	29	0	1+2	1	–	–	–	–	1	–	–	–	–	–	1	–
	Lobby 大堂	7	3	0+1	–	–	–	–	–	–	–	–	–	–	–	–	–
	Lift Lobby 電梯大堂	15	0	0+0	–	–	–	–	–	–	–	–	–	–	–	–	–
	Staircase (LG/F to R/F) 樓梯 (低層地下至入台)	43	10	0+6	–	–	3	3	–	–	2	–	–	–	–	1	–
	Fire Service Pump Room 消防水泵房	3	2	1+0	–	1	–	–	–	1	–	–	–	–	–	–	–
	Potable and Flushing Tank and Pump Room 食水及沖廁水水箱及泵房	6	2	1+0	–	1	–	–	–	1	–	–	–	–	–	–	–
	Electrical Meter Room 電錶房	2	2	10+1	–	1	–	–	–	1	–	–	–	–	–	–	–
	Sprinkler Pump and Valve Room 灑水器水泵及閥門房	6	2	1+0	–	1	–	–	–	1	–	–	–	–	–	–	–
G/F 地下	Living Room and Dining Room 客廳及飯廳	30	7	2+6	–	0	3	3	–	–	3	1	1	1	1	1	–
	Open Kitchen Area 開放式廚房空間	5	2	2+5	–	1	1	1	0	1	–	–	0	–	–	–	–
	Lavatory 廁所	4	3	0+2	–	1	0	0	0	1	–	–	–	–	–	–	–
	Garden 花園	42	–	9+0	–	–	–	–	–	–	–	–	–	–	–	1	–

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

HOUSE 3
3號獨立屋

Floor 樓層	Location 位置	Provision 裝置									
		Washing Machine Connection Point (Water Inlet) 洗衣機接駁點 (來水位)	Washing Machine Connection Point (Drain Outlet) 洗衣機接駁點 (去水位)	Town Gas Connection Point for Gas Burner 煤氣煮食爐接駁點	Town Gas Water Heater Switch 煤氣熱水爐開關掣	Electric Water Heater Switch 電動熱水開關掣	Carport Gate Control Panel 車庫閘控制板	Visitor Panel 對講系統	Video Door Phone 可視門口對講機 + Alarm Control Panel 警報控制面板	Distribution Board 配電箱	Glass Break Detector 玻璃破碎警報器
LG/F 低層地下	Carport 車庫	–	–	–	–	–	2	1	–	–	–
	Lift Lobby 電梯大堂	–	–	–	–	–	–	–	–	–	–
	Staircase (LG/F to R/F) 樓梯 (低層地下至入台)	–	–	–	–	–	–	–	–	–	1
	Fire Service Pump Room 消防水泵房	–	–	–	–	–	–	–	–	–	–
	Potable and Flushing Tank and Pump Room 食水及沖廁水水箱及泵房	–	–	–	–	–	–	–	–	–	–
	Electrical Meter Room 電錶房	–	–	–	–	–	–	–	–	2	–
	Sprinkler Pump and Valve Room 灑水器水泵及閥門房	–	–	–	–	–	–	–	–	–	–
	Gas Meter Cabinet 煤氣錶櫃	–	–	–	1	–	–	–	–	–	–
G/F 地下	Living Room and Dining Room 客廳及飯廳	–	–	–	–	–	–	–	1+1	1	3
	Open Kitchen Area 開放式廚房空間	1	1	1	–	1	–	–	–	–	1
	Lavatory 廁所	–	–	–	–	–	–	–	–	–	–
	Garden 花園	–	–	–	–	–	–	–	–	–	–

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

HOUSE3
3號獨立屋

Floor 樓層	Location 位置	Provision 裝置															
		Lighting Point 燈位	Lighting Switch 燈掣	13A Switched Socket Outlet (Twin + Single) 13安培有掣電源插座 (雙位+單位)	Electric Vehicle Charger 電動車充電器	Ventilation System Switch 通風系統開關掣	Indoor A/C Unit Switch 室內空調機開關掣	Air Conditioner Point for A/C Indoor Unit 室內空調其空調點	Fused Connection Unit 保險絲接駁器	Fused Spur Unit for Exhaust Fan 抽氣扇其接駁位連保險絲	Switch for Electric Curtain 電動窗簾其接駁位連保險絲	Lan Outlet 路由器接駁點	TV / FM Outlet 電視/電台入線插座	Telephone Connection Point 電話插座	AV Connection Point 影音插座	Wifi Access Point 無線存取點	Shaver Unit 剃鬚刀插座
1/F 1樓	Bedroom 1 睡房 1	30	6	2+10	–	–	1	1	–	–	2	1	1	3	1	–	–
	Bedroom 2 睡房 2	13	6	2+9	–	–	1	1	–	–	2	1	1	3	1	–	–
	Bathroom 1 浴室 1	10	2	1+1	–	–	1	1	–	–	–	–	–	–	–	–	1
	Bathroom 2 浴室 2	10	2	1+1	–	–	1	1	–	–	–	–	–	–	–	–	1
	Family Room 家庭房	13	2	3+6	–	–	1	1	–	–	2	1	1	1	1	1	–
2/F 2樓	Master Bedroom 主人睡房	23	8	4+10	–	–	2	2	–	1	2	1	1	3	–	–	–
	Master Bathroom 主人浴室	16	3	2+4	–	1	2	2	–	–	2	–	–	–	–	–	2
	Walk-in Closet 衣帽間	4	–	2+1	–	–	–	–	–	–	–	–	–	–	–	–	–
	Lift Lobby 電梯大堂	3	3	0+1	–	–	1	1	–	–	–	–	–	–	–	1	–
R/F 天台	Roof 天台	14	3	1+2	–	–	–	–	–	–	–	–	–	–	–	1	–
	Air-conditioner Area 空調機空間	–	–	0+1	–	–	–	–	–	–	–	–	–	–	–	–	–

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

HOUSE 3
3號獨立屋

Floor 樓層	Location 位置	Provision 裝置									
		Washing Machine Connection Point (Water Inlet) 洗衣機接駁點 (來水位)	Washing Machine Connection Point (Drain Outlet) 洗衣機接駁點 (去水位)	Town Gas Connection Point for Gas Burner 煤氣煮食爐接駁點	Town Gas Water Heater Switch 煤氣熱水爐開關掣	Electric Water Heater Switch 電動熱水開關掣	Carport Gate Control Panel 車庫閘控制板	Visitor Panel 對講系統	Video Door Phone 可視門口對講機 + Alarm Control Panel 警報控制面板	Distribution Board 配電箱	Glass Break Detector 玻璃破碎警報器
1/F 1樓	Bedroom 1 睡房 1	–	–	–	–	–	–	–	–	–	–
	Bedroom 2 睡房 2	–	–	–	–	–	–	–	–	–	–
	Bathroom 1 浴室 1	–	–	–	–	–	–	–	–	–	–
	Bathroom 2 浴室 2	–	–	–	–	–	–	–	–	–	–
	Family Room 家庭房	–	–	–	–	–	–	–	–	–	–
2/F 2樓	Master Bedroom 主人睡房	–	–	–	–	–	–	–	–	–	–
	Master Bathroom 主人浴室	–	–	–	–	–	–	–	–	–	–
	Walk-in Closet 衣帽間	–	–	–	–	–	–	–	–	–	–
	Lift Lobby 電梯大堂	–	–	–	–	–	–	–	–	1	–
R/F 天台	Roof 天台	–	–	–	–	–	–	–	–	–	–
	Air-conditioner Area 空調機空間	–	–	–	–	–	–	–	–	–	–

SERVICE AGREEMENTS

服務協議

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

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

GOVERNMENT RENT

地税

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

指明住宅物業擁有人有法律責任繳付該指明住宅物業直至及包括該指明住宅物業買賣完成日(即該指明住宅物業轉讓契日期)為止的地税。

MISCELLANEOUS PAYMENTS BY PURCHASER

買方的雜項付款

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

Remark : The debris removal fee is payable to the Manager instead to the Vendor (the owner).

1. 在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向賣方(擁有人)補還水、電力及氣體的按金。
2. 在交付時，買方須向賣方(擁有人)支付清理廢料的費用。

備註：清理廢料的費用須向管理人而非賣方(擁有人)支付。

DEFECT LIABILITY WARRANTY PERIOD

欠妥之處的保養責任期

The Vendor shall, at its own cost and as soon as reasonably practicable after receipt of a written notice served by the purchaser within 6 months after the date of completion of the sale and purchase of the specified residential property, remedy any defects to the residential property, or the fittings, finishes or appliances incorporated into the residential property as set out in the agreement for sale and purchase, caused otherwise than by the act or neglect of the purchaser.

凡住宅物業或於買賣合約列出裝設於住宅物業內的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，則賣方在接獲買方在指明住宅物業之買賣成交日期後的6個月內送達的書面通知後，須於合理地切實可行的範圍內，盡快自費作出補救。

MAINTENANCE OF SLOPES

斜坡維修

1. In relation to the Land, the Government Lease stipulates that the Lessee:

   (a) will construct substantial retaining walls on the Land where necessary to obviate landslips and should a landslip occur as a result of any cutting or levelling will be responsible for and will indemnify the Government from and against any actions claims or demands arising out of any damage resulting from or brought about by such landslip; and

   (b) shall from time to time and at all times hereafter when where and as often as need or occasion shall be and require at his her or their own proper costs and charges well and sufficiently Repair Uphold Support Maintain Pave Purge Scour Cleanse Empty Amend and keep the messuage or tenement messuages or tenements and all other erections and buildings or at any time hereafter standing upon the Land and all the Walls Banks Cuttings Hedges Ditches Rails Lights Pavements Privies Sinks Drains and Watercourses thereunto belonging and which shall in any-wise belong or appertain unto the same in by and with all and all manner of needful and necessary reparations cleansings and amendments whatsoever the whole to be done to the satisfaction of the then Director of Public Works (now the Director of Lands).

2. In relation to the Remaining Portion:

   (a) Special Condition No.(18)(a) of the Government Lease stipulates that where there is or has been any cutting away, removal or setting back of any land, or any building up or filling in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director of Lands (the "Director"), either within the Remaining Portion or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the Remaining Portion or any part thereof or any other works required to be done by the Lessee under the covenants and conditions contained in the Government Lease, or for any other purpose, the Lessee shall at its own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the Remaining Portion and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Lessee shall at all times during the term of the Government Lease granted maintain at its own expense the Remaining Portion, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.

   (b) Special Condition No.(18)(c) of the Government Lease stipulates that in the event that as a result of or arising out of any formation, levelling, development or other works done by the Lessee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the Remaining Portion or from any adjacent or adjoining Government or leased land, the Lessee shall at its own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.

   (c) Special Condition No.(18)(d) of the Government Lease stipulates that the Director shall be entitled by notice in writing to call upon the Lessee to carry out, construct and maintain the Remaining Portion, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Lessee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Lessee shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges.

3. Each of the owners of the Development is obliged to contribute towards the costs of the maintenance works referred to above.

4. The location of slopes, slope treatment works, earth retaining structures, retaining walls or other related structures ("Slope Structures") constructed or to be constructed within or outside the Land and the Development is, for identification purposes only, shown coloured [Brown and Brown Hatched Black] on the slope and retaining structures plan is set out on page 93 of this sales brochure.

5. Under the DMC, the manager of the Land and the Development (the "Manager") is given full authority to engage suitable qualified personnel to inspect, keep and maintain in good substantial repair and condition, and to carry out any necessary works in respect of, the Slope Structures in compliance with the conditions of the Government Lease and in accordance with the Slope Maintenance Manual (as defined in the DMC) and all guidelines issued from time to time by the appropriate Government departments regarding the maintenance of the Slope Structures. The Owners of the Development shall be responsible for the payment to the Manager of all costs lawfully incurred or to be incurred by the Manager in carrying out such maintenance, repair and any other works in respect of the Slope Structures.

MAINTENANCE OF SLOPES

斜坡維修

1. 關於該丨地，政府租契訂明承租人必須：

   (a) 按需要在該丨地建造穩固的護丨牆避免山泥傾瀉危險。如因削丨或平整丨地導致山泥傾瀉，承租人必須承擔責任並就由此產生或引起的任何損害所招致之訴訟、申索或要求向政府作出彌償；及

   (b) 不時及在此後的所有時間，每當有需要，無論何時何地，而不論次數，須自付承擔適當費用，以妥善及充分地修理、維持、支持、保養、鋪設、清洗、刷潔、清潔、清空、改動和保持該丨地及現有或此後任何時間位於該丨地的樓宇或單位和所有其他構築物及建築物，以及以任何方法屬於或附屬於該丨地或任何上述樓宇、單位、構築物及建築物的牆壁、堤岸、路塹、籬笆、溝渠、路軌、電燈、行人路、廁所、洗滌槽、排水渠及水道，須以無論何種方式整體上完成有需要及必須的修葺、清潔和更改工程，以令時任工務司(現名為地政總署署長)滿意。

2. 關於餘段的條文：

   (a) 政府租契特別條款第(18)(a)條訂明，如餘段或任何政府丨地範圍內的任何丨地現時或以往曾經配合或因應餘段或其任何部分的平整、水準測量或發展事宜，或政府租契的契諾及條件規定承租人執行的任何其他工程，或任何其他目的，進行削丨、移丨或丨地後移工程，或建造或填丨工程或任何類型的斜坡處理工程，則不論是否獲地政總署署長(「署長丨)事先書面同意，承租人亦須在當時或此後的任何時間，按需要自費進行和建造斜坡處理工程、護丨牆或其他支撐、保護、渠務或附帶或其他工程，以保護及支撐餘段內的丨地和任何相連或毗鄰政府丨地或已批租丨地，同時避免和防止其後發生滑丨、山泥傾瀉或地陷。承租人應在政府租契協定的整個批租年期內自費保養餘段、斜坡處理工程、護丨牆或其他支撐、保護、渠務或附帶或其他工程，令其維持在良好和修繕妥當的狀況，以令署長滿意。

   (b) 政府租契特別條款第(18)(c)條訂明，無論何時如因承租人進行平整、水準測量、發展或其他工程或因任何其他原因導致或引起餘段內任何丨地或任何相連或毗鄰政府丨地或已批租丨地發生滑丨、山泥傾瀉或地陷，承租人須自費還原並修葺該處，以令署長滿意，同時就政府、其代理及承辦商因有關滑丨、山泥傾瀉或地陷而造成、蒙受或引起的所有費用、收費、賠償、申索及要求作出彌償。

   (c) 政府租契特別條款第(18)(d)條訂明，署長有權向承租人發出書面通知，要求承租人進行、興建和維修餘段、斜坡處理工程、護丨牆或其他支撐、保護、渠務或附帶或其他工程，又或還原並修葺任何滑丨、山泥傾瀉或地陷範圍。如承租人忽略或沒有在通知書訂明的期限內遵行有關要求並令署長滿意，署長可隨即執行及進行所需要的保養工程。承租人必須按要求向政府償還該等工作的費用，以及任何行政或專家費用與收費。

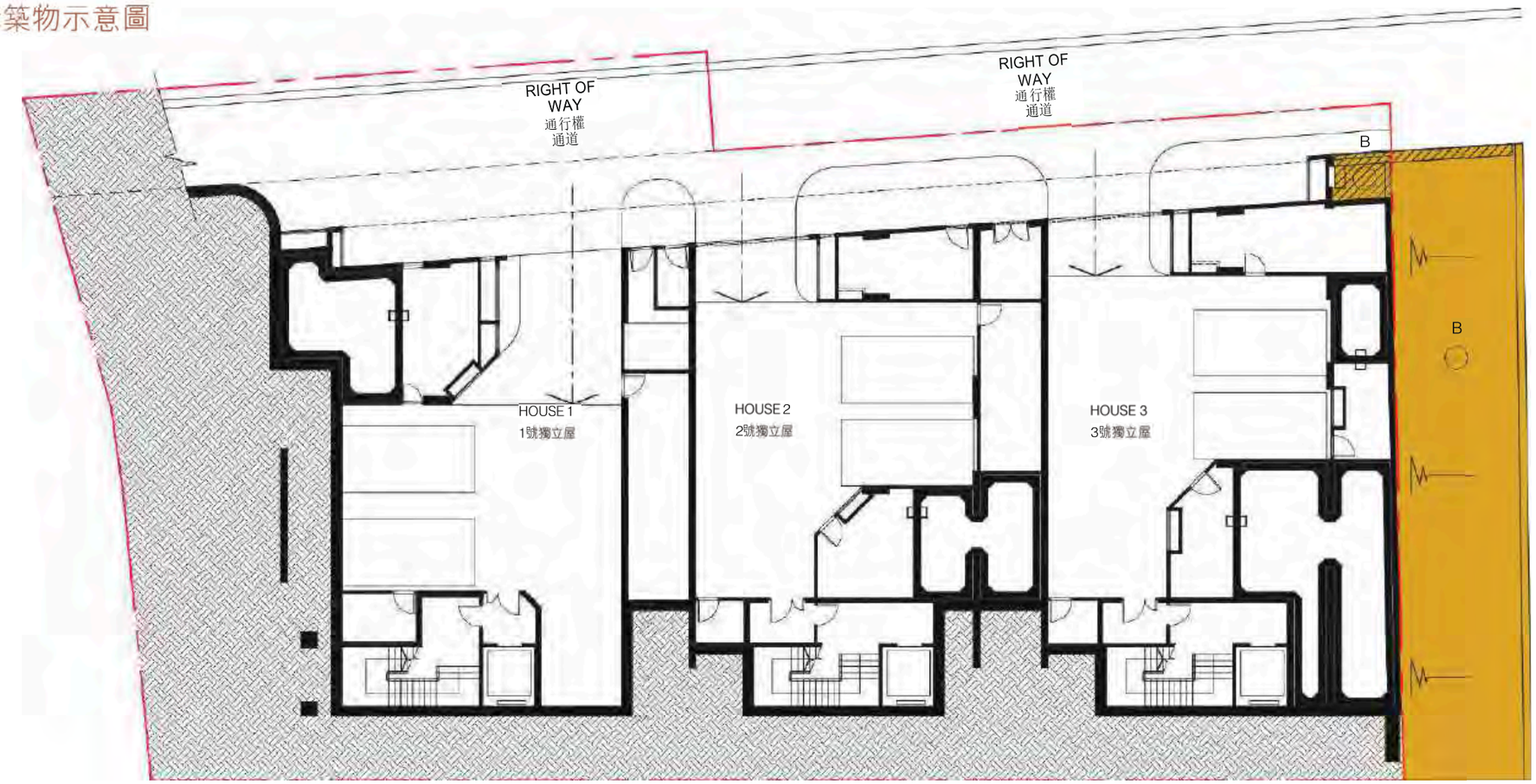
3. 每名發展項目擁有人均有責任分擔上述各項維修工程的費用。

4. 該丨地及發展項目之內或之外已建或擬建的斜坡、斜坡處理工程、護丨構築物、護丨牆或其他相關構築物(「斜坡構築物丨)的位置，現於本售樓說明書第93頁所載的斜坡及護丨構築物示意圖則以啡色及啡色間黑斜線顯示，僅供識別。

5. 根據公契，該丨地及發展項目的管理人(「管理人丨)已獲授予全權聘用適當的合資格人員，遵照政府租契的條件和按照斜坡維修手冊(釋義以公契所訂為準)及相關政府部門不時就維修斜坡構築物發出的所有指引，檢查、保養和維修斜坡構築物，令其維持在良好和修繕妥當的狀況，並就有關斜坡構築物進行一切必要的工程。發展項目所有業主必須向管理人支付管理人因進行上述斜坡構築物保養、修繕和任何其他工程而經已或將會合法招致之所有費用。

MAINTENANCE OF SLOPES
斜坡維修

SLOPE AND RETAINING STRUCTURES PLAN
斜坡及護土構築物示意圖



LEGEND 圖例

- (B) SLOPE 斜坡
- (B) EARTH RETAINING STRUCTURE 護土構築物
- — - — BOUNDARY OF THE DEVELOPMENT 發展項目的界線

0 5 10 METRES(米)
SCALE 比例

MODIFICATION

修訂

Not applicable

不適用

WEBSITE OF THE DEVELOPMENT

發展項目之互聯網網站

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

1. Non-Building Area

1.1 Pursuant to the Government Lease, except with the prior written consent of the Director of Lands, no building or structure support for any building or structure may be erected or constructed on the area within five metres from the boundary of the Remaining Portion fronting Shouson Hill Road West shown coloured pink hatched black on the plan annexed to the Government Lease (which is the Pink Hatched Black Area as defined in the "Summary of Land Grant" section of this Sales Brochure) except boundary walls or fences or both.

1.2 Pursuant to the DMC, except with the prior written consent of the Director of Lands, no building or structure support for any building or structure may be erected or constructed on the Pink Hatched Black Area, except boundary walls or fences or both.

1.3 Pursuant to the DMC, except with the prior written consent of the Director of Lands, the owner of any part of the Pink Hatched Black Area forming part of his House 1 shall not erect or construct or permit or suffer to be erected or constructed any building or structure support for any building or structure on the Pink Hatched Black Area except boundary walls or fences or both.

2. Preservation of Trees and Compensatory Trees

2.1 Pursuant to the Government Lease, no tree growing on the Land or adjacent thereto shall be interfered with without the prior written consent of the Director of Lands.

2.2 Pursuant to the DMC,

(a) no owner shall remove, interfere with, damage or cut any tree growing on the Land including but not limited to the retained, replanted, transplanted or compensatory trees and/or other trees ("Compensatory Trees") within the boundaries of his Residential Unit including the garden ancillary thereto or relocate any Compensatory Trees without the prior written consent of the Director of Lands (or other Government authorities, where required) and the Manager;

(b) each owner shall keep, maintain and preserve the Compensatory Trees within the boundaries of his Residential Unit including the garden ancillary thereto at his own cost and expense to the satisfaction of the Manager and in accordance with the Compensatory Tree Plan and the terms and conditions as set out in the Maintenance Schedule for Retained and Compensatory Trees (as defined in the DMC);

(c) no owner shall remove, fell, cleave, level or interfere with any Compensatory Tree within the boundaries of his Residential Unit including the garden ancillary thereto;

(d) In the event that a Compensatory Tree within the boundaries of his Residential Unit including the garden ancillary thereto has been removed, felled, cleaved, levelled or interfered with by the act, omission or neglect of the owner of such Residential Unit, natural causes or any other circumstances (including those outside the control of such owner), such owner shall at his own cost and expense plant, grow and maintain the tree(s) and/or shrub(s) (i) to the satisfaction of the Director of Lands (or other Government authorities, where required) and (ii) in accordance with any requirement(s) and direction(s) as may be determined by the Manager in his sole discretion;

(e) the Manager shall have the right to enter any Residential Unit including the garden ancillary thereto upon giving reasonable notice (except in the case of emergency) with or without workmen, contractors and landscape architect's representatives and with or without equipment for the purpose of inspecting and ascertaining if the owner of such Residential Unit is duly complying with his obligations under this clause in the DMC.

2.3 The location of the Compensatory Trees is shown on the relevant floor plans on pages 22, 26 and 30 and on the plan in the "Layout Plan of the Development" section of this sales brochure.

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

3.1 Pursuant to an Assignment dated 21 August 2017 with Memorial No. 17090702440266, the Vendor as the purchaser thereunder expressly acknowledges and admits that the following covenant runs with and is annexed to the Land and the Development and the benefit of which runs with and is annexed to Section B of Rural Building Lot No. 349 (the "Adjoining Premises"):

"If the owner for the time being of the Land and the Development shall dispose of or redevelop the Land and the Development, all costs and expenses and charges in connection with the maintenance and repair of the driveway referred to in clause 16(h) of the Agreement for Sale and Purchase Memorial No. UB1813370 (the "Agreement") and the retaining walls on both sides thereof shall be borne by the owner or owners of the Adjoining Premises and the Land and the Development in proportion to the number of self-contained units or houses or flats respectively held by each one of them."

(The said driveway was constructed on those portions of the Adjoining Premises and the Land as shown and coloured yellow hatched black and blue hatched black on the plan annexed to the Agreement which plan is reproduced at page 97 of this sales brochure.)

3.2 Pursuant to the DMC, such a proportion of the costs, expenses and charges in connection with the maintenance and repair of the said driveway and the retaining walls on both sides thereof has been included in the management expenses payable by the owners of the Development in the proportion as set out in the DMC.

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

4.1 Pursuant to the DMC, the owners of House 1 and House 3, their respective tenants, servants, agents, invitees and licensees shall have the right at all reasonable times to go pass and repass over and along the open grounds on the Lower Ground Floor of House 2 but causing as little disturbance as possible in order to gain access to and egress from the refuse storage and material recovery chamber (which forms a part of the Common Areas and Facilities) for refuse disposal purposes in connection with the proper use and enjoyment of House 1 and House 3 by their respective owners and occupants.

4.2 The Manager shall have the right at all reasonable times to go pass and repass over and along the open grounds on the Lower Ground Floor of House 2 but causing as little disturbance as possible in order to gain access to and egress from the refuse storage and material recovery chamber (which forms a part of the Common Areas and Facilities) for refuse collection and disposal purposes in connection with the Manager's proper management of the Land and the Development and the Common Areas and Facilities therein.

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

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

1. 非建築用地

1.1 根據政府租契，除非經地政總署署長事先書面同意，否則政府租契所夾附圖則以粉紅色間黑斜線顯示位於餘段邊界五米範圍內而朝向壽臣山道西的地方(即本售樓說明書「批地文件的摘要」一節註明釋義的粉紅色間黑斜線範圍)，不得建立或興建任何建築物或任何建築物或構築物的結構性支承件，惟邊界圍牆或圍欄或兩者除外。

1.2 根據公契，除非經地政總署署長事先書面同意，否則粉紅色間黑斜線範圍不得興建或建造任何建築物或任何建築物或構築物的結構性支承件，惟邊界圍牆或圍欄或兩者除外。

1.3 根據公契，除非經地政總署署長事先書面同意，否則其1號獨立屋涵蓋粉紅色間黑斜線範圍任何部分的擁有人不可在粉紅色間黑斜線範圍興建、建造或允許、容忍他人在該處興建、建造任何建築物或任何建築物或構築物的結構性支承件，惟邊界圍牆或圍欄或兩者除外。

2. 保育樹木及補償樹木

2.1 根據政府租契，未經地政總署署長事先書面同意，不得干擾生長於該土地或相鄰範圍的樹木。

2.2 根據公契，

(a) 任何擁有人均不可移除、干擾、損害或鋸斷任何在該土地生長的樹木，包括但不限於在其住宅單位邊界內(包括其附屬花園)保留、再植、移植或補償種植的樹木及/或其他樹木(「**補償樹木**」)，亦不可在未經地政總署署長(或如有需要，其他政府部門)及管理人事先書面同意遷移任何補償樹木；

(b) 每名擁有人均須自費，依照《補償樹木位置圖》和保留及補償樹木維修附表(釋義以公契所訂為準所列的條款與條件保持、保養和維護其住宅單位邊界內(包括其附屬花園)的補償樹木，以令管理人滿意；

(c) 擁有人概不可移除、砍伐、劈開、平整或干擾其住宅單位邊界內(包括其附屬花園)的任何補償樹木；

(d) 倘任何住宅單位擁有人作出任何行為、遺漏行為或疏忽行為，或因天然災害或任何其他事故(包括擁有人無法控制的事故)，導致擁有人所持住宅單位邊界內(包括其附屬花園)的任何補償樹木被移除、砍伐、劈開、平整或干擾，擁有人須自費以(i)令地政總署署長(或如有需要，其他政府部門)滿意的方式及(ii)按照管理人全權酌情制訂的任何規定和指示，種植、培植及保養此等樹木及/或灌木；

(e) 管理人有權在給予合理的通知(緊急情況除外)後，不論聯同工人、承辦商及園境建築師的代表和攜帶設備與否，進入任何住宅單位(包括其附屬花園)，以檢查及核實該住宅單位的擁有人是否妥為履行公契本條款訂明的責任。

2.3 補償樹木的位置已載於第22、26及30 頁的相關平面圖及本售樓說明書「發展項目的佈局圖」一節的圖則。

3. 分擔行車道及護土牆保養和維修費用

3.1 根據一份於2017年8月21日訂立登記為註冊摘要第17090702440266號的《轉讓契約》，作為該契約買方的賣方明確確認及承認，以下契諾將隨着該土地及發展項目轉移並且從屬於該土地及發展項目，而相關的利益則隨着鄉郊建屋地段第349號B分段(「**毗鄰處所**」)轉移並且從屬於毗鄰處所：

『倘該土地及發展項目現任擁有人處置或重新發展該土地及發展項目，保養和維修《買賣合約》(註冊摘要第UB1813370號) (「**合約**」) 第16(h)條所載行車道及該處兩側護土牆的所有相關成本、開支與費用，一律由毗鄰處所與該土地及發展項目擁有人根據其各自所持的獨立單位或洋房或住宅單位數額按比例分擔。』

(上述行車道建於合約所夾附圖則以黃色間黑斜線和藍色間黑斜線顯示的毗鄰處所及該土地部分，該圖則副本已載於本售樓說明書第97頁。)

3.2 根據公契，上述行車道及該處兩側護土牆的保養和維修成本、開支與費用部分已按照公契訂明的比例計入發展項目擁有人應繳的管理費。

4. 有權通行2號獨立屋進入垃圾儲存及物料回收房

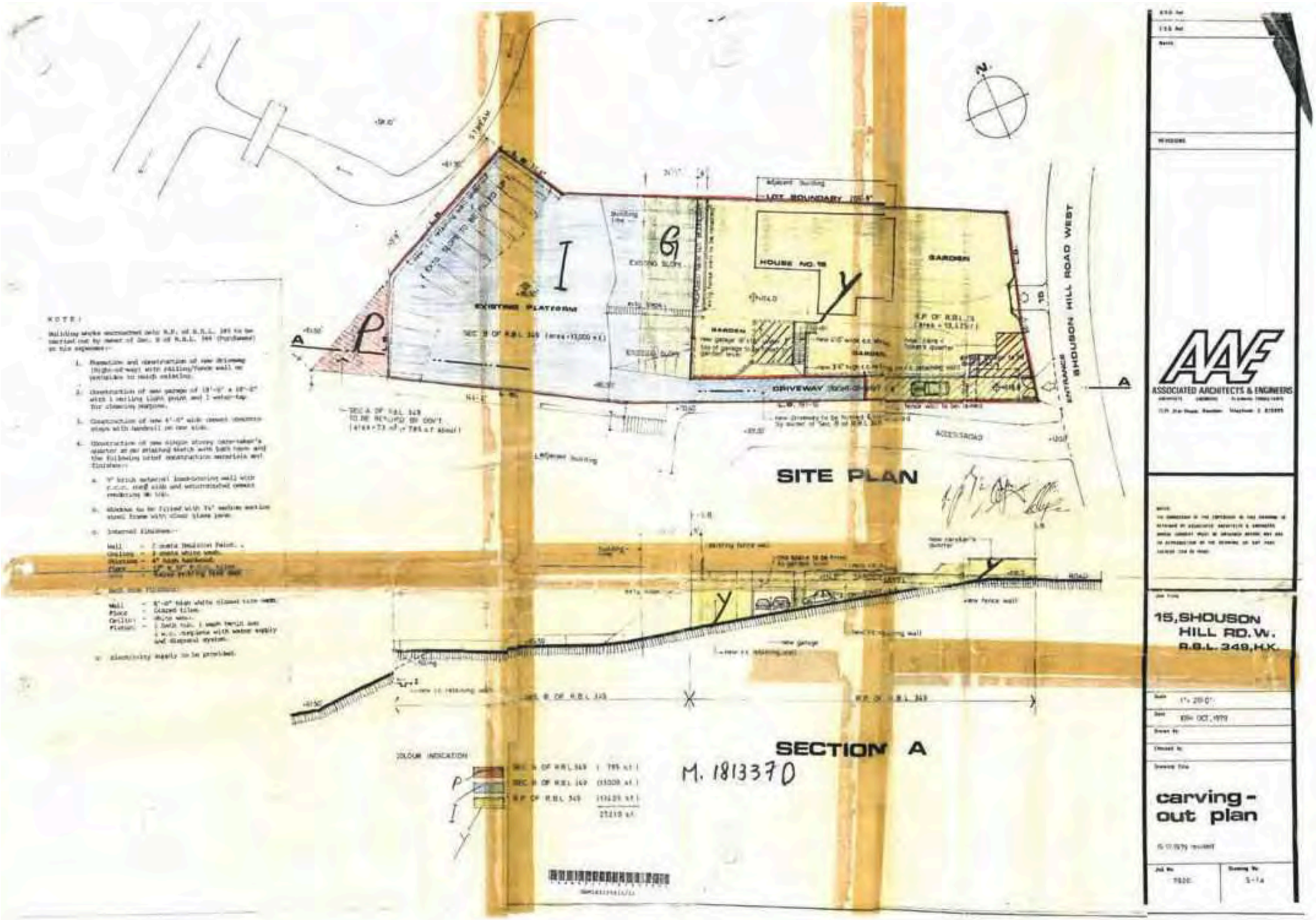
4.1 根據公契，1號獨立屋及3號獨立屋擁有人和彼等各自的租客、傭工、代理、受邀進入者及受許可人均有權於任何合理時間通行、往返及行經2號獨立屋低層地下的空地，從而出入和往返垃圾儲存及物料回收房(屬於公用地方與設施一部分)處置廢物，以達致1號獨立屋及3號獨立屋擁有人及佔用人完善使用與享用其獨立屋，但通行時須盡量避免造成滋擾。

4.2 管理人有權於任何合理時間通行、往返及行經2號獨立屋低層地下的空地，從而出入和往返垃圾儲存及物料回收房(屬於公用地方與設施一部分)收集及處置廢物，以達致管理人完善管理該土地及發展項目和該處之公用地方與設施，但通行時須盡量避免造成滋擾。

5. 不圍封或阻礙私人通道或私人行車道

根據公契，任何擁有人均不可架設圍板、閘門、捲閘、間隔或其他構築物(不論屬永久或臨時性質)密封或圍封其住宅單位地下通往低層地下的私人通道及私人行車道，又或以任何方式阻礙此等私人通道及私人行車道。從屬於每個住宅單位的私人通道及私人行車道時刻均須保持暢通無阻。

RELEVANT INFORMATION
有關資料



Breakdown of GFA Concessions Obtained for All Features

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

		Area (m^2)
Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1.(#)	Carpark and loading/unloading area excluding public transport terminus	344.976
2.	**Plant rooms and similar services**	
2.1(#)	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	7.603
2.2(#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc.	265.361
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	N/A
Green Features under Joint Practice Notes 1 and 2		
3.	Balcony	N/A
4.	Wider common corridor and lift lobby	N/A
5.	Communal sky garden	N/A
6.	Acoustic fin	N/A
7.	Wing wall, wind catcher and funnel	N/A
8.	Non-structural prefabricated external wall	N/A
9.	Utility platform	N/A
10.	Noise barrier	N/A
Amenity Features		
11.	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	N/A
12.	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc. serving solely the recreational facilities	N/A
13.	Covered landscaped and play area	N/A
14.	Horizontal screens/covered walkways, trellis	N/A

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

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

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

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

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

獲寬免總樓面面積的設施分項

於印製售樓説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。如印製售樓説明書時尚未呈交最終修訂圖則予建築事務監督，則有(#)號的資料可以由認可人士提供的資料作為基礎。直至最終修訂圖則於發出佔用許可證前呈交予並獲建築事務監督批准前，以下分項資料仍可能有所修改。

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

		面積 (平方米)
19.	非強制性設施或非必要機房所需的管槽、氣槽	不適用
20.	環保系統及設施所需的機房、管槽及氣槽	不適用
21.	複式住宅單位及洋房的中空	不適用
22.	伸出物，如空調機箱及伸出外牆超過 750 毫米的平台	不適用
其他項目		
23.	庇護層，包括庇護層兼空中花園	不適用
24.	其他伸出物	不適用
25.	公共交通總站	不適用
26.	共用構築物及樓梯	不適用
27.(#)	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	94.559
28.	公眾通道	不適用
29.	因建築物後移導致的覆蓋面積	不適用
額外總樓面面積		
30.	額外總樓面面積	不適用

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

有關建築物的環境評估及發展項目的公用部分的預計能量表現或消耗的資料

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

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

Date of printing of this sales brochure: 8 July 2021

本售樓説明書印製日期：2021年7月8日

POSSIBLE FUTURE CHANGES
日後可能出現的改變

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

發展項目及其周邊地區日後可能出現改變。

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

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

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

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

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

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	頁 次 Page Number	所作修改 Revision Made
2023 年 7 月 31 日 31st July 2023	89	更新服務協議 Service agreements are updated
	89	更新地稅 Government rent is updated
	90	更新買方的雜項付款 Miscellaneous payments by purchaser is updated
	90	更新欠妥之處的保養責任期 Defect liability warranty period is updated
	91-93	更新斜坡維修 Maintenance of slopes is updated
	94	更新修訂 Modification is updated
	94	更新發展項目之互聯網網站 Website of the development is updated
	95-97	更新有關資料 Relevant information is updated
	98-99	更新申請建築物總樓面面積寬免的資料 Information in application for concession on gross floor area of building is updated
	100	更新售樓説明書印刷日期 Date of printing of sales brochure is updated
	100	更新日後可能出現的改變 Possible future changes is updated
2023 年 10 月 31 日 31st October 2023	並無作出修改 No revision made	
2024 年 1 月 31 日 31st January 2024	14	更新發展項目的所在位置圖 Location plan of the development is updated
	15	更新發展項目的鳥瞰照片 Aerial photograph of the development is updated
2024 年 4 月 30 日 30th April 2024	14	更新發展項目的所在位置圖 Location plan of the development is updated

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	頁 次 Page Number	所作修改 Revision Made
2024 年 7 月 30 日 30th July 2024	14	更新發展項目的所在位置圖 Location plan of the development is updated
	15	更新發展項目的鳥瞰照片 Aerial photograph of the development is updated
2024 年 10 月 30 日 30th October 2024	14	更新發展項目的所在位置圖 Location plan of the development is updated
2025 年 1 月 28 日 28th January 2025	14	更新發展項目的所在位置圖 Location plan of the development is updated
2025 年 4 月 28 日 28th April 2025	14	更新發展項目的所在位置圖 Location plan of the development is updated
2025 年 7 月 28 日 28th July 2025	11	更新賣方及有參與發展項目的其他人的資料 Information on vendor and others involved in the development is updated
	14	更新發展項目的所在位置圖 Location plan of the development is updated
	15	更新發展項目的鳥瞰照片 Aerial photograph of the development is updated
	15a	新增發展項目的鳥瞰照片 Aerial photograph of the development is added
	107	更新檢視紀錄 Examination record is updated
2025 年 10 月 28 日 28th October 2025	14	更新發展項目的所在位置圖 Location plan of the development is updated
2026 年 1 月 28 日 28th January 2026	14	更新發展項目的所在位置圖 Location plan of the development is updated
	15, 15a	更新發展項目的鳥瞰照片 Aerial photograph of the development is updated
2026 年 4 月 28 日 28th April 2026	14	更新發展項目的所在位置圖 Location plan of the development is updated
2026 年 7 月 28 日 28th July 2026	13	更新物業管理的資料 Information of property management is updated
	14	更新發展項目的所在位置圖 Location plan of the development is updated

EXAMINATION RECORD

檢視紀錄

檢視/修改日期 Examination/Revision Date	所作修改 Revision Made	
	頁 次 Page Number	所作修改 Revision Made
2026 年 10 月 28 日 28th October 2026	14	更新發展項目的所在位置圖 Location plan of the development is updated
	17	更新關乎發展項目的分區計劃大綱圖 Outline zoning plan relating to the development is updated