No.3 Fei Ngo Shan Road

飛 鵝 山 道 三 號

售樓説明書 Sales Brochure

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

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

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

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

10. Expression of intent of purchasing a residential property
    - Note that vendors (including their authorized representative(s)) should not seek or accept any specific or general expression of intent of purchasing

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

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

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

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

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

For first-hand uncompleted residential properties

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

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

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

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

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

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您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

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

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

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

4. 物業的面積及四周環境
- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》(第621章)(下稱「條例」)，賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i)露台；(ii)工作平台；以及(iii)陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部和內部尺寸[2]。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境(包括交通和社區設施)；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

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

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

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

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

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

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

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

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

適用於一手未落成住宅物業

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

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

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

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

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

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

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。

02 INFORMATION ON THE DEVELOPMENT
發展項目的資料

Name of the Development	: No. 3 Fei Ngo Shan Road	**發展項目名稱**	: 飛鵝山道三號
Name of the Street and the Street Number	: No. 3 Fei Ngo Shan Road	**街道名稱及門牌號數**	: 飛鵝山道 3 號
Total Number of Houses	: 5	**獨立屋總數**	: 5
House Numbering and Omitted House Number	: House 1 to House 6 (House 4 is omitted)	**門牌號數及被略去的門牌號數**	: 1 號洋房至 6 號洋房（不設 4 號洋房）

03 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	: Maxjet Company Limited	**賣方**	: 美逸有限公司
Holding Companies of the Vendor	: China Overseas Property Limited China Overseas Land & Investment Limited China Overseas Holdings Limited China State Construction Engineering Corporation Limited China State Construction Engineering Corporation	**賣方之控權公司**	: 中國海外地產有限公司 中國海外發展有限公司 中國海外集團有限公司 中國建築股份有限公司 中國建築集團有限公司
Authorized Person	: Mr. Wilbert T. K. Ching, Director of Chung Wah Nan Architects Limited	**認可人士**	: 鍾華楠建築師有限公司之董事程德強先生
Building Contractor	: Man Kit Construction Company Limited	**承建商**	: 文傑建築有限公司
Vendor's Solicitor	: S. H. Chan & Co.	**賣方代表律師**	: 陳淑雄律師行
Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development	: The Hongkong and Shanghai Banking Corporation Limited (The bank undertaking has been released)	**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**	: 香港上海滙豐銀行有限公司 （此銀行承諾書已解除）
Other person who has made a loan for the construction of the Development	: China Overseas Project Development Limited (Formerly known as Chung Hoi Finance Limited)	**已為發展項目的建造提供貸款的其他人**	: 中海業務發展有限公司 （前稱中海財務有限公司）

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

(a)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an Authorized Person for the Development;	Not Applicable
(b)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an Authorized Person;	Not Applicable
(c)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an Authorized Person;	Not Applicable
(d)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an associate of such an Authorized Person;	Not Applicable
(e)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an Authorized Person;	Not Applicable
(f)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an Authorized Person;	Not Applicable
(g)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the Owner in relation to the sale of residential properties in the Development;	Not Applicable
(h)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the Owner in relation to the sale of residential properties in the Development;	Not Applicable
(i)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors;	Not Applicable
(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;	Not Applicable
(k)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and such an Authorized Person, or such an associate, holds at least 1% of the issued shares in that Vendor, holding company or contractor;	Not Applicable
(l)	The Vendor or a building contractor for the Development is a corporation, and such an Authorized Person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor;	Not Applicable
(m)	The Vendor or a building contractor for the Development is a partnership, and such an Authorized Person, or such an associate, is an employee of that Vendor or contractor;	Not Applicable
(n)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that Vendor, holding company or contractor;	Not Applicable
(o)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor, holding company or contractor;	Not Applicable
(p)	The Vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor;	Not Applicable
(q)	The Vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor;	Not Applicable
(r)	The Vendor or a building contractor for the Development is a corporation, and the corporation of which an Authorized Person for the Development is a director or employee in his or her professional capacity is an associate corporation of that Vendor or contractor or of a holding company of that Vendor;	Not Applicable
(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.	Not Applicable

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

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

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

There are non-structural prefabricated external walls forming part of the enclosing walls of the Development.
本發展項目有構成圍封牆的一部份的非結構預製外牆。

The range of thickness of the non-structural prefabricated external walls of each house and the total area of the non-structural prefabricated external walls of each residential property:
每幢洋房的非結構預製外牆的厚度範圍及每個住宅物業的非結構預製外牆的總面積：

House Number 洋房編號	The range of thickness of the non-structural prefabricated external walls of each house (mm) 每幢洋房的非結構預製外牆的厚度範圍(毫米)	Total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每幢洋房的非結構預製外牆的總面積(平方米)
1	150	9.437
2	150	8.430
3	150	8.430
5	150	8.430
6	150	8.430

House 4 is omitted.
不設 4 號洋房。

There are curtain walls forming part of the enclosing walls of the Development.
本發展項目有構成圍封牆的一部份的幕牆。

The range of thickness of the curtain walls of each house is 300mm.
每幢洋房的幕牆的厚度範圍為300毫米。

Total area of the curtain walls of each house:
每幢洋房的幕牆的總面積：

House Number 洋房編號	Total area of the curtain walls of each house (sq.m.) 每幢洋房的幕牆的總面積 (平方米)
1	20.256
2	25.527
3	25.527
5	25.527
6	25.527

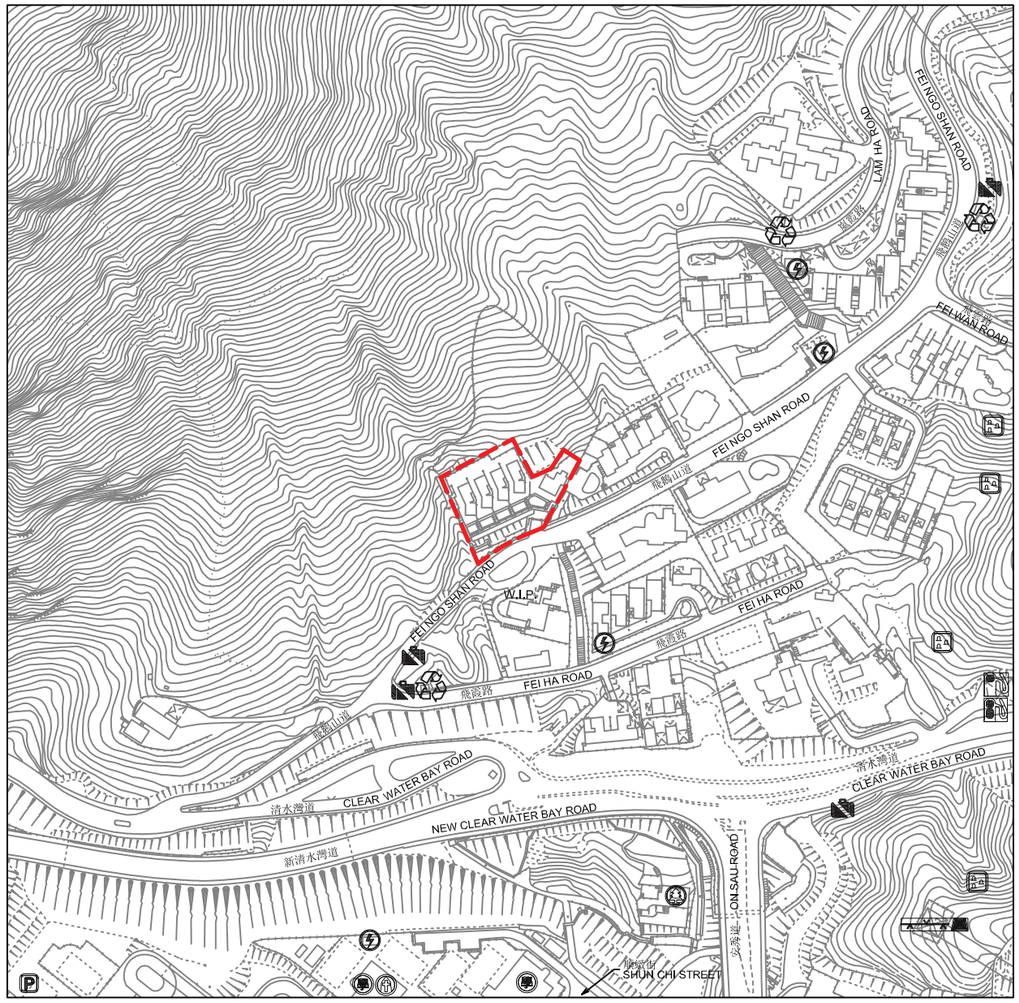
House 4 is omitted.
不設 4 號洋房。

06 INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

China Overseas Property Services Limited is appointed as the manager of the Development under the executed deed of mutual covenant as at the date on which this sales brochure is printed.

於本售樓說明書的印製日期根據有關已簽立的公契，中國海外物業服務有限公司將獲委任為發展項目的管理人。

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



Location of the Development
發展項目的位置

0 25 50 100 150 200 250M米

Scale 比例

N

Notation 圖例：

- A cemetery
  墳場
- A public carpark (including a lorry park)
  公眾停車場(包括貨車停泊處)
- A petrol filling station
  油站
- A LPG filling station
  石油氣加氣站
- A public utility installation
  公用事業設施裝置
- A school (including a kindergarten)
  學校(包括幼稚園)
- A power plant (including electricity sub-stations)
  發電廠(包括電力分站)
- A pylon
  輸電塔架
- A refuse collection point
  垃圾收集站
- A public park
  公園
- A religious institution (including a church, a temple and a Tsz Tong)
  宗教場所(包括教堂、廟宇及祠堂)
- W.I.P. Work in progress
  工程進行中

The above location plan is prepared by the Vendor with reference to Digital Topographic Map iB1000 / Sheet Nos. 11-NE-8C dated 6 November 2025, 11-NE-8D dated 26 March 2026, 11-NE-13A dated 26 March 2026 and 11-NE-13B dated 1 January 2026 from Survey and Mapping Office of the Lands Department.
上述位置圖是參考地政總署測繪處之數碼地形圖iB1000/編號11-NE-8C（最近更新日期為2025年11月6日）、11-NE-8D（最近更新日期為2026年3月26日）、11-NE-13A（最近更新日期為2026年3月26日）及11-NE-13B（最近更新日期為2026年1月1日），並由賣方擬備。

The map reproduced with permission of the Director of Lands. © The Government of the Hong Kong SAR. Licence No. 108/2018.
地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號108/2018。

Note 備註:
Due to the technical reason that the boundary of the Development is irregular, the location plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance (Cap 621).
由於發展項目邊界不規則的技術原因，所在位置圖所顯示之範圍多於《一手住宅物業銷售條例》（第621章）所要求的範圍。

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



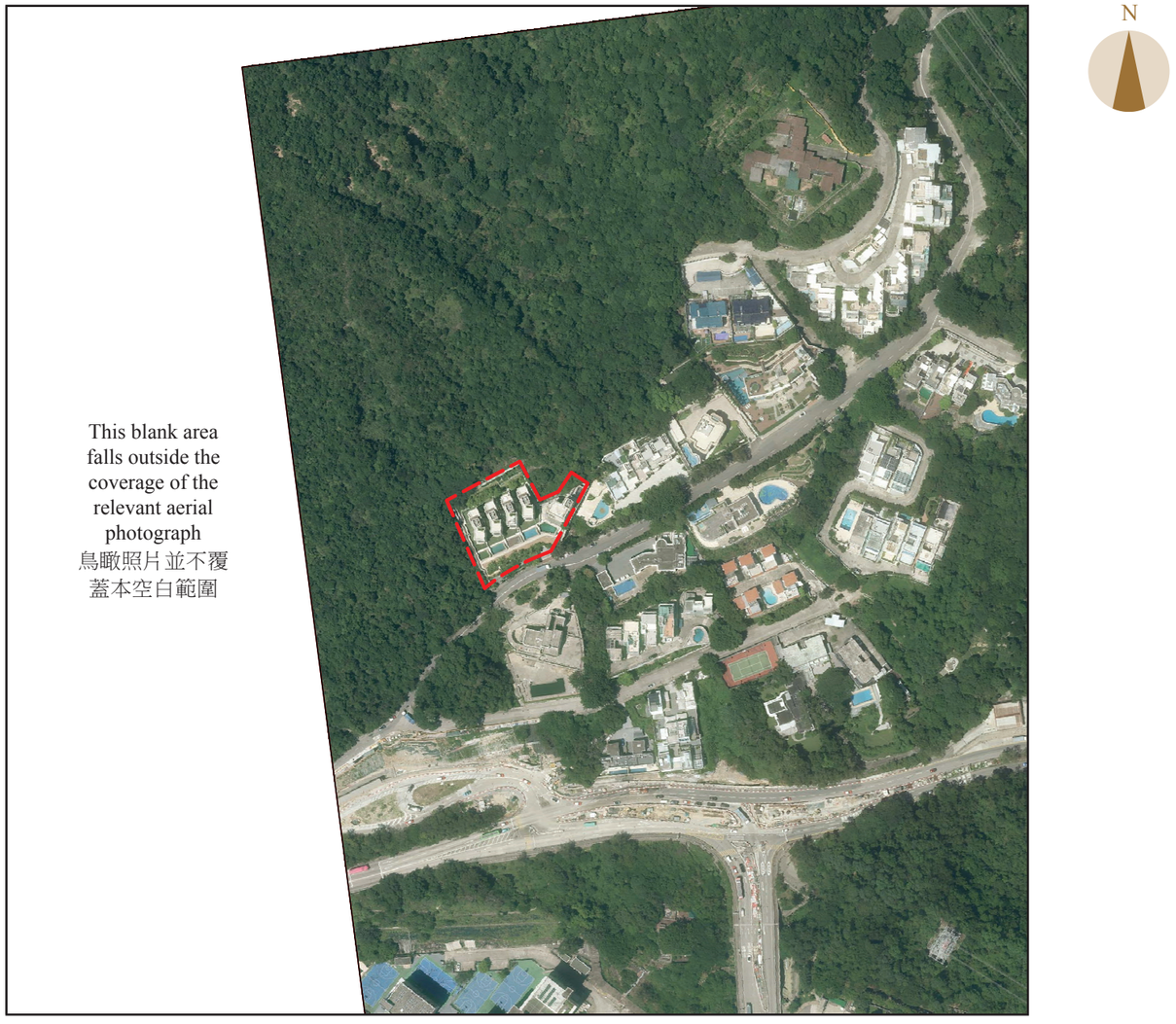
Development Site Boundary
發展項目邊界

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, photo no. E260609C dated 13 September 2025.
摘錄自地政總署測繪處於2025年9月13日在6,900呎飛行高度拍攝之鳥瞰照片，相片編號為E260609C。

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Note 備註:
Due to technical reasons (such as the shape of the Development), the aerial photograph has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance (Cap. 621).
因技術原因 (例如發展項目之形狀)，鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》（第621章）所要求的範圍。

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



Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, photo no. E260835C dated 13 September 2025.
摘錄自地政總署測繪處於2025年9月13日在6,900呎飛行高度拍攝之鳥瞰照片，相片編號為E260835C。

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Note 備註:
Due to technical reasons (such as the shape of the Development), the aerial photograph has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance (Cap. 621).
因技術原因 (例如發展項目之形狀)，鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》（第621章）所要求的範圍。

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



N

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

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

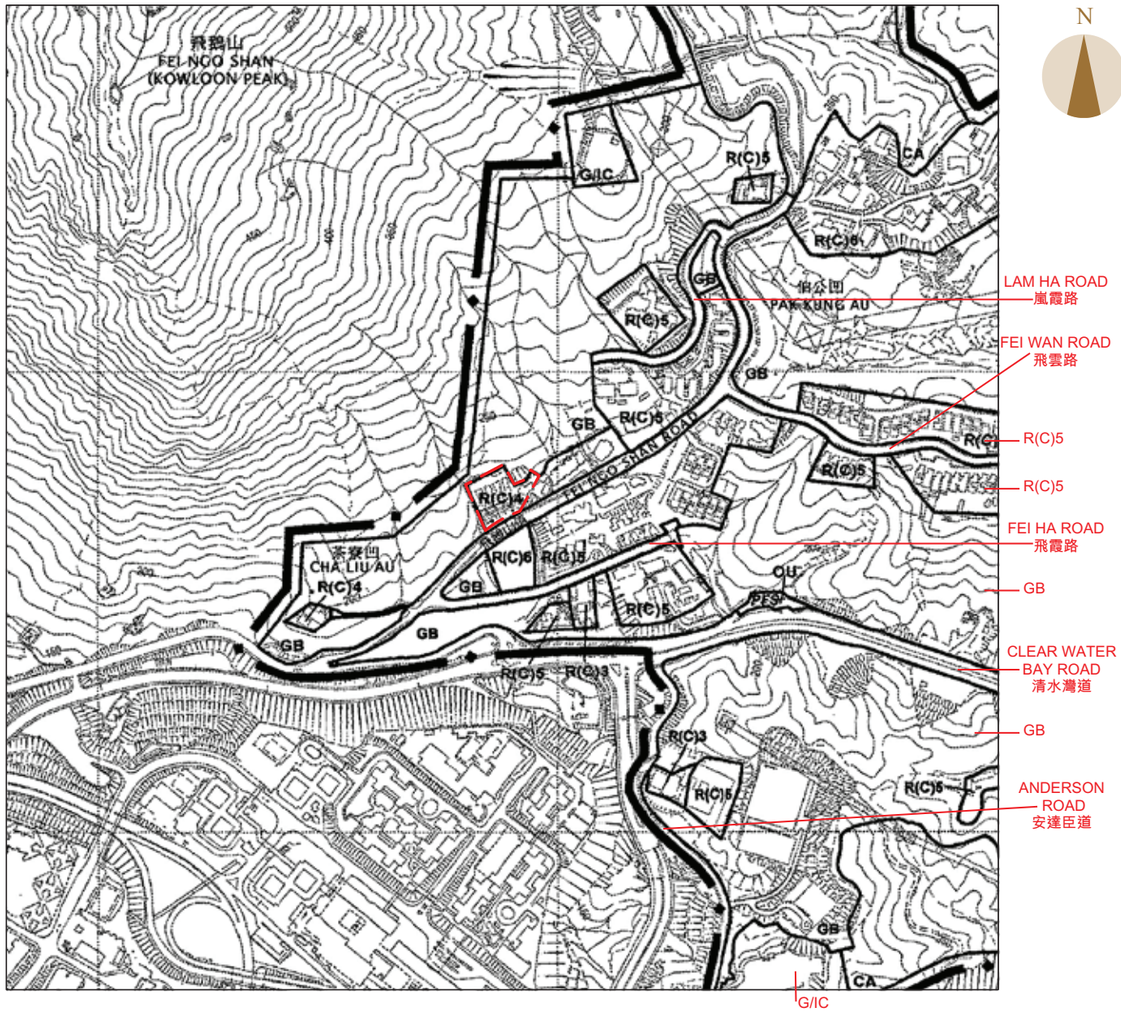
Development Site Boundary
發展項目邊界

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, photo no. E260836C dated 13 September 2025.
摘錄自地政總署測繪處於2025年9月13日在6,900呎飛行高度拍攝之鳥瞰照片，相片編號為E260836C。

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Note 備註:
Due to technical reasons (such as the shape of the Development), the aerial photograph has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance (Cap. 621).
因技術原因 (例如發展項目之形狀)，鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》（第621章）所要求的範圍。

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



N

Development Site Boundary
發展項目邊界

0 100 200 300 400 500M米

Scale 比例

Notation 圖例：

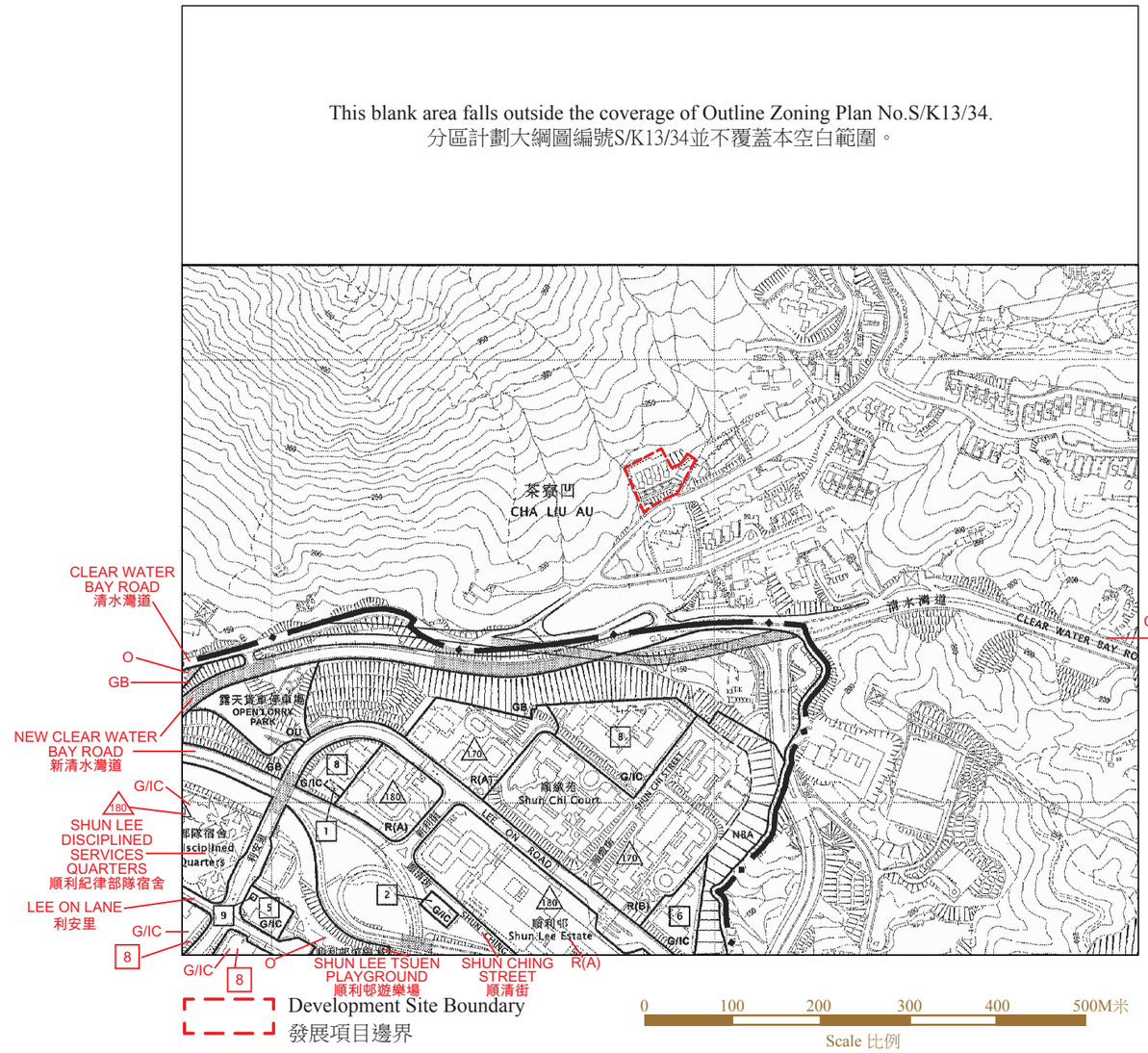
ZONES		**地帶**
RESIDENTIAL (GROUP C)	R(C)	住宅 (丙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
CONSERVATION AREA	CA	自然保育區
COMMUNICATIONS		**交通**
MAJOR ROAD AND JUNCTION		主要道路及路口
MISCELLANEOUS		**其他**
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
PETROL FILLING STATION	P F S	加油站

Adopted from Approved Tseng Lan Shue Outline Zoning Plan No.S/SK-TLS/10 gazetted on 5 May 2023 with adjustment to show the Development site boundary and other information in red.
摘錄自2023年5月5日刊憲之井欄樹分區計劃大綱核准圖，圖則編號為S/SK-TLS/10，經處理並以紅色顯示發展項目邊界及其他資料。

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Note 備註:
Due to technical reasons (such as the shape of the Development), the outline zoning plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance (Cap. 621).
因技術原因 (例如發展項目之形狀)，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》（第621章）所要求的範圍。

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



N

Notation 圖例：

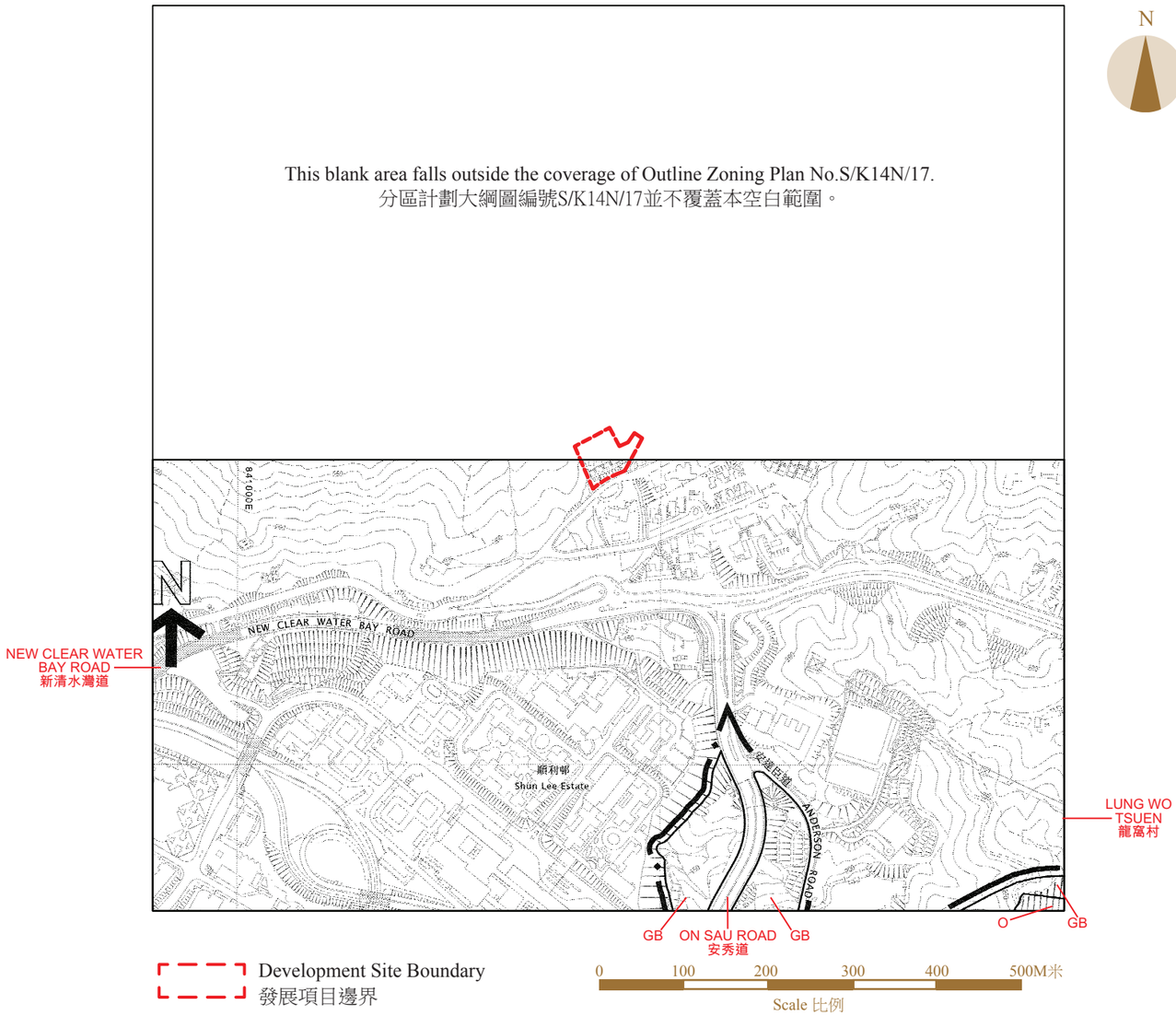
ZONES		**地帶**
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
RESIDENTIAL (GROUP B)	R(B)	住宅 (乙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
COMMUNICATIONS		**交通**
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
MISCELLANEOUS		**其他**
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	120	最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	8	最高建築物高度 (樓層數目)
NON-BUILDING AREA	NBA	非建築用地

Adopted from Approved Ngau Tau Kok and Kowloon Bay (Kowloon Planning Areas No.13 & 17) Outline Zoning Plan No.S/K13/34 gazetted on 7 November 2025 with adjustment to show the Development site boundary and other information in red.
摘錄自2025年11月7日刊憲之牛頭角及九龍灣（九龍規劃區第13及17區）分區計劃大綱核准圖，圖則編號為S/K13/34，經處理並以紅色顯示發展項目邊界及其他資料。

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Note 備註:
Due to technical reasons (such as the shape of the Development), the outline zoning plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance (Cap. 621).
因技術原因 (例如發展項目之形狀)，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》（第621章）所要求的範圍。

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



N

Notation 圖例：

ZONES		**地帶**
OPEN SPACE	O	休憩用地
GREEN BELT	GB	綠化地帶
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

Adopted from Approved Kwun Tong (North)(Kowloon Planning Area No.14 Part) Outline Zoning Plan No.S/K14N/17 gazetted on 10 April 2026 with adjustment to show the Development site boundary and other information in red.
摘錄自2026年4月10日刊憲之觀塘北部（九龍規劃區第14區部分）分區計劃大綱核准圖，圖則編號為S/K14N/17，經處理並以紅色顯示發展項目邊界及其他資料。

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Note 備註:
Due to technical reasons (such as the shape of the Development), the outline zoning plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance (Cap. 621).
因技術原因 (例如發展項目之形狀)，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》（第621章）所要求的範圍。

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



LEGEND OF TERMS ON LAYOUT PLAN:
布局圖名詞：

COMMON AREA	公用地方
FEI NGO SHAN ROAD	飛鵝山道
FILTRATION PLANT AREA	濾水機位置
FOOTPATH	行人路
GARDEN	花園
HOUSE 1	1 號洋房
HOUSE 2	2 號洋房
HOUSE 3	3 號洋房
HOUSE 5	5 號洋房
HOUSE 6	6 號洋房
LAWN	草坪
PASSAGE	通道
P. = PLANTER	花槽
REFUSE COLLECTION AREA	廢物收集處
SWIMMING POOL	泳池

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

LATEST LAYOUT PLAN 現狀布局圖



House 1, 2, 3, 5 & 6, the garden and the podium part have been altered by way of exempted works and minor works under the Buildings Ordinance after completion of the Development. The approximate locations of the alterations that can be indicated on the latest layout plan are indicated thereon and the details of such alterations are set out below (the below numberings refer to the marked alterations on the plan):

a. Relocation of sink.
b. Alteration of metal railing design.
c. Addition of new stone floor paving in garden.
d. Addition of new metal signboard with maintenance access on top of existing fence wall.
e. Alteration of fence wall design.
f. Removal of handrail and erection of new metal fence.
g. Alteration of the height of planter wall.

1、2、3、5 及 6 號洋房、花園及平台部份在發展項目落成後進行獲《建築物條例》豁免及小型工程。該等改動的位置如能在現狀布局圖中顯示就於其上標出。該等改動的詳情列出如下(下文編號對應圖中改動編號)：

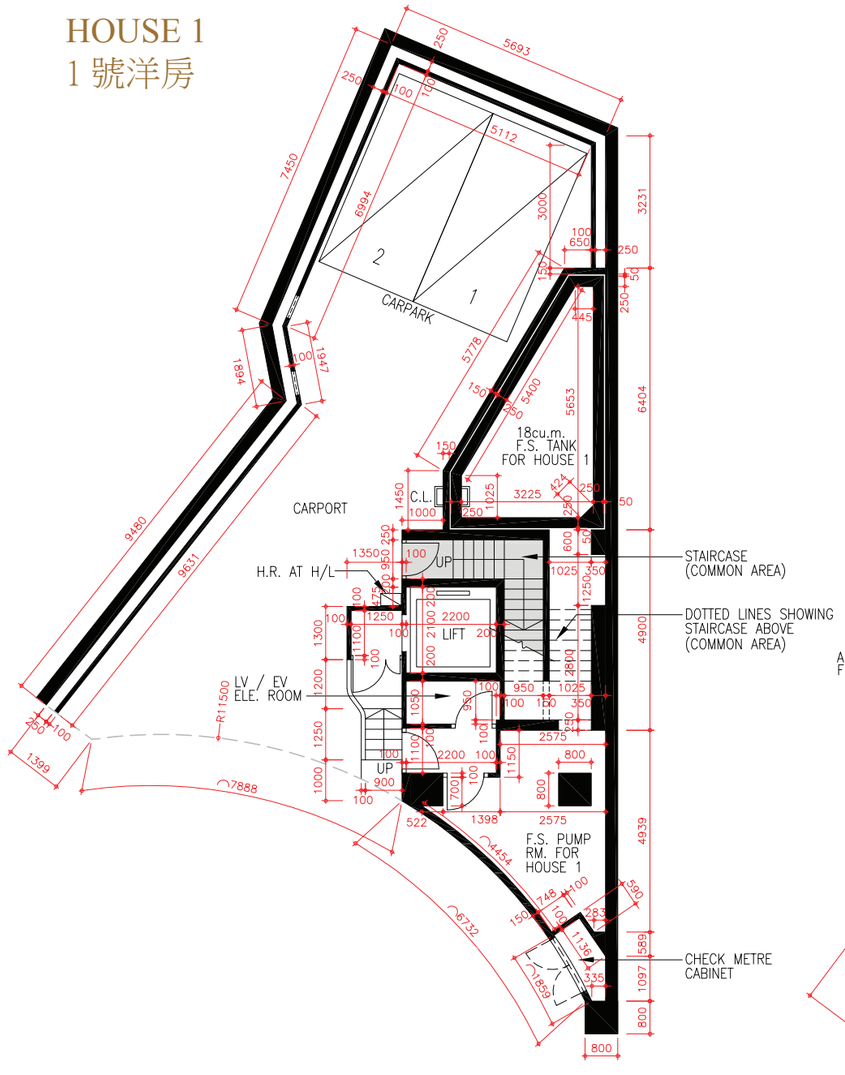
a. 更改洗手盆位置。
b. 更改金屬欄杆設計。
c. 加建花園新石鋪地台。
d. 加建新金屬告示面板及維修出入口於現有圍牆上。
e. 更改圍牆設計。
f. 移除扶手及豎立新金屬圍欄。
g. 更改花槽高度。

LEGEND OF TERMS ON LAYOUT PLAN:
布局圖名詞：

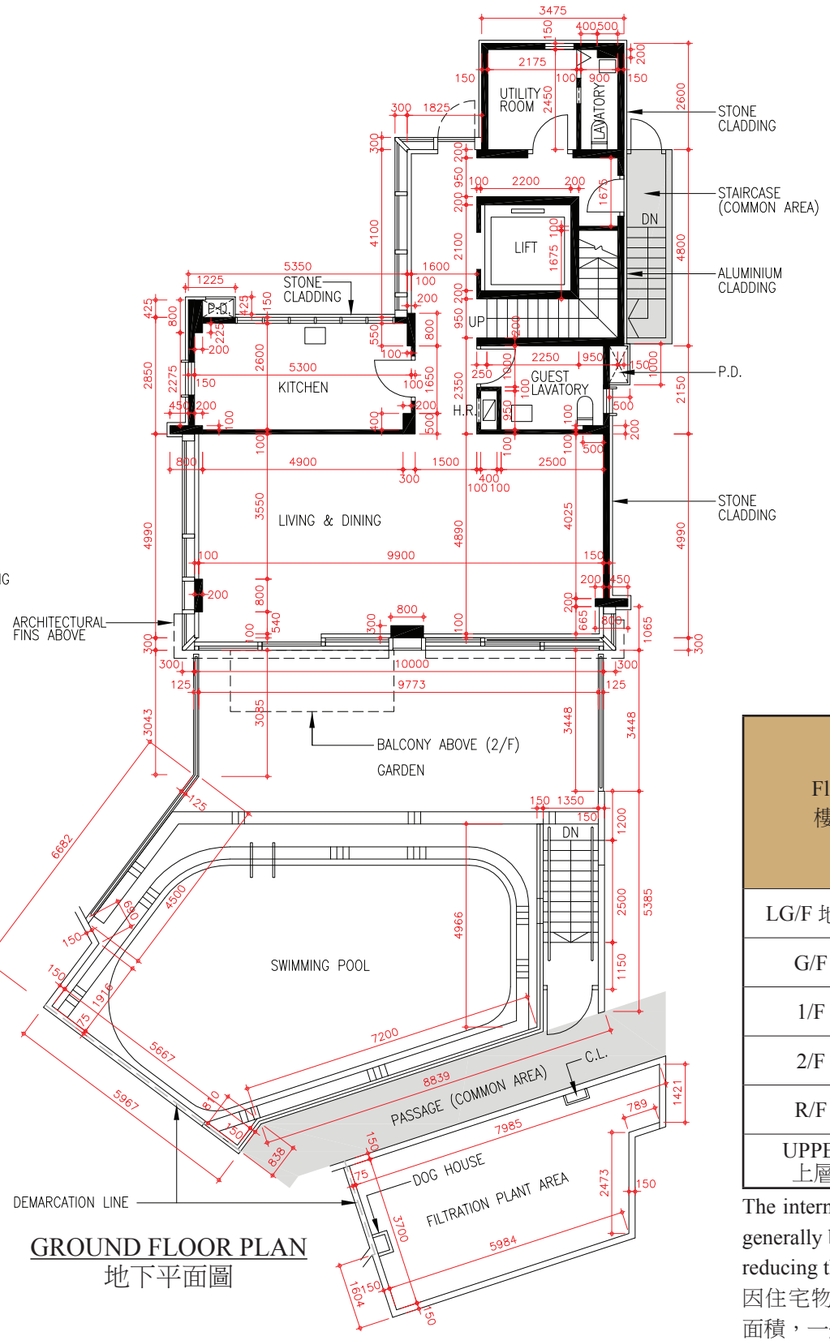
COMMON AREA	公用地方
FEI NGO SHAN ROAD	飛鵝山道
FILTRATION PLANT AREA	濾水機位置
FOOTPATH	行人路
GARDEN	花園
HOUSE 1	1 號洋房
HOUSE 2	2 號洋房
HOUSE 3	3 號洋房
HOUSE 5	5 號洋房
HOUSE 6	6 號洋房
LAWN	草坪
PASSAGE	通道
P. = PLANTER	花槽
REFUSE COLLECTION AREA	廢物收集處
SWIMMING POOL	泳池

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

HOUSE 1
1 號洋房



LOWER GROUND FLOOR PLAN
地下低層平面圖



GROUND FLOOR PLAN
地下平面圖

N

Floor 樓層	Thickness of Floor Slabs (Excluding Plaster) of House 1 (mm) 1 號洋房的樓板 (不包括灰泥) 的厚度 (毫米)	Floor-to-Floor Height of House 1 (m) 1 號洋房層與層之間的高度 (米)
LG/F 地下低層	250	4.0
G/F 地下	550	4.5
1/F 一樓	150	3.3
2/F 二樓	150	3.5
R/F 天台	150	3.5
UPPER R/F 上層天台	N/A 不適用	N/A 不適用

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 5M米
Scale 比例

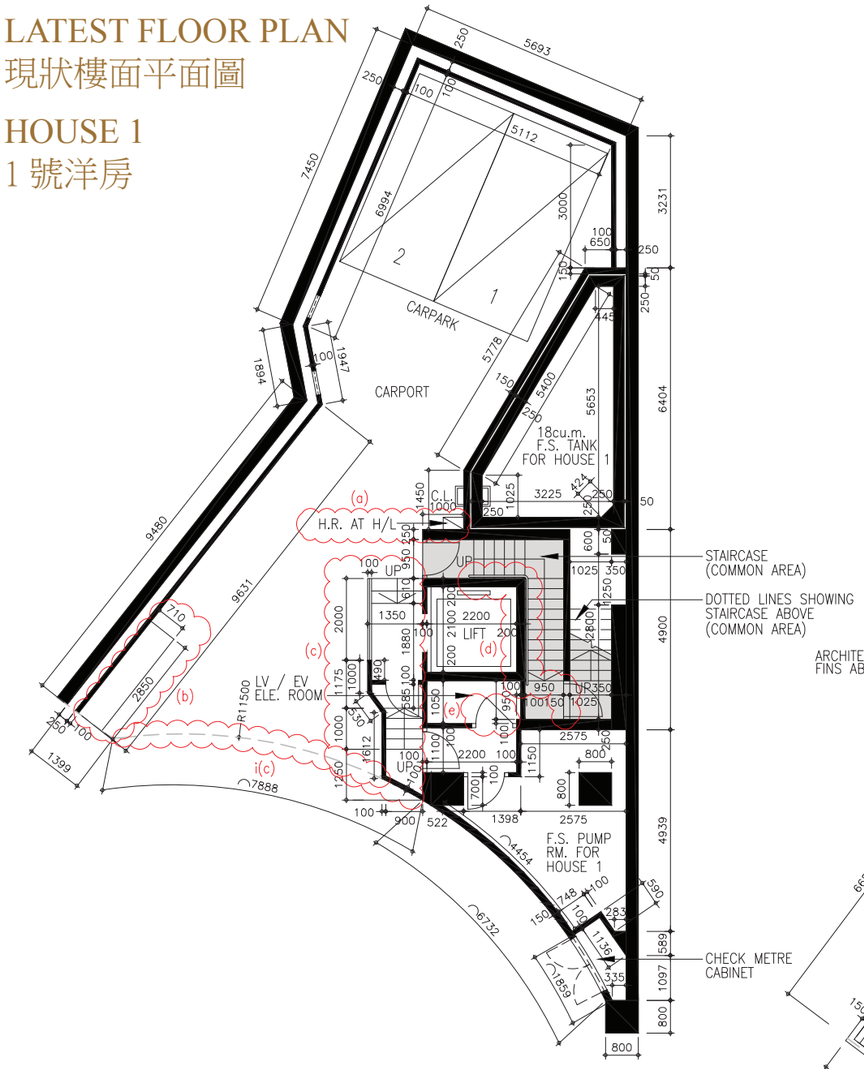
Note 備註:

- The dimensions of floor plans are all structural dimensions in millimetre.
  平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- Please refer to page 46 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
  以上平面圖所顯示之名詞及簡稱請參閱本售樓說明書第46頁。

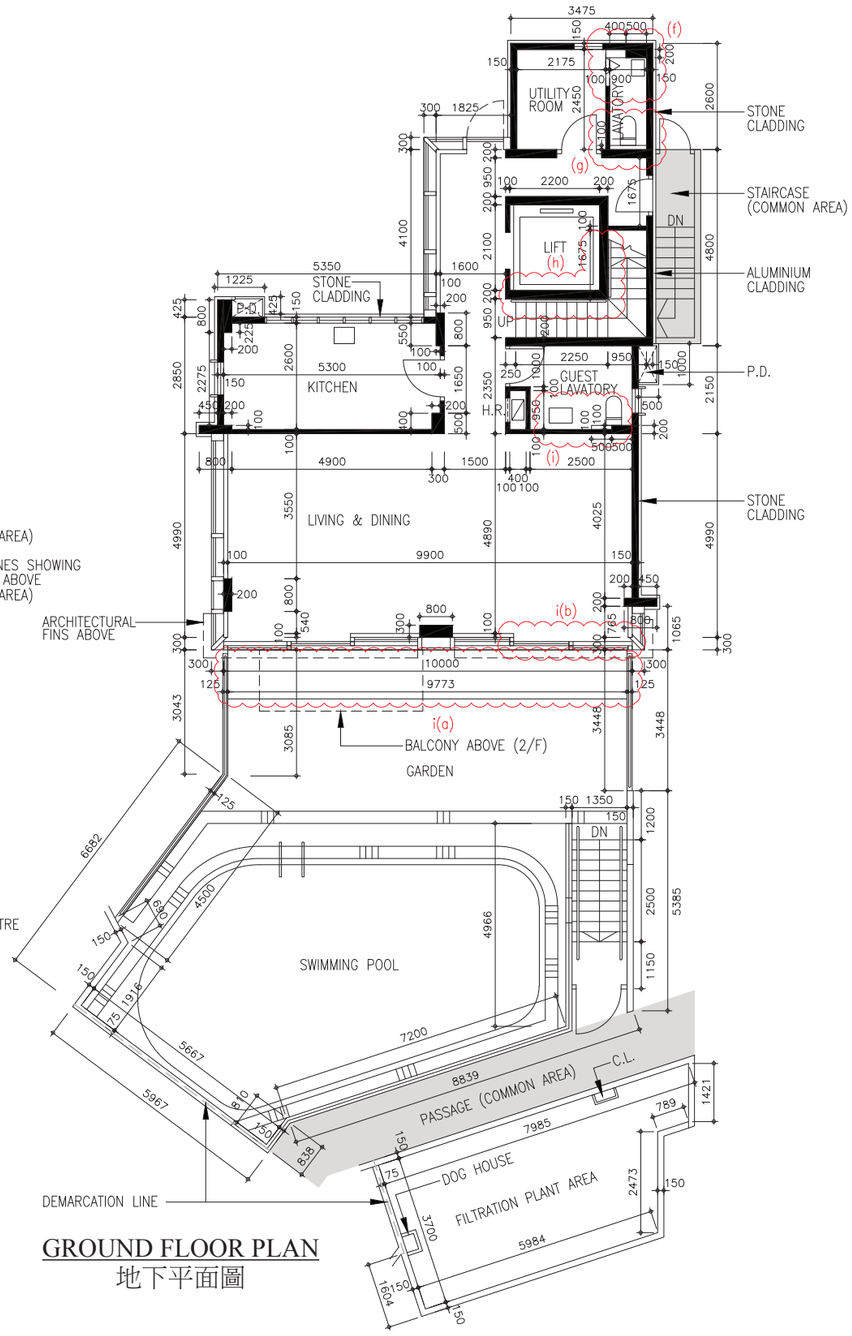
11 | FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

LATEST FLOOR PLAN
現狀樓面平面圖

HOUSE 1
1 號洋房



LOWER GROUND FLOOR PLAN
地下低層平面圖



GROUND FLOOR PLAN
地下平面圖

Note 備註:

- The dimensions of floor plans are all structural dimensions in millimetre.
  平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- Please refer to page 46 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
  以上平面圖所顯示之名詞及簡稱請參閱本售樓說明書第46頁。

N

House 1 has been altered by way of exempted works and minor works under the Buildings Ordinance after completion of the Development. The approximate locations of the alterations are indicated on the latest floor plans and the details of the alterations are set out below (the below numberings refer to the marked alterations on the plan):

a. Relocation of hose reel.
b. Addition of new road curb.
c. Alteration of lift lobby design.
d. Alteration of handrail design, addition of new metal door and threshold.
e. Alteration of door leaf swing angle.
f. Relocation of wash basin, addition of new furring wall, relocation of aluminium folding door and relocation of louvre on wall.
g. Addition of new furring wall.
h. Alteration of handrail design.
i. Relocation of wash basin and addition of new furring wall.
i(a). Addition of new stone floor paving in garden.
i(b). Removal of concrete curb and non barrier glass balustrade.
i(c). Addition of new roller shutter.

1 號洋房在發展項目落成後進行獲《建築物條例》豁免及小型工程。該等改動的位置於現狀樓面平面圖中標出。該等改動列出如下(下文編號對應圖中改動編號):

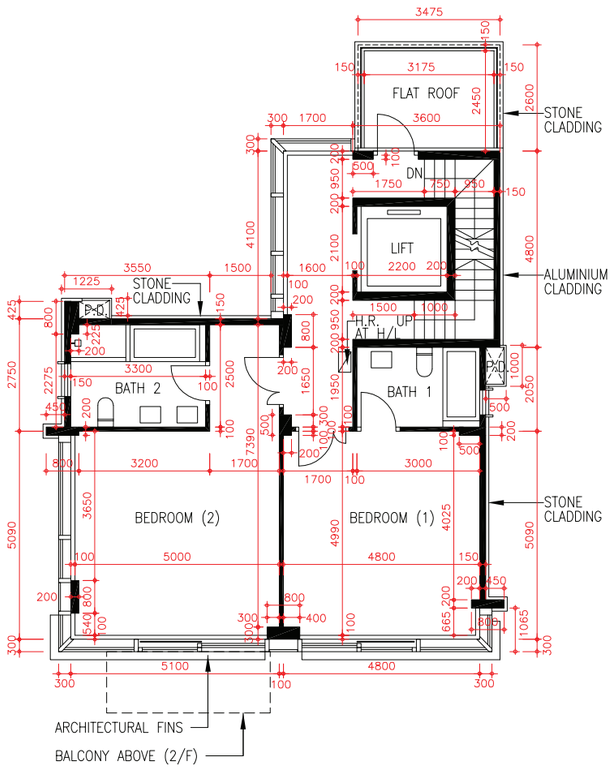
a. 更改消防喉轆位置。
b. 加建新路緣石。
c. 更改電梯大堂設計。
d. 更改扶手設計、加建新金屬門及門檻。
e. 更改門頁可擺動角度。
f. 更改洗手盆位置、加建新填充牆、更改鋁摺門位置及更改牆上百葉位置。
g. 加建新填充牆。
h. 更改扶手設計。
i. 更改洗手盆位置及加建新填充牆。
i(a). 加建花園新石鋪地台。
i(b). 移除混凝土壆及非屏障玻璃欄杆。
i(c). 加建新捲閘。

0 5M米
Scale 比例

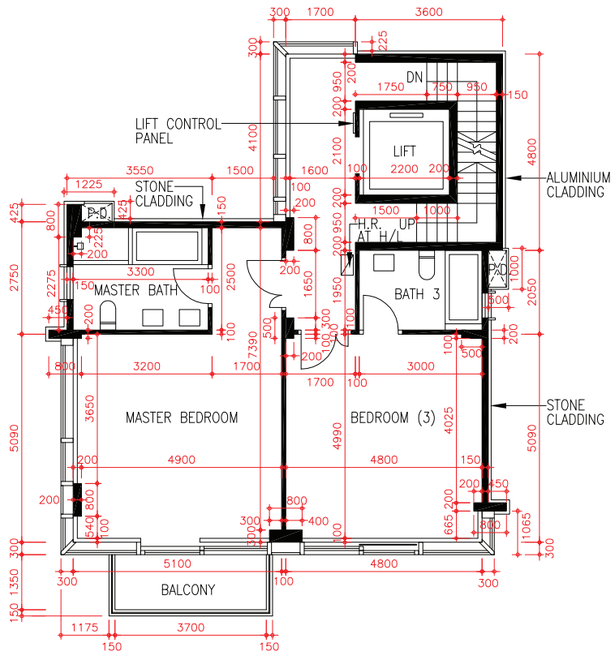
11 | FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

HOUSE 1
1 號洋房

N



FIRST FLOOR PLAN
一樓平面圖



SECOND FLOOR PLAN
二樓平面圖

Note 備註:

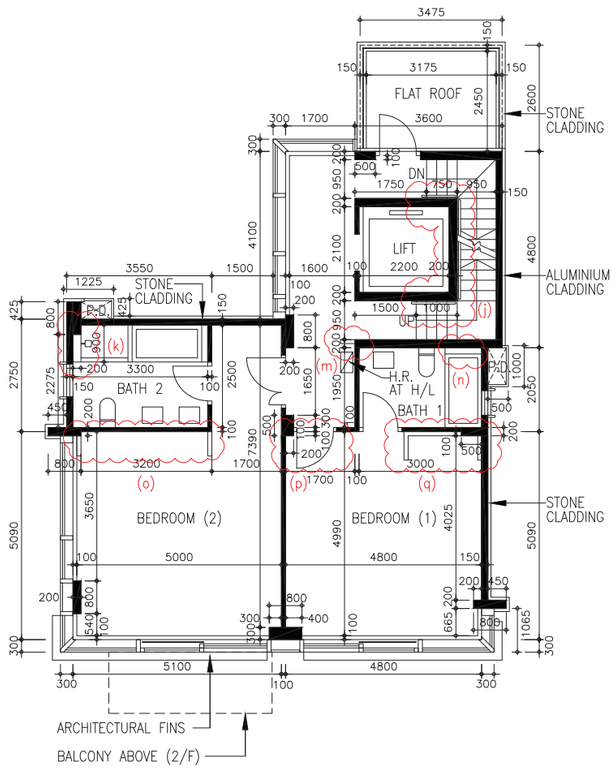
- The dimensions of floor plans are all structural dimensions in millimetre.
  平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- Please refer to page 46 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
  以上平面圖所顯示之名詞及簡稱請參閱本售樓說明書第46頁。

0 5M米
Scale 比例

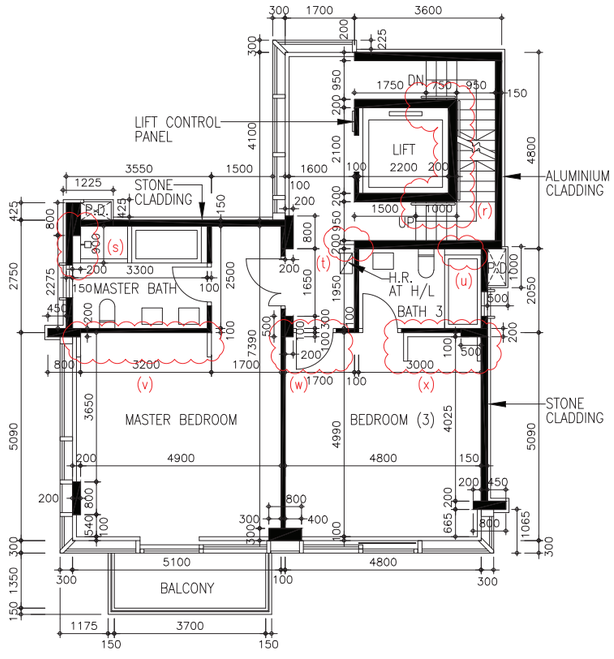
11 | FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

LATEST FLOOR PLAN
現狀樓面平面圖

HOUSE 1
1 號洋房



FIRST FLOOR PLAN
一樓平面圖



SECOND FLOOR PLAN
二樓平面圖

House 1 has been altered by way of exempted works and minor works under the Buildings Ordinance after completion of the Development. The approximate locations of the alterations are indicated on the latest floor plans and the details of the alterations are set out below (the below numberings refer to the marked alterations on the plan):

j. Alteration of handrail design.
k. Addition of new furring wall and relocation of shower mixer for shower cubicle.
m. Erection of new hose reel cabinet partition.
n. Relocation of shower mixer for bathtub.
o. Erection of new closet partition.
p. Alteration of one & half door to single door.
q. Addition of new furring wall.
r. Alteration of handrail design.
s. Addition of new furring wall and relocation of shower mixer for shower cubicle.
t. Erection of new hose reel cabinet partition.
u. Relocation of shower mixer for bathtub.
v. Erection of new closet partition.
w. Alteration of one & half door to single door.
x. Erection of new closet partition.

1 號洋房在發展項目落成後進行獲《建築物條例》豁免及小型工程。該等改動的位置於現狀樓面平面圖中標出。該等改動列出如下(下文編號對應圖中改動編號)：

j. 更改扶手設計。
k. 加建新填充牆及更改淋浴間花灑水龍頭位置。
m. 豎立新消防喉轆櫃側板。
n. 更改浴缸花灑水龍頭位置。
o. 豎立新衣櫃側板。
p. 更改子母門至單掩門。
q. 加建新填充牆。
r. 更改扶手設計。
s. 加建新填充牆及更改淋浴間花灑水龍頭位置。
t. 豎立新消防喉轆櫃側板。
u. 更改浴缸花灑水龍頭位置。
v. 豎立新衣櫃側板。
w. 更改子母門至單掩門。
x. 豎立新衣櫃側板。

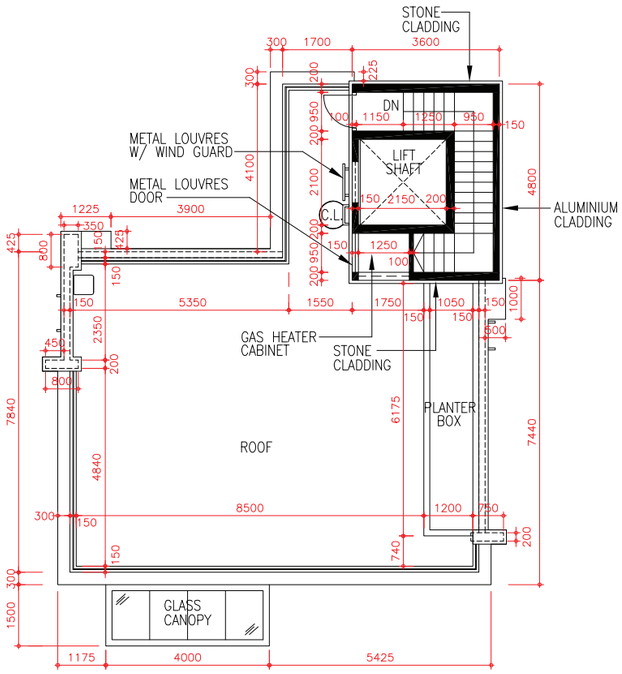
0 5M米
Scale 比例

Note 備註:

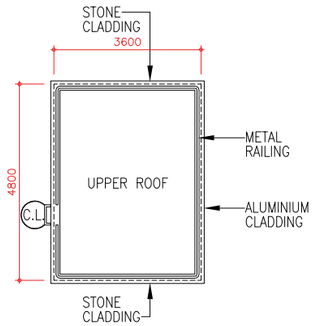
- The dimensions of floor plans are all structural dimensions in millimetre.
  平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- Please refer to page 46 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
  以上平面圖所顯示之名詞及簡稱請參閱本售樓說明書第46頁。

HOUSE 1
1 號洋房

N



ROOF PLAN
天台平面圖



UPPER ROOF PLAN
上層天台平面圖

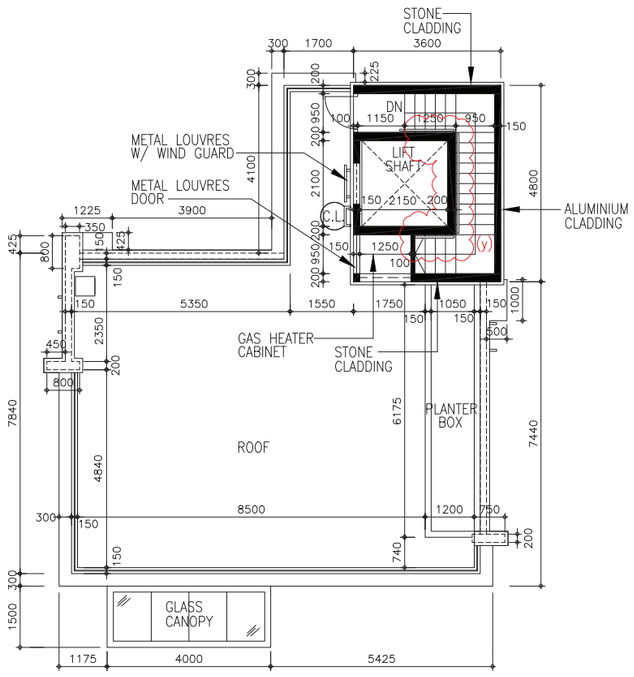
Note 備註:

- The dimensions of floor plans are all structural dimensions in millimetre.
  平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- Please refer to page 46 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
  以上平面圖所顯示之名詞及簡稱請參閱本售樓說明書第46頁。

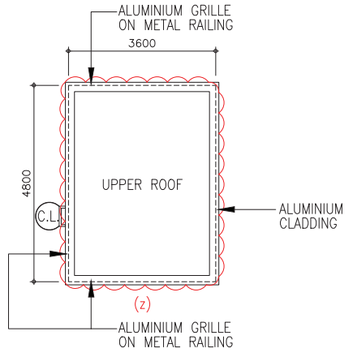
0 5M米
Scale 比例

LATEST FLOOR PLAN
現狀樓面平面圖

HOUSE 1
1 號洋房



ROOF PLAN
天台平面圖



UPPER ROOF PLAN
上層天台平面圖

N

House 1 has been altered by way of exempted works and minor works under the Buildings Ordinance after completion of the Development. The approximate locations of the alterations are indicated on the latest floor plans and the details of the alterations are set out below (the below numberings refer to the marked alterations on the plan):
y. Alteration of handrail design.
z. Alteration of metal railing design.

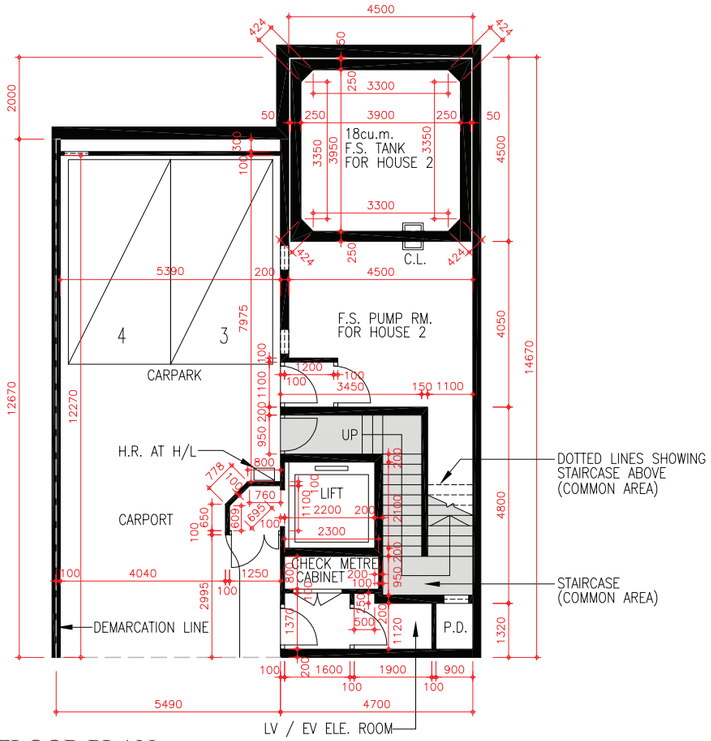
1 號洋房在發展項目落成後進行獲《建築物條例》豁免及小型工程。該等改動的位置於現狀樓面平面圖中標出。該等改動列出如下(下文編號對應圖中改動編號)：
y. 更改扶手設計。
z. 更改金屬欄杆設計。

Note 備註:
- The dimensions of floor plans are all structural dimensions in millimetre.
  平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- Please refer to page 46 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
  以上平面圖所顯示之名詞及簡稱請參閱本售樓說明書第46頁。

0 5M米
Scale 比例

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

HOUSE 2
2 號洋房



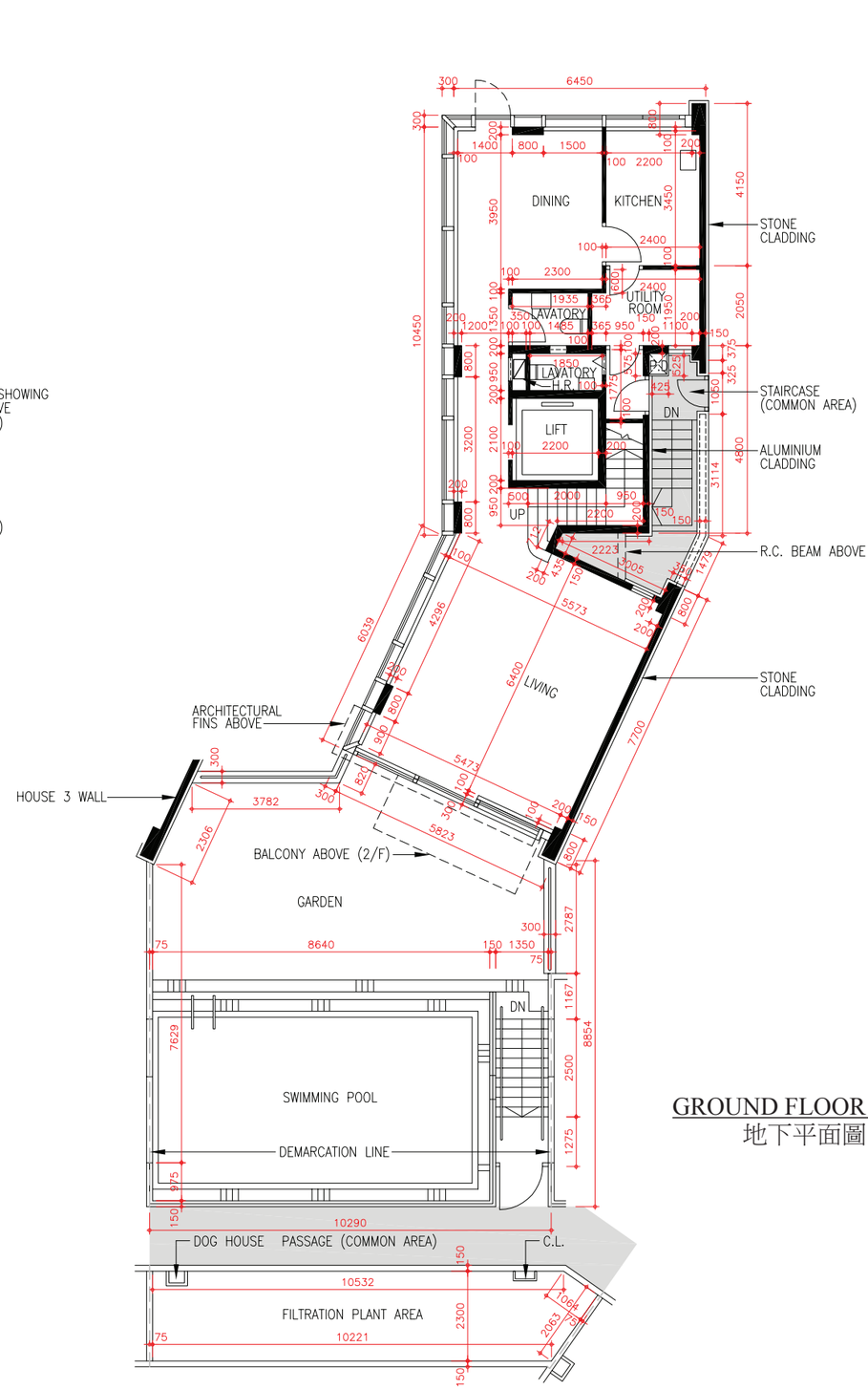
LOWER GROUND FLOOR PLAN
地下低層平面圖

Floor 樓層	Thickness of Floor Slabs (Excluding Plaster) of House 2 (mm) 2 號洋房的樓板 (不包括灰泥) 的厚度(毫米)	Floor-to-Floor Height of House 2 (m) 2 號洋房 層與層之間的高度 (米)
LG/F 地下低層	250	4.0
G/F 地下	550	4.5
1/F 一樓	150	3.3
2/F 二樓	150	3.5
R/F 天台	150	3.0
UPPER R/F 上層天台	N/A 不適用	N/A 不適用

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。

Note 備註:

- The dimensions of floor plans are all structural dimensions in millimetre.
  平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- Please refer to page 46 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
  以上平面圖所顯示之名詞及簡稱請參閱本售樓說明書第46頁。



GROUND FLOOR PLAN
地下平面圖

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

LATEST FLOOR PLAN
現狀樓面平面圖

HOUSE 2
2 號洋房

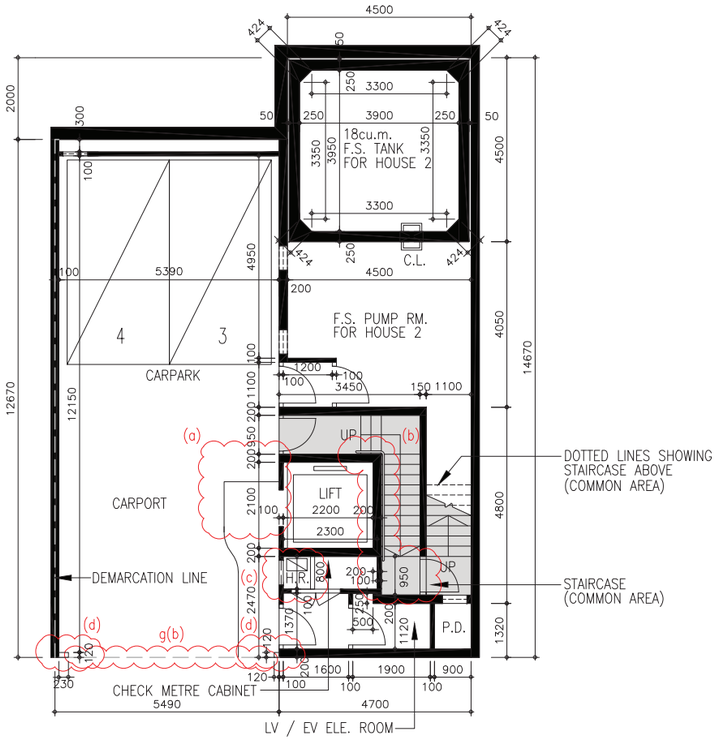
House 2 has been altered by way of exempted works and minor works under the Buildings Ordinance after completion of the Development.

The approximate locations of the alterations are indicated on the latest floor plans and the details of the alterations are set out below (the below numberings refer to the marked alterations on the plan):

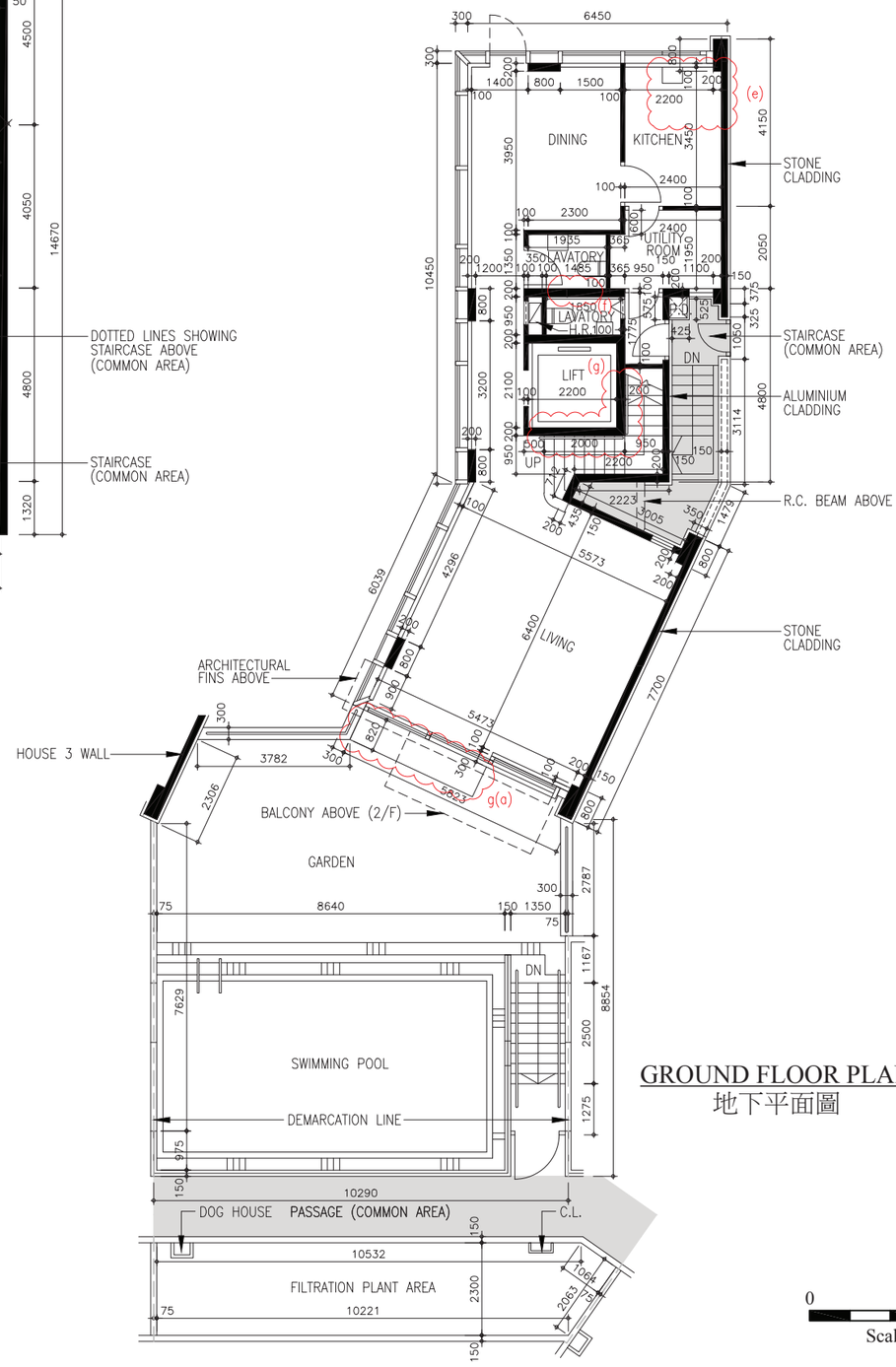
a. Demolition of lift lobby.
b. Alteration of handrail design, addition of new metal door and threshold.
c. Relocation of hose reel and erection of new hose reel cabinet.
d. Erection of new non-structural partition.
e. Relocation of sink.
f. Removal of louvre on wall.
g. Alteration of handrail design.
g(a). Addition of new stone floor paving in garden.
g(b). Addition of new roller shutter.

2 號洋房在發展項目落成後進行獲《建築物條例》豁免及小型工程。該等改動的位置於現狀樓面平面圖中標出。該等改動列出如下(下文編號對應圖中改動編號)：

a. 拆除電梯大堂。
b. 更改扶手設計、加建新金屬門及門檻。
c. 更改消防喉轆位置及豎立新消防喉轆櫃。
d. 豎立新非結構側板。
e. 更改洗手盆位置。
f. 移除牆上百葉。
g. 更改扶手設計。
g(a). 加建花園新石鋪地台。
g(b). 加建新捲閘。



LOWER GROUND FLOOR PLAN
地下低層平面圖



GROUND FLOOR PLAN
地下平面圖

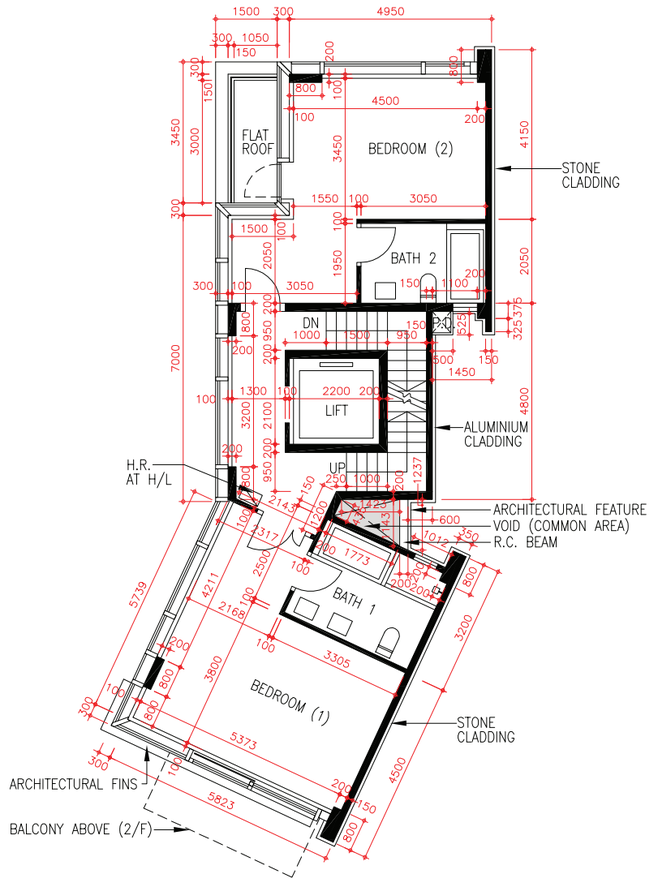
Note 備註:

- The dimensions of floor plans are all structural dimensions in millimetre.
  平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- Please refer to page 46 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
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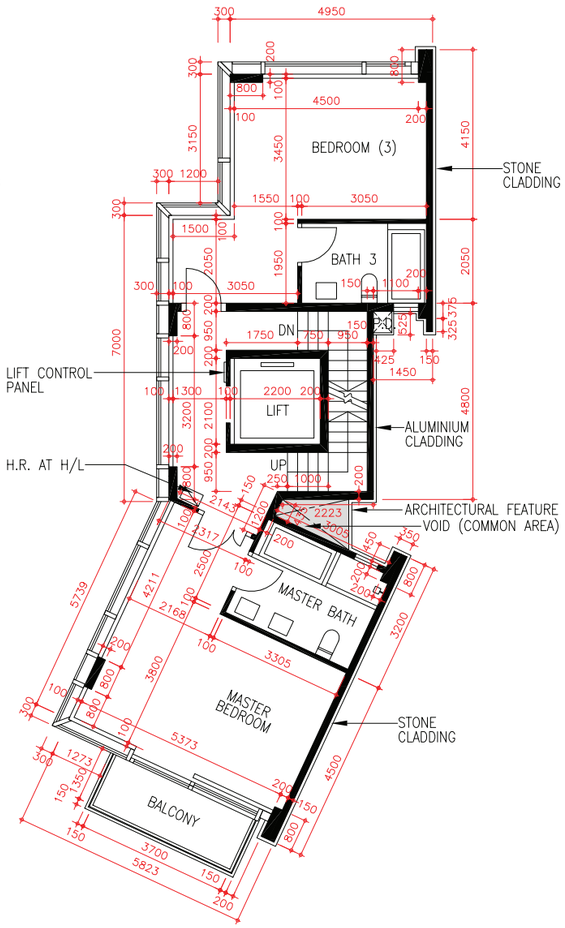
11 | FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

HOUSE 2
2 號洋房

N



FIRST FLOOR PLAN
一樓平面圖



SECOND FLOOR PLAN
二樓平面圖

Note 備註:

- The dimensions of floor plans are all structural dimensions in millimetre.
  平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- Please refer to page 46 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
  以上平面圖所顯示之名詞及簡稱請參閱本售樓說明書第46頁。

0 5M米
Scale 比例

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

LATEST FLOOR PLAN
現狀樓面平面圖

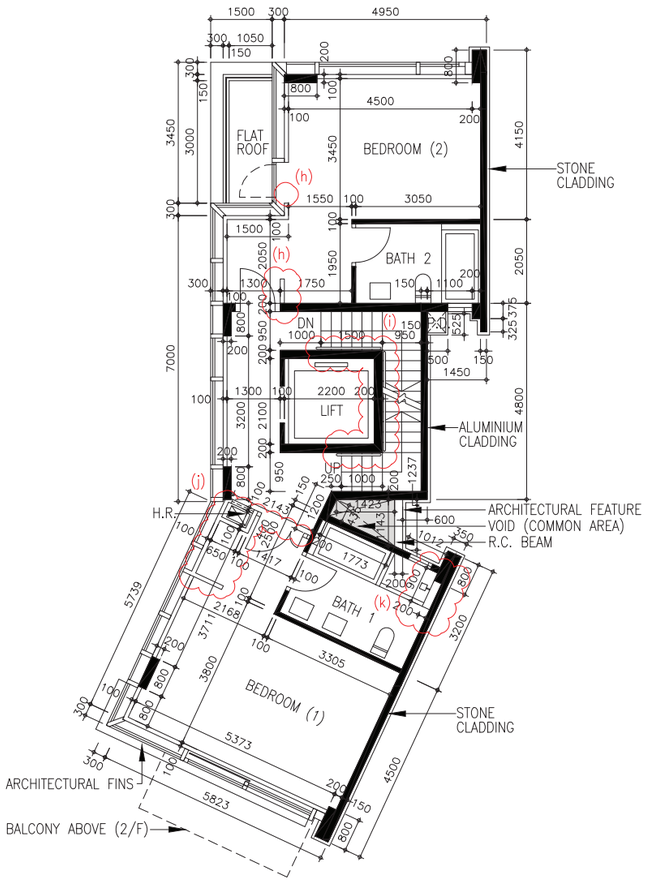
HOUSE 2
2 號洋房

House 2 has been altered by way of exempted works and minor works under the Buildings Ordinance after completion of the Development. The approximate locations of the alterations are indicated on the latest floor plans and the details of the alterations are set out below (the below numberings refer to the marked alterations on the plan):

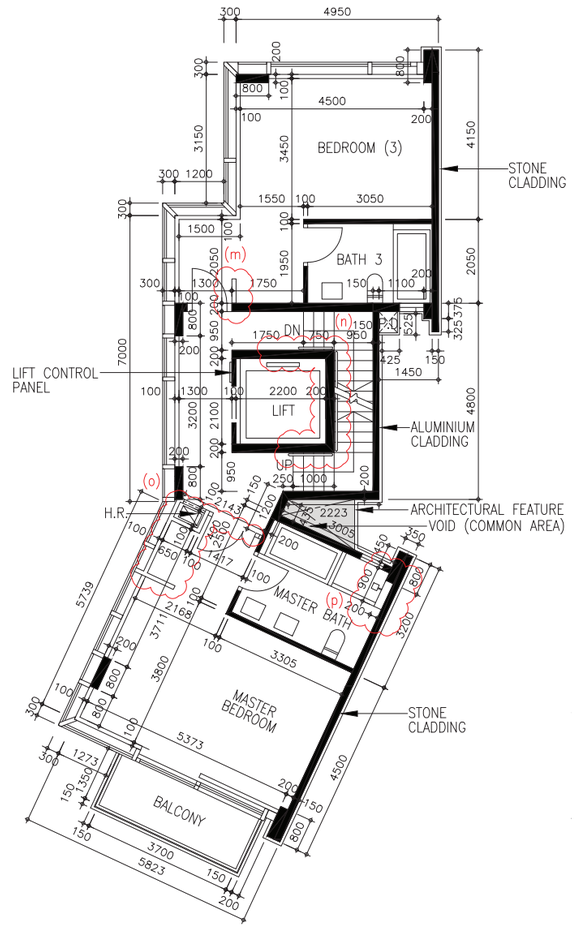
h. Erection of new closet partition and removal of a part of concrete curb.
i. Alteration of handrail design.
j. Relocation of hose reel, removal of partition wall, erection of new closet partition and new hose reel cabinet.
k. Addition of new furring wall and relocation of shower mixer for shower cubicle.
m. Erection of new closet partition.
n. Alteration of handrail design.
o. Relocation of hose reel, removal of partition wall, erection of new closet partition and new hose reel cabinet.
p. Addition of new furring wall and relocation of shower mixer for shower cubicle.

2 號洋房在發展項目落成後進行獲《建築物條例》豁免及小型工程。該等改動的位置於現狀樓面平面圖中標出。該等改動列出如下(下文編號對應圖中改動 編號)：

h. 豎立新衣櫃側板及移除部分混凝土壆。
i. 更改扶手設計。
j. 更改消防喉轆位置、移除分隔牆、豎立新衣櫃側板及新消防喉轆櫃。
k. 加建新填充牆及更改淋浴間花灑水龍頭位置。
m. 豎立新衣櫃側板。
n. 更改扶手設計。
o. 更改消防喉轆位置、移除分隔牆、豎立新衣櫃側板及新消防喉轆櫃。
p. 加建新填充牆及更改淋浴間花灑水龍頭位置。



FIRST FLOOR PLAN
一樓平面圖



SECOND FLOOR PLAN
二樓平面圖

N

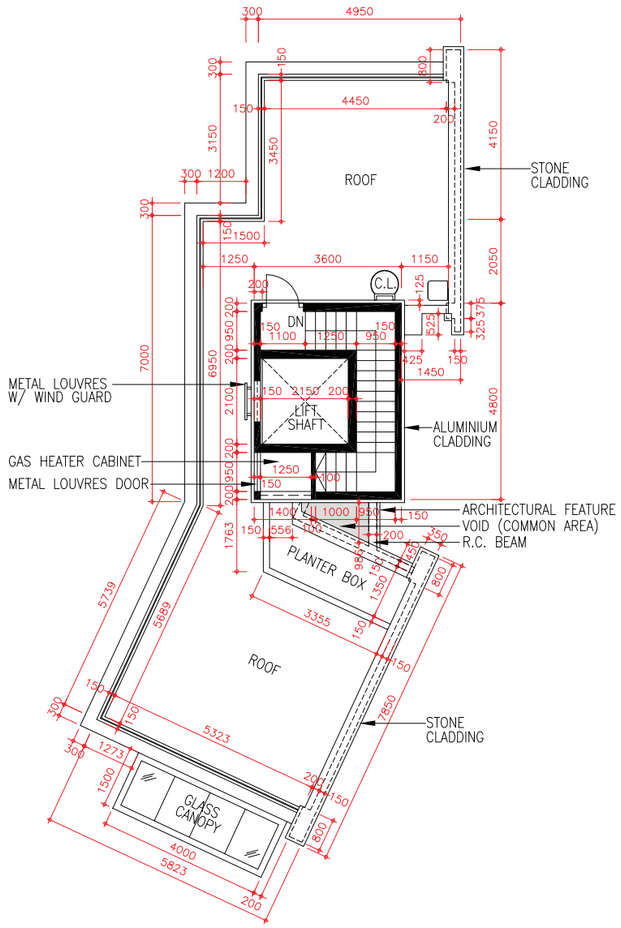
Note 備註:

- The dimensions of floor plans are all structural dimensions in millimetre.
  平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- Please refer to page 46 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
  以上平面圖所顯示之名詞及簡稱請參閱本售樓說明書第46頁。

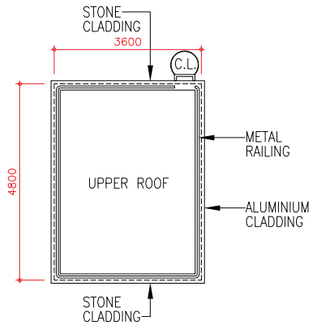
0 5M米
Scale 比例

HOUSE 2
2 號洋房

N



ROOF PLAN
天台平面圖



UPPER ROOF PLAN
上層天台平面圖

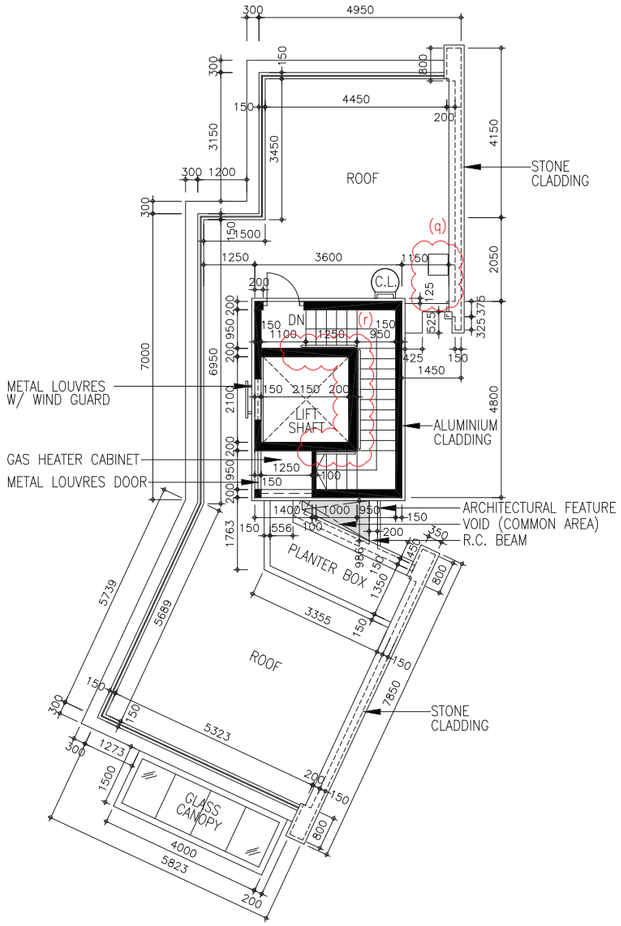
Note 備註:

- The dimensions of floor plans are all structural dimensions in millimetre.
  平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- Please refer to page 46 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
  以上平面圖所顯示之名詞及簡稱請參閱本售樓說明書第46頁。

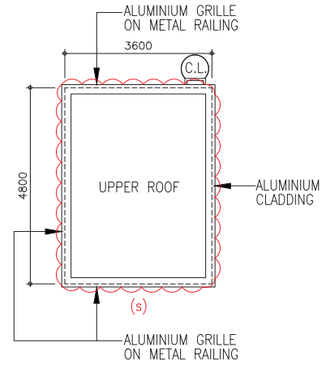
0 5M米
Scale 比例

LATEST FLOOR PLAN
現狀樓面平面圖

HOUSE 2
2 號洋房



ROOF PLAN
天台平面圖



UPPER ROOF PLAN
上層天台平面圖

N

House 2 has been altered by way of exempted works and minor works under the Buildings Ordinance after completion of the Development. The approximate locations of the alterations are indicated on the latest floor plans and the details of the alterations are set out below (the below numberings refer to the marked alterations on the plan):

q. Relocation of sink.
r. Alteration of handrail design.
s. Alteration of metal railing design.

2 號洋房在發展項目落成後進行獲《建築物條例》豁免及小型工程。該等改動的位置於現狀樓面平面圖中標出。該等改動列出如下(下文編號對應圖中改動編號)：

q. 更改洗手盆位置。
r. 更改扶手設計。
s. 更改金屬欄杆設計。

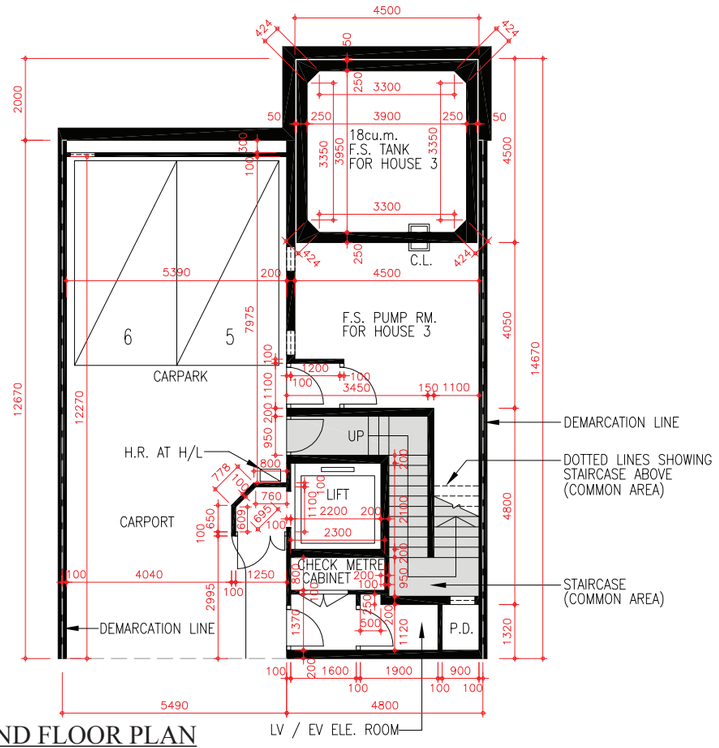
Note 備註:

- The dimensions of floor plans are all structural dimensions in millimetre.
  平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- Please refer to page 46 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
  以上平面圖所顯示之名詞及簡稱請參閱本售樓說明書第46頁。

0 5M米
Scale 比例

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

HOUSE 3
3 號洋房



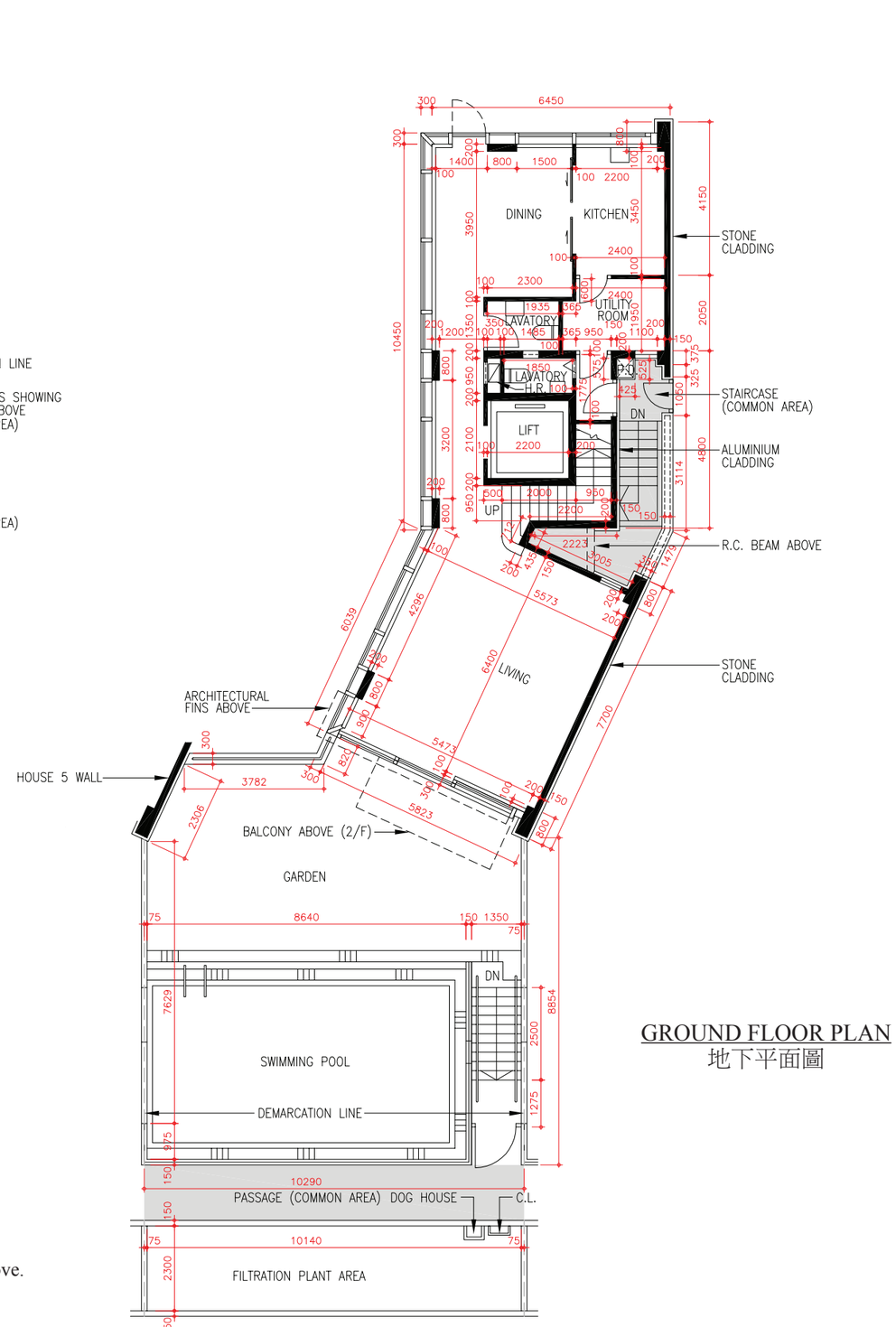
LOWER GROUND FLOOR PLAN
地下低層平面圖

Floor 樓層	Thickness of Floor Slabs (Excluding Plaster) of House 3 (mm) 3 號洋房的樓板 (不包括灰泥) 的厚度 (毫米)	Floor-to-Floor Height of House 3 (m) 3 號洋房 層與層之間的高度 (米)
LG/F 地下低層	250	4.0
G/F 地下	550	4.5
1/F 一樓	150	3.3
2/F 二樓	150	3.5
R/F 天台	150	3.0
UPPER R/F 上層天台	N/A 不適用	N/A 不適用

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。

Note 備註:

- The dimensions of floor plans are all structural dimensions in millimetre.
  平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- Please refer to page 46 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
  以上平面圖所顯示之名詞及簡稱請參閱本售樓說明書第46頁。



GROUND FLOOR PLAN
地下平面圖

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

LATEST FLOOR PLAN
現狀樓面平面圖

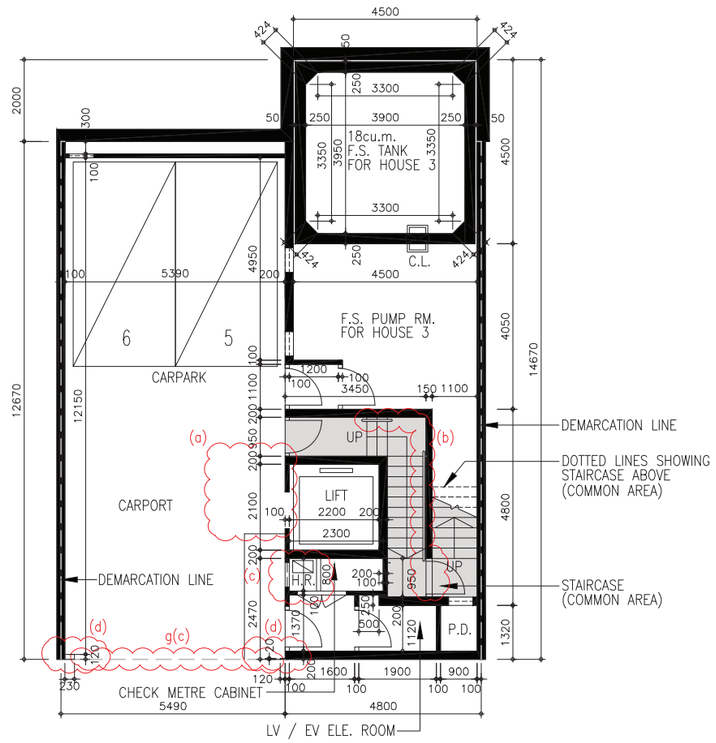
HOUSE 3
3 號洋房

House 3 has been altered by way of exempted works and minor works under the Buildings Ordinance after completion of the Development. The approximate locations of the alterations are indicated on the latest floor plans and the details of the alterations are set out below (the below numberings refer to the marked alterations on the plan):

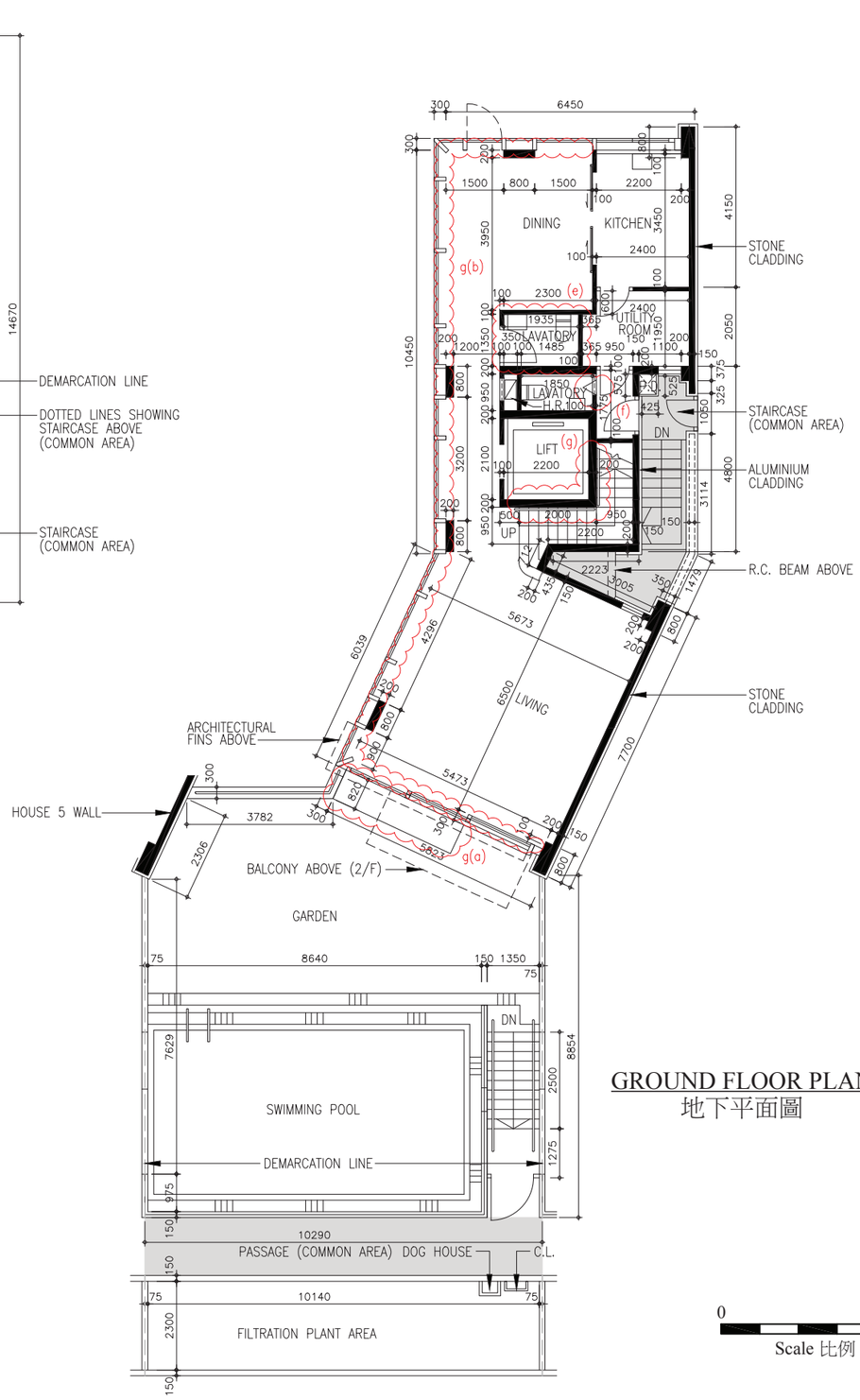
a. Demolition of lift lobby.
b. Alteration of handrail design, addition of new metal door and threshold.
c. Relocation of hose reel and erection of new hose reel cabinet.
d. Erection of new non-structural partition.
e. Relocation of wash basin, water closet and removal of louvre on wall.
f. Relocation of aluminium folding door leaf.
g. Alteration of handrail design.
g(a). Addition of new stone floor paving in garden.
g(b). Removal of concrete curb.
g(c). Addition of new roller shutter.

3 號洋房在發展項目落成後進行獲《建築物條例》豁免及小型工程。該等改動的位置於現狀樓面平面圖中標出。該等改動列出如下(下文編號對應圖中改動編號)：

a. 拆除電梯大堂。
b. 更改扶手設計、加建新金屬門及門檻。
c. 更改消防喉轆位置及豎立新消防喉轆櫃。
d. 豎立新非結構側板。
e. 更改洗手盆、坐廁位置及移除牆上百葉。
f. 更改鋁摺門頁位置。
g. 更改扶手設計。
g(a). 加建花園新石鋪地台。
g(b). 移除混凝土壆。
g(c). 加建新捲閘。



LOWER GROUND FLOOR PLAN
地下低層平面圖



GROUND FLOOR PLAN
地下平面圖

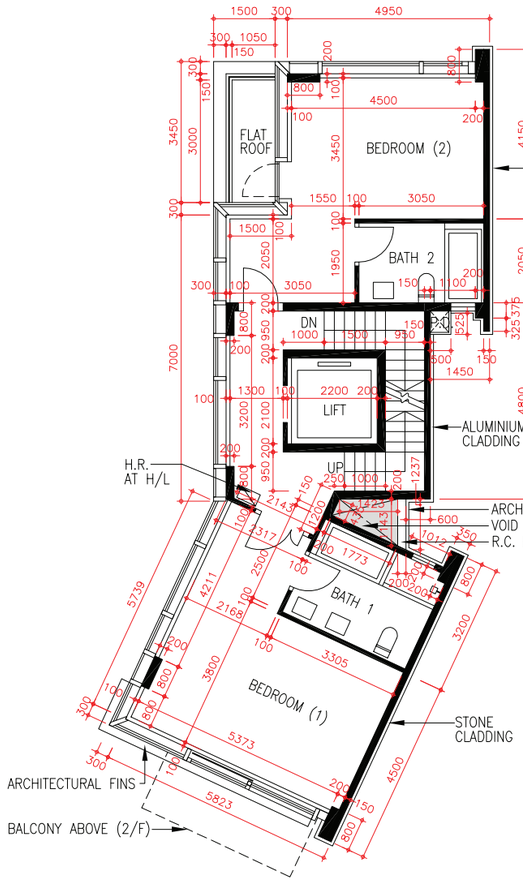
Note 備註:

- The dimensions of floor plans are all structural dimensions in millimetre.
  平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- Please refer to page 46 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
  以上平面圖所顯示之名詞及簡稱請參閱本售樓說明書第46頁。

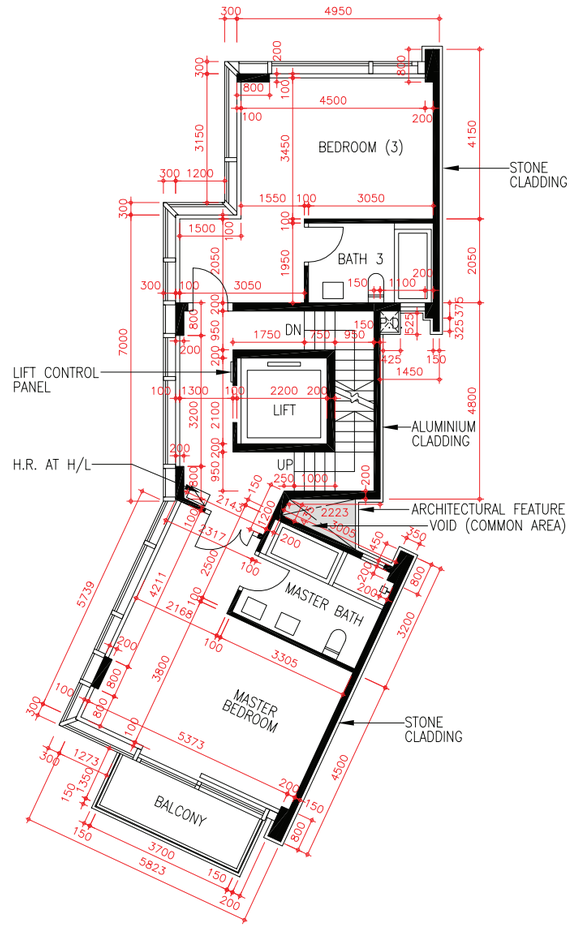
11 | FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

HOUSE 3
3 號洋房

N



FIRST FLOOR PLAN
一樓平面圖



SECOND FLOOR PLAN
二樓平面圖

Note 備註:

- The dimensions of floor plans are all structural dimensions in millimetre.
  平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- Please refer to page 46 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
  以上平面圖所顯示之名詞及簡稱請參閱本售樓說明書第46頁。

0 5M米
Scale 比例

LATEST FLOOR PLAN
現狀樓面平面圖

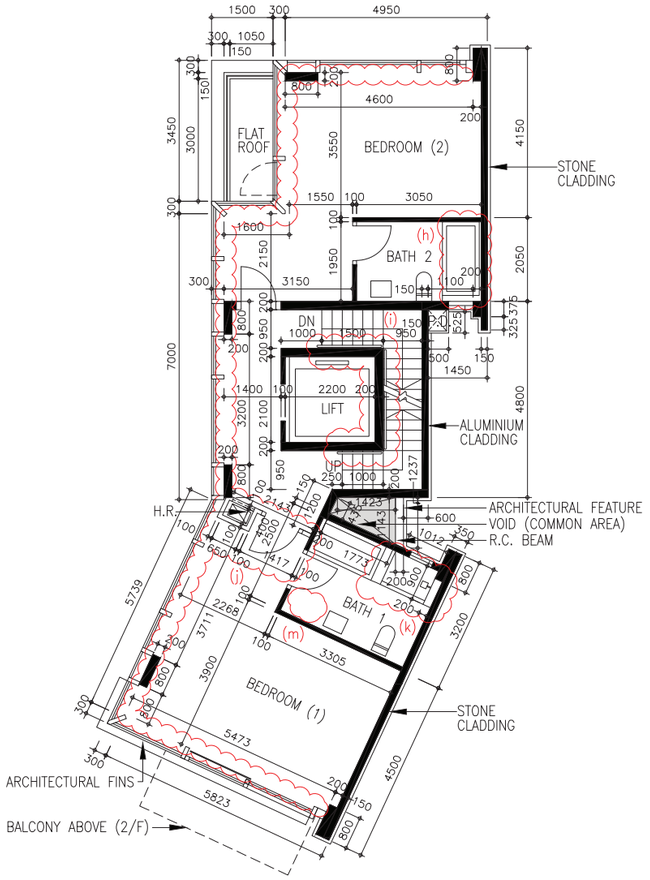
HOUSE 3
3 號洋房

House 3 has been altered by way of exempted works and minor works under the Buildings Ordinance after completion of the Development. The approximate locations of the alterations are indicated on the latest floor plans and the details of the alterations are set out below (the below numberings refer to the marked alterations on the plan):

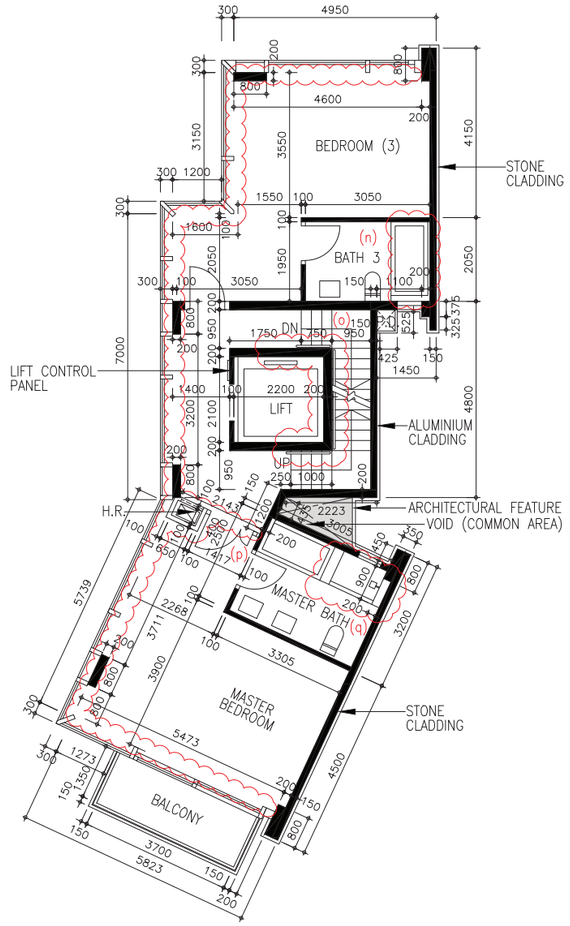
h. Alteration of bathtub design and relocation of shower mixer for bathtub.
i. Alteration of handrail design.
j. Relocation of hose reel, removal of partition wall, erection of new hose reel cabinet, alteration of one & half door to single door and removal of concrete curb.
k. Addition of new furring wall and relocation of shower mixer for bathtub and shower cubicle.
m. Removal of one wash basin.
n. Alteration of bathtub design and relocation of shower mixer for bathtub.
o. Alteration of handrail design.
p. Relocation of hose reel, removal of partition wall, erection of new hose reel cabinet and removal of concrete curb.
q. Addition of new furring wall and relocation of shower mixer for bathtub and shower cubicle.

3 號洋房在發展項目落成後進行獲《建築物條例》豁免及小型工程。該等改動的位置於現狀樓面平面圖中標出。該等改動列出如下(下文編號對應圖中改動編號)：

h. 更改浴缸設計及更改浴缸花灑水龍頭位置。
i. 更改扶手設計。
j. 更改消防喉轆位置、移除分隔牆、豎立新消防喉轆櫃及改動子母門至單掩門及移除混凝土塾。
k. 加建新填充牆及更改浴缸及淋浴間花灑水龍頭位置。
m. 移除一個洗手盆。
n. 更改浴缸設計及更改浴缸花灑水龍頭位置。
o. 更改扶手設計。
p. 更改消防喉轆位置、移除分隔牆、豎立新消防喉轆櫃及移除混凝土塾。
q. 加建新填充牆、更改浴缸及淋浴間花灑水龍頭位置。



FIRST FLOOR PLAN
一樓平面圖



SECOND FLOOR PLAN
二樓平面圖

N

0 5M米
Scale 比例

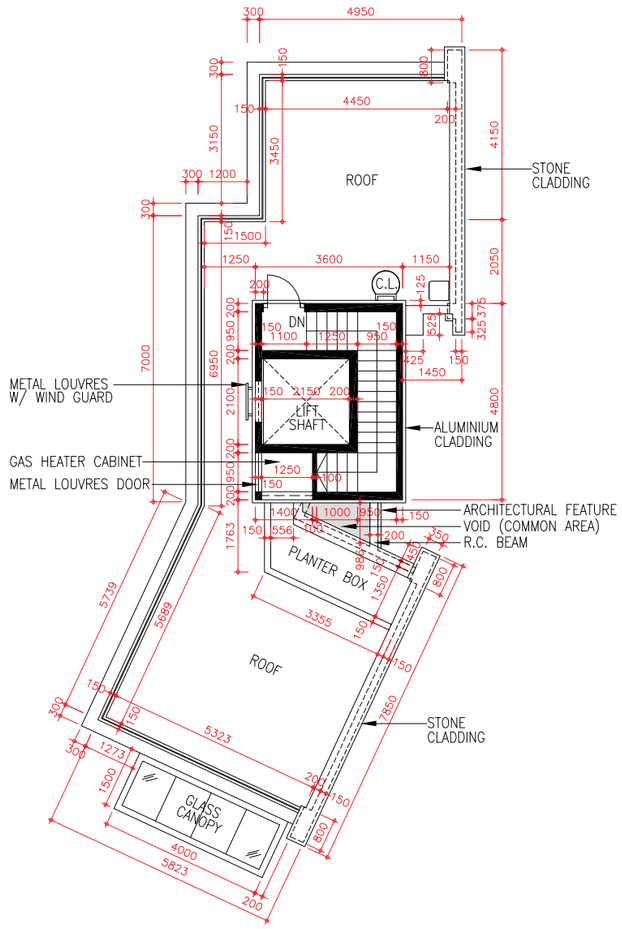
Note 備註:

- The dimensions of floor plans are all structural dimensions in millimetre.
  平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- Please refer to page 46 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
  以上平面圖所顯示之名詞及簡稱請參閱本售樓說明書第46頁。

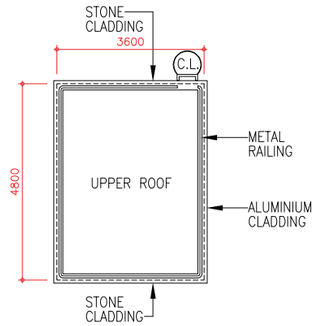
11 | FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

HOUSE 3
3 號洋房

N



ROOF PLAN
天台平面圖



UPPER ROOF PLAN
上層天台平面圖

Note 備註:

- The dimensions of floor plans are all structural dimensions in millimetre.
  平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- Please refer to page 46 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
  以上平面圖所顯示之名詞及簡稱請參閱本售樓說明書第46頁。

0 5M米
Scale 比例

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

LATEST FLOOR PLAN
現狀樓面平面圖

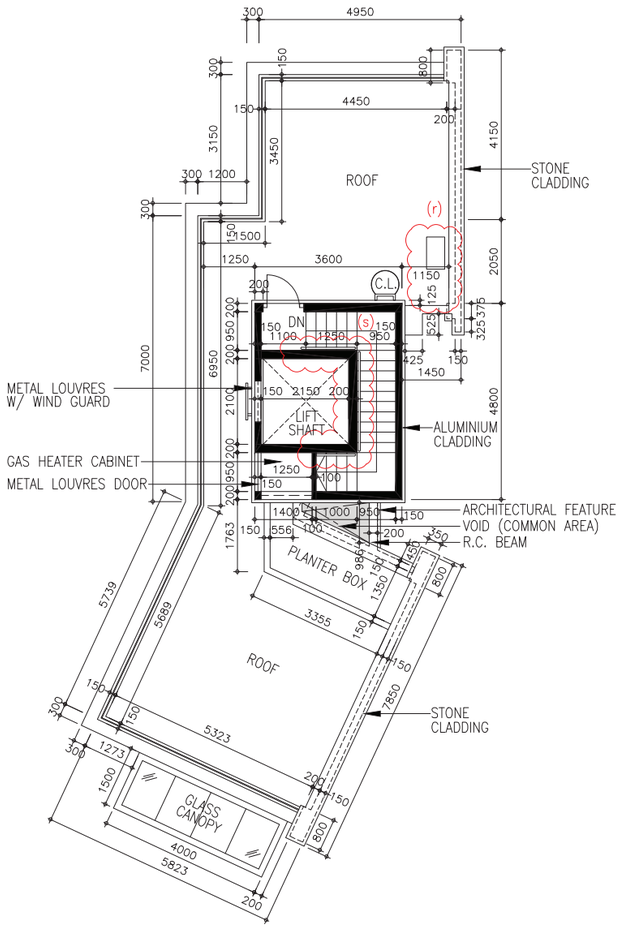
HOUSE 3
3 號洋房

House 3 has been altered by way of exempted works and minor works under the Buildings Ordinance after completion of the Development. The approximate locations of the alterations are indicated on the latest floor plans and the details of the alterations are set out below (the below numberings refer to the marked alterations on the plan):

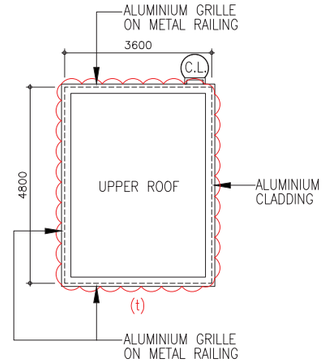
r. Relocation of sink.
s. Alteration of handrail design.
t. Alteration of metal railing design.

3 號洋房在發展項目落成後進行獲《建築物條例》豁免及小型工程。該等改動的位置於現狀樓面平面圖中標出。該等改動列出如下(下文編號對應圖中改動編號)：

r. 更改洗手盆位置。
s. 更改扶手設計。
t. 更改金屬欄杆設計。



ROOF PLAN
天台平面圖



UPPER ROOF PLAN
上層天台平面圖

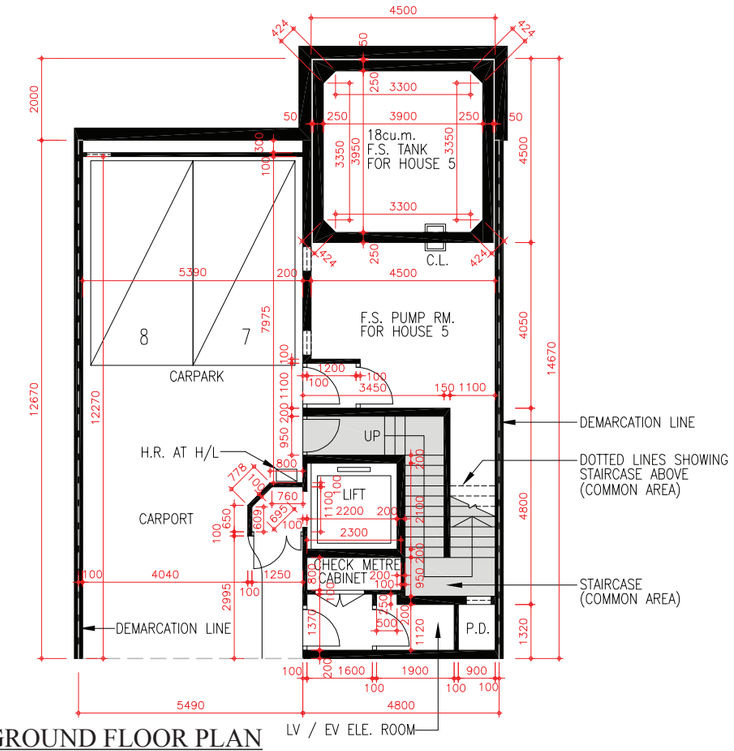
Note 備註:

- The dimensions of floor plans are all structural dimensions in millimetre.
  平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- Please refer to page 46 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
  以上平面圖所顯示之名詞及簡稱請參閱本售樓說明書第46頁。

0 5M米
Scale 比例

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

HOUSE 5
5 號洋房



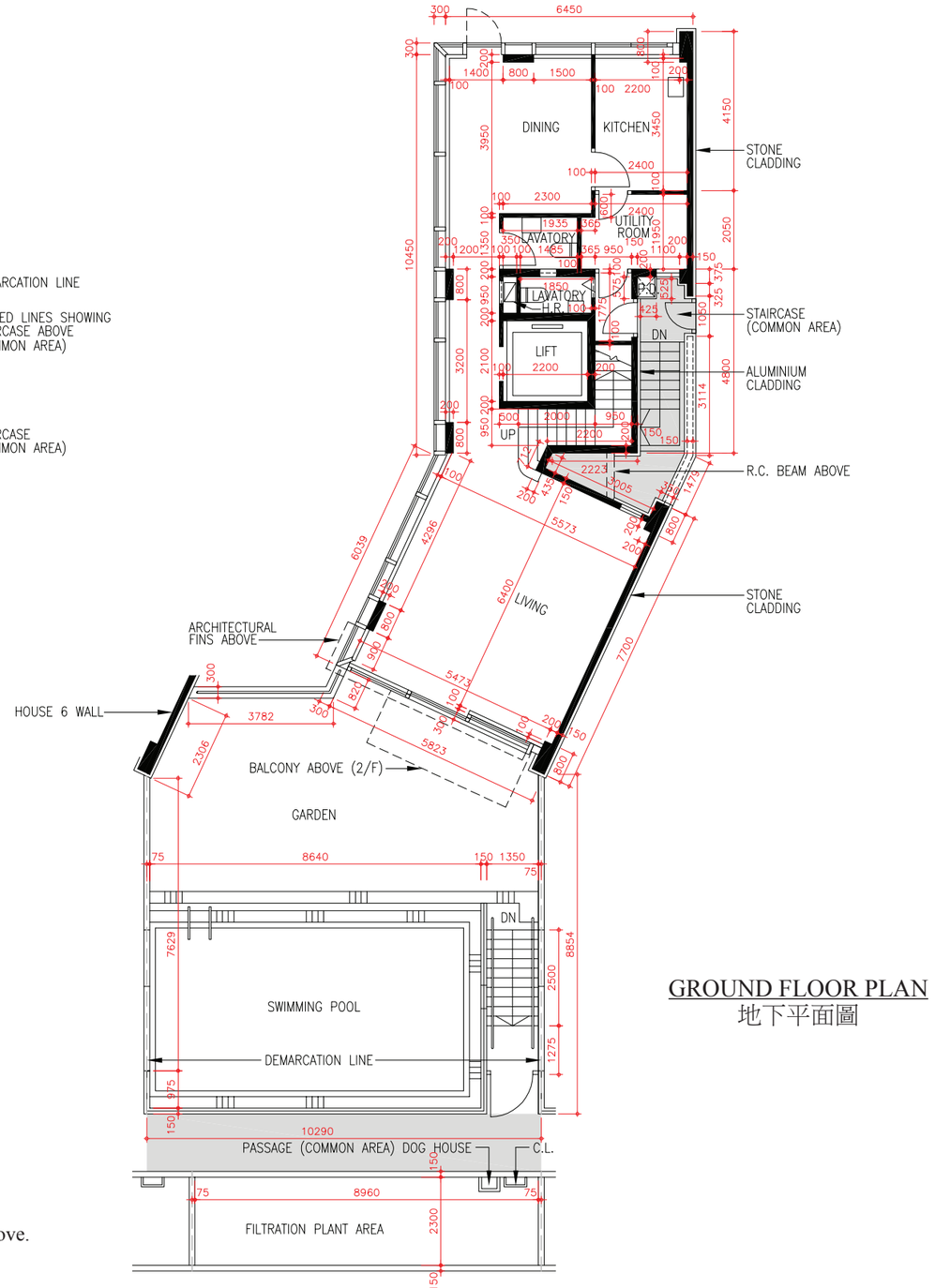
LOWER GROUND FLOOR PLAN
地下低層平面圖

Floor 樓層	Thickness of Floor Slabs (Excluding Plaster) of House 5 (mm) 5 號洋房的樓板 (不包括灰泥) 的厚度 (毫米)	Floor-to-Floor Height of House 5 (m) 5 號洋房 層與層之間的高度 (米)
LG/F 地下低層	250	4.0
G/F 地下	550	4.5
1/F 一樓	150	3.3
2/F 二樓	150	3.5
R/F 天台	150	3.0
UPPER R/F 上層天台	N/A 不適用	N/A 不適用

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。

Note 備註:

- The dimensions of floor plans are all structural dimensions in millimetre.
  平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- Please refer to page 46 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
  以上平面圖所顯示之名詞及簡稱請參閱本售樓說明書第46頁。



GROUND FLOOR PLAN
地下平面圖

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

LATEST FLOOR PLAN
現狀樓面平面圖

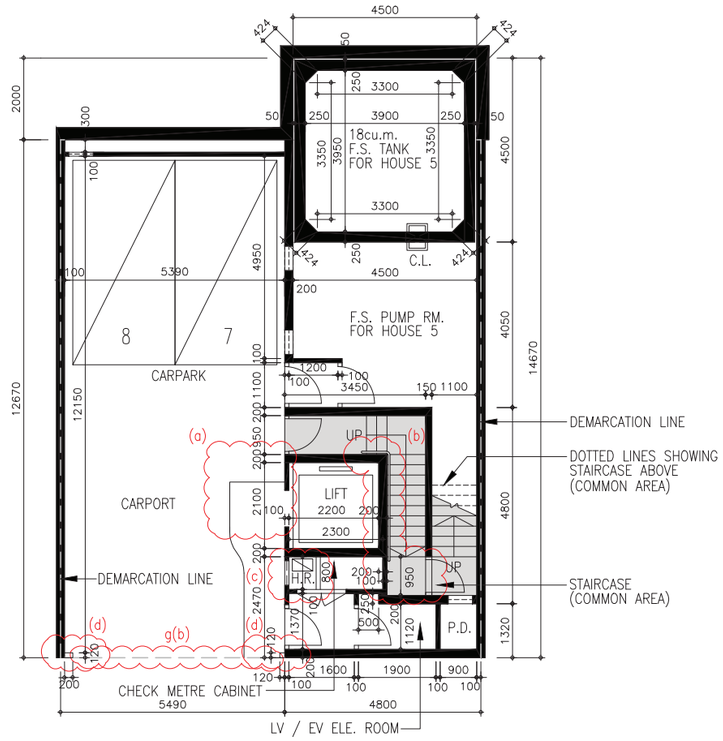
HOUSE 5
5 號洋房

House 5 has been altered by way of exempted works and minor works under the Buildings Ordinance after completion of the Development. The approximate locations of the alterations are indicated on the latest floor plans and the details of the alterations are set out below (the below numberings refer to the marked alterations on the plan):

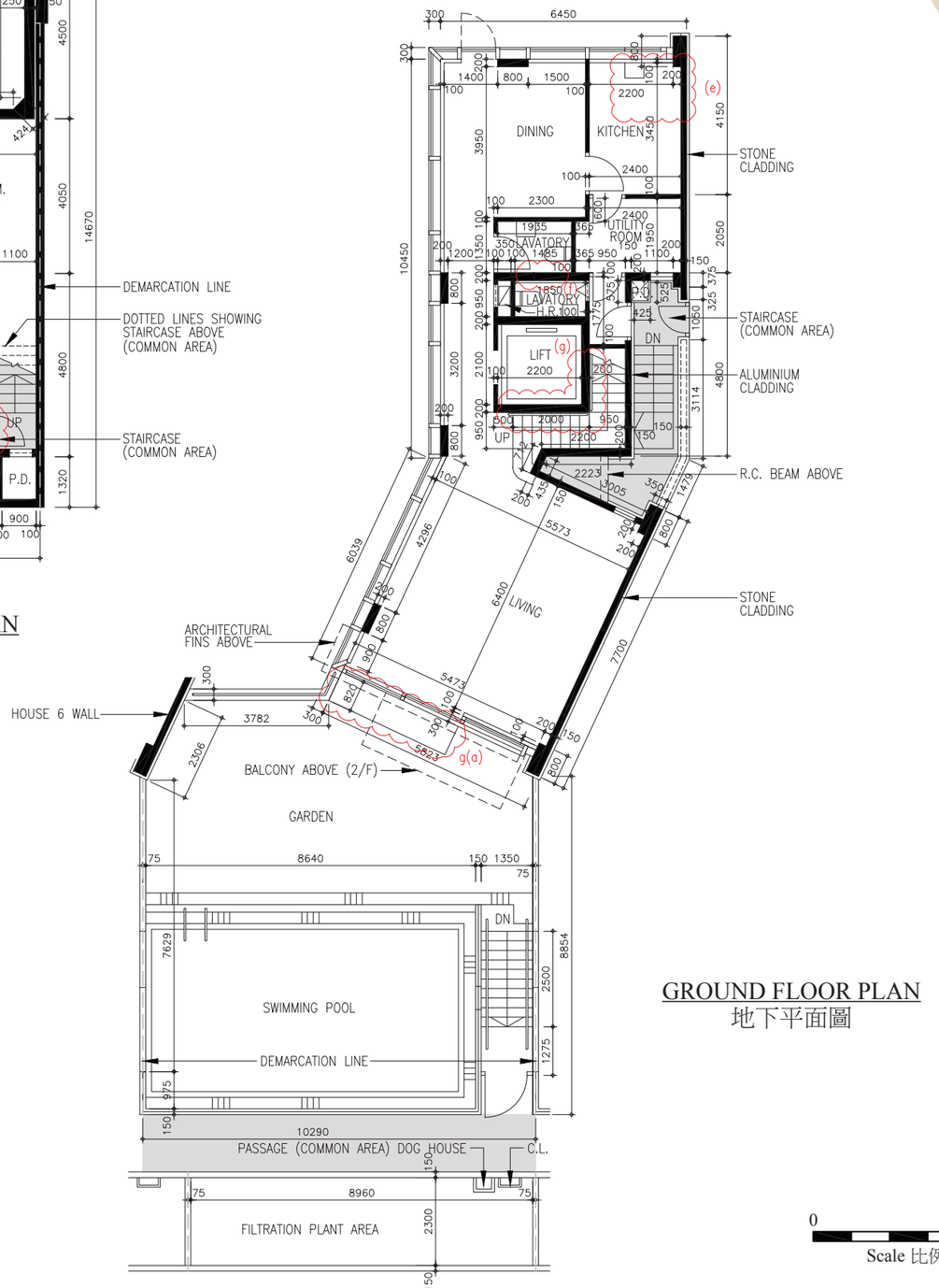
a. Demolition of lift lobby.
b. Alteration of handrail design, addition of new metal door and threshold.
c. Relocation of hose reel and erection of new hose reel cabinet.
d. Erection of new non-structural partition.
e. Relocation of sink.
f. Removal of louvre on wall.
g. Alteration of handrail design.
g(a). Addition of new stone floor paving in garden.
g(b). Addition of new roller shutter.

5 號洋房在發展項目落成後進行獲《建築物條例》豁免及小型工程。該等改動的位置於現狀樓面平面圖中標出。該等改動列出如下(下文編號對應圖中改動編號)：

a. 拆除電梯大堂。
b. 更改扶手設計、加建新金屬門及門檻。
c. 更改消防喉轆位置及豎立新消防喉轆櫃。
d. 豎立新非結構側板。
e. 更改洗手盆位置。
f. 移除牆上百葉。
g. 更改扶手設計。
g(a). 加建花園新石鋪地台。
g(b). 加建新捲閘。



LOWER GROUND FLOOR PLAN
地下低層平面圖



GROUND FLOOR PLAN
地下平面圖

N

0 5M米
Scale 比例

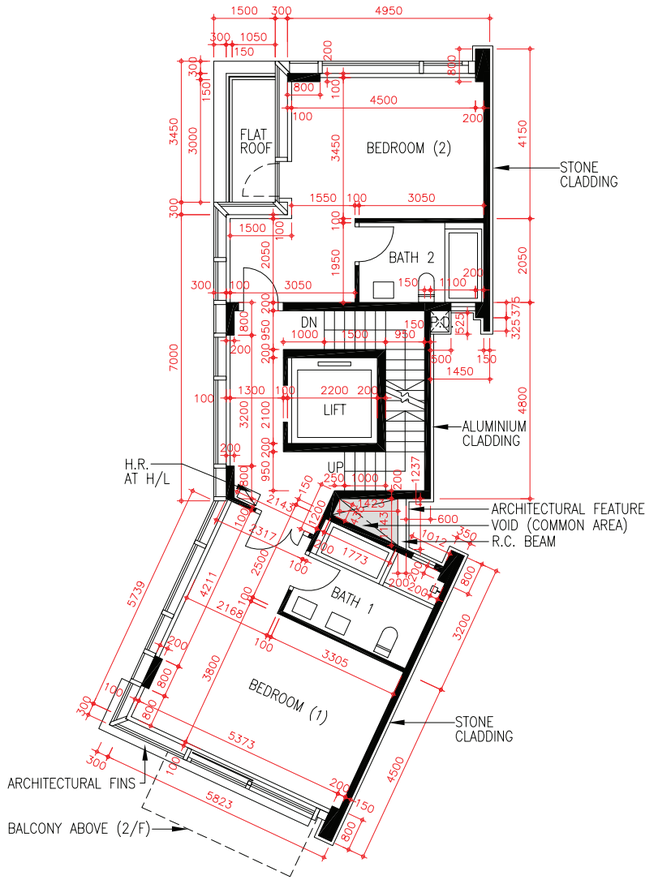
Note 備註:

- The dimensions of floor plans are all structural dimensions in millimetre.
  平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- Please refer to page 46 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
  以上平面圖所顯示之名詞及簡稱請參閱本售樓說明書第46頁。

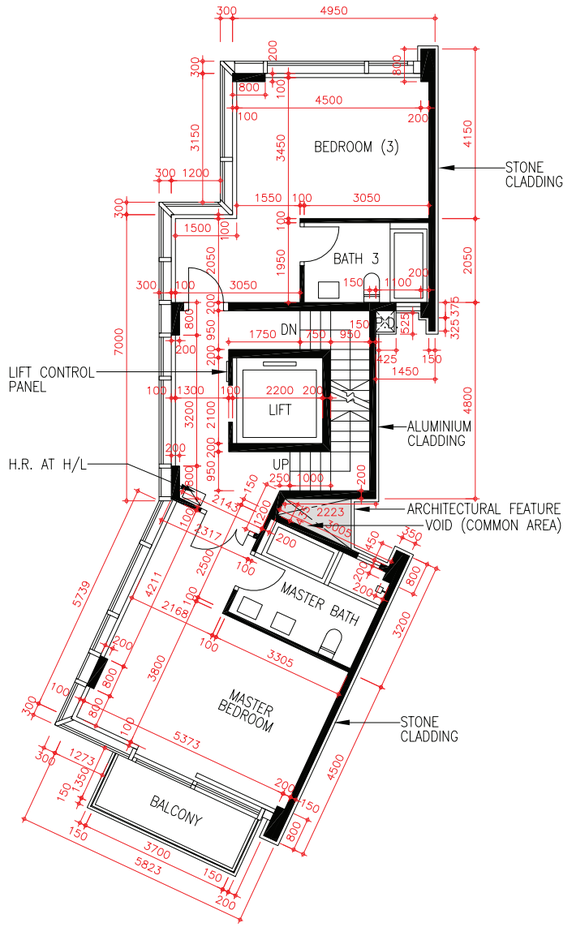
11 | FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

HOUSE 5
5 號洋房

N



FIRST FLOOR PLAN
一樓平面圖



SECOND FLOOR PLAN
二樓平面圖

Note 備註:

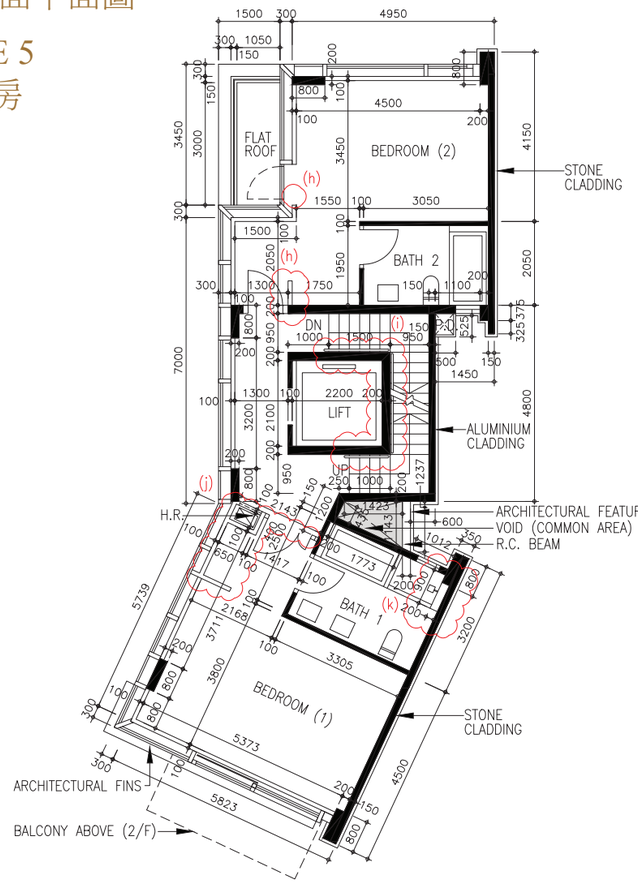
- The dimensions of floor plans are all structural dimensions in millimetre.
  平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- Please refer to page 46 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
  以上平面圖所顯示之名詞及簡稱請參閱本售樓說明書第46頁。

0 5M米
Scale 比例

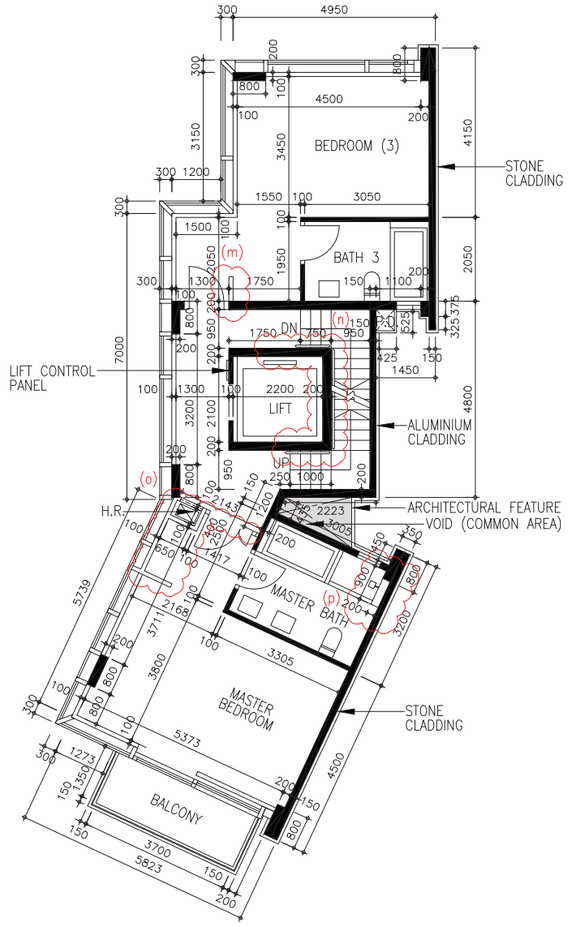
11 | FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

LATEST FLOOR PLAN
現狀樓面平面圖

HOUSE 5
5 號洋房



FIRST FLOOR PLAN
一樓平面圖



SECOND FLOOR PLAN
二樓平面圖

House 5 has been altered by way of exempted works and minor works under the Buildings Ordinance after completion of the Development. The approximate locations of the alterations are indicated on the latest floor plans and the details of the alterations are set out below (the below numberings refer to the marked alterations on the plan):

h. Erection of new closet partition and removal of a part of concrete curb.
i. Alteration of handrail design.
j. Relocation of hose reel, removal of partition wall, erection of new closet partition and new hose reel cabinet.
k. Addition of new furring wall and relocation of shower mixer for shower cubicle.
m. Erection of new closet partition.
n. Alteration of handrail design.
o. Relocation of hose reel, removal of partition wall, erection of new closet partition and new hose reel cabinet.
p. Addition of new furring wall and relocation of shower mixer for shower cubicle.

5 號洋房在發展項目落成後進行獲《建築物條例》豁免及小型工程。該等改動的位置於現狀樓面平面圖中標出。該等改動列出如下(下文編號對應圖中改動編號)：

h. 豎立新衣櫃側板及移除部分混凝土壆。
i. 更改扶手設計。
j. 更改消防喉轆位置、移除分隔牆、豎立新衣櫃側板及新消防喉轆櫃。
k. 加建新填充牆及更改淋浴間花灑水龍頭位置。
m. 豎立新衣櫃側板。
n. 更改扶手設計。
o. 更改消防喉轆位置、移除分隔牆、豎立新衣櫃側板及新消防喉轆櫃。
p. 加建新填充牆及更改淋浴間花灑水龍頭位置。

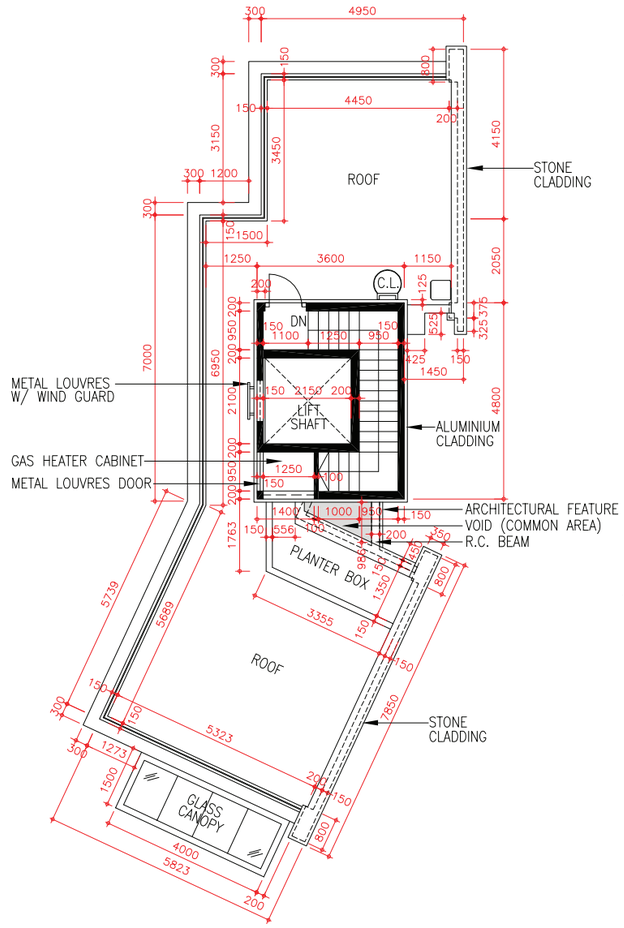
Note 備註:

- The dimensions of floor plans are all structural dimensions in millimetre.
  平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- Please refer to page 46 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
  以上平面圖所顯示之名詞及簡稱請參閱本售樓說明書第46頁。

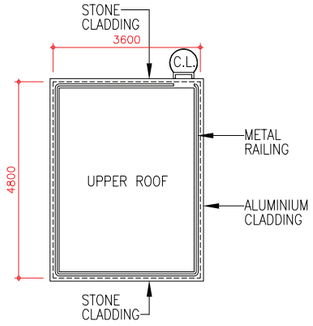
0 5M米
Scale 比例

HOUSE 5
5 號洋房

N



ROOF PLAN
天台平面圖



UPPER ROOF PLAN
上層天台平面圖

Note 備註:

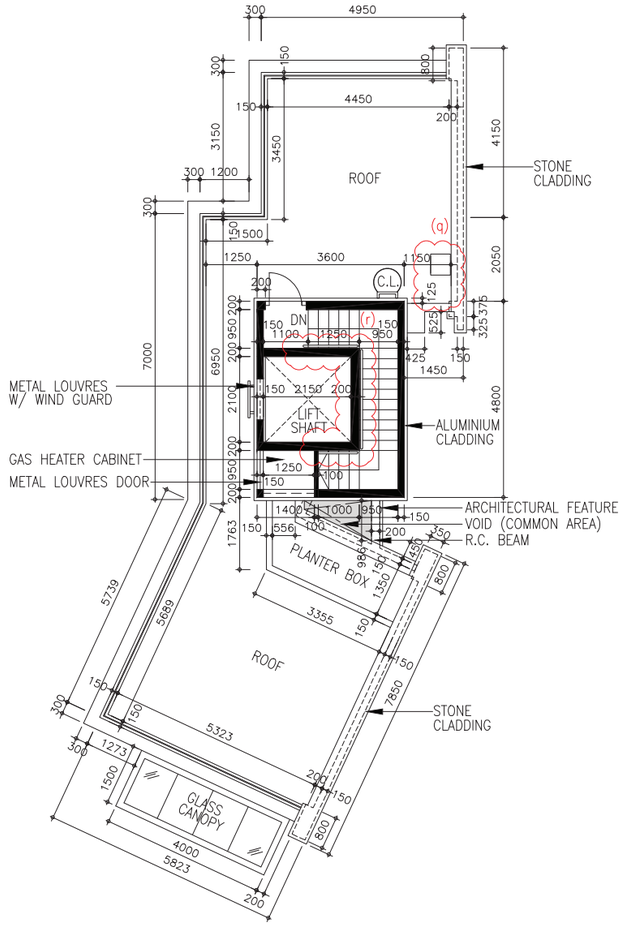
- The dimensions of floor plans are all structural dimensions in millimetre.
  平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
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0 5M米
Scale 比例

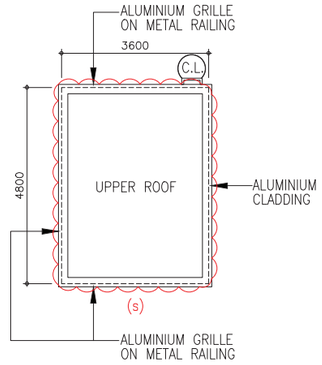
11 | FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

LATEST FLOOR PLAN
現狀樓面平面圖

HOUSE 5
5 號洋房



ROOF PLAN
天台平面圖



UPPER ROOF PLAN
上層天台平面圖

House 5 has been altered by way of exempted works and minor works under the Buildings Ordinance after completion of the Development. The approximate locations of the alterations are indicated on the latest floor plans and the details of the alterations are set out below (the below numberings refer to the marked alterations on the plan):

q. Relocation of sink.
r. Alteration of handrail design.
s. Alteration of metal railing design.

5 號洋房在發展項目落成後進行獲《建築物條例》豁免及小型工程。該等改動的位置於現狀樓面平面圖中標出。該等改動列出如下(下文編號對應圖中改動編號)：

q. 更改洗手盆位置。
r. 更改扶手設計。
s. 更改金屬欄杆設計。

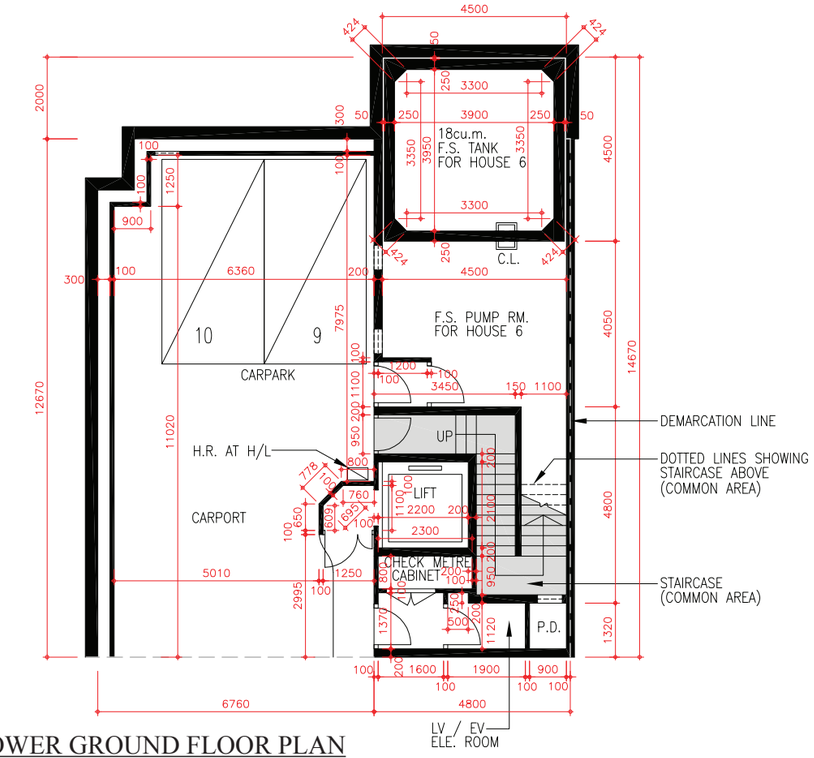
Note 備註:

- The dimensions of floor plans are all structural dimensions in millimetre.
  平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- Please refer to page 46 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
  以上平面圖所顯示之名詞及簡稱請參閱本售樓說明書第46頁。

0 5M米
Scale 比例

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

HOUSE 6
6 號洋房



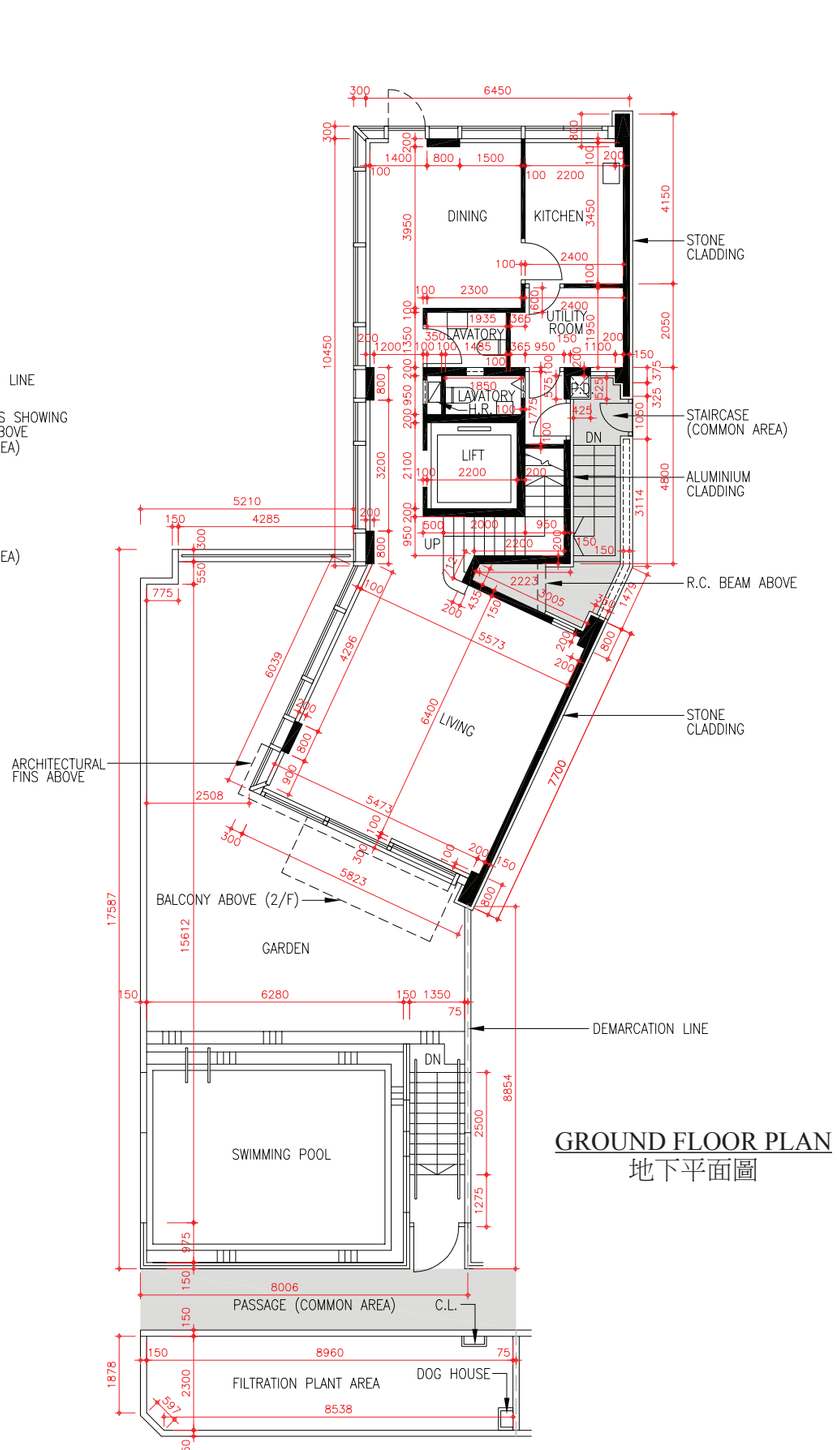
LOWER GROUND FLOOR PLAN
地下低層平面圖

Floor 樓層	Thickness of Floor Slabs (Excluding Plaster) of House 6 (mm) 6 號洋房的樓板 (不包括灰泥) 的厚度 (毫米)	Floor-to-Floor Height of House 6 (m) 6 號洋房 層與層之間的高度 (米)
LG/F 地下低層	250	4.0
G/F 地下	550	4.5
1/F 一樓	150	3.3
2/F 二樓	150	3.5
R/F 天台	150	3.0
UPPER R/F 上層天台	N/A 不適用	N/A 不適用

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。

Note 備註:

- The dimensions of floor plans are all structural dimensions in millimetre.
  平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- Please refer to page 46 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
  以上平面圖所顯示之名詞及簡稱請參閱本售樓說明書第46頁。



GROUND FLOOR PLAN
地下平面圖

N

0 5M米
Scale 比例

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

LATEST FLOOR PLAN
現狀樓面平面圖

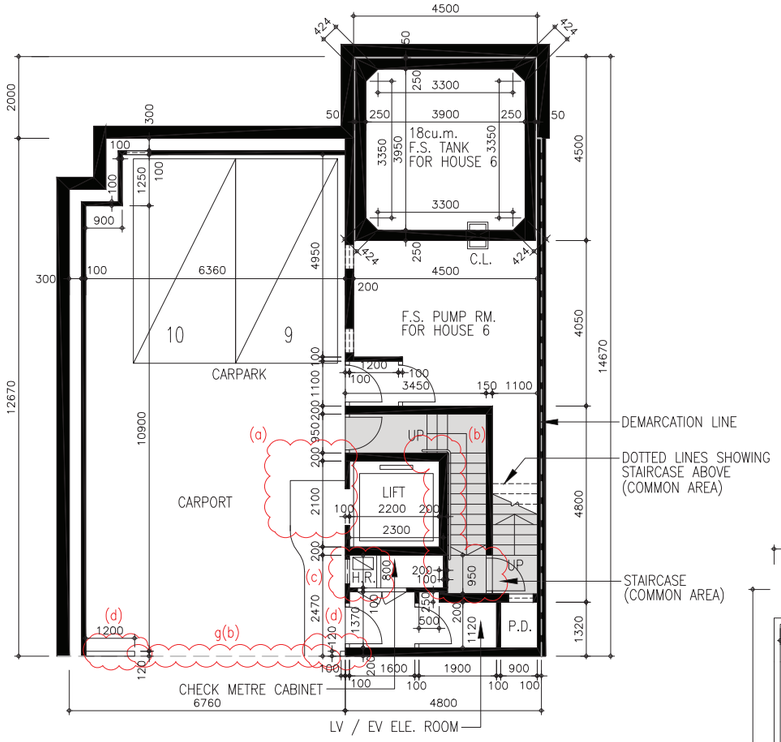
HOUSE 6
6 號洋房

House 6 has been altered by way of exempted works and minor works under the Buildings Ordinance after completion of the Development. The approximate locations of the alterations are indicated on the latest floor plans and the details of the alterations are set out below (the below numberings refer to the marked alterations on the plan):

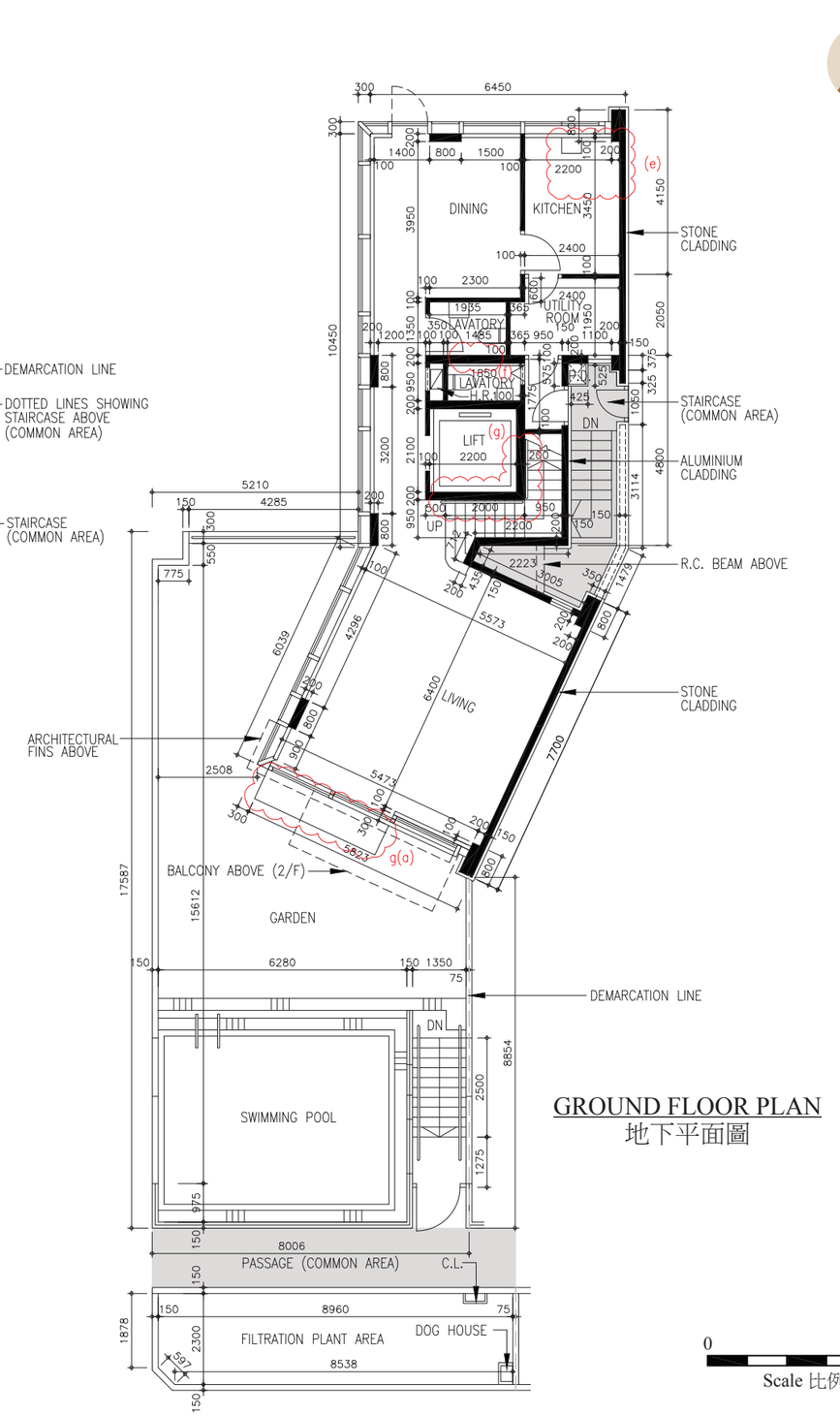
a. Demolition of lift lobby.
b. Alteration of handrail design, addition of new metal door and threshold.
c. Relocation of hose reel and erection of new hose reel cabinet.
d. Erection of new non-structural partition.
e. Relocation of sink.
f. Removal of louvre on wall.
g. Alteration of handrail design.
g(a). Addition of new stone floor paving in garden.
g(b). Addition of new roller shutter.

6 號洋房在發展項目落成後進行獲《建築物條例》豁免及小型工程。該等改動的位置於現狀樓面平面圖中標出。該等改動列出如下(下文編號對應圖中改動編號)：

a. 拆除電梯大堂。
b. 更改扶手設計、加建新金屬門及門檻。
c. 更改消防喉轆位置及豎立新消防喉轆櫃。
d. 豎立新非結構側板。
e. 更改洗手盆位置。
f. 移除牆上百葉。
g. 更改扶手設計。
g(a). 加建花園新石鋪地台。
g(b). 加建新捲閘。



LOWER GROUND FLOOR PLAN
地下低層平面圖



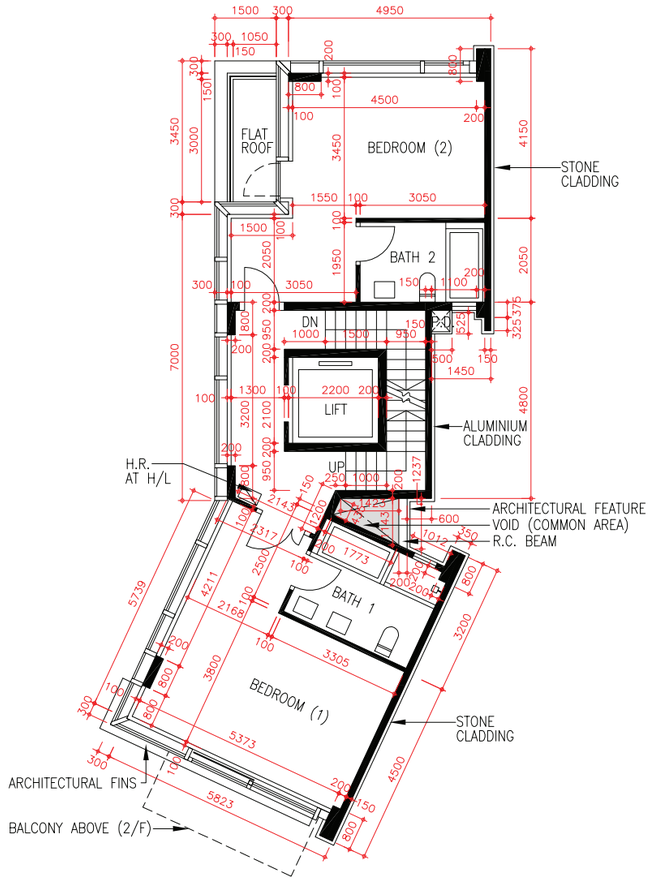
GROUND FLOOR PLAN
地下平面圖

Note 備註:

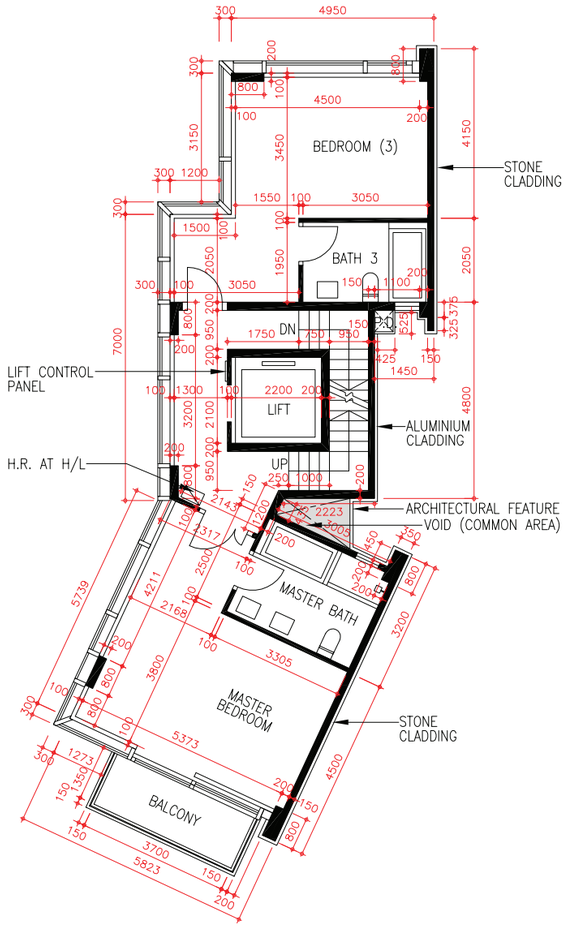
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- Please refer to page 46 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
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11 | FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

HOUSE 6
6 號洋房



FIRST FLOOR PLAN
一樓平面圖



SECOND FLOOR PLAN
二樓平面圖

Note 備註:

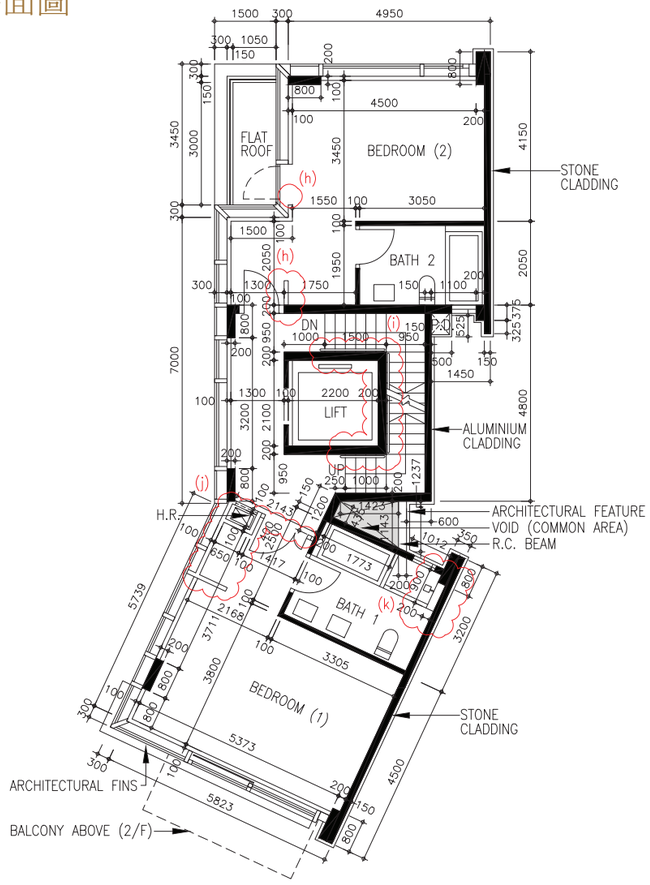
- The dimensions of floor plans are all structural dimensions in millimetre.
  平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- Please refer to page 46 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
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0 5M米
Scale 比例

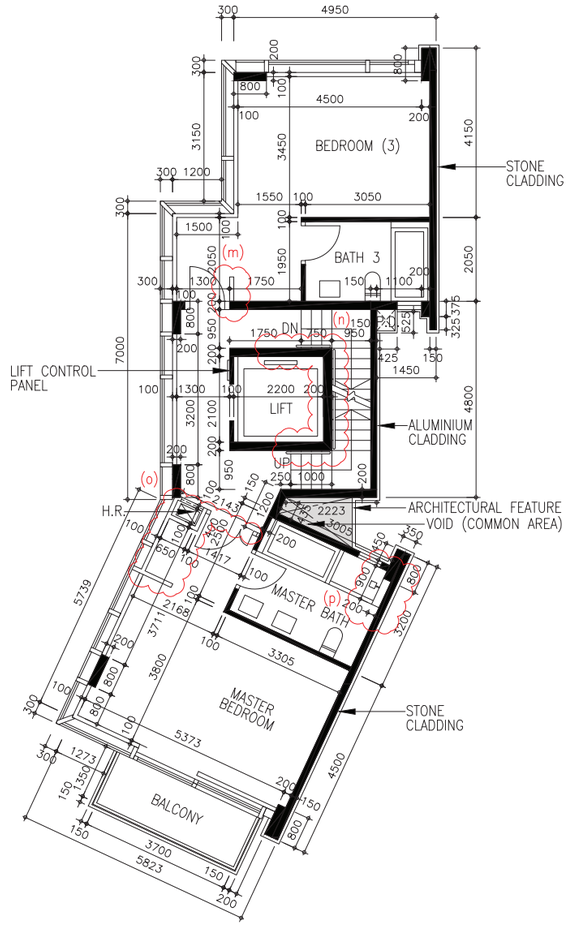
11 | FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

LATEST FLOOR PLAN
現狀樓面平面圖

HOUSE 6
6 號洋房



FIRST FLOOR PLAN
一樓平面圖



SECOND FLOOR PLAN
二樓平面圖

N

House 6 has been altered by way of exempted works and minor works under the Buildings Ordinance after completion of the Development. The approximate locations of the alterations are indicated on the latest floor plans and the details of the alterations are set out below (the below numberings refer to the marked alterations on the plan):

h. Erection of new closet partition and removal of a part of concrete curb.
i. Alteration of handrail design.
j. Relocation of hose reel, removal of partition wall, erection of new closet partition and new hose reel cabinet.
k. Addition of new furring wall and relocation of shower mixer for shower cubicle.
m. Erection of new closet partition.
n. Alteration of handrail design.
o. Relocation of hose reel, removal of partition wall, erection of new closet partition and new hose reel cabinet.
p. Addition of new furring wall and relocation of shower mixer for shower cubicle.

6 號洋房在發展項目落成後進行獲《建築物條例》豁免及小型工程。該等改動的位置於現狀樓面平面圖中標出。該等改動列出如下(下文編號對應圖中改動編號)：

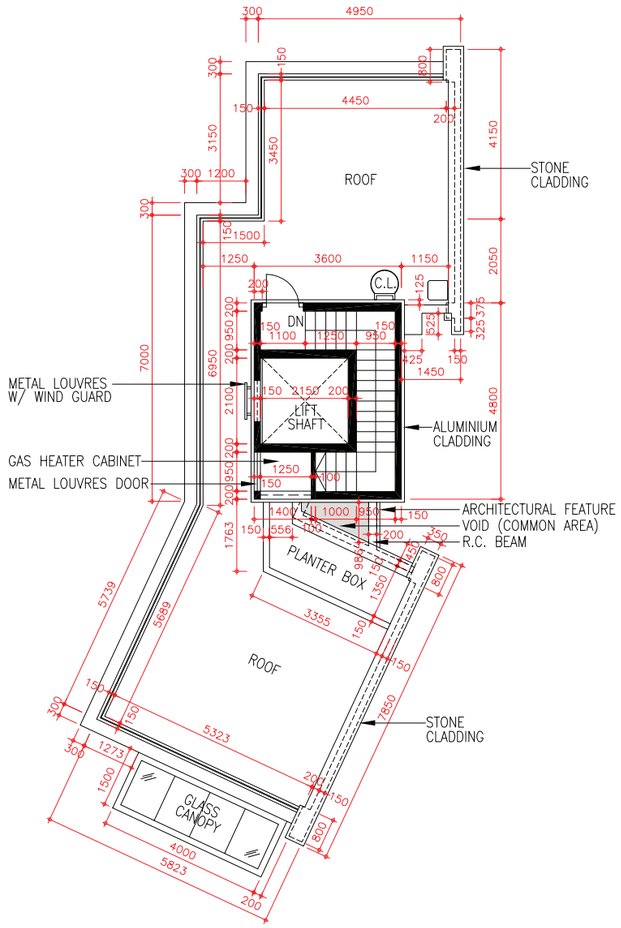
h. 豎立新衣櫃側板及移除部分混凝土塾。
i. 更改扶手設計。
j. 更改消防喉轆位置、移除分隔牆、豎立新衣櫃側板及新消防喉轆櫃。
k. 加建新填充牆及更改淋浴間花灑水龍頭位置。
m. 豎立新衣櫃側板。
n. 更改扶手設計。
o. 更改消防喉轆位置、移除分隔牆、豎立新衣櫃側板及新消防喉轆櫃。
p. 加建新填充牆及更改淋浴間花灑水龍頭位置。

Note 備註:

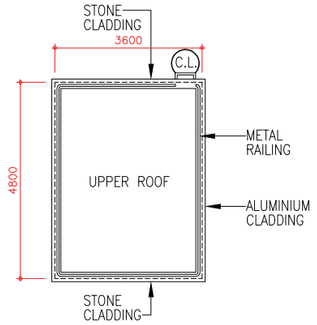
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0 5M米
Scale 比例

HOUSE 6
6 號洋房



ROOF PLAN
天台平面圖



UPPER ROOF PLAN
上層天台平面圖

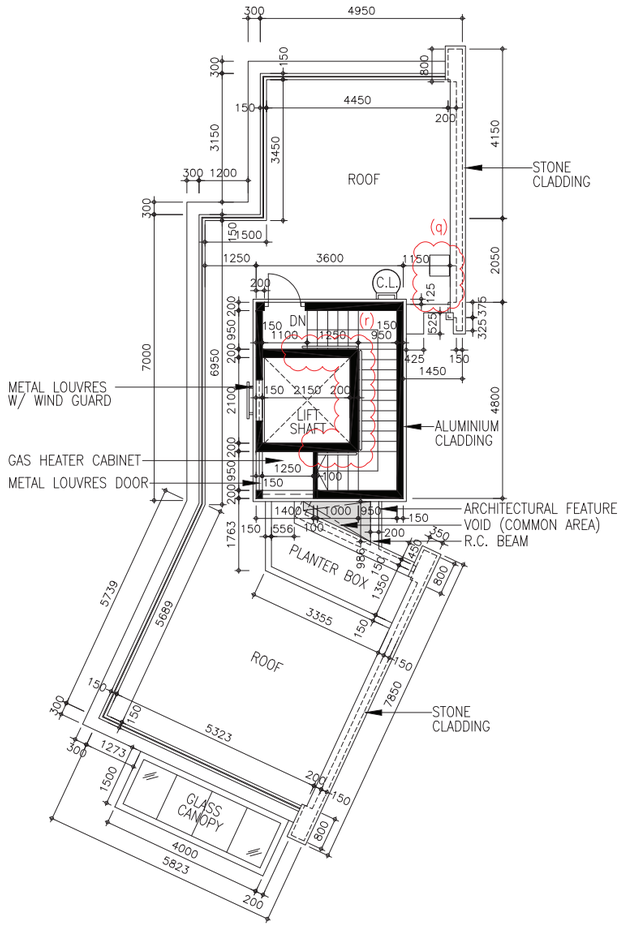
Note 備註:

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  平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
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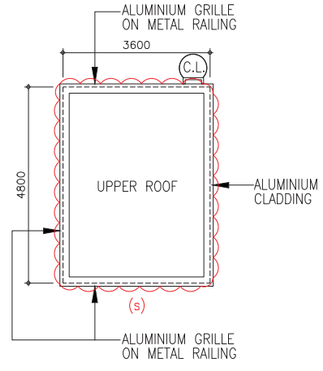
0 5M米
Scale 比例

LATEST FLOOR PLAN
現狀樓面平面圖

HOUSE 6
6 號洋房



ROOF PLAN
天台平面圖



UPPER ROOF PLAN
上層天台平面圖

House 6 has been altered by way of exempted works and minor works under the Buildings Ordinance after completion of the Development. The approximate locations of the alterations are indicated on the latest floor plans and the details of the alterations are set out below (the below numberings refer to the marked alterations on the plan):

q. Relocation of sink.
r. Alteration of handrail design.
s. Alteration of metal railing design.

6 號洋房在發展項目落成後進行獲《建築物條例》豁免及小型工程。該等改動的位置於現狀樓面平面圖中標出。該等改動列出如下(下文編號對應圖中改動編號)：

q. 更改洗手盆位置。
r. 更改扶手設計。
s. 更改金屬欄杆設計。

Note 備註:

- The dimensions of floor plans are all structural dimensions in millimetre.
  平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- Please refer to page 46 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
  以上平面圖所顯示之名詞及簡稱請參閱本售樓說明書第46頁。

0 5M米
Scale 比例

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

Legend of Terms and Abbreviations on Floor Plans :
樓面平面圖中的名稱及簡稱 :

ALUMINIUM CLADDING	鋁質金屬板	KITCHEN	廚房
ALUMINIUM GRILLE ON METAL RAILING	鋁質金屬欄格	LAVATORY	洗手間
ARCHITECTURAL FEATURE	建築特徵	LIFT	升降機
ARCHITECTURAL FINS	建築鰭	LIFT CONTROL PANEL	升降機控制板
ARCHITECTURAL FINS ABOVE	建築鰭置上	LIFT SHAFT	升降機通風井
BALCONY	露台	LIVING = LIVING ROOM	客廳
BALCONY ABOVE	露台置上	LIVING & DINING = LIVING & DINING ROOM	客飯廳
BATH = BATHROOM	浴室	LV / EV ELE. ROOM = LOW VOLTAGE / EXTRA-LOW VOLTAGE ELECTRIC ROOM	低壓/電動車掣房
BEDROOM	睡房	MASTER BATH = MASTER BATHROOM	主人浴室
CARPARK	停車位	MASTER BEDROOM	主人睡房
CARPORT	車庫	METAL LOUVRES DOOR	金屬百葉門
C.L. = CAT LADDER	豎梯	METAL LOUVRES W / WIND GUARD	金屬百葉風檔
CHECK METER CABINET	電錶櫃	METAL RAILING	金屬欄
COMMON AREA	公用地方	PASSAGE	通道
DEMARCATION LINE	分界線	P.D. = PIPE DUCT	管道槽
DINING = DINING ROOM	飯廳	PLANTER BOX	花槽
DN = DOWN	向下	R.C. BEAM = REINFORCEMENT CONCRETE BEAM	加固混凝土橫樑
DOG HOUSE	電機管道	R.C. BEAM ABOVE = REINFORCEMENT CONCRETE BEAM ABOVE	加固混凝土橫樑置上
DOTTED LINES SHOWING STAIRCASE ABOVE (COMMON AREA)	虛線顯示樓梯置上(公用地方)	ROOF	天台
FILTRATION PLANT AREA	濾水機位置	STAIRCASE	樓梯
FLAT ROOF	平台	STONE CLADDING	石質覆蓋板
F.S. PUMP RM. = FIRE SERVICE PUMP ROOM	消防泵房	SWIMMING POOL	泳池
GARDEN	花園	UP	向上
GAS HEATER CABINET	煤氣熱水爐櫃	UPPER ROOF	上層天台
GLASS CANOPY	玻璃簷篷	UTILITY ROOM	工作間
GUEST LAVATORY	客人洗手間	VOID	天井
HOUSE	洋房	WALL	牆
H.R. = HOSE REEL	消防喉轆	18cu. m. F.S. TANK = 18 CUBIC METER FIRE SERVICE TANK	18立方米消防水箱
H.R. AT H/L = HOSE REEL AT HIGH LEVEL	消防喉轆於高處		

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

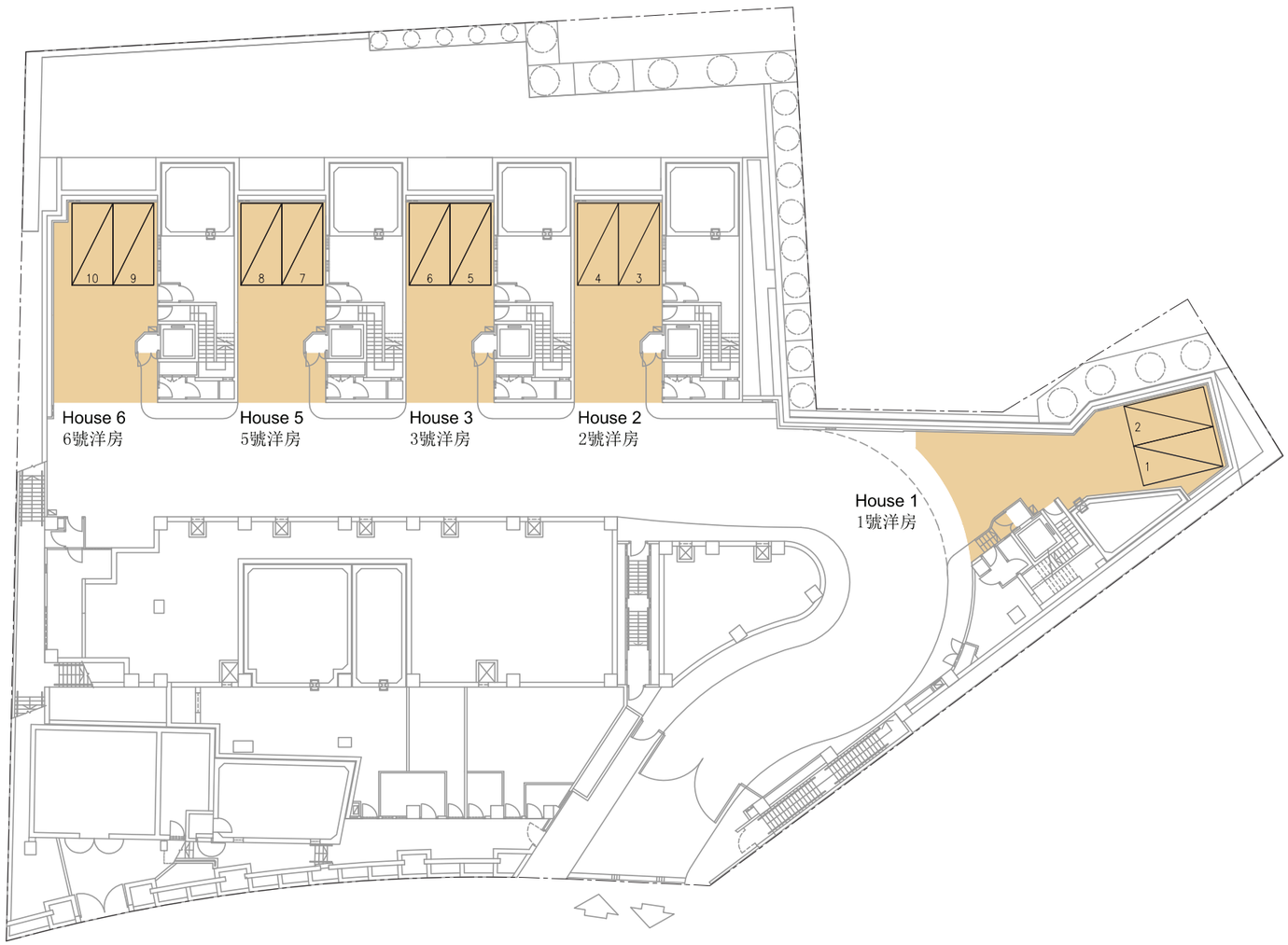
Description of Residential Property 物業的描述	Saleable Area sq. metre (sq. ft) (Including balcony, utility platform and verandah, if any) 實用面積 平方米 (平方呎) (包括露台、工作平台及陽台，如有)	Area of Other Specified Items (Not included in the Saleable Area) sq. metre (sq. ft) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
House Number 洋房編號		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
1	349.895(3,766) Balcony 露台: 6.000 (65) Utility Platform 工作平台: - Verandah 陽台: -	N/A 不適用	N/A 不適用	N/A 不適用	7.541 (81)	116.027 (1,249)	93.219 (1,003)	91.462 (984)	7.505 (81)	N/A 不適用	N/A 不適用
2	327.465(3,525) Balcony 露台: 6.000 (65) Utility Platform 工作平台: - Verandah 陽台: -	N/A 不適用	N/A 不適用	N/A 不適用	3.150 (34)	104.362 (1,123)	64.532 (695)	81.278 (875)	7.563 (81)	N/A 不適用	N/A 不適用
3	327.465(3,525) Balcony 露台: 6.000 (65) Utility Platform 工作平台: - Verandah 陽台: -	N/A 不適用	N/A 不適用	N/A 不適用	3.150 (34)	104.692 (1,127)	64.532 (695)	81.278 (875)	7.563 (81)	N/A 不適用	N/A 不適用
5	327.465(3,525) Balcony 露台: 6.000 (65) Utility Platform 工作平台: - Verandah 陽台: -	N/A 不適用	N/A 不適用	N/A 不適用	3.150 (34)	104.692 (1,127)	64.532 (695)	81.278 (875)	7.563 (81)	N/A 不適用	N/A 不適用
6	327.465(3,525) Balcony 露台: 6.000 (65) Utility Platform 工作平台: - Verandah 陽台: -	N/A 不適用	N/A 不適用	N/A 不適用	3.150 (34)	103.622 (1,115)	75.308 (811)	81.278 (875)	7.563 (81)	N/A 不適用	N/A 不適用

1. The saleable area 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 (Cap.621).
2. 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 (Cap.621).
1. 實用面積、露台、工作平台及陽台(如有)之樓面面積是按照《一手住宅物業銷售條例》(第621章)第8條計算得出的。
2. 其他指明項目的面積(不包括在實用面積內)是按照《一手住宅物業銷售條例》(第621章)附表2第2部計算得出的。

Note 備註:
- The areas as specified in the above table in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest square foot, which may be slightly different from the area presented in square metres.
- 上述面積表內以平方呎顯示的面積，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，與以平方米表述之面積可能有些微差異。

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

FLOOR PLAN OF PARKING SPACES
停車位的樓面平面圖



Carport
車庫

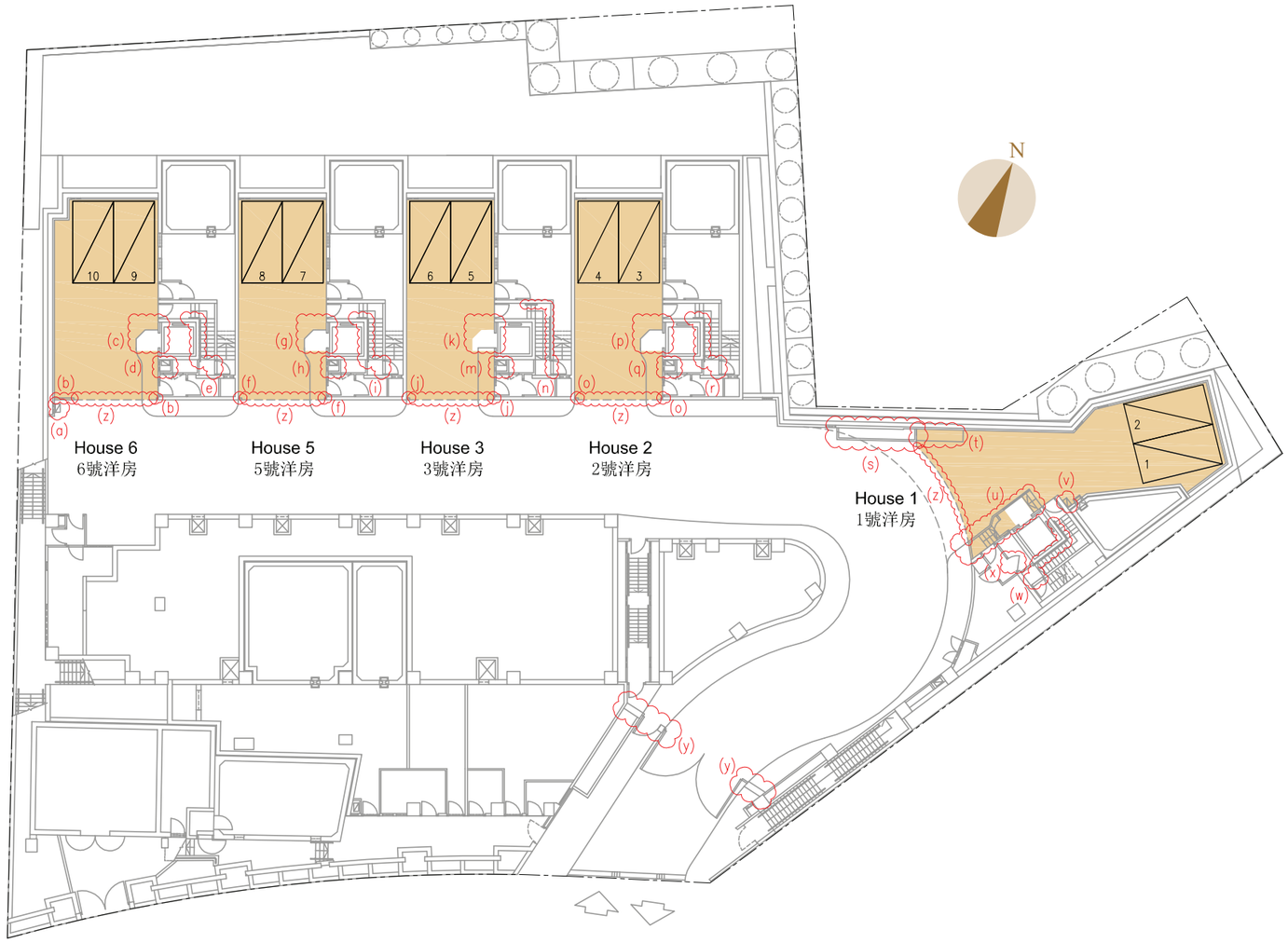
Residential Parking Space
住宅停車位

LOWER GROUND FLOOR PLAN
地下低層平面圖

0 2 10M米
Scale 比例

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

LATEST FLOOR PLAN OF PARKING SPACES
現狀停車位的樓面平面圖



Carport
車庫

Residential Parking Space
住宅停車位

LOWER GROUND FLOOR PLAN
地下低層平面圖

0 2 10M米
Scale 比例

House 1, 2, 3, 5 & 6 and the carpark area have been altered by way of exempted works and minor works under the Buildings Ordinance after completion of the Development. The approximate locations of the alterations that can be indicated on the latest carpark plans are indicated thereon and the details of such alterations are set out below (the below numberings refer to the marked alterations on the plan):

a. Relocation of hose reel.
b. Erection of new non-structural partition.
c. Demolition of lift lobby.
d. Relocation of hose reel and erection of new hose reel cabinet.
e. Alteration of handrail design, addition of new metal door and threshold.
f. Erection of new non-structural partition.
g. Demolition of lift lobby.
h. Relocation of hose reel and erection of new hose reel cabinet.
i. Alteration of handrail design, addition of new metal door and threshold.
j. Erection of new non-structural partition.
k. Demolition of lift lobby.
m. Relocation of hose reel and erection of new hose reel cabinet.
n. Alteration of handrail design, addition of new metal door and threshold.
o. Erection of new non-structural partition.
p. Demolition of lift lobby.
q. Relocation of hose reel and erection of new hose reel cabinet.
r. Alteration of handrail design, addition of new metal door and threshold.
s. Erection of new non-structural partition wall.
t. Addition of new road curb.
u. Alteration of lift lobby design.
v. Relocation of hose reel.
w. Alteration of handrail design, addition of new metal door and threshold.
x. Alteration of door leaf swing angle.
y. Erection of new glass door and new non-structural partition.
z. Addition of new roller shutter.

1、2、3、5 及 6 號洋房及停車場範圍在發展項目落成後進行獲《建築物條例》豁免及小型工程。該等改動的位置如能在現狀停車位平面圖中顯示就於其上標出。該等改動的詳情列出如下(下文編號對應圖中改動編號)：

a. 更改消防喉轆位置。
b. 豎立新非結構側板。
c. 拆除電梯大堂。
d. 更改消防喉轆位置及豎立新消防喉轆櫃。
e. 更改扶手設計、加建新金屬門及門檻。
f. 豎立新非結構側板。
g. 拆除電梯大堂。
h. 更改消防喉轆位置及豎立新消防喉轆櫃。
i. 更改扶手設計、加建新金屬門及門檻。
j. 豎立新非結構側板。
k. 拆除電梯大堂。
m. 更改消防喉轆位置及豎立新消防喉轆櫃。
n. 更改扶手設計、加建新金屬門及門檻。
o. 豎立新非結構側板。
p. 拆除電梯大堂。
q. 更改消防喉轆位置及豎立新消防喉轆櫃。
r. 更改扶手設計、加建新金屬門及門檻。
s. 豎立新非結構分隔牆。
t. 加建新路緣石。
u. 更改電梯大堂設計。
v. 更改消防喉轆位置。
w. 更改扶手設計、加建新金屬門及門檻。
x. 更改門頁可擺動角度。
y. 豎立新玻璃門及非結構分隔牆。
z. 加建新捲閘。

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

LOCATIONS, NUMBER, DIMENSIONS AND AREAS OF PARKING SPACES IN THE DEVELOPMENT
發展項目中的停車位的位置、數目、尺寸及面積

House Number 洋房編號	Location 位置	Number 數目	Dimensions of Each Parking Space (L x W) (m) 每個停車位之尺寸 (長x闊) (米)	Area of Each Parking Space (sq.metre) 每個停車位之面積 (平方米)	Area of Carport (Including 2 Parking Spaces therein) sq. metre (sq.ft.) 車庫面積 (包括車庫範圍內的2個停車位) 平方米 (平方呎)
1	LG/F 地下低層	2	5 x 2.5	12.5	93.219 (1,003)
2	LG/F 地下低層	2	5 x 2.5	12.5	64.532 (695)
3	LG/F 地下低層	2	5 x 2.5	12.5	64.532 (695)
5	LG/F 地下低層	2	5 x 2.5	12.5	64.532 (695)
6	LG/F 地下低層	2	5 x 2.5	12.5	75.308 (811)

Notes 備註:

1. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest square foot.
1. 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。

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

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase.

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

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

   (i) that preliminary agreement is terminated;

   (ii) the preliminary deposit is forfeited; and

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

1. 在簽署臨時買賣合約時須支付款額為5%的臨時訂金。

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

3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約－

   (i) 該臨時合約即告終止；

   (ii) 有關的臨時訂金即予沒收；及

   (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

15 SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

1. The common parts of the Development

The Deed of Mutual Covenant ("**DMC**") provides for the following Common Areas and Facilities:-

"**Common Areas and Facilities**" means those parts of Lot No. 1982 in S.D. 2 (the "**Lot**") and the Development intended for the common use and benefit of all Owners as a whole, and not any House as have been specified or designated in an instrument registered in the Land Registry as being for the exclusive use, occupation, and enjoyment of an Owner, which parts are subject to the provisions of the DMC to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Lot and the Development. The said parts include but are not limited to:-

(a) such areas or spaces on or within which the Inside Works are carried out or to be carried out, Slopes and Retaining Walls within the Lot and landscape areas; areas for installation or use of aerial broadcast distribution or telecommunications network facilities (if any);

(b) driveways, fan room for carpark, planters, existing transformer room, existing switch room, master water meter room, T.B.E. room, F.S. & sprinkler pump room (carpark), potable and flushing water pump room, staircases, pipe ducts, 36 cu.m. F.S. tank, 70 cu.m. sprinkler tank, F.S. control room, light weight concrete fill, mass concrete fill, unexcavated area, Town Gas cabinet, F.S. inlet, existing sewage treatment plant room, existing sewage tank, electric meter room, driveway manoeuvring space, cable duct for electric meter room, E/M horizontal pipe ducts at high level, refuse collection area, lawns and external walls and fence walls of the Development (except those external walls, walls and fence walls forming parts of the Houses), Greenery Areas;

(c) the CCTV Imaging Device and such of the drains, gutters, pipes, ducts, pumps, sewers, water intakes and mains, sanitary fittings, wires, cables, conduits, electrical installations, fittings, equipment and apparatus and other services and facilities, whether ducted or otherwise, which are, or at any time may be in, under, over or passing through the Lot, through which fresh or salt water, sewage, gas, electricity, telecommunication facilities and other services are supplied to or removed from the Development, lighting facilities, lamp posts and other lighting installations, fire prevention and fighting equipment and apparatus, irrigation points and drain points which are located in the Common Areas and Facilities, security system and installations, equipment and apparatus and any other areas, mechanical systems, devices, facilities, fixtures, fittings, machinery, apparatus, installations and backup emergency system (if any) from time to time installed or provided for the common use and benefit of the Development in accordance with these presents; and

(d) where appropriate, the reference to "common parts" as defined in the Building Management Ordinance (Cap. 344) (save and except such part(s) as specifically included in a House assigned).

Such Common Areas and Facilities (if capable of being shown on plans) are shown (for identification purpose only) coloured yellow on the Common Areas and Facilities Plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.

The meanings of certain terms appearing above are set out below:-

"CCTV Imaging Device" means a CCTV imaging device to be operated by trained personnel or a service provider for conducting inspection of the drainage pipes concealed by the architectural features installed in the Development;

"Greenery Areas" means the greenery areas in the Lot and the Development which are shown (for identification purpose only) coloured green on the Greenery Areas Plans certified as to their accuracy by the Authorized Person annexed to the DMC;

"Inside Works" means the mitigation and stabilisation works and associated works, including works for the access for the subsequent maintenance of the completed mitigation and stabilisation works and associated works within the Lot;

"Slopes and Retaining Walls" means such slopes, retaining walls, retaining structures, slope treatment works, existing adjacent features outside lot and/or other structures (if any), within or outside the Lot, and for identification purpose only, as shown coloured red, brown and pink respectively on the Slopes Retaining Structures and Existing Adjacent Features Outside Lot Plan, certified as to their accuracy by the Authorized Person and attached to the DMC, the maintenance of which is the responsibility of the Owners under Special Condition No. (55) of the Conditions or under the DMC or otherwise.

2. The number of undivided shares assigned to each residential property in the Development

Houses	No. of Units	No. of Undivided Shares
House 1	1	1,645
House 2	1	1,533
House 3	1	1,532
House 5	1	1,531
House 6	1	1,539

3. The term of years for which the manager of the Development is appointed

China Overseas Property Services Limited will be appointed as the Manager initially for a term of two (2) years from the date of the DMC and such appointment shall continue thereafter until terminated in accordance with the provisions of the DMC.

4. The basis on which the management expenses are shared among the owners of the residential properties in the Development

The total amount of management expenditure payable by the Owners during any period of 12 months adopted by the Manager as the financial year in respect of the management of the Development shall be the total proposed management expenditure during that year as specified by the Manager.

Each Owner shall pay for every Undivided Share allocated to his House a fraction of the total amount assessed under the annual adopted budget in which the numerator shall be one and the denominator is equal to the total number of Undivided Shares (excluding Undivided Shares allocated to the Common Areas and Facilities) in the Development PROVIDED THAT for the avoidance of doubt no contributions shall be payable in respect of the Undivided Shares allocated to the Common Areas and Facilities.

5. The basis on which the management fee deposit is fixed

Each Owner shall deposit with the Manager as security for the due payment of all amounts which may be or become payable by him under the DMC, a sum equal to three (3) times the monthly contribution payable by him in respect of the House of which he is the Owner.

6. The area (if any) in the Development retained by the owner for that owner's own use

Not Applicable.

Note:
Unless otherwise defined in this sales brochure, capitalized terms used in this Summary of Deed of Mutual Covenant shall have the same meaning of such terms in the DMC.

15 SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

1. 該項目的公用部分

公契訂明以下公用地方及設施:-

「公用地方及設施」是指於測量約份2號地段1982號(「該地段」)及發展項目(「該項目」)內的部分，除了任何被一份在土地註冊處註冊的文書指定或特定供某一業主獨自使用、佔用及享用的洋房外，擬定供整體業主共同使用及享用，而該部分受制於公契的條款由每位業主及佔用人與所有該地段及該項目的其他業主及佔用人共同使用的部分。上述的部分包括但不限於:-

(a) 該些已進行或將會進行內圍工程的範圍或空間，該地段內的斜坡和護土牆及園景範圍；用於安裝或使用天線廣播發佈設施或電信網絡設施的範圍(如有)；

(b) 行車道、停車場風機房、花槽、現有電力變壓器房、現有電掣房、總水錶房、電訊及廣播設備室、消防及灑水器栓泵室(停車場)、飲用水及沖廁水栓泵室、樓梯、管道、36立方米消防水箱、70立方米灑水器水箱、消防設施控制室、輕磅混凝土填料、無鋼筋混凝土填料、未挖掘範圍、煤氣櫃、消防入水掣、現有污水處理機房、現有污水箱、電錶房、行車道調動位、電錶房電纜管道、高處機電橫管道、垃圾收集範圍、該項目的草地及外牆及圍牆(除了作為洋房其中一部分的外牆、牆壁及圍牆)、綠化園地；

(c) 不時按照公契的條款設置或提供予該項目共同使用及受益的閉路電視攝影器及該些下水道、水槽、管道、管槽、泵、污水渠、輸水道、衛生配件、電線、電纜、導管、機電裝置、配件、設備及儀器及其他服務及設施，不論是以管道式與否，正在，或不時可能會在該地段內、之下、之上或通過，用來供應於或從該項目移走飲用水或沖廁水、污水、煤氣、電力、通訊設施及其他服務，照明設施、燈柱及其他照明裝置、防火及消防設備及儀器、位於公用地方及設施內的灑水點及去水點、保安系統及裝置、設備及儀器及任何其他範圍、機械系統、器材、設施、固定附着物、裝置、機器、儀器、設備及後備緊急系統(如有)；及

(d) 如適合，引用於香港法例第344章《建築物管理條例》中所定義的「公用部分」(除了該些特別包括在某一間已轉讓的洋房的該部分)。

所指的公用地方及設施(如能夠在平面圖顯示)在附於公契內的已由認可人士核證其準確性的公用地方及設施平面圖上以黃色顯示(僅供識別之用)。

某些上述提及的詞彙的意思詳列如下:-

「**閉路電視攝影器**」指一部於該項目內安裝由受訓練人士或一位服務提供者操控用來檢查被該項目內已安裝的建築特點隱藏的排水管的閉路電視攝影器；

「**綠化園地**」指以綠色顯示(僅供識別之用)在已由認可人士核證其準確性的附於公契的綠化園地平面圖上的該地段及該項目內的綠化園地；

「**內圍工程**」指該地段內的緩和及穩定工程及相關工程，包括已完成緩和及穩定工程及相關工程之事後保養工程通路的工程；

「**斜坡和護土牆**」指該斜坡、護土牆、護土構築物、斜坡整理工程、現有該地段外相鄰裝飾及／或其他構築物(如有)，在該地段內或之外，及僅供識別之用，在公契附件內的已由認可人士核證其準確性的斜坡護土構築物及現有該地段外相鄰裝飾平面圖分別以紅色、咖啡色及粉紅色顯示，其保養根據批地文件特別條款第(55)條或公契或其他屬於業主的責任。

2. 分配予該項目中的每個住宅物業的不分割份數的數目

洋房	洋房數目	不分割份數數目
1 號洋房	1	1,645
2 號洋房	1	1,533
3 號洋房	1	1,532
5 號洋房	1	1,531
6 號洋房	1	1,539

3. 該項目的管理人的委任年期

中國海外物業服務有限公司將獲委任為管理人，管理之首屆任期為由公契之日期起計兩年，該任期將會延續直至根據公契條文終止為止。

4. 該項目中的住宅物業業主之間分擔管理開支的基準

業主於任何由管理人採納為財政年度的12個月期間內為管理該項目須支付的管理支出的總額，將會是由管理人訂定的該年度的總建議管理支出。

每名業主須為他擁有的洋房分配的每一個不分割份數繳付根據已採用的年度預算的總評估金額計算的一個分數，該分數的分子等於一，分母等於該項目的不分割份數的總數(不包括分配給公用地方及設施的不分割份數)，但前提是，為避免疑慮，分配給公用地方及設施的不分割份數上無須支付管理費。

5. 計算管理費按金的基準

每個業主須向管理人支付一筆相等於他擁有的洋房須付的 3 個月管理費的款項作為按金，保證業主按時支付公契內業主須要或應付款的所有款項。

6. 業主在該項目中保留作自用的範圍(如有)

不適用。

備註：
除非本售樓說明書另有定義，於「公契的摘要」的詞彙應跟在公契的含義相同。

16 SUMMARY OF LAND GRANT
批地文件的摘要

1. Lot No.: Lot No. 1982 in Survey District No. 2 ("Lot").

2. Term of years under the lease: from 15 December 1995 to 30 June 2047

3. Special Condition (5) of the land grant provides that the Grantee shall at his own expense lay and form the "Green Area" which is shown coloured green on the plan marked "PLAN No. SK 3759/I-DF" annexed to the land grant, and provide and construct structures including such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements or such other structures as the Director of Lands ("Director") may require, and that the Grantee shall, at his own expense, maintain the Green Area to the satisfaction of the Director until such time as possession of the Green Area has been delivered up in accordance with Special Condition (6) of the land grant.

4. Special Condition (9) of the land grant provides that the Grantee shall develop the Lot by the erection thereon of a building or buildings complying in all respects with the Conditions of the land grant and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 31st day of March 2022.

5. Special Condition (10) of the land grant provides that subject to the Conditions of the land grant, the Lot or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than private residential purposes.

6. Special Condition (11) of the land grant provides that the Grantee shall not do or permit or suffer anything to be done at any time in or upon the Lot or any part thereof or any building or any part of any building erected or to be erected thereon which may be or become a nuisance or annoyance or which may cause damage or inconvenience to the Government or to the owners or occupiers of any adjoining or neighbouring lot or lots or premises.

7. Special Condition (13) of the land grant provides that the Grantee shall maintain the recreational facilities and facilities ancillary thereto, if constructed and exempted from the gross floor area and site coverage calculation, in good and substantial repair and condition and shall operate them to the satisfaction of the Director, and the said facilities shall only be used by the residents of the residential block or blocks erected or to be erected on the Lot and their bona fide visitors and by no other person or persons.

8. Special Condition (14) of the land grant provides that any tree growing on the Lot or adjacent thereto shall not be interfered with without the prior written consent of the Director who may, in granting consent, impose such conditions as to transplanting or compensatory landscaping/replanting as he may deem appropriate.

9. Special Condition (15) of the land grant provides that:-

   (a) The Grantee shall at his own expense submit to the Director for his approval a landscape plan indicating the location, disposition and layout of the landscaping works to be provided within the Lot in compliance with the requirements stipulated in sub-clause (b) of this Special Condition (15).

   (b) (i) Not less than 20% of the area of the Lot shall be planted with trees, shrubs or other plants.

   (ii) Not less than 50% of the 20% referred to in sub-clause (b)(i) of this Special Condition (15) (hereinafter referred to as "the Greenery Area") shall be provided at such location or level as may be determined by the Director at his sole discretion so that the Greenery Area shall be visible to pedestrians or accessible by any person or persons entering the Lot.

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

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

   (e) The area or areas landscaped in accordance with Special Condition (15) shall be designated as and form part of the Common Areas referred to in Special Condition (19)(a)(v).

   (f) In the event that the Lot is developed for use as a single family residence, sub-clauses (b)(ii) and (e) of this Special Condition (15) shall not apply.

10. Special Condition (16)(a) of the land grant provides that office accommodation for watchmen or caretakers or both, if provided within the Lot, shall not be used for any purpose other than office accommodation for watchmen or caretakers or both, who are wholly and necessarily employed on the Lot.

11. Special Condition (16)(f) of the land grant provides that quarters for watchmen or caretakers or both, if provided within the Lot, shall not be used for any purpose other than quarters for watchmen or caretakers or both, who are wholly and necessarily employed within the Lot.

12. Special Condition (23)(a) of the land grant provides that Residential Parking Spaces shall be provided within the Lot for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees, and shall not be used for any other purpose and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

13. Special Condition (23)(b) of the land grant provides that the Parking Spaces for the Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

14. Special Condition (23)(d) of the land grant provides that loading and unloading spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings erected or to be erected on the Lot.

15. Special Condition (24) of the land grant provides that the Grantee shall maintain the parking, loading and unloading spaces and other areas, including but not restricted to the lifts, landings and manoeuvring and circulation areas, in accordance with the approved car park layout plan and shall not alter the layout except with the prior written consent of the Director.

16. Special Condition (26) of the land grant provides that the Grantee shall not cut away, remove or set back any Government land adjoining the Lot except with the prior written approval of the Director who may at his sole discretion give such consent on such terms and conditions as he may see fit including the grant of an additional area of Government land as an extension to the Lot at such premium as he may determine.

17. Special Condition (27) of the land grant provides that where consent has been given pursuant to Special Condition (26) of the land grant for 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 within the Lot or on any Government land which is required for the purpose of or in connection with the formation, levelling or development of the Lot or any part thereof or any other works required to be done by the Grantee under the Conditions of the land grant, the Grantee shall carry out, construct or bear the cost of the carrying out or construction of such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the Lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter, and shall at all times during the term granted under the Conditions of the land grant maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, and drainage works in good and substantial repair and condition to the satisfaction of the Director.

18. Special Condition (29) of the land grant provides where prestressed ground anchors are installed, upon development or redevelopment of the Lot or any part thereof, the Grantee shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director and shall supply to the Director such reports and information on all such monitoring works as the Director may from time to time in his absolute discretion require.

19. Special Condition (30) of the land grant provides that upon development or redevelopment of the Lot or any part thereof, the Grantee shall at his own expenses carry out and complete to the satisfaction of the Director such geotechnical investigations and such landslide preventive, mitigation and remedial works, including boulder stabilization and/or boulder fall mitigation works, in respect of any boulder on the Lot and on such adjacent areas as the Director in his absolute discretion shall require.

20. Special Condition (33) of the land grant provides that:-
The Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (hereinafter referred to as "the Works"), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the Lot, the areas shown coloured green hatched black on the plan marked "PLAN No. SKM8443b" annexed to the land grant (hereinafter referred to as "the Green Hatched Black Areas"), the area shown coloured green cross-hatched black on the plan marked "PLAN No. SKM8443b" annexed to the land grant (hereinafter referred to as "the Green Cross-hatched Black Area") or any part of any of them (hereinafter collectively referred to as "the Services"). The Grantee shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Grantee shall comply with and at his own expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Grantee shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the Lot, the Green Hatched Black Areas, the Green Cross-hatched Black Area or any part of any of them or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Grantee shall pay to the Government on demand the cost of such works). If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the Lot, the Green Hatched Black Areas, the Green Cross-hatched Black Area or any part of any of them or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.

21. Special Condition (36) of the land grant provides that the Grantee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the Lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or storm-water drain all storm-water or rain-water falling or flowing on to the Lot, and the Grantee 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.

22. Special Condition (38) of the land grant provides that the Grantee shall pay to the Government on demand the cost of connecting any drains and sewers from the Lot to the Government storm-water drains and sewers when laid. Such works shall be carried out by the Director, who shall incur no liability to the Grantee in respect thereof.

23. Special Condition (40) of the land grant provides that the Grantee shall not permit any sewage, waste water or effluent containing sand, cement, silt or any other suspended or dissolved material to flow from the Lot onto any adjoining land or allow any waste matter which is not part of the final product from waste processing plants to be deposited anywhere within the Lot and shall have all such matter removed from the Lot or any building erected or to be erected thereon in a proper manner to the satisfaction of the Director of Environmental Protection.

24. Special Condition (41) of the land grant provides that the Grantee shall comply with and observe all Ordinances, bye-laws, regulations and rules for the time being in force in Hong Kong governing the control of any form of pollution, including air, noise, water and waste pollution, and for the protection of the environment.

25. Special Condition (42) of the land grant provides that except with the prior written consent of the Director of Environmental Protection, the Grantee shall not, in or upon the Lot or any part thereof or any building or part of any building erected or to be erected thereon, install or permit or suffer to be installed any machinery, furnace or boiler or any other equipment or use or permit or suffer to be used any fuel or any method or process of manufacture or treatment that might in any circumstance result in the discharge or emission of any pollutant or any noxious, harmful or corrosive matter, whether it be in the form of gas, smoke, liquid, solid or otherwise.

26. Special Condition (43) of the land grant provides that the Grantee shall not use any fuel on the Lot or any part thereof or in any building or any part of any building erected or to be erected thereon other than town gas, liquefied petroleum gas, natural gas, kerosene or other conventional liquid fuel with a sulphur content not exceeding 0.5% by weight and a viscosity of not more than 6 centistokes at 40°C, or a conventional solid fuel with a sulphur content not exceeding 1% by weight.

27. Special Condition (44) of the land grant provides that the Grantee shall not discharge directly or indirectly or cause or permit or suffer to be discharged into any public sewer, storm water drain, channel, stream-course or sea any trade effluent or foul or contaminated water or cooling or hot water without the prior written consent of the Director of Environmental Protection, who may as a condition of granting his consent require the Grantee to provide, operate and maintain at the Grantee's own expense, within the Lot or otherwise and to the satisfaction of the Director of Environmental Protection suitable works for the treatment and disposal of such trade effluent or foul or contaminated or cooling or hot water.

28. Special Condition (45) of the land grant provides that a filtered water supply from Government mains will be given on the usual terms and subject to the provisions of the Waterworks Ordinance or any enactment amending or replacing the same, but no guarantee is given that any water that is supplied will be continuously available.

29. Special Condition (46) of the land grant provides that consent to use temporary mains fresh water for flushing will be given, provided that the Grantee will be required to install plumbing suitable for the use of salt water and to accept salt water supply if available in future.

30. Special Condition (47) of the land grant provides that except with the prior written consent of the Water Authority no water from Government mains shall be used for any heating, cooling or humidification purpose.

31. Special Condition (48)(c) of the land grant provides that throughout the term granted under the land grant the Grantee shall at his own expense provide, and maintain in good condition to the satisfaction of the Director of Fire Services, fire hydrants, fire fighting appliances, water pumping connections and such other fire service installations and equipment (as defined in the Fire Service Ordinance) as the Director of Fire Services in his sole discretion shall require within the Lot (or, subject to the prior written consent and approval of the Director, on any adjacent or adjoining Government land) and/or within any building or buildings erected or to be erected thereon at such point or points as the Director of Fire Services may require.

32. Special Condition (49) of the land grant provides that the Grantee shall comply with all lawful requirements of the Director of Fire Services made under the Dangerous Goods Ordinance, any regulations made thereunder and any amendments thereto.

33. Special Condition (52)(a) of the land grant provides that the Residential Parking Spaces shall not be (i) assigned except (I) together with undivided shares in the Lot giving the right of exclusive use and possession of a residential unit or units of the Lot; or (II) to a person who is already the owner of undivided shares in the Lot with the right of exclusive use and possession of a residential unit or units of the Lot; or (ii) underlet except to residents of the residential units of the Lot. Provided that in any event not more than three in number of the total of the Residential Parking Spaces shall be assigned to the owner or underlet to the resident of any one residential unit of the Lot.

34. Special Condition (54) of the land grant provides that:-

(a) The Grantee acknowledges and accepts that the Lot may be affected by landslide and boulder fall hazards arising from the Green Hatched Black Areas and Green Cross-hatched Black Area due to the nature of the natural terrain.

(b) (i) The Grantee shall at his own expense carry out and complete in all respects to the satisfaction of the Director a geotechnical investigation (hereinafter referred to as the "Investigation") within the Lot and on the Green Hatched Black Areas and the Green Cross-hatched Black Area for the purpose of studying the natural terrain landslide and boulder fall hazards.

(ii) The findings of the Investigation shall include but not be limited to a proposal for carrying out, completing and maintaining all necessary mitigation and stabilisation works and associated works, including works to provide access for the subsequent maintenance of the completed mitigation and stabilisation works and associated works (such access is hereinafter referred to as the "Maintenance Access"), to be constructed within the Lot and on the Green Hatched Black

Areas and the Green Cross-hatched Black Area in all respects to the satisfaction of the Director (which proposal as approved by the Director is hereinafter referred to as the "Approved Mitigation Proposal") to protect any building or buildings and structure or structures erected or to be erected on the Lot and the residents and occupiers therein and their bona fide guests, visitors and invitees from landslide and boulder fall hazards arising from the Green Hatched Black Areas and the Green Cross-hatched Black Area. Any access proposed outside the Lot, the Green Hatched Black Areas and the Green Cross-hatched Black Area for the subsequent maintenance of the completed mitigation and stabilisation works and associated works shall be subject to separate prior written approval of the Director and if approved, shall form part of the Maintenance Access, and the proposal for works to provide such access as approved by the Director shall form part of the Approved Mitigation Proposal.

(c) On completion of the Investigation, the Grantee shall on or before the 31st day of March 2022 or such other date as may be approved by the Director, at his own expense carry out and complete in all respects to the satisfaction of the Director such mitigation and stabilisation works and associated works, including works for the Maintenance Access, within the Lot (hereinafter collectively referred to as the "Inside Works") and on the Green Hatched Black Areas and the Green Cross-hatched Black Area or any other Government land (hereinafter collectively referred to as the "Outside Works") in accordance with the Approved Mitigation Proposal as the Director in his absolute discretion shall approve or require. No part of the Lot, building or buildings and structure or structures erected or to be erected on the Lot affected by landslide and boulder fall hazards as identified in the Investigation shall be occupied by any residents or occupiers and their bona fide guests, visitors and invitees before completion of the Inside Works and the Outside Works.

(d) For the avoidance of doubt, subject to sub-clause (f) of this Special Condition (54), the Grantee shall not be required to carry out further geotechnical investigation, mitigation and stabilisation works and associated works on the Green Hatched Black Areas and the Green Cross-hatched Black Area or other Government land on completion of the Investigation and the Outside Works as defined in sub-clauses (b)(i) and (c) respectively of this Special Condition (54) in all respects to the satisfaction of the Director.

(e) The Grantee shall at his own expense register at the Land Registry against the Lot a plan approved by the Director indicating the locations, nature and scope of the Inside Works and the Outside Works and the location and extent of the areas of the Lot and the Government land where the Grantee may require or be required to carry out the maintenance works, including the areas of the Lot and the Government land on which the Grantee may require or be required by the Director to carry out clearance of landslide debris or boulders under sub-clause (f) of this Special Condition (54) (which plan is hereinafter referred to as the "Natural Terrain Hazard Mitigation and Stabilization Works Plan"). Such areas or floor spaces on or within which the Inside Works are carried out or to be carried out shall be designated as and form part of the Common Areas. No transaction (except a building mortgage under Special Condition (18)(d) of the Conditions of the land grant or such other transactions as the Director may approve) affecting the Lot or any part thereof or any building or part of any building erected or to be erected on the Lot shall be entered into prior to such registration.

(f) (i) The Grantee shall at all times during the term agreed to be granted under the Conditions of the land grant, maintain at his own expense the Inside Works and the Outside Works in good and substantial repair and conditions in all respects to the satisfaction of the Director to ensure that the Inside Works and the Outside Works shall continue to perform their designed functions. The maintenance works shall include but not be limited to clearance of landslide debris or boulders fallen onto the Inside Works or the Outside Works or onto the areas of the Lot or the Government land shown on the Natural Terrain Hazard Mitigation and Stabilization Works Plan referred to in sub-clause (e) of this Special Condition (54).

(ii) In addition to any rights or remedies the Government may have against the Grantee for breach of the Grantee's obligations to maintain the Inside Works and the Outside Works as herein provided, the Director shall be entitled by notice in writing to call upon the Grantee to carry out such maintenance works to the Inside Works and the Outside Works within such period as the Director shall in his absolute discretion deem fit. If the Grantee shall neglect or fail to comply with such notice in all respects to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out the required maintenance works and the Grantee shall on demand repay the Government the cost thereof, together with such supervisory and overhead charges as may be fixed by the Director or by his duly authorized officers whose determination shall be final and binding on the Grantee.

(h) In the event as a result of or arising out of carrying out the Investigation or carrying out, inspecting, checking, supervising and maintaining the Inside Works or the Outside Works, any damage is done to the Green Hatched Black Areas and the Green Cross-hatched Black Area or any other Government land, the Grantee shall make good such damage at his own expense within such time limit as shall be determined by the Director at his absolute discretion and in all respects to the satisfaction of the Director.

(i) The Grantee shall at all times permit the Director, his officers, contractors and agents and any other persons authorized by him with or without tools, equipment, plant, machinery or motor vehicles, the right of ingress, egress and regress to, from and through the Lot or any part thereof and any building erected or to be erected thereon for the purpose of inspecting, checking and supervising any works required to be carried out by the Grantee under sub-clauses (b), (c), (f), and (h) of this Special Condition (54) and carrying out, inspecting, checking and supervising any works under sub-clauses (f)(ii) and (h) of this Special Condition (54) or any other works which the Director may consider necessary.

(k) The Grantee shall indemnify and keep indemnified the Government from and against all actions, proceedings, liabilities, claims, costs, losses, damages, expenses, charges and demands whatsoever arising out of or incidental to any works being carried out or having been carried out by the Grantee pursuant to the terms of this Special Condition (54) or any omission, neglect or default by the Grantee in carrying out the Investigation or in the design, construction and maintenance of the Inside Works or the Outside Works including but without limitation to any damage to or loss of properties, loss of life and personal injuries.

(l) Notwithstanding sub-clauses (b), (c), (f), (g) and (h) of this Special Condition (54), the obligations and rights of the Grantee in respect of the Green Hatched Black Areas and the Green Cross-hatched Black Area and any other Government land or any part thereof under this Special Condition (54) shall absolutely determine upon the Government giving to the Grantee notice to that effect, and no claim for compensation shall be made against the Government or the Director or his authorized officer by the Grantee in respect of any loss, damage or disturbance suffered or any expense incurred as a result of such determination.

35. Special Condition (55) of the land grant provides that:-

(a) The Grantee shall at his own expense carry out and complete to the satisfaction of the Director such geotechnical investigations and such slope treatment, landslide preventive, mitigation and remedial works on the Green Hatched Black Areas as the Director in his absolute discretion may require and shall, at all times during the term agreed to be granted under the Conditions of the land grant, at his own expense, maintain in good and substantial repair and condition to the satisfaction of the Director the Green Hatched Black Areas including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. The Grantee shall indemnify the Government, its agents and contractors against all claims, proceedings, costs, damages and expenses whatsoever incurred by reason of such landslip, subsidence or falling away. The Grantee shall ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Areas and, subject to the prior written approval of the Director, the Grantee may erect fences or other barriers for the prevention of such illegal excavation or dumping.

(b) Notwithstanding sub-clause (a) of this Special Condition (55), the obligations and rights of the Grantee in respect of the Green Hatched Black Areas or any part thereof under this Special Condition (55) shall absolutely determine upon the Government giving to the Grantee notice to that effect, and no claim for compensation shall be made against the Government or the Director or his authorized officer by the Grantee in respect of any loss, damage or disturbance suffered or any expense incurred as a result of such determination.

36. Special Condition (56) of the land grant provides that except with the prior written consent of the Director and in conformity with any conditions imposed by him including the payment of any administrative fee and premium as he may require, no building, structure, support for any building or buildings or any structure or structures, or projection except the existing sewage treatment plant room shall be erected or constructed within the area shown coloured pink stippled black on the plan marked "PLAN No. SKM8443b" annexed to the land grant (hereinafter referred to as "the Pink Stippled Black Area") at the ground level or levels or within the air space extending upwards from the ground level or levels of the Pink Stippled Black Area to a height of 15 metres.

37. Special Condition (57) of the land grant provides that notwithstanding Special Conditions (54) and (55) of the land grant, no works shall be carried out within the MA ON SHAN COUNTRY PARK, as marked on the plan marked "PLAN No. SKM8443b" annexed to the land grant, without the prior written consent of the Country and Marine Parks Authority and any such works shall be carried out in conformity with any terms and conditions that may be imposed.

38. Special Condition (58) of the land grant provides that notwithstanding Special Conditions (54) and (55) of the land grant, the Grantee shall not interfere or diverse the existing natural stream-course within the Green Hatched Black Areas and the Green Cross-hatched Black Area along the western Lot boundary except with the prior written consent of the Director.

Notes:
The reference to the "land grant" in this section means the Agreement and Conditions of Exchange dated the 15th day of December 1995 and registered in the Land Registry as New Grant No. 8677 and as modified by (a) a Modification Letter dated the 12th day of October 1999 and registered in the Land Registry by Memorial No. SK393796; and (b) a Modification Letter dated the 7th day of July 2017 and registered in the Land Registry by Memorial No. 17072100430013.

16 SUMMARY OF LAND GRANT
批地文件的摘要

1. 地段編號：測量約份2號地段1982號 (「該地段」)。

2. 根據租契規定的年期：由1995年12月15日至2047年6月30日。

3. 批地文件特別條款第(5)條規定承批人須自費鋪設及塑造在夾附於批地文件之圖則編號 SK 3759/I-DF 的圖則上以綠色顯示的「綠色範圍」，及提供及建設地政總署署長(「署長」)可能要求的構築物包括橋樑、隧道、上跨路、下通路、下水道、高架道、天橋、行人道或其他構築物，及承批人須自費維持綠色範圍達致署長滿意的程度，直至綠色範圍按照批地文件特別條款第(6)條交還為止。

4. 批地文件特別條款第(9)條規定承批人須在各方面根據批地文件的一切條件及所有在任何時間適用在香港有關建築物、環境衛生及規劃的條例、則例及規則的規定，在該地段上建造一幢建築物或多於一幢建築物以開發該地段，該幢建築物或該些建築物須在2022年3月31日或之前完成並使其適宜佔用。

5. 批地文件特別條款第(10)條規定，受制於批地文件條款，該地段或其中任何部分或在其上已建或擬建的任何建築物或任何建築物的部分不得用作私人住宅以外的任何用途。

6. 批地文件特別條款第(11)條規定，承批人不得在任何時間在該地段或其任何部分或在其上已建或擬建的任何建築物或任何建築物的任何部分之內或上，作出或允許或遭受到任何事情可能或成為對政府或任何毗鄰或鄰近地段或地方的業主或佔用人造成滋擾或煩擾，或可能造成損害或不便。

7. 批地文件特別條款第(13)條規定承批人須保持康樂設施及其附屬設施，如已建造及獲豁免總樓面面積及上蓋面積的計算，處於良好實質維修及狀況並操作該等設施達至署長滿意的程度，及該等設施只可供在該地段上已建或擬建的住宅樓宇的住戶及其據有善意的訪客使用，其他人士或人等不可使用。

8. 批地文件特別條款第(14)條規定未經署長事先書面同意，不得干擾該地段或毗連範圍內的樹木。署長在發出書面同意時，可施加其認為合適的移植或補償美化/再植的條件。

9. 批地文件特別條款第(15)條規定：

   (a) 承批人需自費提交景觀圖則予署長作批核，圖則需顯示於該地段內將會提供的景觀工程之位置、佈置及鋪設以符合批地文件特別條款第(15)條內(b)段之要求。

   (b) (i) 該地段不少於百分之二十(20%)的範圍須種植樹木、灌木或其他植物。

   (ii)批地文件特別條款(15)(b)(i)段所提述的百分之二十(20%)中不少於百分之五十(50%)(以下簡稱「綠化園地」)，須在署長全權酌情指定的位置或水平提供，讓路過行人可觀賞綠化園地或進入該地段的任何人士或人等可通行該處。

   (c) 承批人需自費根據已批核的景觀圖則美化該地段以在各方面達致署長滿意的程度，及除非預先獲署長書面同意不得修正、變動、修改、更新或取替已批核的景觀圖則。

   (d) 承批人需其後自費保持及維持景觀工程處於安全、整潔、整齊、井然及健全的情況以全面達致署長滿意的程度。

   (e) 根據批地文件特別條款第(15)條所建成之景觀範圍須劃定及成為特別條款第(19)(a)(v)條中之公用地方其中部份。

   (f) 如該地段發展為單一家庭住所的用途，則批地文件特別條款第(15)條內(b)(ii)及(e)段的要求並不適用。

10. 批地文件特別條款第(16)條內(a)段規定，如在該地段內提供看更或管理員或兩者的辦公室，該辦公室除用作給完全地及必要地受僱在該地段上工作的看更或管理員或兩者作辦公室使用外，概不可用作任何其他用途。

11. 批地文件特別條款第(16)條內(f)段規定，如在該地段內提供看更或管理員或兩者的宿舍，該宿舍除用作給完全地及必要地受僱在該地段內工作的看更或管理員或兩者作宿舍使用外，概不可用作任何其他用途。

12. 批地文件特別條款第(23)條內(a)段規定在該地段內須提供住宅停車位，用作停泊屬於已經或將會在該地段上興建的建築物之住戶及其據有善意的客人、訪客或被邀請者按道路交通條例、任何其下制定的規例及任何修訂法例下領牌之車輛，及不得用作任何其他用途尤其是該停車位不得用於存放、展示或展覽車輛以作銷售或其它用途或為提供車輛清潔及美容服務。

13. 批地文件特別條款第(23)條內(b)段規定傷殘人士停車位，除用作停泊按道路交通條例、任何其下制定的規例及任何修訂法例定義下的傷殘人士並屬於已經或將會在該地段上興建的建築物之住戶及其據有善意的客人、訪客或被邀請者的車輛，不得用作任何其他用途，尤其是該停車位不得用於存放、展示或展覽車輛以作銷售或其它用途或為提供車輛清潔及美容服務。

14. 批地文件特別條款第(23)條內(d)段規定上落貨停車位置，除用作於已經或將會在該地段上興建的建築物有關的貨車的上貨及落貨外，不得用作任何其他用途。

15. 批地文件特別條款第(24)條規定承批人須按照已批准的停車場布局圖維修及保養停車、上落貨停車位置及其他地方，包括但不限於升降機、上落處和迴轉及通行地方，並除非得到署長的事先書面同意，不得修改布局。

16. 批地文件特別條款第(26)條規定承批人不可削除、移除或移後任何位於毗連該地段之政府土地，除非預先獲得署長書面批核，而署長在發出同意書時，可全權酌情按其認為適當的條件及條款給予同意，包括以署長決定的地價批發額外的政府土地當該地段的擴充範圍。

17. 批地文件特別條款第(27)條規定如果署長已提供批地條文特別條款第(26)條規定之書面批核進行任何土地削除、移除或移後，或進行任何類型的堆積或堆填或斜坡處理工程，不論是在該地段內或任何政府土地上與該地段或其中任何部分有關的開拓、平整、開發或任何批地文件條款下承批人須進行的工程，承批人須進行、修建或承擔進行或修建該等斜坡處理工程、護土牆或其他承托、保護、排水或輔助工程或日後成為必要的其他工程之費用，以便保護與承托該地段和任何毗鄰或毗連該地段的政府土地或出租土地內的土地，及避免與防止日後發生任何泥土傾瀉、滑坡、或下陷，及須在批地文件條款內租期期間任何時候自費保養該土地、斜坡處理工程、護土牆或其他承托、保護、及排水工程處於良好實質維修及狀況，達致署長滿意的程度。

18. 批地文件特別條款第(29)條規定如果在發展或重建該地段或其中任何部分時已安裝預應力地樁，承批人須自費在預應力地樁的使用年限期間進行定期保養與定期監測預應力地樁，達致署長滿意的程度，並須向署長提供署長可不時行使其絕對酌情權所要求的所有有關該上述監測工作的該報告和資料。

19. 批地文件特別條款第(30)條規定如果在發展或重建該地段或其中任何部分，承批人須自費進行及完成署長行使絕對酌情權所需要及與任何該地段或其中任何部分及毗連範圍上之巨石有關的岩土工程勘察、防止山泥傾瀉、緩和及補救工程，包括巨石穩定及/或防止巨石墜落緩和工程，達致署長滿意的程度。

20. 批地文件特別條款第(33)條規定:-

    承批人須在所有時間採取或促成採取所有適當及充足的謹慎、技能及預防措施，及特別在進行建設、維持、翻新或維修工程(以下稱為「該等工程」)，以避免導致處於或通過該地段，在批地文件夾附之圖則編號SKM8443b的圖則上以綠色黑斜線顯示的範圍(以下稱為「綠色黑斜線範圍」)，在批地文件夾附之圖則編號SKM8443b的圖則上以綠色交叉黑斜線顯示的範圍(以下稱為「綠色交叉黑斜線範圍」)或其等的任何部分上、之上、之下或毗鄰的任何政府或其他現有的水渠、水路或水道、水管、道路、行人路、街道裝置、污水渠、明渠、管道、電纜、電線、公用服務設施或任何其他工程或裝置(以下統稱為「該等服務設施」)有任何損害、干擾或阻礙。承批人須在進行任何該等工程之前作出或促成作出用以確定該等服務設施的現在位置及水平如有需要的適當搜查及查詢，並須以書面形式向署長呈交處理任何可能被該等工程影響的該等服務設施的建議書以供他全面批核，及在署長發出對該等工程及該前述建議書的書面批准之前，不可進行任何工程。承批人須遵守及自費達成署長就前述批准可能對有關該等服務設施所施加的要求，包括任何必需的導流、中繼或修復的費用。承批人須自費地對該地段、綠色黑斜線範圍、綠色交叉黑斜線範圍或其等任何部分或任何該等服務設施因該等工程以任何方式引起的任何損害、干擾或阻礙，全面地維修、修葺及修復，達致署長滿意的程度(除了明渠、污水渠、雨水渠或水管，其修葺須由署長進行除非署長另行決定，並在要求時承批人須支付政府該工程的費用)。如承批人未能對該地段、綠色黑斜線範圍、綠色交叉黑斜線範圍或其等任何部分或任何該等服務設施進行任何所需要的導流、中繼、維修、修葺及修復，達致署長滿意的程度，如署長認為需要署長可進行任何導流、中繼、維修、修葺或修復及承批人須在要求時支付政府該工程的費用。

21. 批地文件特別條款第(36)條規定承批人需自費建造及維修，不論是否位於該地段範圍內或政府土地上，署長認為有需要的水渠及渠道，以將落在或通過該地段上的所有雨洪或雨水收集及排去就近的水道、水井、渠道或排水渠，並達致署長滿意的程度。承批人須就該等雨洪或雨水所引致的任何損害或滋擾所引起的一切訴訟、申索及索求單獨負上責任及向政府及其人員作出彌償。

22. 批地文件特別條款第(38)條規定承批人須在要求時支付政府該地段如已建的任何水渠和渠道連至政府的雨水渠及污水渠的連接工程的費用。此等工程須由署長進行，署長不會在該等工程上向承批人負上任何責任。

23. 批地文件特別條款第(40)條規定承批人不可允許任何污水、廢水或含有沙、水泥、淤泥或任何其他含有懸浮或溶解物料的流出物由該地段流到毗鄰的土地或容許任何不是廢物處理廠最終產物一部分的廢物棄置在該地段內的任何地方及須以達致環境保護署署長滿意的合適方式從該地段或任何已建或擬建在該地段上的建築物移除所有該些物料。

24. 批地文件特別條款第(41)條規定，承批人須遵守及遵從香港現行的所有適用於管制任何形式的污染，包括空氣、噪音、水質及廢物污染，及對環境保護的條例、章程、規例及規令。

25. 批地文件特別條款第(42)條規定除非獲得環境保護署署長事先書面同意，承批人不可在該地段或其任何部分或任何已建或擬建在該地段上的建築物或任何建築物的部分之內或上，安裝或允許或容受其安裝任何機械、熔爐或鍋爐或其他任何設備或使用或允許或容受其使用任何燃料或任何生產或處理的方法或過程可能在任何情況導致排放或排出任何污染物或任何有毒、有害或腐蝕性的物質，不論是以氣體、煙、液體、固體或其他形式。

26. 批地文件特別條款第(43)條規定承批人不可在該地段或其任何部分上或在其上已建或擬建的任何建築物或任何建築物的任何部分內使用任何燃料，除了煤氣、石油氣、天然氣、煤油或其他含硫成份重量不超過百分之零點五(0.5%)及攝氏四十度(40°C)時黏度不超過六

(6)厘斯的常規液體燃料，或含硫成份重量不超過百分之一(1%)的常規固體燃料。

27. 批地文件特別條款第(44)條規定未得到環境保護署署長事先書面同意，承批人不可直接或間接地排放或致使或准許或容受排放任何工商業污水或髒水或受污染水或冷卻水或熱水入於任何公共污水渠、雨水渠、渠道、河道或海域，作為給予同意的條件，環境保護署署長可以要求承批人在該地段內或其他地方自費及以達致環境保護署署長滿意的程度地提供、操作及維持處理及處置此類工商業污水或髒水或受污染水或冷卻水或熱水的適當工程。

28. 批地文件特別條款第(45)條規定來自政府水管的已過濾的自來水將按通常條款及受制於《水務設施條例》的條款或對其作出修訂或取代的任何成文法則所給予，但不保證任何所供應的水將可持續供應。

29. 批地文件特別條款第(46)條規定使用臨時淡水沖廁的同意會給予承批人，前提是如將來有鹹水供應，承批人須安裝適合使用鹹水的管道及接受鹹水供應。

30. 批地文件特別條款第(47)條規定，除非獲得水務監督事先書面同意外，不得將政府總水管的水用作任何加熱、冷卻或濕度調節的用途。

31. 批地文件特別條款第(48)條內(c)段規定於批地文件授予的年期間承批人須按消防處處長全權酌情的要求下自費於該地段內(或，經署長事先書面同意及批准下，於任何鄰近或毗鄰的政府土地上)及/或於任何已建或擬建在該地段上的一棟建築物或多於一棟建築物內於消防處處長所要求的一處或多處提供，及達致消防處處長滿意的程度地維持良好狀況消防栓、消防設備、水泵連接及其他消防裝置及設備(按《消防條例》所定義)。

32. 批地文件特別條款第(49)條規定，承批人須遵守消防處處長根據《危險品條例》，其任何規例及修訂所制定的所有合法要求。

33. 批地文件特別條款第(52)條內(a)段規定住宅停車位不得(i)轉讓，除非(I)連同賦予獨有使用及管有該地段住宅單位權利的該地段的不可分割份數；或(II)予本身已是該地段不可分割份數的擁有人擁有獨有使用及管有該地段的住宅單位的權利的人士；或(ii)租賃，除非是出租予該地段的住宅單位的住戶。惟在任何情況下，住宅停車位總數不得超過3個轉讓給擁有人或租賃給該地段任何一個住宅單位的住戶。

34. 批地文件特別條款第(54)條規定:-

(a) 承批人承認及接受該地段有機會受到源於綠色黑斜線範圍及綠色交叉黑斜線範圍因自然地形的本質而導致的山泥傾瀉及巨石墜落風險影響。

(b) (i) 為了考察自然地形的山泥傾瀉及巨石墜落風險，承批人需自費對該地段內及綠色黑斜線範圍及綠色交叉黑斜線範圍上進行及完成岩土工程勘察(以下稱為「該勘察」)，在各方面達致署長滿意的程度。

(ii)該勘察的發現需包括但不限於一份在該地段內及在綠色黑斜線範圍及綠色交叉黑斜線範圍上進行、完成及維持所有需要的緩和及穩定工程及相關工程，包括為日後維持已完成的緩和及穩定工程及相關工程提供通道將會建造的工程(該通道以下稱為「維修通道」)的議案，在各方面達致署長滿意的程度(該以署長已批准的議案以下稱為「已批准緩和議案」)，起因於綠色黑斜線範圍及綠色交叉黑斜線範圍山泥傾瀉及巨石墜落風險而保護任何在該地段內已建或擬建的建築物及構築物及在內的居民或佔用人及其據有善意的客人、訪客和被邀請者。為日後維持已完成的緩和及穩定工程及相關工程而提出的任何該地段、綠色黑斜線範圍及綠色交叉黑斜線範圍外的通道，需受制於署長另外預先書面批准，及如批准，將形成維修通道的一部分，及以署長批准的提供該通道工程議案將形成已批准緩和議案的一部分。

(c) 完成該勘察時，承批人需於2022年3月31日或之前或於其他署長可能批准的日期，根據署長行使絕對酌情權可能批准或要求的已批准緩和工程建議書，於該地段內(以下稱為「內圍工程」)及於綠色黑斜線範圍及綠色交叉黑斜線範圍上或任何其他政府土地上(以下稱為「外圍工程」)，自費進行及完成緩和及穩定工程及相關工程，包括維修通道工程，在各方面達致署長滿意的程度。在完成內圍工程及外圍工程之前，在該勘察中發現的所有受山泥傾瀉及巨石墜落風險影響的該地段的部分，該地段上的已建或擬建的建築物或構築物，不得由任何居民或佔用人及其據有善意的客人、訪客和被邀請者佔用。

(d) 為避免疑慮，受制於批地文件特別條款第(54)條內(f)段，當在各方面達致署長滿意的程度地完成該勘察及外圍工程，分別定義於批地文件特別條款第(54)條內(b)(i)及(c)段，承批人不需要於綠色黑斜線範圍及綠色交叉黑斜線範圍上或其他政府土地上，進行進一步的岩土工程勘察、緩和及穩定工程及相關工程。

(e) 承批人需自費在土地註冊處就該地段註冊一份署長已批准的圖則，註明內圍工程及外圍工程的位置、性質及範圍，以及承批人可能要求或被要求進行維修工程的該地段範圍及政府土地範圍的位置及程度，包括該地段及政府土地承批人可能要求或被署長要求進行清理山坡碎石或巨石的範圍，根據本批地文件特別條款第(54)條內(f)段(該圖則以下稱為「自然地形風險緩和及穩定工程圖則」)。進行或將要進行內圍工程的範圍或樓面需指定為及成為公用地方的一部分。在上述註冊前，不可進行任何影響該地段或其任何部分或在該地段上已建設或將會建設的任何建築物或其一部分的交易(除根據批地文件特別條款第18(d)條規定的建築按揭或其他署長可能批准的交易外)。

(f) (i) 承批人需在批地文件條款規定年期內的任何時間，自費將內圍工程及外圍工程保持良好實質維修及狀況，在各方面達致署長滿意的程度，確保內圍工程和外圍工程繼續履行其設計職能。該維修工程需包括但不限於清除落在內圍工程或外圍工程或顯示於本批地文件特別條款第(54)條內(e)段定義的自然地形風險緩和及穩定工程圖則上的該地段範圍或政府土地範圍上的山坡碎石或巨石。

(ii)除了政府對於承批人違反在此陳述維持內圍工程及外圍工程的承批人的責任可擁有的任何權利或補救措施，署長將有權以書面形式通知要求承批人進行有關維持內圍工程及外圍工程的工程，於一段署長行使絕對酌情權認為適當的時間內進行。如承批人忽略或不在各方面達致署長滿意的程度及在通知內規定的時間內遵守該通知，署長可立刻執行及進行所需的維持工程及承批人需在要求時支付政府有關的費用，包括署長或其正式授權的官員可能定的監督及間接費用，其決定將是最終及對承批人有約束力的決定。

(h) 若因或由進行該勘察或進行、考察、檢查、監督及維持內圍工程或外圍工程引起，對綠色黑斜線範圍及綠色交叉黑斜線範圍或任何其他政府土地造成任何損害，承批人需於署長行使絕對酌情權決定的時限內自費修復此損害，在各方面達致署長滿意的程度。

(i) 承批人需在任何時候准許署長、其官員、承建商及代理人及獲其授權的任何其他人士，不論有或沒有工具、設備、發動機、機械或汽車，有權進入，離開及返回該地段或通過該地段及其任何部分及在該地段上的已建設或將會建設的任何建築物，為了巡查、檢查和監督承批人根據本批地文件特別條款第(54)條內(b)、(c)、(f)及(h)段內須要進行的任何工程及進行、檢查和監督本批地文件特別條款第(54)條內的(f)(ii)及(h)段的任何工程或署長可能認為必要的任何其他工程。

(k) 承批人需向政府就由承批人進行或已進行根據本批地文件特別條款(54)條之條款內之任何工程，或承批人進行該勘察或內圍工程或外圍工程的設計、建設及維持的任何省略、疏忽或違責而引起或其附帶出來的所有行動、訴訟、責任、申索、費用、損害、損失、支出、收費及索求，承擔賠償責任，包括但不限於任何物業損壞或損失、人命損失及人身傷害。

(l) 儘管本批地文件特別條款第(54)條內(b)、(c)、(f)、(g)及(h)段，承批人對本批地文件特別條款第(54)條所提及綠色黑斜線範圍及綠色交叉黑斜線範圍及任何其他政府土地或其中部份之責任和權益會於政府發出通知終止承批人對此之責任和權益時完全終止，承批人不得因該終止而蒙受的任何損失、損害、或干擾或產生的任何支出向政府或署長或其授權官員提出任何索賠。

35. 批地文件特別條款第(55)條規定:-

(a) 在署長行使絕對酌情權要求時，承批人需自費對綠色黑斜線範圍上進行及完成岩土工程勘察及斜坡工程、防止山泥傾瀉、緩和及補救工程，達致署長滿意的程度，並需於批地文件條款規定年期內的任何時間自費將綠色黑斜線範圍保持良好實質維修及狀況，包括所有土地、斜坡處理工程、擋土構築物、排水道及任何其他有關之工程，達到署長滿意程度。承批人需對政府、其代理人及承建商就所有因滑坡、下陷或泥土傾瀉而引至之所有申索、訴訟、費用、損失及支出承擔賠償責任。承批人需於任何時間確保綠色黑斜線範圍內沒有非法挖掘或傾瀉，及受制於署長預先書面批准，承批人可設立圍欄或其他柵欄以防止該等非法挖掘或傾瀉。

(b) 儘管本批地文件特別條款第(55)條(a)段，承批人對本批地文件特別條款第(55)條所提及綠色黑斜線範圍或其中部份之責任和權益會於政府發出通知終止承批人對此之責任和權益時完全終止，承批人不得因該終止而蒙受之任何損失、損害、或干擾或產生的任何支出向政府或署長或其授權官員提出任何索賠。

36. 批地文件特別條款第(56)條規定除非得到署長事先書面同意及遵守署長所施加的任何條件，包括支付任何署長要求的行政費及地價，除現有污水處理機房外，任何建築物、構築物、任何建築物或構築物的承托物或伸展，不得搭建或興建在批地文件夾附之圖則編號SKM8443b的圖則上以粉紅色綴黑點顯示的範圍(以下稱為「粉紅色綴黑點範圍」)的地面水平，或由粉紅色綴黑點範圍地面水平向上伸延至15米高上空的範圍。

37. 批地文件特別條款第(57)條規定儘管批地文件特別條款第(54)及(55)條的規定，在沒有郊野公園及海岸公園管理局事先書面同意下，不可於在批地文件夾附的圖則編號SKM8443b的圖則上所標明的馬鞍山郊野公園內進行任何工程及任何該些工程須與任何可能施加的條款及條件相符下進行。

38. 批地文件特別條款第(58)條規定儘管批地文件特別條款第(54)及(55)條的規定，除非署長事先書面同意，承批人不可干擾或導流綠色黑斜線範圍及綠色交叉黑斜線範圍內沿西方地段邊界的現有天然河溪。

備註：
本節提述的「批地文件」一詞乃指日期為1995年12月15日及於土地註冊處登記為新批租約第8677號，並經由(a)日期為1999年10月12日及於土地註冊處登記、註冊摘要號碼為SK393796的批地修訂信件及(b)日期為2017年7月7日及於土地註冊處登記、註冊摘要號碼為17072100430013的批地修訂信件修訂的換地協議及條件。

17 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

1. The Outside Works in the Green Hatched Black Areas and Green Cross-hatched Black Area or any other government land as referred to in Special Condition (54) of the land grant.

2. The slope treatment works in the Green Hatched Black Areas as referred to in Special Condition (55) of the land grant.

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

Not Applicable.

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

Not Applicable.

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

Not Applicable.

E. A plan that shows the location of those facilities and open spaces, and those parts of the land

Please see the plan appended at the end of this section.

F. Provisions of the land grant that concern those facilities and open spaces, and those parts of the land

Special Condition (54) of the land grant provides that:-

(a) the Grantee acknowledges and accepts that the Lot may be affected by landslide and boulder fall hazards arising from the Green Hatched Black Areas and the Green Cross-hatched Black Area due to the nature of the natural terrain.

(b) (i) The Grantee shall at his own expense carry out and complete in all respects to the satisfaction of the Director a geotechnical investigation (hereinafter referred to as the "Investigation") within the Lot and on the Green Hatched Black Areas and the Green Cross-hatched Black Area for the purpose of studying the natural terrain landslide and boulder fall hazards.

(ii) The findings of the Investigation shall include but not be limited to a proposal for carrying out, completing and maintaining all necessary mitigation and stabilisation works and associated works, including works to provide access for the subsequent maintenance of the completed mitigation and stabilisation works and associated works (such access is hereinafter referred to as the "Maintenance Access"), to be constructed within the Lot and on the Green Hatched Black Areas and the Green Cross-hatched Black Area in all respects to the satisfaction of the Director (which proposal as approved by the Director is hereinafter referred to as the "Approved Mitigation Proposal") to protect any building or buildings and structure or structures erected or to be erected on the Lot and the residents and occupiers therein and their bona fide guests, visitors and invitees from landslide and boulder fall hazards arising from the Green Hatched Black Areas and the Green Cross-hatched Black Area. Any access proposed outside the Lot, the Green Hatched Black Areas and the Green Cross-hatched Black Area for the subsequent maintenance of the completed mitigation and stabilisation works and associated works shall be subject to separate prior written approval of the Director and if approved, shall form part of the Maintenance Access, and the proposal for works to provide such access as approved by the Director shall form part of the Approved Mitigation Proposal.

(c) On completion of the Investigation, the Grantee shall on or before the 31st day of March 2022 or such other date as may be approved by the Director, at his own expense carry out and complete in all respects to the satisfaction of the Director such mitigation and stabilisation works and associated works, including works for the Maintenance Access, within the Lot (hereinafter collectively referred to as the "Inside Works") and on the Green Hatched Black Areas and the Green Cross-hatched Black Area or any other Government land (hereinafter collectively referred to as the "Outside Works") in accordance with the Approved Mitigation Proposal as the Director in his absolute discretion shall approve or require. No part of the Lot, building or buildings and structure or structures erected or to be erected on the Lot affected by landslide and boulder fall hazards as identified in the Investigation shall be occupied by any residents or occupiers and their bona fide guests, visitors and invitees before completion of the Inside Works and the Outside Works.

(d) For the avoidance of doubt, subject to sub-clause (f) of this Special Condition (54), the Grantee shall not be required to carry out further geotechnical investigation, mitigation and stabilisation works and associated works on the Green Hatched Black Areas and the Green Cross-hatched Black Area or other Government land on completion of the Investigation and the Outside Works as defined in sub-clauses (b)(i) and (c) respectively of this Special Condition (54) in all respects to the satisfaction of the Director.

(e) The Grantee shall at his own expense register at the Land Registry against the Lot a plan approved by the Director indicating the locations, nature and scope of the Inside Works and the Outside Works and the location and extent of the areas of the Lot and the Government land where the Grantee may require or be required to carry out the maintenance works, including the areas of the Lot and the Government land on which the Grantee may require or be required by the Director to carry out clearance of landslide debris or boulders under sub-clause (f) of this Special Condition (54) (which plan is hereinafter referred to as the "Natural Terrain Hazard Mitigation and Stabilization Works Plan"). Such areas or floor spaces on or within which the Inside Works are carried out or to be carried out shall be designated as and form part of the Common Areas. No transaction (except a building mortgage under Special Condition No. (18)(d) of the Conditions of the land grant or such other transactions as the Director may approve) affecting the Lot or any part thereof or any building or part of any building erected or to be erected on the Lot shall be entered into prior to such registration.

(f) (i) The Grantee shall at all times during the term agreed to be granted under the Conditions of the land grant, maintain at his own expense the Inside Works and the Outside Works in good and substantial repair and conditions in all respects to the satisfaction of the Director to ensure that the Inside Works and the Outside Works shall continue to perform their designed functions. The maintenance works shall include but not be limited to clearance of landslide debris or boulders fallen onto the Inside Works or the Outside Works or onto the areas of the Lot or the Government land shown on the Natural Terrain Hazard Mitigation and Stabilization Works Plan referred to in sub-clause (e) of this Special Condition (54).

(ii) In addition to any rights or remedies the Government may have against the Grantee for breach of the Grantee's obligations to maintain the Inside Works and the Outside Works as herein provided, the Director shall be entitled by notice in writing to call upon the Grantee to carry out such maintenance works to the Inside Works and the Outside Works within such period as the Director shall in his absolute discretion deem fit. If the Grantee shall neglect or fail to comply with such notice in all respects to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out the required maintenance works and the Grantee shall on demand repay the Government the cost thereof, together with such supervisory and overhead charges as may be fixed by the Director or by his duly authorized officers whose determination shall be final and binding on the Grantee.

(g) For the purposes only of carrying out the Investigation and carrying out, completing, inspecting and maintaining the Inside Works and the Outside Works, the Grantee shall have the right of ingress or egress to and from the Green Hatched Black Areas and the Green Cross-hatched Black Area and any other Government land where he may require or be required to carry out maintenance works, including clearance of landslide debris or boulders fallen onto the Inside Works or the Outside Works or onto the areas of the Lot or the Government land shown on the Natural Terrain Hazard Mitigation and Stabilization Works Plan referred to in sub-clause (e) of this Special Condition (54), subject to such terms and conditions as may be imposed by the Director at his sole discretion.

(h) In the event as a result of or arising out of carrying out the Investigation or carrying out, inspecting, checking, supervising and maintaining the Inside Works or the Outside Works, any damage is done to the Green Hatched Black Areas and the Green Cross-hatched Black Area or any other Government land, the Grantee shall make good such damage at his own expense within such time limit as shall be determined by the Director at his absolute discretion and in all respects to the satisfaction of the Director. In the event of the non-fulfilment of the Grantee's obligations under this sub-clause (h) of this Special Condition (54) within the time limit as aforesaid, the Director may forthwith execute and carry out the required works and the Grantee shall on demand repay the Government the cost thereof, together with such supervisory and overhead charges as may be fixed by the Director or by his duly authorized officers whose determination shall be final and binding on the Grantee.

(i) The Grantee shall at all times permit the Director, his officers, contractors and agents and any other persons authorized by him with or without tools, equipment, plant, machinery or motor vehicles, the right of ingress,

egress and regress to, from and through the Lot or any part thereof and any building erected or to be erected thereon for the purpose of inspecting, checking and supervising any works required to be carried out by the Grantee under sub-clauses (b), (c), (f), and (h) of this Special Condition (54) and carrying out, inspecting, checking and supervising any works under sub-clauses (f)(ii) and (h) of this Special Condition (54) or any other works which the Director may consider necessary.

(j) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of any of the Grantee's obligations under sub-clauses (b), (c), (f) and (h) or the exercise of the Grantee's right under sub-clause (g) of this Special Condition or the exercise of any of the rights by the Government under sub-clauses (f)(ii), (h) and (i) of this Special Condition (54) or otherwise, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.

(k) The Grantee shall indemnify and keep indemnified the Government from and against all actions, proceedings, liabilities, claims, costs, losses, damages, expenses, charges and demands whatsoever arising out of or incidental to any works being carried out or having been carried out by the Grantee pursuant to the terms of this Special Condition (54) or any omission, neglect or default by the Grantee in carrying out the Investigation or in the design, construction and maintenance of the Inside Works or the Outside Works including but without limitation to any damage to or loss of properties, loss of life and personal injuries.

(l) Notwithstanding sub-clauses (b), (c), (f), (g) and (h) of this Special Condition (54), the obligations and rights of the Grantee in respect of the Green Hatched Black Areas and the Green Cross-hatched Black Area and any other Government land or any part thereof under this Special Condition (54) shall absolutely determine upon the Government giving to the Grantee notice to that effect, and no claim for compensation shall be made against the Government or the Director or his authorized officer by the Grantee in respect of any loss, damage or disturbance suffered or any expense incurred as a result of such determination. However, such determination shall be without prejudice to any rights or remedies of the Government in respect of any antecedent breach, non-performance or non-observance of the said sub-clauses (b), (c), (f), (g), and (h).

Special Condition (55) of the land grant provides that:-

(a) The Grantee shall at his own expense carry out and complete to the satisfaction of the Director such geotechnical investigations and such slope treatment, landslide preventive, mitigation and remedial works on the Green Hatched Black Areas as the Director in his absolute discretion may require and shall, at all times during the term agreed to be granted under the Conditions of the land grant, at his own expense, maintain in good and substantial repair and condition to the satisfaction of the Director the Green Hatched Black Areas including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. In the event that any landslip, subsidence or falling away occurs within the Green Hatched Black Areas at any time during the term agreed to be granted under the Conditions of the land grant, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining areas which, in the opinion of the Director (whose decision shall be final and binding on the Grantee), have also been affected. The Grantee shall indemnify the Government, its agents and contractors against all claims, proceedings, costs, damages and expenses whatsoever incurred by reason of such landslip, subsidence or falling away. The Grantee shall ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Areas and, subject to the prior written approval of the Director, the Grantee may erect fences or other barriers for the prevention of such illegal excavation or dumping. In addition to any other rights or remedies the Director may have in respect of any breach of the Conditions of the land grant, the Director may at any time by notice in writing call upon the Grantee to carry out such geotechnical investigations, slope treatment, landslip preventive, mitigation and remedial works and to maintain, reinstate and make good any land, structure or works affected by such landslip, subsidence or falling away, and if the Grantee shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Director may, after the expiry of such period, execute and carry out the required works and the Grantee shall on demand repay to the Government the cost thereof.

(b) Notwithstanding sub-clause (a) of this Special Condition (55), the obligations and rights of the Grantee in respect of the Green Hatched Black Areas or any part thereof under this Special Condition (55) shall absolutely determine upon the Government giving to the Grantee notice to that effect, and no claim for compensation shall be made against the Government or the Director or his authorized officer by the Grantee in respect of any loss, damage or disturbance suffered or any expense incurred as a result of such determination. However, such determination shall be without prejudice to any rights or remedies of the Government in respect of an antecedent breach, non-performance or non-observance of the said sub-clause (a).

Special Condition (57) of the land grant provides that:-

Notwithstanding Special Conditions (54) and (55) of the land grant, no works shall be carried out within the MA ON SHAN COUNTRY PARK, as marked on the plan marked "PLAN No. SKM8443b" annexed to the land grant, without the prior written consent of the Country and Marine Parks Authority and any such works shall be carried out in conformity with any terms and conditions that may be imposed.

Special Condition (58) of the land grant provides that:-

Notwithstanding Special Conditions (54) and (55) of the land grant, the Grantee shall not interfere or diverse the existing natural stream-course within the Green Hatched Black Areas and the Green Cross-hatched Black Area along the western Lot boundary except with the prior written consent of the Director.

G. Provisions of every deed of mutual covenant in respect of the specified residential property that concern those facilities and open spaces, and those parts of the land

1. Definitions in the DMC:-

"Natural Terrain Hazard Mitigation and Stabilization Works Plan" is defined in the DMC as a plan approved by the Director of Lands and registered in the Land Registry by Memorial No. 18122700890200 in accordance with Special Condition No. (54)(e) of the Conditions indicating the locations, nature and scope of the Inside Works and the Outside Works and the location and extent of the areas of the Lot and the Government land on which the Owners of the Lot may require or be required to carry out the maintenance works, including the areas of the Lot and the Government land where the Owners of the Lot may require or be required by the Director of Lands to carry out clearance of landslide debris or boulders under sub-clause (f) of Special Condition No. (54) of the Conditions. "Inside Works" means the mitigation and stabilisation works and associated works, including works for the access for the subsequent maintenance of the completed mitigation and stabilisation works and associated works within the Lot, and "Outside Works" means the aforesaid works which are required to be done on the areas shown coloured green hatched black and green cross-hatched black on Plan No. SKM8443b annexed to the Conditions or any other Government land and as so defined in sub-clause (c) of Special Condition No. (54) of the Conditions.

"Slopes and Retaining Walls" is defined in the DMC as such slopes, retaining walls, retaining structures, slope treatment works, existing adjacent features outside lot and/or other structures (if any), within or outside the Lot, and for identification purpose only, as shown coloured red, brown and pink respectively on the Slopes Retaining Structures and Existing Adjacent Features Outside Lot Plan, certified as to their accuracy by the Authorized Person and attached to the DMC, the maintenance of which is the responsibility of the Owners under Special Condition No. (55) of the Conditions or under the DMC or otherwise.

2. Clause 13(b) of the DMC states that:-

Such annual budget shall cover all management expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is to be expended for the benefit of all Owners as essential or required for the proper management of the Development and the Common Areas and Facilities therein, including but without prejudice to the generality of the foregoing:

(xvii) the cost and expenses incurred or to be incurred for the maintenance and carrying out of all works in respect of the Slopes and Retaining Walls, and/or for engaging suitable personnel to carry out such works in respect of the Slopes and Retaining Walls in Section IX of the DMC and maintaining all roads, slopes, footbridges, retaining walls (if any), and other structures on, outside, or adjacent to the Lot or forming part of the Development.

(xviii) the costs and expenses for the carrying out of the maintenance works of the Inside Works and the Outside Works in good and substantial repair and conditions in all aspects to the satisfaction of the Director, and to ensure that the Inside Works and the Outside Works shall continue to perform their designed functions in accordance with sub-clause (f)(i) of Special Conditions No. (54) of the Conditions.

3. Clause 38 of the DMC states that:-

Without limiting the generality of the other express powers of the Manager contained in the DMC, the Manager shall have power:-

(f) to engage qualified personnel to inspect keep and maintain the Slopes and Retaining Walls in

compliance with Special Condition No. (55) of the Conditions or under the DMC and in accordance with the Slope Maintenance Guidelines and the Maintenance Manual and the Maintenance Manual (as defined in the DMC) for the Works and Installations (as defined in the DMC) and all guidelines issued from time to time by the appropriate government department regarding the maintenance of slopes, slope treatment works, retaining walls and related structures and to collect from the Owners all costs lawfully incurred or to be incurred by the Manager in carrying out such maintenance Provided that the Manager shall not be made personally liable for carrying out any such requirements of Special Condition No. (55) of the Conditions or under the DMC or otherwise which shall remain the responsibility of the Owners if, having used all reasonable endeavours, the Manager is unable to collect the costs of the required works from all Owners pursuant to the terms of the DMC.

(i) to maintain the Inside Works and the Outside Works in good and substantial repair and conditions in all respects to the satisfaction of the Director of Lands to ensure that the Inside Works and the Outside Works shall continue to perform their designed functions in accordance with Special Condition No. 54(f) of the Conditions which maintenance works shall include but not be limited to clearance of landslide debris or boulders fallen onto the Inside Works or the Outside Works or onto the areas of the Lot or the Government land shown on the Natural Terrain Hazard Mitigation and Stabilization Works Plan; to carry out such maintenance works to the Inside Works and the Outside Works within such period as the Director of Lands shall in his absolute discretion deem fit; to carry out such other works under Special Condition No. (54) of the Conditions (other than those works which is required to be carried out by the First Owner for the purpose of the issuance of the Certificate of Compliance) and to make good any damage to any Government land as a result of or arising out of maintaining the Inside Works or the Outside Works, within such time limit as shall be determined by the Director of Lands at his absolute discretion and in all respects to the satisfaction of the Director of Lands.

4. Clause 76(a) of the DMC states that:-

The Owners shall at their own costs and expenses maintain in good substantial repair and condition to the satisfaction of the Director of Lands and carry out all works in respect of the Slopes and Retaining Walls as required by Special Condition No. (55) of the Conditions or the DMC in accordance with the Slope Maintenance Guidelines and the Maintenance Manual. The Manager shall have full authority of the Owners to engage suitable qualified personnel to inspect, keep and maintain in good substantial repair and condition, and carry out any necessary works in respect of, the Slopes and Retaining Walls in compliance with Special Condition No. (55) of the Conditions or the DMC, and in accordance with the Slope Maintenance Guidelines and the Maintenance Manual, and all guidelines issued from time to time by the appropriate Government departments regarding the maintenance of Slopes and Retaining Walls. For the purpose of this sub-clause, the reference to "the Manager" includes the Owners' Corporation (as defined in the DMC), if formed. All Owners shall pay the Manager all costs lawfully incurred or to be incurred by the Manager in carrying out maintenance, repair and any other works in respect of the Slopes and Retaining Walls. The Manager shall not be made personally liable for carrying out any requirements in respect of the Slopes and Retaining Walls under Special Condition No. (55) of the Conditions or the DMC or otherwise, which shall remain the responsibility of the Owners, if, having used all reasonable endeavours, the Manager has not been able to collect the costs of the required works from all Owners.

5. Clause 57 of the Third Schedule of the DMC states that:-

(a) The Owners shall, at all times throughout the term of the Conditions, maintain at their own expenses the Inside Works and the Outside Works in good and substantial repair and conditions in all respects to the satisfaction of the Director of Lands to ensure that the Inside Works and the Outside Works shall continue to perform their designed functions in accordance with Special Condition No. (54)(f) of the Conditions which maintenance works shall include but not be limited to clearance of landslide debris or boulders fallen onto the Inside Works or the Outside Works or onto the areas of the Lot or the Government land shown on the Natural Terrain Hazard Mitigation and Stabilization Works Plan; to carry out such maintenance works to the Inside Works and the Outside Works within such period as the Director of Lands shall in his absolute discretion deem fit; to carry out such other works under Special Condition No. (54) of the Conditions (other than those works which is required to be carried out by the First Owner for the purpose of the issuance of the Certificate of Compliance) and to make good any damage to any Government land as a result of or arising out of maintaining the Inside Works or the Outside Works, within such time limit as shall be determined by the Director of Lands at his absolute discretion and in all respects to the satisfaction of the Director of Lands.

(b) The Owners shall permit the Director of Lands, his officers, contractors, and agents and any other persons authorized by him with or without tools, equipment, plant, machinery or motor vehicles, the right of ingress, egress and regress to, from and through the Lot or any part of the House for the purpose of checking and supervising any maintenance works required to be carried out by the Owners as mentioned in sub-clause (a) above.

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

A. 根據批地文件規定需興建並提供予政府或供公眾使用的任何設施

1. 批地文件特別條款第(54)條中提及於「綠色黑斜線範圍」及「綠色交叉黑斜線範圍」或任何其他政府土地之外圍工程。

2. 批地文件特別條款第(55)條中提及於「綠色黑斜線範圍」之斜坡整理工程。

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

不適用。

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

不適用。

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

不適用。

E. 顯示上述的該等設施、休憩用地及土地中的該等部分的位置的圖則

見本節最尾附上的圖則。

F. 批地文件中關於上述的該等設施、休憩用地及土地中的該等部分的條文

批地文件特別條款第(54)條規定:-

(a)承批人承認及接受該地段有機會受到源於綠色黑斜線範圍及綠色交叉黑斜線範圍因自然地形的本質而導致的山泥傾瀉及巨石墜落風險影響。

(b) (i) 為了考察自然地形的山泥傾瀉及巨石墜落風險，承批人需自費對該地段內及綠色黑斜線範圍及綠色交叉黑斜線範圍上進行及完成岩土工程勘察(以下稱為「該勘察」)，在各方面達致署長滿意的程度。

(ii) 該勘察的發現需包括但不限於一份在該地段內及在綠色黑斜線範圍及綠色交叉黑斜線範圍上進行、完成及維持所有需要的緩和及穩定工程及相關工程，包括為日後維持已完成的緩和及穩定工程及相關工程提供通道將會建造的工程(該通道以下稱為「維修通道」)的議案，在各方面達致署長滿意的程度(該以署長已批准的議案以下稱為「已批准緩和議案」)，起因於綠色黑斜線範圍及綠色交叉黑斜線範圍山泥傾瀉及巨石墜落風險而保護任何在該地段內已建或擬建的建築物及構築物及在內的居民或佔用人及其據有善意的客人、訪客和被邀請者。為日後維持已完成的緩和及穩定工程及相關工程而提出的任何該地段、綠色黑斜線範圍及綠色交叉黑斜線範圍外的通道，需受制於署長另外預先書面批准，及如批准，將形成維修通道的一部分，及以署長批准的提供該通道工程議案將形成已批准緩和議案的一部分。

(c) 完成該勘察時，承批人需於2022年3月31日或之前或於其他署長可能批准的日期，根據署長行使絕對酌情權可能批准或要求的已批准緩和工程建議書，於該地段內(以下稱為「內圍工程」)及於綠色黑斜線範圍及綠色交叉黑斜線範圍上或任何其他政府土地上(以下稱為「外圍工程」)，自費進行及完成緩和及穩定工程及相關工程，包括維修通道工程，在各方面達致署長滿意的程度。在完成內圍工程及外圍工程之前，在該勘察中發現的所有受山泥傾瀉及巨石墜落風險影響的該地段的部分，該地段上的已建或擬建的建築物或構築物，不得由任何居民或佔用人及其據有善意的客人、訪客和被邀請者佔用。

(d) 為避免疑慮，受制於批地文件特別條款第(54)條內(f)段，當在各方面達致署長滿意的程度地完成該勘察及外圍工程，分別定義於批地文件特別條款第(54)條內(b)(i)及(c)段，承批人不需要於綠色黑斜線範圍及綠色交叉黑斜線範圍上或其他政府土地上，進行進一步的岩土工程勘察、緩和及穩定工程及相關工程。

(e) 承批人需自費在土地註冊處就該地段註冊一份署長已批准的圖則，註明內圍工程及外圍工程的位置、性質及範圍，以及承批人可能須要或必須進行維修工程的該地段範圍及政府土地範圍的位置及程度，包括根據本批地文件特別條款第(54)條內(f)段承批人可能須要或署長須要承批人進行清理山坡碎石或巨石的範圍該地段及政府土地(該圖則以下稱為「自然地形風險緩和及穩定工程圖則」)。進行或將要進行內圍工程的範圍或樓面需指定為及成為公用部分的一部分。在上述註冊前，不可進行任何影響該地段或其任何部分或在該地段上已建設或將會建設的任何建築物或其一部分的交易(除根據批地文件特別條款第(18)(d)條規定的建築按揭或其他署長可能批准的交易外)。

(f) (i) 承批人需在批地文件條款規定年期內的任何時間，自費將內圍工程及外圍工程保持良好實質維修及狀況，在各方面達致署長滿意的程度，確保內圍工程和外圍工程繼續履行其設計職能。該維修工程需包括但不限於清除落在內圍工程或外圍工程或顯示於本批地文件特別條款第(54)條內(e)段定義的自然地形風險緩和及穩定工程圖則上的該地段範圍或政府土地範圍上的山坡碎石或巨石。

(ii) 除了政府對於承批人違反在此陳述維持內圍工程及外圍工程的承批人的責任可擁有的任何權利和補救措施，署長將有權以書面形式通知要求承批人進行有關維持內圍工程及外圍工程的工程，於一段署長行使絕對酌情權認為適當的時間內進行。如承批人忽略或不在各方面達致署長滿意的程度及在通知內規定的時間內遵守該通知，署長可立刻執行及進行所需的維持工程及承批人需在要求時支付政府有關的費用，包括署長或其正式授權的官員可能定的監督及間接費用，其決定將是最終及對承批人有約束力的決定。

(g) 只為了進行該勘察及進行、完成、檢查及維持內圍工程及外圍工程，受制於署長全權酌情可能施加的條款及條件，承批人將有權往來進出於綠色黑斜線範圍及綠色交叉黑斜線範圍及其有可能需要或被需要進行維持工程的任何其他政府土地，包括清除落在內圍工程或外圍工程或顯示於本批地文件特別條款第(54)條內(e)段定義的自然地形風險緩和及穩定工程圖則上的該地段範圍或政府土地範圍上的山坡碎石或巨石。

(h) 若因或由進行該勘察或進行、考察、檢查、監督及維持內圍工程或外圍工程引起，對綠色黑斜線範圍及綠色交叉黑斜線範圍或任何其他政府土地造成任何損害，承批人需於署長行使絕對酌情權決定的時限內自費修復此損害，在各方面達致署長滿意的程度。若於承批人在上述時限內不履行本批地文件特別條款第(54)條內(h)段之下其責任，署長可立刻執行及進行所需的工程及承批人需在要求時支付政府有關的費用，包括署長或其正式授權的官員可能定的監督及間接費用，其決定將是最終及對承批人有約束力的決定。

(i) 承批人需在任何時候准許署長、其官員、承建商及代理人及獲其授權的任何其他人士，不論有或沒有工具、設備、發動機、機械或汽車，有權進入、離開及返回該地段或通過該地段及其任何部分及在該地段上的已建設或將會建設的任何建築物，為了巡查、檢查和監督承批人根據本批地文件特別條款第(54)條內(b)、(c)、(f)及(h)段要求進行的任何工程及進行、檢查和監督本批地文件特別條款第(54)條內的(f)(ii)及(h)段的任何工程或署長可能認為必要的任何其他工程。

(j) 政府將不會就由承批人履行本批地文件特別條款內(b)、(c)、(f)及(h)段內的任何責任或行使(g)段的權利，或政府行使批地文件特別條款第(54)條內(f)(ii)、(h)及(i)段內的任何權利或其他原因引起或其附帶出來，而導致承批人或任何其他人蒙受的任何損害、損失、滋擾或干擾附上責任，及承批人不得向政府就其任何該損害、損失、滋擾或干擾而提出任何申索。

(k) 承批人需向政府就由承批人進行或已進行根據本批地文件特別條款(54)條之條款內之任何工程，或承批人進行該勘察或內圍工程或外圍工程的設計、建設及維持的任何省略、疏忽或違責而引起或其附帶出來的所有任何行動、訴訟、責任、申索、費用、損害、損失、支出、收費及索求，承擔賠償責任，包括但不限於任何物業損壞或損失、人命損失及人身傷害。

(l) 儘管本批地文件特別條款第(54)條內(b)、(c)、(f)、(g)及(h)段，承批人對本批地文件特別條款第(54)條所提及綠色黑斜線範圍及綠色交叉黑斜線範圍及任何其他政府土地或其中部份之責任和權益會於政府發出通知終止承批人對此之責任和權益時完全終止，承批人不得因該終止而蒙受的任何損失、損害、或干擾或產生的任何支出向政府或署長或其授權官員提出任何索賠。但是，該終止無損政府就該終止前的任何違反、不執行或不遵守上述批地文件特別條款第(54)條內(b)、(c)、(f)、(g)及(h)段之任何權利或補救措施。

批地文件特別條款第(55)條規定:-

(a) 當署長行使絕對酌情權作出要求時，承批人需自費對綠色黑斜線範圍上進行及完成岩土工程勘察及斜坡工程、防止山泥傾瀉、緩和及補救工程，達致署長滿意的程度，並需於批地文件條款規定年期內的任何時間自費將綠色黑斜線範圍保持良好實質維修及狀況，包括所有土地、斜坡處理工程、擋土構築物、排水道及其他有關之工程，達到署長滿意程度。若於批地文件條款規定年期內的任何時間內在綠色黑斜線範圍內發生任何滑坡、下陷或泥土傾瀉，承批人需自費為此修葺及修復達致署長滿意的程度，包括任何署長認為都被影響的毗鄰或毗連的範圍(該決定將是最終及對承批人有約束力的決定)。承批人需對政府、其代理人及承建商就所有因滑坡、下陷或泥土傾瀉而引至任何性質之申索、訴訟、費用、損失及支出承擔賠償責任。承批人需於任何時間確保綠色黑斜線範圍上沒有非法挖掘或傾瀉，及受制於署長預先書面批准，承批人可設立圍欄或其他柵欄以防止該等非法挖掘或傾瀉。除了署長對於任何違反批地文件特別條款的其他任何權利或補救措施外，署長可於任何時間以書面形式通知要求承批人進行岩土工程勘察、斜坡工程、防止滑

坡、緩和及補救工程及維持、修葺及修復任何因滑坡、下陷或泥土傾瀉而受到影響的土地、構築物或工程，及如承批人忽略或不達致署長滿意的程度上及在通知內規定的時間內遵守該通知，署長可在規定時間期滿後執行及進行所需工程及承批人需在要求時支付政府有關的費用。

(b) 儘管本批地文件特別條款第(55)條(a)段，承批人對本批地文件特別條款第(55)條所提及綠色黑斜線範圍或其中部份之責任和權益會於政府發出通知終止承批人對此之責任和權益時完全終止，承批人不得因該終止而蒙受之任何損失、損害、或干擾或產生的任何支出向政府或署長或其授權官員提出任何索賠。但是，該終止無損政府就該終止前的任何違反、不執行或不遵守上述(a)段之任何權利或補救措施。

批地文件特別條款第(57)條規定:-

儘管批地文件特別條款第（54）及（55）條的規定，在沒有郊野公園及海岸公園管理局事先書面同意下，不可於在批地文件夾附的「圖則編號SKM8443b」的圖則上所標明的馬鞍山郊野公園內進行任何工程及任何該些工程須與任何可能施加的條款及條件相符下進行。

批地文件特別條款第(58)條規定:-

儘管批地文件特別條款第（54）及（55）條的規定，除非署長事先書面同意，承批人不可干擾或導流綠色黑斜線範圍及綠色交叉黑斜線範圍內沿西方地段邊界的現有天然河溪。

G. 指明住宅物業的每一公契中關於上述的該等設施、休憩用地及土地中的該等部分的條文

1. 公契中定義:-

「自然地形風險緩和及穩定工程圖則」於公契中定義為指一份根據批地文件特別條款第(54)條內(e)段地政總署署長已批准及已在土地註冊處以註冊摘要編號18122700890200註冊的圖則，註明內圍工程及外圍工程的位置、性質及範圍，以及該地段的業主根據批地文件特別條款第(54)條內(f)段可能需要或被要求進行維修工程的該地段及政府土地的範圍的位置及程度，包括該地段的業主可能需要或被地政總署署長要求進行清理山坡碎石或巨石的該地段及政府土地的範圍。「內圍工程」指於該地段內的緩和及穩定工程及相關工程，包括為日後維持已完成的緩和及穩定工程及相關工程提供通道的工程，及「外圍工程」指於批地文件條款夾附之圖則編號SKM8443b上分別以綠色黑斜線及綠色交叉黑斜線劃定及顯示的地方上或任何其他政府土地上所須完成及於批地文件特別條款第(54)條內(c)段定義的前述工程。

「斜坡和護土牆」於公契中定義為指該斜坡、護土牆、護土構築物、斜坡整理工程、現有該地段外相鄰裝飾及/或其他構築物(如有)，在該地段內或之外，及僅供識別之用，分別以紅色、咖啡色及粉紅色顯示在附屬於公契的已由認可人士核證其準確性的斜坡護土構築物及現有該地段外相鄰裝飾圖則上，其保養根據批地文件特別條款第(55)條或公契或其他屬於業主的責任。

2. 公契條款第13條內(b)段規定:-

該年度預算應涵蓋管理人認為（除非有明顯錯誤，其決定將具決定性）為了所有業主的利益就該發展項目及其內的公用地方及設施的妥善管理必要或需要支出的所有管理支出，包括但在不損害前述條文的一般性的原則下：

(xvii) 維修及進行公契第IX部分的有關斜坡和護土牆的所有工程，及／或為僱用適當人士進行有關斜坡和護土牆的工程及維持所有道路、斜坡、行人天橋、護土牆(如有)，及在該地段上、外或毗鄰或構成該發展項目部分的其他構築物已招致或將會招致的費用及支出。

(xviii)根據批地文件特別條款第(54)條內(f)(i)段進行內圍工程及外圍工程保持良好實質維修及狀況在各方面達致署長滿意的程度的維修工程，及確保內圍工程及外圍工程繼續履行其設計職能的費用及支出。

3. 公契條款第38條規定:-
不限制管理人在公契內的其他明確權力的一般性，管理人有權:-

(f) 僱用合資格人士檢查保持及維持斜坡和護土牆以遵守批地文件特別條款第(55)條或公契及遵守斜坡維修指引及維修手冊(於公契內定義)及工程和安裝維修手冊(於公契內定義)及所有由合適的政府部門不時發出的關於維修斜坡、斜坡整理工程、護土牆及相關構築物的指引，以及向業主收取所有因上述維修管理人合法招致或將會招致的支出。但是，若然盡其合理的能力管理人未能按公契向所有業主收取有關工程的支出，管理人將不會就批地文件特別條款第(55)條或公契及其他進行有關要求而親自承擔任何責任，而有關責任將會由業主承擔。

(i) 在各方面達致地政總署署長滿意的程度地維持內圍工程及外圍工程的良好實質維修及狀況確保內圍工程和外圍工程繼續履行其根據本批地文件特別條款第(54)條內(f)段的設計職能，維修工程應包括但不限於清除落在內圍工程或外圍工程或自然地形風險緩和及穩定工程圖則上的該地段或政府土地範圍上的山坡碎石或巨石；於地政總署署長行使絕對酌情權認為合適的時期內就內圍工程和外圍工程進行該維修工程；進行其他根據批地文件特別條款第(54)條(除就發出滿意紙要求首名業主進行的工程外)的工程及補償任何因為維持內圍工程或外圍工程而導致或由其引起任何政府土地的損害，於地政總署署長行使絕對酌情權決定的限期內及在各方面達致地政總署署長滿意的程度。

4. 公契條款第76(a)條規定:-

業主需自費維持斜坡和護土牆良好實質維修及狀況以達致地政總署署長滿意的程度及進行所有批地文件特別條款第(55)條或公契要求的有關斜坡和護土牆的工程以按照斜坡維修指引及維修手冊。業主全權授權管理人僱用合資格人士檢查、保持及維持斜坡和護土牆在良好實質維修及狀況，及進行任何需要的工程以遵守批地文件特別條款第(55)條或公契及按照斜坡維修指引及維修手冊及工程和安裝維修手冊及所有由合適的政府部門不時發出的關於維修斜坡及護土牆的指引。就此條款而言，「管理人」一詞的定義包括，如有成立的話，業主立案法團(於公契內定義)。所有業主需向管理人支付所有因進行維修、保養及其他有關斜坡和護土牆的工程管理人合法招致或將會招致的支出。若然盡其合理的能力管理人未能向所有業主收取有關工程的支出，管理人將不會就批地文件特別條款第(55)條或公契或其他有關要求親自承擔任何責任，而有關責任將會由業主承擔。

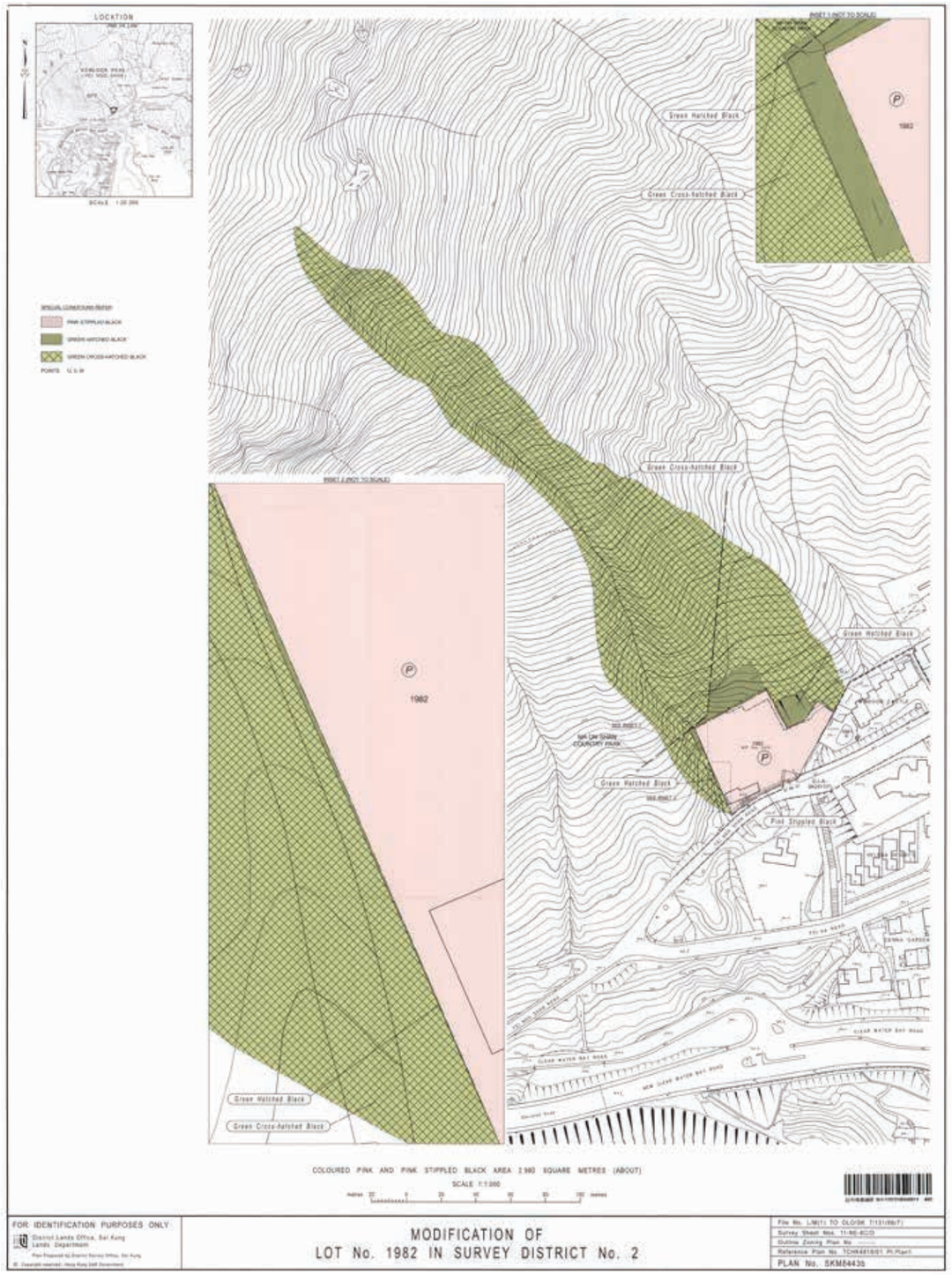
5. 公契附表三第57條規定:-

(a) 業主需，在批地文件條款同意批出的期限內的任何時間，自費維持內圍工程及外圍工程的良好實質的維修狀況在各方面達致地政總署署長滿意的程度確保內圍工程和外圍工程繼續履行其根據批地文件特別條款第(54)條內(f)段的設計職能，維修工程應包括但不限於清除落在內圍工程或外圍工程或顯示於自然地形風險緩和及穩定工程圖則上的該地段或政府土地範圍上的山坡碎石或巨石；於地政總署署長行使絕對酌情權認為合適的時期內就內圍工程和外圍工程進行該維修工程；進行其他根據批地文件特別條款第(54)條(除就發出滿意紙要求首名業主進行的工程外)的工程及補償任何因為維持內圍工程或外圍工程而導致或由其引起任何政府土地的損害，於地政總署署長行使絕對酌情權決定的限期內及在各方面達致地政總署署長滿意的程度。

(b) 業主需准許地政總署署長，其人員，承建商及代理人及獲其授權的任何其他人士，不論有或沒有工具、設備、機器、機械或汽車，進入、離開及返回該地段或洋房的任何部分的權利，以檢查和監督根據上述(a)段要求業主進行的任何維修工程。

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

A plan that shows the location of those facilities and open spaces and those parts of the land.
顯示該等設施、休憩用地及土地中的該等部份的位置的圖則。



N

LEGEND 圖例：

PINK STIPPLED BLACK 粉紅色黑點

GREEN HATCHED BLACK 綠色黑斜線

GREEN CROSS-HATCHED BLACK 綠色交叉黑斜線

POINTS U, V, W 點

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

(b) 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

(c) That in the case of paragraph (b)(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. (a) 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；

(b) 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 –

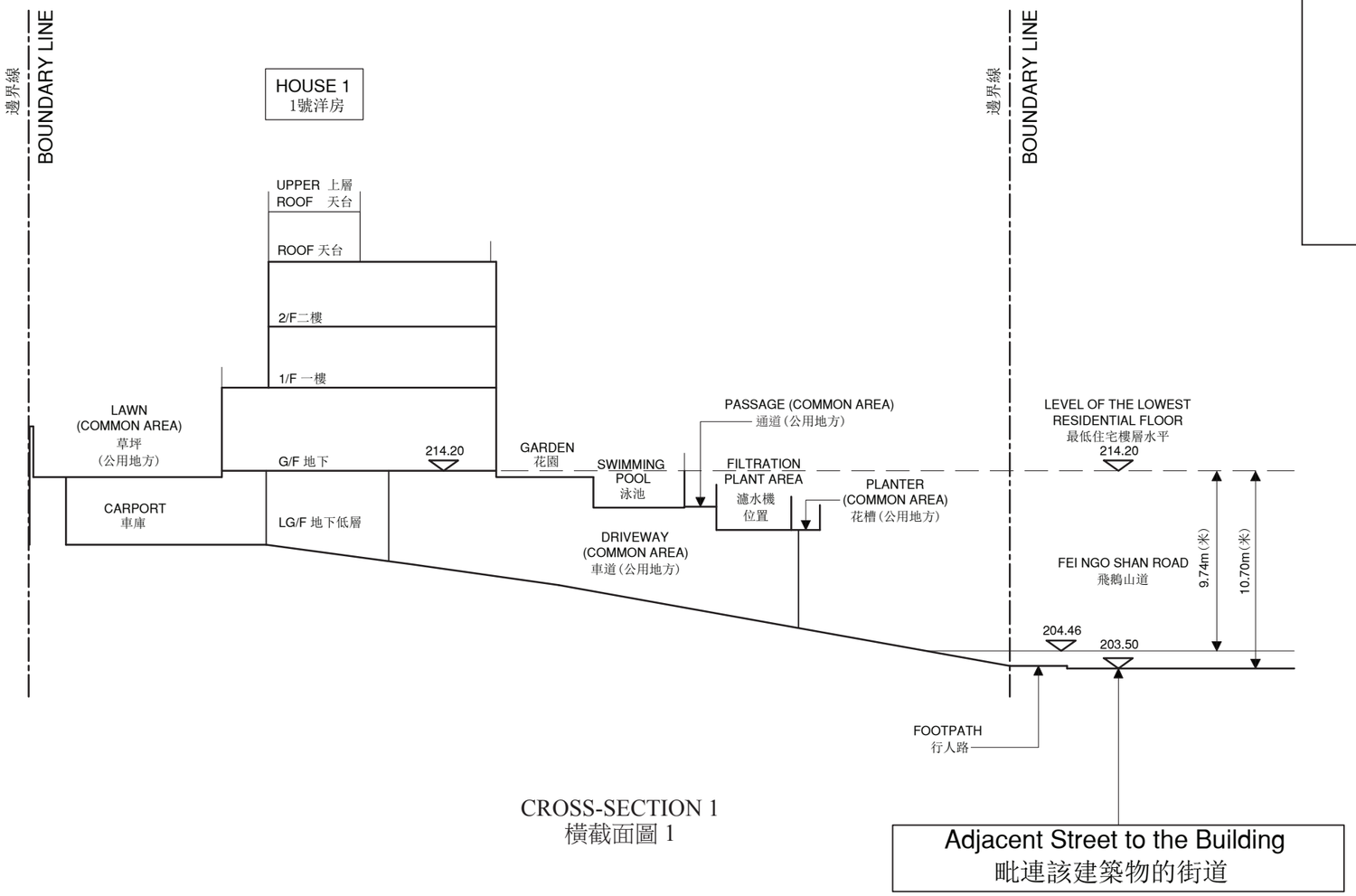
(i) 該律師事務所可能不能夠保障買方的利益；及

(ii) 買方可能要聘用一間獨立的律師事務所；及

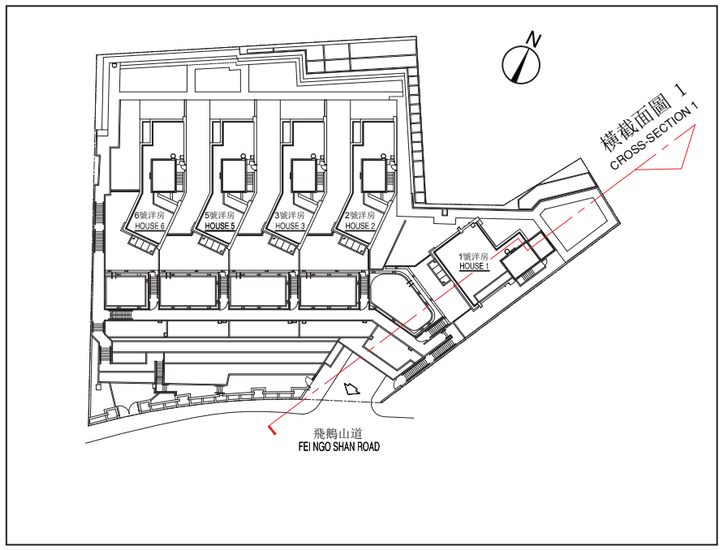
(c) 如屬(b)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

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

HOUSE 1
1 號洋房



CROSS-SECTION 1
橫截面圖 1



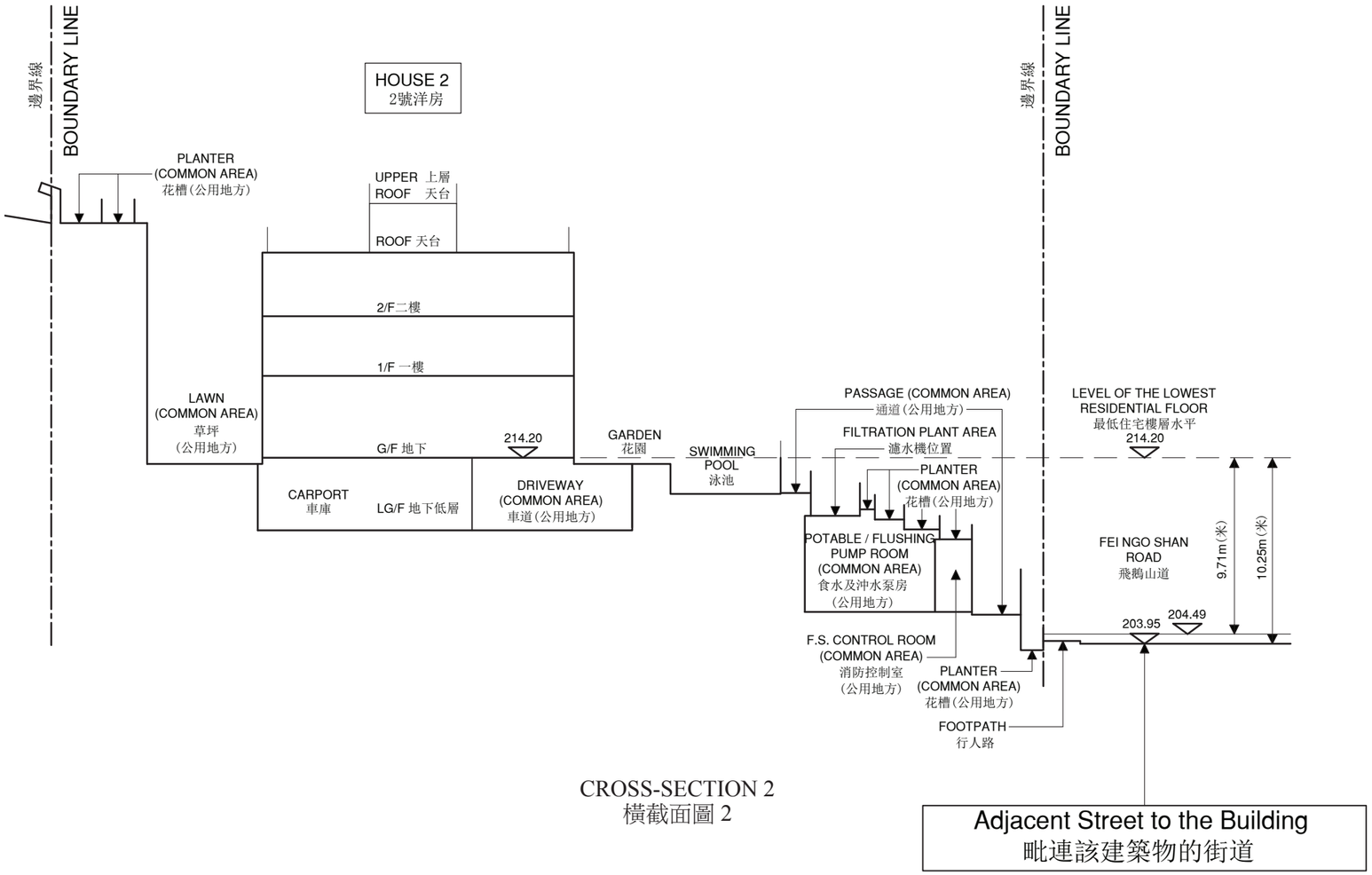
Key Plan 示意圖

Notes:
1. ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
2. — — — — Dotted line denotes the lowest residential floor.
3. The part of Fei Ngo Shan Road adjacent to the building is 203.50 metres to 204.46 metres above the Hong Kong Principal Datum.

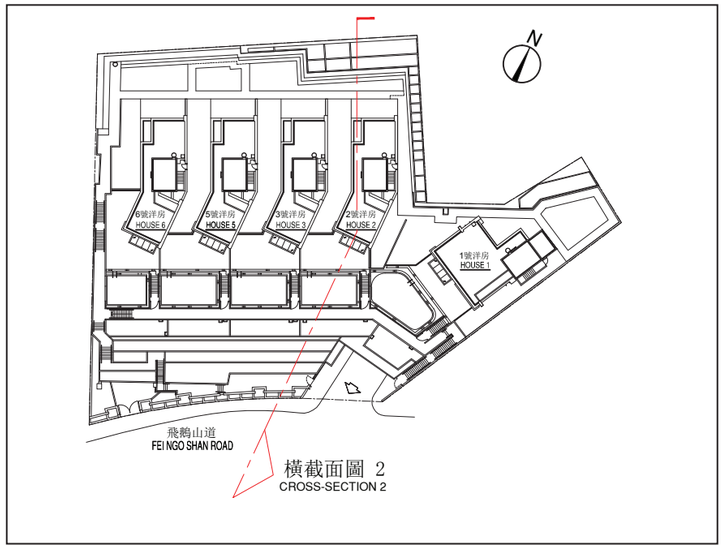
備註：
1. ▽ 代表香港主水平基準以上的高度（米）。
2. — — — — 虛線為最低住宅樓層水平。
3. 毗連建築物的一段飛鵝山道為香港主水平基準以上203.50米至204.46米。

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

HOUSE 2
2 號洋房



CROSS-SECTION 2
橫截面圖 2



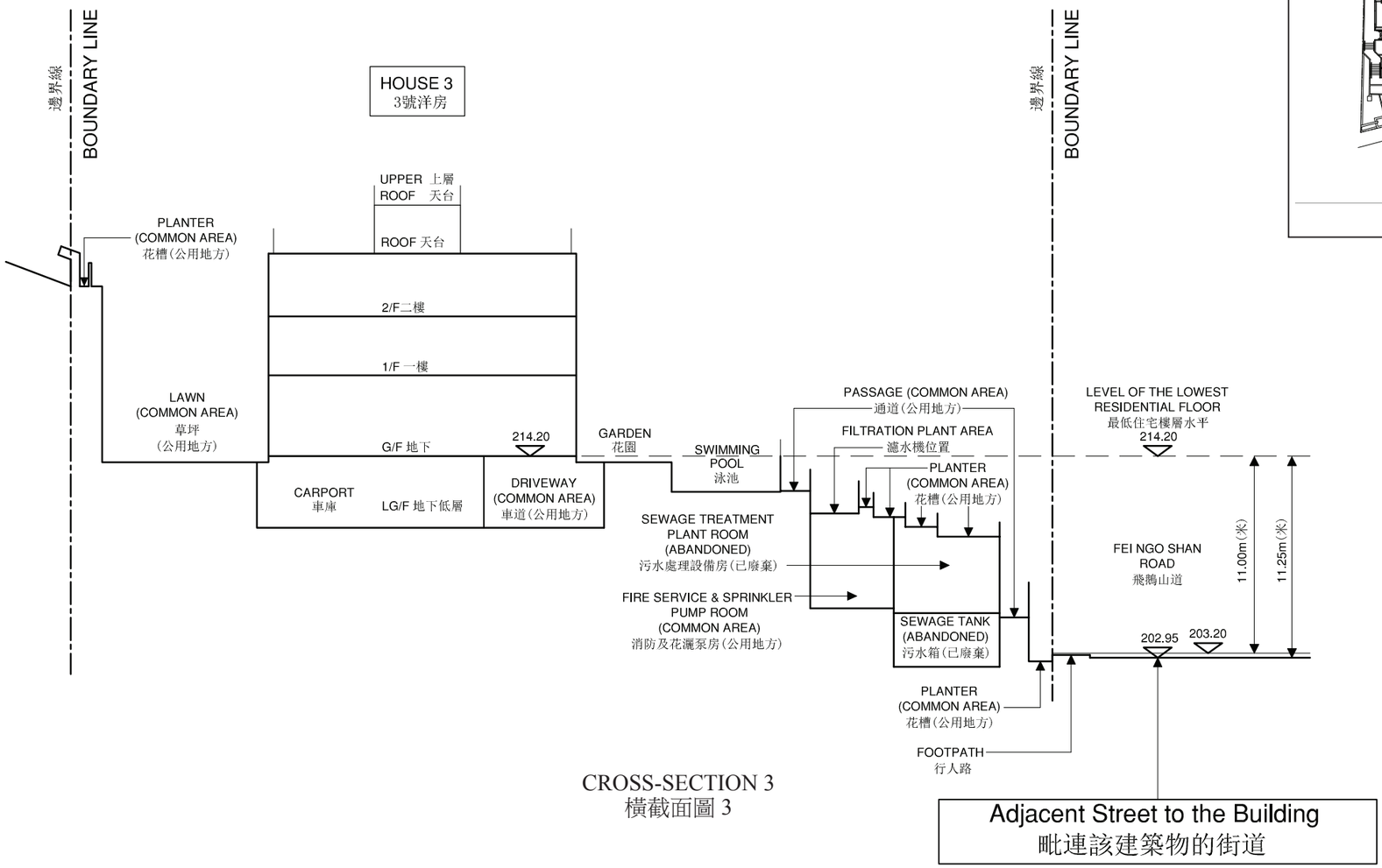
Key Plan 示意圖

Notes:
1. ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
2. — — — — Dotted line denotes the lowest residential floor.
3. The part of Fei Ngo Shan Road adjacent to the building is 203.95 metres to 204.49 metres above the Hong Kong Principal Datum.

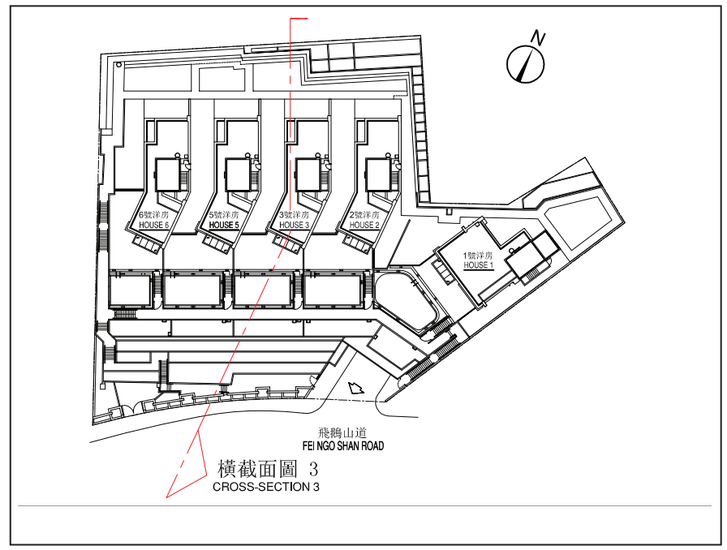
備註：
1. ▽ 代表香港主水平基準以上的高度（米）。
2. — — — — 虛線為最低住宅樓層水平。
3. 毗連建築物的一段飛鵝山道為香港主水平基準以上203.95米至 204.49米。

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

HOUSE 3
3 號洋房



CROSS-SECTION 3
橫截面圖 3

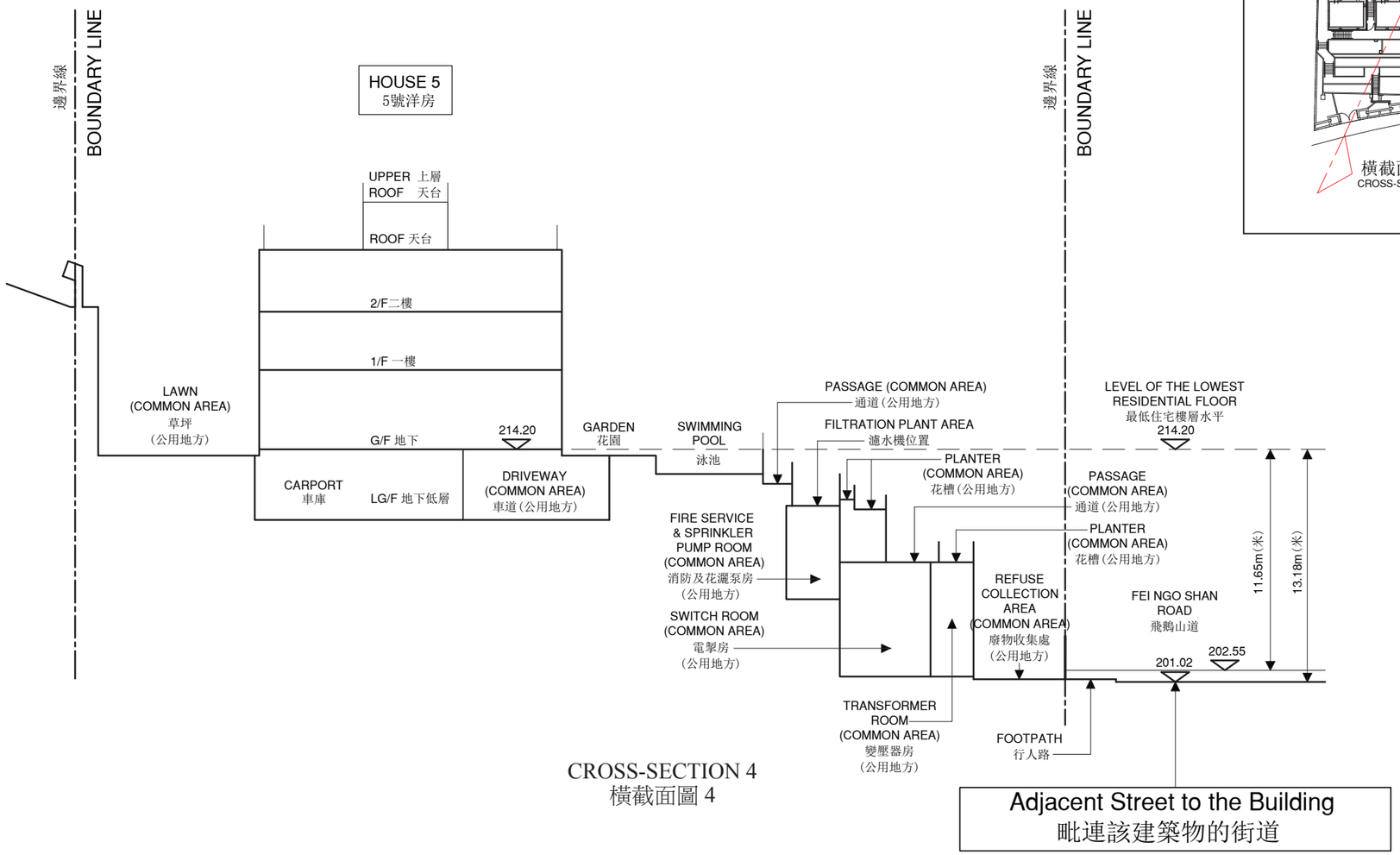


Key Plan 示意圖

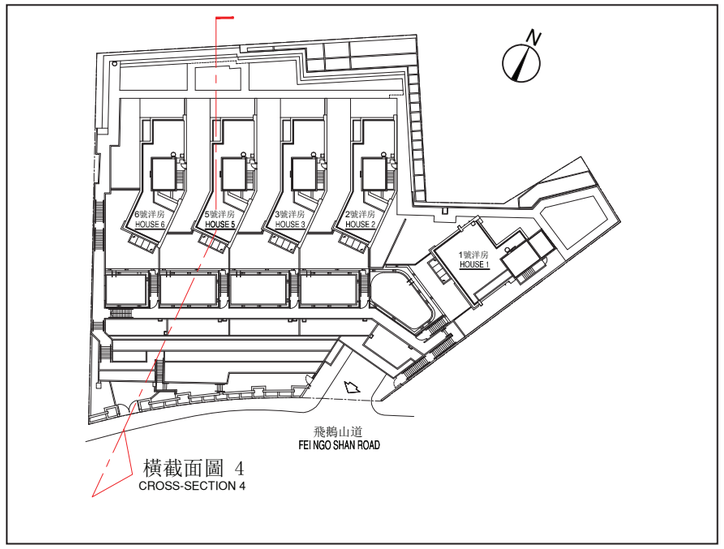
Notes:
1. ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
2. — — — — Dotted line denotes the lowest residential floor.
3. The part of Fei Ngo Shan Road adjacent to the building is 202.95 metres to 203.20 metres above the Hong Kong Principal Datum.

備註：
1. ▽ 代表香港主水平基準以上的高度（米）。
2. — — — — 虛線為最低住宅樓層水平。
3. 毗連建築物的一段飛鵝山道為香港主水平基準以上202.95米至203.20米。

HOUSE 5
5 號洋房



CROSS-SECTION 4
橫截面圖 4



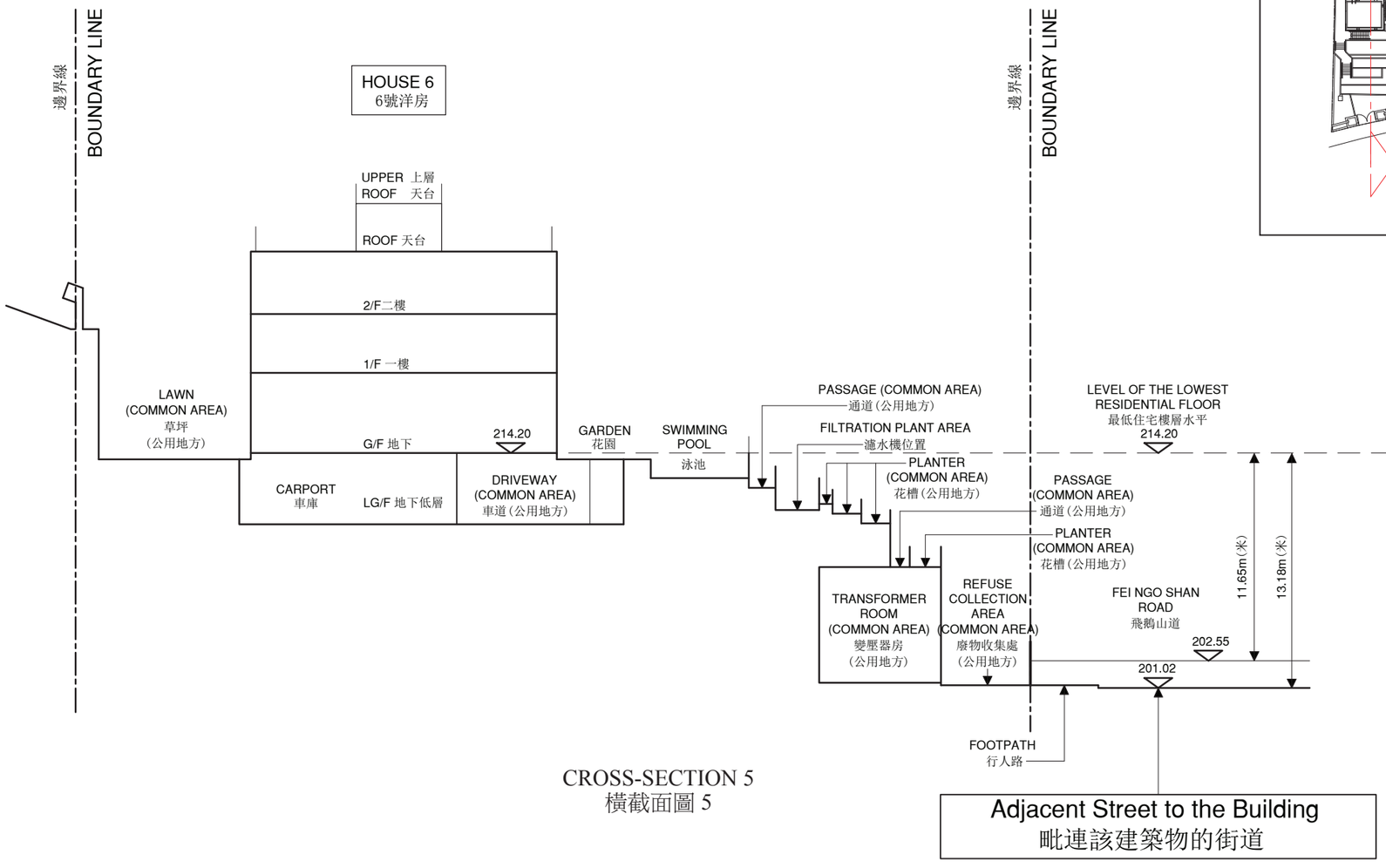
Key Plan 示意圖

Notes:
1. ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
2. — — — — Dotted line denotes the lowest residential floor.
3. The part of Fei Ngo Shan Road adjacent to the building is 201.02 metres to 202.55 metres above the Hong Kong Principal Datum.

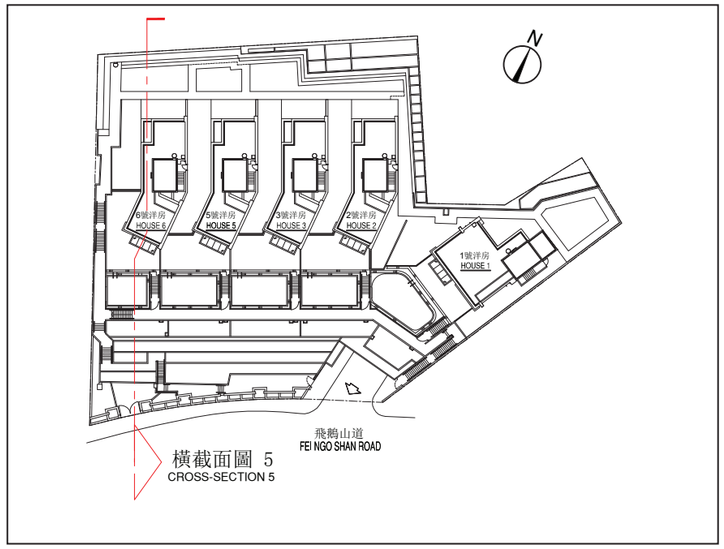
備註：
1. ▽ 代表香港主水平基準以上的高度（米）。
2. — — — — 虛線為最低住宅樓層水平。
3. 毗連建築物的一段飛鵝山道為香港主水平基準以上201.02米至 202.55米。

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

HOUSE 6
6 號洋房



CROSS-SECTION 5
橫截面圖 5

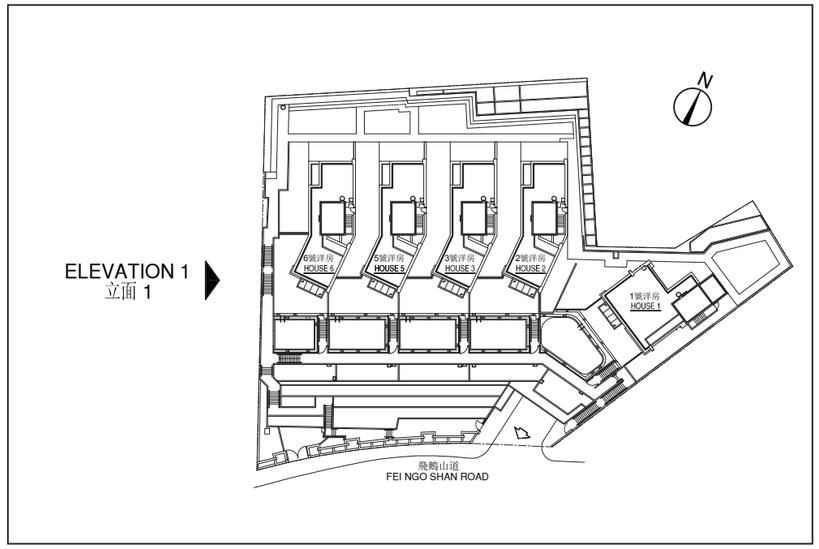


Key Plan 示意圖

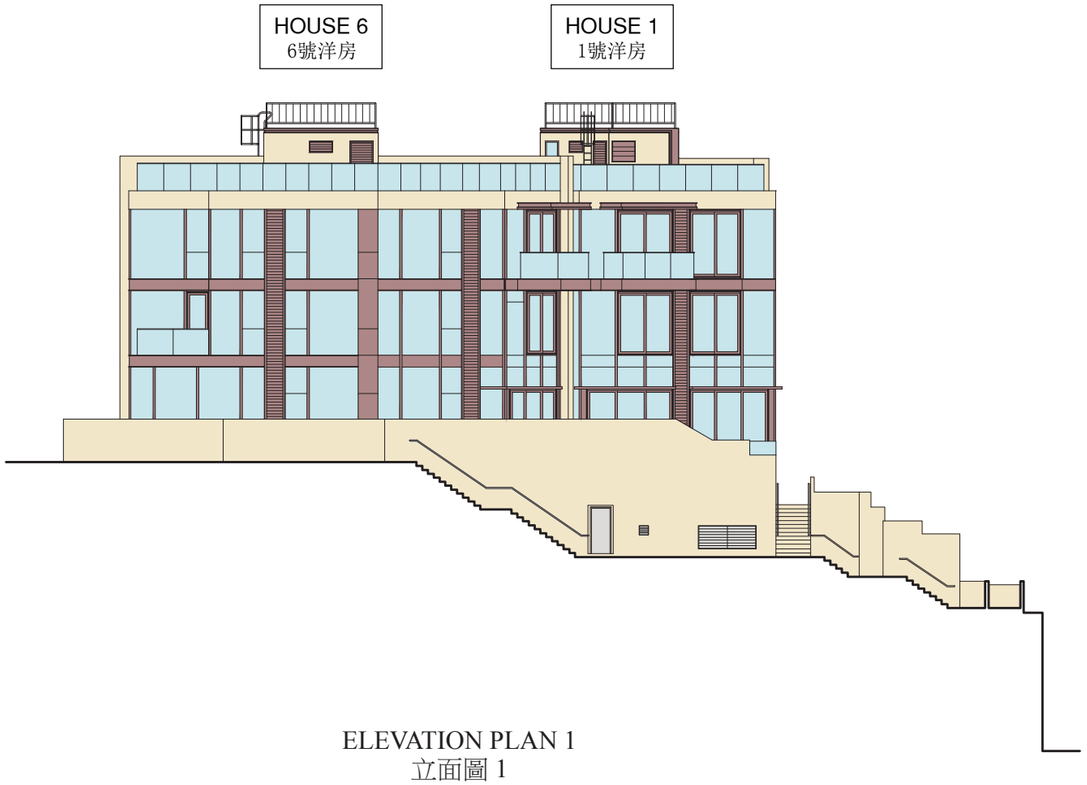
Notes:
1. ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
2. — — — — Dotted line denotes the lowest residential floor.
3. The part of Fei Ngo Shan Road adjacent to the building is 201.02 metres to 202.55 metres above the Hong Kong Principal Datum.

備註：
1. ▽ 代表香港主水平基準以上的高度（米）。
2. — — — — 虛線為最低住宅樓層水平。
3. 毗連建築物的一段飛鵝山道為香港主水平基準以上201.02米至202.55米。

ELEVATION PLAN 1
立面圖 1



Key Plan 示意圖



ELEVATION PLAN 1
立面圖 1

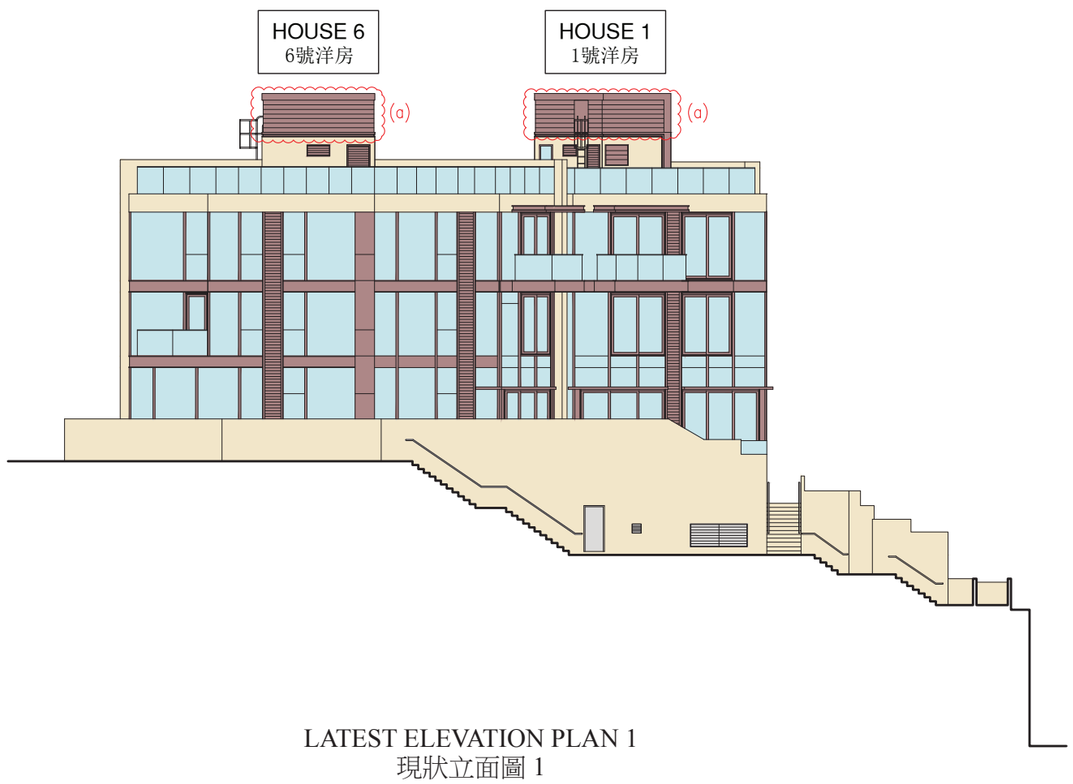
Authorized person for the Development certified that the elevations shown on this plan:
(a) are prepared on the basis of the approved building plans for the Development as of 13 July 2018; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：
(a) 以2018年7月13日的情況為準的本發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與本發展項目的外觀一致。

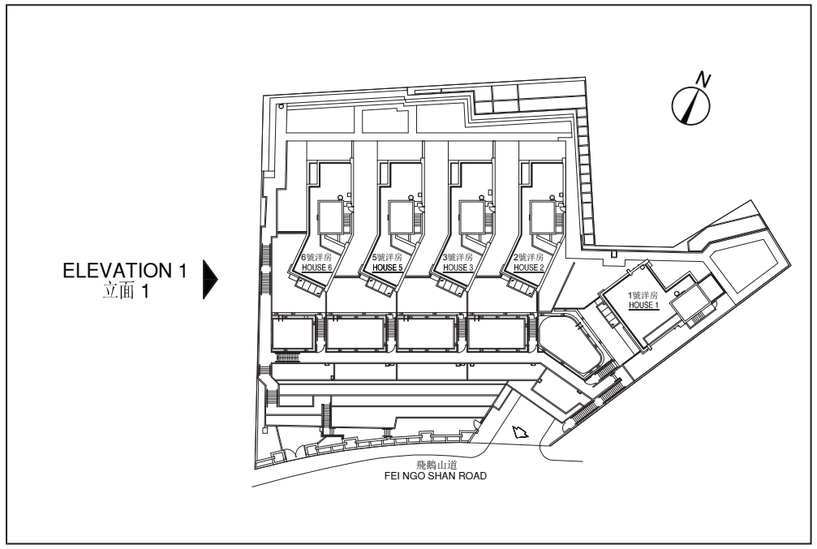
LATEST ELEVATION PLAN 1
現狀立面圖 1

House 1 and House 6 have been altered by way of minor works under the Buildings Ordinance after completion of the Development. The approximate locations of the alterations that can be indicated on the latest elevation plans are indicated thereon and the details of such alterations are set out below (the below numberings refer to the marked alterations on the plan):
a. Alteration of metal railing design.

1 號洋房及 6 號洋房在發展項目落成後進行獲《建築物條例》小型工程。該等改動的位置如能在現狀立面圖中顯示就於其上標出。該等改動的詳情列出如下（下文編號對應圖中改動編號）：
a. 更改金屬欄杆設計。



LATEST ELEVATION PLAN 1
現狀立面圖 1



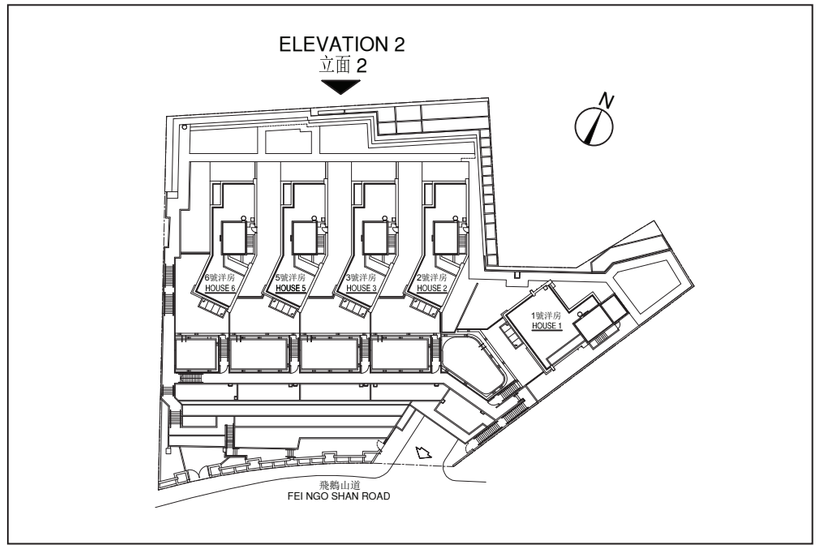
Key Plan 示意圖

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 13 July 2018; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：
(a) 以2018年7月13日的情況為準的本發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與本發展項目的外觀一致。

20 ELEVATION PLAN
立面圖

ELEVATION PLAN 2
立面圖 2



Key Plan 示意圖



ELEVATION PLAN 2
立面圖 2

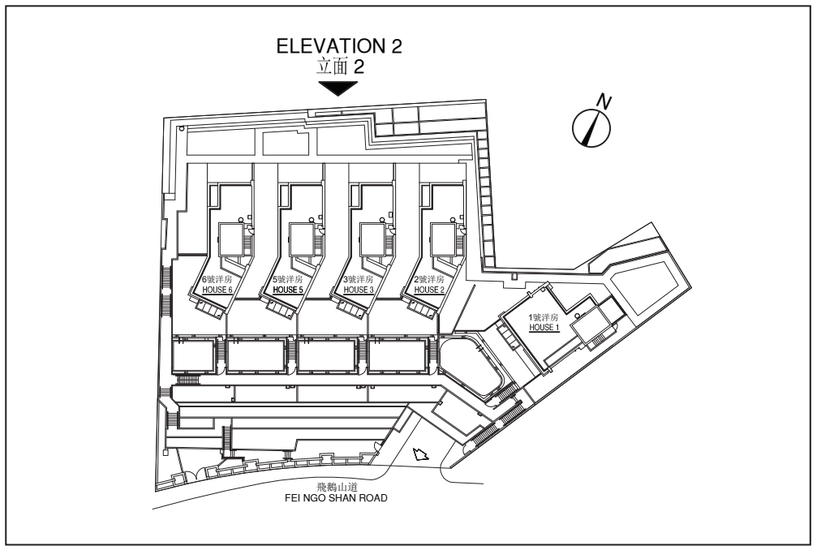
Authorized person for the Development certified that the elevations shown on this plan:
(a) are prepared on the basis of the approved building plans for the Development as of 13 July 2018; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：
(a) 以2018年7月13日的情況為準的本發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與本發展項目的外觀一致。

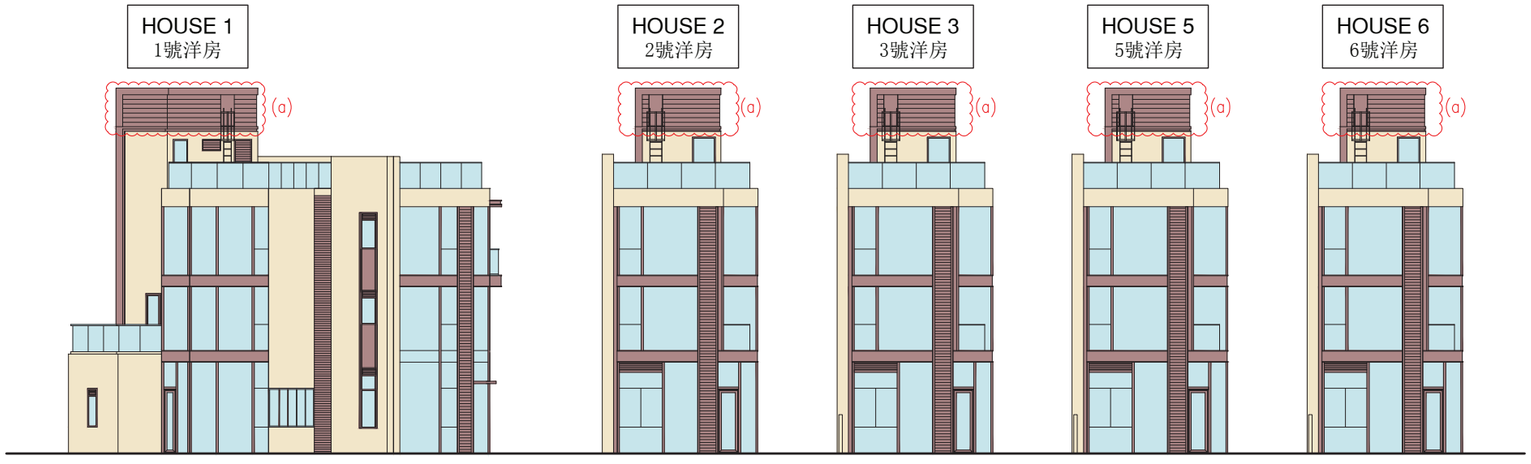
LATEST ELEVATION PLAN 2
現狀立面圖 2

House 1, 2, 3, 5 and 6 have been altered by way of minor works under the Buildings Ordinance after completion of the Development. The approximate locations of the alterations that can be indicated on the latest elevation plans are indicated thereon and the details of such alterations are set out below (the below numberings refer to the marked alterations on the plan):
a. Alteration of metal railing design.

1 號、2 號、3 號、5 號及 6 號洋房在發展項目落成後進行獲《建築物條例》小型工程。該等改動的位置如能在現狀立面圖中顯示就於其上標出。該等改動的詳情列出如下（下文編號對應圖中改動編號）：
a. 更改金屬欄杆設計。



Key Plan 示意圖

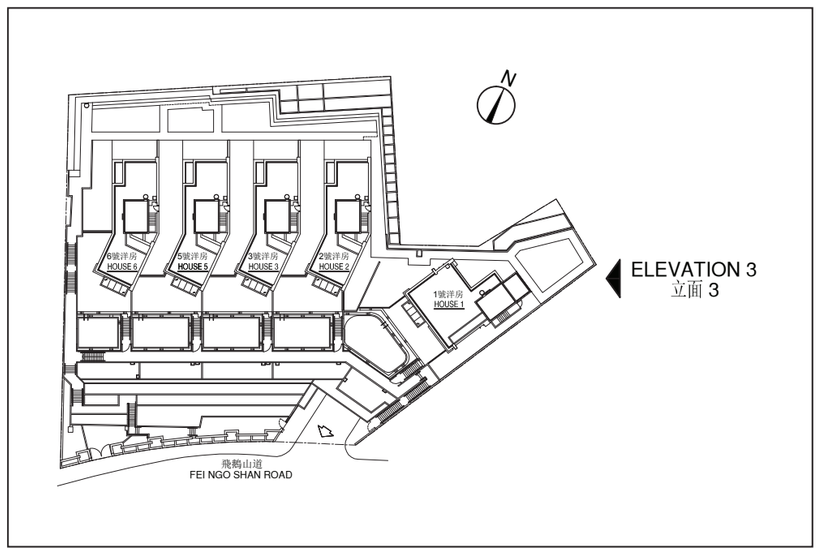


LATEST ELEVATION PLAN 2
現狀立面圖 2

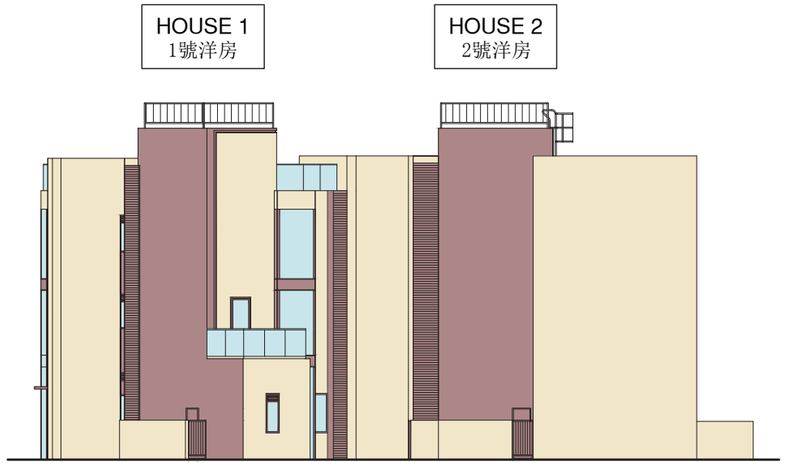
Authorized person for the Development certified that the elevations shown on this plan:
(a) are prepared on the basis of the approved building plans for the Development as of 13 July 2018; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：
(a) 以2018年7月13日的情況為準的本發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與本發展項目的外觀一致。

ELEVATION PLAN 3
立面圖 3



Key Plan 示意圖



ELEVATION PLAN 3
立面圖 3

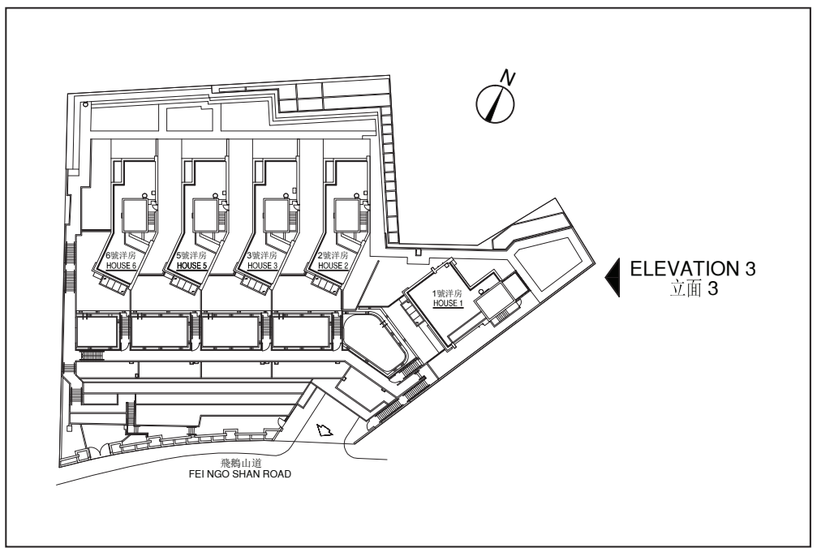
Authorized person for the Development certified that the elevations shown on this plan:
(a) are prepared on the basis of the approved building plans for the Development as of 13 July 2018; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：
(a) 以2018年7月13日的情況為準的本發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與本發展項目的外觀一致。

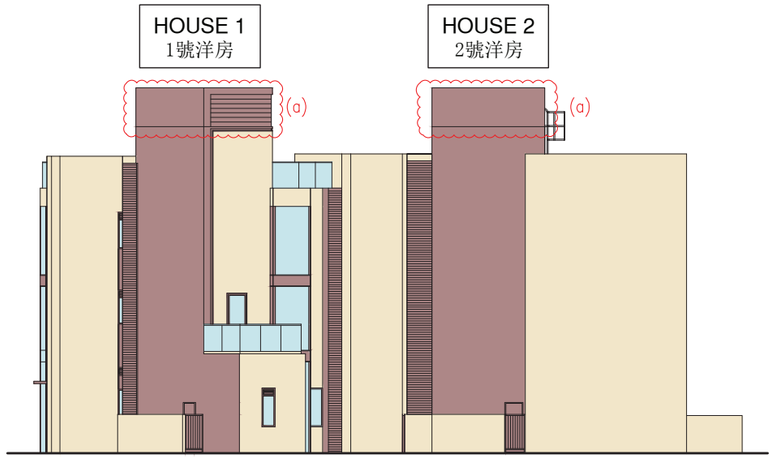
LATEST ELEVATION PLAN 3
現狀立面圖 3

House 1 and House 2 have been altered by way of minor works under the Buildings Ordinance after completion of the Development. The approximate locations of the alterations that can be indicated on the latest elevation plans are indicated thereon and the details of such alterations are set out below (the below numberings refer to the marked alterations on the plan):
a. Alteration of metal railing design.

1 號洋房及 2 號洋房在發展項目落成後進行獲《建築物條例》小型工程。該等改動的位置如能在現狀立面圖中顯示就於其上標出。該等改動的詳情列出如下（下文編號對應圖中改動編號）：
a. 更改金屬欄杆設計。



Key Plan 示意圖

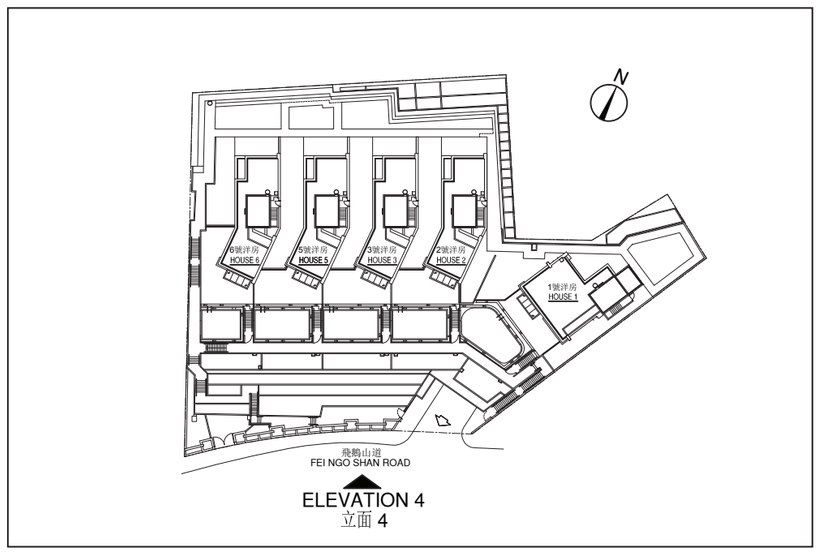


LATEST ELEVATION PLAN 3
現狀立面圖 3

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 13 July 2018; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：
(a) 以2018年7月13日的情況為準的本發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與本發展項目的外觀一致。

ELEVATION PLAN 4
立面圖 4



Key Plan 示意圖



ELEVATION PLAN 4
立面圖 4

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 13 July 2018; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：
(a) 以2018年7月13日的情況為準的本發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與本發展項目的外觀一致。

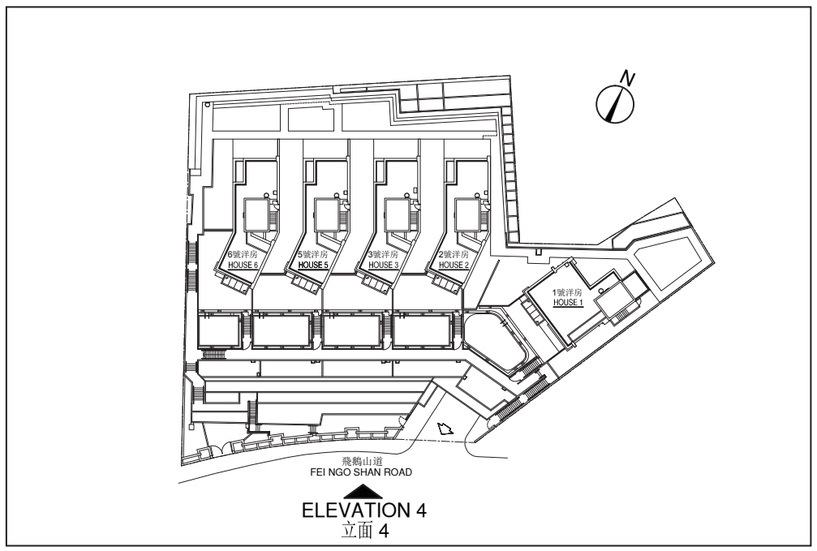
LATEST ELEVATION PLAN 4
現狀立面圖 4

House 1, 2, 3, 5 and 6 and the podium part have been altered by way of minor works under the Buildings Ordinance after completion of the Development. The approximate locations of the alterations that can be indicated on the latest elevation plans are indicated thereon and the details of such alterations are set out below (the below numberings refer to the marked alterations on the plan):

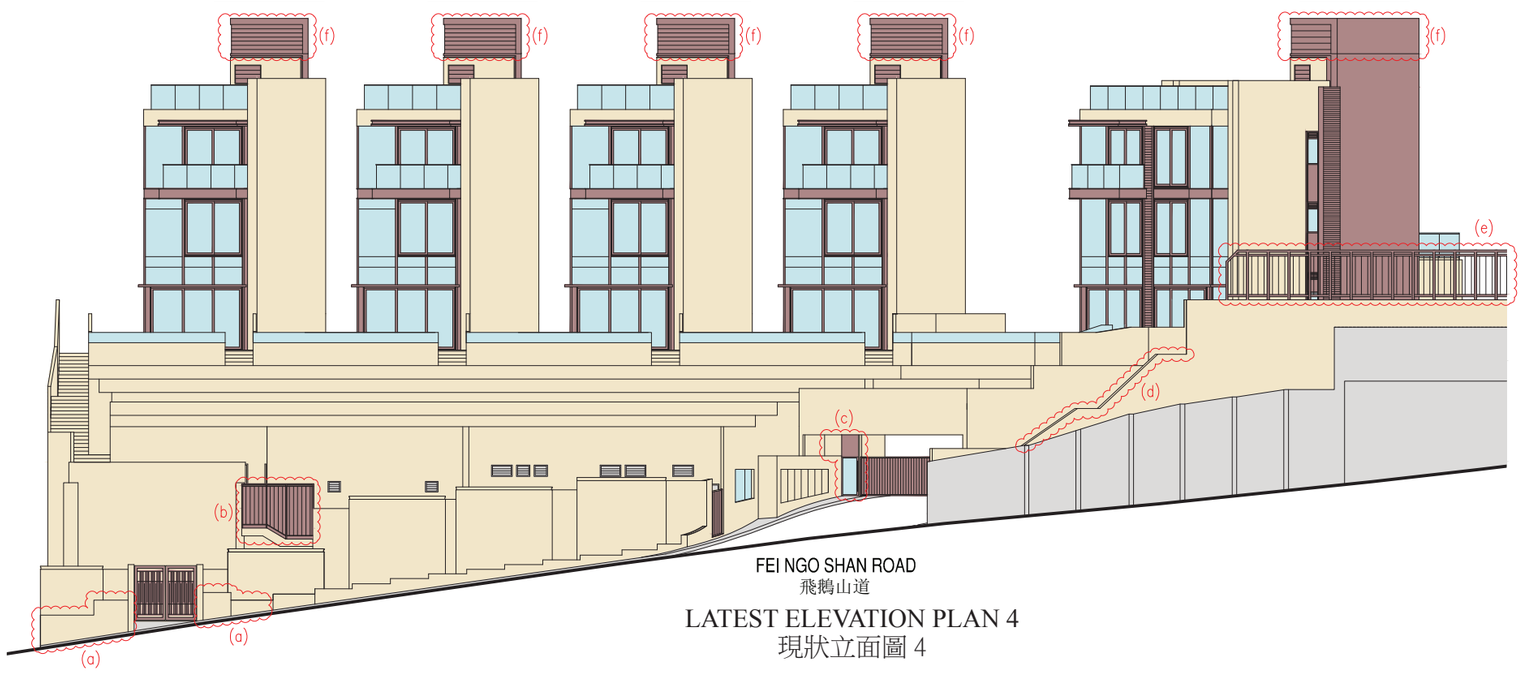
a. Alteration of the height of planter wall.
b. Removal of handrail and erection of new metal fence.
c. Erection of new glass door and new non-structural partition wall.
d. Alteration of fence wall design.
e. Addition of new metal signboard with maintenance access on top of existing fence wall.
f. Alteration of metal railing design.

1 號、2 號、3 號、5 號及 6 號洋房及平台部份在發展項目落成後進行獲《建築物條例》小型工程。該等改動的位置如能在現狀立面圖中顯示就於其上標出。該等改動的詳情列出如下（下文編號對應圖中改動編號）：

a. 更改花槽高度。
b. 移除扶手及豎立新金屬圍欄。
c. 豎立新玻璃門及非結構分隔牆。
d. 更改圍牆設計。
e. 加建新金屬告示面版及維修出入口於現有圍牆上。
f. 更改金屬欄杆設計。



Key Plan 示意圖



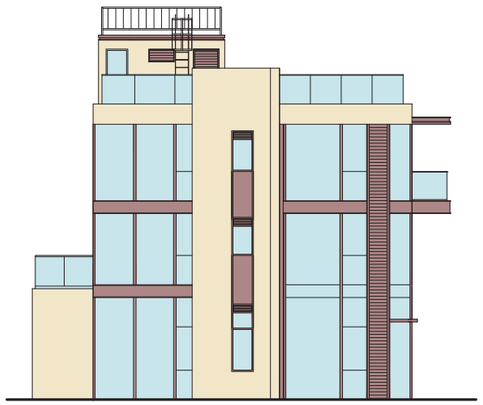
LATEST ELEVATION PLAN 4
現狀立面圖 4

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 13 July 2018; and
(b) are in general accordance with the outward appearance of the Development.

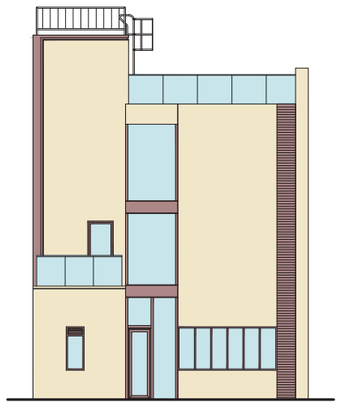
發展項目的認可人士證明本圖所顯示的立面：
(a) 以2018年7月13日的情況為準的本發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與本發展項目的外觀一致。

20 ELEVATION PLAN 立面圖

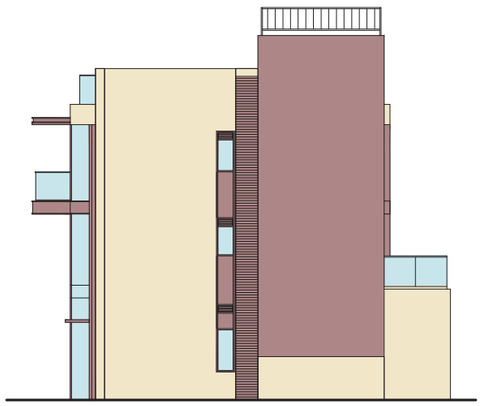
ELEVATION PLAN 5, 6, 7 & 8 (For House 1)
立面圖 5、6、7 及 8（適用於 1 號洋房）



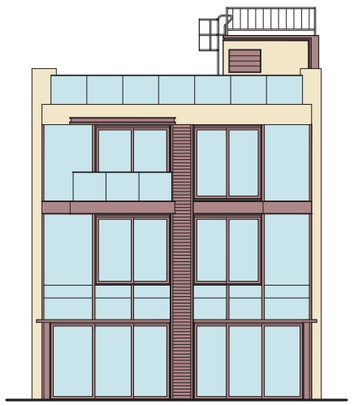
ELEVATION PLAN 5
立面圖 5



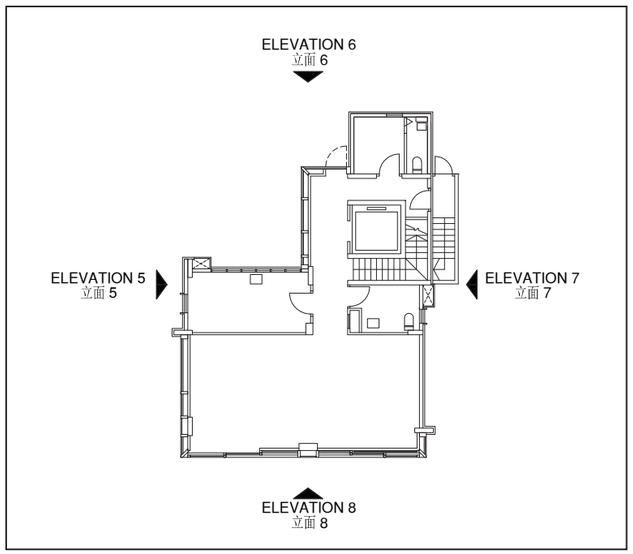
ELEVATION PLAN 6
立面圖 6



ELEVATION PLAN 7
立面圖 7



ELEVATION PLAN 8
立面圖 8



Key Plan 示意圖

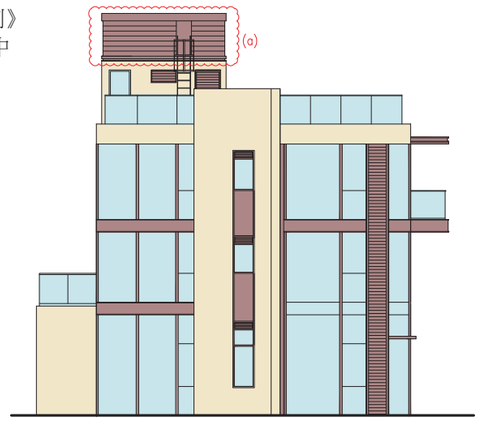
Authorized person for the Development certified that the elevations shown on this plan:
(a) are prepared on the basis of the approved building plans for the Development as of 13 July 2018; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：
(a) 以2018年7月13日的情況為準的本發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與本發展項目的外觀一致。

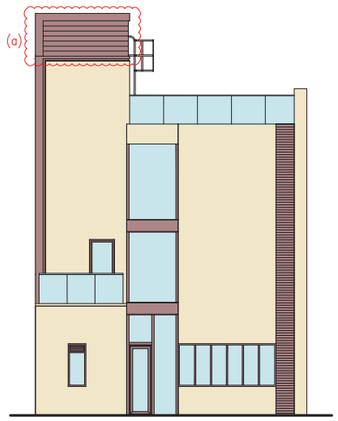
LATEST ELEVATION PLAN 5, 6, 7 & 8 (For House 1)
現狀立面圖 5、6、7 及 8（適用於 1 號洋房）

House 1 has been altered by way of minor works under the Buildings Ordinance after completion of the Development. The approximate locations of the alterations that can be indicated on the latest elevation plans are indicated thereon and the details of such alterations are set out below (the below numberings refer to the marked alterations on the plan):
a. Alteration of metal railing design.

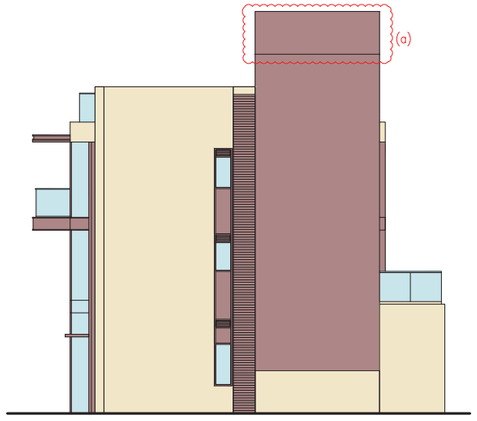
1 號洋房在發展項目落成後進行獲《建築物條例》小型工程。該等改動的位置如能在現狀立面圖中顯示就於其上標出。該等改動的詳情列出如下（下文編號對應圖中改動編號）：
a. 更改金屬欄杆設計。



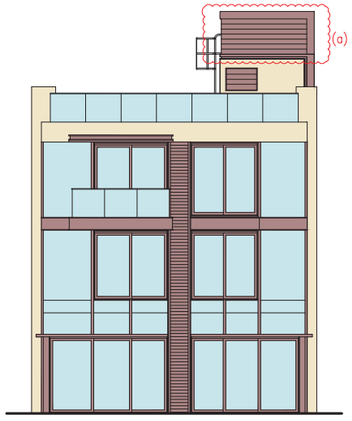
LATEST ELEVATION PLAN 5
現狀立面圖 5



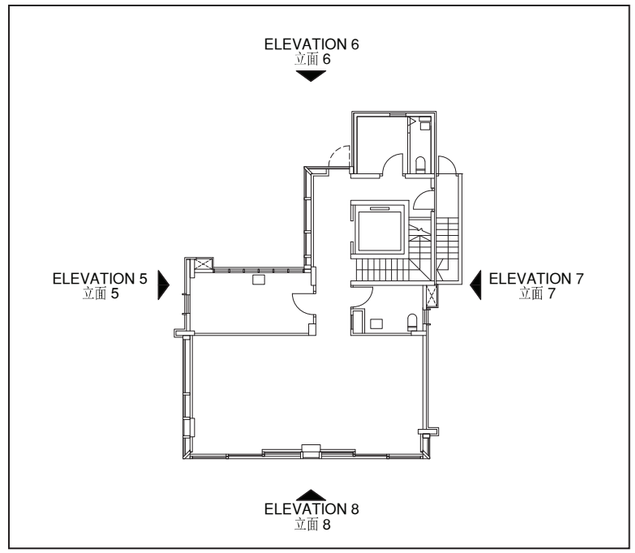
LATEST ELEVATION PLAN 6
現狀立面圖 6



LATEST ELEVATION PLAN 7
現狀立面圖 7



LATEST ELEVATION PLAN 8
現狀立面圖 8



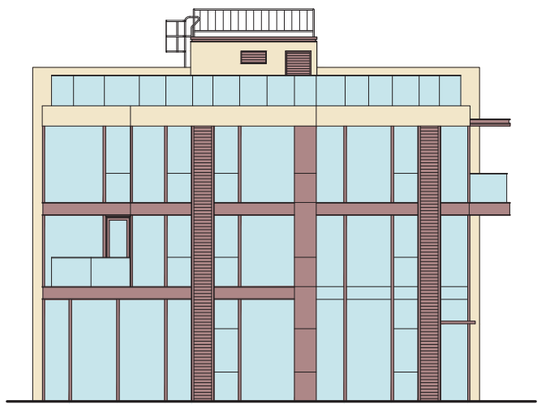
Key Plan 示意圖

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 13 July 2018; and
(b) are in general accordance with the outward appearance of the Development.

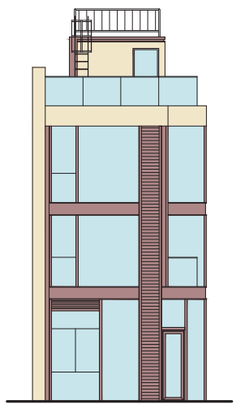
發展項目的認可人士證明本圖所顯示的立面：
(a) 以2018年7月13日的情況為準的本發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與本發展項目的外觀一致。

20 ELEVATION PLAN 立面圖

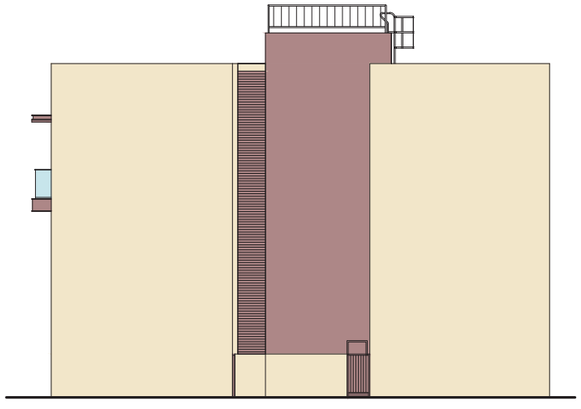
ELEVATION PLAN 9, 10, 11 & 12 (For House 2, 3, 5 & 6)
立面圖 9、10、11 及 12（適用於 2、3、5 及 6 號洋房）



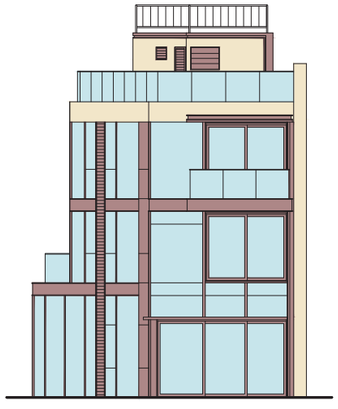
ELEVATION PLAN 9
立面圖 9



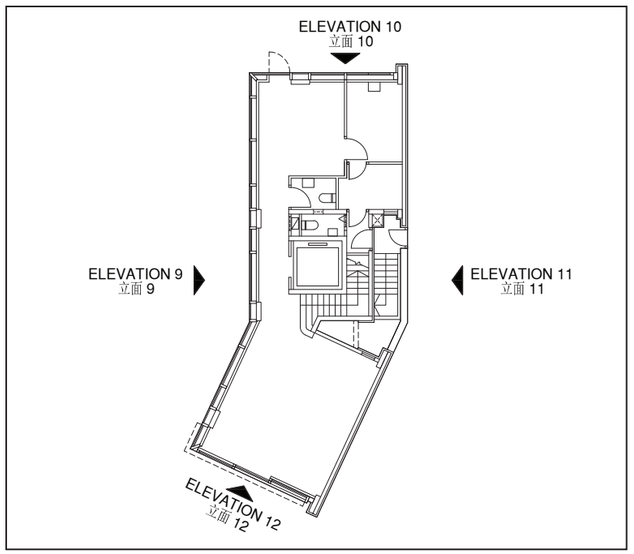
ELEVATION PLAN 10
立面圖 10



ELEVATION PLAN 11
立面圖 11



ELEVATION PLAN 12
立面圖 12



Key Plan 示意圖

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 13 July 2018; and
(b) are in general accordance with the outward appearance of the Development.

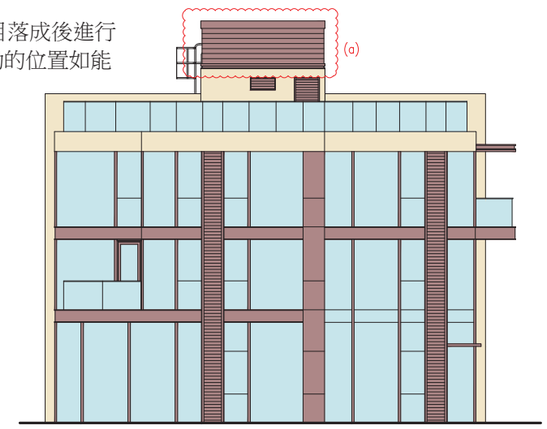
發展項目的認可人士證明本圖所顯示的立面：
(a) 以2018年7月13日的情況為準的本發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與本發展項目的外觀一致。

20 ELEVATION PLAN 立面圖

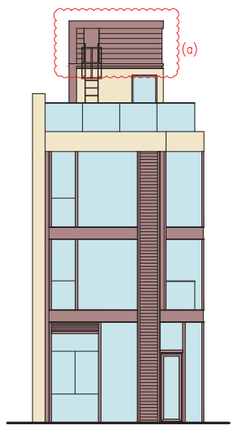
LATEST ELEVATION PLAN 9, 10, 11 & 12 (For House 2, 3, 5 & 6)
現狀立面圖 9、10、11 及 12（適用於 2、3、5 及 6 號洋房）

House 2, 3, 5 and 6 have been altered by way of minor works under the Buildings Ordinance after completion of the Development. The approximate locations of the alterations that can be indicated on the latest elevation plans are indicated thereon and the details of such alterations are set out below (the below numberings refer to the marked alterations on the plan):
a. Alteration of metal railing design.

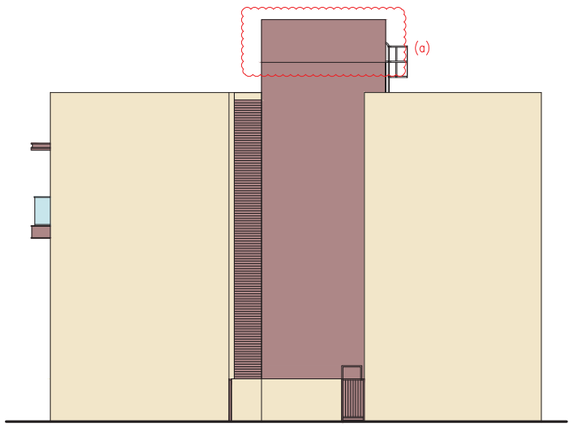
2 號、3 號、5 號及 6 號洋房在發展項目落成後進行獲《建築物條例》小型工程。該等改動的位置如能在現狀立面圖中顯示就於其上標出。該等改動的詳情列出如下（下文編號對應圖中改動編號）：
a. 更改金屬欄杆設計。



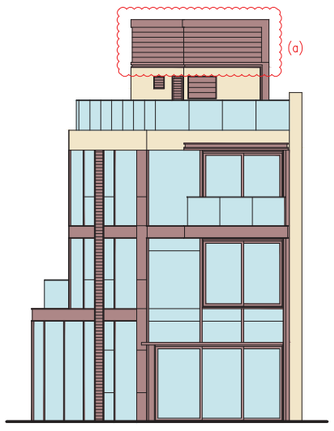
LATEST ELEVATION PLAN 9
現狀立面圖 9



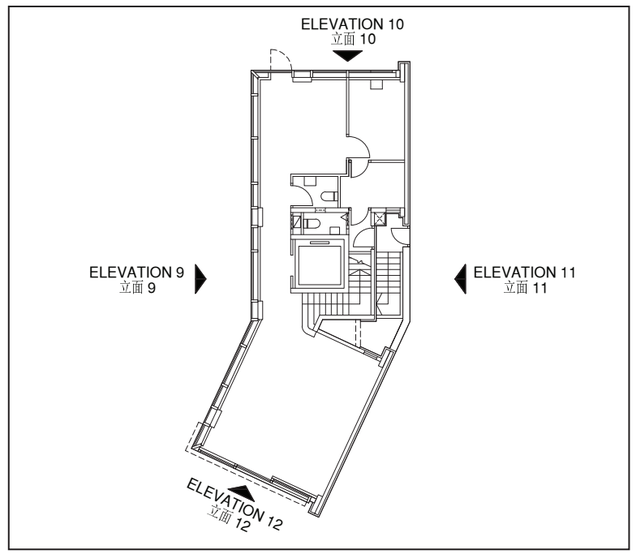
LATEST ELEVATION PLAN 10
現狀立面圖 10



LATEST ELEVATION PLAN 11
現狀立面圖 11



LATEST ELEVATION PLAN 12
現狀立面圖 12



Key Plan 示意圖

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 13 July 2018; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：
(a) 以2018年7月13日的情況為準的本發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與本發展項目的外觀一致。

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

Common Facilities 公用設施	Covered 有蓋	Uncovered 無蓋
	Area (sq.m.) (sq.ft.) 面積 (平方米) (平方呎)	Area (sq.m.) (sq.ft.) 面積 (平方米) (平方呎)
Residents' clubhouse (including any recreational facilities for residents' use) 住客會所 (包括供住客使用的任何康樂設施)	NIL 無	NIL 無
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)	NIL 無	NIL 無
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)	NIL 無	NIL 無

Note:
The above areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest square foot, which may be slightly different from the area presented in square metres.

備註:
上述所列以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米表述之面積可能有些微差異。

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

1. A copy of Outline Zoning Plan relating to the Development is available at www.ozp.tpb.gov.hk

2. (a) A copy of the every executed 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 residential property is offered to be sold.

   (b) The inspection is free of charge.

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

2. (a) 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已簽立的文本存放在指明住宅物業的售樓處，以供閱覽。

   (b) 無須為閱覽付費。

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

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.

1. Exterior Finishes

		House 1	Houses 2	House 3	Houses 5	House 6
a.	**External Wall**	External wall of the house is finished with curtain wall, natural stone cladding, aluminium cladding, aluminium louvre and aluminium grille. Garden fence wall is finished with natural stone panel.	External wall of the house is finished with curtain wall, natural stone cladding, aluminium cladding, aluminium louvre and aluminium grille. Garden fence wall is finished with natural stone panel.	External wall of the house is finished with curtain wall, natural stone cladding, aluminium cladding, aluminium louvre and aluminium grille. Garden fence wall is finished with natural stone panel.	External wall of the house is finished with curtain wall, natural stone cladding, aluminium cladding, aluminium louvre and aluminium grille. Garden fence wall is finished with natural stone panel.	External wall of the house is finished with curtain wall, natural stone cladding, aluminium cladding, aluminium louvre and aluminium grille. Garden fence wall is finished with natural stone panel.
b.	**Window**	All aluminium window frames and curtain wall frames are finished with fluorocarbon coating. All aluminium window frames and openable windows on curtain wall are fitted with clear tempered Insulated-Glass-Unit (IGU) glass panel, except the following locations are fitted with obscured tempered Insulated-Glass-Unit (IGU) glass panel: Guest lavatory, bathroom (1), (2), (3), master bathroom, utility room and one of kitchen windows.	All aluminium window frames and curtain wall frames are finished with fluorocarbon coating. All aluminium window frames and openable windows on curtain wall are fitted with clear tempered Insulated-Glass-Unit (IGU) glass panel, except the following locations are fitted with obscured tempered Insulated-Glass-Unit (IGU) glass panel: Bathroom (1), (2), (3), master bathroom, utility room and one of living room windows.	All aluminium window frames and curtain wall frames are finished with fluorocarbon coating. All aluminium window frames and openable windows on curtain wall are fitted with clear tempered Insulated-Glass-Unit (IGU) glass panel, except the following locations are fitted with obscured tempered Insulated-Glass-Unit (IGU) glass panel: Bathroom (1), (2), (3), master bathroom, utility room and one of living room windows.	All aluminium window frames and curtain wall frames are finished with fluorocarbon coating. All aluminium window frames and openable windows on curtain wall are fitted with clear tempered Insulated-Glass-Unit (IGU) glass panel, except the following locations are fitted with obscured tempered Insulated-Glass-Unit (IGU) glass panel: Bathroom (1), (2), (3), master bathroom, utility room and one of living room windows.	All aluminium window frames and curtain wall frames are finished with fluorocarbon coating. All aluminium window frames and openable windows on curtain wall are fitted with clear tempered Insulated-Glass-Unit (IGU) glass panel, except the following locations are fitted with obscured tempered Insulated-Glass-Unit (IGU) glass panel: Bathroom (1), (2), (3), master bathroom, utility room and one of living room windows.
c.	**Bay Window**	Not applicable.	Not applicable.	Not applicable.	Not applicable.	Not applicable.
d.	**Planter**	Planter wall is finished with natural stone cladding.	Planter wall is finished with natural stone cladding.	Planter wall is finished with natural stone cladding.	Planter wall is finished with natural stone cladding.	Planter wall is finished with natural stone cladding.
e.	**Verandah or Balcony**	Balcony is fitted with clear tempered glass balustrade with aluminium capping. Floor of balcony is finished with composite wood deck and natural stone finish surrounded the bottom of glass balustrade. Ceiling of balcony is finished with aluminium cladding in fluorocarbon coating, and fitted with laminated tempered glass. Balcony is covered. There is no verandah.	Balcony is fitted with clear tempered glass balustrade with aluminium capping. Floor of balcony is finished with composite wood deck and natural stone finish surrounded the bottom of glass balustrade. Ceiling of balcony is finished with aluminium cladding in fluorocarbon coating, and fitted with laminated tempered glass. Balcony is covered. There is no verandah.	Balcony is fitted with clear tempered glass balustrade with aluminium capping. Floor of balcony is finished with composite wood deck and natural stone finish surrounded the bottom of glass balustrade. Ceiling of balcony is finished with aluminium cladding in fluorocarbon coating, and fitted with laminated tempered glass. Balcony is covered. There is no verandah.	Balcony is fitted with clear tempered glass balustrade with aluminium capping. Floor of balcony is finished with composite wood deck and natural stone finish surrounded the bottom of glass balustrade. Ceiling of balcony is finished with aluminium cladding in fluorocarbon coating, and fitted with laminated tempered glass. Balcony is covered. There is no verandah.	Balcony is fitted with clear tempered glass balustrade with aluminium capping. Floor of balcony is finished with composite wood deck and natural stone finish surrounded the bottom of glass balustrade. Ceiling of balcony is finished with aluminium cladding in fluorocarbon coating, and fitted with laminated tempered glass. Balcony is covered. There is no verandah.
f.	**Drying Facilities for Clothing**	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

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

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.

2. Interior Finishes

		House 1	Houses 2	House 3	Houses 5	House 6
a.	**Lobby**	**LG/F Lift Lobby** Wall is plastered and finished with emulsion paint. Floor is finished with natural stone and natural stone skirting. Ceiling is finished with gypsum board false ceiling with emulsion paint.	Not Applicable	Not Applicable	Not Applicable	Not Applicable
b.	**Internal Wall and Ceiling**	**Exposed Parts of Internal Wall** Living & dining room and bedrooms are plastered and finished with emulsion paint. **Exposed Parts of Ceiling** Living & dining room and bedrooms are fitted with suspended gypsum board false ceiling with emulsion paint.	**Exposed Parts of Internal Wall** Living room and dining room are plastered and finished with emulsion paint, mirror panel, wooden panel and stainless steel strip. Bedrooms are plastered and finished with emulsion paint. **Exposed Parts of Ceiling** Living room, dining room and bedrooms are fitted with suspended gypsum board false ceiling with emulsion paint.	**Exposed Parts of Internal Wall** Living room and dining room are finished with paint, leather upholstery, mirror panel and stainless steel strip. Bedrooms (1) and (2) are finished with wallpaper, leather upholstery and stainless steel strip. Master bedroom is finished with leather upholstery and stainless steel strip. Bedroom (3) is finished with leather upholstery, stainless steel strip and mirror panel. **Exposed Parts of Ceiling** Living room, dining room and bedrooms are fitted with suspended gypsum board false ceiling with emulsion paint and stainless steel strip.	**Exposed Parts of Internal Wall** Living room and dining room are plastered and finished with emulsion paint, mirror panel, wooden panel and stainless steel strip. Bedrooms are plastered and finished with emulsion paint. **Exposed Parts of Ceiling** Living room, dining room and bedrooms are fitted with suspended gypsum board false ceiling with emulsion paint.	**Exposed Parts of Internal Wall** Living room and dining room are plastered and finished with emulsion paint, mirror panel, wooden panel and stainless steel strip. Bedrooms are plastered and finished with emulsion paint. **Exposed Parts of Ceiling** Living room, dining room and bedrooms are fitted with suspended gypsum board false ceiling with emulsion paint.
c.	**Internal Floor**	Living & dining room is finished with natural stone and natural stone skirting. Bedrooms are finished with engineered timber flooring, natural stone and timber skirting.	Living room and dining room are finished with natural stone and natural stone skirting. Bedrooms are finished with engineered timber flooring, natural stone and timber skirting.	Living room and dining room are finished with natural stone with recessed stainless steel skirting. Bedrooms (1), (2) and master bedroom are finished with engineered timber flooring with recessed stainless steel skirting and natural stone. Bedroom (3) is finished with engineered timber flooring with recessed stainless steel skirting.	Living room and dining room are finished with natural stone and natural stone skirting. Bedrooms are finished with engineered timber flooring, natural stone and timber skirting.	Living room and dining room are finished with natural stone and natural stone skirting. Bedrooms are finished with engineered timber flooring, natural stone and timber skirting.
d.	**Bathroom**	**Bathrooms (1), (2), (3) & Master Bathroom** Wall is finished with natural stone up to false ceiling. Floor is finished with natural stone. Ceiling is fitted with suspended gypsum board false ceiling and finished with emulsion paint. **Guest Lavatory** Wall is finished with natural stone, mirror panel and stainless steel strip up to false ceiling. Floor is finished with natural stone. Ceiling is fitted with suspended gypsum board false ceiling with emulsion paint. **Lavatory (in Utility Room)** Wall is finished with ceramic tile up to false ceiling. Floor is finished with homogeneous tile. Ceiling is fitted with aluminium false ceiling.	**Bathrooms (1), (2), (3) & Master Bathroom** Wall is finished with natural stone up to false ceiling. Floor is finished with natural stone. Ceiling is fitted with suspended gypsum board false ceiling and finished with emulsion paint. **Lavatory (by Dining Room)** Wall is finished with natural stone, mirror panel and stainless steel strip up to false ceiling. Floor is finished with natural stone. Ceiling is fitted with suspended gypsum board false ceiling with emulsion paint. **Lavatory (by Utility Room)** Wall is finished with ceramic tile up to false ceiling. Floor is finished with homogeneous tile. Ceiling is fitted with aluminium false ceiling.	**Bathrooms (1), (2) & (3)** Wall is finished with natural stone up to false ceiling. Floor are finished with natural stone. Ceiling is fitted with suspended gypsum board false ceiling and finished with emulsion paint and stainless steel strip. **Master Bathroom** Wall is finished with natural stone and mirror panel up to false ceiling. Floor are finished with natural stone. Ceiling is fitted with suspended gypsum board false ceiling with emulsion paint and stainless steel strip.	**Bathrooms (1), (2), (3) & Master Bathroom** Wall is finished with natural stone up to false ceiling. Floor is finished with natural stone. Ceiling is fitted with suspended gypsum board false ceiling and finished with emulsion paint. **Lavatory (by Dining Room)** Wall is finished with natural stone, mirror panel and stainless steel strip up to false ceiling. Floor is finished with natural stone. Ceiling is fitted with suspended gypsum board false ceiling with emulsion paint. **Lavatory (by Utility Room)** Wall is finished with ceramic tile up to false ceiling. Floor is finished with homogeneous tile. Ceiling is fitted with aluminium false ceiling.	**Bathrooms (1), (2), (3) & Master Bathroom** Wall is finished with natural stone up to false ceiling. Floor is finished with natural stone. Ceiling is fitted with suspended gypsum board false ceiling and finished with emulsion paint. **Lavatory (by Dining Room)** Wall is finished with natural stone, mirror panel and stainless steel strip up to false ceiling. Floor is finished with natural stone. Ceiling is fitted with suspended gypsum board false ceiling with emulsion paint. **Lavatory (by Utility Room)** Wall is finished with ceramic tile up to false ceiling. Floor is finished with homogeneous tile. Ceiling is fitted with aluminium false ceiling.

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.

2. Interior Finishes

		House 1	Houses 2	House 3	Houses 5	House 6
d.	**Bathroom**			**Lavatory (by Dining Room)** Wall is finished with natural stone, stainless steel strip, wood veneer, black mirror up to false ceiling. Floor is finished with natural stone. Ceiling is fitted with suspended gypsum board false ceiling with special paint. **Lavatory (by Utility Room)** Wall is finished with ceramic tile up to false ceiling. Floor is finished with homogeneous tile. Ceiling is finished with aluminum false ceiling panel.		
e.	**Kitchen**	Wall is finished with natural stone and stainless steel panel where exposed. Floor is finished with natural stone where exposed. Ceiling is fitted with suspended gypsum board false ceiling with emulsion paint. Cooking bench is finished with reconstituted stone.	Wall is finished with natural stone and stainless steel panel where exposed. Floor is finished with natural stone where exposed. Ceiling is fitted with suspended gypsum board false ceiling with emulsion paint. Cooking bench is finished with reconstituted stone.	Wall is finished with natural stone, bronze mirror and stainless steel panel where exposed up to false ceiling. Floor is finished with natural stone where exposed. Ceiling is fitted with suspended gypsum board false ceiling with emulsion paint and stainless steel strip. Cooking bench is finished with solid surface material.	Wall is finished with natural stone and stainless steel panel where exposed. Floor is finished with natural stone where exposed. Ceiling is fitted with suspended gypsum board false ceiling with emulsion paint. Cooking bench is finished with reconstituted stone.	Wall is finished with natural stone and stainless steel panel where exposed. Floor is finished with natural stone where exposed. Ceiling is fitted with suspended gypsum board false ceiling with emulsion paint. Cooking bench is finished with reconstituted stone.

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

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.

3. Interior Fittings

		House 1	Houses 2	House 3	Houses 5	House 6
a.	Doors	**Lower Ground Floor:** **Staircase Door** Fire-rated solid core timber door with smoke seal and timber door frame finished with plastic laminate, fitted with door handle, door lockset, door hinge, door stopper and concealed door closer. **F.S. Pump Room & LV/EV ELE. Room Door (Exterior)** Fire-rated solid core timber door with smoke seal and timber door frame finished with plastic laminate, fitted with door handle, door lockset, door hinge, door stopper and door closer. **F.S. Pump Room Door (Interior)** Fire-rated solid core timber door with smoke seal and timber door frame finished with plastic laminate, fitted with door handle, door lockset, door hinge, door stopper and door closer. **LV/EV Electric Room Door (Interior)** Fire-rated solid core timber door with smoke seal and timber door frame finished with plastic laminate, fitted with door handle, door lockset, door hinge, door stopper and door closer. **Ground Floor:** **Living & Dining Room Door to Lawn (Common Area)** Aluminium curtain wall swing door and door frame finished with fluorocarbon coating, fitted with clear tempered Insulated-Glass-Unit (IGU) glass panel, door handle, door lockset and door hinge. **Living & Dining Room Door to Garden** Aluminium curtain wall sliding door and door frame finished with fluorocarbon coating, fitted with clear tempered Insulated-Glass-Unit (IGU) glass panel, door lockset and door handle. **Corridor Door to Staircase (Common Area)** Aluminium swing door and door frame finished with fluorocarbon coating, fitted with door handle, door lockset and door hinge.	**Lower Ground Floor:** **Staircase Door** Fire-rated solid core timber door with smoke seal and timber door frame finished with plastic laminate, fitted with door handle, door lockset, door hinge, door stopper and concealed door closer. **F.S. Pump Room Door (Exterior)** Fire-rated solid core timber door with smoke seal and timber door frame finished with plastic laminate, fitted with door handle, door lockset, door hinge, door stopper and door closer. **F.S. Pump Room Door (Interior)** Fire-rated solid core timber door with smoke seal and timber door frame finished with plastic laminate, fitted with door handle, door lockset, door hinge, door stopper and door closer. **LV/EV Electric Room Door (Exterior)** Fire-rated solid core timber door with smoke seal and timber door frame finished with plastic laminate, fitted with door handle, door lockset, door hinge, door stopper and door closer. **LV/EV Electric Room Door (Interior)** Fire-rated solid core timber door with smoke seal and timber door frame finished with plastic laminate, fitted with door handle, door lockset, door hinge, door stopper and door closer. **Ground Floor:** **Dining Room Door to Lawn (Common Area)** Aluminium curtain wall swing door and door frame finished with fluorocarbon coating, fitted with clear tempered Insulated-Glass-Unit (IGU) glass panel, door handle, door lockset and door hinge. **Living Room Door to Garden** Aluminium curtain wall sliding door and door frame finished with fluorocarbon coating, fitted with clear tempered Insulated-Glass-Unit (IGU) glass panel, door lockset and door handle. **Utility Room Door to Staircase (Common Area)** Aluminium swing door and door frame finished with fluorocarbon coating, fitted with door handle, door lockset and door hinge.	**Lower Ground Floor:** **Staircase Door** Fire-rated solid core timber door with smoke seal and timber door frame finished with wood veneer, fitted with door handle, door lockset, door hinge, door stopper and concealed door closer. **F.S. Pump Room Door (Exterior)** Fire-rated solid core timber door with smoke seal and timber door frame finished with wood veneer, fitted with door handle, door lockset, door hinge, door stopper and door closer. **F.S. Pump Room Door (Interior)** Fire-rated solid core timber door with smoke seal and timber door frame finished with plastic laminate, fitted with door handle, door lockset, door hinge, door stopper and door closer. **LV/EV Electric Room Door (Exterior)** Fire-rated solid core timber door with smoke seal and timber door frame finished with wood veneer, fitted with door handle, door lockset, door hinge, door stopper and door closer. **LV/EV Electric Room Door (Interior)** Fire-rated solid core timber door with smoke seal and timber door frame finished with plastic laminate, fitted with door handle, door lockset, door hinge, door stopper and door closer. **Ground Floor:** **Dining Room Door to Lawn (Common Area)** Aluminium curtain wall swing door and door frame finished with fluorocarbon coating, fitted with clear tempered Insulated-Glass-Unit (IGU) glass panel, door handle, door lockset and door hinge. **Living Room Door to Garden** Aluminium curtain wall sliding door and door frame finished with fluorocarbon coating, fitted with clear tempered Insulated-Glass-Unit (IGU) glass panel, door lockset and door handle. **Utility Room Door to Staircase (Common Area)** Aluminium swing door and door frame finished with fluorocarbon coating, fitted with door handle, door lockset and door hinge.	**Lower Ground Floor:** **Staircase Door** Fire-rated solid core timber door with smoke seal and timber door frame finished with plastic laminate, fitted with door handle, door lockset, door hinge, door stopper and concealed door closer. **F.S. Pump Room Door (Exterior)** Fire-rated solid core timber door with smoke seal and timber door frame finished with plastic laminate, fitted with door handle, door lockset, door hinge, door stopper and door closer. **F.S. Pump Room Door (Interior)** Fire-rated solid core timber door with smoke seal and timber door frame finished with plastic laminate, fitted with door handle, door hinge, door stopper and door closer. **LV/EV Electric Room Door (Exterior)** Fire-rated solid core timber door with smoke seal and timber door frame finished with plastic laminate, fitted with door handle, door lockset, door hinge, door stopper and door closer. **LV/EV Electric Room Door (Interior)** Fire-rated solid core timber door with smoke seal and timber door frame finished with plastic laminate, fitted with door handle, door lockset, door hinge, door stopper and door closer. **Ground Floor:** **Dining Room Door to Lawn (Common Area)** Aluminium curtain wall swing door and door frame finished with fluorocarbon coating, fitted with clear tempered Insulated-Glass-Unit (IGU) glass panel, door handle, door lockset and door hinge. **Living Room Door to Garden** Aluminium curtain wall sliding door and door frame finished with fluorocarbon coating, fitted with clear tempered Insulated-Glass-Unit (IGU) glass panel, door lockset and door handle. **Utility Room Door to Staircase (Common Area)** Aluminium swing door and door frame finished with fluorocarbon coating, fitted with door handle, door lockset and door hinge.	**Lower Ground Floor:** **Staircase Door** Fire-rated solid core timber door with smoke seal and timber door frame finished with plastic laminate, fitted with door handle, door lockset, door hinge, door stopper and concealed door closer. **F.S. Pump Room Door (Exterior)** Fire-rated solid core timber door with smoke seal and timber door frame finished with plastic laminate, fitted with door handle, door lockset, door hinge, door stopper and door closer. **F.S. Pump Room Door (Interior)** Fire-rated solid core timber door with smoke seal and timber door frame finished with plastic laminate, fitted with door handle, door hinge, door stopper and door closer. **LV/EV Electric Room Door (Exterior)** Fire-rated solid core timber door with smoke seal and timber door frame finished with plastic laminate, fitted with door handle, door lockset, door hinge, door stopper and door closer. **LV/EV Electric Room Door (Interior)** Fire-rated solid core timber door with smoke seal and timber door frame finished with plastic laminate, fitted with door handle, door lockset, door hinge, door stopper and door closer. **Ground Floor:** **Dining Room Door to Lawn (Common Area)** Aluminium curtain wall swing door and door frame finished with fluorocarbon coating, fitted with clear tempered Insulated-Glass-Unit (IGU) glass panel, door handle, door lockset and door hinge. **Living Room Door to Garden** Aluminium curtain wall sliding door and door frame finished with fluorocarbon coating, fitted with clear tempered Insulated-Glass-Unit (IGU) glass panel, door lockset and door handle. **Utility Room Door to Staircase (Common Area)** Aluminium swing door and door frame finished with fluorocarbon coating, fitted with door handle, door lockset and door hinge.

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.

3. Interior Fittings

		House 1	Houses 2	House 3	Houses 5	House 6
a.	Doors	**Utility Room Door** Hollow core timber door with timber louvre and timber door frame finished with wooden veneer, fitted with door handle, door lockset, door hinge, door stopper and conceal door closer. **Lavatory Door in Utility Room** Aluminium folding door with door frame finished with fluorocarbon coating, fitted with aluminium louvre, door hinge and door lockset. **Kitchen Door** Solid core timber door and timber door frame finished with wooden veneer, fitted with clear glass vision panel, upholstery fabric finished panel with metal strip, door handle, door hinge, door stopper and concealed door closer. **Guest Lavatory Door** Hollow core timber door with and timber door frame finished with wooden veneer, fitted with upholstery fabric finished panel with metal strip, door handle, door lockset, door hinge, door stopper and concealed door closer. **Garden Gate** Aluminium swing door and door frame finished with fluorocarbon coating, fitted with electric door lockset, door hinge and concealed door closer. **First and Second Floor:** **Master Bedroom Door** One and half hollow core timber door and timber door frame finished with wooden veneer, fitted with upholstery fabric finished panel with metal strip, door handle, door hinge, flush bolt, door lockset and door stopper. **Doors of Bedrooms (1) & (3)** Hollow core timber door and timber door frame finished with wooden veneer, fitted with upholstery fabric finished panel with metal strip, door handle, door hinge, door lockset and door stopper. **Door of Bedroom (2)** One and half hollow core timber door and timber door frame finished with wooden veneer, fitted with upholstery fabric finished panel with metal strip, door handle, door hinge, flush bolt, door lockset and door stopper.	**Utility Room Door to Kitchen** Hollow core timber door with timber louvre and timber door frame finished with wooden veneer, fitted with door handle, door lockset, door hinge, door stopper and conceal door closer. **Lavatory Door by Utility Room** Aluminium folding door with door frame finished with fluorocarbon coating, fitted with aluminium louvre, door hinge and door lockset. **Kitchen Door** Solid core timber door and timber door frame finished with wooden veneer, fitted with clear glass vision panel, upholstery fabric finished panel with metal strip, door handle, door hinge and concealed door closer. **Lavatory Door by Dining Room** Hollow core timber door and timber door frame finished with wooden veneer, fitted with upholstery fabric finished panel with metal strip, door handle, door lockset, door hinge, door stopper and concealed door closer. **Utility Room Door to the Corridor outside Lavatory by Utility Room** Hollow core timber door with timber louvre and timber door frame finished with wooden veneer, fitted with door handle, door lockset, door hinge, door stopper and concealed door closer. **Garden Gate** Aluminium swing door and door frame finished with fluorocarbon coating, fitted with electric door lockset, door hinge and concealed door closer. **First and Second Floor:** **Master Bedroom Door** One and half hollow core timber door and timber door frame finished with wooden veneer, fitted with upholstery fabric finished panel with metal strip, door handle, door hinge, flush bolt, door lockset and door stopper. **Doors of Bedrooms (2) & (3)** Hollow core timber door and timber door frame finished with wooden veneer, fitted with upholstery fabric finished panel with metal strip, door handle, door hinge, door lockset and door stopper. **Door of Bedroom (1)** One and half hollow core timber door and timber door frame finished with wooden veneer, fitted with upholstery fabric finished panel with metal strip, door handle, door hinge, flush bolt, door lockset and door stopper.	**Utility Room Door to Kitchen** Hollow core veneered finished timber door frame fitted with door handle, door lockset, door hinge, door stopper and concealed door closer. **Lavatory Door by Utility Room** Painted metal folding door with obscure glass, door hinge and door lockset. **Kitchen Door** Clear tempered glass door with metal frame fitted with electric sliding door operator. **Lavatory Door by Dining Room** Hollow core timber door fitted with upholstery leather finished panel with metal strip, single-sided door handle, door hinge, concealed door closer, door stopper and door lockset. **Utility Room Door to the Corridor outside Lavatory by Utility Room** Hollow core timber door and timber door frame finished with wooden veneer, fitted with door handle, door lockset, door hinge, door stopper and concealed door closer. **Garden Gate** Aluminium swing door and door frame finished with fluorocarbon coating, fitted with electric door lockset, door hinge and concealed door closer. **First and Second Floor:** **Master Bedroom Door** One and half hollow core timber door and timber door frame finished with wooden veneer, fitted with door handle, door hinge, flush bolt, door lockset and door stopper. **Doors of Bedrooms (1), (2) & (3)** Hollow core timber door and timber door frame finished with wooden veneer, fitted with door handle, door hinge, door lockset and door stopper. **Doors of Master Bathroom, Bathroom (1), (2) & (3)** Hollow core wooden veneered finished timber door and timber door frame fitted with door handle, door lockset, door hinge and door stopper. **Master Bedroom Balcony Door** Aluminium curtain wall sliding door and door frame finished with fluorocarbon coating, fitted with clear tempered Insulated-Glass-Unit (IGU) glass panel, door handle and door lockset.	**Utility Room Door to Kitchen** Hollow core timber door with timber louvre and timber door frame finished with wooden veneer, fitted with door handle, door lockset, door hinge, door stopper and conceal door closer. **Lavatory Door by Utility Room** Aluminium folding door with door frame finished with fluorocarbon coating, fitted with aluminium louvre, door hinge and door lockset. **Kitchen Door** Solid core timber door and timber door frame finished with wooden veneer, fitted with clear glass vision panel, upholstery fabric finished panel with metal strip, door handle, door hinge and concealed door closer. **Lavatory Door by Dining Room** Hollow core timber door and timber door frame finished with wooden veneer, fitted with upholstery fabric finished panel with metal strip, door handle, door lockset, door hinge, door stopper and concealed door closer. **Utility Room Door to the Corridor outside Lavatory by Utility Room** Hollow core timber door with timber louvre and timber door frame finished with wooden veneer, fitted with door handle, door lockset, door hinge, door stopper and concealed door closer. **Garden Gate** Aluminium swing door and door frame finished with fluorocarbon coating, fitted with electric door lockset, door hinge and concealed door closer. **First and Second Floor:** **Master Bedroom Door** One and half hollow core timber door and timber door frame finished with wooden veneer, fitted with upholstery fabric finished panel with metal strip, door handle, door hinge, flush bolt, door lockset and door stopper. **Doors of Bedrooms (2) & (3)** Hollow core timber door and timber door frame finished with wooden veneer, fitted with upholstery fabric finished panel, fitted with door handle, door hinge, door lockset and door stopper. **Door of Bedroom (1)** One and half hollow core timber door and timber door frame finished with wooden veneer, fitted with upholstery fabric finished panel with metal strip, door handle, door hinge, flush bolt, door lockset and door stopper.	**Utility Room Door to Kitchen** Hollow core timber door with timber louvre and timber door frame finished with wooden veneer, fitted with door handle, door lockset, door hinge, door stopper and conceal door closer. **Lavatory Door by Utility Room** Aluminium folding door with door frame finished with fluorocarbon coating, fitted with aluminium louvre, door hinge and door lockset. **Kitchen Door** Solid core timber door and timber door frame finished with wooden veneer, fitted with clear glass vision panel, upholstery fabric finished panel with metal strip, door handle, door hinge and concealed door closer. **Lavatory Door by Dining Room** Hollow core timber door and timber door frame finished with wooden veneer, fitted with upholstery fabric finished panel with metal strip, door handle, door lockset, door hinge, door stopper and concealed door closer. **Utility Room Door to the Corridor outside Lavatory by Utility Room** Hollow core timber door with timber louvre and timber door frame finished with wooden veneer, fitted with door handle, door lockset, door hinge, door stopper and concealed door closer. **Garden Gate** Aluminium swing door and door frame finished with fluorocarbon coating, fitted with electric door lockset, door hinge and concealed door closer. **First and Second Floor:** **Master Bedroom Door** One and half hollow core timber door and timber door frame finished with wooden veneer, fitted with upholstery fabric finished panel with metal strip, door handle, door hinge, flush bolt, door lockset and door stopper. **Doors of Bedrooms (2) & (3)** Hollow core timber door and timber door frame finished with wooden veneer, fitted with upholstery fabric finished panel, fitted with door handle, door hinge, door lockset and door stopper. **Door of Bedroom (1)** One and half hollow core timber door and timber door frame finished with wooden veneer, fitted with upholstery fabric finished panel with metal strip, door handle, door hinge, flush bolt, door lockset and door stopper.

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

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.

3. Interior Fittings

		House 1	Houses 2	House 3	Houses 5	House 6
a.	Doors	**Doors of Master Bathroom, Bathrooms (1), (2) & (3)** Hollow core timber door and timber door frame finished with wooden veneer, fitted with upholstery fabric finished panel with metal strip, door handle, door lockset, door hinge, and door stopper. **Master Bedroom Balcony Door** Aluminium curtain wall sliding door and door frame finished with fluorocarbon coating, fitted with clear tempered Insulated-Glass-Unit (IGU) glass panel, door handle and door lockset. **1/F Flat Roof Door** Aluminium curtain wall swing door and door frame finished with fluorocarbon coating, fitted with clear tempered Insulated-Glass-Unit (IGU) glass panel, door handle, door lockset and door hinge. **Roof:** **Roof Door** Aluminium swing door and door frame finished with fluorocarbon coating, fitted with clear tempered Insulated-Glass-Unit (IGU) glass panel, door handle, door lockset and door hinge. **Gas Heater Cabinet Door** Aluminium louvre swing door and door frame finished with fluorocarbon coating, fitted with door handle, door lockset and door hinge.	**Doors of Master Bathroom, Bathrooms (1), (2) & (3)** Hollow core timber door and timber door frame finished with wooden veneer, fitted with upholstery fabric finished panel with metal strip, door handle, door lockset, door hinge and door stopper. **Master Bedroom Balcony Door** Aluminium curtain wall sliding door and door frame finished with fluorocarbon coating, fitted with clear tempered Insulated-Glass-Unit (IGU) glass panel, door handle and door lockset. **Bedroom (2) Flat Roof Door** Aluminium curtain wall swing door and door frame finished with fluorocarbon coating, fitted with clear tempered Insulated-Glass-Unit (IGU) glass panel, door handle, door lockset, door stopper and door hinge. **Roof:** **Roof Door** Aluminium swing door and door frame finished with fluorocarbon coating, fitted with clear tempered Insulated-Glass-Unit (IGU) glass panel, door handle, door lockset and door hinge. **Gas Heater Cabinet Door** Aluminium louvre swing door and door frame finished with fluorocarbon coating, fitted with door handle, door lockset and door hinge.	**Bedroom (2) Flat Roof Door** Aluminium curtain wall swing door and door frame finished with fluorocarbon coating, fitted with clear tempered Insulated-Glass-Unit (IGU) glass panel, door handle, door lockset, door stopper and door hinge. **Roof:** **Roof Door** Aluminium swing door and door frame finished with fluorocarbon coating, fitted with clear tempered Insulated-Glass-Unit (IGU) glass panel, door handle, door lockset and door hinge. **Gas Heater Cabinet Door** Aluminium louvre swing door and door frame finished with fluorocarbon coating, fitted with door handle, door lockset and door hinge.	**Doors of Master Bathroom, Bathrooms (1), (2) & (3)** Hollow core timber door and timber door frame finished with wooden veneer, fitted with upholstery fabric finished panel with metal strip, door handle, door lockset, door hinge and door stopper. **Master Bedroom Balcony Door** Aluminium curtain wall sliding door and door frame finished with fluorocarbon coating, fitted with clear tempered Insulated-Glass-Unit (IGU) glass panel, door handle and door lockset. **Bedroom (2) Flat Roof Door** Aluminium curtain wall swing door and door frame finished with fluorocarbon coating, fitted with clear tempered Insulated-Glass-Unit (IGU) glass panel, door handle, door lockset, door stopper and door hinge. **Roof:** **Roof Door** Aluminium swing door and door frame finished with fluorocarbon coating, fitted with clear tempered Insulated-Glass-Unit (IGU) glass panel, door handle, door lockset and door hinge. **Gas Heater Cabinet Door** Aluminium louvre swing door and door frame finished with fluorocarbon coating, fitted with door handle, door lockset and door hinge.	**Doors of Master Bathroom, Bathrooms (1), (2) & (3)** Hollow core timber door and timber door frame finished with wooden veneer, fitted with upholstery fabric finished panel with metal strip, door handle, door lockset, door hinge and door stopper. **Master Bedroom Balcony Door** Aluminium curtain wall sliding door and door frame finished with fluorocarbon coating, fitted with clear tempered Insulated-Glass-Unit (IGU) glass panel, door handle and door lockset. **Bedroom (2) Flat Roof Door** Aluminium curtain wall swing door and door frame finished with fluorocarbon coating, fitted with clear tempered Insulated-Glass-Unit (IGU) glass panel, door handle, door lockset, door stopper and door hinge. **Roof:** **Roof Door** Aluminium swing door and door frame finished with fluorocarbon coating, fitted with clear tempered Insulated-Glass-Unit (IGU) glass panel, door handle, door lockset and door hinge. **Gas Heater Cabinet Door** Aluminium louvre swing door and door frame finished with fluorocarbon coating, fitted with door handle, door lockset and door hinge.
b.	Bathroom	**Bathroom (1)** Fitted with natural stone countertop and wooden vanity unit with mirror, fittings include vitreous china wash basin, steel enamel bathtub (1700mm (L) x 750mm (W) x 410mm (H)), vitreous china water closet, chrome plated wash basin mixer, chrome plated bath mixer with chrome plated shower set, chrome plated towel bar, chrome plated paper holder and roller blind. **Bathroom (2)** Fitted with natural stone countertop and wooden vanity unit with mirror, fittings include vitreous china wash basin, steel enamel bathtub (1700mm (L) x 750mm (W) x 410mm (H)), vitreous china water closet, chrome plated wash basin mixer, chrome plated bath mixer with chromed plated shower set, glass shower cubicle with chrome plate shower mixer, chrome plated rain shower and chrome plated shower set, chrome plated towel bar, chrome plated paper holder and roller blind.	**Bathroom (1)** Fitted with natural stone countertop and wooden vanity unit with mirror, fittings include vitreous china wash basin, steel enamel bathtub (1700mm (L) x 750mm (W) x 410mm (H)), vitreous china water closet, chrome plated wash basin mixer, chrome plated bath mixer with chrome plated shower set, glass shower cubicle with chrome plated shower mixer, chrome plated rain shower and chrome plated shower set, chrome plated towel bar, chrome plated paper holder and roller blind. **Bathroom (2)** Fitted with natural stone countertop and wooden vanity unit with mirror, fittings include vitreous china wash basin, steel enamel bathtub (1700mm (L) x 750mm (W) x 410mm (H)), vitreous china water closet, chrome plated wash basin mixer, chrome plated bath mixer with chrome plated shower set, chrome plated towel bar, chrome plated paper holder and roller blind.	**Bathroom (1)** Fitted with natural stone countertop, vanity unit with natural stone and metal panel, and mirror with metal finish, fittings include vitreous china wash basin, acrylic bathtub (1700mm (L) x 750mm (W) x 420mm (H)), vitreous china water closet, chrome plated wash basin mixer, chrome plated bath mixer with chrome plated hand shower head, glass shower cubicle with chrome plated overhead shower mixer, chrome plated rain shower and chrome plated shower set, chrome plated towel bar, chrome plated paper holder and wooden louvre blind. **Bathroom (2)** Fitted with natural stone countertop, vanity unit with laminated metal, mirror with metal finish, fittings include vitreous china wash basin, quaryl bathtub (1700mm (L) x 750mm (W) x 500mm (H)), vitreous china water closet, chrome plated wash basin mixer, chrome plated bath mixer with chrome plated hand shower head, chrome plated towel bar, chrome plated paper holder and wooden louvre blind.	**Bathroom (1)** Fitted with natural stone countertop and wooden vanity unit with mirror, fittings include vitreous china wash basin, steel enamel bathtub (1700mm (L) x 750mm (W) x 410mm (H)), vitreous china water closet, chrome plated wash basin mixer, chrome plated bath mixer with chrome plated shower set, glass shower cubicle with chrome plated shower mixer, chrome plated rain shower and chrome plated shower set, chrome plated towel bar, chrome plated paper holder and roller blind. **Bathroom (2)** Fitted with natural stone countertop and wooden vanity unit with mirror, fittings include vitreous china wash basin, steel enamel bathtub (1700mm (L) x 750mm (W) x 410mm (H)), vitreous china water closet, chrome plated wash basin mixer, chrome plated bath mixer with chrome plated shower set, chrome plated towel bar, chrome plated paper holder and roller blind.	**Bathroom (1)** Fitted with natural stone countertop and wooden vanity unit with mirror, fittings include vitreous china wash basin, steel enamel bathtub (1700mm (L) x 750mm (W) x 410mm (H)), vitreous china water closet, chrome plated wash basin mixer, chrome plated bath mixer with chrome plated shower set, glass shower cubicle with chrome plated shower mixer, chrome plated rain shower and chrome plated shower set, chrome plated towel bar, chrome plated paper holder and roller blind. **Bathroom (2)** Fitted with natural stone countertop and wooden vanity unit with mirror, fittings include vitreous china wash basin, steel enamel bathtub (1700mm (L) x 750mm (W) x 410mm (H)), vitreous china water closet, chrome plated wash basin mixer, chrome plated bath mixer with chrome plated shower set, chrome plated towel bar, chrome plated paper holder and roller blind.

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3. Interior Fittings

		House 1	Houses 2	House 3	Houses 5	House 6
b.	**Bathroom**	**Bathroom (3)** Fitted with natural stone countertop and wooden vanity unit with mirror, fittings include vitreous china wash basin, steel enamel bathtub (1700mm (L) x 750mm (W) x 410mm (H)), vitreous china water closet, chrome plated wash basin mixer, chrome plated bath mixer with chrome plated shower set, chrome plated towel bar, chrome plated paper holder and roller blind. **Master Bathroom** Fitted with natural stone countertop and wooden vanity unit with mirror, fittings include vitreous china wash basin, steel enamel bathtub (1700mm (L) x 750mm (W) x 410mm (H)), vitreous china water closet, chrome plated wash basin mixer, chrome plated bath mixer with chromed plate shower set, glass shower cubicle with chrome plated shower mixer, chrome plated rain shower and chrome plated shower set, chrome plated towel bar, chrome plated paper holder and roller blind. **Guest Lavatory** Fitted with natural stone countertop and wooden vanity unit with mirror, fittings include vitreous china wash basin, vitreous china water closet, chrome plated wash basin mixer, chrome plated towel bar, chrome plated paper holder and roller blind. **Lavatory in Utility Room** Fitted with vitreous china water closet, wall mount vitreous china wash basin, chrome plated basin mixer with chrome plated shower set, mirror and chrome plated hook. *For details of type and material of water supply system, please refer to item (j) Water Supply. *For the brand names and model numbers of appliances, please refer to the “Appliances Schedules”	**Bathroom (3)** Fitted with natural stone countertop and wooden vanity unit with mirror, fittings include vitreous china wash basin, steel enamel bathtub (1700mm (L) x 750mm (W) x 410mm (H)), vitreous china water closet, chrome plated wash basin mixer, chrome plated bath mixer with chrome plated shower set, chrome plated towel bar, chrome plated paper holder and roller blind. **Master Bathroom** Fitted with natural stone countertop and wooden vanity unit with mirror, fittings include vitreous china wash basin, steel enamel bathtub (1700mm (L) x 750mm (W) x 410mm (H)), vitreous china water closet, chrome plated wash basin mixer, chrome plated bath mixer with chromed plate shower set, glass shower cubicle with chrome plated shower mixer, chrome plated rain shower and chrome plated shower set, chrome plated towel bar, chrome plated paper holder and roller blind. **Lavatory by Dining Room** Fitted with natural stone countertop and wooden vanity unit with mirror, fittings include vitreous china wash basin, vitreous china water closet, chrome plated wash basin mixer and chrome plated paper holder. **Lavatory by Utility Room** Fitted with vitreous china water closet, wall mount vitreous china wash basin, chrome plated basin mixer with chrome plated shower set, mirror and chrome plated hook. *For details of type and material of water supply system, please refer to item (j) Water Supply. *For the brand names and model numbers of appliances, please refer to the “Appliances Schedules”	**Bathroom (3)** Fitted with natural stone countertop, vanity unit with laminated metal, mirror with metal finish. Fittings include vitreous china wash basin, quaryl bathtub (1700mm (L) x 750mm (W) x 500mm (H)), vitreous china water closet, bronze plated wash basin mixer, bronze plated bath mixer with bronze plated hand shower head, bronze plated towel bar, chrome plated paper holder and wooden louvre blind. **Master Bathroom** Fitted with natural stone countertop with natural stone wash basin and metal shelves, fittings include quaryl bathtub (1700mm (L) x 750mm (W) x 500mm (H)), vitreous china water closet, bronze plated wash basin mixer, bronze plated bath mixer with bronze plated hand shower head, glass shower cubicle with bronze plated shower mixer, bronze plated rain shower and bronze plated shower set, bronze plated towel bar, bronze plated paper holder and wooden louvre blind. **Lavatory by Dining Room** Fitting include mirror with metal, feature glass panel, vitreous china water closet, glass pigments and resin wash basin, satin copper plated wash basin mixer and chrome plated paper holder. **Lavatory by Utility Room** Fitted with vitreous china water closet, wall mounted vitreous china wash basin, nickel plated basin mixer with nickel plated shower set and mirror. *For details of type and material of water supply system, please refer to item (j) Water Supply. *For the brand names and model numbers of appliances, please refer to the “Appliances Schedules”	**Bathroom (3)** Fitted with natural stone countertop and wooden vanity unit with mirror, fittings include vitreous china wash basin, steel enamel bathtub (1700mm (L) x 750mm (W) x 410mm (H)), vitreous china water closet, chrome plated wash basin mixer, chrome plated bath mixer with chrome plated shower set, chrome plated towel bar, chrome plated paper holder and roller blind. **Master Bathroom** Fitted with natural stone countertop and wooden vanity unit with mirror, fittings including vitreous china wash basin, steel enamel bathtub (1700mm (L) x 750mm (W) x 410mm (H)), vitreous china water closet, chrome plated wash basin mixer, chrome plated bath mixer with chromed plate shower set, glass shower cubicle with chrome plated shower mixer, chrome plated rain shower and chrome plated shower set, chrome plated towel bar, chrome plated paper holder and roller blind. **Lavatory by Dining Room** Fitted with natural stone countertop and wooden vanity unit with mirror, fittings include vitreous china wash basin, vitreous china water closet, chrome plated wash basin mixer and chrome plated paper holder. **Lavatory by Utility Room** Fitted with vitreous china water closet, wall mount vitreous china wash basin, chrome plated basin mixer with chrome plated shower set, mirror and chrome plated hook. *For details of type and material of water supply system, please refer to item (j) Water Supply. *For the brand names and model numbers of appliances, please refer to the “Appliances Schedules”	**Bathroom (3)** Fitted with natural stone countertop and wooden vanity unit with mirror, fittings include vitreous china wash basin, steel enamel bathtub (1700mm (L) x 750mm (W) x 410mm (H)), vitreous china water closet, chrome plated wash basin mixer, chrome plated bath mixer with chrome plated shower set, chrome plated towel bar, chrome plated paper holder and roller blind. **Master Bathroom** Fitted with natural stone countertop and wooden vanity unit with mirror, fittings include vitreous china wash basin, steel enamel bathtub (1700mm (L) x 750mm (W) x 410mm (H)), vitreous china water closet, chrome plated wash basin mixer, chrome plated bath mixer with chromed plate shower set, glass shower cubicle with chrome plated shower mixer, chrome plated rain shower and chrome plated shower set, chrome plated towel bar, chrome plated paper holder and roller blind. **Lavatory by Dining Room** Fitted with natural stone countertop and wooden vanity unit with mirror, fittings include vitreous china wash basin, vitreous china water closet, chrome plated wash basin mixer and chrome plated paper holder. **Lavatory by Utility Room** Fitted with vitreous china water closet, wall mount vitreous china wash basin, chrome plated basin mixer with chrome plated shower set, mirror and chrome plated hook. *For details of type and material of water supply system, please refer to item (j) Water Supply. *For the brand names and model numbers of appliances, please refer to the “Appliances Schedules”
c.	**Kitchen**	Fitted with kitchen cabinet with medium density fiber door panel and finished with decorative laminated and matte lacquer. Kitchen countertop is finished with reconstituted stone with stainless steel sink and chrome plated sink mixer. Roller blind is fitted. *For details of type and material of water supply system, please refer to item (j) Water Supply. *For the brand names and model numbers of appliances, please refer to the “Appliances Schedules”.	Fitted with kitchen cabinet with medium density fiber door panel and finished with decorative laminated and matte lacquer. Kitchen countertop is finished with reconstituted stone with stainless steel sink and chrome plated sink mixer. Roller blind is fitted. *For details of type and material of water supply system, please refer to item (j) Water Supply. *For the brand names and model numbers of appliances, please refer to the “Appliances Schedules”.	Fitted with kitchen cabinet finished with high gloss wood veneer and high gloss acrylic panel. Kitchen countertop is in solid surface material with stainless steel sink and chrome plated sink mixer. Wooden louvre blind is fitted. *For details of type and material of water supply system, please refer to item (j) Water Supply. *For the brand names and model numbers of appliances, please refer to the “Appliances Schedules”.	Fitted with kitchen cabinet with medium density fiber door panel and finished with decorative laminated and matte lacquer. Kitchen countertop is finished with reconstituted stone with stainless steel sink and chrome plated sink mixer. Roller blind is fitted. *For details of type and material of water supply system, please refer to item (j) Water Supply. *For the brand names and model numbers of appliances, please refer to the “Appliances Schedules”.	Fitted with kitchen cabinet with medium density fiber door panel and finished with decorative laminated and matte lacquer. Kitchen countertop is finished with reconstituted stone with stainless steel sink and chrome plated sink mixer. Roller blind is fitted. *For details of type and material of water supply system, please refer to item (j) Water Supply. *For the brand names and model numbers of appliances, please refer to the “Appliances Schedules”.

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裝置、裝修物料及設備

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3. Interior Fittings

		House 1	Houses 2	House 3	Houses 5	House 6
d.	**Bedroom**	**Master Bedroom, Bedrooms (1), (2) & (3)** All bedrooms are fitted with metal strip and wooden veneer finish wooden wardrobe. All bedrooms are fitted with fabric curtain and sheer.	**Master Bedroom, Bedrooms (1), (2) & (3)** All bedrooms are fitted with metal strip and wooden veneer finish wooden wardrobe. All bedrooms are fitted with fabric curtain and sheer.	**Bedroom (1) and Master Bedroom** Wooden veneer finished wooden wardrobe fitted with metal door frame and upholstery leather finish door panel. **Bedroom (2)** Wooden veneer finished wooden wardrobe fitted with metal door frame and mirror door panel. **Bedroom (3)** Leather finished wooden wardrobe fitted with mirror door panel with metal frame and obscured glass with metal frame. Installed with leather and metal finished wooden dressing table fitted with metal frame and mirror panel. All bedrooms are fitted with fabric curtain and sheer.	**Master Bedroom, Bedrooms (1), (2) & (3)** All bedrooms are fitted with metal strip and wooden veneer finish wooden wardrobe. All bedrooms are fitted with fabric curtain and sheer.	**Master Bedroom, Bedrooms (1), (2) & (3)** All bedrooms are fitted with metal strip and wooden veneer finish wooden wardrobe. All bedrooms are fitted with fabric curtain and sheer.
e.	**Telephone**	Telephone outlet boxes are fitted in living & dining room and bedroom. For the location and number of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions”.	Telephone outlet boxes are fitted in living room, dining room and bedroom. For the location and number of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions”.	Telephone outlet boxes are fitted in living room, dining room and bedroom. For the location and number of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions”.	Telephone outlet boxes are fitted in living room, dining room and bedroom. For the location and number of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions”.	Telephone outlet boxes are fitted in living room, dining room and bedroom. For the location and number of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions”.
f.	**Aerials**	Communal TV and FM outlets are fitted in living & dining room and bedroom. For the location and number of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions”.	Communal TV and FM outlets are fitted in living room, dining room and bedroom. For the location and number of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions”.	Communal TV and FM outlets are fitted in living room, dining room and bedroom. For the location and number of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions”.	Communal TV and FM outlets are fitted in living room, dining room and bedroom. For the location and number of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions”.	Communal TV and FM outlets are fitted in living room, dining room and bedroom. For the location and number of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions”.
g.	**Electrical Installations**	Concealed conduit wiring with lighting and power points are fitted (Three phase electricity supply with miniature circuit breakers distribution boards are provided). For the location and number of power points and air-conditioner points, please refer to the “Schedule of Mechanical & Electrical Provisions”	Concealed conduit wiring with lighting and power points are fitted (Three phase electricity supply with miniature circuit breakers distribution boards are provided). For the location and number of power points and air-conditioner points, please refer to the “Schedule of Mechanical & Electrical Provisions”	Concealed conduit wiring with lighting and power points are fitted (Three phase electricity supply with miniature circuit breakers distribution boards are provided). For the location and number of power points and air-conditioner points, please refer to the “Schedule of Mechanical & Electrical Provisions”	Concealed conduit wiring with lighting and power points are fitted (Three phase electricity supply with miniature circuit breakers distribution boards are provided). For the location and number of power points and air-conditioner points, please refer to the “Schedule of Mechanical & Electrical Provisions”	Concealed conduit wiring with lighting and power points are fitted (Three phase electricity supply with miniature circuit breakers distribution boards are provided). For the location and number of power points and air-conditioner points, please refer to the “Schedule of Mechanical & Electrical Provisions”
h.	**Gas Supply**	Gas pipes are provided and connected to gas burner and water heater. For the location of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions”	Gas pipes are provided and connected to gas burner and water heater. For the location of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions”	Gas pipes are provided and connected to gas burner and water heater. For the location of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions”	Gas pipes are provided and connected to gas burner and water heater. For the location of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions”	Gas pipes are provided and connected to gas burner and water heater. For the location of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions”
i.	**Washing Machine Connection Point**	Water inlet and outlet are provided for washing machine. Water point of a design of 20mm in diameter and drain point of a design of 40mm in diameter are provided for washing machine. For the location of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions”.	Water inlet and outlet are provided for washing machine. Water point of a design of 20mm in diameter and drain point of a design of 40mm in diameter are provided for washing machine. For the location of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions”.	Water inlet and outlet are provided for washing machine. Water point of a design of 20mm in diameter and drain point of a design of 40mm in diameter are provided for washing machine. For the location of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions”.	Water inlet and outlet are provided for washing machine. Water point of a design of 20mm in diameter and drain point of a design of 40mm in diameter are provided for washing machine. For the location of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions”.	Water inlet and outlet are provided for washing machine. Water point of a design of 20mm in diameter and drain point of a design of 40mm in diameter are provided for washing machine. For the location of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions”.
j.	**Water Supply**	PVC coated copper pipes are provided. Water pipes are partly concealed and partly exposed. There is hot water supply in kitchen, bathrooms and lavatories.	PVC coated copper pipes are provided. Water pipes are partly concealed and partly exposed. There is hot water supply in kitchen, bathrooms and lavatories.	PVC coated copper pipes are provided. Water pipes are partly concealed and partly exposed. There is hot water supply in kitchen, bathrooms and lavatories.	PVC coated copper pipes are provided. Water pipes are partly concealed and partly exposed. There is hot water supply in kitchen, bathrooms and lavatories.	PVC coated copper pipes are provided. Water pipes are partly concealed and partly exposed. There is hot water supply in kitchen, bathrooms and lavatories.

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4. Miscellaneous

		House 1	Houses 2	House 3	Houses 5	House 6
a.	**Lifts**	One lift serving from LG/F, G/F, 1/F and 2/F. Brand: Kone Model: MonoSpace	One lift serving from LG/F, G/F, 1/F and 2/F. Brand: Kone Model: MonoSpace	One lift serving from LG/F, G/F, 1/F and 2/F. Brand: Kone Model: MonoSpace	One lift serving from LG/F, G/F, 1/F and 2/F. Brand: Kone Model: MonoSpace	One lift serving from LG/F, G/F, 1/F and 2/F. Brand: Kone Model: MonoSpace
b.	**Letter Box**	Fitted with bronze stainless steel letter box.	Fitted with bronze stainless steel letter box.	Fitted with bronze stainless steel letter box.	Fitted with bronze stainless steel letter box.	Fitted with bronze stainless steel letter box.
c.	**Refuse Collection**	Refuse collection area provided in the common area on LG/F for collection of refuse by cleaners.	Refuse collection area provided in the common area on LG/F for collection of refuse by cleaners.	Refuse collection area provided in the common area on LG/F for collection of refuse by cleaners.	Refuse collection area provided in the common area on LG/F for collection of refuse by cleaners.	Refuse collection area provided in the common area on LG/F for collection of refuse by cleaners.
d.	**Water Meter, Electricity Meter and Gas Meter**	Individual water meter is installed in master water meter room on LG/F. Individual electricity meter is installed in electric meter room on LG/F. Individual gas meter is installed in gas meter cabinet on LG/F.	Individual water meter is installed in master water meter room on LG/F. Individual electricity meter is installed in electric meter room on LG/F. Individual gas meter is installed in gas meter cabinet on LG/F.	Individual water meter is installed in master water meter room on LG/F. Individual electricity meter is installed in electric meter room on LG/F. Individual gas meter is installed in gas meter cabinet on LG/F.	Individual water meter is installed in master water meter room on LG/F. Individual electricity meter is installed in electric meter room on LG/F. Individual gas meter is installed in gas meter cabinet on LG/F.	Individual water meter is installed in master water meter room on LG/F. Individual electricity meter is installed in electric meter room on LG/F. Individual gas meter is installed in gas meter cabinet on LG/F.

5. Security Facilities

		House 1	Houses 2	House 3	Houses 5	House 6
a.	**Security System and Equipment**	CCTV system is provided along the boundary of the Development. Electric gate and CCTV system are provided at LG/F for the vehicle entrance gate of the Development. Electric door lock system is provided at LG/F for the pedestrian entrance gate of the Development. Smart card access system is provided at G/F for garden gate entrance of the house. Finger print access system is provided at LG/F for lift door and roof door of the house. Video doorphone, panic alarm and CCTV system are provided for the house.	CCTV system is provided along the boundary of the Development. Electric gate and CCTV system are provided at LG/F for the vehicle entrance gate of the Development. Electric door lock system is provided at LG/F for the pedestrian entrance gate of the Development. Smart card access system is provided at G/F for garden gate entrance of the house. Finger print access system is provided at LG/F for lift door and roof door of the house. Video doorphone, panic alarm and CCTV system are provided for the house.	CCTV system is provided along the boundary of the Development. Electric gate and CCTV system are provided at LG/F for the vehicle entrance gate of the Development. Electric door lock system is provided at LG/F for the pedestrian entrance gate of the Development. Smart card access system is provided at G/F for garden gate entrance of the house. Finger print access system is provided at LG/F for lift door and roof door of the house. Video doorphone, panic alarm and CCTV system are provided for the house.	CCTV system is provided along the boundary of the Development. Electric gate and CCTV system are provided at LG/F for the vehicle entrance gate of the Development. Electric door lock system is provided at LG/F for the pedestrian entrance gate of the Development. Smart card access system is provided at G/F for garden gate entrance of the house. Finger print access system is provided at LG/F for lift door and roof door of the house. Video doorphone, panic alarm and CCTV system are provided for the house.	CCTV system is provided along the boundary of the Development. Electric gate and CCTV system are provided at LG/F for the vehicle entrance gate of the Development. Electric door lock system is provided at LG/F for the pedestrian entrance gate of the Development. Smart card access system is provided at G/F for garden gate entrance of the house. Finger print access system is provided at LG/F for lift door and roof door of the house. Video doorphone, panic alarm and CCTV system are provided for the house.

6. Appliances

For brand names and model number of appliances, please refer to “Appliances Schedule”.

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

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

1. 外部裝修物料

		1 號洋房	2 號洋房	3 號洋房	5 號洋房	6 號洋房
a.	**外牆**	洋房外牆安裝幕牆、天然石材飾板、鋁質金屬板、鋁質百葉及鋁質格柵。 花園分隔牆鋪砌天然石材飾板。	洋房外牆安裝幕牆、天然石材飾板、鋁質金屬板、鋁質百葉及鋁質格柵。 花園分隔牆鋪砌天然石材飾板。	洋房外牆安裝幕牆、天然石材飾板、鋁質金屬板、鋁質百葉及鋁質格柵。 花園分隔牆鋪砌天然石材飾板。	洋房外牆安裝幕牆、天然石材飾板、鋁質金屬板、鋁質百葉及鋁質格柵。 花園分隔牆鋪砌天然石材飾板。	洋房外牆安裝幕牆、天然石材飾板、鋁質金屬板，鋁質百葉及鋁質格柵。 花園分隔牆鋪砌天然石材飾板。
b.	**窗**	所有鋁質窗框及幕牆框噴上氟化碳塗料。 所有鋁質窗框及在幕牆上可開啓的窗，裝有清透鋼化中空玻璃，除了以下地方裝有磨砂鋼化中空玻璃： 客人洗手間、浴室(1)、(2)、(3)、 主人浴室、工作間及其中一個廚房窗。	所有鋁質窗框及幕牆框噴上氟化碳塗料。 所有鋁質窗框及在幕牆上可開啓的窗，裝有清透鋼化中空玻璃，除了以下地方裝有磨砂鋼化中空玻璃： 浴室(1)、(2)、(3)、 主人浴室、工作間及其中一個客廳窗。	所有鋁質窗框及幕牆框噴上氟化碳塗料。 所有鋁質窗框及在幕牆上可開啓的窗，裝有清透鋼化中空玻璃，除了以下地方裝有磨砂鋼化中空玻璃： 浴室(1)、(2)、(3)、 主人浴室、工作間及其中一個客廳窗。	所有鋁質窗框及幕牆框噴上氟化碳塗料。 所有鋁質窗框及在幕牆上可開啓的窗，裝有清透鋼化中空玻璃，除了以下地方裝有磨砂鋼化中空玻璃： 浴室(1)、(2)、(3)、 主人浴室、工作間及其中一個客廳窗。	所有鋁質窗框及幕牆框噴上氟化碳塗料。 所有鋁質窗框及在幕牆上可開啓的窗，裝有清透鋼化中空玻璃，除了以下地方裝有磨砂鋼化中空玻璃： 浴室(1)、(2)、(3)、 主人浴室、工作間及其中一個客廳窗。
c.	**窗台**	不適用。	不適用。	不適用。	不適用。	不適用。
d.	**花槽**	花槽牆鋪砌天然石材飾板。	花槽牆鋪砌天然石材飾板。	花槽牆鋪砌天然石材飾板。	花槽牆鋪砌天然石材飾板。	花槽牆鋪砌天然石材飾板。
e.	**露台或陽台**	露台裝有清透鋼化玻璃欄杆及鋁質金屬蓋頂。 露台地面鋪砌戶外木板及玻璃欄杆底鋪砌天然石材圍邊。 露台的天花裝設氟化碳塗料的鋁質金屬板及夾膠鋼化玻璃。 露台是有蓋的。 不設陽台。	露台裝有清透鋼化玻璃欄杆及鋁質金屬蓋頂。 露台地面鋪砌戶外木板及玻璃欄杆底鋪砌天然石材圍邊。 露台的天花裝設氟化碳塗料的鋁質金屬板及夾膠鋼化玻璃。 露台是有蓋的。 不設陽台。	露台裝有清透鋼化玻璃欄杆及鋁質金屬蓋頂。 露台地面鋪砌戶外木板及玻璃欄杆底鋪砌天然石材圍邊。 露台的天花裝設氟化碳塗料的鋁質金屬板及夾膠鋼化玻璃。 露台是有蓋的。 不設陽台。	露台裝有清透鋼化玻璃欄杆及鋁質金屬蓋頂。 露台地面鋪砌戶外木板及玻璃欄杆底鋪砌天然石材圍邊。 露台的天花裝設氟化碳塗料的鋁質金屬板及夾膠鋼化玻璃。 露台是有蓋的。 不設陽台。	露台裝有清透鋼化玻璃欄杆及鋁質金屬蓋頂。 露台地面鋪砌戶外木板及玻璃欄杆底鋪砌天然石材圍邊。 露台的天花裝設氟化碳塗料的鋁質金屬板及夾膠鋼化玻璃。 露台是有蓋的。 不設陽台。
f.	**乾衣設施**	不適用。	不適用。	不適用。	不適用。	不適用。

2. 室內裝修物料

		1 號洋房	2 號洋房	3 號洋房	5 號洋房	6 號洋房
a.	**大堂**	**地下低層電梯大堂** 牆身批盪後髹上乳膠漆。 地板鋪砌天然石及天然石牆腳線。 安裝石膏板假天花及髹上乳膠漆。	不適用。	不適用。	不適用。	不適用。
b.	**內牆及天花板**	**內牆外露部份** 客飯廳及睡房均經批盪後髹上乳膠漆。 **天花外露部份** 客飯廳及睡房裝設石膏板乳膠漆假天花。	**內牆外露部份** 客廳及飯廳均經批盪後髹上乳膠漆、鏡板、木板及不鏽鋼條。 睡房均經批盪後髹上乳膠漆。 **天花外露部份** 客廳、飯廳及睡房裝設石膏板乳膠漆假天花。	**內牆外露部份** 客廳及飯廳牆身髹上油漆、皮質飾面、鏡板及不鏽鋼條。 睡房(1)及(2)牆身裝設牆紙、皮質飾面及不鏽鋼條。 主人睡房牆身裝設皮質飾面及不鏽鋼條。 睡房(3)牆身裝設皮質飾面、不鏽鋼條及鏡板。 **天花外露部份** 客廳、飯廳及睡房天花裝設石膏板乳膠漆假天花及不鏽鋼條。	**內牆外露部份** 客廳及飯廳均經批盪後髹上乳膠漆、鏡板、木板及不鏽鋼條。 睡房均經批盪後髹上乳膠漆。 **天花外露部份** 客廳、飯廳及睡房裝設石膏板乳膠漆假天花。	**內牆外露部份** 客廳及飯廳均經批盪後髹上乳膠漆、鏡板、木板及不鏽鋼條。 睡房均經批盪後髹上乳膠漆。 **天花外露部份** 客廳、飯廳及睡房裝設石膏板乳膠漆假天花。
c.	**內部地板**	客飯廳地板鋪砌天然石材及天然石材牆腳線。 睡房地板鋪砌複合木地板及天然石材及木牆腳線。	客廳及飯廳地板鋪砌天然石材及天然石材牆腳線。 睡房地板鋪砌複合木地板及天然石材及木牆腳線。	客廳及飯廳地板鋪砌天然石材及凹的不鏽鋼牆腳線。 睡房(1)、(2)及主人睡房的地板鋪砌複合木地板、凹的不鏽鋼牆腳線及天然石材。睡房(3)的地板鋪砌複合木地板及凹的不鏽鋼牆腳線。	客廳及飯廳地板鋪砌天然石材及天然石材牆腳線。 睡房地板鋪砌複合木地板及天然石材及木牆腳線。	客廳及飯廳地板鋪砌天然石材及天然石材牆腳線。 睡房地板鋪砌複合木地板及天然石材及木牆腳線。

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

2. 室內裝修物料

		1 號洋房	2 號洋房	3 號洋房	5 號洋房	6 號洋房
d.	**浴室**	**浴室(1)、(2)、(3)及主人浴室** 牆身鋪砌天然石至假天花。 地板鋪砌天然石。 天花裝設石膏板乳膠漆假天花。 **客人洗手間** 牆身鋪砌天然石、鏡板及不鏽鋼條至假天花。 地板鋪砌天然石。 天花裝設石膏板乳膠漆假天花。 **工作間內洗手間** 牆身鋪砌瓷磚至假天花。 地板鋪砌同質透底瓷磚。 天花裝設鋁質假天花。	**浴室(1)、(2)、(3)及主人浴室** 牆身鋪砌天然石至假天花。 地板鋪砌天然石。 天花裝設石膏板乳膠漆假天花。 **飯廳側洗手間** 牆身鋪砌天然石、鏡板及不鏽鋼條至假天花。 地板鋪砌天然石。 天花裝設石膏板乳膠漆假天花。 **工作間內洗手間** 牆身鋪砌瓷磚至假天花。 地板鋪砌同質透底瓷磚。 天花裝設鋁質假天花。	**浴室(1)、(2)及(3)** 牆身鋪砌天然石至假天花。 地板鋪砌天然石。 天花裝設石膏板乳膠漆假天花及不鏽鋼條。 **主人浴室** 牆身鋪砌天然石及鏡板至假天花。 地板鋪砌天然石。 天花裝設石膏板乳膠漆假天花及不鏽鋼條。 **飯廳側洗手間** 牆身鋪砌天然石、不鏽鋼飾條、木皮及黑鏡至假天花。 地板鋪砌天然石。 天花裝設石膏板假天花及鬆上特色油漆。 **工作間內洗手間** 牆身鋪砌瓷磚至假天花。 地台鋪砌同質透底瓷磚。 天花裝設鋁質假天花。	**浴室(1)、(2)、(3)及主人浴室** 牆身鋪砌天然石至假天花。 地板鋪砌天然石。 天花裝設石膏板乳膠漆假天花。 **飯廳側洗手間** 牆身鋪砌天然石、鏡板及不鏽鋼條至假天花。 地板鋪砌天然石。 天花裝設石膏板乳膠漆假天花。 **工作間內洗手間** 牆身鋪砌瓷磚至假天花。 地板鋪砌同質透底瓷磚。 天花裝設鋁質假天花。	**浴室(1)、(2)、(3)及主人浴室** 牆身鋪砌天然石至假天花。 地板鋪砌天然石。 天花裝設石膏板乳膠漆假天花。 **飯廳側洗手間** 牆身鋪砌天然石、鏡板及不鏽鋼條至假天花。 地板鋪砌天然石。 天花裝設石膏板乳膠漆假天花。 **工作間內洗手間** 牆身鋪砌瓷磚至假天花。 地板鋪砌同質透底瓷磚。 天花裝設鋁質假天花。
e.	**廚房**	牆身外露部份鋪砌天然石及不鏽鋼板至假天花。 地板外露部份鋪砌天然石。 天花裝設石膏板乳膠漆假天花。 灶台面採用人造石英石。	牆身外露部份鋪砌天然石及不鏽鋼板至假天花。 地板外露部份鋪砌天然石。 天花裝設石膏板乳膠漆假天花。 灶台面採用人造石英石。	牆身外露部份鋪砌天然石、銅鏡及不鏽鋼板至假天花。 地板外露部份鋪砌天然石。 天花裝設石膏板油漆假天花及不鏽鋼條。 灶台面採用實體面材物料。	牆身外露部份鋪砌天然石及不鏽鋼板至假天花。 地板外露部份鋪砌天然石。 天花裝設石膏板乳膠漆假天花。 灶台面採用人造石英石。	牆身外露部份鋪砌天然石及不鏽鋼板至假天花。 地板外露部份鋪砌天然石。 天花裝設石膏板乳膠漆假天花。 灶台面採用人造石英石。

3. 室內裝置

		1 號洋房	2 號洋房	3 號洋房	5 號洋房	6 號洋房
a.	**門**	**地下低層：** **樓梯門** 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及暗氣鼓。 **消防泵房及低壓/電動車掣房門 (外門)** 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。 **消防泵房門 (內門)** 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。	**地下低層：** **樓梯門** 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及暗氣鼓。 **消防泵房門 (外門)** 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。 **消防泵房門 (內門)** 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。 **低壓/電動車掣房門 (外門)** 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。	**地下低層：** **樓梯門** 防火實心木門加有防煙封口線及木門框配以木皮飾面，裝妥門手柄、門鎖、門鉸、門擋及暗氣鼓。 **消防泵房門 (外門)** 防火實心木門加有防煙封口線及木門框配以木皮飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。 **消防泵房門 (內門)** 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。 **低壓/電動車掣房門 (外門)** 防火實心木門加有防煙封口線及木門框配以木皮飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。	**地下低層：** **樓梯門** 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及暗氣鼓。 **消防泵房門 (外門)** 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。 **消防泵房門 (內門)** 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鉸、門擋及氣鼓。 **低壓/電動車掣房門 (外門)** 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。	**地下低層：** **樓梯門** 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及暗氣鼓。 **消防泵房門 (外門)** 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。 **消防泵房門 (內門)** 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鉸、門擋及氣鼓。 **低壓/電動車掣房門 (外門)** 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。

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3. 室內裝置

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a.	門	**低壓/電動車掣房門 (內門)** 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。 **地下：** **客飯廳至草坪(公用地方)的門** 幕牆中空透明強化玻璃平開鋁門配以噴上氟化碳塗料的門框，裝妥門手柄、門鎖及門鉸。 **客飯廳至花園的門** 幕牆中空透明強化玻璃鋁趟門配以噴上氟化碳塗料的門框，裝妥門鎖及手柄。 **走廊至樓梯(公用地方)的門** 鋁平開門配以門框噴上氟化碳塗料，裝妥門手柄、門鎖及門鉸。 **工作間門** 空心木門裝有木百葉及木門框配以木皮飾面，裝妥門手柄、門鎖、門鉸、門擋及暗氣鼓。 **工作間洗手間門** 鋁摺門配以門框噴上氟化碳塗料，裝妥鋁百葉、門鉸及門鎖。 **廚房門** 實心木門及木門框配以木皮飾面，裝妥清玻璃視窗、有金屬條的布質飾面板、門手柄、門鉸、門擋及暗氣鼓。 **客人洗手間門** 空心木門及木門框配以木皮飾面，裝妥有金屬條的布質飾面板、門手柄、門鎖、門鉸、門擋及暗氣鼓。 **花園閘** 鋁平開門配以門框噴上氟化碳塗料，裝妥電門鎖、門鉸及暗氣鼓。 **一樓及二樓：** **主人睡房門** 子母空心木門及木門框配以木皮飾面，裝妥有金屬條的布質飾面板、門手柄、門鉸、門插銷、門鎖及門擋。 **睡房(1)及(3)門** 空心木門及木門框配以木皮飾面，裝妥有金屬條的布質飾面板、門手柄、門鉸、門鎖及門擋。	**低壓/電動車掣房門 (內門)** 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、 門鎖、門鉸、門擋及氣鼓。 **地下：** **飯廳至草坪(公用地方)的門** 幕牆中空透明強化玻璃平開鋁門配以噴上氟化碳塗料的門框，裝妥門手柄、門鎖及門鉸。 **客廳至花園的門** 幕牆中空透明強化玻璃鋁趟門配以噴上氟化碳塗料的門框，裝妥門鎖及手柄。 **工作間至樓梯(公用地方)的門** 鋁平開門配以門框噴上氟化碳塗料，裝妥門手柄、門鎖及門鉸。 **工作間至廚房的門** 空心木門裝有木百葉及木門框配以木皮飾面，裝妥門手柄、門鎖、門鉸、門擋及暗氣鼓。 **工作間側洗手間門** 鋁摺門配以門框噴上氟化碳塗料，裝妥鋁百葉、門鉸及門鎖。 **廚房門** 實心木門及木門框配以木皮飾面，裝妥清玻璃視窗、有金屬條的布質飾面板、門手柄、門鉸及暗氣鼓。 **飯廳側洗手間門** 空心木門及木門框配以木皮飾面，裝妥有金屬條的布質飾面板、門手柄、門鎖、門鉸、門擋及暗氣鼓。 **工作間至工作間側洗手間走廊的門** 空心木門裝有木百葉及木門框配以木皮飾面，裝妥門手柄、門鎖、門鉸、門擋及暗氣鼓。 **花園閘** 鋁平開門配以門框噴上氟化碳塗料，裝妥電門鎖、門鉸及暗氣鼓。 **一樓及二樓：** **主人睡房門** 子母空心木門及木門框配以木皮飾面，裝妥有金屬條的布質飾面板、門手柄、門鉸、門插銷、門鎖及門擋。	**低壓/電動車掣房門 (內門)** 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、 門鎖、門鉸、門擋及氣鼓。 **地下：** **飯廳至草坪(公用地方)的門** 幕牆中空透明強化玻璃平開鋁門配以噴上氟化碳塗料的門框，裝妥門手柄、門鎖及門鉸。 **客廳至花園的門** 幕牆中空透明強化玻璃鋁趟門配以噴上氟化碳塗料的門框，裝妥門鎖及手柄。 **工作間至樓梯(公用地方)的門** 鋁平開門配以門框噴上氟化碳塗料，裝妥門手柄、門鎖及門鉸。 **工作間至廚房的門** 空心木門及木門框配以木皮飾面，裝妥門手柄、門鎖、門鉸、門擋及暗氣鼓。 **工作間側洗手間門** 油漆金屬摺門配磨砂玻璃，裝妥門鉸及門鎖。 **廚房門** 強化清玻璃趟門配以金屬框，裝設電動開關系統。 **飯廳側洗手間門** 空心木門配以皮質飾面，裝設金屬條、門手柄(單面)、門鉸、暗氣鼓、門擋及門鎖。 **工作間至工作間側洗手間走廊的門** 空心木門及木門框配以木皮飾面，裝妥門手柄、門鎖、門鉸、門擋及暗氣鼓。 **花園閘** 鋁平開門配以門框噴上氟化碳塗料，裝妥電門鎖、門鉸及暗氣鼓。 **一樓及二樓：** **主人睡房門** 子母空心木門及木門框配以木皮飾面，裝妥門手柄、門鉸、門插銷、門鎖及門擋。 **睡房(1)、(2)及(3)門** 空心木門及木門框配以木皮飾面，裝妥門手柄、門鉸、門鎖及門擋。	**低壓/電動車掣房門 (內門)** 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。 **地下：** **飯廳至草坪(公用地方)的門** 幕牆中空透明強化玻璃平開鋁門配以噴上氟化碳塗料的門框，裝妥門手柄、門鎖及門鉸。 **客廳至花園的門** 幕牆中空透明強化玻璃鋁趟門配以噴上氟化碳塗料的門框，裝妥門鎖及手柄。 **工作間至樓梯(公用地方)的門** 鋁平開門配以門框噴上氟化碳塗料，裝妥門手柄、門鎖及門鉸。 **工作間至廚房的門** 空心木門裝有木百葉及木門框配以木皮飾面，裝妥門手柄、門鎖、門鉸、門擋及暗氣鼓。 **工作間側洗手間門** 鋁摺門配以門框噴上氟化碳塗料，裝妥鋁百葉、門鉸及門鎖。 **廚房門** 實心木門及木門框配以木皮飾面，裝妥清玻璃視窗、有金屬條的布質飾面板、門手柄、門鉸及暗氣鼓。 **飯廳側洗手間門** 空心木門及木門框配以木皮飾面，裝妥有金屬條的布質飾面板、門手柄、門鎖、門鉸、門擋及暗氣鼓。 **工作間至工作間側洗手間走廊的門** 空心木門裝有木百葉及木門框配以木皮飾面，裝妥門手柄、門鎖、門鉸、門擋及暗氣鼓。 **花園閘** 鋁平開門配以門框噴上氟化碳塗料，裝妥電門鎖、門鉸及暗氣鼓。 **一樓及二樓：** **主人睡房門** 子母空心木門及木門框配以木皮飾面，裝妥有金屬條的布質飾面板、門手柄、門鉸、門插銷、門鎖及門擋。	**低壓/電動車掣房門 (內門)** 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。 **地下：** **飯廳至草坪(公用地方)的門** 幕牆中空透明強化玻璃平開鋁門配以噴上氟化碳塗料的門框，裝妥門手柄、門鎖及門鉸。 **客廳至花園的門** 幕牆中空透明強化玻璃鋁趟門配以噴上氟化碳塗料的門框，裝妥門鎖及手柄。 **工作間至樓梯(公用地方)的門** 鋁平開門配以門框噴上氟化碳塗料，裝妥門手柄、門鎖及門鉸。 **工作間至廚房的門** 空心木門裝有木百葉及木門框配以木皮飾面，裝妥門手柄、門鎖、門鉸、門擋及暗氣鼓。 **工作間側洗手間門** 鋁摺門配以門框噴上氟化碳塗料，裝妥鋁百葉、門鉸及門鎖。 **廚房門** 實心木門及木門框配以木皮飾面，裝妥清玻璃視窗、有金屬條的布質飾面板、門手柄、門鉸及暗氣鼓。 **飯廳側洗手間門** 空心木門及木門框配以木皮飾面，裝妥有金屬條的布質飾面板、門手柄、門鎖、門鉸、門擋及暗氣鼓。 **工作間至工作間側洗手間走廊的門** 空心木門裝有木百葉及木門框配以木皮飾面，裝妥門手柄、門鎖、門鉸、門擋及暗氣鼓。 **花園閘** 鋁平開門配以門框噴上氟化碳塗料，裝妥電門鎖、門鉸及暗氣鼓。 **一樓及二樓：** **主人睡房門** 子母空心木門及木門框配以木皮飾面，裝妥有金屬條的布質飾面板、門手柄、門鉸、門插銷、門鎖及門擋。

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3. 室內裝置

		1 號洋房	2 號洋房	3 號洋房	5 號洋房	6 號洋房
a.	門	**睡房(2)門** 子母空心木門及木門框配以木皮飾面，裝妥有金屬條布質飾面板、門手柄、門鉸、門插銷、門鎖及門擋。 **主人浴室、浴室(1)、(2)及(3)門** 空心木門及木門框配以木皮飾面，裝妥有金屬條布質飾面板、門手柄、門鎖、門鉸及門擋。 **主人睡房露台門** 幕牆中空清透強化玻璃鋁趟門配以噴上氟化碳塗料的門框，裝妥門手柄及門鎖。 **一樓平台門** 幕牆中空透明強化玻璃平開鋁門配以噴上氟化碳塗料的門框，裝妥門手柄、門鎖及門鉸。 **天台：** **天台門** 鋁平開門配以門框噴上氟化碳塗料，裝妥中空清透強化玻璃、門手柄、門鎖及門鉸。 **煤氣熱水爐櫃門** 鋁百葉平開門配以門框噴上氟化碳塗料，裝妥門手柄、門鎖及門鉸。	**睡房(2)及(3)門** 空心木門及木門框配以木皮飾面，裝妥有金屬條布質飾面板、門手柄、門鉸、門鎖及門擋。 **睡房(1)門** 子母空心木門及木門框配以木皮飾面，裝妥有金屬條布質飾面板、門手柄、門鉸、門插銷、門鎖及門擋。 **主人浴室、浴室(1)、(2)及(3)門** 空心木門裝有木門框配以木皮飾面，裝妥有金屬條布質飾面板、門手柄、門鎖、門鉸及門擋。 **主人睡房露台門** 幕牆中空清透強化玻璃鋁趟門配以噴上氟化碳塗料的門框，裝妥門手柄及門鎖。 **睡房(2)平台門** 幕牆中空清透強化玻璃平開鋁門配以噴上氟化碳塗料的門框，裝妥門手柄、門鎖、門擋及門鉸。 **天台：** **天台門** 鋁平開門配以門框噴上氟化碳塗料，裝妥中空清透強化玻璃、門手柄、門鎖及門鉸。 **煤氣熱水爐櫃門** 鋁百葉平開門配以門框噴上氟化碳塗料，裝妥門手柄、門鎖及門鉸。	**主人浴室、浴室(1)、(2)及(3)門** 空心木門裝有木門框配以木皮飾面，裝妥門手柄、門鎖、門鉸及門擋。 **主人睡房露台門** 幕牆中空透明強化玻璃鋁趟門配以噴上氟化碳塗料的門框，裝妥門手柄及門鎖。 **睡房(2)平台門** 幕牆中空清透強化玻璃平開鋁門配以噴上氟化碳塗料的門框，裝妥門手柄、門鎖、門擋及門鉸。 **天台：** **天台門** 鋁平開門配以門框噴上氟化碳塗料，裝妥中空清透強化玻璃、門手柄、門鎖及門鉸。 **煤氣熱水爐櫃門** 鋁百葉平開門配以門框噴上氟化碳塗料，裝妥門手柄、門鎖及門鉸。	**睡房(2)及(3)門** 空心木門及木門框配以木皮飾面，裝妥有金屬條布質飾面板、門手柄、門鉸、門鎖及門擋。 **睡房(1)門** 子母空心木門及木門框配以木皮飾面，裝妥有金屬條布質飾面板、門手柄、門鉸、門插銷、門鎖及門擋。 **主人浴室、浴室(1)、(2)及(3)門** 空心木門裝有木門框配以木皮飾面，裝妥有金屬條布質飾面板、門手柄、門鎖、門鉸及門擋。 **主人睡房露台門** 幕牆中空清透強化玻璃趟門配以噴上氟化碳塗料的門框，裝妥門手柄及門鎖。 **睡房(2)平台門** 幕牆中空清透強化玻璃平開門配以噴上氟化碳塗料的門框，裝妥門手柄、門鎖、門擋及門鉸。 **天台：** **天台門** 鋁平開門配以門框噴上氟化碳塗料，裝妥中空清透強化玻璃、門手柄、門鎖及門鉸。 **煤氣熱水爐櫃門** 鋁百葉平開門配以門框噴上氟化碳塗料，裝妥門手柄、門鎖及門鉸。	**睡房(2)及(3)門** 空心木門及木門框配以木皮飾面，裝妥有金屬條布質飾面板、門手柄、門鉸、門鎖及門擋。 **睡房(1)門** 子母空心木門及木門框配以木皮飾面，裝妥有金屬條布質飾面板、門手柄、門鉸、門插銷、門鎖及門擋。 **主人浴室、浴室(1)、(2)及(3)門** 空心木門裝有木門框配以木皮飾面，裝妥有金屬條布質飾面板、門手柄、門鎖、門鉸及門擋。 **主人睡房露台門** 幕牆中空清透強化玻璃鋁趟門配以噴上氟化碳塗料的門框，裝妥門手柄及門鎖。 **睡房(2)平台門** 幕牆中空清透強化玻璃平開鋁門配以噴上氟化碳塗料的門框，裝妥門手柄、門鎖、門擋及門鉸。 **天台：** **天台門** 鋁平開門配以門框噴上氟化碳塗料，裝妥中空清透強化玻璃、門手柄、門鎖及門鉸。 **煤氣熱水爐櫃門** 鋁百葉平開門配以門框噴上氟化碳塗料，裝妥門手柄、門鎖及門鉸。
b.	浴室	**浴室(1)** 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、琺瑯鋼浴缸(1700 毫米(長) x 750 毫米(寬) x 410 毫米(高))、搪瓷坐廁，鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。 **浴室(2)** 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、琺瑯鋼浴缸(1700 毫米 (長) x 750 毫米(寬) x 410 毫米 (高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻淋浴花灑套裝、玻璃淋浴間配鍍鉻淋浴水龍頭、鍍鉻雨淋花灑及鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。	**浴室(1)** 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、琺瑯鋼浴缸(1700毫米(長) x 750毫米(寬) x 410毫米(高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻淋浴花灑套裝、玻璃淋浴間配鍍鉻淋浴水龍頭、鍍鉻雨淋花灑及鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。 **浴室(2)** 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、琺瑯鋼浴缸(1700 毫米 (長) x 750 毫米(寬) x 410 毫米 (高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。	**浴室(1)** 安裝天然石檯面、配有天然石和金屬板的櫃及配有金屬裝飾的鏡，配上搪瓷洗手盆、亞架力纖維浴缸(1700 毫米(長) x 750 毫米(寬) x 420毫米(高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻手持式淋浴花灑頭、玻璃淋浴間配鍍鉻淋浴水龍頭、鍍鉻雨淋花灑及鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及木百葉簾。 **浴室(2)** 安裝天然石檯面、配有金屬壓板的櫃及配有金屬裝飾的鏡，配上搪瓷洗手盆、圭力浴缸(1700 毫米(長) x 750 毫米(寬) x 500 毫米(高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻手持式淋浴花灑頭、鍍鉻毛巾桿、鍍鉻廁紙架及木百葉簾。	**浴室(1)** 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、琺瑯鋼浴缸(1700毫米(長) x 750毫米(寬) x 410毫米(高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻淋浴花灑套裝、玻璃淋浴間配鍍鉻淋浴水龍頭、鍍鉻雨淋花灑及鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。 **浴室(2)** 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、琺瑯鋼浴缸(1700 毫米 (長) x 750 毫米(寬) x 410 毫米 (高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭連鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。	**浴室(1)** 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、琺瑯鋼浴缸(1700毫米(長) x 750毫米(寬) x 410毫米(高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻淋浴花灑套裝、玻璃淋浴間配鍍鉻淋浴水龍頭、鍍鉻雨淋花灑及鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。 **浴室(2)** 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、琺瑯鋼浴缸(1700 毫米 (長) x 750 毫米(寬) x 410 毫米 (高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭連鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。

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

3. 室內裝置

		1 號洋房	2 號洋房	3 號洋房	5 號洋房	6 號洋房
b.	浴室	**浴室(3)** 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、琺瑯鋼浴缸(1700 毫米 (長) x 750 毫米 (寬) x 410 毫米 (高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。 **主人浴室** 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、琺瑯鋼浴缸(1700 毫米(長) x 750 毫米 (寬) x 410 毫米(高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻淋浴花灑套裝、玻璃淋浴間配鍍鉻淋浴水龍頭、鍍鉻雨淋花灑及鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。 **客人洗手間** 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。 **洗手間(在工作間內)** 安裝搪瓷坐廁、掛牆搪瓷洗手盆、鍍鉻洗手盆水龍頭配鍍鉻淋浴花灑套裝、鏡及鍍鉻掛鈎。 *供水系統的類型及用料參考(j)「供水」一欄。 *有關設備的品牌名稱及產品型號，請參閱「設備說明表」。	**浴室(3)** 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、琺瑯鋼浴缸(1700 毫米 (長) x 750 毫米 (寬) x 410 毫米 (高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。 **主人浴室** 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、琺瑯鋼浴缸(1700 毫米(長) x 750 毫米 (寬) x 410 毫米(高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻淋浴花灑套裝、玻璃淋浴間配鍍鉻淋浴水龍頭、鍍鉻雨淋花灑及鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。 **洗手間(飯廳側)** 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、搪瓷坐廁、鍍鉻洗手盆水龍頭及鍍鉻廁紙架。 **洗手間(工作間側)** 安裝搪瓷坐廁、掛牆搪瓷洗手盆、鍍鉻洗手盆水龍頭配鍍鉻花灑套裝、鏡及鍍鉻掛鈎。 *供水系統的類型及用料見參考(j)「供水」一欄。 *有關設備的品牌名稱及產品型號，請參閱「設備說明表」。	**浴室(3)** 安裝天然石檯面，配有金屬壓板的櫃及配有金屬裝飾的鏡，配上搪瓷洗手盆、圭力浴缸(1700 毫米(長) x750 毫米(寬) x 500 毫米(高))、搪瓷坐廁、鍍青銅洗手盆水龍頭、鍍青銅浴缸水龍頭配鍍青銅手持式淋浴花灑頭、鍍青銅毛巾桿、鍍鉻廁紙架及木百葉簾。 **主人浴室** 安裝天然石檯面配天然石洗手盆及金屬層架，配上圭力浴缸(1700 毫米(長) x 750 毫米 (寬) x 500 毫米(高))、搪瓷坐廁、鍍青銅洗手盆水龍頭、鍍青銅浴缸水龍頭配手持花灑頭、玻璃淋浴間配鍍青銅淋浴水龍頭、鍍青銅雨淋花灑及鍍青銅淋浴花灑套裝、鍍青銅毛巾桿、鍍青銅廁紙架及木百葉簾。 **洗手間(飯廳側)** 安裝配有金屬的鏡、玻璃飾面的裝置、搪瓷坐廁、玻璃樹脂洗手盆、鍍磨砂紅古銅洗手盆水龍頭及鍍鉻廁紙架。 **洗手間(工作間側)** 安裝搪瓷坐廁、掛牆搪瓷洗手盆、鍍鎳洗手盆水龍頭配鍍鎳花灑套裝及鏡。 *供水系統的類型及用料見參考(j)「供水」一欄。 *有關設備的品牌名稱及產品型號，請參閱「設備說明表」。	**浴室(3)** 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、琺瑯鋼浴缸(1700 毫米 (長) x 750 毫米 (寬) x 410 毫米 (高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。 **主人浴室** 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、琺瑯鋼浴缸(1700 毫米(長) x 750 毫米 (寬) x 410 毫米(高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻淋浴花灑套裝、玻璃淋浴間配鍍鉻淋浴水龍頭、鍍鉻雨淋花灑及鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。 **洗手間(飯廳側)** 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、搪瓷坐廁、鍍鉻洗手盆水龍頭及鍍鉻廁紙架。 **洗手間(工作間側)** 安裝搪瓷坐廁、掛牆搪瓷洗手盆、鍍鉻洗手盆水龍頭配鍍鉻花灑套裝、鏡及鍍鉻掛鈎。 *供水系統的類型及用料見參考(j)「供水」一欄。 *有關設備的品牌名稱及產品型號，請參閱「設備說明表」。	**浴室(3)** 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、琺瑯鋼浴缸(1700 毫米 (長) x 750 毫米 (寬) x 410 毫米 (高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。 **主人浴室** 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、琺瑯鋼浴缸(1700 毫米(長) x 750 毫米 (寬) x 410 毫米(高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻淋浴花灑套裝、玻璃淋浴間配鍍鉻淋浴水龍頭、鍍鉻雨淋花灑及鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。 **洗手間(飯廳側)** 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、搪瓷坐廁、鍍鉻洗手盆水龍頭及鍍鉻廁紙架。 **洗手間(工作間側)** 安裝搪瓷坐廁、掛牆搪瓷洗手盆、鍍鉻洗手盆水龍頭配鍍鉻花灑套裝、鏡及鍍鉻掛鈎。 *供水系統的類型及用料見參考(j)「供水」一欄。 *有關設備的品牌名稱及產品型號，請參閱「設備說明表」。
c.	廚房	裝設廚櫃配以中密度纖維門板並以美耐板及啞光烤漆為飾面。 廚房爐檯面採用人造石英石，配有不鏽鋼洗滌盆及鍍鉻洗滌盆水龍頭。 廚房配有捲簾。 *供水系統的類型及用料參考(j)「供水」一欄。 *有關設備的品牌名稱及產品型號，請參閱「設備說明表」。	裝設廚櫃配以中密度纖維門板並以美耐板及啞光烤漆為飾面。 廚房爐檯面採用人造石英石，配有不鏽鋼洗滌盆及鍍鉻洗滌盆水龍頭。 廚房配有捲簾。 *供水系統的類型及用料參考(j)「供水」一欄。 *有關設備的品牌名稱及產品型號，請參閱「設備說明表」。	裝設廚櫃配以高光木皮及高光啞架力飾面。 廚房爐檯面採用實體面材物料，配有不鏽鋼洗滌盆及鍍鉻洗滌盆水龍頭。 廚房配有木百葉簾。 *供水系統的類型及用料參考(j)「供水」一欄。 *有關設備的品牌名稱及產品型號，請參閱「設備說明表」。	裝設廚櫃配以中密度纖維門板並以美耐板及啞光烤漆為飾面。 廚房爐檯面採用人造石英石，配有不鏽鋼洗滌盆及鍍鉻洗滌盆水龍頭。 廚房配有捲簾。 *供水系統的類型及用料參考(j)「供水」一欄。 *有關設備的品牌名稱及產品型號，請參閱「設備說明表」。	裝設廚櫃配以中密度纖維門板並以美耐板及啞光烤漆為飾面。 廚房爐檯面採用人造石英石，配有不鏽鋼洗滌盆及鍍鉻洗滌盆水龍頭。 廚房配有捲簾。 *供水系統的類型及用料參考(j)「供水」一欄。 *有關設備的品牌名稱及產品型號，請參閱「設備說明表」。
d.	睡房	**主人睡房、睡房(1)、(2)及(3)** 所有睡房裝有金屬條和木皮飾面木衣櫃。 所有睡房均配有布窗簾和紗簾。	**主人睡房、睡房(1)、(2)及(3)** 所有睡房裝有金屬條和木皮飾面木衣櫃。 所有睡房均配有布窗簾和紗簾。	**主人睡房及睡房(1)** 木皮飾面木衣櫃配有金屬門框和皮質飾面門板。 **睡房(2)** 木皮飾面木衣櫃配有金屬門框和鏡面門板。 **睡房(3)** 皮質飾面木衣櫃配有鏡面門板配金屬框及磨砂玻璃配金屬框。 皮質和金屬飾面木梳妝臺配有金屬框及鏡面板。 所有睡房均配有布窗簾和紗簾。	**主人睡房、睡房(1)、(2)及(3)** 所有睡房裝有金屬條和木皮飾面木衣櫃。 所有睡房均配有布窗簾和紗簾。	**主人睡房、睡房(1)、(2)及(3)** 所有睡房裝有金屬條和木皮飾面木衣櫃。 所有睡房均配有布窗簾和紗簾。

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

3. 室內裝置

		1 號洋房	2 號洋房	3 號洋房	5 號洋房	6 號洋房
e.	**電話**	客飯廳及睡房均裝有電話插座。 有關接駁點的位置及數目，請參考「機電裝置數目表」。	客廳、飯廳及睡房均裝有電話插座。 有關接駁點的位置及數目，請參考「機電裝置數目表」。	客廳、飯廳及睡房均裝有電話插座。 有關接駁點的位置及數目，請參考「機電裝置數目表」。	客廳、飯廳及睡房均裝有電話插座。 有關接駁點的位置及數目，請參考「機電裝置數目表」。	客廳、飯廳及睡房均裝有電話插座。 有關接駁點的位置及數目，請參考「機電裝置數目表」。
f.	**天線**	客飯廳及睡房均裝有電視及電台天線座。 有關接駁點的位置及數目，請參考「機電裝置數目表」。	客廳、飯廳及睡房均裝有電視及電台天線插座。 有關接駁點的位置及數目，請參考「機電裝置數目表」。	客廳、飯廳及睡房均裝有電視及電台天線插座。 有關接駁點的位置及數目，請參考「機電裝置數目表」。	客廳、飯廳及睡房均裝有電視及電台天線插座。 有關接駁點的位置及數目，請參考「機電裝置數目表」。	客廳、飯廳及睡房均裝有電視及電台天線插座。 有關接駁點的位置及數目，請參考「機電裝置數目表」。
g.	**電力裝置**	裝置入牆暗線燈位及插座(提供三相電力供電並備有配電箱及斷路器)。 有關電插座及空調機接駁點的位置及數目，請參考「機電裝置數目表」。	裝置入牆暗線燈位及插座(提供三相電力供電並備有配電箱及斷路器)。 有關電插座及空調機接駁點的位置及數目，請參考「機電裝置數目表」。	裝置入牆暗線燈位及插座(提供三相電力供電並備有配電箱及斷路器)。 有關電插座及空調機接駁點的位置及數目，請參考「機電裝置數目表」。	裝置入牆暗線燈位及插座(提供三相電力供電並備有配電箱及斷路器)。 有關電插座及空調機接駁點的位置及數目，請參考「機電裝置數目表」。	裝置入牆暗線燈位及插座(提供三相電力供電並備有配電箱及斷路器)。 有關電插座及空調機接駁點的位置及數目，請參考「機電裝置數目表」。
h.	**氣體供應**	裝妥煤氣喉接駁煮食爐及熱水爐。 有關接駁點的位置，請參考「機電裝置數目表」。	裝妥煤氣喉接駁煮食爐及熱水爐。 有關接駁點的位置，請參考「機電裝置數目表」。	裝妥煤氣喉接駁煮食爐及熱水爐。 有關接駁點的位置，請參考「機電裝置數目表」。	裝妥煤氣喉接駁煮食爐及熱水爐。 有關接駁點的位置，請參考「機電裝置數目表」。	裝妥煤氣喉接駁煮食爐及熱水爐。 有關接駁點的位置，請參考「機電裝置數目表」。
i.	**洗衣機接駁點**	洗衣機均設有來去水接駁點。洗衣機位置均設有直徑20毫米來水位及直徑40毫米去水位。 有關接駁點的位置，請參考「機電裝置數目表」。	洗衣機均設有來去水接駁點。洗衣機位置均設有直徑20毫米來水位及直徑40毫米去水位。 有關接駁點的位置，請參考「機電裝置數目表」。	洗衣機均設有來去水接駁點。洗衣機位置均設有直徑20毫米來水位及直徑40毫米去水位。 有關接駁點的位置，請參考「機電裝置數目表」。	洗衣機均設有來去水接駁點。洗衣機位置均設有直徑20毫米來水位及直徑40毫米去水位。 有關接駁點的位置，請參考「機電裝置數目表」。	洗衣機均設有來去水接駁點。洗衣機位置均設有直徑20毫米來水位及直徑40毫米去水位。 有關接駁點的位置，請參考「機電裝置數目表」。
j.	**供水**	裝妥有膠層保護之銅喉水喉管。 水喉管部份隱藏及部份外露。 廚房、浴室及洗手間均有熱水供應。	裝妥有膠層保護之銅喉水喉管。 水喉管部份隱藏及部份外露。 廚房、浴室及洗手間均有熱水供應。	裝妥有膠層保護之銅喉水喉管。 水喉管部份隱藏及部份外露。 廚房、浴室及洗手間均有熱水供應。	裝妥有膠層保護之銅喉水喉管。 水喉管部份隱藏及部份外露。 廚房、浴室及洗手間均有熱水供應。	裝妥有膠層保護之銅喉水喉管。 水喉管部份隱藏及部份外露。 廚房、浴室及洗手間均有熱水供應。

4. 雜項

		1 號洋房	2 號洋房	3 號洋房	5 號洋房	6 號洋房
a.	**升降機**	設一部升降機，到達地下低層、地下、一樓及二樓。 品牌：通力 型號：MonoSpace	設一部升降機，到達地下低層、地下、一樓及二樓。 品牌：通力 型號：MonoSpace	設一部升降機，到達地下低層、地下、一樓及二樓。 品牌：通力 型號：MonoSpace	設一部升降機，到達地下低層、地下、一樓及二樓。 品牌：通力 型號：MonoSpace	設一部升降機，到達地下低層、地下、一樓及二樓。 品牌：通力 型號：MonoSpace
b.	**信箱**	每戶設有銅色不銹鋼信箱。	每戶設有銅色不銹鋼信箱。	每戶設有銅色不銹鋼信箱。	每戶設有銅色不銹鋼信箱。	每戶設有銅色不銹鋼信箱。
c.	**垃圾收集**	廢物收集處設置於地下低層的公用地方，由清潔工人收集。	廢物收集處設置於地下低層的公用地方，由清潔工人收集。	廢物收集處設置於地下低層的公用地方，由清潔工人收集。	廢物收集處設置於地下低層的公用地方，由清潔工人收集。	廢物收集處設置於地下低層的公用地方，由清潔工人收集。
d.	**水錶、電錶及氣體錶**	獨立水錶設於地下低層總水錶房內。 獨立電錶設於地下低層電錶房內。 獨立氣體錶設於地下低層煤氣櫃箱內。	獨立水錶設於地下低層總水錶房內。 獨立電錶設於地下低層電錶房內。 獨立氣體錶設於地下低層煤氣櫃箱內。	獨立水錶設於地下低層總水錶房內。 獨立電錶設於地下低層電錶房內。 獨立氣體錶設於地下低層煤氣櫃箱內。	獨立水錶設於地下低層總水錶房內。 獨立電錶設於地下低層電錶房內。 獨立氣體錶設於地下低層煤氣櫃箱內。	獨立水錶設於地下低層總水錶房內。 獨立電錶設於地下低層電錶房內。 獨立氣體錶設於地下低層煤氣櫃箱內。

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

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

5. 保安設施

		1 號洋房	2 號洋房	3 號洋房	5 號洋房	6 號洋房
a.	**保安系統及設備**	發展項目外圍邊界裝設有閉路電視系統。 發展項目地下低層車閘入口裝設有電動大閘及閉路電視。 發展項目地下低層行人閘入口裝設有電子門鎖系統。 洋房地下花園閘門裝設有智能咭出入系統。 洋房地下低層升降機門及天台門側裝設有指紋出入系統。 洋房裝設有視像對講系統、警報器及閉路電視系統。	發展項目外圍邊界裝設有閉路電視系統。 發展項目地下低層車閘入口裝設有電動大閘及閉路電視。 發展項目地下低層行人閘入口裝設有電子門鎖系統。 洋房地下花園閘門裝設有智能咭出入系統。 洋房地下低層升降機門及天台門側裝設有指紋出入系統。 洋房裝設有視像對講系統、警報器及閉路電視系統。	發展項目外圍邊界裝設有閉路電視系統。 發展項目地下低層車閘入口裝設有電動大閘及閉路電視。 發展項目地下低層行人閘入口裝設有電子門鎖系統。 洋房地下花園閘門裝設有智能咭出入系統。 洋房地下低層升降機門及天台門側裝設有指紋出入系統。 洋房裝設有視像對講系統、警報器及閉路電視系統。	發展項目外圍邊界裝設有閉路電視系統。 發展項目地下低層車閘入口裝設有電動大閘及閉路電視。 發展項目地下低層行人閘入口裝設有電子門鎖系統。 洋房地下花園閘門裝設有智能咭出入系統。 洋房地下低層升降機門及天台門側裝設有指紋出入系統。 洋房裝設有視像對講系統、警報器及閉路電視系統。	發展項目外圍邊界裝設有閉路電視系統。 發展項目地下低層車閘入口裝設有電動大閘及閉路電視。 發展項目地下低層行人閘入口裝設有電子門鎖系統。 洋房地下花園閘門裝設有智能咭出入系統。 洋房地下低層升降機門及天台門側裝設有指紋出入系統。 洋房裝設有視像對講系統、警報器及閉路電視系統。

6. 設備

設備品牌名稱及產品型號，請參考「設備說明表」。

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

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.
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House 1　1 號洋房

Item 項目	Location 位置		Appliance 設備	Brand 品牌	Model 型號
Gas Water Heater Appliance Schedule 煤氣熱水爐設備表					
1	Roof 天台	Gas Heater Cabinet 煤氣熱水爐櫃	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL
2	Roof 天台	Gas Heater Cabinet 煤氣熱水爐櫃	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL
3	Roof 天台	Gas Heater Cabinet 煤氣熱水爐櫃	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL
4	Roof 天台	Gas Heater Cabinet 煤氣熱水爐櫃	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL
Lift Equipment Appliance Schedule 升降機設備表					
1	LG/F to 2/F 地下低層至二樓		Lift 升降機	KONE 通力	MonoSpace
Kitchen Appliances Schedule 廚房設備表					
1	G/F 地下	Kitchen 廚房	Wok Burner Gas Hob 炒鑊氣體煮食爐	Miele	CS 1018
2	G/F 地下	Kitchen 廚房	2-Burners Gas Hob 雙頭氣體煮食爐	Miele	CS 1013-1
3	G/F 地下	Kitchen 廚房	Cooker Hood 抽油煙機	Miele	DA 429-6 C
4	G/F 地下	Kitchen 廚房	Steam Microwave 蒸爐連微波爐	Miele	DGM 6401
5	G/F 地下	Kitchen 廚房	Oven 焗爐	Miele	H6461B
6	G/F 地下	Kitchen 廚房	Wine Conditioning Unit 酒櫃	Miele	KWT 6322 UG
7	G/F 地下	Kitchen 廚房	Induction Hob 電磁爐	Miele	CS 1212-1
8	G/F 地下	Kitchen 廚房	Fridge 雪櫃	Miele	KS 37472 iD
9	G/F 地下	Kitchen 廚房	Freezer 冰箱	Miele	FNS 37402 i
10	G/F 地下	Kitchen 廚房	Dishwasher 洗碗碟機	Miele	G 6660 SCVi
11	G/F 地下	Utility Room 工作間	Washing Machine 洗衣機	Miele	WKF121
12	G/F 地下	Utility Room 工作間	Tumble Dryer 乾衣機	Miele	TKB340 WP
Air-conditioning Appliance Schedule 空調設備表					
1	LG/F 地下低層	F.S. Pump Room 消防泵房	Exhaust Fan 抽氣扇	Nicotra 尼科達	DDM7/7 E6G3304
2	LG/F 地下低層	F.S. Pump Room 消防泵房	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RKB500X250A1
3	LG/F 地下低層	LV/EV ELE. Room 低壓 /電動車掣房	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
4	G/F 地下	Kitchen 廚房	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
5	G/F 地下	Kitchen 廚房	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK200A
6	G/F 地下	Living & Dining Room 客飯廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC

Item 項目	Location 位置		Appliance 設備	Brand 品牌	Model 型號
Air-conditioning Appliance Schedule 空調設備表					
7	G/F 地下	Living & Dining Room 客飯廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
8	G/F 地下	Living & Dining Room 客飯廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
9	G/F 地下	Living & Dining Room 客飯廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
10	G/F 地下	Living & Dining Room 客飯廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
11	G/F 地下	Guest Lavatory 客人洗手間	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
12	G/F 地下	Utility Room 工作間	Wall-mounted Air-conditioning Unit 掛牆式空調機	Daikin 大金	FXAQ25PVE
13	G/F 地下	Utility Room Lavatory 工作間洗手間	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
14	1/F 一樓	Bedroom(1) 睡房(1)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
15	1/F 一樓	Bedroom(1) 睡房(1)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
16	1/F 一樓	Bathroom(1) 浴室(1)	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
17	1/F 一樓	Corridor 走廊	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
18	1/F 一樓	Bedroom(2) 睡房(2)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
19	1/F 一樓	Bedroom(2) 睡房(2)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
20	1/F 一樓	Bathroom(2) 浴室(2)	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
21	2/F 二樓	Bedroom(3) 睡房(3)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
22	2/F 二樓	Bedroom(3) 睡房(3)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
23	2/F 二樓	Bathroom(3) 浴室 (3)	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
24	2/F 二樓	Corridor 走廊	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
25	2/F 二樓	Master Bedroom 主人睡房	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
26	2/F 二樓	Master Bedroom 主人睡房	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
27	2/F 二樓	Master Bathroom 主人浴室	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
28	Upper Roof 上層天台		VRV(Variable Refrigerant Volume) Outdoor Unit 智能式中央冷氣系統	Daikin 大金	RUXYQ16BA
29	Upper Roof 上層天台		VRV(Variable Refrigerant Volume) Outdoor Unit 智能式中央冷氣系統	Daikin 大金	RUXYQ16BA

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

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.
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House 1　1 號洋房

Item 項目	Location 位置		Appliance 設備	Brand 品牌	Model 型號
Security Appliance Schedule 保安設備表					
1	LG/F 地下低層	Carport 車庫	Door Phone Visitor Panel 視像對講機	Urmet	Sinthesi
2	LG/F 地下低層	Carport 車庫	Fingerprint Reader 指紋閱讀器	Suprema	Biolite Net
3	G/F 地下	Kitchen 廚房	Video Doorphone Unit 視像對講機	Urmet	Max
4	Roof 天台		Fingerprint Reader 指紋閱讀器	Suprema	Biolite Net

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

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

House 2　2 號洋房

Item 項目	Location 位置		Appliance 設備	Brand 品牌	Model 型號
Gas Water Heater Appliance Schedule 煤氣熱水爐設備表					
1	Roof 天台	Gas Heater Cabinet 煤氣熱水爐櫃	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL
2	Roof 天台	Gas Heater Cabinet 煤氣熱水爐櫃	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL
3	Roof 天台	Gas Heater Cabinet 煤氣熱水爐櫃	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL
4	Roof 天台	Gas Heater Cabinet 煤氣熱水爐櫃	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL
Lift Equipment Appliance Schedule 升降機設備表					
1	LG/F to 2/F 地下低層至二樓		Lift 升降機	KONE 通力	MonoSpace
Kitchen Appliances Schedule 廚房設備表					
1	G/F 地下	Kitchen 廚房	Wok Burner Gas Hob 炒鑊氣體煮食爐	Miele	CS 1018
2	G/F 地下	Kitchen 廚房	2-Burners Gas Hob 雙頭氣體煮食爐	Miele	CS 1013-1
3	G/F 地下	Kitchen 廚房	Cooker Hood 抽油煙機	Miele	DA 429-6 C
4	G/F 地下	Kitchen 廚房	Steam Microwave 蒸爐連微波爐	Miele	DGM 6401
5	G/F 地下	Kitchen 廚房	Oven 焗爐	Miele	H6461B
6	G/F 地下	Kitchen 廚房	Wine Conditioning Unit 酒櫃	Miele	KWT 6322 UG
7	G/F 地下	Kitchen 廚房	Induction Hob 電磁爐	Miele	CS 1212-1
8	G/F 地下	Kitchen 廚房	Fridge & Freezer 雪櫃連冰箱	Miele	KS 37472 iD
9	G/F 地下	Kitchen 廚房	Dishwasher 洗碗碟機	Miele	G 6660 SCVi
10	G/F 地下	Utility Room 工作間	Washing Machine 洗衣機	Miele	WKF121
11	G/F 地下	Utility Room 工作間	Tumble Dryer 乾衣機	Miele	TKB340 WP
Air-conditioning Appliance Schedule 空調設備表					
1	LG/F 地下低層	F.S. Pump Room 消防泵房	Exhaust Fan 抽氣扇	Nicotra 尼科達	DDM7/7 E6G3304
2	LG/F 地下低層	F.S. Pump Room 消防泵房	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RKB500X250A1
3	LG/F 地下低層	LV/EV ELE. Room 低壓 /電動車掣房	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
4	G/F 地下	Kitchen 廚房	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
5	G/F 地下	Kitchen 廚房	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK200A
6	G/F 地下	Dining Room 飯廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC

Item 項目	Location 位置		Appliance 設備	Brand 品牌	Model 型號
Air-conditioning Appliance Schedule 空調設備表					
7	G/F 地下	Dining Room 飯廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
8	G/F 地下	Living Room 客廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
9	G/F 地下	Living Room 客廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
10	G/F 地下	Living Room 客廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
11	G/F 地下	Lavatory 洗手間	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
12	G/F 地下	Utility Room 工作間	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXAQ25PVE
13	G/F 地下	Utility Room Lavatory 工作間洗手間	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
14	1/F 一樓	Bedroom(1) 睡房(1)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
15	1/F 一樓	Bedroom(1) 睡房(1)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
16	1/F 一樓	Bathroom(1) 浴室(1)	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
17	1/F 一樓	Corridor 走廊	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
18	1/F 一樓	Bedroom(2) 睡房(2)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
19	1/F 一樓	Bedroom(2) 睡房(2)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
20	1/F 一樓	Bathroom(2) 浴室(2)	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
21	2/F 二樓	Bedroom(3) 睡房(3)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
22	2/F 二樓	Bedroom(3) 睡房(3)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
23	2/F 二樓	Bathroom(3) 浴室 (3)	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
24	2/F 二樓	Corridor 走廊	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
25	2/F 二樓	Master Bedroom 主人睡房	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
26	2/F 二樓	Master Bedroom 主人睡房	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
27	2/F 二樓	Master Bathroom 主人浴室	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
28	Upper Roof 上層天台		VRV(Variable Refrigerant Volume) Outdoor Unit 智能式中央冷氣系統	Daikin 大金	RUXYQ16BA
29	Upper Roof 上層天台		VRV(Variable Refrigerant Volume) Outdoor Unit 智能式中央冷氣系統	Daikin 大金	RUXYQ16BA

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

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

House 2　2 號洋房

Item 項目	Location 位置		Appliance 設備	Brand 品牌	Model 型號
Security Appliance Schedule 保安設備表					
1	LG/F 地下低層	Carport 車庫	Door Phone Visitor Panel 視像對講機	Urmet	Sinthesi
2	LG/F 地下低層	Carport 車庫	Fingerprint Reader 指紋閱讀器	Suprema	Biolite Net
3	G/F 地下	Kitchen 廚房	Video Doorphone Unit 視像對講機	Urmet	Max
4	Roof 天台		Fingerprint Reader 指紋閱讀器	Suprema	Biolite Net

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

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

House 3　3 號洋房

Item 項目	Location 位置		Appliance 設備	Brand 品牌	Model 型號
Gas Water Heater Appliance Schedule 煤氣熱水爐設備表					
1	Roof 天台	Gas Heater Cabinet 煤氣熱水爐櫃	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL
2	Roof 天台	Gas Heater Cabinet 煤氣熱水爐櫃	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL
3	Roof 天台	Gas Heater Cabinet 煤氣熱水爐櫃	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL
4	Roof 天台	Gas Heater Cabinet 煤氣熱水爐櫃	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL
Lift Equipment Appliance Schedule 升降機設備表					
1	LG/F to 2/F 地下低層至二樓		Lift 升降機	KONE 通力	MonoSpace
Kitchen Appliances Schedule 廚房設備表					
1	G/F 地下	Kitchen 廚房	Wok Burner Gas Hob 炒鑊氣體煮食爐	Miele	CS 1018
2	G/F 地下	Kitchen 廚房	2-Burners Gas Hob 雙頭氣體煮食爐	Miele	CS 1013-1
3	G/F 地下	Kitchen 廚房	Barbecue Grill 燒烤爐	Miele	CS 1312 BG
4	G/F 地下	Kitchen 廚房	Cooker Hood 抽油煙機	Miele	DA 429-6 C
5	G/F 地下	Kitchen 廚房	Oven 焗爐	Miele	H6860BP
6	G/F 地下	Kitchen 廚房	Steam Oven 蒸爐	Miele	DG 6800
7	G/F 地下	Kitchen 廚房	Warming Drawer 保溫櫃	Miele	ESW 6214
8	G/F 地下	Kitchen 廚房	Wine Conditioning Unit 酒櫃	Miele	KWT 6322 UG
9	G/F 地下	Kitchen 廚房	Mastercool Fridge-freezer 雪櫃連冰箱	Miele	KF 1801 Vi
10	G/F 地下	Kitchen 廚房	Dishwasher 洗碗碟機	Miele	G 6660 SCVi
11	G/F 地下	Utility Room 工作間	Washing Machine 洗衣機	Miele	WKF121
12	G/F 地下	Utility Room 工作間	Tumble Dryer 乾衣機	Miele	TDD120 WP
Air-conditioning Appliance Schedule 空調設備表					
1	LG/F 地下低層	F.S. Pump Room 消防泵房	Exhaust Fan 抽氣扇	Nicotra 尼科達	DDM7/7 E6G3304
2	LG/F 地下低層	F.S. Pump Room 消防泵房	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RKB500X250A1
3	LG/F 地下低層	LV/EV ELE. Room 低壓 /電動車掣房	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
4	G/F 地下	Kitchen 廚房	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
5	G/F 地下	Kitchen 廚房	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
6	G/F 地下	Kitchen 廚房	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC

Item 項目	Location 位置		Appliance 設備	Brand 品牌	Model 型號
Air-conditioning Appliance Schedule 空調設備表					
7	G/F 地下	Kitchen 廚房	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK200A
8	G/F 地下	Living Room 客廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
9	G/F 地下	Living Room 客廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
10	G/F 地下	Living Room 客廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
11	G/F 地下	Lavatory 洗手間	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
12	G/F 地下	Utility Room 工作間	Wall-mounted Air-conditioning Unit 掛牆式空調機	Daikin 大金	FXAQ25PVE
13	G/F 地下	Utility Room Lavatory 工作間洗手間	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
14	1/F 一樓	Bedroom(1) 睡房(1)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
15	1/F 一樓	Bedroom(1) 睡房(1)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
16	1/F 一樓	Bathroom(1) 浴室(1)	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
17	1/F 一樓	Corridor 走廊	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
18	1/F 一樓	Bedroom(2) 睡房(2)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
19	1/F 一樓	Bedroom(2) 睡房(2)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
20	1/F 一樓	Bathroom(2) 浴室(2)	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
21	2/F 二樓	Bedroom(3) 睡房(3)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
22	2/F 二樓	Bedroom(3) 睡房(3)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
23	2/F 二樓	Bathroom(3) 浴室 (3)	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
24	2/F 二樓	Corridor 走廊	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
25	2/F 二樓	Master Bedroom 主人睡房	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
26	2/F 二樓	Master Bedroom 主人睡房	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
27	2/F 二樓	Master Bathroom 主人浴室	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
28	Upper Roof 上層天台		VRV(Variable Refrigerant Volume) Outdoor Unit 智能式中央冷氣系統	Daikin 大金	RUXYQ16BA
29	Upper Roof 上層天台		VRV(Variable Refrigerant Volume) Outdoor Unit 智能式中央冷氣系統	Daikin 大金	RUXYQ16BA

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

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House 3　3 號洋房

Item 項目	Location 位置		Appliance 設備	Brand 品牌	Model 型號
Security Appliance Schedule 保安設備表					
1	LG/F 地下低層	Carport 車庫	Door Phone Visitor Panel 視像對講機	Urmet	Sinthesi
2	LG/F 地下低層	Carport 車庫	Fingerprint Reader 指紋閱讀器	Suprema	Biolite Net
3	G/F 地下	Kitchen 廚房	Video Doorphone Unit 視像對講機	Urmet	Max
4	Roof 天台		Fingerprint Reader 指紋閱讀器	Suprema	Biolite Net
Barbecue Equipment Schedule 燒烤設備表					
1	Roof 天台		Barbecue Grill 燒烤爐	Beef Eater	Signature S3000S
Televisions Schedule 電視機表					
1	1/F 一樓	Bedroom(1) 睡房(1)	Television 電視機	Sony 索尼	KD-49X7500F
2	2/F 二樓	Master Bedroom 主人睡房	Television 電視機	Sony 索尼	KD-49X7500F
Bathroom Appliance Schedule 浴室設備表					
1	G/F 地下	Lavatory 洗手間	Electric Toilet Basin 電動坐廁	Roca	Meridian In-Tank 893303000
2	1/F 一樓	Bathroom(1) 浴室(1)	Electric Toilet Basin 電動坐廁	KOHLER	K-5401T-2-0
3	1/F 一樓	Bathroom(2) 浴室(2)	Electric Toilet Basin 電動坐廁	KOHLER	K-5401T-2-0
4	2/F 二樓	Bathroom(3) 浴室(3)	Electric Toilet Basin 電動坐廁	KOHLER	K-5401T-2-0
5	2/F 二樓	Master Bedroom 主人睡房	Electric Toilet Basin 電動坐廁	KOHLER	K-5401T-2-0
Swimming Pool Appliance Schedule 游泳池設備表					
1	G/F 地下	Swimming Pool 游泳池	Movable Pool Platform 游泳池升降台板	AKVO	Spiralift IL150

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

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House 5　5 號洋房

Item 項目	Location 位置		Appliance 設備	Brand 品牌	Model 型號
Gas Water Heater Appliance Schedule 煤氣熱水爐設備表					
1	Roof 天台	Gas Heater Cabinet 煤氣熱水爐櫃	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL
2	Roof 天台	Gas Heater Cabinet 煤氣熱水爐櫃	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL
3	Roof 天台	Gas Heater Cabinet 煤氣熱水爐櫃	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL
4	Roof 天台	Gas Heater Cabinet 煤氣熱水爐櫃	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL
Lift Equipment Appliance Schedule 升降機設備表					
1	LG/F to 2/F 地下低層至二樓		Lift 升降機	KONE 通力	MonoSpace
Kitchen Appliances Schedule 廚房設備表					
1	G/F 地下	Kitchen 廚房	Wok Burner Gas Hob 炒鑊氣體煮食爐	Miele	CS 1018
2	G/F 地下	Kitchen 廚房	2-Burners Gas Hob 雙頭氣體煮食爐	Miele	CS 1013-1
3	G/F 地下	Kitchen 廚房	Cooker Hood 抽油煙機	Miele	DA 429-6 C
4	G/F 地下	Kitchen 廚房	Steam Microwave 蒸爐連微波爐	Miele	DGM 6401
5	G/F 地下	Kitchen 廚房	Oven 焗爐	Miele	H6461B
6	G/F 地下	Kitchen 廚房	Wine Conditioning Unit 酒櫃	Miele	KWT 6322 UG
7	G/F 地下	Kitchen 廚房	Induction Hob 電磁爐	Miele	CS 1212-1
8	G/F 地下	Kitchen 廚房	Fridge & Freezer 雪櫃連冰箱	Miele	KS 37472 iD
9	G/F 地下	Kitchen 廚房	Dishwasher 洗碗碟機	Miele	G 6660 SCVi
10	G/F 地下	Utility Room 工作間	Washing Machine 洗衣機	Miele	WKF121
11	G/F 地下	Utility Room 工作間	Tumble Dryer 乾衣機	Miele	TKB340 WP
Air-conditioning Appliance Schedule 空調設備表					
1	LG/F 地下低層	F.S. Pump Room 消防泵房	Exhaust Fan 抽氣扇	Nicotra 尼科達	DDM7/7 E6G3304
2	LG/F 地下低層	F.S. Pump Room 消防泵房	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RKB500X250A1
3	LG/F 地下低層	LV/EV ELE. Room 低壓 /電動車掣房	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
4	G/F 地下	Kitchen 廚房	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
5	G/F 地下	Kitchen 廚房	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK200A
6	G/F 地下	Dining Room 飯廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC

Item 項目	Location 位置		Appliance 設備	Brand 品牌	Model 型號
Air-conditioning Appliance Schedule 空調設備表					
7	G/F 地下	Dining Room 飯廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
8	G/F 地下	Living Room 客廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
9	G/F 地下	Living Room 客廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
10	G/F 地下	Living Room 客廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
11	G/F 地下	Lavatory 洗手間	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
12	G/F 地下	Utility Room 工作間	Wall-mounted Air-conditioning Unit 掛牆式空調機	Daikin 大金	FXAQ25PVE
13	G/F 地下	Utility Room Lavatory 工作間洗手間	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
14	1/F 一樓	Bedroom(1) 睡房(1)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
15	1/F 一樓	Bedroom(1) 睡房(1)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
16	1/F 一樓	Bathroom(1) 浴室(1)	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
17	1/F 一樓	Corridor 走廊	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
18	1/F 一樓	Bedroom(2) 睡房(2)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
19	1/F 一樓	Bedroom(2) 睡房(2)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
20	1/F 一樓	Bathroom(2) 浴室(2)	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
21	2/F 二樓	Bedroom(3) 睡房(3)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
22	2/F 二樓	Bedroom(3) 睡房(3)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
23	2/F 二樓	Bathroom(3) 浴室 (3)	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
24	2/F 二樓	Corridor 走廊	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
25	2/F 二樓	Master Bedroom 主人睡房	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
26	2/F 二樓	Master Bedroom 主人睡房	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
27	2/F 二樓	Master Bathroom 主人浴室	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
28	Upper Roof 上層天台		VRV(Variable Refrigerant Volume) Outdoor Unit 智能式中央冷氣系統	Daikin 大金	RUXYQ16BA
29	Upper Roof 上層天台		VRV(Variable Refrigerant Volume) Outdoor Unit 智能式中央冷氣系統	Daikin 大金	RUXYQ16BA

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

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House 5　5 號洋房

Item 項目	Location 位置		Appliance 設備	Brand 品牌	Model 型號
Security Appliance Schedule 保安設備表					
1	LG/F 地下低層	Carport 車庫	Door Phone Visitor Panel 視像對講機	Urmet	Sinthesi
2	LG/F 地下低層	Carport 車庫	Fingerprint Reader 指紋閱讀器	Suprema	Biolite Net
3	G/F 地下	Kitchen 廚房	Video Doorphone Unit 視像對講機	Urmet	Max
4	Roof 天台		Fingerprint Reader 指紋閱讀器	Suprema	Biolite Net

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

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House 6　6 號洋房

Item 項目	Location 位置		Appliance 設備	Brand 品牌	Model 型號
Gas Water Heater Appliance Schedule 煤氣熱水爐設備表					
1	Roof 天台	Gas Heater Cabinet 煤氣熱水爐櫃	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL
2	Roof 天台	Gas Heater Cabinet 煤氣熱水爐櫃	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL
3	Roof 天台	Gas Heater Cabinet 煤氣熱水爐櫃	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL
4	Roof 天台	Gas Heater Cabinet 煤氣熱水爐櫃	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL
Lift Equipment Appliance Schedule 升降機設備表					
1	LG/F to 2/F 地下低層至二樓		Lift 升降機	KONE 通力	MonoSpace
Kitchen Appliances Schedule 廚房設備表					
1	G/F 地下	Kitchen 廚房	Wok Burner Gas Hob 炒鑊氣體煮食爐	Miele	CS 1018
2	G/F 地下	Kitchen 廚房	2-Burners Gas Hob 雙頭氣體煮食爐	Miele	CS 1013-1
3	G/F 地下	Kitchen 廚房	Cooker Hood 抽油煙機	Miele	DA 429-6 C
4	G/F 地下	Kitchen 廚房	Steam Microwave 蒸爐連微波爐	Miele	DGM 6401
5	G/F 地下	Kitchen 廚房	Oven 焗爐	Miele	H6461B
6	G/F 地下	Kitchen 廚房	Wine Conditioning Unit 酒櫃	Miele	KWT 6322 UG
7	G/F 地下	Kitchen 廚房	Induction Hob 電磁爐	Miele	CS 1212-1
8	G/F 地下	Kitchen 廚房	Fridge & Freezer 雪櫃連冰箱	Miele	KS 37472 iD
9	G/F 地下	Kitchen 廚房	Dishwasher 洗碗碟機	Miele	G 6660 SCVi
10	G/F 地下	Utility Room 工作間	Washing Machine 洗衣機	Miele	WKF121
11	G/F 地下	Utility Room 工作間	Tumble Dryer 乾衣機	Miele	TKB340 WP
Air-conditioning Appliance Schedule 空調設備表					
1	LG/F 地下低層	F.S. Pump Room 消防泵房	Exhaust Fan 抽氣扇	Nicotra 尼科達	DDM7/7 E6G3304
2	LG/F 地下低層	F.S. Pump Room 消防泵房	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RKB500X250A1
3	LG/F 地下低層	LV/EV ELE. Room 低壓 /電動車掣房	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
4	G/F 地下	Kitchen 廚房	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
5	G/F 地下	Kitchen 廚房	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK200A
6	G/F 地下	Dining Room 飯廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC

Item 項目	Location 位置		Appliance 設備	Brand 品牌	Model 型號
Air-conditioning Appliance Schedule 空調設備表					
7	G/F 地下	Dining Room 飯廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
8	G/F 地下	Living Room 客廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
9	G/F 地下	Living Room 客廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
10	G/F 地下	Living Room 客廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
11	G/F 地下	Lavatory 洗手間	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
12	G/F 地下	Utility Room 工作間	Wall-mounted Air-conditioning Unit 掛牆式空調機	Daikin 大金	FXAQ25PVE
13	G/F 地下	Utility Room Lavatory 工作間洗手間	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
14	1/F 一樓	Bedroom(1) 睡房(1)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
15	1/F 一樓	Bedroom(1) 睡房(1)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
16	1/F 一樓	Bathroom(1) 浴室(1)	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
17	1/F 一樓	Corridor 走廊	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
18	1/F 一樓	Bedroom(2) 睡房(2)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
19	1/F 一樓	Bedroom(2) 睡房(2)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
20	1/F 一樓	Bathroom(2) 浴室(2)	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
21	2/F 二樓	Bedroom(3) 睡房(3)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
22	2/F 二樓	Bedroom(3) 睡房(3)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
23	2/F 二樓	Bathroom(3) 浴室 (3)	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
24	2/F 二樓	Corridor 走廊	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
25	2/F 二樓	Master Bedroom 主人睡房	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
26	2/F 二樓	Master Bedroom 主人睡房	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
27	2/F 二樓	Master Bathroom 主人浴室	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
28	Upper Roof 上層天台		VRV(Variable Refrigerant Volume) Outdoor Unit 智能式中央冷氣系統	Daikin 大金	RUXYQ16BA
29	Upper Roof 上層天台		VRV(Variable Refrigerant Volume) Outdoor Unit 智能式中央冷氣系統	Daikin 大金	RUXYQ16BA

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

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

House 6　6 號洋房

Item 項目	Location 位置		Appliance 設備	Brand 品牌	Model 型號
Security Appliance Schedule 保安設備表					
1	LG/F 地下低層	Carport 車庫	Door Phone Visitor Panel 視像對講機	Urmet	Sinthesi
2	LG/F 地下低層	Carport 車庫	Fingerprint Reader 指紋閱讀器	Suprema	Biolite Net
3	G/F 地下	Kitchen 廚房	Video Doorphone Unit 視像對講機	Urmet	Max
4	Roof 天台		Fingerprint Reader 指紋閱讀器	Suprema	Biolite Net

Mechanical and Electrical Provision Schedule 機電裝備數目表

Floor 樓層	Location 位置	Mechanical & Electrical Provision 機電裝備	House 1 1 號洋房	House 2 2 號洋房	House 3 3 號洋房	House 5 5 號洋房	House 6 6 號洋房
LG/F 地下低層	Carport 車庫	Single Socket Outlet 單位電插座	2	2	2	2	2
		Fused Spur Unit 保險絲電源接線位	3	3	3	3	3
		Isolator 隔離開關掣	1	-	-	-	-
		Video Doorphone Unit 視像對講機	1	1	1	1	1
		Fingerprint Reader 指紋閱讀器	1	1	1	1	1
		CCTV Camera 閉路電視	1	1	1	1	1
		Lighting Point 燈位	32	29	37	29	31
		Lighting Switch 燈掣	2	2	5	2	2
		Sprinkler Head 花灑頭	20	10	12	12	10
	LV/EV ELE Room 低壓/電動車掣房	Distribution Board 配電箱	2	2	3	2	2
		Lighting Point 燈位	2	2	2	2	2
		Lighting Switch 燈制	2	2	2	2	2
		Single Socket Outlet 單位電插座	2	3	3	3	3
		Fused Spur Unit 保險絲電源接線位	4	4	4	4	4
		Heat Detector 熱度感應器	1	1	1	1	1
	Area Outside LV/EV ELE Room 低壓/電動車掣房外面區域	Waterproof Lighting Switch 防水燈掣	／	1	1	1	1
		Lighting Point 燈位	／	2	2	2	2
		Smoke Detector 煙霧感應器	／	1	1	1	1
		Sprinkler Head 花灑頭	／	1	1	1	1
	Area Outside LV/EV ELE Room and F.S. Pump Room 低壓/電動車掣房及消防泵房外面區域	Lighting Switch 燈掣	1	／	／	／	／
		Lighting Point 燈位	2	／	／	／	／
		Single Socket Outlet 單位電插座	1	／	／	／	／
		Smoke Detector 煙霧感應器	1	／	／	／	／
		Sprinkler Head 花灑頭	1	／	／	／	／
	Fire Services Pump Room 消防泵房	Fused Spur Unit 保險絲電源接線位	2	2	2	2	2
		Isolator 隔離開關掣	5	5	5	5	5
		Lighting Point 燈位	4	3	3	3	3
		Lighting Switch 燈掣	1	-	-	-	-
		Single Socket Outlet 單位電插座	1	-	-	-	-
		Heat Detector 熱度感應器	3	3	3	3	3
	Area Outside F.S. Pump Room 消防泵房外面區域	Lighting Switch 燈掣	／	1	1	1	1
		Lighting Point 燈位	／	2	2	2	2
		Single Socket Outlet 單位電插座	／	1	1	1	1
		Heat Detector 熱度感應器	／	1	1	1	1
		Sprinkler Head 花灑頭	／	1	1	1	1

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

Mechanical and Electrical Provision Schedule 機電裝備數目表

Floor 樓層	Location 位置	Mechanical & Electrical Provision 機電裝備	House 1 1 號洋房	House 2 2 號洋房	House 3 3 號洋房	House 5 5 號洋房	House 6 6 號洋房
G/F 地下	Living & Dining Room 客飯廳	TV/FM Outlet 電視/收音機天線插座	2	／	／	／	／
		Telephone Outlet 電話插座	2	／	／	／	／
		Twin Socket Outlet 雙位電插座	7	／	／	／	／
		Lighting Point 燈位	21	／	／	／	／
		Lighting Switch 燈掣	2	／	／	／	／
		Fused Spur Unit 保險絲電源接線位	11	／	／	／	／
		Curtain Switch 窗簾掣	3	／	／	／	／
	Living Room 客廳	TV/FM Outlet 電視/收音機天線插座	／	2	-	2	2
		TV Outlet 電視機天線插座	／	-	1	-	-
		Telephone Outlet 電話插座	／	1	1	1	1
		Twin Socket Outlet 雙位電插座	／	2	2	2	3
		Single Socket Outlet 單位電插座	／	2	1	2	1
		Lighting Point 燈位	／	14	21	14	14
		Fused Spur Unit 保險絲電源接線位	／	7	11	7	7
		Curtain Switch 窗簾掣	／	2	2	2	2
		Glass Break Sensor 玻璃破碎感應器	／	-	3	-	-
		Motion Sensor 移動感應器	／	-	1	-	-
	Dining Room 飯廳	TV/FM Outlet 電視/收音機天線插座	／	1	-	1	1
		Telephone Outlet 電話插座	／	1	-	1	1
		Twin Socket Outlet 雙位電插座	／	3	-	3	3
		Single Socket Outlet 單位電插座	／	-	1	-	-
		Lighting Point 燈位	／	10	13	10	10
		Lighting Switch 燈掣	／	1	1	1	1
		Fused Spur Unit 保險絲電源接線位	／	6	3	6	6
		Double Pole Switch 雙極開關掣	／	1	-	1	1
		Curtain Switch 窗簾掣	／	1	-	1	1
		Door Release Button 開門掣	／	-	1	-	-
		Glass Break Sensor 玻璃破碎感應器	／	-	3	-	-
		Motion Sensor 移動感應器	／	-	1	-	-
	Kitchen 廚房	Video Doorphone Unit 視像對講機	1	1	1	1	1
		Twin Socket Outlet 雙位電插座	4	6	-	6	6
		Single Socket Outlet 單位電插座	7	5	7	5	5
		Fused Spur Unit 保險絲電源接線位	3	3	4	3	3
		Fused Connection Unit 保險絲電源接線座	3	3	3	3	3
		Double Pole Switch 雙極開關掣	-	-	1	-	-
		Lighting Point 燈位	10	10	7	10	10
		Lighting Switch 燈掣	-	-	1	-	-
		Curtain Switch 窗簾掣	1	1	-	1	1
		Door Release Button 開門掣	-	-	1	-	-
		Glass Break Sensor 玻璃破碎感應器	-	-	1	-	-
		Gas Water Heater Thermostat 煤氣熱水爐溫度掣	1	1	1	1	1
		Town Gas Connection Point 煤氣接駁點	1	1	1	1	1

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

Mechanical and Electrical Provision Schedule 機電裝備數目表

Floor 樓層	Location 位置	Mechanical & Electrical Provision 機電裝備	House 1 1 號洋房	House 2 2 號洋房	House 3 3 號洋房	House 5 5 號洋房	House 6 6 號洋房
G/F 地下	Utility Room 工作間	Twin Socket Outlet 雙位電插座	4	2	2	2	2
		Single Socket Outlet 單位電插座	1	-	-	-	-
		Lighting Switch 燈掣	1	3	3	3	3
		Double Pole Switch 雙極開關掣	1	1	1	1	1
		Lighting Point 燈位	3	4	3	4	4
		Water Inlet Connection Point for Washing Machine 洗衣機來水位	1	1	1	1	1
		Water Outlet Connection Point for Washing Machine 洗衣機去水位	1	1	1	1	1
		Fused Spur Unit 保險絲電源接線位	1	6	6	6	6
	Lavatory(in Utility Room) 洗手間(在工作間內)	Fused Spur Unit 保險絲電源接線位	1	／	／	／	／
		Lighting Point 燈位	2	／	／	／	／
	Lavatory(by Utility Room) 洗手間(在工作間側)	Fused Spur Unit 保險絲電源接線位	／	1	1	1	1
		Lighting Point 燈位	／	2	2	2	2
	Corridor 走廊	Lighting Point 燈位	6	4	5	4	4
		Lighting Switch 燈掣	4	2	5	2	2
		Single Socket Outlet 單位電插座	1	-	-	-	-
		Fused Spur Unit 保險絲電源接線位	8	4	2	4	4
		Double Pole Switch 雙極開關掣	2	1	1	1	1
		Curtain Switch 窗簾掣	2	3	2	3	3
		Glass Break Sensor 玻璃破碎感應器	-	-	2	-	-
	Staircase 樓梯	Lighting Point 燈位	5	4	7	4	4
		Lighting Switch 燈掣	3	3	5	3	3
		Single Socket Outlet 單位電插座	2	1	-	1	1
	Guest Lavatory 客人洗手間	Fused Spur Unit 保險絲電源接線位	1	／	／	／	／
		Lighting Point 燈位	4	／	／	／	／
		Single Socket Outlet 單位電插座	1	／	／	／	／
	Lavatory(by Dining Room) 洗手間(在飯廳側)	Fused Spur Unit 保險絲電源接線位	／	1	1	1	1
		Fused Connection Unit 保險絲電源接線座	／	-	1	-	-
		Lighting Point 燈位	／	2	3	2	2
		Single Socket Outlet 單位電插座	／	1	-	1	1
	Garden 花園	Door Release Button 開門掣	1	1	1	1	1
		Access Card Reader 讀卡器	1	1	1	1	1
		Lighting Point 燈位	2	3	3	3	3
		Weatherproof Socket Outlet 防水插座	1	1	1	1	1
		CCTV Camera 閉路電視	1	1	1	1	1
		Door Bell 門鐘	1	1	1	1	1
	Swimming Pool 游泳池	Lighting Point 燈位	4	2	2	2	2
	Filtration Plant Area 濾水機位置	Lighting Point 燈位	2	2	2	2	2
		Waterproof Lighting Switch 防水燈掣	1	1	1	1	1
		Fused Spur Unit 保險絲電源接線位	5	5	5	5	5
		Weatherproof Isolator 防水開關制	1	1	1	1	1

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

Mechanical and Electrical Provision Schedule 機電裝備數目表

Floor 樓層	Location 位置	Mechanical & Electrical Provision 機電裝備	House 1 1 號洋房	House 2 2 號洋房	House 3 3 號洋房	House 5 5 號洋房	House 6 6 號洋房
1/F 一樓	Bedroom (1) 睡房 (1)	TV/FM Outlet 電視/收音機天線插座	1	1	-	1	1
		TV Outlet 電視機天線插座	-	-	1	-	-
		Telephone Outlet 電話插座	1	1	1	1	1
		Twin Socket Outlet 雙位電插座	5	4	3	4	4
		Single Socket Outlet 單位電插座	1	1	2	1	1
		Lighting Point 燈位	10	13	19	13	13
		Lighting Switch 燈掣	5	5	3	5	5
		Double Pole Switch 雙極開關掣	1	1	1	1	1
		Fused Spur Unit 保險絲電源接線位	4	6	7	6	6
		Curtain Switch 窗簾掣	1	2	2	2	2
		Glass Break Sensor 玻璃破碎感應器	-	-	3	-	-
		Motion Sensor 移動感應器	-	-	1	-	-
	Bathroom (1) 浴室 (1)	Single Socket Outlet 單位電插座	1	2	2	2	2
		Gas Water Heater Thermostat 煤氣熱水爐溫度掣	1	1	1	1	1
		Lighting Point 燈位	4	7	6	7	7
		Fused Spur Unit 保險絲電源接線位	1	1	1	1	1
	Corridor 走廊	Lighting Point 燈位	4	3	4	3	3
		Single Socket Outlet 單位電插座	-	-	1	-	-
		Fused Spur Unit 保險絲電源接線位	5	3	1	3	3
		Glass Break Sensor 玻璃破碎感應器	-	-	1	-	-
		Curtain Switch 窗簾掣	2	1	-	1	1
	Bedroom (2) 睡房 (2)	TV/FM Outlet 電視/收音機天線插座	1	1	-	1	1
		Telephone Outlet 電話插座	1	1	1	1	1
		Twin Socket Outlet 雙位電插座	4	4	2	4	4
		Single Socket Outlet 單位電插座	1	2	3	2	2
		Lighting Point 燈位	11	12	15	12	12
		Lighting Switch 燈掣	5	5	3	5	5
		Double Pole Switch 雙極開關掣	1	1	1	1	1
		Fused Spur Unit 保險絲電源接線位	6	8	8	8	8
		Curtain Switch 窗簾掣	2	3	3	3	3
		Glass Break Sensor 玻璃破碎感應器	-	-	3	-	-
		Motion Sensor 移動感應器	-	-	1	-	-
	Bathroom (2) 浴室 (2)	Single Socket Outlet 單位電插座	2	1	2	1	1
		Gas Water Heater Thermostat 煤氣熱水爐溫度掣	1	1	1	1	1
		Lighting Point 燈位	7	4	8	4	4
		Fused Spur Unit 保險絲電源接線位	1	1	1	1	1
	Flat Roof 平台	Lighting Point 燈位	4	4	4	4	4

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

Mechanical and Electrical Provision Schedule 機電裝備數目表

Floor 樓層	Location 位置	Mechanical & Electrical Provision 機電裝備	House 1 1 號洋房	House 2 2 號洋房	House 3 3 號洋房	House 5 5 號洋房	House 6 6 號洋房
1/F 一樓	Staircase 樓梯	Lighting Switch 燈掣	2	2	2	2	2
		Lighting Point 燈位	5	5	7	5	5
		Single Socket Outlet 單位電插座	2	2	1	2	2
2/F 二樓	Bedroom (3) 睡房 (3)	TV/FM Outlet 電視/收音機天線插座	1	1	-	1	1
		Telephone Outlet 電話插座	1	1	1	1	1
		Fused Spur Unit 保險絲電源接線位	4	8	8	8	8
		Twin Socket Outlet 雙位電插座	5	4	-	4	4
		Single Socket Outlet 單位電插座	1	2	2	2	2
		Lighting Point 燈位	10	12	19	12	12
		Double Pole Switch 雙極開關掣	1	1	1	1	1
		Lighting Switch 燈掣	5	5	4	5	5
		Curtain Switch 窗簾掣	1	3	3	3	3
		Glass Break Sensor 玻璃破碎感應器	-	-	3	-	-
		CCTV Camera 閉路電視	-	-	1	-	-
	Bathroom (3) 浴室 (3)	Single Socket Outlet 單位電插座	1	1	2	1	1
		Fused Spur Unit 保險絲電源接線位	1	1	1	1	1
		Lighting Point 燈位	4	4	8	4	4
		Gas Water Heater Thermostat 煤氣熱水爐溫度掣	1	1	1	1	1
	Corridor 走廊	Fused Spur Unit 保險絲電源接線位	5	3	1	3	3
		Lighting Point 燈位	4	3	5	3	3
		Single Socket Outlet 單位電插座	-	-	1	-	-
		Curtain Switch 窗簾掣	2	1	-	1	1
		Glass Break Sensor 玻璃破碎感應器	-	-	1	-	-
		Distribution Board (Lift) 配電箱 (升降機)	1	1	1	1	1
	Master Bedroom 主人睡房	TV/FM Outlet 電視/收音機天線插座	1	1	-	1	1
		TV Outlet 電視機天線插座	-	-	1	-	-
		Telephone Outlet 電話插座	1	1	1	1	1
		Twin Socket Outlet 雙位電插座	4	4	3	4	4
		Single Socket Outlet 單位電插座	1	1	3	1	1
		Lighting Point 燈位	11	13	19	13	13
		Lighting Switch 燈掣	7	7	4	7	7
		Double Pole Switch 雙極開關掣	1	1	1	1	1
		Panic Alarm Button 警報掣	1	1	1	1	1
		Fused Spur Unit 保險絲電源接線位	6	6	7	6	6
		Curtain Switch 窗簾掣	2	2	2	2	2
		Glass Break Sensor 玻璃破碎感應器	-	-	3	-	-
		Motion Sensor 移動感應器	-	-	1	-	-

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

Mechanical and Electrical Provision Schedule 機電裝備數目表

Floor 樓層	Location 位置	Mechanical & Electrical Provision 機電裝備	House 1 1 號洋房	House 2 2 號洋房	House 3 3 號洋房	House 5 5 號洋房	House 6 6 號洋房
2/F 二樓	Master Bathroom 主人浴室	Single Socket Outlet 單位電插座	2	2	2	2	2
		Lighting Point 燈位	7	7	8	7	7
		Fused Spur Unit 保險絲電源接線位	1	1	1	1	1
		Gas Water Heater Thermostat 煤氣熱水爐溫度掣	1	1	1	1	1
	Balcony 露台	Lighting Point 燈位	4	4	4	4	4
	Staircase 樓梯	Single Socket Outlet 單位電插座	1	1	-	1	1
		Lighting Switch 燈掣	3	3	3	3	3
		Lighting Point 燈位	5	5	8	5	5
		Door Release Button 開門掣	1	1	1	1	1
Roof 天台	Roof 天台	Weatherproof Socket Outlet 防水插座	3	2	2	2	2
		Fingerprint Reader 指紋閱讀器	1	1	1	1	1
		Lighting Point 燈位	5	8	8	8	8
		CCTV Camera 閉路電視	2	2	2	2	2
	Gas Heater Cabinet 煤氣熱水爐櫃	Fused Spur Unit 保險絲電源接線位	4	4	4	4	4
		Isolator 隔離開關掣	1	1	1	1	1
		Town Gas Connection Point 煤氣接駁點	4	4	4	4	4
Upper Roof 上層天台	Upper Roof 上層天台	Isolator 隔離開關掣	2	2	2	2	2

24 SERVICE AGREEMENTS
服務協議

1. Potable and flushing water is supplied by Water Supplies Department.

2. Electricity is supplied by CLP Power Hong Kong Limited.

3. Town gas is supplied by The Hong Kong and China Gas Company Limited.

1. 食水及沖廁水由水務署供應。

2. 電力由中華電力有限公司供應。

3. 煤氣由香港中華煤氣有限公司供應。

25 GOVERNMENT RENT
地稅

The owner is liable to pay the Government rent in respect of the specified residential property up to and including the date of the Assignment of that residential property in favour of the purchaser.

擁有人會就指明住宅物業繳付地稅直至該物業之業權轉讓予買方之日(包括該日)。

26 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 Owner for the deposits for water, electricity and gas.

2. On the delivery of the vacant possession of the specified residential property, the purchaser is not liable to pay to the Owner a debris removal fee.

Note:

Under the Deed of Mutual Covenant, the purchaser shall upon his becoming an owner pay to the manager of the Development the debris removal charge.

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

2. 在向買方交付指明住宅物業在空置情況下的管有權時，買方不須向擁有人支付清理廢料的費用。

備註：

根據公契，當買方成為業主時須向發展項目的管理人支付清理廢料的費用。

27 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 residential property, remedy any defects in that property, or the fittings, finishes or appliances as set out in the agreement for sale and purchase concerned, 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。

28 MAINTENANCE OF SLOPES
斜坡維修

1. The land grant requires the owners of the residential properties in the Development to maintain slopes at their own cost. The terms of the requirement are as follows:-

   Special Condition (27) of the land grant provides that where consent has been given pursuant to Special Condition (26) of the Conditions of the land grant for 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 within the Lot or on any Government land which is required for the purpose of or in connection with the formation, levelling or development of the Lot or any part thereof or any other works required to be done by the Grantee under the Conditions of the land grant, the Grantee shall carry out, construct or bear the cost of the carrying out or construction of such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the Lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter, and shall at all times during the term granted under the Conditions of the land grant maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, and drainage works in good and substantial repair and condition to the satisfaction of the Director. In the event that as a result of or arising out of any formation, levelling, development or other works done by the Grantee any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the Lot or from any adjacent or adjoining Government or leased land, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence. In addition to any other rights or remedies herein provided for breach of any of the Conditions of the land grant the Director shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the said slope treatment works, retaining walls, land or other support, protection, and drainage works or to reinstate and make good any falling away, landslip or subsidence, and if the Grantee shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein the Director may forthwith execute and carry out the work and the Grantee shall on demand repay to the Government the cost thereof.

   Special Condition (55) of the land grant provides that:-

   (a) The Grantee shall at his own expense carry out and complete to the satisfaction of the Director such geotechnical investigations and such slope treatment, landslide preventive, mitigation and remedial works on the Green Hatched Black Areas as the Director in his absolute discretion may require and shall, at all times during the term agreed to be granted under the Conditions of the land grant, at his own expense, maintain in good and substantial repair and condition to the satisfaction of the Director the Green Hatched Black Areas including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. In the event that any landslip, subsidence or falling away occurs within the Green Hatched Black Areas at any time during the term agreed to be granted under the Conditions of the land grant, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining areas which, in the opinion of the Director (whose decision shall be final and binding on the Grantee), have also been affected. The Grantee shall indemnify the Government, its agents and contractors against all claims, proceedings, costs, damages and expenses whatsoever incurred by reason of such landslip, subsidence or falling away. The Grantee shall ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Areas and, subject to the prior written approval of the Director, the Grantee may erect fences or other barriers for the prevention of such illegal excavation or dumping. In addition to any other rights or remedies the Director may have in respect of any breach of the Conditions of the land grant, the Director may at any time by notice in writing call upon the Grantee to carry out such geotechnical investigations, slope treatment, landslip preventive, mitigation and remedial works and to maintain, reinstate and make good any land, structure or works affected by such landslip, subsidence or falling away, and if the Grantee shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Director may, after the expiry of such period, execute and carry out the required works and the Grantee shall on demand repay to the Government the cost thereof.

   (b) Notwithstanding sub-clause (a) of this Special Condition (55), the obligations and rights of the Grantee in respect of the Green Hatched Black Areas or any part thereof under this Special Condition (55) shall absolutely determine upon the Government giving to the Grantee notice to that effect, and no claim for compensation shall be made against the Government or the Director or his authorized officer by the Grantee in respect of any loss, damage or disturbance suffered or any expense incurred as a result of such determination. However, such determination shall be without prejudice to any rights or remedies of the Government in respect of an antecedent breach, non-performance or non-observance of the said sub-clause (a).

   Special Condition (57) of the land grant provides that notwithstanding Special Conditions (54) and (55) of the land grant, no works shall be carried out within the MA ON SHAN COUNTRY PARK, as marked on the plan marked "PLAN No. SKM8443b" annexed to the land grant, without the prior written consent of the Country and Marine Parks Authority and any such works shall be carried out in conformity with any terms and conditions that may be imposed.

   Special Condition (58) of the land grant provides that notwithstanding Special Conditions (54) and (55) of the land grant, the Grantee shall not interfere or diverse the existing natural stream course within the Green Hatched Black Areas and the Green Cross-hatched Black Area along the western Lot boundary except with the prior written consent of the Director.

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

3. The plan showing the slopes and retaining walls and related structures constructed or to be constructed within or outside the land on which the Development is situated is set out at the end of this section.

4. Under the DMC, the Management Company of the Development has the owners' authority to carry out the maintenance work.

28 MAINTENANCE OF SLOPES
斜坡維修

1. 批地文件要求該項目的住宅物業的業主自費維修斜坡。要求的條款如下:-

批地文件特別條款第(27)條規定如果署長已提供批地條文特別條款第(26)條規定之書面批核進行任何土地削除、移除或移後，或進行任何類型的堆積或堆填或斜坡處理工程，在該地段內或任何政府土地上與該地段或其中任何部分的為該地段或其中任何部分而需要或其有關的開拓、土地平整或開發工程或任何批地文件條款下承批人需進行的工程，承批人須進行、修建或承擔進行或修建該等斜坡處理工程、護土牆或其他承托、保護、排水或輔助或日後成為必要的其他工程之費用，以便保護與承托該地段和任何毗鄰或毗連政府土地或出租土地內的土地，及避免與防止日後發生任何泥土傾瀉、滑坡或下陷，及須在批地文件條款同意批出的期限內的任何時間自費保養該土地、斜坡處理工程、護土牆或其他承托、保護、及排水工程處於良好實質維修及狀況，達致署長滿意的程度。當有情況因而或由承批人完成的任何開拓、土地平整、開發或其他工程在任何時間引起了任何的泥土傾瀉、滑坡或下陷，無論是處在或出於該地段或任何毗鄰或毗連政府土地或出租土地的任何土地，承批人需自費修葺及修復土地，達致署長滿意的程度，並需對政府、其代理人及承建商就所有因泥土傾瀉、滑坡或下陷而引至或可能引至任何性質之費用、支出、損害、索償及訴訟，承擔賠償責任。除了署長對於任何違反批地文件特別條款的其他任何權利和補救措施外，署長將有權以書面形式通知承批人進行、修建及維持上述的斜坡處理工程、護土牆、土地或其他承托物、保護及排水工程或修葺及修復任何泥土傾瀉、滑坡或下陷，及如承批人在通知的規定時限內忽略或不達致署長滿意的程度地遵守該通知署長可立刻執行及進行有關工程及承批人需在要求時支付政府的工程費用。

批地文件特別條款第(55)條規定:-

(a) 當署長行使絕對酌情權作出要求時，承批人需自費對綠色黑斜線範圍上進行及完成岩土工程勘察及斜坡工程、防止山泥傾瀉、緩和及補救工程，達致署長滿意的程度，並需於批地文件條款規定年期內的任何時間自費將綠色黑斜線範圍保持良好實質維修及狀況，包括所有土地、斜坡處理工程、擋土構築物、排水道及其他有關之工程，達到署長滿意程度。若於批地文件條款規定年期內的任何時間內在綠色黑斜線範圍內發生了滑坡、下陷或泥土傾瀉，承批人需自費為此修葺及修復達致署長滿意的程度，包括任何署長認為都被影響的毗鄰或毗連的範圍(該決定將是最終及對承批人有約束力的決定)。承批人需對政府、其代理人及承建商就所有因滑坡、下陷或泥土傾瀉而引至任何的申索、訴訟、費用、損失及支出承擔賠償責任。承批人需於任何時間確保綠色黑斜線範圍內沒有非法挖掘或傾瀉，及受制於署長預先書面批准，承批人可設立圍欄或其他柵欄以防止該等非法挖掘或傾瀉。除了署長對於任何違反批地文件特別條款的其他任何權利和補救措施外，署長可於任何時間以書面形式要求承批人進行岩土工程勘察、斜坡工程、防止滑坡、緩和及補救工程及維持、修葺及修復任何因滑坡、下陷或泥土傾瀉而受到影響的土地、構築物或工程，及如承批人在通知的規定時限內忽略或不達致署長滿意的程度地遵守該通知，署長可在規定時間期滿後執行及進行所需工程及承批人需在要求時支付政府有關的費用。

(b) 儘管本特別條款第(55)條(a)段的規定，承批人對特別條款第(55)條所提及綠色黑斜線範圍或其中部份之責任和權益會於政府發出通知終止承批人對此之責任和權益時完全終止，承批人不得因該終止而蒙受之任何損失、損害、或干擾或產生的任何支出向政府或署長或其授權官員提出任何索償。但是，該終止無損政府就該終止前的任何違反、不執行或不遵守上述(a)段條之任何權利或補救措施。

批地文件特別條款第(57)條規定儘管批地文件特別條款第(54)及(55)條的規定，在沒有郊野公園及海岸公園管理局事先書面同意下，不可於在批地文件夾附的圖則編號SKM8443b的圖則上所標明的馬鞍山郊野公園內進行任何工程及任何該些工程須與任何可能施加的條款及條件相符下進行。

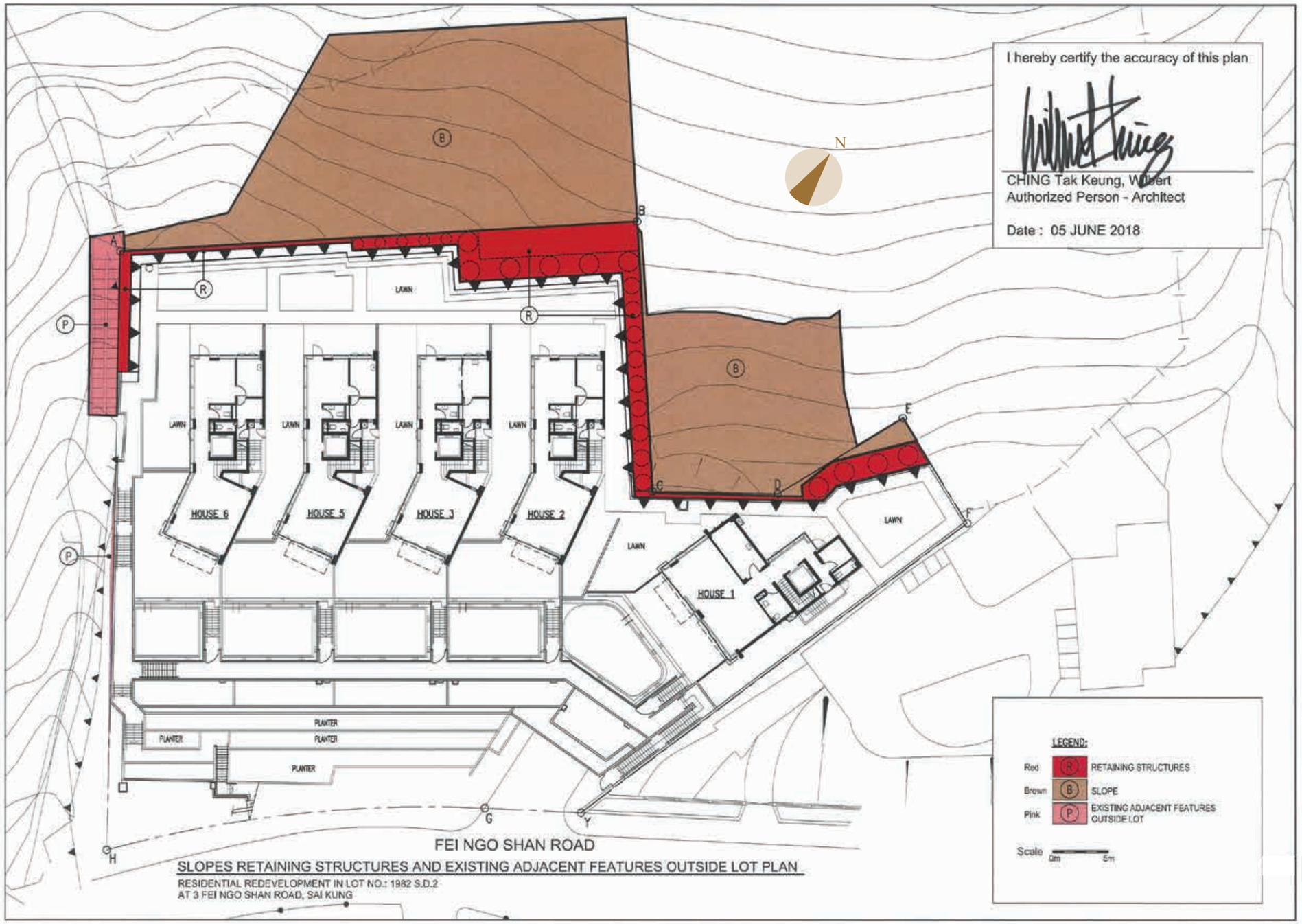
批地文件特別條款第(58)條規定儘管批地文件特別條款第(54)及(55)條的規定，除非署長事先書面同意，承批人不可干擾或導流綠色黑斜線範圍及綠色交叉黑斜線範圍內沿西方地段邊界的現有天然河溪。

2. 每名住宅物業的擁有人均需分擔維修工程的費用。

3. 顯示已經或將會在該發展項目所位於的土地之內或之外建造的斜坡及護土牆及相關構築物的圖則於本部份的最後列出。

4. 根據公契，該項目的管理公司獲擁有人授權進行維修工程。

SLOPES AND RETAINING WALLS PLAN
斜坡及護土牆圖



LEGEND 圖例：

RED 紅色 — RETAINING STRUCTURES 護土牆結構

BROWN 咖啡色 — SLOPE 斜坡

PINK 粉紅色 — EXISTING ADJACENT FEATURES OUTSIDE LOT 地段外現有毗連特徵

Development Site Boundary 發展項目邊界

Scale 比例 0M 5M米

29 MODIFICATION 修訂

Not Applicable.

不適用。

30 RELEVANT INFORMATION 有關資料

- There are architectural features on external walls of all houses.
- There are ceiling bulkheads at living room, dining room, bedrooms, bathrooms, kitchen and carport of all houses.
- The existing sewage treatment plant room and the existing sewage tank of the Development have been abandoned and are no longer in use as the existing sewage discharge systems of the houses have been disconnected therefrom and connected to the public sewage system newly built along Fei Ngo Shan Road.

- 全部洋房外牆範圍設有建築裝飾。
- 全部洋房客廳、飯廳、睡房、浴室、廚房及車庫有假陣。
- 發展項目的現有污水處理設備房及現有污水箱已被廢棄及不再使用因洋房的現有污水排放系統已從其斷開並已連接到沿飛鵝山道新建的公共污水系統。

31 ADDRESS OF THE WEBSITE DESIGNATED BY THE VENDOR FOR THE DEVELOPMENT 賣方就發展項目指定的互聯網網站的網址

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

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.3fns.com.hk

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

Breakdown of Gross Floor Area (GFA) Concessions Obtained for All Features

Latest information on breakdown of GFA concession 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.

Items	Disregarded GFA under Building (Planning) Regulations 23(3)(b)	Area (sq.m.)
1. (#)	Carpark and loading/unloading area excluding public transport terminus	846.408
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 equipment (TBE) room, refuse storage and material recovery chamber, etc.	3.917
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.	430.910
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	17.142
Items	Green Features under Joint Practice Notes 1 and 2	Area (sq.m.)
3.	Balcony	45.000
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	43.157
9.	Utility platform	N/A
10.	Noise barrier	N/A
Items	Amenity Features	Area (sq.m.)
11.	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and 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 screen/covered walkway and trellis	N/A
15.	Larger lift shaft	N/A

Items	Amenity Features	Area (sq.m.)
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	94.486
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.	Sunshade and reflector	N/A
23. (#)	Minor projection such as A/C box, A/C platform, window cill and projecting window	N/A
24.	Other projection such as A/C box and platform not covered in paragraph 3(b) and (c) of PNAP APP-19	N/A
Items	Other Exempted Items	Area (sq.m.)
25. (#)	Refuge floor including refuge floor cum sky garden	N/A
26.	Other projections	N/A
27.	Public transport terminus	N/A
28. (#)	Party structures and common staircase	N/A
29. (#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	N/A
30.	Public passage	N/A
31.	Covered set back area	N/A
Items	Bonus GFA	Area (sq.m.)
32.	Bonus GFA	N/A
Items	Additional Green Features under Joint Practice Note (No. 8)	Area (sq.m.)
33.	Buildings adopting Modular Integrated Construction	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.

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

獲寬免總樓面面積的設施分項

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

項目	根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積	面積(平方米)
1. (#)	停車場及上落客貨地方(公共交通總站除外)	846.408
2.	**機房及相類設施**	
2.1	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》)或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播備室、垃圾及物料回收房等	3.917
2.2 (#)	所佔面積**不**受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	430.910
2.3	非強制性或非必要機房，例如空調機房，送風櫃房等	17.142
項目	根據聯合作業備考第1及第2號提供的環保設施	面積(平方米)
3.	露台	45.000
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.	隔聲鰭	不適用
7.	翼牆、捕風器及風斗	不適用
8.	非結構預製外牆	43.157
9.	工作平台	不適用
10.	隔音屏障	不適用
項目	適意設施	面積(平方米)
11.	管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所， 以及業主立案法團辦事處	不適用
12.	住戶康樂設施， 包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	不適用
13.	有蓋園景區及遊樂場地	不適用
14.	橫向屏障 / 有蓋人行道及花棚	不適用
15.	擴大升降機槽	不適用

項目	適意設施	面積(平方米)
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、衞星電視共用天線房	不適用
18. (#)	強制性設施或必要機房所需的管槽及氣槽	94.486
19.	非強制性設施或非必要機房所需的管槽及氣槽	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空間	不適用
22.	遮陽篷及反光罩	不適用
23. (#)	小型伸出物， 例如空調機箱、空調機平台、窗檻及伸出的窗台	不適用
24.	《作業備考》APP-19 第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台	不適用
項目	其他項目	面積(平方米)
25. (#)	庇護層，包括庇護層兼空中花園	不適用
26.	大型伸出 / 外懸設施下的有蓋地方	不適用
27.	公共交通總站	不適用
28. (#)	共用構築物及公用樓梯	不適用
29. (#)	僅供獲接納不計入總樓面面積的樓層使用的樓梯 、升降機槽及垂直管道的水平面積	不適用
30.	公眾通道	不適用
31.	有蓋的後移部分	不適用
項目	額外總樓面面積	面積(平方米)
32.	額外總樓面面積	不適用
項目	根據聯合作業備考(第8 號)提供的額外環保設施	面積(平方米)
33.	採用「組裝合成」建築法的樓宇	不適用

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

The Environmental Assessment of the Building
有關建築物的環境評估





Estimated Energy Performance or Consumption for the Common Parts of the Development
發展項目的公用部分的預計能量表現或消耗的資料

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

Part I **第 I 部分**	
Provision of Central Air Conditioning 提供中央空調	Yes 是
Provision of Energy Efficient Features 提供具能源效益的設施	Yes 是
Energy Efficient Features proposed: 擬安裝的具能源效益的設施:-	1. High Coefficient of Performance VRV AC System 高效能智能中央空調系統 2. T5 Fluorescent Lamp T5光管 3. AC Units with Energy Efficiency Label 能源標籤分體式空調機

Part II: The predicted annual energy use of Completed building (Note 1)
第 II 部分：已竣工樓宇預計每年能源消耗量(註腳 1)

Location 位置	Internal Floor Area Served (m^2) 使用有關裝置的內部樓面面積(平方米)	Annual Energy Use of Baseline Building (Note 2) 基線樓宇 每年能源消耗量(註腳 2)		Annual Energy Use of Completed Building (Note 2) 已竣工樓宇 每年能源消耗量(註腳 2)	
		Electricity kWh/m^2/annum 電力 千瓦小時/平方米/年	Town Gas/LPG unit/m^2/annum 煤氣/石油氣 用量單位/平方米/年	Electricity kWh/m^2/annum 電力 千瓦小時/平方米/年	Town Gas/LPG unit/m^2/annum 煤氣/石油氣 用量單位/平方米/年
Area served by central building services installation (Note 3) 有使用中央屋宇裝備裝置(註腳 3)的部份	4,284.933	154,419	N/A 不適用	129,571	N/A 不適用

Part III: The following installation(s) are completed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD) **第 III 部分：以下裝置乃按機電工程署公布的相關實務守則完成**	
Lighting Installations 照明裝置	Yes 是
Air Conditioning Installations 空調裝置	Yes 是
Electrical Installations 電力裝置	Yes 是
Lift & Escalator Installations 升降機及自動梯的裝置	Yes 是
Performance-based Approach 以總能源為本的方法	Yes 是

Notes:

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

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

   (a) "total annual energy use" has the same meaning of "annual energy use" under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (current version); and

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

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

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

註腳:

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

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

   (a) "每年能源消耗量"與新建樓宇 BEAM Plus 標準（現行版本）第4節及附錄8中的「年能源消耗」具有相同涵義；及

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

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

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

33 CHANGES
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。

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

31st October 2019

2019年10月31日

35 EXAMINATION RECORDS 檢視紀錄

Examination/Revision Date 檢視/修改日期	Page Number 頁數	Revision Made 所有修改
22nd January 2020 2020年1月22日	9	Updated the "Location Plan" of the Development. 更新發展項目的「所在位置圖」。
	128	Updated the "Examination Records". 更新「檢視紀錄」。
20th April 2020 2020年4月20日	9	Updated the "Location Plan" of the Development. 更新發展項目的「所在位置圖」。
	128	Updated the "Examination Records". 更新「檢視紀錄」。
17th July 2020 2020年7月17日	9	Updated the "Location Plan" of the Development. 更新發展項目的「所在位置圖」。
	12	Updated the "Outline Zoning Plan" of the Development. 更新發展項目的「分區計劃大綱圖」。
	122	Updated the "Relevant Information" of the Development. 更新發展項目的「有關資料」。
	128	Updated the "Examination Records". 更新「檢視紀錄」。
15th October 2020 2020年10月15日	9	Updated the "Location Plan" of the Development. 更新發展項目的「所在位置圖」。
	10	Updated the "Aerial Photograph" of the Development. 更新發展項目的「鳥瞰照片」。
	128	Updated the "Examination Records". 更新「檢視紀錄」。
12th January 2021 2021年1月12日	9	Updated the "Location Plan" of the Development. 更新發展項目的「所在位置圖」。
	10	Updated the "Aerial Photograph" of the Development. 更新發展項目的「鳥瞰照片」。
	128	Updated the "Examination Records". 更新「檢視紀錄」。
8th April 2021 2021年4月8日	9	Updated the "Location Plan" of the Development. 更新發展項目的「所在位置圖」。
	128	Updated the "Examination Records". 更新「檢視紀錄」。
6th July 2021 2021年7月6日	9	Updated the "Location Plan" of the Development. 更新發展項目的「所在位置圖」。
	10	Updated the "Aerial Photograph" of the Development. 更新發展項目的「鳥瞰照片」。
	128	Updated the "Examination Records". 更新「檢視紀錄」。

35 EXAMINATION RECORDS 檢視紀錄

Examination/Revision Date 檢視/修改日期	Page Number 頁數	Revision Made 所有修改
30th September 2021 2021年9月30日	1-4	Updated the "Notes to Purchasers of First-Hand Residential Properties". 更新「一手住宅物業買家須知」。
	9	Updated the "Location Plan of the Development". 更新「發展項目的所在位置圖」。
	129	Updated the "Examination Records". 更新「檢視紀錄」。
23rd December 2021 2021年12月23日	9	Updated the "Location Plan of the Development". 更新「發展項目的所在位置圖」。
	10	Updated the "Aerial Photograph" of the Development. 更新發展項目的「鳥瞰照片」。
	129	Updated the "Examination Records". 更新「檢視紀錄」。
18th March 2022 2022年3月18日	9	Updated the "Location Plan of the Development". 更新「發展項目的所在位置圖」。
	11-12	Updated the "Outline Zoning Plan relating to the Development". 更新「關乎發展項目的分區計劃大綱圖」。
	129	Updated the "Examination Records". 更新「檢視紀錄」。
16th June 2022 2022年6月16日	9	Updated the "Location Plan of the Development". 更新「發展項目的所在位置圖」。
	129	Updated the "Examination Records". 更新「檢視紀錄」。
11th August 2022 2022年8月11日	9	Updated the "Location Plan of the Development". 更新「發展項目的所在位置圖」。
	69	Updated the "Cross-Section Plan of Building" in the Development. 更新發展項目中的「建築物的橫截面圖」。
	122	Updated the "Relevant Information". 更新「有關資料」。
	129	Updated the "Examination Records". 更新「檢視紀錄」。
8th November 2022 2022年11月8日	9	Updated the "Location Plan of the Development". 更新「發展項目的所在位置圖」。
	129	Updated the "Examination Records". 更新「檢視紀錄」。
6th February 2023 2023年2月6日	9	Updated the "Location Plan of the Development". 更新「發展項目的所在位置圖」。
	12	Updated the "Outline Zoning Plan relating to the Development". 更新「關乎發展項目的分區計劃大綱圖」。
	129	Updated the "Examination Records". 更新「檢視紀錄」。

35 EXAMINATION RECORDS 檢視紀錄

Examination/Revision Date 檢視/修改日期	Page Number 頁數	Revision Made 所有修改
3rd May 2023 2023年5月3日	2 & 4	Updated the "Notes to Purchasers of First-Hand Residential Properties". 更新「一手住宅物業買家須知」。
	9	Updated the "Location Plan of the Development". 更新「發展項目的所在位置圖」。
	10 & 10a (additional page 加頁)	Updated the "Aerial Photograph of the Development". 更新「發展項目的鳥瞰照片」。
	130	Updated the "Examination Records". 更新「檢視紀錄」。
27th July 2023 2023年7月27日	9	Updated the "Location Plan of the Development". 更新「發展項目的所在位置圖」。
	10 & 10a	Updated the "Aerial Photograph of the Development". 更新「發展項目的鳥瞰照片」。
	11	Updated the "Outline Zoning Plan relating to the Development". 更新「關乎發展項目的分區計劃大綱圖」。
	130	Updated the "Examination Records". 更新「檢視紀錄」。
25th October 2023 2023年10月25日	9	Updated the "Location Plan of the Development". 更新「發展項目的所在位置圖」。
	123 - 126	Updated the "Information in Application for Concession on Gross Floor Area of Building". 更新「申請建築物總樓面面積寬免的資料」。
	130	Updated the "Examination Records". 更新「檢視紀錄」。
22nd January 2024 2024年1月22日	9	Updated the "Location Plan of the Development". 更新「發展項目的所在位置圖」。
	130	Updated the "Examination Records". 更新「檢視紀錄」。
17th April 2024 2024年4月17日	9	Updated the "Location Plan of the Development". 更新「發展項目的所在位置圖」。
	130	Updated the "Examination Records". 更新「檢視紀錄」。
15th July 2024 2024年7月15日	9	Updated the "Location Plan of the Development". 更新「發展項目的所在位置圖」。
	10 (deleted page 10a 刪10a頁)	Updated the "Aerial Photograph of the Development". 更新「發展項目的鳥瞰照片」。
	130	Updated the "Examination Records". 更新「檢視紀錄」。

35 EXAMINATION RECORDS 檢視紀錄

Examination/Revision Date 檢視/修改日期	Page Number 頁數	Revision Made 所有修改
26th September 2024 2024年9月26日	5	Updated the "Information on Vendor and Others involved in the Development". 更新「賣方及有參與發展項目的其他人的資料」。
	9	Updated the "Location Plan of the Development". 更新「發展項目的所在位置圖」。
	131	Updated the "Examination Records". 更新「檢視紀錄」。
18th December 2024 2024年12月18日	9	Updated the "Location Plan of the Development". 更新「發展項目的所在位置圖」。
	10	Updated the "Aerial Photograph of the Development". 更新「發展項目的鳥瞰照片」。
	131	Updated the "Examination Records". 更新「檢視紀錄」。
13th March 2025 2025年3月13日	9	Updated the "Location Plan of the Development". 更新「發展項目的所在位置圖」。
	10a & 10b (additional pages 加頁)	Updated the "Aerial Photograph of the Development". 更新「發展項目的鳥瞰照片」。
	131	Updated the "Examination Records". 更新「檢視紀錄」。
9th June 2025 2025年6月9日	9	Updated the "Location Plan of the Development". 更新「發展項目的所在位置圖」。
	12	Updated the "Outline Zoning Plan relating to the Development". 更新「關乎發展項目的分區計劃大綱圖」。
	131	Updated the "Examination Records". 更新「檢視紀錄」。
2nd September 2025 2025年9月2日	9	Updated the "Location Plan of the Development". 更新「發展項目的所在位置圖」。
	10	Updated the "Aerial Photograph of the Development". 更新「發展項目的鳥瞰照片」。
	10a & 10b (deleted pages 刪除頁)	Deleted the "Aerial Photograph of the Development". 刪除「發展項目的鳥瞰照片」。
	13	Updated the "Outline Zoning Plan relating to the Development". 更新「關乎發展項目的分區計劃大綱圖」。
	131	Updated the "Examination Records". 更新「檢視紀錄」。
26th November 2025 2025年11月26日	9	Updated the "Location Plan of the Development". 更新「發展項目的所在位置圖」。
	12	Updated the "Outline Zoning Plan relating to the Development". 更新「關乎發展項目的分區計劃大綱圖」。
	131	Updated the "Examination Records". 更新「檢視紀錄」。

35 EXAMINATION RECORDS 檢視紀錄

Examination/Revision Date 檢視/修改日期	Page Number 頁數	Revision Made 所有修改
23rd February 2026 2026年2月23日	9	Updated the "Location Plan of the Development". 更新「發展項目的所在位置圖」。
	132	Updated the "Examination Records". 更新「檢視紀錄」。
21st May 2026 2026年5月21日	8	Updated the "Information on Property Management". 更新「物業管理的資料」。
	9	Updated the "Location Plan of the Development". 更新「發展項目的所在位置圖」。
	10, 10a & 10b (additional page 加頁)	Updated the "Aerial Photograph of the Development". 更新「發展項目的鳥瞰照片」。
	13	Updated the "Outline Zoning Plan relating to the Development". 更新「關乎發展項目的分區計劃大綱圖」。
	84	Updated the "Inspection of Plans and Deed of Mutual Covenant". 更新「閱覽圖則及公契」。
	132	Updated the "Examination Records". 更新「檢視紀錄」。