1
SOUTH BAY
CLOSE

SALES BROCHURE
售樓説明書

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SOUTH BAY CLOSE

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";

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

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

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

- interior and exterior fittings and finishes and appliances;

- the basis on which management fees are shared;

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

- whether individual owners have responsibility to maintain slopes.

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

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

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

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

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

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

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

8. Register of Transactions

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

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

9. Agreement for sale and purchase

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

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

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

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

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

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

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

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

10. Expression of intent of purchasing a residential property

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

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

11. Appointment of estate agent

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

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

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

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

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

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

12. Appointment of solicitor

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

- Compare the charges of different solicitors.

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

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

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

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

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

15. Estimated material date and handing over date

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

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

- Handing over date

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

    - ➢ For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or

    - ➢ For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.

  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.

- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.

  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:

    - ➢ strike or lock-out of workmen;
    - ➢ riots or civil commotion;
    - ➢ force majeure or Act of God;
    - ➢ fire or other accident beyond the vendor's control;
    - ➢ war; or
    - ➢ inclement weather.

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

- The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.

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

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

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

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

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

Other useful contacts:

Consumer Council

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

Estate Agents Authority

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

Real Estate Developers Association of Hong Kong

Telephone : 2826 0111
Fax : 2845 2521

Sales of First-hand Residential Properties Authority
March 2023

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

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

5. 售樓說明書

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

6. 政府批地文件和公契

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

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

2 根據條例附表1第1部第10(2)(d)條述明，售樓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。

7. 售樓處內有關可供揀選住宅物業的資料

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

- 切勿隨便相信有關發展項目銷情的傳言，倉卒簽立臨時買賣合約。

8. 成交紀錄冊

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

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

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。

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

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

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

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

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

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

- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

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

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

11. 委託地產代理

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

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

- 委託地產代理以物色物業前，您應該 —

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

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

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

12. 委聘律師

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

- 比較不同律師的收費。

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

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

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

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

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

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

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

消費者委員會

網址	: www.consumer.org.hk
電話	: 2929 2222
電郵	: cc@consumer.org.hk
傳真	: 2856 3611

地產代理監管局

網址	: www.eaa.org.hk
電話	: 2111 2777
電郵	: enquiry@eaa.org.hk
傳真	: 2598 9596

香港地產建設商會

電話	: 2826 0111
傳真	: 2845 2521

一手住宅物業銷售監管局
2023年3月

Name of the Development
1 South Bay Close ("the Development")

發展項目名稱
1 South Bay Close（「發展項目」）

Street name and street number
1 South Bay Close

街道名稱及門牌號數
南灣坊1號

The Development consists of one multi-unit building
Total number of storeys of the multi-unit building
9 floors (including Ground Floor and Roof Floor, but excluding Top Roof)

發展項目包含一幢多單位建築物
該幢多單位建築物的樓層總數
9層（包括地下及天台，但不包括上層天台）

Floor numbering in the multi-unit building as provided in the approved building plans for the Development
G/F, 1/F-3/F, 5/F-8/F, Roof

發展項目的經批准的建築圖則所規定的該幢多單位建築物內的樓層號數
地下、1樓至3樓、5樓至8樓、天台

Omitted floor numbers in the multi-unit building in which the floor numbering is not in consecutive order
4/F

該幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數
4樓

Refuge floor (if any) of the multi-unit building
Not Applicable

該幢多單位建築物內的庇護層（如有的話）
不適用

Vendor
Bentley Investments Limited

賣方
Bentley Investments Limited

Holding companies of the Vendor
Baldric Investments Limited
Absolute Swift Developments Limited
New Progress Holdings Limited
National Residential Developments Limited
National Properties Holdings Limited
National Electronics Holdings Limited

賣方的控權公司
Baldric Investments Limited
Absolute Swift Developments Limited
New Progress Holdings Limited
National Residential Developments Limited
樂聲置業有限公司
National Electronics Holdings Limited

Authorized Person for the Development
Ma Kim See

發展項目的認可人士
馬儉思

Firm or corporation of which the Authorized Person of the Development is a proprietor, director or employee in his or her professional capacity
MLA Architects (H.K.) Limited

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團
馬梁建築師事務所（香港）有限公司

Building contractor for the Development
Yee Hop Engineering Company Limited

發展項目的承建商
義合工程有限公司

Firm of solicitors acting for the owner in relation to the sale of residential properties in the Development
Johnson Stokes & Master

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所
孖士打律師行

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development
Industrial and Commercial Bank of China (Asia) Limited (the loan has been fully repaid), Nanyang Commercial Bank, Limited

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構
中國工商銀行（亞洲）有限公司（貸款已全數清還）、南洋商業銀行有限公司

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

已為發展項目的建造提供貸款的任何其他人
Baldric Investments Limited

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

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

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

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

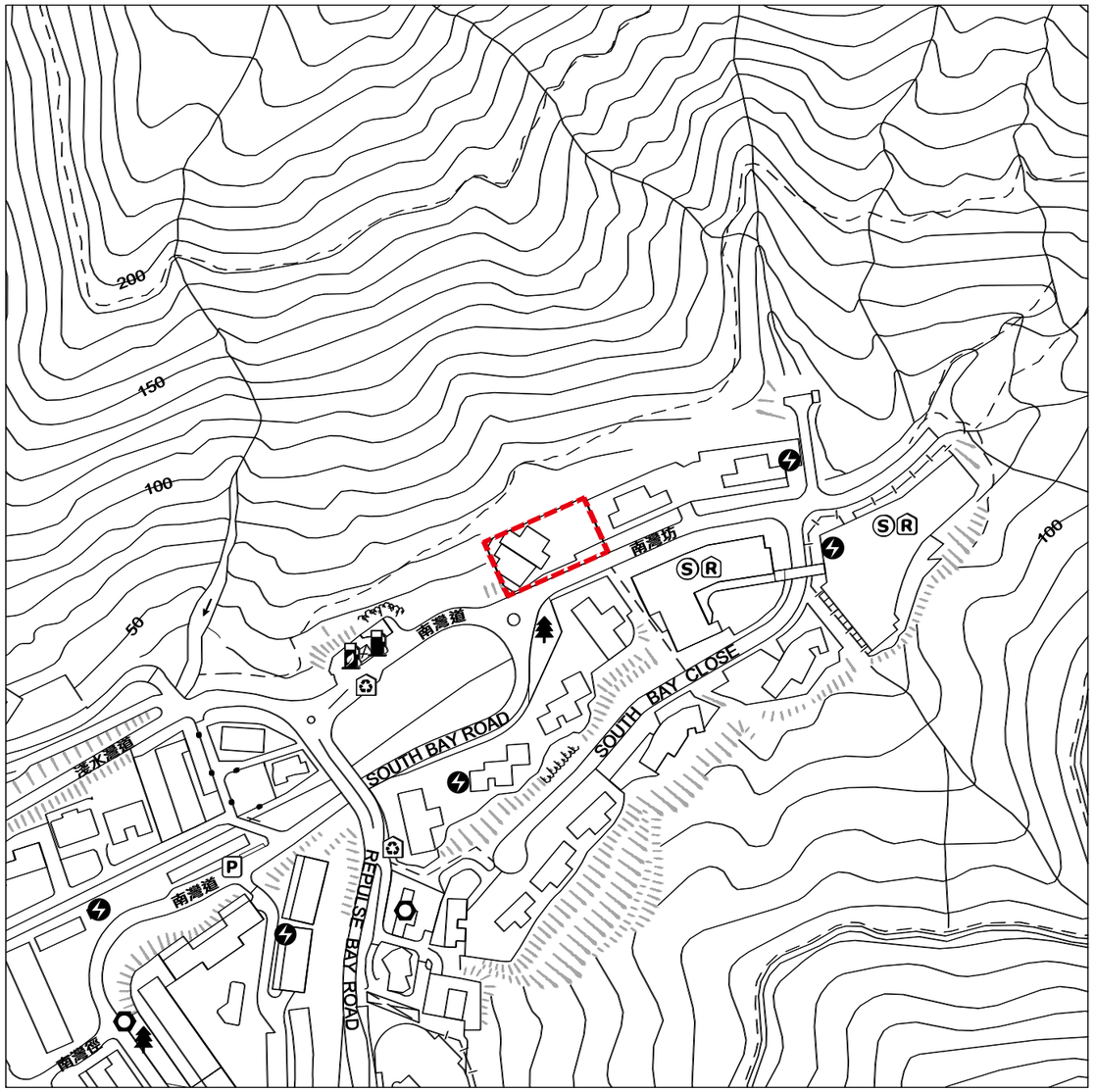
發展項目沒有構成圍封牆的一部分的非結構的預製外牆或幕牆。

INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

The Manager of the Development to be appointed under the latest draft deed of mutual covenant:
Jones Lang LaSalle Management Services Limited

根據公契的最新擬稿獲委任為發展項目的管理人：
仲量聯行物業管理有限公司

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



This location plan is prepared by the Vendor with reference to the Digital Topographic Maps of No. T15-NE-A dated 7 May 2026, from Survey and Mapping Office of Lands Department. Adjustment is made where necessary.

此所在位置圖是由賣方擬備並參考地政總署測繪處出版於2026年5月7日之數碼地形圖，圖幅編號為T15-NE-A，並在有需要處經修正處理。

Notation 圖例

- Public Utility Installation
  公用事業設施裝置
- Power Plant (including Electricity Sub-stations)
  發電廠（包括電力分站）
- Public Park
  公園
- Petrol Filling Station
  油站
- LPG Filling Station
  石油氣加油站
- Refuse Collection Point
  垃圾收集站
- Religious Institution (including church, temple and Tsz Tong)
  宗教場所（包括教堂、廟宇及祠堂）
- Public Carpark (including lorry park)
  公眾停車場（包括貨車停泊處）
- School (including kindergarten)
  學校（包括幼稚園）

Street name(s) not shown in full on the Location Plan of the Development:
於發展項目的所在位置圖未能顯示之街道全名：

SOUTH BAY PATH 南灣徑

The Map is provided by the CSDI Portal and the intellectual property rights are owned by the Government of the HKSAR.
地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

Notes:

1. Due to technical reasons, this location plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

備註：

1. 因技術性問題，此所在位置圖所顯示的範圍超過《一手住宅物業銷售條例》所規定的範圍。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

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



Location of the Development
發展項目的位置

N

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 2,500 feet in Repulse Bay, photo no. E247284C, dated 5 January 2025.

摘錄自地政總署測繪處於2025年1月5日在淺水灣2,500呎飛行高度拍攝之鳥瞰照片，照片編號為E247284C。

Notes:

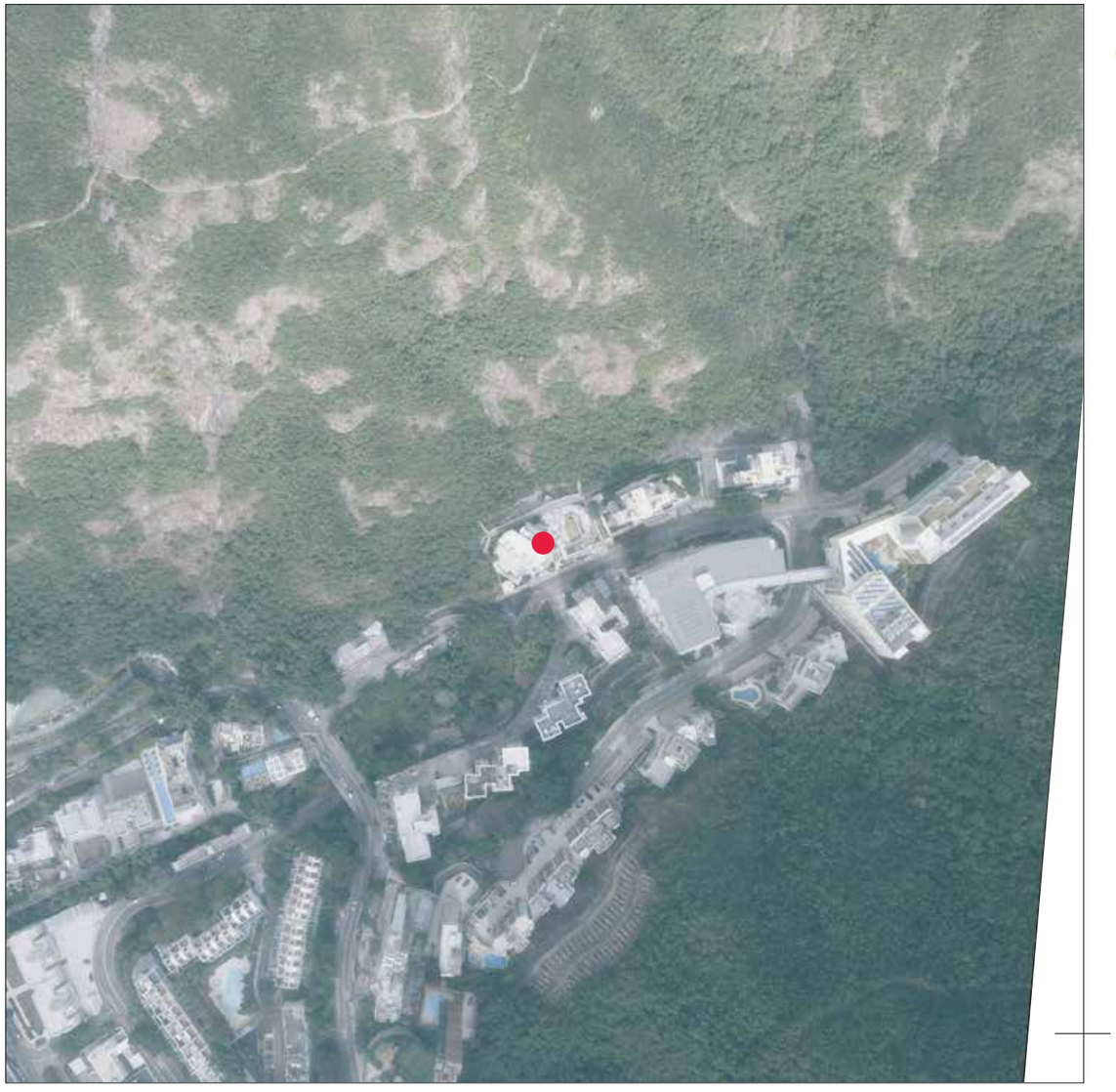
1. Due to technical reasons, this aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.

備註：

1. 因技術性問題，此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》所規定的範圍。
2. 賣方建議準買家到 有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。

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



N

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 2,500 feet in Repulse Bay, photo no. E247285C, dated 5 January 2025.

摘錄自地政總署測繪處於2025年1月5日在淺水灣2,500呎飛行高度拍攝之鳥瞰照片，照片編號為E247285C。

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

● Location of the Development
發展項目的位置

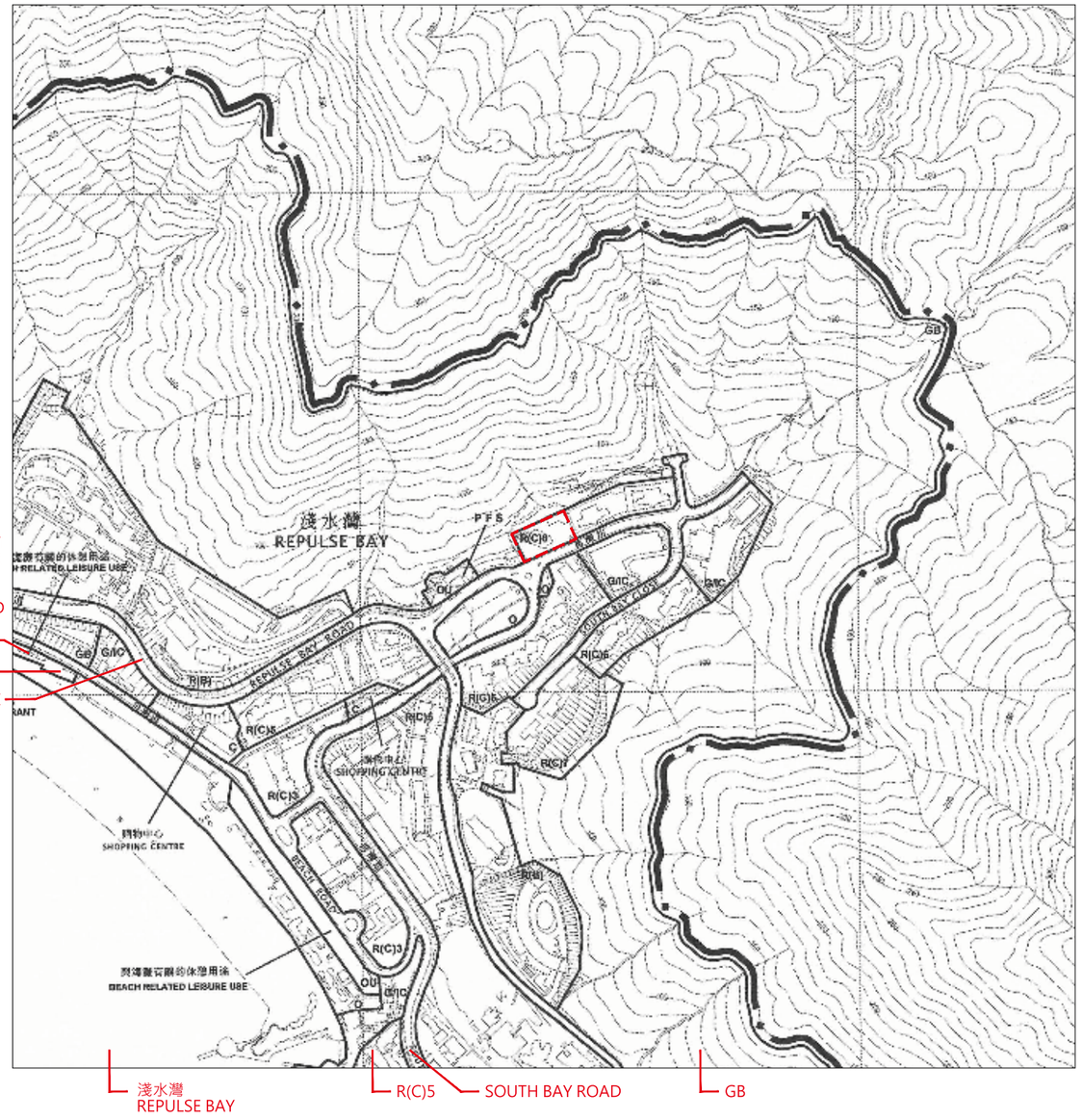
Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved – reproduction by permission only.
香港特別行政區政府地政總署測繪處版權所有，未經許可，不得複製。

Notes:

1. Due to technical reasons, this aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.

備註：

1. 因技術性問題，此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》所規定的範圍。
2. 賣方建議準買家到 有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。



Boundary line of the Development
發展項目的邊界界線

Scale 比例 0 100 200 300 400 500m(米)

Adopted from the approved Shouson Hill & Repulse Bay Outline Zoning Plan, Plan No. S/H17/13, gazetted on 15 November 2013, with adjustments where necessary as shown in red.

摘錄自2013年11月15日刊憲之壽臣山及淺水灣分區計劃大綱核准圖，圖則編號為S/H17/13，有需要處經修正處理以紅色表示。

Notation 圖例

Zones 地帶

Commercial 商業	C	Green Belt 綠化地帶	GB
Residential (Group B) 住宅（乙類）	R(B)	Government, Institution or Community 政府、機構或社區	G/IC
Residential (Group C) 住宅（丙類）	R(C)	Other Specified Uses 其他指定用途	OU
Open Space 休憩用地	O		

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 加油站	P F S

The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

大綱圖為規劃署照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

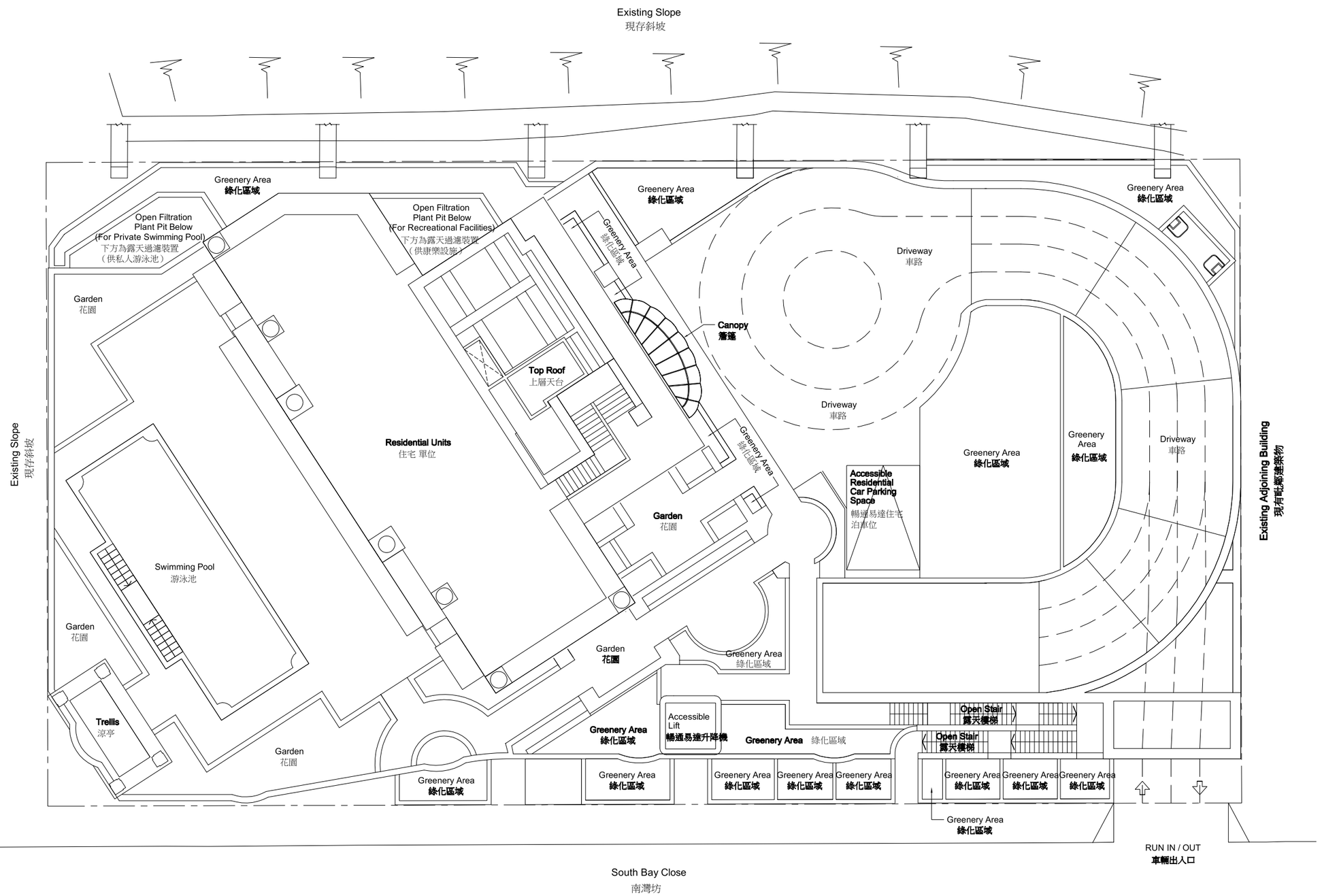
Notes:

1. Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The last updated outline zoning plan and the attached schedule are available for free inspection at the sales office during opening hours.

備註：

1. 因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》所規定的範圍。
2. 賣方建議準買家到 有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。

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



Boundary line of the Development
發展項目的界線

Scale 比例
0 2 4 6 8 10M（米）

The remarks and legends on this page apply to all pages of "Floor plans of residential properties in the Development".
在本頁上之備註和圖例適用於全部的「發展項目的住宅物業的樓面平面圖」頁數。

Legends of the floor plans
樓面平面圖圖例

ARCH. FEATURE	=	ARCHITECTURAL FEATURE	=	建築特色
A.D.	=	AIR DUCT	=	風槽
A/C	=	AIR CONDITIONERS	=	冷氣
E.L.E.	=	ELECTRICITY DUCT	=	電力槽
E.L.V.	=	EXTRA LOW VOLTAGE DUCT	=	特低電壓槽
F.A.	=	FLUE APERTURE	=	通風孔
H.R.	=	HOSE REEL	=	消防喉轆
LAV.	=	LAVATORY	=	洗手間
P.D.	=	PIPE DUCT	=	管道槽
R.S. & M.R.R.	=	REFUSE STORAGE AND MATERIAL RECOVERY ROOM	=	垃圾及物料回收房
T.R.S.	=	TEMPORARY REFUGE SPACE	=	臨時庇護處
W.M.R	=	WATER METER ROOM	=	水錶房

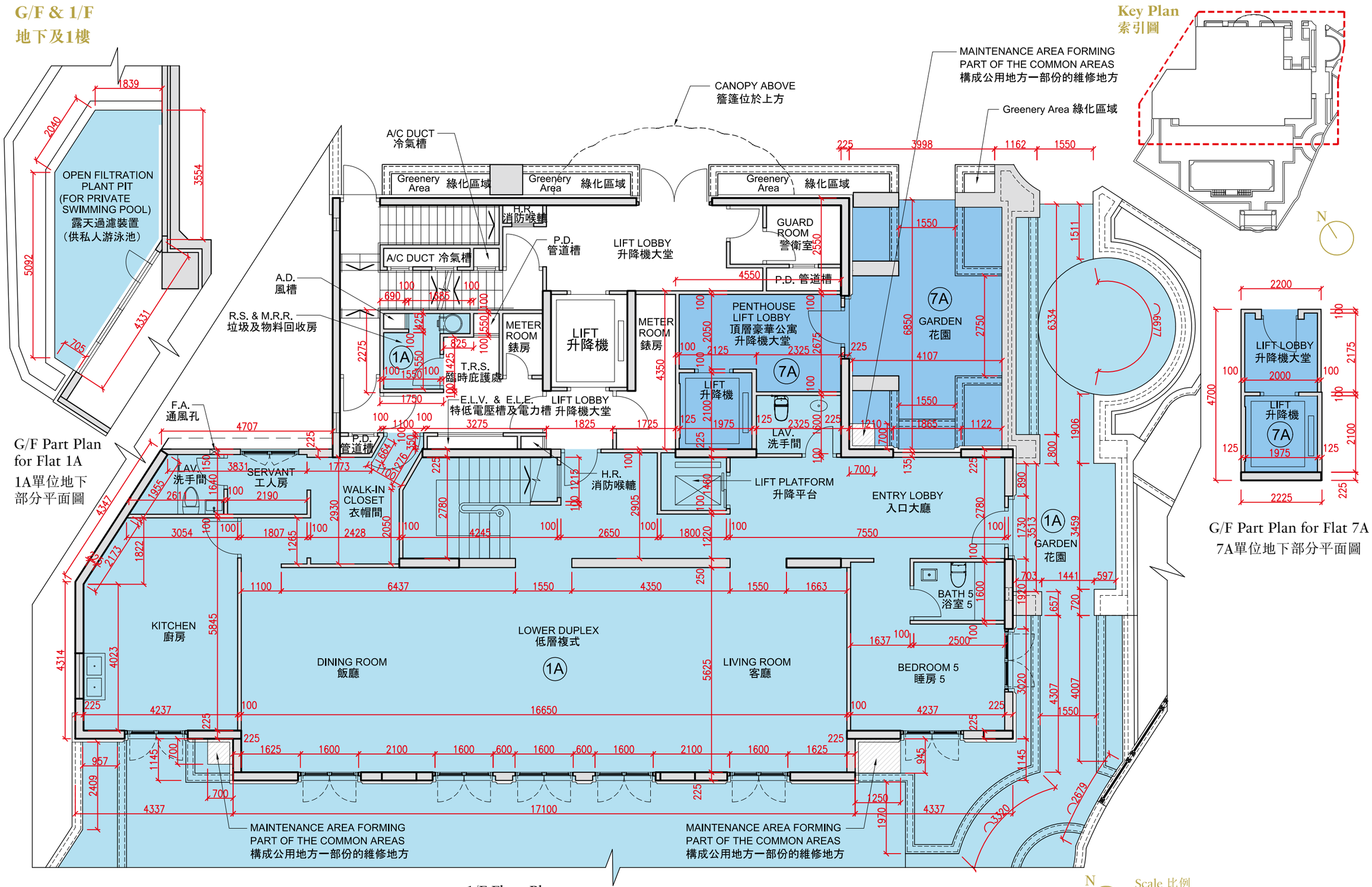
Remarks:

1. There are architectural features, metal grilles and/or exposed pipes on the external walls of some of the floors. For details, please refer to the latest approved building plans and/or approved drainage plans and/or other relevant plans.
2. Common pipes exposed and/or enclosed in cladding are located at/adjacent to the balcony and/or flat roof and/or external wall of some residential properties. For details, please refer to the latest approved building plans and/or approved drainage plans and/or other relevant plans.
3. There are sunken slabs for mechanical and electrical services and/or false ceiling/bulkheads for the air-conditioning fittings and/or mechanical and electrical services at some residential properties.
4. Balconies are non-enclosed areas.
5. Symbols of fittings and fitments such as sink, water closet, sink counter, etc. in the floor plans are prepared based on the latest approved building plans and are for general indication only.

備註：

1. 部分樓層外牆範圍設有建築裝飾、金屬格柵及/外露喉管，詳細資料請參考最新經批准的建築圖則及/或經批准的排水設施圖則及/或其他相關圖則。
2. 部分住宅物業的露台及/或平台及/或外牆上/附近設有外露及/或覆蓋板內藏之公用喉管，詳細資料請參考最新經批准的建築圖則及/或經批准的排水設施圖則及/或其他相關圖則。
3. 部分住宅物業有用以安裝機電設備的跌級樓板及/或用以裝置空調裝備及/或其他機電設備的假天花/裝飾橫樑。
4. 露台為不可封閉的地方。
5. 樓面平面圖上所顯示的裝置符號，如洗滌盆、坐廁、洗滌盆櫃等乃按最新經批准的建築圖則繪製只作一般示意用途。

G/F & 1/F
地下及1樓



G/F Part Plan for Flat 1A
1A單位地下部分平面圖

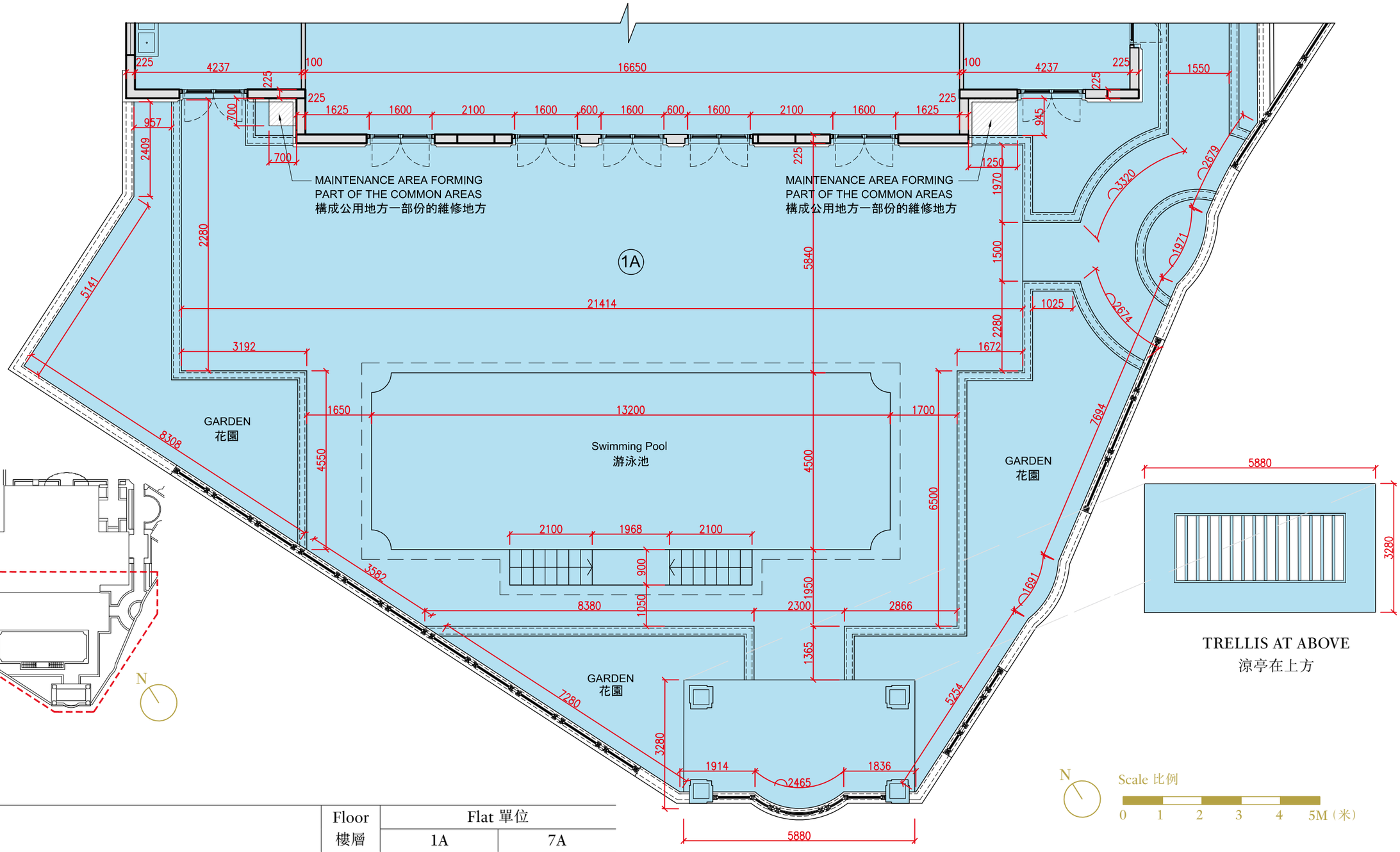
1/F Floor Plan
1樓樓面平面圖

Key Plan
索引圖

G/F Part Plan for Flat 7A
7A單位地下部分平面圖

Scale 比例
0 1 2 3 4 5M（米）

1/F
1樓



Key Plan
索引圖

Description 描述	Floor 樓層	Flat 單位	
		1A	7A
Thickness of Floor Slab (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	G/F 地下	Not Applicable 不適用	150, 300
	1/F 1樓	150, 300	150, 300
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）(毫米)	G/F 地下	Not Applicable 不適用	4000
	1/F 1樓	3025, 3300, 3325, 3500, 3800	3025, 3500

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。

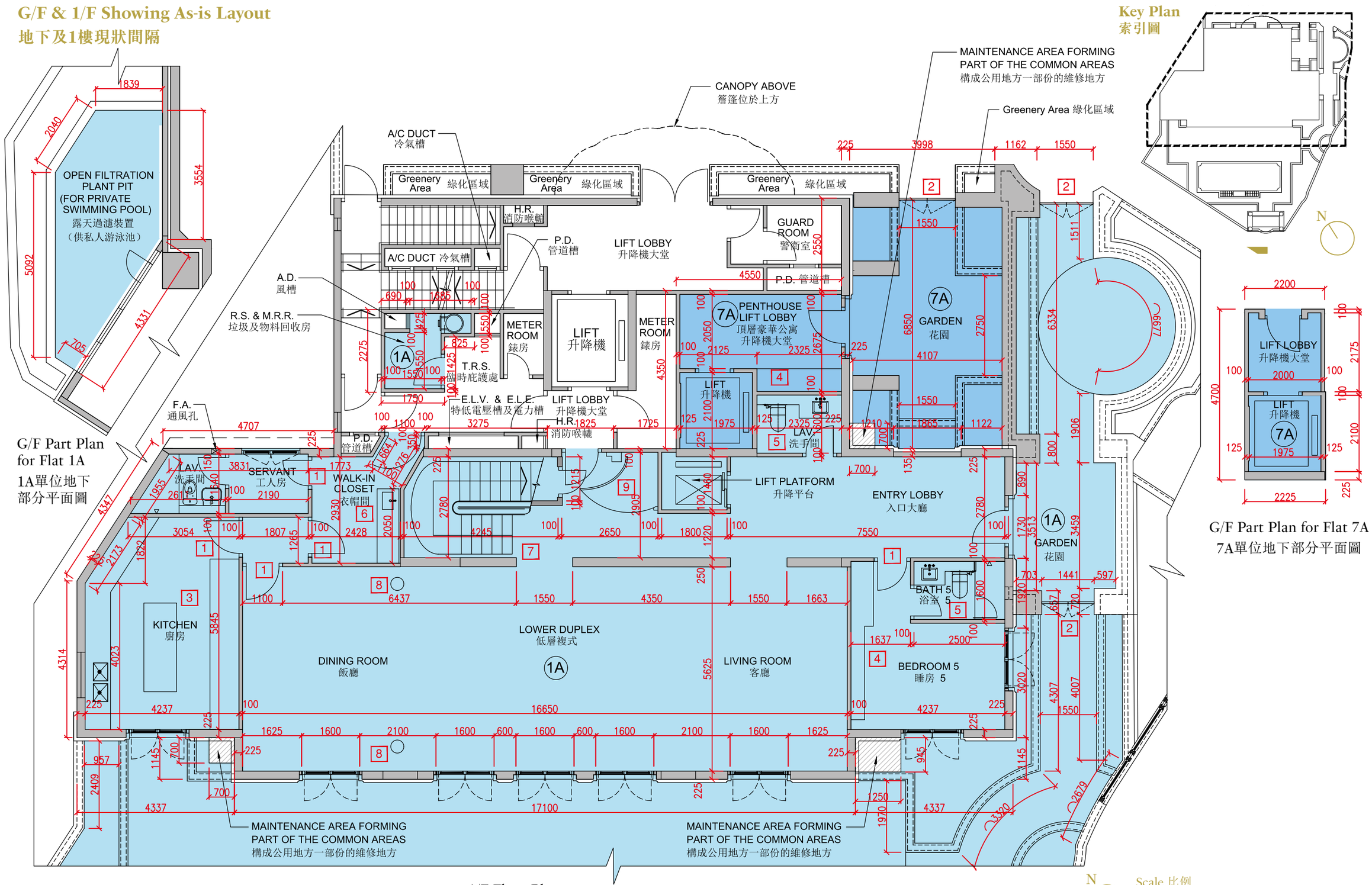
Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 19 for legends of the abbreviations shown on the floor plan.

備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 有關樓面平面圖中顯示之名詞之註釋，請參閱第19頁之圖例。

G/F & 1/F Showing As-is Layout
地下及1樓現狀間隔



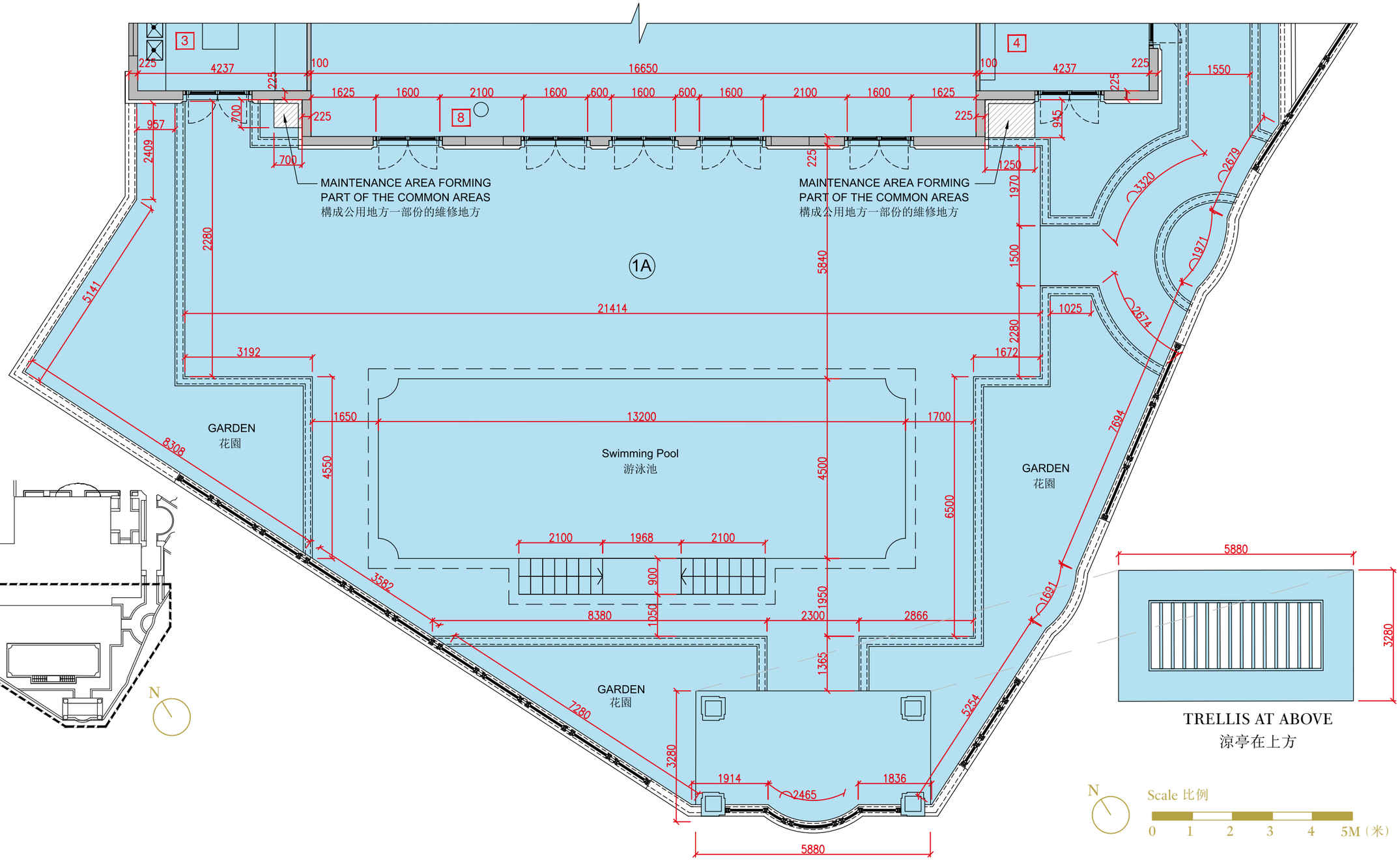
G/F Part Plan for Flat 1A
1A單位地下部分平面圖

1/F Floor Plan
1樓樓面平面圖

Key Plan
索引圖

G/F Part Plan for Flat 7A
7A單位地下部分平面圖

1/F
1樓



Notes:
The relevant parts of Flat 1A and Flat 7A respectively have been altered by way of minor works, designated exempted works, or exempted works under the Buildings Ordinance after completion of the Development, the latest condition of which is shown on the relevant floor plans showing as-is layout. The alteration works are as follows:

1. Swing door has been installed.
2. Metal gate has been installed.
3. Kitchen cabinet has been installed.
4. Cabinet has been installed.
5. Design of bathroom and lavatory is modified.
6. Cabinet and sink unit has been installed.
7. Design of staircase is modified.
8. Decorative non- structural column has been installed.
9. Movable partition has been installed.

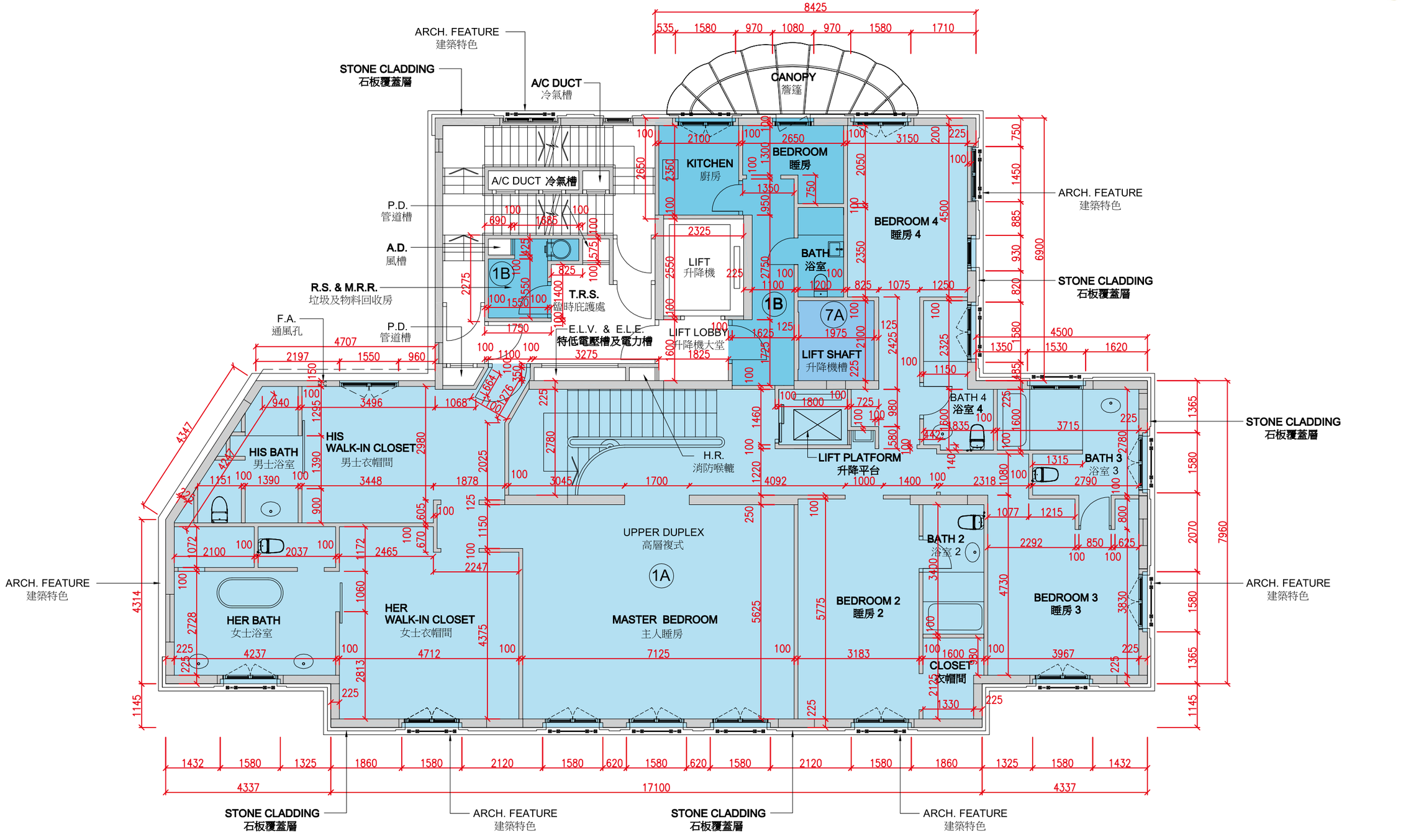
Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 19 for legends of the abbreviations shown on the floor plan.

備註：
1A 單位及 7A 單位有關部份分別因在發展項目落成後進行小型工程、指定豁免工程或獲《建築物條例》豁免的工程而有所改動，現狀請參閱有關現狀間隔平面圖。該等改動如下：

1. 安裝掩門。
2. 安裝金屬閘門。
3. 安裝廚櫃。
4. 安裝櫃。
5. 修改浴室及洗手間設計。
6. 安裝櫃及洗滌盆。
7. 修改樓梯設計。
8. 安裝非結構裝飾柱。
9. 安裝活動間隔。

備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 有關樓面平面圖中顯示之名詞之註釋，請參閱第19頁之圖例。

2/F
2樓



Scale 比例

0 1 2 3 4 5M (米)

Description 描述	Floor 樓層	Flat 單位		
		1A	1B	7A
Thickness of Floor Slab (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	2/F 2樓	150, 300	150, 300	Not Applicable 不適用
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）(毫米)		3000, 3025, 3150, 3250, 3500, 3700, 3975	3025, 3200, 3500, 3975	Not Applicable 不適用

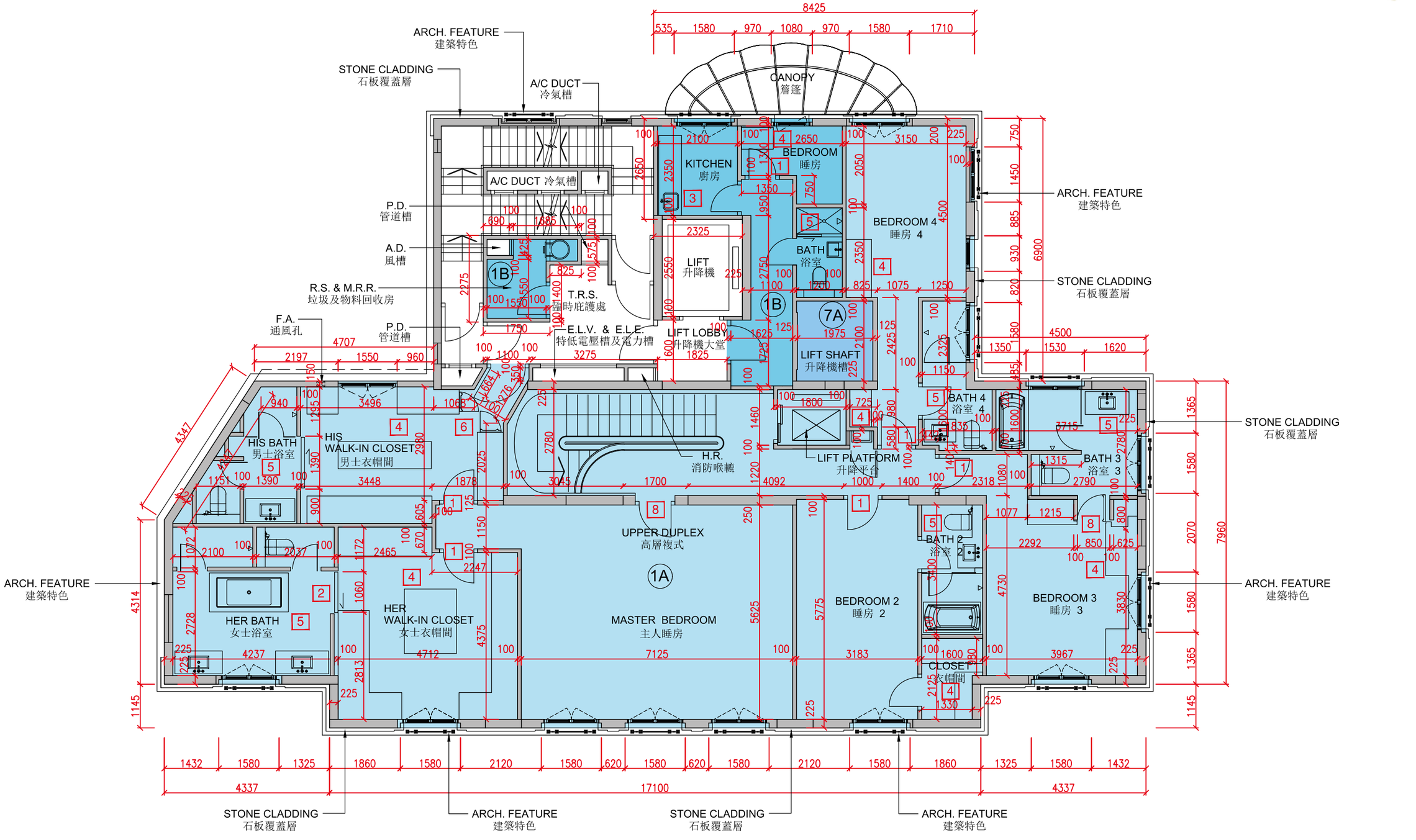
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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。

Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 19 for legends of the abbreviations shown on the floor plan.

備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 有關樓面平面圖中顯示之名詞之註釋，請參閱第19頁之圖例。

2/F Showing As-is Layout
2樓現狀間隔



Scale 比例
0 1 2 3 4 5M (米)

Notes:

The relevant parts of Flat 1A and Flat 1B respectively been altered by way of minor works, designated exempted works, or exempted works under the Buildings Ordinance after completion of the Development, the latest condition of which is shown on floor plans showing as-is layout. The alteration works are as follows:

1. Swing door has been installed.
2. Wall and sliding door have been shifted.
3. Kitchen cabinet has been installed.
4. Cabinet has been installed.
5. Design of bathroom is modified.
6. Movable partition has been installed.
7. Design of staircase is modified.
8. Partition has been amended. Swing door has been installed.

備註：

1A 單位及 1B 單位有關部份分別因在發展項目落成後進行小型工程、指定豁免工程或獲《建築物條例》豁免的工程而有所改動，現狀請參閱有關現狀間隔平面圖。該等改動如下：

1. 安裝掩門。
2. 牆及趟門移位。
3. 安裝廚櫃。
4. 安裝櫃。
5. 修改浴室設計。
6. 安裝活動間隔。
7. 修改樓梯設計。
8. 改動間隔。安裝掩門。

Notes:

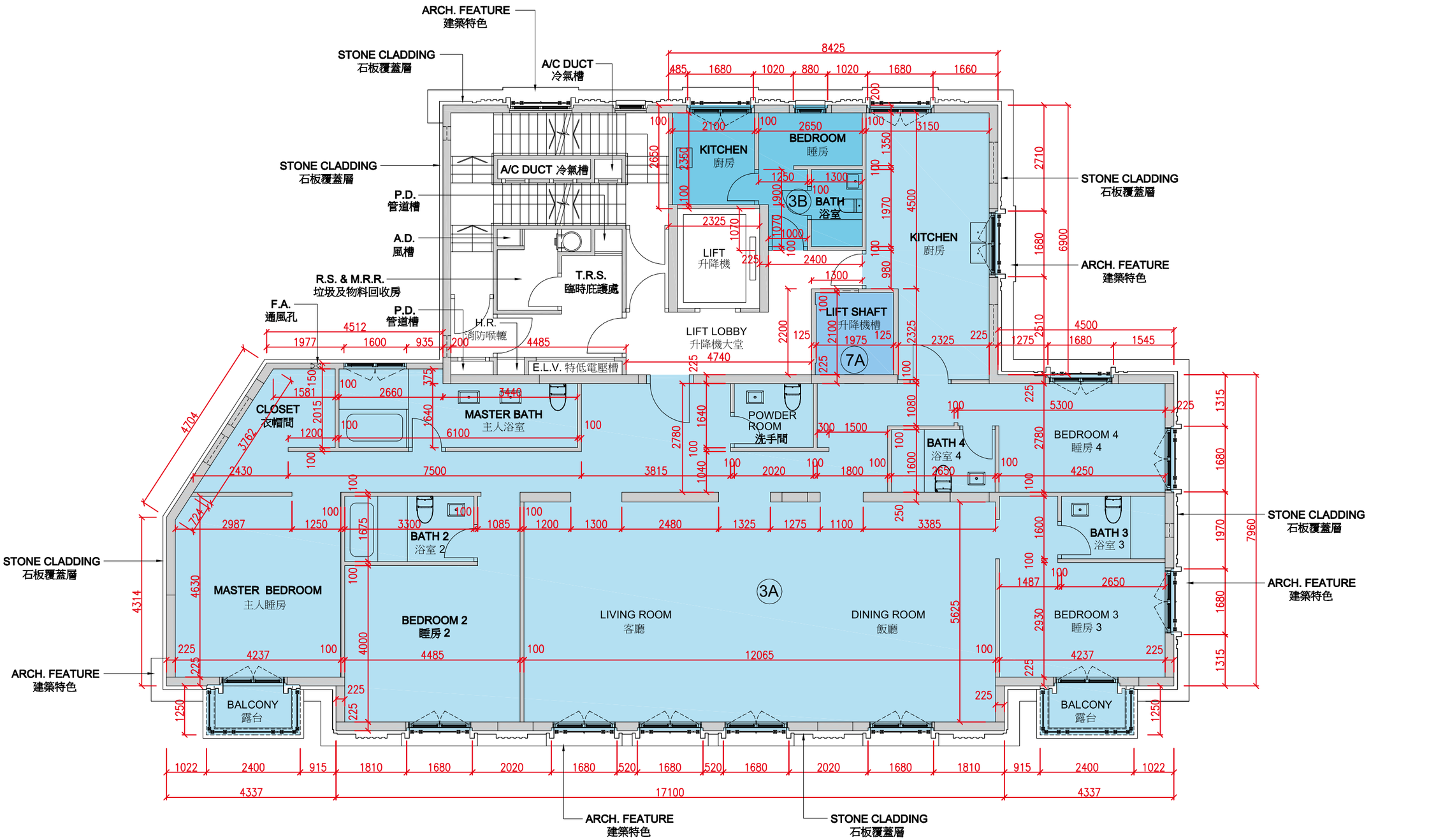
1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 19 for legends of the abbreviations shown on the floor plan.

備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 有關樓面平面圖中顯示之名詞之註釋，請參閱第19頁之圖例。

3/F
3樓

N



Scale 比例

0 1 2 3 4 5M（米）

Description 描述	Floor 樓層	Flat 單位		
		3A	3B	7A
Thickness of Floor Slab (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	3/F 3樓	150, 300	150, 300	Not Applicable 不適用
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）(毫米)		3000, 3025, 3150, 3500, 3975, 4000	3025, 3150, 3500	Not Applicable 不適用

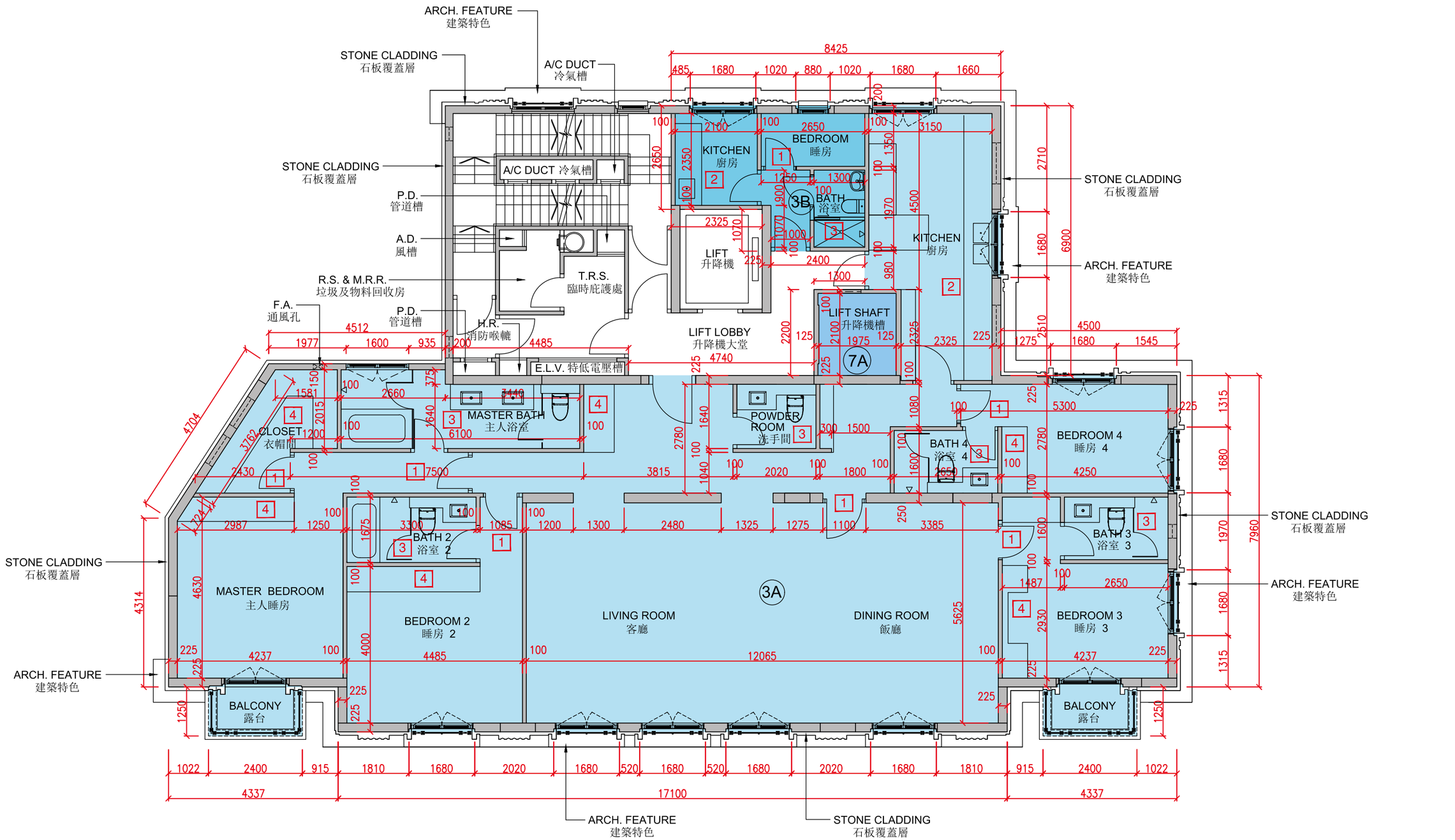
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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。

Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 19 for legends of the abbreviations shown on the floor plan.

備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 有關樓面平面圖中顯示之名詞之註釋，請參閱第19頁之圖例。

3/F Showing As-is Layout
3樓現狀間隔



Scale 比例
0 1 2 3 4 5M (米)

Notes:

The relevant parts of Flat 3A and Flat 3B respectively have been altered by way of minor works, designated exempted works, or exempted works under the Buildings Ordinance after completion of the Development, the latest condition of which is shown on floor plans showing as-is layout. The alteration works are as follows:

1. Swing door has been installed.
2. Kitchen cabinet has been installed.
3. Design of bathroom and powder room is modified.
4. Cabinet has been installed.

備註：

3A 單位及 3B 單位有關部份分別因在發展項目落成後進行小型工程、指定豁免工程或獲《建築物條例》豁免的工程而有所改動，現狀請參閱有關現狀間隔平面圖。該等改動如下：

1. 安裝掩門。
2. 安裝廚櫃。
3. 修改浴室及洗手間設計。
4. 安裝櫃。

Notes:

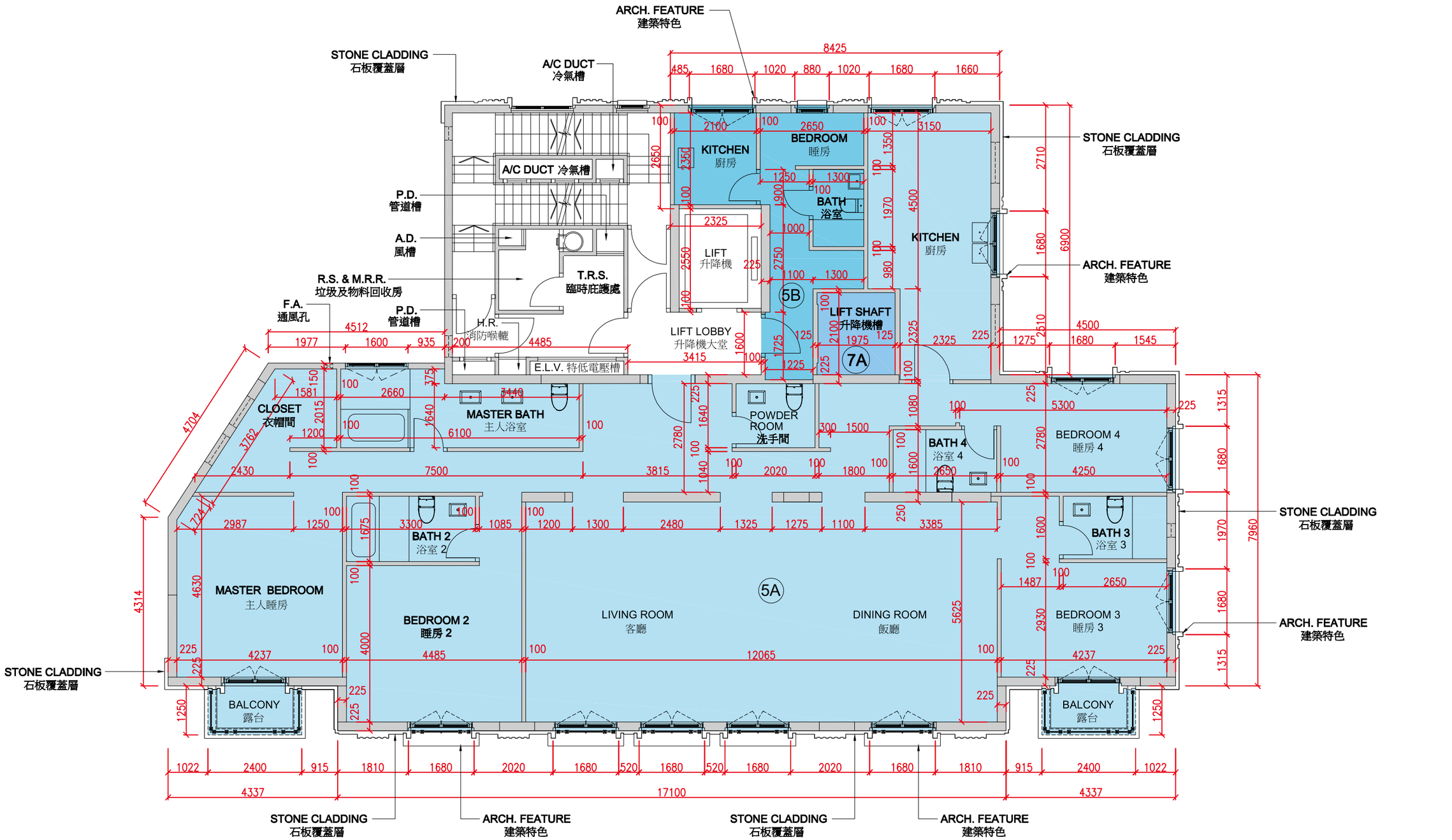
1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 19 for legends of the abbreviations shown on the floor plan.

備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 有關樓面平面圖中顯示之名詞之註釋，請參閱第19頁之圖例。

5/F
5樓

N



Scale 比例

0 1 2 3 4 5M（米）

Description 描述	Floor 樓層	Flat 單位		
		5A	5B	7A
Thickness of Floor Slab (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	5/F 5樓	150, 300	150, 300	Not Applicable 不適用
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）(毫米)		3500	3500	Not Applicable 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.

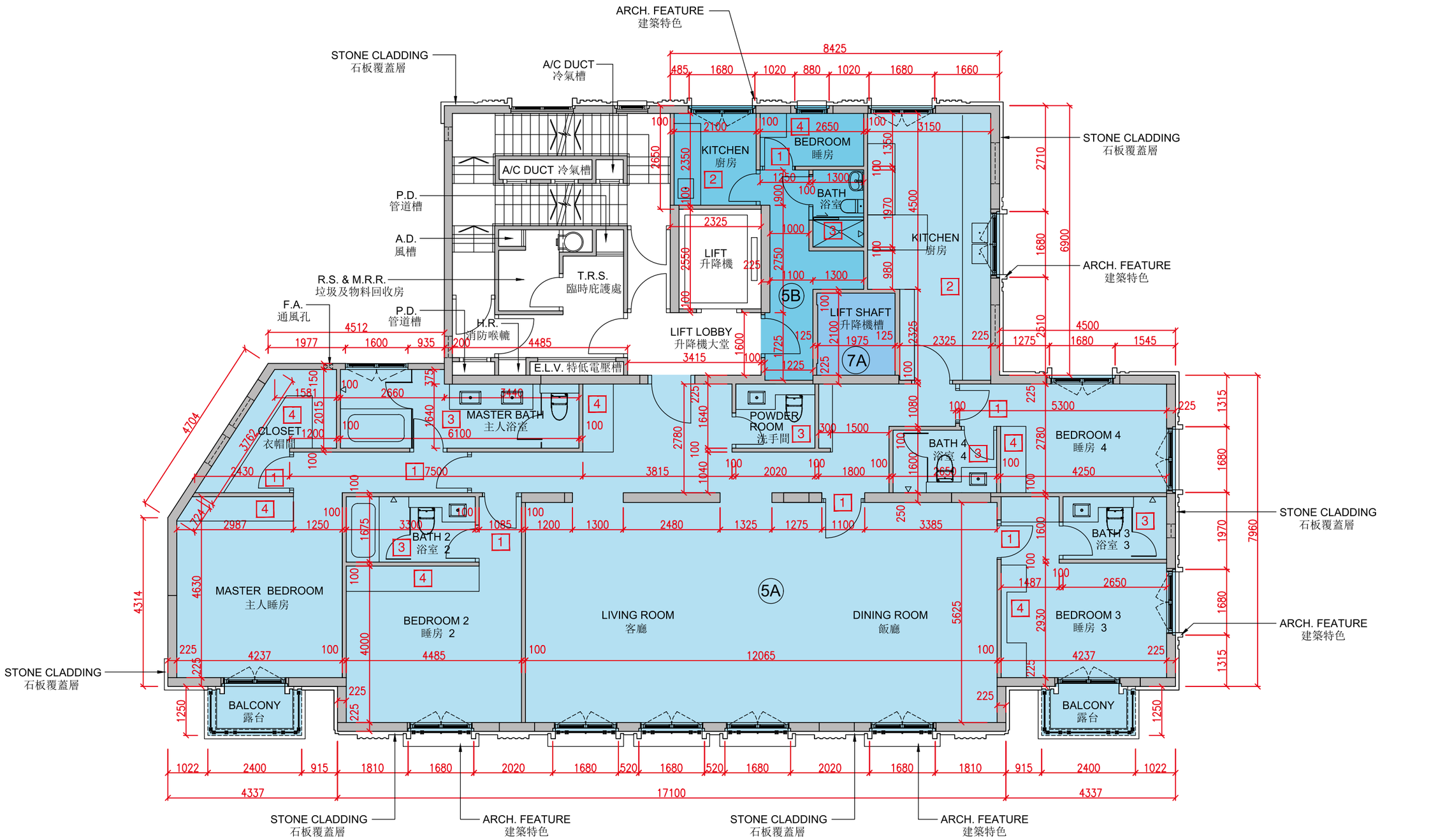
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 19 for legends of the abbreviations shown on the floor plan.

備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 有關樓面平面圖中顯示之名詞之註釋，請參閱第19頁之圖例。

5/F Showing As-is Layout
5樓現狀間隔

N



Scale 比例

0 1 2 3 4 5M（米）

Notes:

The relevant parts of Flat 5A and Flat 5B respectively have been altered by way of minor works, designated exempted works, or exempted works under the Buildings Ordinance after completion of the Development, the latest condition of which is shown on floor plans showing as-is layout. The alteration works are as follows:

1. Swing door has been installed.
2. Kitchen cabinet has been installed.
3. Design of bathroom and powder room is modified.
4. Cabinet has been installed.

備註：

5A 單位及 5B 單位有關部份分別因在發展項目落成後進行小型工程、指定豁免工程或獲《建築物條例》豁免的工程而有所改動，現狀請參閱有關現狀間隔平面圖。該等改動如下：

1. 安裝掩門。
2. 安裝廚櫃。
3. 修改浴室及洗手間設計。
4. 安裝櫃。

Notes:

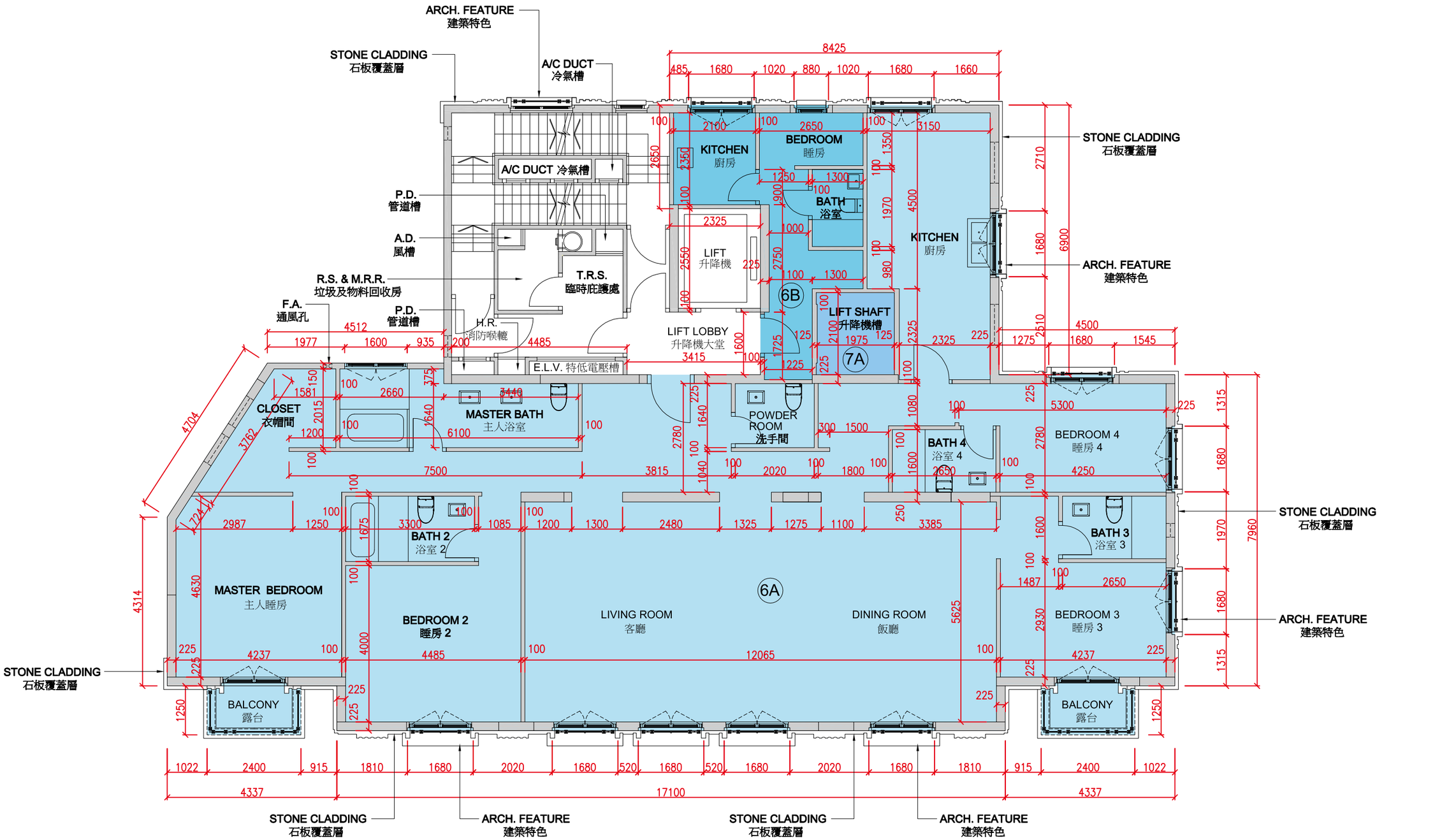
1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 19 for legends of the abbreviations shown on the floor plan.

備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 有關樓面平面圖中顯示之名詞之註釋，請參閱第19頁之圖例。

6/F
6樓

N



Scale 比例
0 1 2 3 4 5M（米）

Description 描述	Floor 樓層	Flat 單位		
		6A	6B	7A
Thickness of Floor Slab (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	6/F 6樓	150, 300	150, 300	Not Applicable 不適用
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）(毫米)		3000, 3025, 3150, 3250, 3500, 3525, 3850, 3975, 4000	3025, 3325, 3500, 3975	Not Applicable 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.

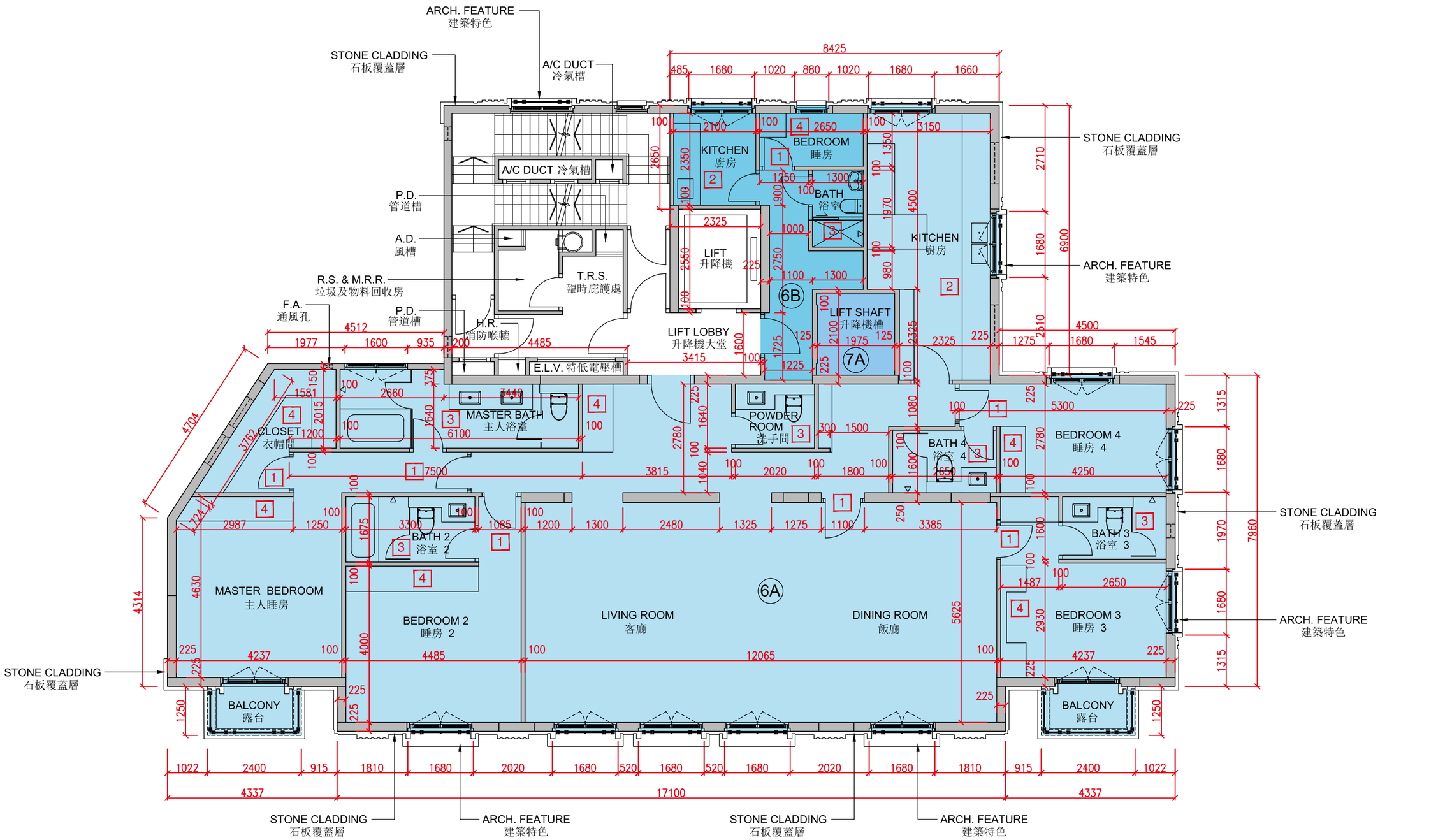
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 19 for legends of the abbreviations shown on the floor plan.

備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 有關樓面平面圖中顯示之名詞之註釋，請參閱第19頁之圖例。

6/F Showing As-is Layout
6樓現狀間隔

N



Scale 比例

0 1 2 3 4 5M (米)

Notes:

The relevant parts of Flat 6A and Flat 6B respectively have been altered by way of minor works, designated exempted works, or exempted works under the Buildings Ordinance after completion of the Development, the latest condition of which is floor plans showing as-is layout. The alteration works are as follows:

1. Swing door has been installed.
2. Kitchen cabinet has been installed.
3. Design of bathroom and powder room is modified.
4. Cabinet has been installed.

備註：

6A 單位及 6B 單位有關部份分別因在發展項目落成後進行小型工程、指定豁免工程或獲《建築物條例》豁免的工程而有所改動，現狀請參閱有關現狀間隔平面圖。該等改動如下：

1. 安裝掩門。
2. 安裝廚櫃。
3. 修改浴室及洗手間設計。
4. 安裝櫃。

Notes:

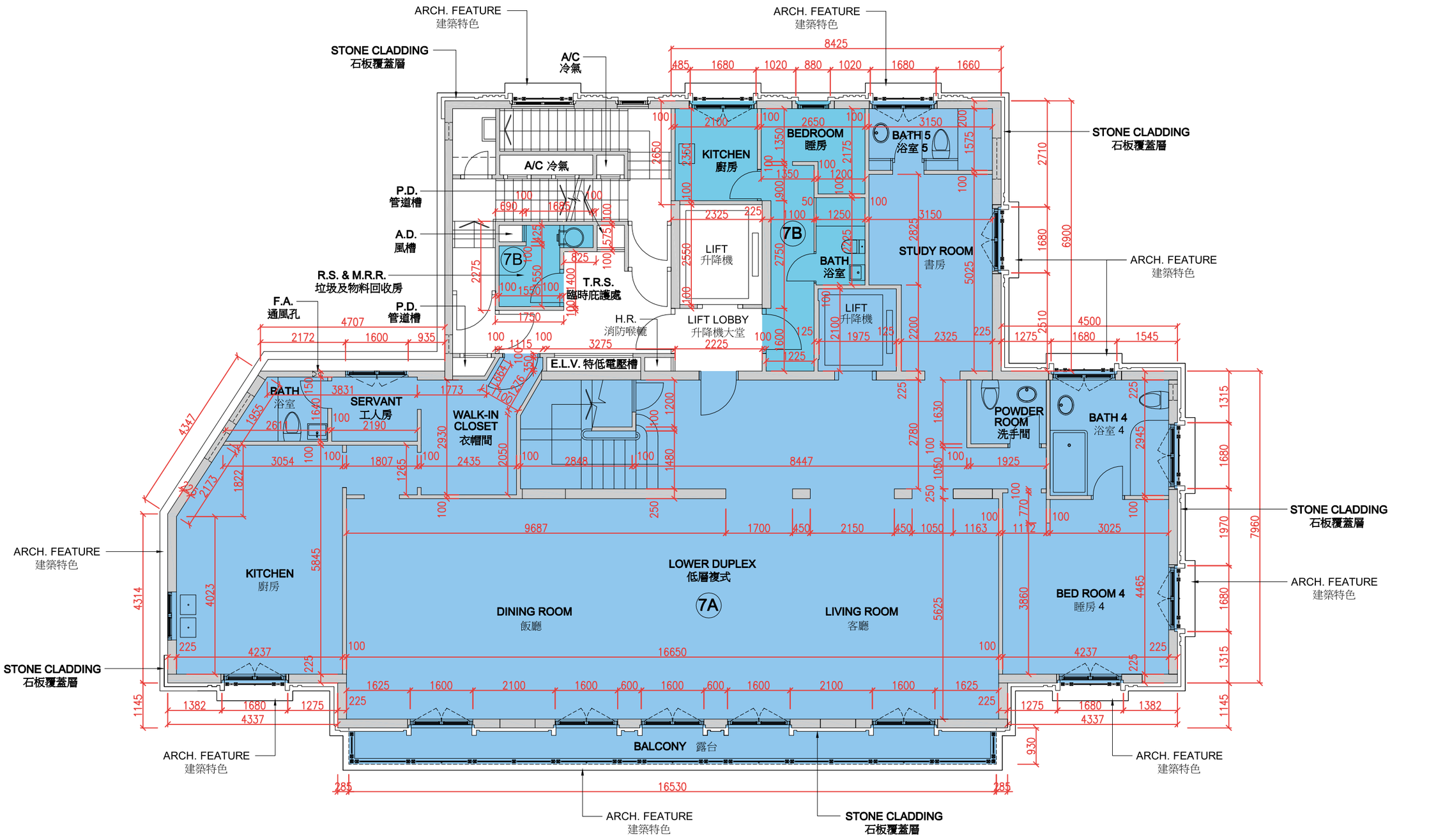
1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 19 for legends of the abbreviations shown on the floor plan.

備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 有關樓面平面圖中顯示之名詞之註釋，請參閱第19頁之圖例。

7/F
7樓

N



Scale 比例

0 1 2 3 4 5M（米）

Description 描述	Floor 樓層	Flat 單位	
		7A	7B
Thickness of Floor Slab (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	7/F 7樓	150, 300	150, 300
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）(毫米)		3500, 3850, 3975, 4000	3150, 3500, 3975

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.

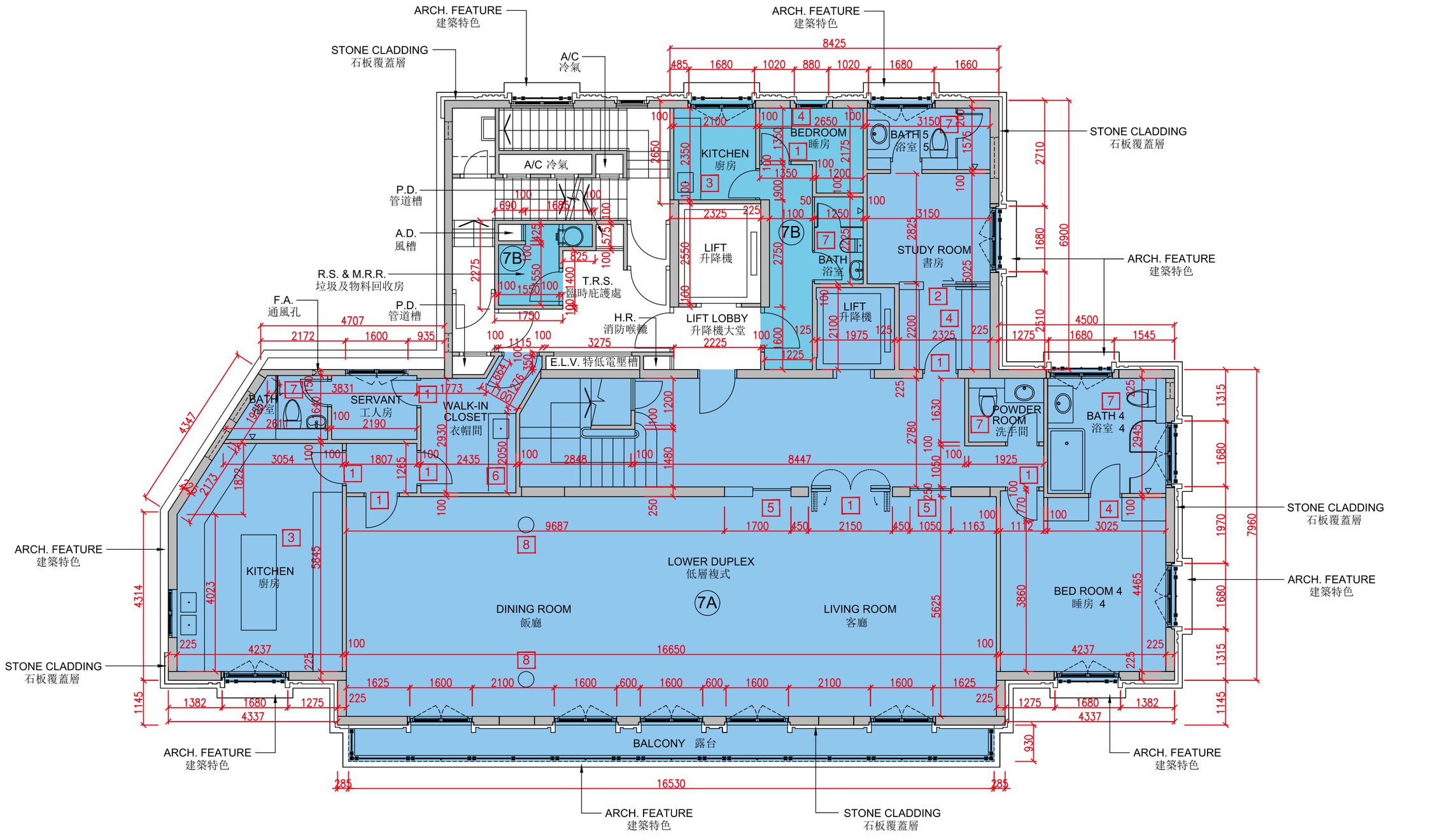
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 19 for legends of the abbreviations shown on the floor plan.

備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 有關樓面平面圖中顯示之名詞之註釋，請參閱第19頁之圖例。

7/F Showing As-is Layout
7樓現狀間隔

N



Scale 比例

0 1 2 3 4 5M (米)

Notes:

The relevant parts of Flat 7A and Flat 7B respectively have been altered by way of minor works, designated exempted works, or exempted works under the Buildings Ordinance after completion of the Development, the latest condition of which is shown on the floor plans showing as-is layout. The alteration works are as follows:

1. Swing door has been installed.
2. Sliding door has been installed.
3. Kitchen cabinet has been installed.
4. Cabinet has been installed.
5. Partition has been amended.
6. Cabinet and sink unit has been installed.
7. Design of bathroom and powder room is modified.
8. Decorative non-structural column has been installed.

備註：

7A 單位及 7B 單位有關部份分別因在發展項目落成後進行小型工程、指定豁免工程或獲《建築物條例》豁免的工程而有所改動，現狀請參閱有關現狀間隔平面圖。該等改動如下：

1. 安裝掩門。
2. 安裝趟門。
3. 安裝廚櫃。
4. 安裝櫃。
5. 改動間隔。
6. 安裝櫃及洗滌盆。
7. 修改浴室及洗手間設計。
8. 安裝非結構裝飾柱。

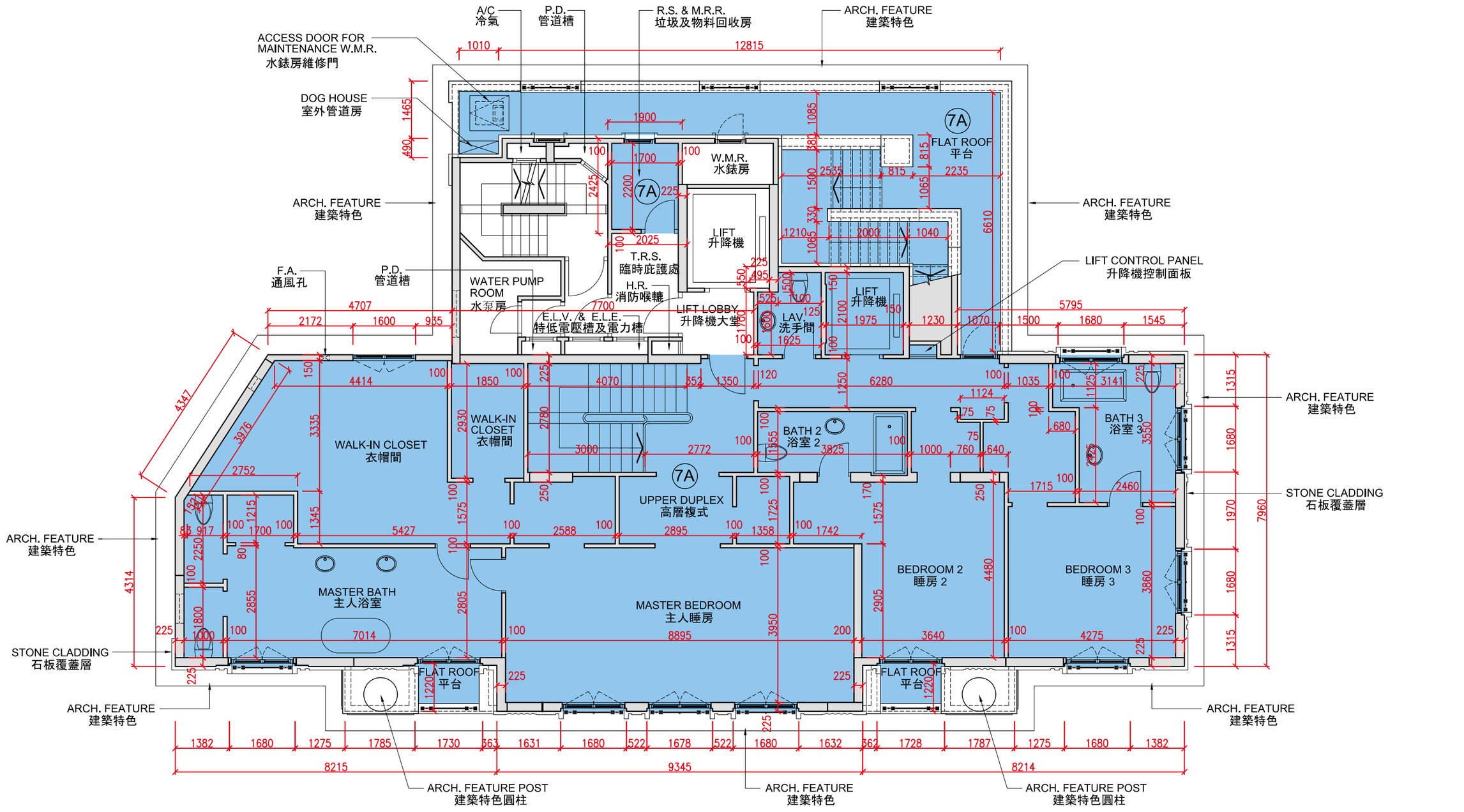
Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 19 for legends of the abbreviations shown on the floor plan.

備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 有關樓面平面圖中顯示之名詞之註釋，請參閱第19頁之圖例。

8/F
8樓


N
A/C 冷氣
P.D. 管道槽
R.S. & M.R.R. 垃圾及物料回收房
ARCH. FEATURE 建築特色
ACCESS DOOR FOR MAINTENANCE W.M.R. 水錶房維修門
DOG HOUSE 室外管道房
W.M.R. 水錶房
FLAT ROOF 平台
LIFT 升降機
T.R.S. 臨時庇護處
F.A. 通風孔
WATER PUMP ROOM 水泵房
H.R. 消防喉轆
E.L.V. & E.L.E. 特低電壓槽及電力槽
LIFT LOBBY 升降機大堂
LAV. 洗手間
LIFT CONTROL PANEL 升降機控制面板
WALK-IN CLOSET 衣帽間
BATH 2 浴室 2
BATH 3 浴室 3
UPPER DUPLEX 高層複式
MASTER BATH 主人浴室
MASTER BEDROOM 主人睡房
BEDROOM 2 睡房 2
BEDROOM 3 睡房 3
STONE CLADDING 石板覆蓋層
ARCH. FEATURE POST 建築特色圓柱
Scale 比例
0 1 2 3 4 5M（米）

Description 描述	Floor 樓層	Flat 單位
		7A
Thickness of Floor Slab (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	8/F 8樓	150, 300
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）(毫米)		3500, 3850

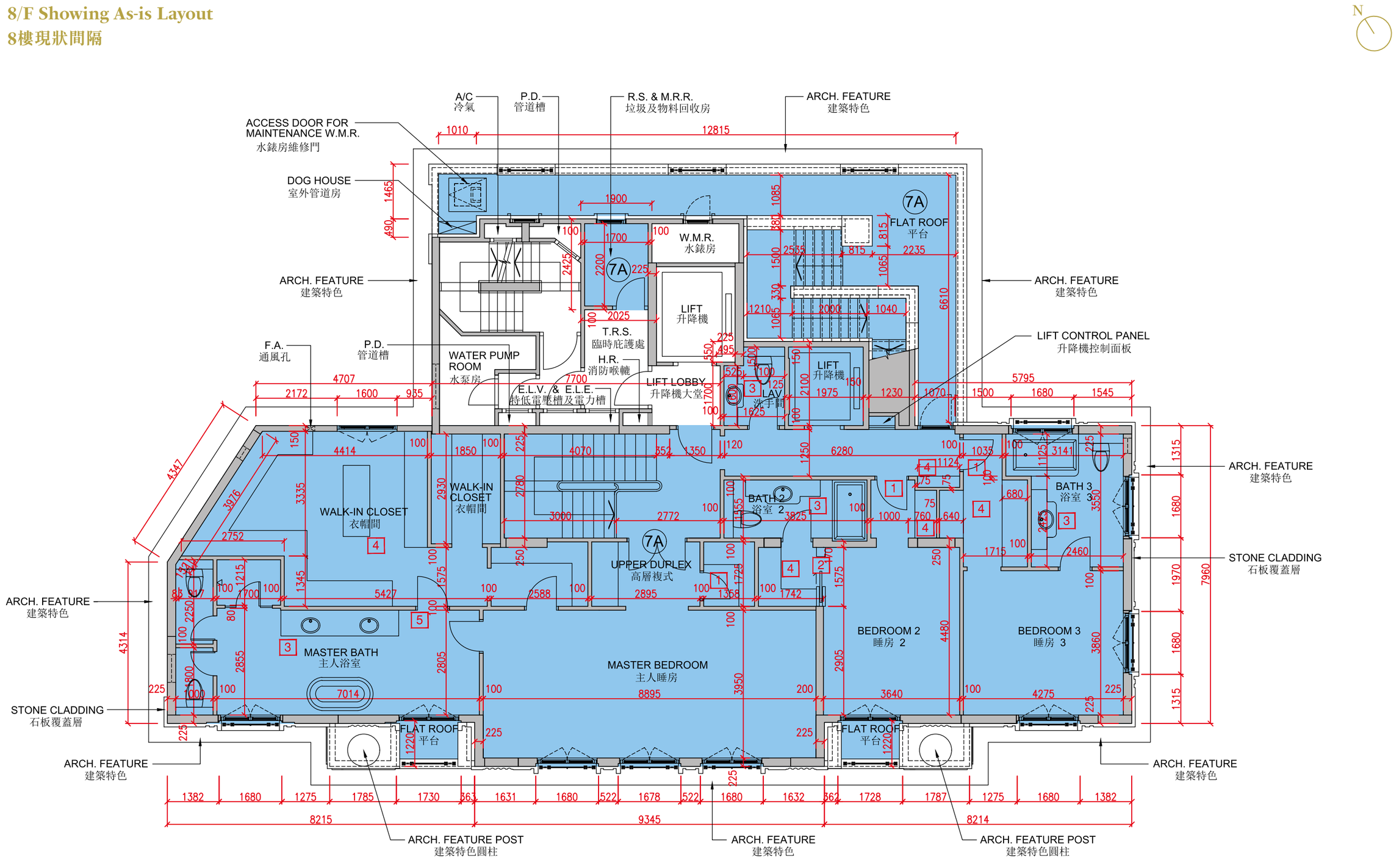
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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。

Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 19 for legends of the abbreviations shown on the floor plan.

備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 有關樓面平面圖中顯示之名詞之註釋，請參閱第19頁之圖例。

8/F Showing As-is Layout
8樓現狀間隔



Notes:

The relevant parts of Flat 7A have been altered by way of minor works, designated exempted works, or exempted works under the Buildings Ordinance after completion of the Development, the latest condition of which is shown on the floor plans showing as-is layout. The alteration works are as follows:

1. Swing door has been installed.
2. Sliding door has been installed.
3. Design of bathroom and lavatory are modified.
4. Cabinet has been installed.
5. Swing door has been altered.

備註：

7A 單位有關部份因在發展項目落成後進行小型工程、指定豁免工程或獲《建築物條例》豁免的工程而有所改動，現狀請參閱有關現狀間隔平面圖。該等改動如下：

1. 安裝掩門。
2. 安裝趟門。
3. 修改浴室及洗手間設計。
4. 安裝櫃。
5. 改動掩門。

Notes:

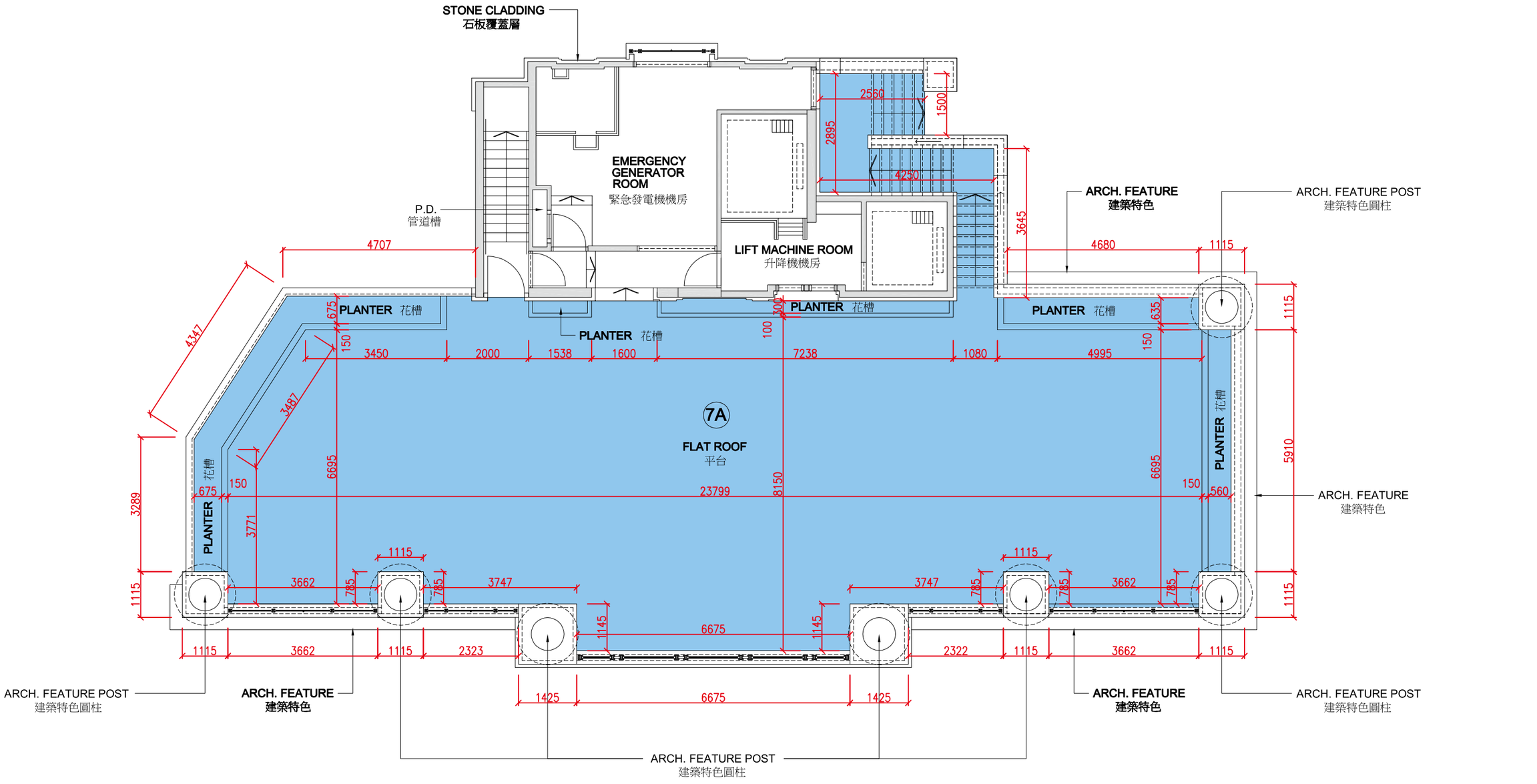
1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 19 for legends of the abbreviations shown on the floor plan.

備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 有關樓面平面圖中顯示之名詞之註釋，請參閱第19頁之圖例。

Roof Floor
天台

N



Scale 比例

0 1 2 3 4 5M（米）

Description 描述	Floor 樓層	Flat 單位
		7A
Thickness of Floor Slab (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Roof 天台	150, 300
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）(毫米)		Not Applicable 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。

Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 19 for legends of the abbreviations shown on the floor plan.

備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 有關樓面平面圖中顯示之名詞之註釋，請參閱第19頁之圖例。

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

Description of Residential Property 住宅物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積（包括露台、工作平台及陽台（如有））平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積（不計算入實用面積內）平方米（平方呎）									
Floor 樓層	Flat 單位		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
G/F & 1/F & 2/F 地下及1樓及2樓	1A	471.081 (5,071) Balcony 露台： -- (--) Utility Platform 工作平台： -- (--) Verandah 陽台： -- (--)	-	-	-	-	411.011 (4,424)	-	-	-	-	-
2/F 2樓	1B	27.054 (291) Balcony 露台： -- (--) Utility Platform 工作平台： -- (--) Verandah 陽台： -- (--)	-	-	-	-	-	-	-	-	-	-
3/F 3樓	3A	249.564 (2,686) Balcony 露台： 6.000 (65) Utility Platform 工作平台： -- (--) Verandah 陽台： -- (--)	-	-	-	-	-	-	-	-	-	-
	3B	16.112 (173) Balcony 露台： -- (--) Utility Platform 工作平台： -- (--) Verandah 陽台： -- (--)	-	-	-	-	-	-	-	-	-	-
5/F 5樓	5A	249.277 (2,683) Balcony 露台： 6.000 (65) Utility Platform 工作平台： -- (--) Verandah 陽台： -- (--)	-	-	-	-	-	-	-	-	-	-
	5B	22.064 (237) Balcony 露台： -- (--) Utility Platform 工作平台： -- (--) Verandah 陽台： -- (--)	-	-	-	-	-	-	-	-	-	-

The saleable area and the floor area of balconies, utility platforms and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

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

Notes:

1. The area as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metre.
2. There is no 4/F in the Development.

備註：

1. 上述以平方呎表述之面積由以平方米表述之面積以1平方米＝10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
2. 發展項目不設4樓。

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

Description of Residential Property 住宅物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積（包括露台、工作平台及陽台（如有））平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積（不計算入實用面積內）平方米（平方呎）									
Floor 樓層	Flat 單位		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
6/F 6樓	6A	249.277 (2,683) Balcony 露台： 6.000 (65) Utility Platform 工作平台： -- (--) Verandah 陽台： -- (--)	-	-	-	-	-	-	-	-	-	-
	6B	22.064 (237) Balcony 露台： -- (--) Utility Platform 工作平台： -- (--) Verandah 陽台： -- (--)	-	-	-	-	-	-	-	-	-	-
7/F 7樓	7B	26.257 (283) Balcony 露台： -- (--) Utility Platform 工作平台： -- (--) Verandah 陽台： -- (--)	-	-	-	-	-	-	-	-	-	-
G/F to 8/F 地下至8樓	7A	534.040 (5,748) Balcony 露台： 15.373 (165) Utility Platform 工作平台： -- (--) Verandah 陽台： -- (--)	-	-	-	226.027 (2,433)	24.956 (269)	-	-	-	-	-

The saleable area and the floor area of balconies, utility platforms and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

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

Notes:

1. The area as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metre.
2. There are no utility platform and verandah in the residential properties of the Development.
3. There is no 4/F in the Development.

備註：

1. 上述以平方呎表述之面積由以平方米表述之面積以1平方米＝10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
2. 發展項目住宅物業並無工作平台及陽台。
3. 發展項目不設4樓。

Ground Floor
地下

N



Boundary line of the Development
發展項目的界線

Scale 比例
0 2 4 6 8 10M (米)

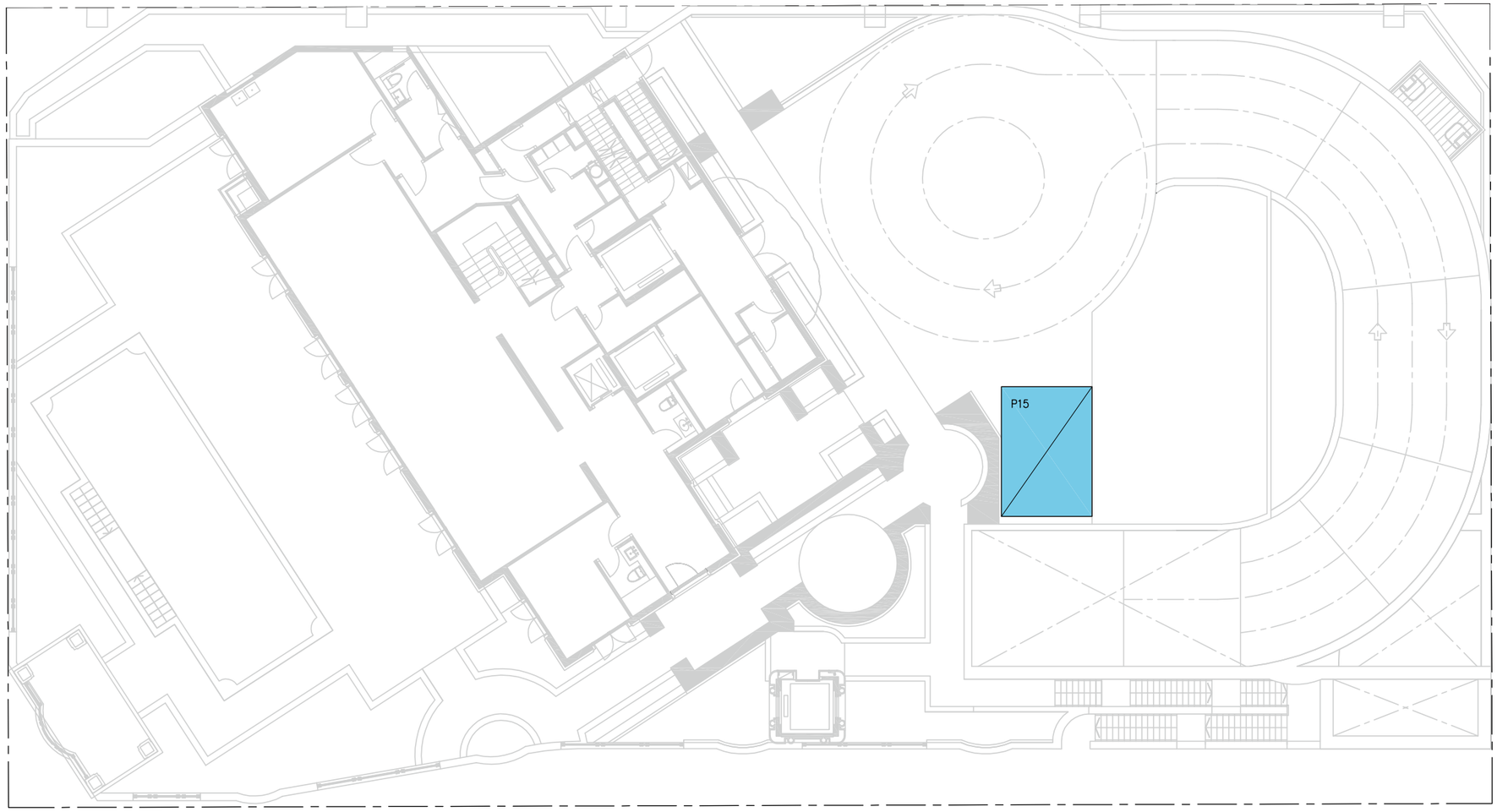
Numbers, Dimensions and Area of Parking Spaces
停車位數目、尺寸及面積

Category of Parking Spaces 停車位類別		Location 位置	Number 數目	Dimensions (L x W) (m) 尺寸（長 x 闊）(米)	Area of each Parking Space (sq. m) 每個停車位面積（平方米）
	Residential Car Parking Space 住宅停車位	G/F 地下	14	5 x 2.5	12.5

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

1/F
1樓

N



Boundary line of the Development
發展項目的界線

Scale 比例
0 2 4 6 8 10M（米）

Numbers, Dimensions and Area of Parking Spaces
停車位數目、尺寸及面積

Category of Parking Spaces 停車位類別		Location 位置	Number 數目	Dimensions (L x W) (m) 尺寸（長 x 闊）(米)	Area of each Parking Space (sq. m) 每個停車位面積（平方米）
	Accessible Residential Car Parking Space 暢通易達住宅停車位	1/F 1樓	1	5 x 3.5	17.5

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

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

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

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

   (a) that preliminary agreement is terminated;

   (b) the preliminary deposit is forfeited; and

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

1. 在簽署臨時買賣合約(該「臨時合約」)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份持有。

3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約：-

   (a) 該臨時合約即告終止；

   (b) 有關的臨時訂金即予沒收；及

   (c) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

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

A. The common parts of the Development

"Common Areas and Facilities" means collectively the Development Common Areas and Facilities, the Residential Common Areas and Facilities and the Carpark Common Areas and Facilities;

"Carpark Common Areas and Facilities" means and includes :-

(a) the whole of the Carpark (save and except the Residential Car Parking Spaces) including backup automatic activated emergency lighting system, the Common EV Facilities, electrical vehicle (EV) charger meter room, corridors, open driveways, driveways, passages, ramps and which are (insofar as they are capable of being shown on plans) for the purposes of identification only shown coloured Indigo on the DMC Plans;

(b) such other areas, apparatus, devices, systems and facilities of and in the Development intended for the common use and benefit of the Carpark as a whole;

but excluding :-

(1) the Development Common Areas and Facilities and the Residential Common Areas and Facilities; and

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

"Development Common Areas and Facilities" means and includes:-

(a) the Slope Structures within the Land, cable riser duct, planter(s), pipe well, open stair, water meter cabinet (W.M.C.), pipe ducts (PD), hose reel (H.R), temporary refuge space (T.R.S.), gas meter, fire service (F.S.) control centre, sprinkler and fire service (F.S.) inlet(s), telecommunication (TEL) riser room, sand trap, caretaker quarter, accessible toilet, telecommunications and broadcasting equipment room (T.B.E. RM.), check water meter room, service corridor, carpark lift lobby, water pump room, refuse storage and material recovery room (RS&MRR), fire service (F.S.) water tank, sprinkler & fire service (F.S.) pump room, sprinkler water tank, low voltage (L.V.) switch room, high voltage (H.V.) switchgear, transformer, air conditioning (A/C) plant room, emergency generator room, external walls of the Development (except those forming part of the Residential Common Areas and Facilities), which are (insofar as they are capable of being shown on plans) for the purposes of identification only shown coloured Yellow and Yellow Hatched Black on the DMC Plans;

(b) those parts of the unexcavated land within the Land, any other systems, devices or facilities which are at or provided or installed in the Development intended for the common use and benefit of the Owners and their bona fide guests, visitors or invitees in accordance with this Deed;

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

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

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

but excluding :-

(1) the Residential Common Areas and Facilities and the Carpark Common Areas and Facilities; and

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

"Residential Common Areas and Facilities" means:

(a) the Recreational Facilities, accessible toilet, lift lobby, fireman's lobby, accessible lift, meter room, planter, lawn, flat roof (for 2nd floor only), top roof, upper roof, canopy, guard room, pipe duct (P.D.), air conditioning duct (A/C DUCT), air conditioning (A/C), hose reel (H.R), air duct (A.D.), temporary refuge space (T.R.S.), open stair, extra low voltage (ELV), electrical (ELE), water pump room, water meter cabinet (W.M.C.), refuse storage and material recovery rooms (RS&MRR), lift machine room, external walls of the Development (except those forming part of the Development Common Areas and Facilities), which are (insofar as they are capable of being shown on plans) for the purposes of identification only shown coloured Orange on the DMC Plans; and

(b) such other areas, apparatus, devices, systems and facilities of and in the Residential Accommodation intended for the common use and benefit of the Owners, residents or tenants of the Residential Units and their bona fide guests, visitors or invitees.

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

Floor	Flat	Undivided Shares
G/F & 1/F & 2/F	1A	5,123
2/F	1B	271
3/F	3A	2,496
	3B	162
5/F	5A	2,493
	5B	221
6/F	6A	2,493
	6B	221
G/F to 8/F	7A	5,592
7/F	7B	263

Remark: There is no 4/F.

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

The Manager will be appointed for an initial term of not exceeding two (2) years from the date of the DMC and such appointment shall continue until terminated in accordance with the provisions of the DMC.

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

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

E. The basis on which the management fees deposit is fixed

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

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

Not Applicable.

Note:

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

本發展項目的公契及管理協議（「**公契**」）規定：

A. 發展項目的公用部分

「**公用地方及設施**」指發展項目公用地方及設施、住宅公用地方及設施和停車場公用地方及設施。

「**停車場公用地方及設施**」指並包括：

(a) 整個停車場（住宅停車位）包括後備自動啟動緊急照明系統、公用電動車設施、電動車充電錶房、走廊、露天車道、車道、通道、斜道，以上各項在公契圖則上以靛藍色顯示僅供識別（如該等範圍可在圖則辨識及標示）；

(b) 擬供整個停車場共用與共享的屬於和位於發展項目的其他地方、器具、裝置、系統及設施；

但不包括：-

(1) 「發展項目公用地方及設施」及「住宅公用地方及設施」；及

(2) 在發展項目之內由任何特定業主擁有獨有權利與特權持有、使用、佔用和享用的地方，以及在發展項目之內只為任何特定業主提供服務的設施。

「**發展項目公用地方及設施**」指並包括：

(a) 該土地內的斜坡構築物、電纜豎管槽、花槽、天井、露天樓梯、水錶櫃、水管槽、消防喉轆、臨時避難空間、煤氣錶、 消防控制中心、花灑及消防入水掣、電訊豎管房、隔沙器、看守員宿舍、無障礙洗手間、電訊廣播設備室、水錶檢測房、運貨走廊、停車場升降機大堂、水泵房、垃圾儲存及物料回收室、消防水箱、花灑及消防泵房、花灑水箱、低壓電掣房、高壓開關裝置櫃、變壓器、冷氣機房、緊急發電機房、發展項目外牆（構成住宅公用地方及設施一部分者除外），以上各項在公契圖則上以黃色及黃色間黑斜線顯示僅供識別（如該等範圍可在圖則辨識及標示）；

(b) 該土地內未挖土地部分，在發展項目提供或安裝擬供業主及彼等各真正賓客、訪客或獲邀人士按照公契規定公用與共享的任何其他系統、裝置或設施；

(c) 除以上第(a)段及第(b)後特別規定外：-

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

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

但不包括：

(1) 住宅公用地方及設施及停車場公用地方及設施；及

(2) 在發展項目之內由任何特定業主擁有獨有權利與特權持有、使用、佔用和享用的地方，以及在發展項目之內只為任何特定業主提供服務的設施。

「**住宅公用地方及設施**」指：

(a) 康樂設施、無障礙廁所、電梯大堂、消防員大堂、無障礙電梯、錶房、花槽、草坪、平台（僅適用於2樓）、頂層天台、上層天台、簷篷、警衛室、水管槽、冷氣槽、冷氣、消防喉轆、氣管槽、特低電壓房、電力房、水泵房、水錶櫃、垃圾儲存及物料回收室、升降機機房、發展項目外牆（構成發展項目公用地方及設施一部分者除外），以上各項在公契圖則上以橙色顯示僅供識別（如該等範圍可在圖則辨識及標示）；及

(b) 屬於和位於住宅樓宇擬供住宅樓宇的業主、住戶或租戶及其真正賓客、訪客或受邀人共用與共享的其他地方、器具、裝置、系統及設施。

B. 分配予本發展項目中每個住宅物業不分割份數的數目

樓層	單位	不分割份數
G/F 及 1/F 及 2/F	1A	5,123
2/F	1B	271
3/F	3A	2,496
	3B	162
5/F	5A	2,493
	5B	221
6/F	6A	2,493
	6B	221
G/F 至 8/F	7A	5,592
7/F	7B	263

C. 有關發展項目的管理人的委任年期

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

D. 管理開支按甚麼基準在發展項目中的住宅物業的擁有人之間分擔

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

E. 計算管理費按金的基準

每一個單位應繳付的管理費按金相等於按照首份年度管理預算攤付的3個月的管理費。

F. 擁有人在發展項目中保留作自用的範圍（如有的話）

不適用。

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

SUMMARY OF LAND GRANT
批地文件的摘要

1. The Development is constructed on Rural Building Lot No. 801 (**the "Land"**).

2. The Land is granted under the Government lease dated 3 June 1968 (the **"Government Lease"**) for the term of 75 years commencing from 23 September 1963 (renewable for a further term of 75 years) (as varied and/or modified by (i) a Modification Letter dated 11 January 2000 and registered in the Land Registry by Memorial No. UB7966045 (the **"First Modification Letter"**); (ii) a Modification Letter dated 4 September 2003 and registered in the Land Registry by Memorial No. UB9001481 (the **"Second Modification Letter"**) and (iii) a Modification Letter dated 5 August 2024 and registered in the Land Registry by Memorial No. 24081500300011 (the **"Third Modification Letter"**)) (collectively the **"Land Grant"**).

3. The Government Lease stipulates that :-

   "... the said Lessee or any other person or persons will not during the continuance of this demise use exercise or follow in or upon the demised premises or any part thereof the trade or business of a Brazier Slaughterman Soap-maker Sugar-baker Fellmonger Melter of tallow Oilman Butcher Distiller Victualler or Tavernkeeper Blacksmith Nightman Scavenger or any other noisy noisome or offensive trade or business whatever without the previous license signified in writing by the Governor or other person duly authorized in that behalf ..."

4. ""The Government Lease stipulates that :-

   "... will from time to time and at all times hereafter when where and as often as need or occasion shall require at the said Lessee's own proper costs and charges well and sufficiently Repair Uphold Support Maintain Pave Purge Scour Cleanse Empty Amend and Keep the messuage or tenement messuages or tenements and all other erections and buildings now or at any time hereafter standing upon the said piece or parcel of ground and all the Walls Banks Cuttings Hedges Ditches Rails Lights Pavements Privies Sinks Drains and Watercourses thereunto belonging and which shall in anywise belong or appertain unto the same in by and with all and all manner of needful and necessary reparations cleansings and amendments whatsoever the whole to be done to the satisfaction of Her said Majesty's Director of Public Works (thereinafter referred to as "the said Director") ..."

5. The Government Lease stipulates that :-

   "... in the event of the demolition at any time during the continuance of this demise of the said messuage or tenement messuages or tenements or any other erections and buildings now or at any time hereafter standing upon the said piece or parcel of ground or any of them or any part thereof the Lessee will replace the same either by sound and substantial buildings of the same type and of no less volume or by buildings of such type and value as shall be approved by the said Director AND in the event of demolition as aforesaid the said Lessee will within one month of such demolition apply to the said Director for consent to carry out building works for the redevelopment of the said piece or parcel of ground and upon receiving such consent will within three months thereof commence the necessary work of redevelopment and will complete the same to the satisfaction of and within such time limit as shall be laid down by the said Director ..."

6. The Government Lease stipulates that :-

   "... will during the term hereby granted as often as need shall require bear pay and allow a reasonable share and proportion for and towards the costs and charges of making building repairing and amending all or any roads lanes pavements channels fences and party walls draughts private or public sewers and drains requisite for or in or belonging to the demised premises or any part thereof in common with other premises near or adjoining thereto and that such proportion shall be fixed and ascertained by the said Director and shall be recoverable in the nature of rent in arrear ..."

7. The Government Lease stipulates that :-

   "... it shall and may be lawful to and for Her said Majesty by the said Director or other persons deputed to act for Her twice or oftener in every year during the said term at all reasonable times in the day to enter into and upon the demise premises to view search and see the condition of the same and of all decays defects and wants of reparation and amendment which upon every such view or views shall be found to give or leave notice in writing at or upon the demised premises or some part thereof unto or for the said Lessees to repair and amend the same within Three Calendar Months then next following, within which time the said Lessees will repair and amend the same accordingly ..."

8. The Government Lease stipulates that :-

   "... will at his own expense construct and maintain to the satisfaction of the said Director such drains and channels as may be necessary to intercept and carry off into the nearest stream course catchpit channel or storm-water drain storm-water or rain water falling on or flowing from the hillside on to the demised premises and will be solely liable for and will indemnify 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 and will at all times during the continuance of this demise maintain and repair such drains and channels whether within the boundaries of the demised premises or on Crown Land AND in the event of any damage or obstruction being caused to any nullah sewer storm water drain watermain or other Government properties within or adjoining the demised premises by the said Lessee's servants or agents will pay on demand the cost of making good or removing such damage or obstruction (it being agreed and declared that the necessary works shall be carried out by Government at the cost of the said Lessee) ..."

9. The Second Schedule to the First Modification Letter stipulates that:-

   "... subject to the terms and covenants herein contained will not use or permit or suffer to be used the said piece or parcel of ground or any part thereof or any building or part of any building erected or to be erected thereon for any purpose other than for private residential purposes (excluding service apartments) ..."

10. The Second Schedule to the First Modification Letter stipulates that:-

    "... will develop the said piece or parcel of ground by the erection thereon of a building or buildings complying in all respects with the terms and covenants herein contained and all Ordinances byelaws and regulations relating to building sanitation and planning which are or may at any time be in force in the Hong Kong Special Administrative Region such building or buildings to be completed and made fit for occupation on or before the 30th day of June 2003 ..."

11. The Second Schedule to the First Modification Letter stipulates that:-

    "... will not erect or permit or suffer to be erected on the said piece or parcel of ground or any part thereof any building or buildings other than a building or buildings complying in all respects with the Buildings Ordinance and any regulations made thereunder and any amending legislation and the requirements of the Town Planning Ordinance and any amending legislation and the total gross floor area of which shall not be less than One Thousand Five Hundred (1,500) square metres and shall not exceed Two Thousand Four Hundred and Seventy One (2,471) square metres and the total site coverage of which building or buildings shall not exceed Twenty (20) per centum of the area of the said piece or parcel of ground ..."

12. The Second Schedule to the First Modification Letter stipulates that:-

"... will not interfere with any tree growing on the said piece or parcel of ground or adjacent thereto without the prior written consent of the Director of Lands who may in granting consent impose such conditions as to transplanting or compensatory landscaping or replanting as he may deem appropriate ..."

13. The Second Schedule to the First Modification Letter stipulates that:-

"... will at his own expense landscape and plant with trees and shrubs any portion of the said piece or parcel of ground and podium (if any) not built upon and thereafter maintain and keep the same in a clean neat tidy and healthy condition all to the satisfaction of the Director of Lands ..."

14. The Second Schedule to the First Modification Letter stipulate that:

"... will provide within the said piece or parcel of ground to the satisfaction of the Director of Lands spaces or car ports or both for the parking of private motor vehicles at the rate of not less than One and a half (1.5) spaces or car port for every residential unit in the building or buildings and not less than Two (2) spaces or car ports for every house for the residence of a single family erected or to be erected on the said piece or parcel of ground for the parking of private motor vehicles licensed under the Road Traffic Ordinance and belonging to the residents of the building or buildings erected or to be erected on the said piece or parcel of ground and their bona fide visitors or invitees (it being agreed and declared that each of the parking spaces so provided shall occupy an area of 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres) AND will not use or permit or suffer to be used the parking spaces for any purpose other than as hereinbefore stipulated and in particular will not use the said spaces or car ports for the storage display or exhibiting of motor vehicles for sale or otherwise (it being agreed and declared that for the purpose of calculating the maximum total gross floor area and the maximum total site coverage hereinbefore stipulated there shall not be taken into account the spaces or car ports provided within the building erected or to be erected on the said piece or parcel of ground in accordance with the terms and covenants hereinbefore contained provided that if the number of spaces and car ports provided within the said piece or parcel of ground exceeds the minimum number calculated in accordance with the terms and covenants hereinbefore contained all the spaces and car ports in excess of that minimum number shall be so taken into account) ..."

15. The Second Schedule to the First Modification Letter stipulate that:

"... will deposit or cause to be deposited with the Director of Lands a plan approved by the Director of Lands indicating the layout of the parking spaces or car ports to be provided within the said piece or parcel of ground in accordance with the terms and covenants hereinbefore contained or a copy of such plan certified by an Authorized Person (as defined in the Buildings Ordinance) AND will not enter into any transaction (except such transactions as the Director of Lands may approve) affecting the said piece or parcel of ground or any part thereof or any building or part of any building erected or to be erected on the said piece or parcel of ground prior to such deposit AND will not use or permit or suffer to be used the parking spaces or car ports on the said approved plan for any purpose other than for the purposes as hereinbefore stipulated AND will maintain the parking spaces or car ports in accordance with the said approved plan AND will not alter the layout except with the prior written consent of the Director of Lands ..."

16. The Second Schedule to the First Modification Letter stipulates that:-

"... where there is or has been any cutting away removal or setting back of any land or any building up or filling in or any slope treatment works of any kind whatsoever whether with or without the prior written consent of the Director of Lands either within the said piece or parcel of ground or on any Government land which is or was done for the purpose of or in connection with the formation levelling or development of the said piece or parcel of ground or any part thereof or any other works required to be done by the said Lessee under the terms and covenants herein contained or for any other purpose the said Lessee will at his own expense carry out and construct such slope treatment works retaining walls or other support protection drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the said piece or parcel of ground and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away landslip or subsidence occurring thereafter and the said Lessee will at all times during the term hereby granted maintain at his own expense the said land slope treatment works retaining walls or other support protection drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director of Lands PROVIDED THAT nothing in this covenant shall prejudice the rights of the Government of the Hong Kong Special Administrative Region (hereinafter referred to as "the Government") under the terms and covenants herein contained AND in the event that as a result of or arising out of any formation levelling development or other works done by the said Lessee or owing to any other reason any falling away landslip or subsidence occurs at any time whether in or from any land within the said piece or parcel of ground or from any adjacent or adjoining Government or leased land the said Lessee will at his own expense reinstate and make good the same to the satisfaction of the Director of Lands and will 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 (it being agreed and declared that in addition to any other rights or remedies herein provided for breach of any of the terms and covenants herein contained the Director of Lands shall be entitled by notice in writing to call upon the said Lessee to carry out construct and maintain the said land slope treatment works retaining walls or other support protection and drainage or ancillary or other works or to reinstate and make good any falling away landslip or subsidence and if the said Lessee will neglect or fail to comply with the notice to the satisfaction of the Director of Lands within the period specified therein the Director of Lands may forthwith execute and carry out any necessary works and the said Lessee will on demand repay to the Government the cost thereof together with any administrative or professional fees and charges) ..."

17. The Second Schedule to the First Modification Letter stipulates that:

"...will not use or permit or suffer to be used any rock crushing plant on the said piece or parcel of ground AND where prestressed ground anchors are installed upon development or redevelopment of the said piece or parcel of ground or any part thereof the said Lessee will 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 of Lands and will supply to the Director of Lands such reports and information on all such monitoring works as the Director of Lands may from time to time in his absolute discretion require (it being agreed and declared that if the said Lessee shall neglect or fail to carry out the required monitoring works the Director of Lands may forthwith execute and carry out the monitoring works and the said Lessee shall on demand repay to the Government the cost thereof) ..."

18. The Second Schedule to the First Modification Letter stipulates that:-

"... the said Lessee will at his own expense carry out and complete to the satisfaction of the Director of Lands such geotechnical investigations and such slope treatment landslide preventive and remedial works on the area shown coloured green hatched black (hereinafter referred to as "the Green Hatched Black Area") on the plan marked "PLAN A" annexed hereto as the Director of Lands in his absolute discretion shall require and will at all times during the term hereby granted at his own expense maintain in good substantial repair and condition to the satisfaction of the Director of Lands the Green Hatched Black Area including all land slope treatment works earth-retaining structures drainage and any other works therein and thereon AND in the event that any landslip subsidence or falling away occurs within the Green Hatched Black Area at any time during the term hereby granted the said Lessee will at his

own expense reinstate and make good the same to the satisfaction of the Director of Lands and any adjacent or adjoining areas which in the opinion of the Director of Lands have been affected and will 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 AND ALSO that the said Lessee will ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Area and subject to the approval of the Director of Lands the said Lessee may erect fences or other barriers for the prevention of such illegal excavation or dumping and in addition to any other rights or remedies herein provided for breach of any of the terms and covenants herein contained the Director of Lands shall be entitled by a notice in writing to call upon the said Lessee to carry out such geotechnical investigations slope treatment landslip preventive and remedial works and to maintain or reinstate and make good any land structure or works affected by such landslip subsidence or falling away and if the said Lessee shall neglect or fail to comply with such notice to the satisfaction of the Director of Lands within the period specified therein the Director of Lands may after the expiry of such period execute and carry out the required works and the said Lessee will on demand repay to the Government the cost thereof ..."

19. The Second Schedule to the First Modification Letter stipulates that:-

"... watchmen's or caretakers' office accommodation may be provided within the said piece or parcel of ground provided that such accommodation is in the opinion of the Director of Lands essential to the safety security and good management of the building or buildings erected or to be erected on the said piece or parcel of ground and such accommodation shall not be used for any purpose other than office accommodation of watchmen or caretakers employed on the said piece or parcel of ground AND that one watchmen's or caretakers' quarters may be provided in the building or buildings/house or houses erected or to be erected on the said piece or parcel of ground provided that such quarters is situated within the main residential building/house or in the case of a house style development in such other location as may be approved in writing by the Director of Lands and in addition to living accommodation toilet washing and kitchen services shall be provided in such quarters and such quarters shall not be used for any purpose other than the residential accommodation of watchmen or caretakers employed on the said piece or parcel of ground ..."

20. The Second Schedule to the First Modification Letter stipulates that:-

"... the recreational facilities and facilities ancillary thereto (hereinafter referred to as "the Facilities") as may be approved in writing by the Director of Lands may be erected constructed and provided within the said piece or parcel of ground provided that the type size design height and disposition of the Facilities shall also be subject to the prior written approval of the Director of Lands AND that in the event of the Facilities being provided in accordance with the immediately aforesaid provision the said Lessee will throughout the term granted by the terms and covenants herein contained at his own expense maintain the Facilities erected constructed or provided or which may at any time hereinafter be erected constructed or provided within the said piece or parcel of ground in good and substantial repair and condition and will operate the Facilities to the satisfaction of the Director of Lands and the Facilities shall only be used by the residents of the building erected or to be erected within the said piece or parcel of ground and their bona fide visitors and by no other person or persons whatsoever ..."

21. The Second Schedule to the Third Modification Letter stipulates that:-

" (1) (a) The car ports provided or to be provided on the ground floor of any building or buildings erected or to be erected on the said piece or parcel of ground including any floor or space provided or to be provided on such car port level solely or in the opinion of the Director of Lands (which opinion shall be final and binding on the said Lessee) predominantly used for the purpose of entrance lobby, staircase, covered landscaped area, covered play area, water tank, plant room, caretakers' office, caretakers' quarters or such other purposes as may be approved by the Director of Lands (hereinafter referred to as "the Car Port Level") within 5 metres from the boundary of the said piece or parcel of ground fronting South Bay Close shall be of a maximum floor to floor height of 6.38 metres or such other height as may be approved by the Director of Lands.

(b) The carport podium structures erected or to be erected shall be landscaped to the satisfaction of the Director of Lands.

(2) The building or buildings or any part of the building or buildings for private residential purposes (excluding service apartments), except for the Car Port Level and any floor or space below the ground level, shall be set back by 5 metres from the boundary of the said piece or parcel of ground fronting South Bay Close (hereinafter referred to as "the Setback Area") provided that protruding architectural structure or structures or projection as approved by the Building Authority (hereinafter referred to as "the Projecting Structure") under the Buildings Ordinance, any regulations made thereunder and any amending legislation with a total area of not exceeding 0.3 square metre may be permitted to project over and above the Setback Area (the portion of the Setback Area which the Projecting Structure may be permitted to project over and above is for identification purpose only shown coloured Green on PLAN C annexed hereto and is hereinafter referred to as "the Green Area") subject to the following conditions:

(a) No amendment, alteration or variation to the extent of the Green Area, insofar such amendment, alteration or variation relates to the Projecting Structure (but not further or otherwise) shall be made except with the prior written consent of the Director of Lands who may, at his sole discretion, give his consent thereto subject to such conditions and payment of such additional fees and premium as he may impose and determine.

(b) The decision of the Director of Lands as to the meaning of or what constitute architectural structure or structures or projection shall be final and binding on the said Lessee.

(c) For the purpose of this Condition, the decision of the Director of Lands as to what constitutes the ground level or whether any space or floor is at, above or below the ground level shall be final and binding on the said Lessee."

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

1. 發展項目位於鄉郊建屋地段第801號（**「該土地」**）。

2. 該土地乃根據1968年6月3日訂立的政府租契（**「政府租契」**）批授，年期由1963年9月23日起為期75年（可以續期75年）（先後以下列文件更改及/或修訂：(i) 2000年1月11日訂立並在土地註冊處註冊為《註冊摘要》第UB7966045號的《批地條款修訂書》（**「第一份批地條款修訂書」**）；(ii) 2003年9月4日訂立並在土地註冊處註冊為《註冊摘要》第UB9001481號的《批地條款修訂書》（**「第二份批地條款修訂書」**）及 (iii) 2024年8月5日訂立並在土地註冊處註冊為《註冊摘要》第24081500300011號的《批地條款修訂書》（**「第三份批地條款修訂書」**））（以下統稱**「批地文件」**）。

3. 政府租契訂明：

『… 如非事先獲得港督代表女皇陛下或其正式授權的人士的書面許可，承批人或任何其他人士在租期期間不得使用作該批租處所或其任何部分作經營或從事銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理的行業或業務，或經營或從事任何其他發出高噪音、惡臭或令人厭惡的行業或業務 …』

4. 政府租契訂明：

『… 應不時及無論何時，每當有需要時或情況要求時，適當地自費妥善地及足夠地修葺、維持、支持、保養、鋪飾、清洗、洗滌、潔淨、卸空、修改及保存該片或該幅土地上現有或日後任何時間存在的一座或多座宅院或物業、豎設物及建築物，以及所有屬於並以任何形式從屬於或關連該處的牆、堤岸、切削路塹、籬、溝、軌道、燈、行人路、水廁、洗滌槽、排 水渠及水道，並且全面執行需要及必須的修葺、清洗及修改工程，使女皇陛下的工務司署署長（以下簡稱「署長」）滿意 …』

5. 政府租契訂明：

『… 如在批租租期內拆卸該片或該幅土地上或其任何部分的任何現有或日後任何時間存在的該一座或多座宅院或物業、豎設物及建築物，承批人必須另建良好穩固同類型而容量最少相等的建築物或經署長批核的類型及價值的建築物替代。倘如上所述拆卸建築物，承批人應在拆卸後一個月內向署長申請同意於該片或該幅土地上進行重建工程。承批人接獲同意書後，必須於三個月內展開必要重建工程，並在署長指定的期限內以署長滿意的方式完成重建 …』

6. 政府租契訂明：

『… 須於批租租期內不時及每當有需要時或情況要求時，承擔、支付及准許以合理份數和比例計算的費用及收費，以建造、建築、修葺及修改特此予以批租的土地或其任何部分所需的、或於其內的、或屬於其的並與毗鄰土地共用的所有或任何道路、車道、行人路、渠道、圍欄及共用牆、排氣管、私家或公共污水渠及排水渠。有關的付款比例由署長釐定及確定，並可當作欠繳地租的性質追討 …』

7. 政府租契訂明：

『… 女皇陛下的署長或獲指派代表他們行事的其他人有權在該批租年期內，每年兩次或多次在日間的合理時間內進入批租處所從而視察、搜查及觀看其狀況。每當視察時發現有任何頹敗、損壞及需要維修及修正的地方時，須就批租處所或其任何部分向承租人發出書面通知，或在批租處所或其部分留下書面通知，要求承批人在三個曆月內，就上述問題進行維修及修正。在每個書面通知按上述方式發出或留下後，承批人須於其後三個曆月內就上述問題進行維修及修正 …』

8. 政府租契訂明：

『… 應自費以署長滿意的方式建造和維修必需的排水渠及水渠，以截流及輸送所有由山邊落下或流進批租處所的暴雨水或雨水至最鄰近的河溪、集水井、渠道或雨水渠。倘此等雨水造成任何損害或滋擾以致引起任何訴訟、索償及索求，承批人必須承擔全責並向政府及其人員賠償，及在租期期間的所有時間維修及修理該排水渠及水渠，無論是否位於批租處所的邊界內或於官地之上。如承批人、其僱員或代理人令批租處所內或毗鄰的溝壑、污水渠、雨水渠、輸水道或其他政府產業受損毀或阻礙，承批人須按要求支付以作妥善修理該損毀或阻礙的費用（經同意並宣布必要的工程應由政府進行，費用由承批人承擔） …』

9. 第一份批地條款修訂書第二附錄訂明：

『… 受制於本文所載的條款及契約，不得自行或容許他人將該片或該幅土地或其任何部分或現已或將會建於該處的任何建築物或任何建築物部分用作私人住宅用途（不包括服務式公寓）以外的任何其他用途 …』

10. 第一份批地條款修訂書第二附錄訂明：

『… 應發展該片或該幅土地，即全面遵照本文的契諾及條件和在任何時間於香港特別行政區生效的所有建築、衛生及規劃條例、附例和規例，在該處建造一座或多座建築物。此等建築物於2003年6月30日或之前建成並適宜佔用居住 …』

11. 第一份批地條款修訂書第二附錄訂明：

『… 除了全面符合《建築物條例》及任何根據該條例所訂的規例和任何修訂法例，及《城市規劃條例》和任何修訂法例的要求的一座或多座建築物，其樓面總面積不少於1500平方米及不超過2471平方米，及該一座或多座建築物的總上蓋面積不超過該片或該幅土地的面積的百分之20，不得自行或容許他人於該片或該幅土地或其任何部分興建任何一座或多座建築物 …』

12. 第一份批地條款修訂書第二附錄訂明：

『… 如非事前獲地政總署署長書面同意，而地政總署署長給予同意時可附加其視為恰當的移植、補償園景工程或再植條件，不可干預任何現於該片或該幅土地或毗連土地生長的樹木 …』

13. 第一份批地條款修訂書第二附錄訂明：

『… 須於該片或該幅土地及基座平台（如有）沒有建築的任何部分自費美化環境及種植樹木及灌木並在其後保養及保持其處於安全、井然、整潔及健康狀態，使地政總署署長滿意 …』

14. 第一份批地條款修訂書第二附錄訂明：

『… 該片或該幅土地內應設置地政總署署長滿意以供停泊車輛的車位或洗車間或兩者，分配比率為一座或多座建築物內每個住宅單位不少於1.5個車位或洗車間及現已或將會建於該片或該幅土地的每個供單一家庭居住的洋房不少於2個車位或洗車間，以供停泊根據《道路交通條例》而屬於現已或將會建於該片或該幅土地一座或多座建築物內的居民及彼等真正訪客或獲邀人士的車輛（經同意並宣布提供的每個車位均為2.5米闊及5.0米長，最低淨空高度為2.4米），不得自行或容許他人將車位除用作上述所載的用途外用作任何其他用途，其中特別不可在車位或洗車間存放、陳列或展示車輛招售或其他用途（經同意並宣布為計算本文前述所載的最大樓面總面積及最大上蓋面積，根據本文所載的條款及契約而在現已或將會建於該片或該幅土地的建築物內所提供的車位或洗車間將不計算在內，前提為如果於該片或該幅土地所提供的車位及洗車間的數目超出根據本文所載的條款及契約所計算出的最低數目，所有超出該最低數目的車位及洗車間將計算在內） …』

15. 第一份批地條款修訂書第二附錄訂明：

『… 應向地政總署署長提交或安排其被提交一份經地政總署署長批核的圖則或經認可人士（釋義以《建築物條例》為準）核證的圖則副本，註明將遵照本文所載的條款及契約於該片或該幅土地提供所有

車位或洗車間的布局。提交上述圖則之前，概不可進行任何影響該片或該幅土地或其任何部分或現已或將會建於該片或該幅土地的任何建築物或建築物部分的交易（地政總署署長批准的交易除外）。上述核准圖則所示的車位或洗車間除作本文先前所訂用途外，不可作其他用途。承批人應依照上述核准圖則維修此等車位或洗車間，如非事前獲地政總署署長書面同意不可更改布局 …』

16. 第一份批地條款修訂書第二附錄訂明：

『… 如該片或該幅土地或任何政府土地現時或以往曾經配合或因應該片或該幅土地或其任何部分的平整、水準測量或發展事宜進行削土、移土或土地後移工程，或建造或填土工程或任何類型的斜坡處理工程，或本文的條款與契諾規定承批人執行的其他工程，不論事前是否獲地政總署署長書面同意，承批人亦會在當時或其後任何時間，按需要自費進行和建造斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助或其他工程，以保護及支撐該片或該幅土地內的土地和任何毗連或毗鄰政府土地或已批土地，同時避免及防止其後發生滑土、山泥傾瀉或地陷及承批人會在本文協定的整個批租年期內自費維修上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或附屬或其他工程，以保持其修繕妥當及狀況良好，令地政總署署長滿意。惟本契諾之規定概不妨礙本文條款及契諾賦予香港特別行政區政府(以下簡稱「政府」)的權利。無論何時，如因承批人進行平整、水準測量、發展或其他工程或因其他事故導致或引起該片或該幅土地或任何毗連或毗鄰政府土地或已批土地發生滑土、山泥傾瀉或地陷，承批人會自費還原並修葺該處，以令地政總署署長滿意，同時就政府、其代理及承辦商作出彼等因此蒙受或招致之所有費用、收費、損害、索求及索償作出賠償，並確保彼等免責(在此同意及聲明除享有本文訂明可就違反本文條款與契諾追討之任何其他權利或補償權外，地政總署署長另有權向承批人發出書面通知，要求承批人進行、建造和維修上述的土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助或其他工程，又或還原並修葺任何滑土、山泥傾瀉或地陷範圍。如承批人疏忽或不執行通知書訂明的期限內以地政總署署長滿意的方式完成通知書的指示，地政總署署長可即時執行及進行任何必要工程。承批人會在接獲通知時向政府償還有關的費用，以及任何行政或專業費用與收費) …』

17. 第一份批地條款修訂書第二附錄訂明：

『… 不會在如該片或該幅土地上使用或允許或容許使用任何碎石廠，及如該片或該幅土地或其任何部分發展或重建時有安裝預應力地錨，承批人應自費在預應力地錨的整個使用周期內定期維修及監察，以令地政總署署長滿意，並且在地政總署署長不時全權酌情要求時提交上述監察工程的報告和資料（經同意並宣布如承批人疏忽或不執行規定的監察工程，地政總署署長可即時執行和進行監察工程，承批人必須在接獲通知時向政府償還有關的費用） …』

18. 第一份批地條款修訂書第二附錄訂明：

『… 承批人應自費以地政總署署長全面滿意的方式，按地政總署署長全權酌情指定，在本文所夾附圖則A以綠色間黑斜線顯示的範圍 (以下簡稱「綠色間黑斜線區域」)進行及完成土力勘探工程和斜坡處理、山泥傾瀉預防及補救工程，此外並須在本文所訂的整個批租年期內，自費以地政總署署長滿意的方式維修綠色間黑斜線區域，以保持其修繕妥當及狀況良好，包括在該處執行所有土地、斜坡處理工程、護土結構、排水及其他工程。倘於本文所訂的批租年期內任何時間綠色間黑斜線區域發生山泥傾瀉、地陷或滑土，承批人須以地政總署署長滿意的方式自費還原和修復綠色間黑斜線區域和地政總署署長認為受影響的任何毗鄰或鄰近地方。如因山泥傾瀉、地陷或滑土招致任何索償、訴訟、費用、損害及開支，承批人須向政府、其代理及承辦商作出賠償。此外，承批人並須時刻確保無任何人等在綠色間黑斜線區域非法挖掘或傾倒廢物。如獲地政總署署長批准，承批人可架設圍欄或其他屏障防止非法挖掘或傾倒廢物的活動。如有違反本文任何條款和契諾的情況，地政總署署長除可行使任何其他應有權利或補償權外，並可隨時以書面通知承批人執行任何土力勘探、斜坡處理、山泥傾瀉預防及補救工程，並且維修、還原和修復任何受山泥傾瀉、地陷或滑土影響的土地、構築物或工程。倘承批人疏忽或不按照通知書在指定期限內以地政總署署長滿意的方式採取措施，地政總署署長可即時執行及進行任何必要工程，承批人須在接獲通知時向政府償付相關的費用 …』

19. 第一份批地條款修訂書第二附錄訂明：

『… 可在該片或該幅土地上提供看守員或管理員的辦公地方，但地政總署署長必須認為該等辦公地方對於在該片或該幅土地上已興建或將會興建的一幢或多幢建築物的安全、保安及良好管理是不可或缺的，而該等辦公地方除了用作受僱於該片或該幅土地的看守員或管理員的辦公地方外，不得作其他用途，及可在該片或該幅土地上已興建或將會興建的一幢或多幢建築物/一間或多間獨立屋內提供一個看守員或管理員宿舍，但該宿舍必須位於主要住宅樓宇/獨立屋內，如屬獨立屋發展項目，則須位於地政總署署長書面批准的其他地點，而該宿舍除提供住宿外，亦須提供廁所、洗手間及廚房服務，該宿舍除作受僱於該片或該幅土地的看守員或管理員的住宿用途外，不得作其他用途 …』

20. 第一份批地條款修訂書第二附錄訂明：

『… 康樂設施及其附屬設施（以下簡稱「設施」）可經地政總署署長書面批准，在該片或該幅土地上興建、建造及提供，惟設施的類型、大小、設計、高度及佈局，須經地政總署署長事先書面批准，及如根據緊接上述條文提供設施，承租人將在本文所載條款及契諾授予的整段期間內，自費維持在該片或該幅土地內已興建、建造或提供或其後隨時可能興建、建造或提供的設施，使其保持良好及實質的維修及狀況，並將設施營運至地政總署署長滿意的程度，及設施只供在該片或該幅土地上已建造或將建造的一幢或多幢建築物的住客及其真正訪客使用，其他人士不得使用 …』

21. 第三份批地條款修訂書第二附錄訂明：

『(1) (a) 在該片或該幅土地上已興建或將會興建的任何一幢或多幢建築物的地面層所提供或將會提供的車庫，包括在該車庫層所提供或將會提供的任何樓面或空間，純粹或按地政總署署長的意見（該意見須為最終意見，並對承租人具約束力）主要用作入口大堂、樓梯、有蓋園景區、有蓋遊樂場地、水箱、機房、看管員辦公室、看管員宿舍或地政總署署長可能批准的其他用途（以下簡稱「車庫層」），距離該片或該幅土地面向南灣坊的邊界 5 米範圍內其最高樓面至樓面高度須為 6.38 米或地政總署署長批准的其他高度。

(b) 已興建或將會興建的車庫平台構築物須進行園景美化，以達致地政總署署長滿意的程度。

(2) 作私人住宅用途（不包括服務式住宅）的一幢或多幢建築物或其任何部分，除車庫層及地面層以下的任何樓層或空間外，須自該片或該幅土地面向南灣坊的邊界後移5米（下稱「後移範圍」），惟經建築事務監督根據《建築物條例》、據此訂立的任何規例及任何修訂法例批准的突出建築構築物或伸出物（下稱「伸出構築物」），其總面積不得超過0.3平方米的伸出構築物可獲准伸出在後移範圍之上（可獲准在其上伸出伸出構築物的後退範圍的部分在隨附的圖C上以橙色顯示，僅供識別之用，以下稱為「橙色範圍」），但須符合以下條件：

(a) 除非事先獲得地政總署署長的書面同意，否則不得對橙色範圍的範圍作出任何修訂、改動或變動，只要該等修訂、改動或變動與伸出構築物有關（但不得進一步或以其他方式），而地政總署署長可全權酌情決定在符合其可能施加及決定的條件及繳付其可能施加及決定的額外費用及補價的情況下給予同意。

(b) 地政總署署長對建築構築物或伸出物的涵義或其組成的決定為最終決定，並對承租人具有約束力。

(c) 就本條件而言，地政總署署長對何謂地面或任何空間或樓層是否位於地面、高於或低於地面的決定為最終決定，並對上述承租人具約束力。』

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

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

Not Applicable.

不適用。

WARNING TO PURCHASERS
對買方的警告

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

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

3. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser-
   (i) that firm may not be able to protect the purchaser's interests; and
   (ii) the purchaser may have to instruct a separate firm of solicitors.

4. In the case of paragraph 3 (ii) above, the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

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

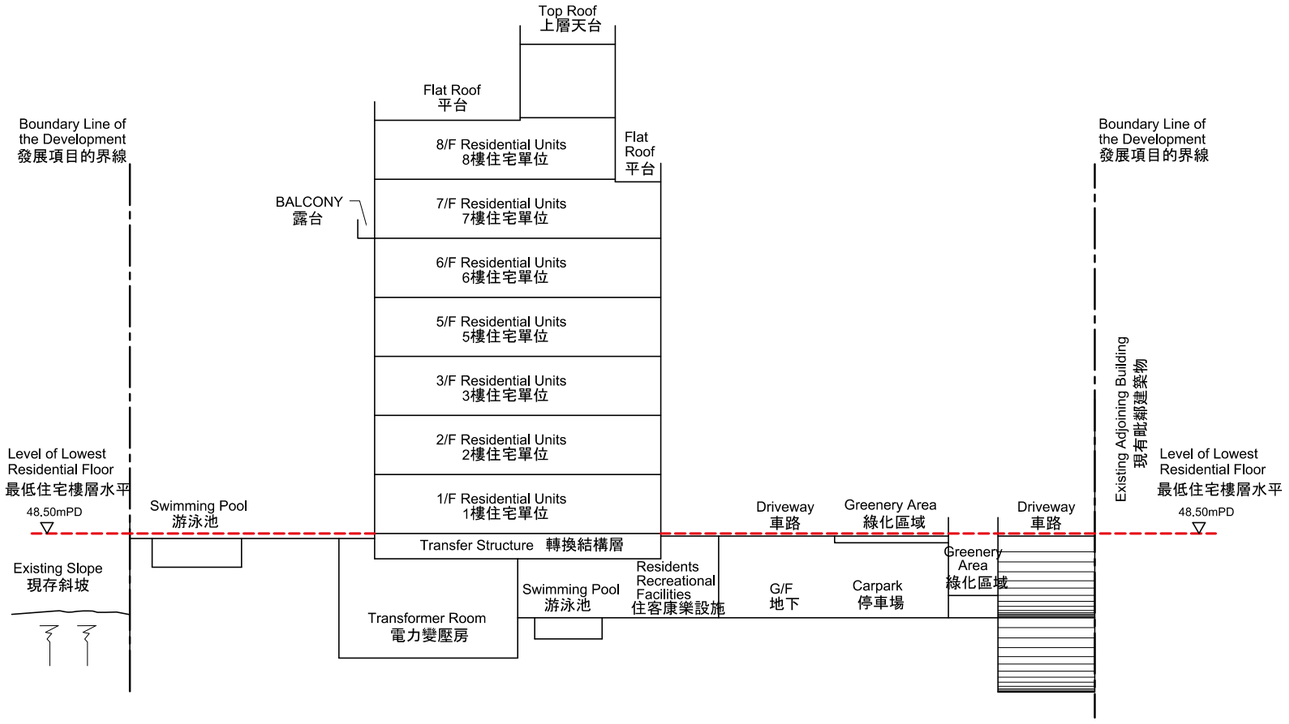
2. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。

3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突-
   (i) 該律師事務所可能不能夠保障買方的利益；及
   (ii) 買方可能要聘用一間獨立的律師事務所。

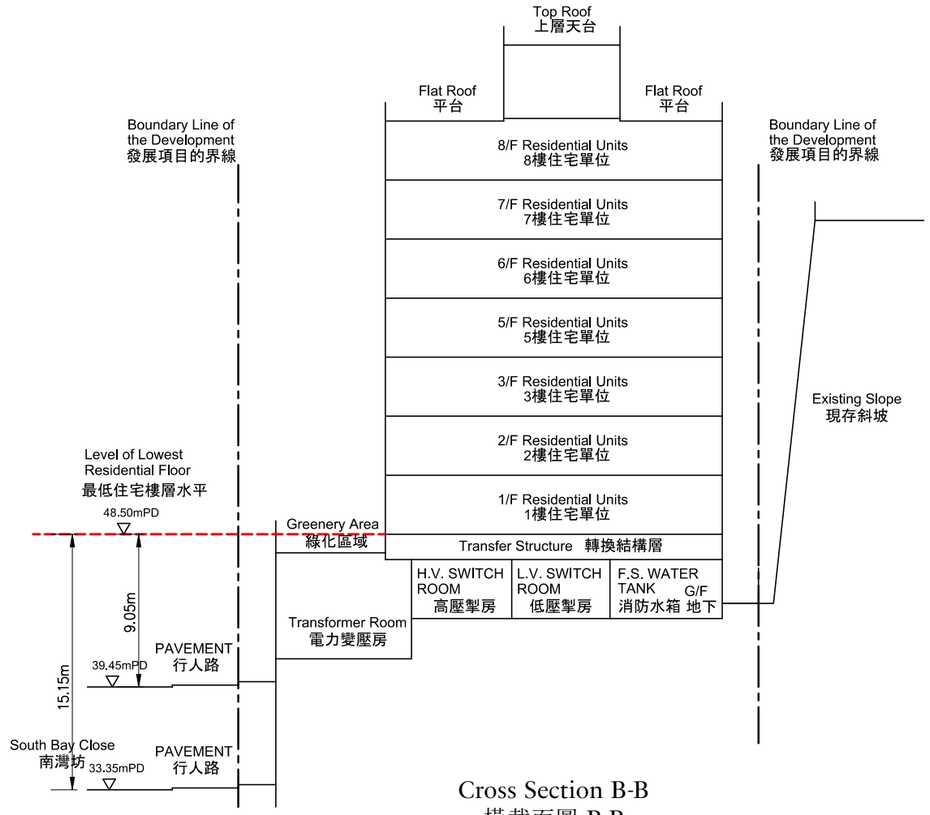
4. 如屬上述3(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

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

Cross Section
橫截面圖



Cross Section A-A
橫截面圖 A-A



Cross Section B-B
橫截面圖 B-B

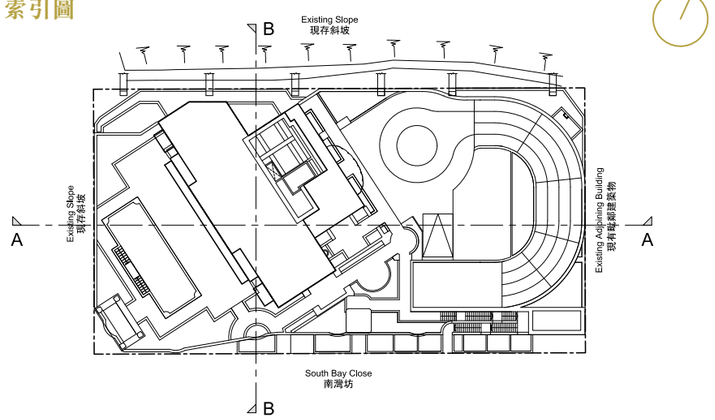
Notes:

1. The part of South Bay Close adjacent to the building is 33.35 metres to 39.45 metres above the Hong Kong Principal Datum.
2. ------- Dotted line denotes the level of the lowest residential floor.
3. ▽ denotes height (in metre) above the Hong Kong Principal Datum.

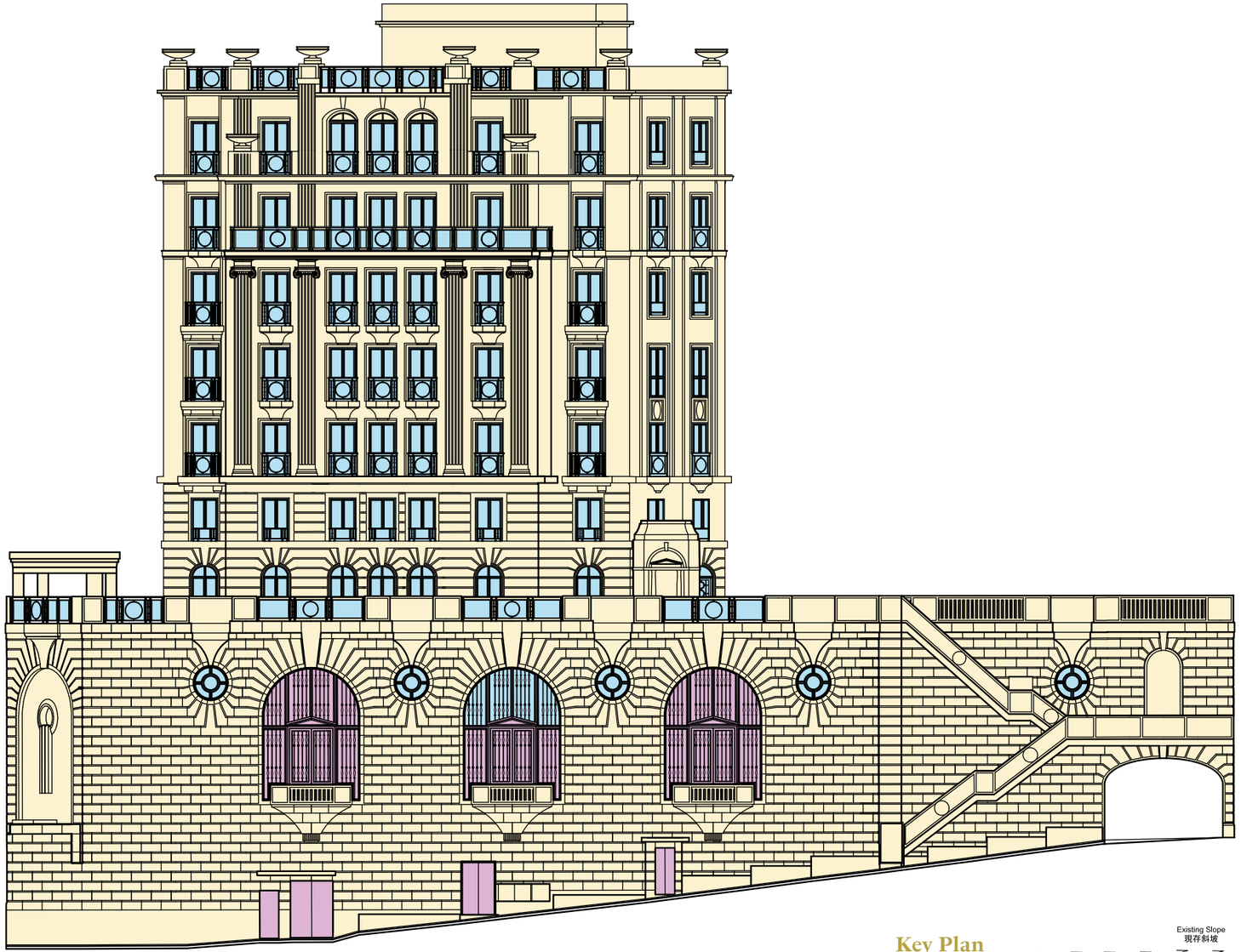
備註：

1. 毗連建築物的一段南灣坊為香港主水平基準以上33.35米至39.45米。
2. ------- 虛線為最低住宅樓層水平。
3. ▽ 為香港主水平基準面以上高度(米)。

Key Plan
索引圖

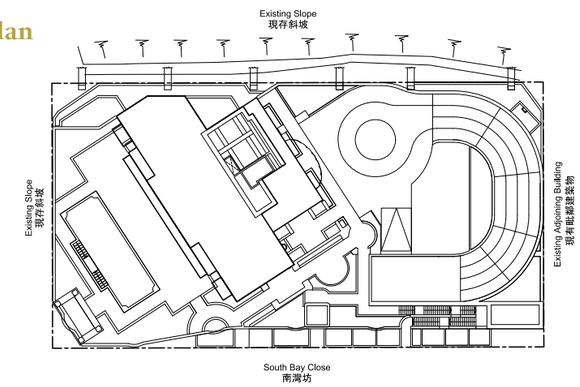


ELEVATION PLAN
立面圖



Front Elevation Plan
正面立面圖

Key Plan
索引圖



Front Elevation Plan
正面立面圖

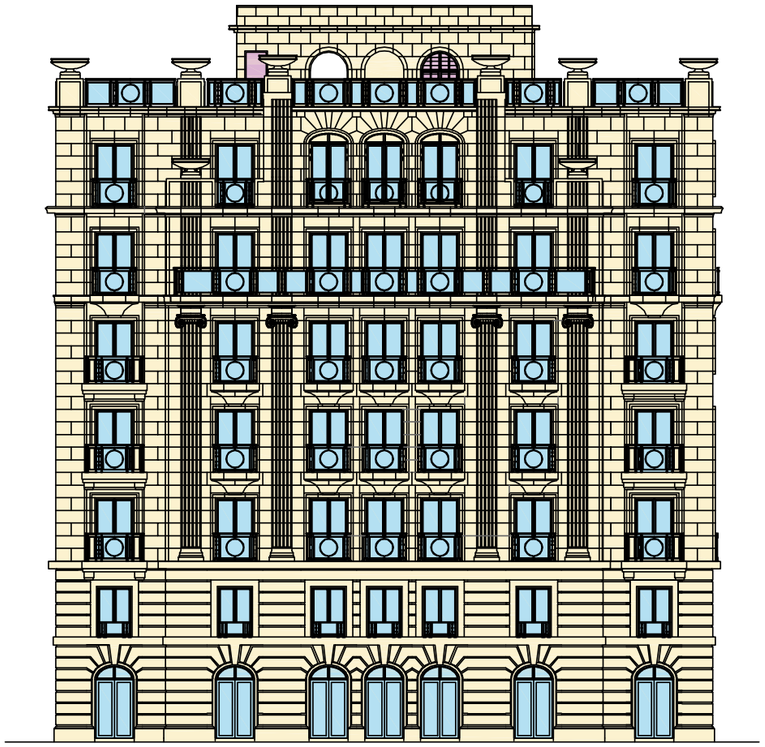
The Authorized Person for the Development has certified that the elevations shown on this plan:

1. are prepared on the basis of the approved building plans for the Development as of 12 October 2023 and 9 January 2024.
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本立面圖所顯示的立面：

1. 以2023年10月12日、2024年1月9日的情況為準的發展項目的經批准的建築圖則為基礎擬備。
2. 大致上與發展項目的外觀一致。

ELEVATION PLAN
立面圖



Elevation Plan A
立面圖 A



Elevation Plan B
立面圖 B

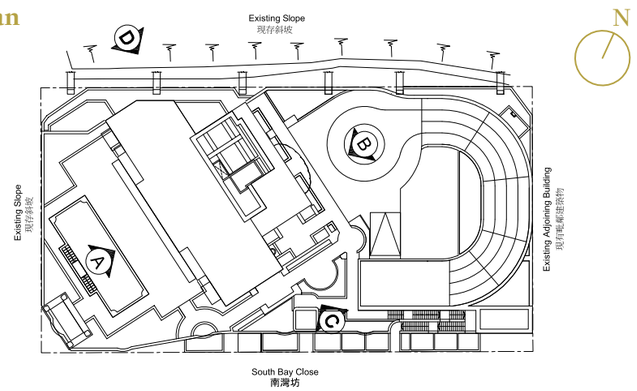
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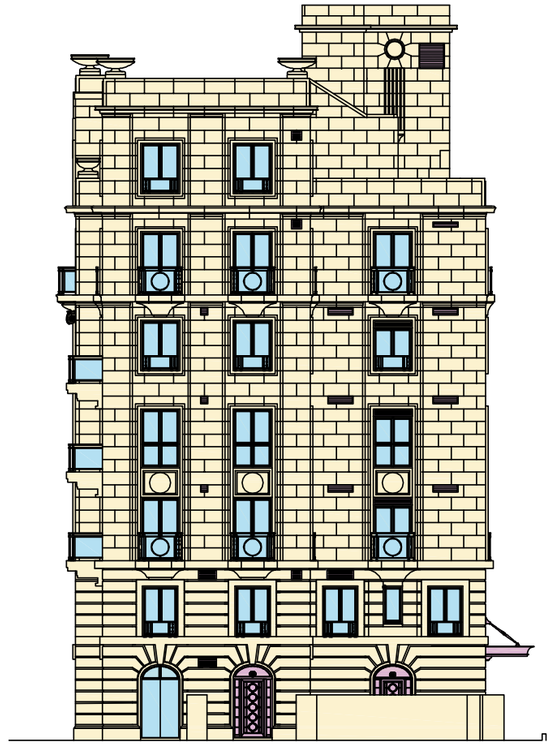
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1. 以2023年10月12日、2024年1月9日的情況為準的發展項目的經批准的建築圖則為基礎擬備。
2. 大致上與發展項目的外觀一致。

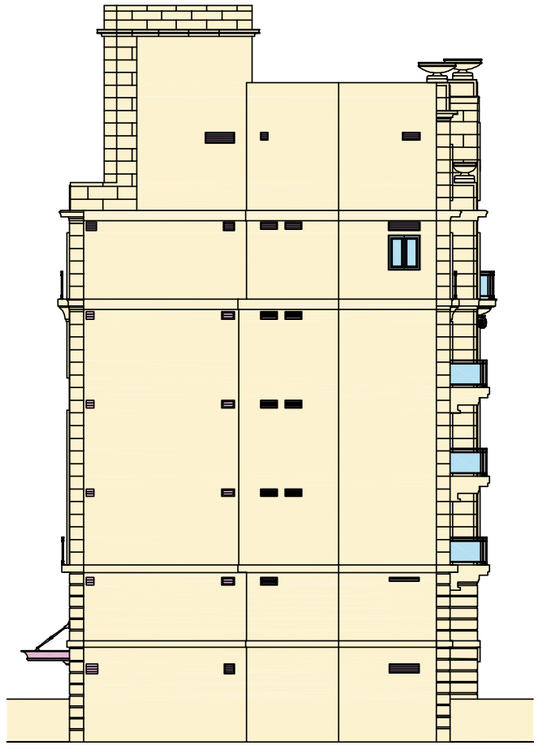
Key Plan
索引圖



ELEVATION PLAN
立面圖



Elevation Plan C
立面圖 C



Elevation Plan D
立面圖 D

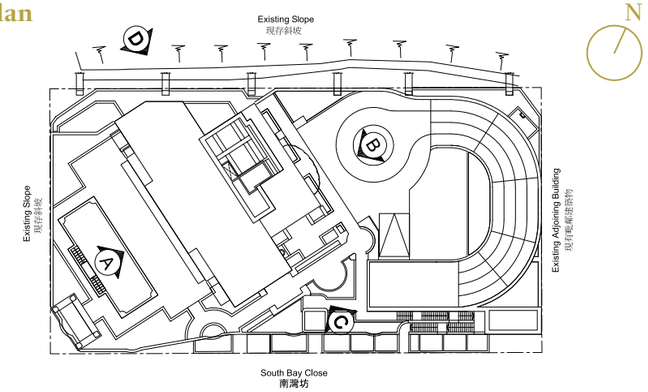
The Authorized Person for the Development has certified that the elevations shown on this plan:

1. are prepared on the basis of the approved building plans for the Development as of 12 October 2023 and 9 January 2024.
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本立面圖所顯示的立面：

1. 以2023年10月12日、2024年1月9日的情況為準的發展項目的經批准的建築圖則為基礎擬備。
2. 大致上與發展項目的外觀一致。

Key Plan
索引圖



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 Area 有蓋面積	Uncovered Area 無蓋面積	Total Area 總面積
Residents' clubhouse (including any recreational facilities for residents' use) 住客會所（包括供住客使用的任何康樂設施）	sq. ft. 平方呎	1,327	Not Applicable 不適用	1,327
	sq. m. 平方米	123.241		123.241
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方（不論是稱為公用空中花園或其他名稱）	sq. ft. 平方呎	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
	sq. m. 平方米			
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方（不論是稱為有蓋及園景的遊樂場或有其他名稱）	sq. ft. 平方呎	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
	sq. m. 平方米			

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

備註：
上述以平方呎表述之面積由以平方米表述之面積以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。

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

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

2. A copy of the latest draft of every deed of mutual covenant in respect of the specified residential property as at the date on which the specified residential property is offered to be sold is available for inspection at the place at which the residential property is offered to be sold.

3. The inspection is free of charge.

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

2. 關於指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿的文本存放在住宅物業的售樓處，以供閱覽。

3. 無須為閱覽付費。

1. Exterior finishes

Item	Description
(a) External Wall	- Finished with ceramic tiles, natural stone, aluminium cladding, aluminium louvre, aluminium grille, metal and glass balustrade and paint.
(b) Window	- Aluminium window frame fitted with Insulated Glazing Unit (IGU) with Low-iron glass and Low-emissivity coating are provided at all residential properties.
(c) Bay Window	Not Applicable.
(d) Planter	Natural Stone. (for Flat 1A and 7A only)
(e) Verandah or Balcony	- Balcony is provided with aluminium and laminated glass with stone capping. - Wall is finished with natural stone. - Floor is finished with natural stone. - Ceiling is finished with paint. - Balcony is covered (except Flat 7A). - There are no verandah.
(f) Drying facilities for clothing	Not Applicable.

1. 外部裝修物料

細項	描述
(a) 外牆	- 鋪砌瓷磚、天然石、鋁面板、鋁百葉、鋁格柵，金屬及玻璃圍欄及油漆
(b) 窗	- 所有住宅均配備裝有雙層中空玻璃 (IGU)、低鐵玻璃和低輻射塗層的鋁製窗框。
(c) 窗台	不適用。
(d) 花槽	天然石材。(僅限 1A 及 7A 單位)
(e) 陽台或露台	- 露台提供鋁及夾層玻璃連石材頂冚。 - 牆面採用天然石材。 - 地板採用天然石材。 - 天花板採用油漆飾面。 - 露台有蓋(7A 單位除外)。 - 沒有陽台。
(f) 乾衣設施	不適用。

2. Interior finishes

Flat 1A on G/F & 1/F & 2/F

Item	Description
(a) Lobby	Carpark Lift Lobby (G/F), Main Lift Lobby (1/F) and Lift Lobby (1/F-8/F) - Natural stone to exposed surfaces for flooring and wall. - Suspended gypsum board ceiling finished with emulsion paint. Fireman's Lobby (G/F): - Steel trowelled concrete finish to exposed surfaces for flooring. No skirting is provided. - Emulsion paint to exposed surfaces for wall and ceiling.
(b) Internal Wall and Ceiling	Internal Wall - Internal wall of Living Room and Dining Room are finished emulsion paint. - Internal wall of Bedroom 2 is finished with emulsion paint. - Internal wall of Bedroom 3 is finished with emulsion paint. - Internal wall of Bedroom 4 is finished with fabric panel and emulsion paint. - Internal wall of Bedroom 5 is finished with emulsion paint. - Internal wall of Master Bedroom is finished with emulsion paint. Internal Ceiling - Internal ceilings of Living Room, Dining Room, Bedroom 2, 3, 4, 5 & Master Bedroom are suspended gypsum board finished with emulsion paint.
(c) Internal Floor	Living Room and Dining Room, Bedrooms 2, 3, 4, 5 & Master Bedroom Flooring: Timber for exposed surfaces. Living Room and Dining Room, Bedroom 2, 3, 4, 5 & Master Bedroom Skirting: Painted timber for exposed surfaces.

2. 室內裝修物料

地下及1樓及2樓1A單位

細項	描述
(a) 大堂	停車場升降機大堂(地下)、主升降機大堂(1樓)及升降機大堂(1樓至8樓) - 地板及牆身外露部分鋪天然石材。 - 石膏板假天花髹乳膠漆。 消防員升降機大堂(地下): - 地板外露部分為混凝土搪平地台。並未設有牆腳線。 - 牆身及天花外露部分髹乳膠漆。
(b) 內牆及天花板	內牆 - 客廳及飯廳的牆身髹乳膠漆。 - 睡房 2 牆身髹乳膠漆。 - 睡房 3 牆身髹乳膠漆。 - 睡房 4 牆身鋪捫布板及髹乳膠漆。 - 睡房 5 牆身髹乳膠漆。 - 主人睡房牆身髹乳膠漆。 天花板 - 客廳、飯廳及睡房 2、3、4、5 及主人睡房石膏板假天花髹乳膠漆。
(c) 內部地板	客廳和飯廳、睡房 2、3、4、5 及主人睡房 地板:外露部份鋪木材。 客廳和飯廳、睡房 2、3、4、5 及主人睡房 牆腳線:外露部份鋪漆面木材。

2. Interior finishes

Flat 1A on G/F & 1/F & 2/F

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

2. 室內裝修物料

地下及1樓及2樓1A單位

細項	描述
(d) 浴室	化妝室、浴室 2、3、4、5 及男女主人浴室 - 地板外露部分鋪天然石材。 - 牆身外露部分鋪天然石材、鏡及金屬線框。 - 牆身飾面鋪至假天花，假天花以上沒有提供。 - 石膏板假天花髹乳膠漆。 工人房浴室 - 地板外露部分鋪天然石材。 - 牆身外露部分鋪天然石材。 - 牆身飾面鋪至假天花，假天花以上沒有提供。 - 石膏板假天花髹乳膠漆。
(e) 廚房	- 地板外露部分鋪天然石材。 - 牆身外露部分鋪天然石材。 - 牆身飾面鋪至假天花，假天花以上沒有提供。 - 石膏板假天花髹乳膠漆。 - 工作台面採用天然石材。

3. Interior fittings

Flat 1A on G/F & 1/F & 2/F

Item	Description
(a) Doors	Entrance Gate - Metal gate with PVDF coating, fitted with electrical door lock. Garden Gate - Metal gate with PVDF coating. First Floor (2nd) Entrance Door (Facing Lift Lobby) - Solid core fire resisting timber door fitted with timber door frame, architrave, lockset and door closer. First Floor Main Entrance Door - Painted metal door fitted with metal door frame, lockset and door closer. Kitchen Door - Painted finish solid core fire resisting timber door fitted with timber door frame, architrave, lever handle and door closer. Dining Room, (1/F) Walk-in Closet and E&M Room Door (under staircase) - Painted finish solid core timber door fitted with timber door frame, architrave and lever handle. Bedroom 2, 3, 4, 5, Master Bedroom, His & Her Dressing Room, Servant Room and Servant Bath Door - Painted finish solid core timber door fitted with timber door frame, architrave and lockset. Powder Room Door - Painted finish solid core timber door fitted with timber door frame, architrave, hook, lockset and door closer. Bathroom 2, 4, 5 Door - Painted finish solid core timber door fitted with timber door frame, architrave, hook and lockset. Bathroom 3 Door - Painted timber door, hook and door handle and lockset. His & Her Bathroom Door - Painted finish solid core timber door with door handle. Refuse Storage and Material Recovery Room Door - Painted finish solid core fire resisting timber door fitted with timber door frame, architrave, lockset and door closer. E&M Room Door (under staircase) - Painted finish solid core timber door fitted with door frame, architrave and lever handle. External Door to Garden - Glazed door with aluminum door frame with PVDF coating and lockset.

3. 室內裝置

地下及1樓及2樓1A單位

細項	描述
(a) 門	主入口閘門 - 聚偏二氟乙烯噴塗金屬閘門，裝設電門鎖。 花園閘 - 聚偏二氟乙烯噴塗金屬閘門。 一樓第二入口門(向升降機大堂) - 實心防火木門配木門框，封邊線，裝設門鎖及氣鼓。 一樓大門 - 漆面金屬門配金屬門框，裝設門鎖及氣鼓。 廚房門 - 漆面實心防火木門配木門框，封邊線，裝設手柄及氣鼓。 飯廳、一樓工作間及機電房(樓梯底)門 - 漆面實心木門配木門框，封邊線，裝設手柄及氣鼓。 睡房 2、3、4、5、主人睡房、男女主人衣帽間、工人房及工人浴室門 - 漆面實心木門配木門框，封邊線及裝設門鎖。 化妝室門 - 漆面實心木門配木門框，封邊線，門勾，裝設門鎖及氣鼓。 浴室 2、4、5 門 - 漆面實心木門配木門框，封邊線，門勾及裝設門鎖。 浴室 3 門 - 漆面木門、門勾及裝設門抽及門鎖。 男女主人房浴室 - 漆面實心木門及門抽。 垃圾及物料回收房門 - 漆面實心防火木門配木門框，封邊線，裝設門鎖及氣鼓。 機電房門(樓梯底) - 漆面實心木門配木門框及裝設手柄。 外門出花園玻璃門 - 聚偏二氟乙烯噴塗鋁框玻璃門，裝設門鎖。

3. Interior fittings

Flat 1A on G/F & 1/F & 2/F

Item	Description
(b) Bathroom	Powder Room - Fitted with natural stone countertop, metal frame vanity counter, mirror cabinet in metal and sanitary wares and fittings including chrome colour wash basin mixer, vitreous china wash basin, vitreous china water closet, chrome colour paper holder. Bathroom 2 & 3 - Fitted with natural stone countertop, metal frame vanity counter, mirror cabinet in metal and sanitary wares and fittings including chrome colour wash basin mixer, chrome colour bath set and shower set, vitreous china wash basin, vitreous china water closet, cast iron bathtub (1500mmL x 750mmW x 466mmD), chrome colour towel bar, chrome colour paper holder and glass door with metal handle. Bathroom 4 & 5 - Fitted with natural stone countertop, metal frame vanity counter, mirror cabinet in metal and sanitary wares and fittings including chrome colour wash basin mixer, chrome colour shower set, vitreous china wash basin, vitreous china water closet, chrome colour towel bar, chrome colour paper holder and glass door with metal handle. Master (Her) Bathroom - Fitted with natural stone countertop, metal frame vanity counter, mirror cabinet in metal and sanitary wares and fittings including chrome colour wash basin mixer, chrome colour bath set and shower set, vitreous china wash basins, vitreous china water closet, acrylic bathtub (1834mmL x 914mmW x 591mmD), chrome colour paper holder and glass door with metal handle. Master (His) Bathroom - Fitted with natural stone countertop, metal frame vanity counter, mirror cabinet in metal and sanitary wares and fittings including chrome colour wash basin mixer, chrome colour shower set, vitreous china wash basin, vitreous china water closet, chrome colour towel bar, chrome colour paper holder and glass door with metal handle. Servant Bathroom - Fitted with sanitary wares and fittings including chrome colour wash basin mixer and shower set, vitreous china wash basin, vitreous china water closet, chrome colour towel bar, chrome colour paper holder, chrome colour hook and glass door with metal handle. - For type and material of water supply system, please refer to “Water Supply” below.
(c) Kitchen	- Fitted with wooden cabinet with wooden door panels, stainless steel sink with chrome colour sink mixer. - For type and material of water supply system, please refer to “Water Supply” below. - For appliances provision and brand names, please refer to “Appliances” below.
(d) Bedroom	Bedroom 3, 4 & 5 - Fitted with painted wooden cabinet.

3. 室內裝置

地下及1樓及2樓1A單位

細項	描述
(b) 浴室	化妝室 - 配有天然石材檯面金屬框梳妝、金屬鏡櫃和衛浴潔具及配件包括鍍鉻洗手盆水龍頭，陶瓷洗手盆，陶瓷坐廁，鍍鉻廁紙架。 浴室 2 及 3 - 配有天然石材檯面金屬框梳妝、金屬鏡櫃和衛浴潔具及配件包括鍍鉻洗手盆水龍頭，鍍鉻浴缸套裝及花灑套裝，陶瓷洗手盆，陶瓷坐廁，鑄鐵浴缸(1500 毫米長 x 750 毫米闊 x 466 毫米深)，鍍鉻毛巾架，鍍鉻廁紙架及玻璃門配金屬手抽。 浴室 4 及 5 - 配有天然石材檯面金屬框梳妝、金屬鏡櫃和衛浴潔具及配件包括鍍鉻洗手盆水龍頭，鍍鉻花灑套裝，陶瓷洗手盆，陶瓷坐廁，鍍鉻毛巾架，鍍鉻廁紙架及玻璃門配金屬手抽。 女主人浴室 - 配有天然石材檯面金屬框梳妝、金屬鏡櫃和衛浴潔具及配件包括鍍鉻洗手盆水龍頭，鍍鉻浴缸套裝及花灑套裝，陶瓷洗手盆，陶瓷坐廁，丙烯酸樹脂浴缸(1834 毫米長 x 914 毫米闊 x 591 毫米深)，鍍鉻廁紙架及玻璃門配金屬手柄。 男主人浴室 - 配有天然石材檯面金屬框梳妝、金屬鏡櫃和衛浴潔具及配件包括鍍鉻洗手盆水龍頭，鍍鉻花灑套裝，陶瓷洗手盆，陶瓷坐廁，鍍鉻毛巾架，鍍鉻廁紙架及玻璃門配金屬手抽。 工人房浴室 - 配有衛生潔具和配件包括鍍鉻洗手盆水龍頭及花灑套裝，陶瓷洗手盆，陶瓷座廁，鍍鉻毛巾架，鍍鉻廁紙架，鍍鉻掛勾及玻璃門配金屬手抽。 - 供水系統的類型和材料請參考以下的“供水”。
(c) 廚房	- 裝設木櫃配有木門板，不銹鋼洗滌盆配鍍鉻洗滌盆水龍頭。 - 供水系統的類型和材料請參考以下的“供水”。 - 有關家電配置和品牌名稱，請參閱以下的“設備”。
(d) 睡房	睡房 3、4 及 5 - 裝設漆面木櫃。

2. Interior finishes

Flat 1B on 2/F

Item	Description
(a) Lobby	Carpark Lift Lobby (G/F), Main Lift Lobby (1/F) and Lift Lobby (1/F-8/F) - Natural stone to exposed surfaces for flooring and wall. - Suspended gypsum board ceiling finished with emulsion paint. Fireman's Lobby (G/F): - Steel trowelled concrete finish to exposed surfaces for flooring. No skirting is provided. - Emulsion paint to exposed surfaces for wall and ceiling.
(b) Internal Wall and Ceiling and Internal Floor	Bedroom - Natural stone tile to exposed surfaces for flooring and painted timber skirting. - Emulsion paint and timber wall panel to exposed surfaces for wall. - Wall finishes run up to false ceiling level. No finishes to be provided above false ceiling level. - Suspended gypsum board ceiling finished with emulsion paint.
(c) Bathroom	- Natural stone tile to exposed surfaces for flooring. - Natural stone tile to exposed surfaces for wall. - Wall finishes run up to false ceiling level. No finishes to be provided above false ceiling level. - Suspended gypsum board ceiling finished with emulsion paint.
(d) Kitchen	- Natural stone tile to exposed surfaces for flooring. - Natural stone tile to exposed surfaces for wall. - Wall finishes run up to false ceiling level. No finishes to be provided above false ceiling level. - Suspended gypsum board ceiling finished with emulsion paint. - Worktop is finished with natural stone.

2. 室內裝修物料

2樓1B單位

細項	描述
(a) 大堂	停車場升降機大堂(地下)、主升降機大堂(1樓)及升降機大堂(1樓至8樓) - 地板及牆身外露部分鋪天然石材。 - 石膏板假天花髹乳膠漆。 消防員升降機大堂(地下): - 地板外露部分為混凝土搪平地台。並未設有牆腳線。 - 牆身及天花外露部分髹乳膠漆。
(b) 內牆及天花板及內部地板	睡房 - 地板外露部分鋪天然石材磚及漆面木牆腳線。 - 牆身外露部分髹乳膠漆及木牆板。 - 牆身飾面鋪至假天花，假天花以上沒有提供。 - 石膏板假天花髹乳膠漆。
(c) 浴室	- 地板外露部分鋪天然石材磚。 - 牆身外露部分鋪天然石材磚。 - 牆身飾面鋪至假天花，假天花以上沒有提供。 - 石膏板假天花髹乳膠漆。
(d) 廚房	- 地板外露部分鋪天然石材磚。 - 牆身外露部分鋪天然石材磚。 - 牆身飾面鋪至假天花，假天花以上沒有提供。 - 石膏板假天花髹乳膠漆。 - 工作台採用天然石材。

3. Interior fittings

Flat 1B on 2/F

Item	Description
(a) Doors	Entrance and Kitchen Door - Painted finish solid core fire resisting timber door fitted with timber door frame, architrave, lockset and door closer. Bedroom and Bathroom Door - Painted finish solid core timber door fitted with timber door frame, architrave and lockset. Refuse Storage and Material Recovery Room Door - Painted finish solid core fire resisting timber door fitted with timber door frame, architrave, lockset and door closer.
(b) Bathroom	- Fitted with wooden mirror cabinet and sanitary wares and fittings including chrome colour wash basin mixer and shower set, vitreous china wash basin, vitreous china water closet, chrome colour towel bar, chrome colour paper holder, chrome colour hook and glass door with metal handle. - For type and material of water supply system, please refer to "Water Supply" below.
(c) Kitchen	- Fitted with painted wooden cabinet, stainless steel sink with chrome colour sink mixer. - For type and material of water supply system, please refer to "Water Supply" below. - For appliances provision and brand names, please refer to "Appliances" below.
(d) Bedroom	- Fitted with wooden cabinet in timber.

3. 室內裝置

2樓1B單位

細項	描述
(a) 門	大門及廚房門 - 漆面實心防火木門配木門框，封邊線，裝設門鎖及氣鼓。 睡房及浴室門 - 漆面實心木門配木門框，封邊線，裝設門鎖。 垃圾及物料回收房門 - 漆面實心防火木門配木門框，封邊線，裝設門鎖及氣鼓。
(b) 浴室	- 配有木製鏡櫃和衛浴潔具及配件包括鍍鉻洗手盆水龍頭及花灑套裝，陶瓷洗手盆，陶瓷座廁，鍍鉻毛巾架，鍍鉻廁紙架，鍍鉻掛勾，玻璃門配金屬手柄。 - 供水系統的類型和材料請參考以下的"供水"。
(c) 廚房	- 裝設漆面木櫃，不銹鋼洗滌盆配鍍鉻洗滌盆水龍頭。 - 供水系統的類型和材料請參考以下的"供水"。 - 有關家電配置和品牌名稱，請參閱以下的"設備"。
(d) 睡房	- 裝設木面木櫃。

2. Interior finishes

Flat 3A on 3/F

Item	Description
(a) Lobby	Carpark Lift Lobby (G/F), Main Lift Lobby (1/F) and Lift Lobby (1/F-8/F) - Natural stone to exposed surfaces for flooring and wall. - Suspended gypsum board ceiling finished with emulsion paint. Fireman's Lobby (G/F): - Steel trowelled concrete finish to exposed surfaces for flooring. No skirting is provided. - Emulsion paint to exposed surfaces for wall and ceiling.
(b) Internal Wall and Ceiling	Internal Wall - Internal wall of Living Room and Dining Room are finished with emulsion paint. - Internal wall of Bedroom 2 is finished with emulsion paint. - Internal wall of Bedroom 3 is finished with emulsion paint. - Internal wall of Bedroom 4 is finished with emulsion paint. - Internal wall of Master Bedroom is finished with emulsion paint. Internal Ceiling - Internal ceilings of Living Room, Dining Room, Bedroom 2, 3, 4 & Master Bedroom are suspended gypsum board finished with emulsion paint.
(c) Internal Floor	Living Room, Dining Room, Bedrooms 2, 3, 4 & Master Bedroom - Timber to exposed surfaces for flooring. - Painted timber to exposed surfaces for skirting.
(d) Bathroom	Powder Room, Bathroom 2, 3, 4 & Master Bathroom - Natural stone to exposed surfaces for flooring. - Natural stone, mirror panel and metal trim to exposed surfaces for wall. - Wall finishes run up to false ceiling level. No finishes to be provided above false ceiling level. - Suspended gypsum board ceiling finished with emulsion paint.
(e) Kitchen	- Natural stone to exposed surfaces for flooring. - Natural stone to exposed surfaces for wall. - Wall finishes run up to false ceiling level. No finishes to be provided above false ceiling level. - Suspended gypsum board ceiling finished with emulsion paint. - Worktop is finished with natural stone.

2. 室內裝修物料

3樓3A單位

細項	描述
(a) 大堂	停車場升降機大堂(地下)、主升降機大堂(1樓)及升降機大堂(1樓至8樓) - 地板及牆身外露部分鋪天然石材。 - 石膏板假天花髹乳膠漆。 消防員升降機大堂(地下): - 地板外露部分為混凝土搪平地台。並未設有牆腳線。 - 牆身及天花外露部分髹乳膠漆。
(b) 內牆及天花板	內牆 - 客廳及飯廳的牆身髹乳膠漆。 - 睡房 2 牆身髹乳膠漆。 - 睡房 3 牆身髹乳膠漆。 - 睡房 4 牆身髹乳膠漆。 - 主人睡房牆髹乳膠漆。 天花板 - 客廳、飯廳、睡房 2、3、4 及主人睡房石膏板假天花髹乳膠漆。
(c) 內部地板	客廳、飯廳、睡房 2、3、4 及主人睡房 - 地板外露部分鋪木材。 - 牆腳線外露部分鋪漆面木材。
(d) 浴室	化妝室、浴室 2、3、4 及主人浴室 - 地板外露部分鋪天然石材。 - 牆身外露部分鋪天然石材、鏡及金屬線框。 - 牆身飾面鋪至假天花，假天花以上沒有提供。 - 石膏板假天花髹乳膠漆。
(e) 廚房	- 地板外露部分鋪天然石材。 - 牆身外露部分鋪天然石材。 - 牆身飾面鋪至假天花，假天花以上沒有提供。 - 石膏板假天花髹乳膠漆。 - 工作台面採用天然石材。

3. Interior fittings

Flat 3A on 3/F

Item	Description
(a) Doors	Main Entrance Door (Facing Lift Lobby) - Painted metal door fitted with metal door frame, architrave, lockset and door closer. Kitchen Door - Painted finish solid core fire resisting timber door fitted with timber door frame, architrave, lever handle and door closer. Dining Room Door - Painted finish solid core timber door fitted with timber door frame, architrave and lever handle. Bedroom & Master Bedroom Door - Painted finish solid core timber door fitted with timber door frame, architrave and lockset. Walk-in Closet Door - Painted timber & timber finish solid core timber door fitted with timber door frame, architrave and lockset. Powder Room Door - Painted finish solid core timber door fitted with timber door frame, architrave, hook, lockset and door closer. Bathroom 2, 3, 4 & Master Bathroom Door - Painted finish solid core timber door fitted with timber door frame, architrave, hook and lockset. Back Door - Painted finish solid core fire resisting timber door fitted with timber door frame, architrave, lockset and door closer. Balcony Glass Door - Glazed door with aluminium door frame with PVDF coating and lockset.

3. 室內裝置

3樓3A單位

細項	描述
(a) 門	大門(向升降機大堂) - 漆面金屬門配金屬門框，封邊線裝設門鎖及氣鼓。 廚房門 - 漆面實心防火木門配木門框，封邊線，裝設手柄及氣鼓。 飯廳門 - 漆面實心木門配木門框，封邊線及裝設手柄。 睡房及主人睡房門 - 漆面實心木門配木門框，封邊線及裝設門鎖。 衣帽間門 - 漆面及木面實心木門配木門框，封邊線及裝設門鎖。 化妝室門 - 漆面實心木門配木門框，封邊線，門勾，裝設門鎖及氣鼓。 浴室2、3、4及主人浴室門 - 漆面實心木門配木門框，封邊線，門勾及裝設門鎖。 後門 - 漆面實心防火木門配木門框，封邊線，裝設門鎖及氣鼓。 露台玻璃門 - 聚偏二氟乙烯噴塗鋁框玻璃門，裝設門鎖。

3. Interior fittings

Flat 3A on 3/F

Item	Description
(b) Bathroom	Powder Room - Fitted with natural stone countertop, metal frame vanity counter, mirror cabinet in metal and sanitary wares and fittings including chrome colour wash basin mixer, vitreous china wash basin, vitreous china water closet, chrome colour paper holder. Bathroom 2 - Fitted with natural stone countertop, metal frame vanity counter, mirror cabinet in metal and sanitary wares and fittings including chrome colour wash basin mixer, chrome colour bath set and shower set, vitreous china wash basin, vitreous china water closet, cast iron bathtub (1500mmL x 750mmW x 466mmD), chrome colour towel bar, chrome colour paper holder and glass door with metal handle. Bathroom 3 & 4 - Fitted with natural stone countertop, metal frame vanity counter, mirror cabinet in metal and sanitary wares and fittings including chrome colour wash basin mixer, chrome colour shower set, vitreous china wash basin, vitreous china water closet, chrome colour towel bar, chrome colour paper holder and glass door with metal handle. Master Bathroom - Fitted with natural stone countertop, metal frame vanity counter, mirror cabinet in metal and sanitary wares and fittings including chrome colour wash basin mixer, chrome colour bath set and shower set, vitreous china wash basins, vitreous china water closet, acrylic bathtub (1676mmL x 813mmW x 559mmD), chrome colour paper holder and glass door with metal handle. - For type and material of water supply system, please refer to "Water Supply" below.
(c) Kitchen	- Fitted with wooden cabinet with wooden door panels, stainless steel sink with chrome colour sink mixer. - For type and material of water supply system, please refer to "Water Supply" below. - For appliances provision and brand names, please refer to "Appliances" below.
(d) Bedroom	Bedroom 2, 3, 4 & Master Bedroom - Fitted with painted wooden cabinet.

3. 室內裝置

3樓3A單位

細項	描述
(b) 浴室	化妝室 - 配有天然石材檯面、金屬框梳妝、金屬鏡櫃和衛浴潔具及配件包括鍍鉻洗手盆水龍頭，陶瓷洗手盆，陶瓷坐廁，鍍鉻廁紙架。 浴室2 - 配有天然石材檯面、金屬框梳妝、金屬鏡櫃和衛浴潔具及配件包括鍍鉻洗手盆水龍頭，鍍鉻浴缸套裝及花灑套裝，陶瓷洗手盆，陶瓷坐廁，鑄鐵浴缸（1500毫米長 x 750毫米闊 x 466毫米深），鍍鉻毛巾架，鍍鉻廁紙架及玻璃門配金屬手柄。 浴室3及4 - 配有天然石材檯面、金屬框梳妝、金屬鏡櫃和衛浴潔具及配件包括鍍鉻洗手盆水龍頭及鍍鉻花灑套裝，陶瓷洗手盆，陶瓷坐廁，鍍鉻毛巾架，鍍鉻廁紙架，玻璃門配金屬手抽。 主人浴室 - 配有天然石材檯面、金屬框梳妝、金屬鏡櫃和衛浴潔具及配件包括鍍鉻洗手盆水龍頭，鍍鉻浴缸套裝及花灑套裝，陶瓷洗手盆，陶瓷坐廁，丙烯酸樹脂浴缸（1676毫米長 x 813毫米闊 x 559毫米深），鍍鉻廁紙架，玻璃門配金屬手柄。 - 供水系統的類型和材料請參考以下的“供水”。
(c) 廚房	- 裝設木櫃配有木門板，不銹鋼洗滌盆配鍍鉻洗滌盆水龍頭。 - 供水系統的類型和材料請參考以下的“供水”。 - 有關家電配置和品牌名稱，請參閱以下的“設備”。
(d) 睡房	睡房2、3、4及主人睡房 - 裝設漆面木櫃。

2. Interior finishes

Flat 3B on 3/F

Item	Description
(a) Lobby	Carpark Lift Lobby (G/F), Main Lift Lobby (1/F) and Lift Lobby (1/F-8/F) - Natural stone to exposed surfaces for flooring and wall. - Suspended gypsum board ceiling finished with emulsion paint. Fireman's Lobby (G/F): - Steel trowelled concrete finish to exposed surfaces for flooring. No skirting is provided. - Emulsion paint to exposed surfaces for wall and ceiling.
(b) Internal Wall and Ceiling and Internal Floor	Bedroom - Natural stone tile to exposed surfaces for flooring and painted timber skirting. - Emulsion paint to exposed surfaces for wall. - Wall finishes run up to false ceiling level. No finishes to be provided above false ceiling level. - Suspended gypsum board ceiling finished with emulsion paint.
(c) Bathroom	- Natural stone tile to exposed surfaces for flooring. - Natural stone tile to exposed surfaces for wall. - Wall finishes run up to false ceiling level. No finishes to be provided above false ceiling level. - Suspended gypsum board ceiling finished with emulsion paint.
(d) Kitchen	- Natural stone tile to exposed surfaces for flooring. - Natural stone tile to exposed surfaces for wall. - Wall finishes run up to false ceiling level. No finishes to be provided above false ceiling level. - Suspended gypsum board ceiling finished with emulsion paint. - Worktop is finished with natural stone.

2. 室內裝修物料

3樓3B單位

細項	描述
(a) 大堂	停車場升降機大堂(地下)、主升降機大堂(1 樓)及升降機大堂(1 樓至 8 樓) - 地板及牆身外露部分鋪天然石材。 - 石膏板假天花髹乳膠漆。 消防員升降機大堂(地下): - 地板外露部分為混凝土搪平地台。並未設有牆腳線。 - 牆身及天花外露部分髹乳膠漆。
(b) 內牆及天花板及內部地板	睡房 - 地板外露部分鋪天然石材磚及漆面木牆腳線。 - 牆身外露部分髹乳膠漆。 - 牆身飾面鋪至假天花，假天花以上沒有提供。 - 石膏板假天花髹乳膠漆。
(c) 浴室	- 地板外露部分鋪天然石材磚。 - 牆身外露部分鋪天然石材磚。 - 牆身飾面鋪至假天花，假天花以上沒有提供。 - 石膏板假天花髹乳膠漆。
(d) 廚房	- 地板外露部分鋪天然石材磚。 - 牆身外露部分鋪天然石材磚。 - 牆身飾面鋪至假天花，假天花以上沒有提供。 - 石膏板假天花髹乳膠漆。 - 工作台採用天然石材。

3. Interior fittings

Flat 3B on 3/F

Item	Description
(a) Doors	Entrance & Kitchen Door - Painted finish solid core fire resisting timber door fitted with timber door frame, architrave, lockset and door closer. Bedroom & Bathroom Door - Painted finish solid core timber door fitted with timber door frame, architrave and lockset. Refuse Storage and Material Recovery Room Door - Painted finish solid core fire resisting timber door fitted with timber door frame, architrave, lockset and door closer.
(b) Bathroom	- Fitted with wooden mirror cabinet and sanitary wares and fittings including chrome colour wash basin mixer and shower set, vitreous china wash basin, vitreous china water closet, chrome colour towel bar, chrome colour paper holder, chrome colour hook and glass door with metal handle. - For type and material of water supply system, please refer to "Water Supply" below.
(c) Kitchen	- Fitted with painted wooden cabinet, stainless steel sink with chrome colour sink mixer. - For type and material of water supply system, please refer to "Water Supply" below. - For appliances provision and brand names, please refer to "Appliances" below.
(d) Bedroom	- No fittings.

3. 室內裝置

3樓3B單位

細項	描述
(a) 門	大門及廚房門 - 漆面實心防火木門配木門框，封邊線，裝設門鎖及氣鼓。 睡房及浴室門 - 漆面實心木門配木門框，封邊線，裝設門鎖。 垃圾及物料回收房門 - 漆面實心防火木門配木門框，封邊線，裝設門鎖及氣鼓。
(b) 浴室	- 配有木製鏡櫃和衛浴潔具及配件包括鍍鉻洗手盆水龍頭及花灑套裝，陶瓷洗手盆，陶瓷座廁，鍍鉻毛巾架，鍍鉻廁紙架，鍍鉻掛勾，玻璃門配金屬手柄。 - 供水系統的類型和材料請參考以下的“供水”。
(c) 廚房	- 裝設漆面木櫃，不銹鋼洗滌盆配鍍鉻洗滌盆水龍頭。 - 供水系統的類型和材料請參考以下的“供水”。 - 有關家電配置和品牌名稱，請參閱以下的“設備”。
(d) 睡房	- 沒有裝置。

2. Interior finishes

Flat 5A on 5/F

Item	Description
(a) Lobby	Carpark Lift Lobby (G/F), Main Lift Lobby (1/F) and Lift Lobby (1/F-8/F) - Natural stone to exposed surfaces for flooring and wall. - Suspended gypsum board ceiling finished with emulsion paint. Fireman's Lobby (G/F): - Steel trowelled concrete finish to exposed surfaces for flooring. No skirting is provided. - Emulsion paint to exposed surfaces for wall and ceiling.
(b) Internal Wall and Ceiling	Internal Wall - Internal wall of Living Room and Dining Room are finished with emulsion paint. - Internal wall of Bedroom 2 is finished with fabric panel, metal trim and emulsion paint. - Internal wall of Bedroom 3 is finished with timber panel and emulsion paint. - Internal wall of Bedroom 4 is finished with fabric panel, timber panel, metal trim and emulsion paint. - Internal wall of Master Bedroom is finished with fabric panel, metal trim and emulsion. Internal Ceiling - Internal ceilings of Living Room, Dining Room, Bedroom 2, 3, 4 & Master Bedroom are suspended gypsum board finished with emulsion paint.
(c) Internal Floor	Living Room and Dining Room - Natural stone to exposed surfaces for flooring. Bedroom 2, 3, 4 & Master Bedroom - Timber to exposed surfaces for flooring. Living Room, Dining Room, Bedroom 2 & Master Bedroom - Painted timber to exposed surfaces for skirting. Bedroom 3 & 4 - Painted timber and timber finish to exposed surfaces for skirting.
(d) Bathroom	Powder Room, Bathroom 2, 3, 4 & Master Bathroom - Natural stone to exposed surfaces for flooring. - Natural stone, mirror panel and metal trim to exposed surfaces for wall. - Wall finishes run up to false ceiling level. No finishes to be provided above false ceiling level. - Suspended gypsum board ceiling finished with emulsion paint.
(e) Kitchen	- Natural stone to exposed surfaces for flooring. - Natural stone to exposed surfaces for wall. - Wall finishes run up to false ceiling level. No finishes to be provided above false ceiling level. - Suspended gypsum board ceiling finished with emulsion paint. - Worktop is finished with natural stone.

2. 室內裝修物料

5樓5A單位

細項	描述
(a) 大堂	停車場升降機大堂(地下)、主升降機大堂(1樓)及升降機大堂(1樓至8樓) - 地板及牆身外露部分鋪天然石材。 - 石膏板假天花髹乳膠漆。 消防員升降機大堂(地下): - 地板外露部分為混凝土搪平地台。並未設有牆腳線。 - 牆身及天花外露部分髹乳膠漆。
(b) 內牆及天花板	內牆 - 客廳及飯廳的牆身髹乳膠漆。 - 睡房2牆身鋪捫布板、金屬線框及髹乳膠漆。 - 睡房3牆身木牆板及髹乳膠漆。 - 睡房4牆身鋪捫布板、木牆板、金屬線框及髹乳膠漆。 - 主人睡房牆身鋪捫布板、金屬線框及髹乳膠漆。 天花板 - 客廳、飯廳、睡房2、3、4及主人睡房石膏板假天花髹乳膠漆。
(c) 內部地板	客廳和飯廳 - 地板外露部分鋪天然石材。 睡房2、3、4及主人睡房 - 地板外露部分鋪木材。 客廳、飯廳、睡房2及主人睡房 - 牆腳線外露部分鋪漆面木材。 睡房3及4 - 牆腳線外露部分鋪漆面及木面木材。
(d) 浴室	化妝室、浴室2、3、4及主人浴室 - 地板外露部分鋪天然石材。 - 牆身外露部分鋪天然石材、鏡及金屬線框。 - 牆身飾面鋪至假天花，假天花以上沒有提供。 - 石膏板假天花髹乳膠漆。
(e) 廚房	- 地板外露部分鋪天然石材。 - 牆身外露部分鋪天然石材。 - 牆身飾面鋪至假天花，假天花以上沒有提供。 - 石膏板假天花髹乳膠漆。 - 工作台面採用天然石材。

3. Interior fittings

Flat 5A on 5/F

Item	Description
(a) Doors	Entrance Door (Facing Lift Lobby) - Painted metal door fitted with metal door frame, architrave, lockset and door closer. Dining Room Door - Painted finish solid core timber door fitted with timber door frame, architrave and lever handle. Kitchen Door - Painted finish solid core fire resisting timber door fitted with timber door frame, architrave, lever handle and door closer. Bedroom 2, 4 & Master Bedroom Door - Painted finish solid core timber door fitted with timber door frame, architrave and lockset. Bedroom 3 & Walk in Closet Door - Painted finish and timber finish solid core timber door fitted with timber door frame, architrave and lockset. Powder Room Door - Painted finish solid core timber door fitted with timber door frame, architrave, hook, lockset and door closer. Bathroom 2, 3 & Master Bathroom Door - Painted finish solid core timber door fitted with timber door frame, architrave, hook and lockset. Bathroom 4 Door - Painted finish and timber finish solid core timber door fitted with timber door frame, architrave and lockset. Balcony Glass Door - Glazed door with aluminium door frame with PVDF coating and lockset.

3. 室內裝置

5樓5A單位

細項	描述
(a) 門	大門（向升降機大堂） - 漆面金屬門配金屬門框，封邊線裝設門鎖及氣鼓。 飯廳門 - 漆面實心木門配木門框，封邊線及裝設手柄。 廚房門 - 漆面實心防火木門配木門框，封邊線，裝設手柄及氣鼓。 睡房2、4及主人睡房門 - 漆面實心木門配木門框，封邊線及裝設門鎖。 睡房3及衣帽間門 - 漆面及木面實心木門配木門框，封邊線及裝設門鎖。 化妝室門 - 漆面實心木門配木門框，封邊線，門勾，裝設門鎖及氣鼓。 浴室2、3及主人浴室門 - 漆面實心木門配木門框，封邊線，門勾及裝設門鎖。 浴室4門 - 漆面及木面實心木門配木門框，封邊線及裝設門鎖。 露台玻璃門 - 聚偏二氟乙烯噴塗鋁框玻璃門，裝設門鎖。

3. Interior fittings

Flat 5A on 5/F

Item	Description
(b) Bathroom	Powder Room - Fitted with natural stone countertop, metal frame vanity counter, mirror cabinet in metal and sanitary wares and fittings including chrome colour wash basin mixer, vitreous china wash basin, vitreous china water closet, chrome colour paper holder. Bathroom 2 - Fitted with natural stone countertop, metal frame vanity counter, mirror cabinet in metal and sanitary wares and fittings including chrome colour wash basin mixer, chrome colour bath set and shower set, vitreous china wash basin, vitreous china water closet, cast iron bathtub (1500mmL x 750mmW x 466mmD), chrome colour towel bar, chrome colour paper holder and glass door with metal handle. Bathroom 3 & 4 - Fitted with natural stone countertop, metal frame vanity counter, mirror cabinet in metal and sanitary wares and fittings including chrome colour wash basin mixer, chrome colour shower set, vitreous china wash basin, vitreous china water closet, chrome colour towel bar, chrome colour paper holder and glass door with metal handle. Master Bathroom - Fitted with natural stone countertop, metal frame vanity counter, mirror cabinet in metal and sanitary wares and fittings including chrome colour wash basin mixer, chrome colour bath set and shower set, vitreous china wash basins, vitreous china water closet, acrylic bathtub (1676mmL x 813mmW x 559mmD), chrome colour paper holder and glass door with metal handle. - For type and material of water supply system, please refer to "Water Supply" below.
(c) Kitchen	- Fitted with wooden cabinet with wooden door panels, stainless steel sink with chrome colour sink mixer. - For type and material of water supply system, please refer to "Water Supply" below. - For appliances provision and brand names, please refer to "Appliances" below.
(d) Bedroom	Bedroom 2 & Master Bedroom - Fitted with painted wooden cabinet. Bedroom 3 & 4 - Fitted with wooden cabinet in timber finish.

3. 室內裝置

5樓5A單位

細項	描述
(b) 浴室	化妝室 - 配有天然石材檯面、金屬框梳妝、金屬鏡櫃和衛浴潔具及配件包括鍍鉻洗手盆水龍頭，陶瓷洗手盆，陶瓷坐廁，鍍鉻廁紙架。 浴室 2 - 配有天然石材檯面、金屬框梳妝、金屬鏡櫃和衛浴潔具及配件包括鍍鉻洗手盆水龍頭，鍍鉻浴缸套裝及花灑套裝，陶瓷洗手盆，陶瓷坐廁，鑄鐵浴缸(1500毫米長 x 750 毫米闊 x 466 毫米深)，鍍鉻毛巾架，鍍鉻廁紙架，玻璃門配金屬手柄。 浴室 3 及 4 - 配有天然石材檯面、金屬框梳妝、金屬鏡櫃和衛浴潔具及配件包括鍍鉻洗手盆水龍頭及鍍鉻花灑套裝，陶瓷洗手盆，陶瓷坐廁，鍍鉻毛巾架，鍍鉻廁紙架，玻璃門配金屬手抽。 主人浴室 - 配有天然石材檯面、金屬框梳妝、金屬鏡櫃和衛浴潔具及配件包括鍍鉻洗手盆水龍頭，鍍鉻浴缸套裝及花灑套裝，陶瓷洗手盆，陶瓷坐廁，丙烯酸樹脂浴缸(1676 毫米長 x 813 毫米闊 x 559 毫米深)，鍍鉻廁紙架，玻璃門配金屬手柄。 - 供水系統的類型和材料請參考以下的“供水”。
(c) 廚房	- 裝設木櫃配有木門板，不銹鋼洗滌盆配鍍鉻洗滌盆水龍頭。 - 供水系統的類型和材料請參考以下的“供水”。 - 有關家電配置和品牌名稱，請參閱以下的“設備”。
(d) 睡房	睡房2及主人睡房 - 裝設漆面木櫃。 睡房3及4 - 裝設木面木櫃。

2. Interior finishes

Flat 5B on 5/F

Item	Description
(a) Lobby	Carpark Lift Lobby (G/F), Main Lift Lobby (1/F) and Lift Lobby (1/F-8/F) - Natural stone to exposed surfaces for flooring and wall. - Suspended gypsum board ceiling finished with emulsion paint. Fireman's Lobby (G/F): - Steel trowelled concrete finish to exposed surfaces for flooring. No skirting is provided. - Emulsion paint to exposed surfaces for wall and ceiling.
(b) Internal Wall and Ceiling and Internal Floor	Bedroom - Natural stone tile to exposed surfaces for flooring and painted timber skirting. - Emulsion paint and timber wall panel to exposed surfaces for wall. - Wall finishes run up to false ceiling level. No finishes to be provided above false ceiling level. - Suspended gypsum board ceiling finished with emulsion paint.
(d) Bathroom	- Natural stone tile to exposed surfaces for flooring. - Natural stone tile to exposed surfaces for wall. - Wall finishes run up to false ceiling level. No finishes to be provided above false ceiling level. - Suspended gypsum board ceiling finished with emulsion paint.
(e) Kitchen	- Natural stone tile to exposed surfaces for flooring. - Natural stone tile to exposed surfaces for wall. - Wall finishes run up to false ceiling level. No finishes to be provided above false ceiling level. - Suspended gypsum board ceiling finished with emulsion paint. - Worktop is finished with natural stone.

2. 室內裝修物料

5樓5B單位

細項	描述
(a) 大堂	停車場升降機大堂(地下)、主升降機大堂(1樓)及升降機大堂(1樓至8樓) - 地板及牆身外露部分鋪天然石材。 - 石膏板假天花髹乳膠漆。 消防員升降機大堂(地下): - 地板外露部分為混凝土搪平地台。並未設有牆腳線。 - 牆身及天花外露部分髹乳膠漆。
(b) 內牆及天花板及內部地板	睡房 - 地板外露部分鋪天然石材磚及漆面木牆腳線。 - 牆身外露部分髹乳膠漆及木牆板。 - 牆身飾面鋪至假天花，假天花以上沒有提供。 - 石膏板假天花髹乳膠漆。
(d) 浴室	- 地板外露部分鋪天然石材磚。 - 牆身外露部分鋪天然石材磚。 - 牆身飾面鋪至假天花，假天花以上沒有提供。 - 石膏板假天花髹乳膠漆。
(e) 廚房	- 地板外露部分鋪天然石材磚。 - 牆身外露部分鋪天然石材磚。 - 牆身飾面鋪至假天花，假天花以上沒有提供。 - 石膏板假天花髹乳膠漆。 - 工作台採用天然石材。

3. Interior fittings

Flat 5B on 5/F

Item	Description
(a) Doors	Entrance & Kitchen Door - Painted finish solid core fire resisting timber door fitted with timber door frame, architrave, lockset and door closer. Bedroom & Bathroom Door - Painted finish solid core timber door fitted with timber door frame, architrave and lockset. Refuse Storage and Material Recovery Room Door - Painted finish solid core fire resisting timber door fitted with timber door frame, architrave, lockset and door closer.
(b) Bathroom	- Fitted with wooden mirror cabinet and sanitary wares and fittings including chrome colour wash basin mixer and shower set, vitreous china wash basin, vitreous china water closet, chrome colour towel bar, chrome colour paper holder, chrome colour hook and glass door with metal handle. - For type and material of water supply system, please refer to "Water Supply" below.
(c) Kitchen	- Fitted with painted wooden cabinet, stainless steel sink with chrome colour sink mixer. - For type and material of water supply system, please refer to "Water Supply" below. - For appliances provision and brand names, please refer to "Appliances" below.
(d) Bedroom	- Fitted with wooden cabinet in timber.

3. 室內裝置

5樓5B單位

細項	描述
(a) 門	大門及廚房門 - 漆面實心防火木門配木門框，封邊線，裝設門鎖及氣鼓。 睡房及浴室門 - 漆面實心木門配木門框，封邊線，裝設門鎖。 垃圾及物料回收房門 - 漆面實心防火木門配木門框，封邊線，裝設門鎖及氣鼓。
(b) 浴室	- 配有木製鏡櫃和衛浴潔具及配件包括鍍鉻洗手盆水龍頭及花灑套裝，陶瓷洗手盆，陶瓷座廁，鍍鉻毛巾架，鍍鉻廁紙架，鍍鉻掛勾，玻璃門配金屬手柄。 - 供水系統的類型和材料請參考以下的"供水"。
(c) 廚房	- 裝設漆面木櫃，不銹鋼洗滌盆配鍍鉻洗滌盆水龍頭。 - 供水系統的類型和材料請參考以下的"供水"。 - 有關家電配置和品牌名稱，請參閱以下的"設備"。
(d) 睡房	- 裝設木面木櫃。

2. Interior finishes

Flat 6A on 6/F

Item	Description
(a) Lobby	Carpark Lift Lobby (G/F), Main Lift Lobby (1/F) and Lift Lobby (1/F-8/F) - Natural stone to exposed surfaces for flooring and wall. - Suspended gypsum board ceiling finished with emulsion paint. Fireman's Lobby (G/F): - Steel trowelled concrete finish to exposed surfaces for flooring. No skirting is provided. - Emulsion paint to exposed surfaces for wall and ceiling.
(b) Internal Wall and Ceiling	Internal Wall - Internal wall of Living Room and Dining Room are finished with emulsion paint. - Internal wall of Bedroom 2 is finished with fabric panel, timber panel, metal trim and emulsion paint. - Internal wall of Bedroom 3 is finished with timber panel, metal trim and emulsion paint. - Internal wall of Bedroom 4 is finished with timber panel, metal trim and emulsion paint. - Internal wall of Master Bedroom is finished with timber panel, metal trim and emulsion paint. Internal Ceiling - Internal ceilings of Living Room, Dining Room, Bedroom 2, 3, 4 & Master Bedroom are suspended gypsum board finished with emulsion paint.
(c) Internal Floor	Living Room, Dining Room, Bedrooms 2, 3, 4 & Master Bedroom - Timber to exposed surfaces for flooring. Living Room and Dining Room - Painted timber to exposed surfaces for skirting. Bedroom 2, 3, 4 & Master Bedroom - Painted timber and timber finish to exposed surfaces for skirting.
(d) Bathroom	Powder Room, Bathroom 2, 3, 4 & Master Bathroom - Natural stone to exposed surfaces for flooring. - Natural stone, mirror panel and metal trim to exposed surfaces for wall. - Wall finishes run up to false ceiling level. No finishes to be provided above false ceiling level. - Suspended gypsum board ceiling finished with emulsion paint.
(e) Kitchen	- Natural stone to exposed surfaces for flooring. - Natural stone to exposed surfaces for wall. - Wall finishes run up to false ceiling level. No finishes to be provided above false ceiling level. - Suspended gypsum board ceiling finished with emulsion paint. - Worktop is finished with natural stone.

2. 室內裝修物料

6樓6A單位

細項	描述
(a) 大堂	停車場升降機大堂(地下)、主升降機大堂(1 樓)及升降機大堂(1 樓至 8 樓) - 地板及牆身外露部分鋪天然石材。 - 石膏板假天花髹乳膠漆。 消防員升降機大堂(地下): - 地板外露部分為混凝土搪平地台。並未設有牆腳線。 - 牆身及天花外露部分髹乳膠漆。
(b) 內牆及天花板	內牆 - 客廳及飯廳的牆身髹乳膠漆。 - 睡房 2 牆身鋪捫布板、木牆板、金屬線框及髹乳膠漆。 - 睡房 3 牆身鋪木牆板、金屬線框及髹乳膠漆。 - 睡房 4 牆身鋪木牆板、金屬線框及髹乳膠漆。 - 主人睡房牆身鋪木牆板、金屬線框及髹乳膠漆。 天花板 - 客廳、飯廳、睡房 2、3、4 及主人睡房石膏板假天花髹乳膠漆。
(c) 內部地板	客廳、飯廳、睡房 2、3、4 及主人睡房 - 地板外露部分鋪木材。 客廳和飯廳 - 牆腳線外露部分鋪漆面木材。 睡房 2、3、4 及主人睡房 - 牆腳線外露部分鋪漆面及木面木材。
(d) 浴室	化妝室、浴室 2、3、4 及主人浴室 - 地板外露部分鋪天然石材。 - 牆身外露部分鋪天然石材、鏡及金屬線框。 - 牆身飾面鋪至假天花，假天花以上沒有提供。 - 石膏板假天花髹乳膠漆。
(e) 廚房	- 地板外露部分鋪天然石材。 - 牆身外露部分鋪天然石材。 - 牆身飾面鋪至假天花，假天花以上沒有提供。 - 石膏板假天花髹乳膠漆。 - 工作台面採用天然石材。

3. Interior fittings

Flat 6A on 6/F

Item	Description
(a) Doors	Entrance Door (Facing Lift Lobby) - Painted metal door fitted with metal door frame, architrave, lockset and door closer. Dining Room Door - Painted finish solid core timber door fitted with timber door frame, architrave and lever handle. Kitchen Door - Painted finish solid core fire resisting timber door fitted with timber door frame, architrave, lever handle and door closer. Bedroom 2, 4 & Master Bedroom Door - Painted finish solid core timber door fitted with timber door frame, architrave and lockset. Bedroom 3 & Walk-in Closet Door - Painted finish and timber finish solid core timber door fitted with timber door frame, architrave and lockset. Powder Room Door - Painted finish solid core timber door fitted with timber door frame, architrave, hook, lockset and door closer. Bathroom 2, 4 Door - Painted finish and timber finish solid core timber door fitted with timber door frame, architrave, hook and lockset. Bathroom 3 & Master Bedroom Door - Painted finish solid core timber door fitted with timber door frame, architrave, hook and lockset. Balcony Glass Door - Glazed door with aluminium door frame with PVDF coating and lockset.

3. 室內裝置

6樓6A單位

細項	描述
(a) 門	大門(向升降機大堂) - 漆面金屬門配金屬門框，封邊線裝設門鎖及氣鼓。 飯廳門 - 漆面實心木門配木門框，封邊線及裝設手柄。 廚房門 - 漆面實心防火木門配木門框，封邊線，裝設手柄及氣鼓。 睡房 2、4 及主人睡房門 - 漆面實心木門配木門框，封邊線及裝設門鎖。 睡房 3 及衣帽間門 - 漆面及木面實心木門配木門框，封邊線及裝設門鎖。 化妝室門 - 漆面實心木門配木門框，封邊線，門勾，裝設門鎖及氣鼓。 浴室 2、4 門 - 漆面及木面實心木門配木門框，封邊線，門勾及裝設門鎖。 浴室 3 及主人浴室門 - 漆面實心木門配木門框，封邊線，門勾及裝設門鎖。 露台玻璃門 - 聚偏二氟乙烯噴塗鋁框玻璃門，裝設門鎖。

3. Interior fittings

Flat 6A on 6/F

Item	Description
(b) Bathroom	Powder Room - Fitted with natural stone countertop, metal frame vanity counter, mirror cabinet in metal and sanitary wares and fittings including chrome colour wash basin mixer, vitreous china wash basin, vitreous china water closet, chrome colour paper holder. Bathroom 2 - Fitted with natural stone countertop, metal frame vanity counter, mirror cabinet in metal and sanitary wares and fittings including chrome colour wash basin mixer, chrome colour bath set and shower set, vitreous china wash basin, vitreous china water closet, cast iron bathtub (1500mmL x 750mmW x 466mmD), chrome colour towel bar, chrome colour paper holder and glass door with metal handle. Bathroom 3, 4 - Fitted with natural stone countertop, metal frame vanity counter, mirror cabinet in metal and sanitary wares and fittings including chrome colour wash basin mixer, chrome colour shower set, vitreous china wash basin, vitreous china water closet, chrome colour towel bar, chrome colour paper holder and glass door with metal handle. Master Bathroom - Fitted with natural stone countertop, metal frame vanity counter, mirror cabinet in metal and sanitary wares and fittings including chrome colour wash basin mixer, chrome colour bath set and shower set, vitreous china wash basins, vitreous china water closet, acrylic bathtub (1676mmL x 813mmW x 559mmD), chrome colour paper holder and glass door with metal handle. - For type and material of water supply system, please refer to "Water Supply" below.
(c) Kitchen	- Fitted with wooden cabinet with wooden door panels, stainless steel sink with chrome colour sink mixer. - For type and material of water supply system, please refer to "Water Supply" below. - For appliances provision and brand names, please refer to "Appliances" below.
(d) Bedroom	Bedroom 2, 3, 4 & Master Bedroom - Fitted with wooden cabinet in timber finish.

3. 室內裝置

6樓6A單位

細項	描述
(b) 浴室	化妝室 - 配有天然石材檯面，金屬框梳妝，金屬鏡櫃和衛浴潔具及配件包括鍍鉻洗手盆水龍頭，陶瓷洗手盆，陶瓷坐廁，鍍鉻廁紙架。 浴室2 - 配有天然石材檯面，金屬框梳妝，金屬鏡櫃和衛浴潔具及配件包括鍍鉻洗手盆水龍頭，鍍鉻浴缸套裝及花灑套裝，陶瓷洗手盆，陶瓷坐廁，鑄鐵浴缸(1500毫米長 x 750毫米闊 x 466毫米深)，鍍鉻毛巾架，鍍鉻廁紙架，玻璃門配金屬手柄。 浴室3、4 - 配有天然石材檯面，金屬框梳妝，金屬鏡櫃和衛浴潔具及配件包括鍍鉻洗手盆水龍頭及鍍鉻花灑套裝，陶瓷洗手盆，陶瓷坐廁，鍍鉻毛巾架，鍍鉻廁紙架，玻璃門配金屬手抽。 主人浴室 - 配有天然石材檯面，金屬框梳妝，金屬鏡櫃和衛浴潔具及配件包括鍍鉻洗手盆水龍頭，鍍鉻浴缸套裝及花灑套裝，陶瓷洗手盆，陶瓷坐廁，丙烯酸樹脂浴缸(1767毫米長 x 813毫米闊 x 559毫米深)，鍍鉻廁紙架，玻璃門配金屬手柄。 - 供水系統的類型和材料請參考以下的“供水”。
(c) 廚房	- 裝設木櫃配有木門板，不銹鋼洗滌盆配鍍鉻洗滌盆水龍頭。 - 供水系統的類型和材料請參考以下的“供水”。 - 有關家電配置和品牌名稱，請參閱以下的“設備”。
(d) 睡房	睡房 2、3、4 及主人睡房 - 裝設木面木櫃。

2. Interior finishes

Flat 6B on 6/F

Item	Description
(a) Lobby	Carpark Lift Lobby (G/F), Main Lift Lobby (1/F) and Lift Lobby (1/F-8/F) - Natural stone to exposed surfaces for flooring and wall. - Suspended gypsum board ceiling finished with emulsion paint. Fireman's Lobby (G/F): - Steel trowelled concrete finish to exposed surfaces for flooring. No skirting is provided. - Emulsion paint to exposed surfaces for wall and ceiling.
(b) Internal Wall and Ceiling and Internal Floor	Bedroom - Natural stone tile to exposed surfaces for flooring and painted timber skirting. - Emulsion paint and timber wall panel to exposed surfaces for wall. - Wall finishes run up to false ceiling level. No finishes to be provided above false ceiling level. - Suspended gypsum board ceiling finished with emulsion paint.
(c) Bathroom	- Natural stone tile to exposed surfaces for flooring. - Natural stone tile to exposed surfaces for wall. - Wall finishes run up to false ceiling level. No finishes to be provided above false ceiling level. - Suspended gypsum board ceiling finished with emulsion paint.
(d) Kitchen	- Natural stone tile to exposed surfaces for flooring. - Natural stone tile to exposed surfaces for wall. - Wall finishes run up to false ceiling level. No finishes to be provided above false ceiling level. - Suspended gypsum board ceiling finished with emulsion paint. - Worktop is finished with natural stone.

2. 室內裝修物料

6樓6B單位

細項	描述
(a) 大堂	停車場升降機大堂(地下)、主升降機大堂(1樓)及升降機大堂(1樓至8樓) - 地板及牆身外露部分鋪天然石材。 - 石膏板假天花髹乳膠漆。 消防員升降機大堂(地下): - 地板外露部分為混凝土搪平地台。並未設有牆腳線。 - 牆身及天花外露部分髹乳膠漆。
(b) 內牆及天花板及內部地板	睡房 - 地板外露部分鋪天然石材磚及漆面木牆腳線。 - 牆身外露部分髹乳膠漆及木牆板。 - 牆身飾面鋪至假天花，假天花以上沒有提供。 - 石膏板假天花髹乳膠漆。
(c) 浴室	- 地板外露部分鋪天然石材磚。 - 牆身外露部分鋪天然石材磚。 - 牆身飾面鋪至假天花，假天花以上沒有提供。 - 石膏板假天花髹乳膠漆。
(d) 廚房	- 地板外露部分鋪天然石材磚。 - 牆身外露部分鋪天然石材磚。 - 牆身飾面鋪至假天花，假天花以上沒有提供。 - 石膏板假天花髹乳膠漆。 - 工作台採用天然石材。

3. Interior fittings

Flat 6B on 6/F

Item	Description
(a) Doors	Entrance & Kitchen Door - Painted finish solid core fire resisting timber door fitted with timber door frame, architrave, lockset and door closer. Bedroom & Bathroom Door - Painted finish solid core timber door fitted with timber door frame, architrave and lockset. Refuse Storage and Material Recovery Room Door - Painted finish solid core fire resisting timber door fitted with timber door frame, architrave, lockset and door closer.
(b) Bathroom	- Fitted with wooden mirror cabinet and sanitary wares and fittings including chrome colour wash basin mixer and shower set, vitreous china wash basin, vitreous china water closet, chrome colour towel bar, chrome colour paper holder, chrome colour hook and glass door with metal handle. - For type and material of water supply system, please refer to "Water Supply" below.
(c) Kitchen	- Fitted with painted wooden cabinet, stainless steel sink with chrome colour sink mixer. - For type and material of water supply system, please refer to "Water Supply" below. - For appliances provision and brand names, please refer to "Appliances" below.
(d) Bedroom	- Fitted with wooden cabinet in timber.

3. 室內裝置

6樓6B單位

細項	描述
(a) 門	大門及廚房門 - 漆面實心防火木門配木門框，封邊線，裝設門鎖及氣鼓。 睡房及浴室門 - 漆面實心木門配木門框，封邊線，裝設門鎖。 垃圾及物料回收房門 - 漆面實心防火木門配木門框，封邊線，裝設門鎖及氣鼓。
(b) 浴室	- 配有木製鏡櫃和衛浴潔具及配件包括鍍鉻洗手盆水龍頭及花灑套裝，陶瓷洗手盆，陶瓷座廁，鍍鉻毛巾架，鍍鉻廁紙架，鍍鉻掛勾，玻璃門配金屬手柄。 - 供水系統的類型和材料請參考以下的"供水"。
(c) 廚房	- 裝設漆面木櫃，不銹鋼洗滌盆配鍍鉻洗滌盆水龍頭。 - 供水系統的類型和材料請參考以下的"供水"。 - 有關家電配置和品牌名稱，請參閱以下的"設備"。
(d) 睡房	- 裝設木面木櫃。

2. Interior finishes

Flat 7A on G/F to 8/F

Item	Description
(a) Lobby	Carpark Lift Lobby (G/F), Main Lift Lobby (1/F) and Lift Lobby (1/F-8/F) - Natural stone to exposed surfaces for flooring and wall. - Suspended gypsum board ceiling finished with emulsion paint. Fireman's Lobby (G/F): - Steel trowelled concrete finish to exposed surfaces for flooring. No skirting is provided. - Emulsion paint to exposed surfaces for wall and ceiling. Penthouse Lift Lobby (G/F to 1/F) - Natural stone to exposed surfaces for flooring and painted timber skirting. - Painted timber wall panels, mirror and metal trim to exposed surfaces for walls. - Suspended gypsum board ceiling finished with emulsion paint.
(b) Internal Wall and Ceiling	Internal Wall - Internal walls of Living Room and Dining Room are finished with painted cement board wall panels, mirror and wood. - Internal walls of Bedrooms 2, 3 & 4 are finished with painted timber wall panels and wood. - Internal walls of Master Bedroom are finished with painted timber wall panels, mirror, wood and natural stone. Internal Ceiling - Internal ceilings of Living Room, Dining Room & Bedrooms are suspended gypsum board finished with emulsion paint.
(c) Internal Floor	Living Room, Dining Room & Bedrooms - Timber to exposed surfaces for flooring and painted timber skirting.

2. 室內裝修物料

地下至8樓7A單位

細項	描述
(a) 大堂	停車場升降機大堂(地下)、主升降機大堂(1 樓)及升降機大堂(1 樓至 8 樓) - 地板及牆身外露部分鋪天然石材。 - 石膏板假天花髹乳膠漆。 消防員升降機大堂(地下): - 地板外露部分為混凝土搪平地台。並未設有牆腳線。 - 牆身及天花外露部分髹乳膠漆。 升降機大堂(地下至 1 樓) - 地板外露部分鋪天然石材及漆面木牆腳線。 - 牆身外露部分均以漆面木牆板、鏡及金屬線框完成。 - 石膏板假天花髹乳膠漆。
(b) 內牆及天花板	內牆 - 客廳及飯廳牆身均以漆面水泥板牆板、鏡及木材完成。 - 睡房 2、3 及 4 牆身均以漆面木牆板及木材完成。 - 主人房牆身均以漆面木牆板、鏡、木材及天然石材完成。 天花板 - 客廳、飯廳及睡房石膏板假天花板髹乳膠漆。
(c) 內部地板	客廳、飯廳及睡房 - 地板外露部分鋪木材及漆面木牆腳線。

2. Interior finishes

Flat 7A on G/F to 8/F

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

2. 室內裝修物料

地下至8樓7A單位

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

3. Interior fittings

Flat 7A on G/F to 8/F

Item	Description
(a) Doors	Entrance Gate - Metal gate with PVDF coating, fitted with electrical door lock. Ground Floor Carport and First Floor Lift Lobby Entrance Door - Fire resisting metal door with metal door frame with PVDF coating, fitted with lockset and door closer. Main Entrance and Back Door - Painted finish solid core fire resisting timber door fitted with timber door frame, architrave, lockset and door closer. Dining Room, Bedroom 2 Walk-in Closet and Studio Room Door - Painted and mirror finish solid core timber door fitted with timber door frame, architrave and handle. Living Room Door - Painted and glass finish solid core timber door fitted with timber door frame, architrave and concealed handle. Kitchen Door - Painted finish solid core fire resisting timber door fitted with timber door frame, architrave, lever handle and door closer. Bedroom 2, 3, 4, Master Bedroom and Studio Room Door - Painted finish solid core timber door fitted with timber door frame, architrave and lockset. Master Bedroom Walk-in Closet Door - Painted finish solid core timber door fitted with timber door frame, architrave and level handle. Powder Room, Lavatory, Bathroom 4 and Master Bathroom Door - Painted finish solid core timber door fitted with timber door frame, architrave and lockset. Bathroom 2, 3, 5 Door - Painted and mirror finish solid core timber door fitted with timber door frame, architrave and lockset. Walk-in Closet Door (near servant) - Painted finish solid core timber door fitted with timber door frame, architrave and lever handle. Servant and Servant Bath Door - Painted finish solid core timber door fitted with timber door frame, architrave and lockset. E&M Room Door (under staircase) - Painted finish solid core timber door fitted with timber door frame and lockset. Balcony and Flat Roof Glass Door - Glazed door with aluminium door frame with PVDF coating and lockset. Refuse Storage and Material Recovery Room Door - Painted finish solid core fire resisting timber door fitted with timber door frame, architrave, lockset and door closer.

3. 室內裝置

地下至8樓7A單位

細項	描述
(a) 門	主入口閘門 - 聚偏二氟乙烯噴塗金屬閘門，裝設電門鎖。 地下停車場及 1 樓升降機大堂入口門 - 聚偏二氟乙烯噴塗防火金屬門配金屬門框，裝設門鎖及氣鼓。 大門及後門 - 漆面實心防火木門配木門框，封邊線，裝設門鎖及氣鼓。 飯廳、睡房 2 衣帽間及書房門 - 漆面及鏡面實心木門配木門框，封邊線，裝設手柄。 客廳門 - 漆面及玻璃實心木門配木門框，封邊線、裝設隱藏式手柄。 廚房門 - 漆面實心防火木門配木門框，封邊線，裝設手柄及氣鼓。 睡房 2、3、4、主人房及書房門 - 漆面實心木門配木門框，封邊線，裝設門鎖。 主人房衣帽間門 - 漆面實心木門配木門框，封邊線，裝設手柄。 化妝室、洗手間、浴室 4 及主人浴室門 - 漆面實心木門配木門框，封邊線，裝設門鎖。 浴室 2、3、5 門 - 漆面及鏡面實心木門配木門框，封邊線，裝設門鎖。 衣帽間門(近工人房) - 漆面實心木門配木門框，封邊線，裝設手柄。 工人房及工人浴室門 - 漆面實心木門配木門框，封邊線，裝設門鎖。 機電房門(樓梯底) - 漆面實心木門配木門框，裝設門鎖。 露台及平台玻璃門 - 聚偏二氟乙烯噴塗鋁框玻璃門，裝設門鎖。 垃圾及物料回收房門 - 漆面實心防火木門配木門框，封邊線，裝設門鎖及氣鼓。

3. Interior fittings

Flat 7A on G/F to 8/F

Item	Description
(b) Bathroom	Powder Room & Lavatory - Fitted with natural stone countertop, metal frame vanity counter and sanitary wares and fittings including chrome colour wash basin mixer, vitreous china wash basin, vitreous china water closet and chrome colour paper holder. Bathroom 2 - Fitted with natural stone countertop, metal frame vanity counter, mirror cabinet in metal and sanitary wares and fittings including chrome colour wash basin mixer, chrome colour bath set and shower set, vitreous china wash basin, vitreous china water closet, acrylic bathtub (1524mmL x 813mmW x 533mmD), chrome colour towel bar, chrome colour paper holder, chrome colour hook and glass partition. Bathroom 3 - Fitted with natural stone countertop, metal frame vanity counter, mirror cabinet in metal and sanitary wares and fittings including chrome colour wash basin mixer, chrome colour bath set and shower set, vitreous china wash basin, vitreous china water closet, acrylic bathtub (1676mmL x 813mmW x 559mmD), chrome colour towel bar, chrome colour paper holder and chrome colour hook. Bathroom 4 - Fitted with natural stone countertop, metal frame vanity counter, mirror cabinet in metal and sanitary wares and fittings including chrome colour wash basin mixer, chrome colour bath set and shower set, vitreous china wash basin, vitreous china water closet, acrylic bathtub (1524mmL x 813mmW x 533mmD), chrome colour towel bar, chrome colour paper holder, chrome colour hook and glass door with metal handle. Bathroom 5 - Fitted with natural stone countertop, metal frame vanity counter, mirror cabinet in metal and sanitary wares and fittings including chrome colour wash basin mixer, chrome colour shower set, vitreous china wash basin, vitreous china water closet, chrome colour towel ring, chrome colour paper holder, chrome colour hook and glass door with metal handle. Master Bathroom - Fitted with natural stone countertop, metal frame vanity counter, mirror cabinet in metal and sanitary wares and fittings including chrome colour wash basin mixer, chrome colour bath set and shower set, vitreous china wash basin, vitreous china water closet, White tec bathtub (1765mmL x 885mmW x 585mmD), chrome colour towel bar, chrome colour paper holder, chrome colour hook and glass door with metal handle. Servant Bathroom - Fitted with wooden mirror cabinet and sanitary wares and fittings including chrome colour wash basin mixer and shower set, vitreous china wash basin, vitreous china water closet, chrome colour towel bar, chrome colour paper holder, chrome colour hook and glass door with metal handle. - For type and material of water supply system, please refer to “Water Supply” below.

3. 室內裝置

地下至8樓7A單位

細項	描述
(b) 浴室	化妝室及洗手間 - 配有天然石材檯面，金屬框梳妝和衛浴潔具及配件包括鍍鉻洗手盆水龍頭，陶瓷洗手盆，陶瓷坐廁及鍍鉻廁紙架。 浴室2 - 配有天然石材檯面，金屬框梳妝，金屬鏡櫃和衛浴潔具及配件包括鍍鉻洗手盆水龍頭，鍍鉻浴缸套裝及花灑套裝，陶瓷洗手盆，陶瓷坐廁，丙烯酸纖維浴缸（1524毫米長 x 813毫米闊 x 533毫米深），鍍鉻手巾架，鍍鉻廁紙架，鍍鉻掛勾，玻璃間隔。 浴室3 - 配有天然石材檯面，金屬框梳妝，金屬鏡櫃和衛浴潔具及配件包括鍍鉻洗手盆水龍頭，鍍鉻浴缸套裝及花灑套裝，陶瓷洗手盆，陶瓷坐廁，丙烯酸纖維浴缸（1676毫米長 x 813毫米闊 x 559毫米深），鍍鉻毛巾架，鍍鉻廁紙架及鍍鉻掛勾。 浴室4 - 配有天然石材檯面，金屬框梳妝，金屬鏡櫃和衛浴潔具及配件包括鍍鉻洗手盆水龍頭，鍍鉻浴缸套裝及花灑套裝，陶瓷洗手盆，陶瓷座廁，丙烯酸纖維浴缸（1524毫米長 x 813毫米闊 x 553毫米深），鍍鉻毛巾架，鍍鉻廁紙架，鍍鉻掛勾，玻璃門配金屬手柄。 浴室5 - 配有天然石材檯面，金屬框梳妝，金屬鏡櫃和衛浴潔具及配件包括鍍鉻洗手盆水龍頭，鍍鉻花灑套裝，陶瓷洗手盆，陶瓷坐廁，鍍鉻毛巾環，鍍鉻廁紙架，鍍鉻掛勾，玻璃門配金屬手柄。 主人浴室 - 配有天然石材檯面，金屬框梳妝，金屬鏡櫃和衛浴潔具及配件包括鍍鉻洗手盆水龍頭，鍍鉻浴缸套裝及花灑套裝，陶瓷洗手盆，陶瓷坐廁，white tec 浴缸（1765毫米長 x 885毫米闊 x 585毫米深），鍍鉻毛巾架，鍍鉻廁紙架，鍍鉻掛勾，玻璃門配金屬手柄。 工人房浴室 - 配有木製鏡櫃和衛浴潔具及配件包括鍍鉻洗手盆水龍頭及花灑套裝，陶瓷洗手盆，陶瓷座廁，鍍鉻毛巾架，鍍鉻廁紙架，鍍鉻掛勾及玻璃門配金屬手抽。 - 供水系統的類型和材料請參考以下的“供水”。

3. Interior fittings

Flat 7A on G/F to 8/F

Item	Description
(c) Kitchen	- Fitted with wooden cabinet with wooden door panels, stainless steel sink with chrome colour sink mixer. - For type and material of water supply system, please refer to "Water Supply" below. - For appliances provision and brand names, please refer to "Appliances" below.
(d) Bedroom	Bedroom 2, 3, 4 & Master Bedroom - Fitted with painted wooden cabinet.

3. 室內裝置

地下至8樓7A單位

細項	描述
(c) 廚房	- 裝設木櫃配有木門板，不銹鋼洗滌盆配鍍鉻洗滌盆水龍頭。 - 供水系統的類型和材料請參考以下的"供水"。 - 有關家電配置和品牌名稱，請參閱以下的"設備"。
(d) 睡房	睡房2、3、4及主人睡房 - 裝設漆面木櫃。

2. Interior finishes

Flat 7B on 7/F

Item	Description
(a) Lobby	Carpark Lift Lobby (G/F), Main Lift Lobby (1/F) and Lift Lobby (1/F-8/F) - Natural stone to exposed surfaces for flooring and wall. - Suspended gypsum board ceiling finished with emulsion paint. Fireman's Lobby (G/F): - Steel trowelled finish on concrete to exposed surfaces for flooring. No skirting is provided. - Emulsion paint to exposed surfaces for wall and ceiling.
(b) Internal Wall and Ceiling and Internal Floor	Bedroom - Natural stone tile to exposed surfaces for flooring and painted timber skirting. - Emulsion paint and timber wall panel to exposed surfaces for wall. - Wall finishes run up to false ceiling level. No finishes to be provided above false ceiling level. - Suspended gypsum board ceiling finished with emulsion paint.
(c) Bathroom	- Natural stone tile to exposed surfaces for flooring. - Natural stone tile to exposed surfaces for wall. - Wall finishes run up to false ceiling level. No finishes to be provided above false ceiling level. - Suspended gypsum board ceiling finished with emulsion paint.
(d) Kitchen	- Natural stone tile to exposed surfaces for flooring. - Natural stone tile to exposed surfaces for wall. - Wall finishes run up to false ceiling level. No finishes to be provided above false ceiling level. - Suspended gypsum board ceiling finished with emulsion paint. - Worktop is finished with natural stone.

2. 室內裝修物料

7樓7B單位

細項	描述
(a) 大堂	停車場升降機大堂(地下)、主升降機大堂(1樓)及升降機大堂(1樓至8樓) - 地板及牆身外露部分鋪天然石材。 - 石膏板假天花髹乳膠漆。 消防員升降機大堂(地下): - 地板外露部分為混凝土搪平地台。並未設有牆腳線。 - 牆身及天花外露部分髹乳膠漆。
(b) 內牆及天花板及內部地板	睡房 - 地板外露部分鋪天然石材磚及漆面木牆腳線。 - 牆身外露部分髹乳膠漆及木牆板。 - 牆身飾面鋪至假天花，假天花以上沒有提供。 - 石膏板假天花髹乳膠漆。
(c) 浴室	- 地板外露部分鋪天然石材磚。 - 牆身外露部分鋪天然石材磚。 - 牆身飾面鋪至假天花，假天花以上沒有提供。 - 石膏板假天花髹乳膠漆。
(d) 廚房	- 地板外露部分鋪天然石材磚。 - 牆身外露部分鋪天然石材磚。 - 牆身飾面鋪至假天花，假天花以上沒有提供。 - 石膏板假天花髹乳膠漆。 - 工作台採用天然石材。

3. Interior fittings

Flat 7B on 7/F

Item	Description
(a) Doors	Entrance and Kitchen Door - Painted finish solid core fire resisting timber door fitted with timber door frame, architrave, lockset and door closer. Bedroom and Bathroom Door - Painted finish solid core timber door fitted with timber door frame, architrave and lockset. Refuse Storage and Material Recovery Room Door - Painted finish solid core fire resisting timber door fitted with timber door frame, architrave, lockset and door closer.
(b) Bathroom	- Fitted with wooden mirror cabinet and sanitary wares and fittings including chrome colour wash basin mixer and shower set, vitreous china wash basin, vitreous china water closet, chrome colour towel bar, chrome colour paper holder, chrome colour hook and glass door with metal handle. - For type and material of water supply system, please refer to "Water Supply" below.
(c) Kitchen	- Fitted with painted wooden cabinet, stainless steel sink with chrome colour sink mixer. - For type and material of water supply system, please refer to "Water Supply" below. - For appliances provision and brand names, please refer to "Appliances" below.
(d) Bedroom	- Fitted with wooden cabinet in timber.

3. 室內裝置

7樓7B單位

細項	描述
(a) 門	大門及廚房門 - 漆面實心防火木門配木門框，封邊線，裝設門鎖及氣鼓。 睡房及浴室門 - 漆面實心木門配木門框，封邊線，裝設門鎖。 垃圾及物料回收房門 - 漆面實心防火木門配木門框，封邊線，裝設門鎖及氣鼓。
(b) 浴室	- 配有木製鏡櫃和衛浴潔具及配件包括鍍鉻洗手盆水龍頭及花灑套裝，陶瓷洗手盆，陶瓷座廁，鍍鉻毛巾架，鍍鉻廁紙架，鍍鉻掛勾，玻璃門配金屬手柄。 - 供水系統的類型和材料請參考以下的"供水"。
(c) 廚房	- 裝設漆面木櫃，不銹鋼洗滌盆配鍍鉻洗滌盆水龍頭。 - 供水系統的類型和材料請參考以下的"供水"。 - 有關家電配置和品牌名稱，請參閱以下的"設備"。
(d) 睡房	- 裝設木面木櫃。

3. Interior fittings

Item	Description
(e) Telephone	- Telephone points are installed in Living Room, Dining Room and all Bedrooms. - For the numbers and location of connection points, please refer to the "Schedule of Mechanical and Electrical Provisions".
(f) Aerials	- Communal TV and FM connection points are provided for Living Room, Dining Room and all Bedrooms. - For the numbers and location of connection points, please refer to the "Schedule of Mechanical and Electrical Provisions".
(g) Electrical Installations	- Three phase electricity supply with MCB board completed with residual current protection are provided. - All conduits are concealed within concrete walls except those inside or enclosed by block walls, false ceiling and bulkhead. - For the numbers and location of power points and air-conditioner points please refer to the "Schedule of Mechanical and Electrical Provisions".
(h) Gas Supply	Town Gas Point is provided in Kitchen and connected to built-in gas hob for Flat 1A, 2A, 3A, 5A, 6A, 7A.
(i) Washing Machine Connection Point	Water point of a design of 22mm in diameter and drain point of a design of 50mm in diameter are provided in Kitchen at Flat 1B, 3B, 5B, 6B, 7B and Walk-in Closet for Flat 1A and 7A.
(j) Water Supply	Copper pipes are provided for both hot and cold water supply. Plastic pipes are provided for flushing water supply. Water pipes are concealed in part and exposed in part. Exposed water pipes are enclosed by false ceiling or bulkhead. Hot water is available.

3. 室內裝置

細項	描述
(e) 電話	- 電話插座安裝在客廳，飯廳和所有睡房。 - 有關連接點的數量和位置，請參閱"機電裝置位置及數量說明表"
(f) 天線	- 公共電視及收音機天線插座安裝於客廳，飯廳和所有睡房。 - 有關插座的數量及位置，請參閱"機電裝置位置及數量說明表"
(g) 電力裝置	- 提供 MCB 電路的三相電源，提供剩餘電流保護。 - 除置於磚牆、假天花及假陣內或被磚牆、假天花及假陣掩蓋之導管為外露外，所有導管均隱藏於混凝土內。 - 有關電插座及空調機接駁點數量及位置，請參閱"機電裝置位置及數量說明表"
(h) 氣體供應	煤氣接駁於 1A、3A、5A、6A、7A 單位廚房內提供，並與內置的燃氣煮食爐連接。
(i) 洗衣機接駁點	於 1B、3B、5B、6B、7B 單位廚房及 1A 及 7A 單位衣帽間提供其設計為直徑 22 毫米的來水接駁喉位及其設計為 50 毫米的去水接駁喉位。
(j) 供水	冷熱水供水系統採用銅喉管。沖水供水系統採用膠喉管。 水管部分隱藏、部分外露。外露水管被假天花及假陣掩蓋。 有熱水供應。

4. Miscellaneous

Item	Description
(a) Lifts and Lift Platform	Residential Flats 3 "Toshiba" passenger lifts and 1 "Sakura" passenger lift platform are provided. Floors served by residential tower lifts and lift platform:

Flats	Model no.	Lift no.	Floors served by the lift(s)/ lift platform
All Flats	ELCOSMO-III/CV632	L1	G/F-8/F
7A	SPACEL-III/CV612	L2	G/F-1/F, 7/F-8/F
All Flats	SPACEL-III/CV612	L3	LG/F-1/F
1A	VL340	-	1/F-2/F

(b) Letter Box	Not Applicable
(c) Refuse Collection	Refuse will be collected by cleaner at refuse storage and material recovery rooms on G/F, 1/F, 2/F, 3/F, 5/F, 6/F and 7/F of the Development.
(d) Water meter, electricity meter and gas meter	Separate water meter for each residential property is provided at the common water meter cabinet on G/F. Separate electricity meter for each residential property is provided at the common meter room on 8/F. Separate gas meter for each residential property is provided at the kitchen of each residential property.

5. Security facilities and Equipment

CCTV cameras are provided at the entrance of the Development, lift lobbies of residential tower, carpark and lift cars.

Smart card readers for access control are provided at the entrance of the Development, lift lobbies and inside lift cars.

Video door phone is provided adjacent to the entrance for each residential property.

6. Appliances

Please refer to the "Appliances Schedule" for brand names and model numbers of appliances provided.

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

4. 雜項

細項	描述
(a) 升降機及升降機平台	住宅單位 設有3部「東芝」牌載客升降機及1部「櫻花」牌載客升降機平台。 住宅大廈升降機/升降機平台到達的樓層：

單位	型號	升降機編號	升降機/升降機平台到達的樓層
所有單位	ELCOSMO-III/CV632	L1	地下至8樓
7A	SPACEL-III/CV612	L2	地下至1樓、7樓至8樓
所有單位	SPACEL-III/CV612	L3	地下低層至1樓
1A	VL340	-	1樓至2樓

(b) 信箱	不適用
(c) 垃圾收集	垃圾將由清潔工人於發展項目的地下、1樓、2樓、3樓、5樓、6樓及7樓的垃圾儲存及物料回收房收集及送走。
(d) 水錶、電錶及氣體錶	每個住宅物業之獨立水錶設於地下之公共水錶櫃。 每個住宅物業之獨立電錶設於8樓之公共電錶房。 每個住宅物業之獨立煤氣錶設於每個住宅物業之廚房。

5. 保安設施

發展項目的入口處、每個升降機大堂、停車場及升降機內均設有閉路電視。

發展項目的入口處、升降機大堂及升降機內均設有進出控制智能卡閱讀器。

每個住宅單位於入口位置均裝有視像對講機。

6. 設備

有關設備之品牌名稱及產品型號，請參閱「設備說明表」。

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

Appliances Schedule
設備說明表

Appliance 設備	Brand 品牌	Model No. 型號	Floor 樓層/Flat 單位									
			G/F-2/F 地下至2樓	2/F 2樓	3/F 3樓		5/F 5樓		6/F 6樓		G/F-8/F 地下至8樓	7/F 7樓
			1A	1B	3A	3B	5A	5B	6A	6B	7A	7B
Wok Range 中炒爐	Unico	WR-16N	v	-	-	-	-	-	-	-	v	-
4-Bumer Range with Electrico Oven 四頭爐連電焗爐		BR-1BE	v	-	-	-	-	-	-	-	v	-
Exhaust Hood 煙罩		FH1400	v	-	-	-	-	-	-	-	v	-
Induction Hob 電磁煮食爐	Miele	CS 1212-1i	-	-	v	-	v	-	v	-	-	-
Gas Hob 煤氣煮食爐		CS 1013-1	-	-	v	-	v	-	v	-	-	-
Gas Hob 煤氣煮食爐		CS 1018 G	-	-	v	-	v	-	v	-	-	-
Oven 焗爐		H 7860 BP	v	-	v	-	v	-	v	-	v	-
Steam Oven 蒸爐		DGC 7860 HC Pro	v	-	v	-	v	-	v	-	v	-
Warming Drawer 保溫櫃		ESW 7010	v	-	v	-	v	-	v	-	v	-
Cooker Hood 抽油煙機		DA 4228 W	-	-	v	-	v	-	v	-	-	-
Refrigerator 雪櫃	Sub-Zero	ICBDEC 2450R/R	v	-	v	-	v	-	v	-	v	-
Freezer 冰箱		ICBDEC 1850FI/L	v	-	v	-	v	-	v	-	v	-
Dish Washer 洗碗碟機	Miele	G 7360C SCVi	v	-	v	-	v	-	v	-	v	-
Wine Cellar 酒櫃	Euro Cave	S-059V3 rev.2	v	-	v	-	v	-	v	-	v	-
Washer 洗衣機	Miele	WEI 865	v	-	-	v	-	v	-	v	v	-
Dryer 乾衣機		TEL 785 WP	v	-	-	v	-	v	-	v	v	-

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

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

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

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

Appliances Schedule
設備說明表

Appliance 設備	Brand 品牌	Model No. 型號	Floor 樓層/Flat 單位								
			G/F-2/F 地下至2樓	2/F 2樓	3/F 3樓		5/F 5樓		6/F 6樓		G/F-8/F 地下至8樓	7/F 7樓
			1A	1B	3A	3B	5A	5B	6A	6B	7A	7B
VRV Air Conditioning System (Indoor Unit) 可變冷媒流量冷氣機（室內機）	Daikin 大金	FXDP45QPVC	V	-	V	V	V	-	V	-	V	-
		FXDP56QPVC	V	V	-	-	-	V	-	V	V	V
		FXDP63QPVC	-	-	V	-	V	-	V	-	V	-
		FXDP71QPVC	V	-	V	-	V	-	V	-	V	-
		FXDP80QPVC	V	-	-	-	-	-	-	-	V	-
		FXDP90QPVC	V	-	-	-	-	-	-	-	-	-
		FXDP100QPVC	-	-	V	-	V	-	V	-	-	-
		FXSP56CA	-	-	-	-	-	-	-	-	V	-
		FXSP71CA	-	-	V	-	V	-	V	-	V	-
		FXSP80CA	V	-	V	-	V	-	V	-	-	-
		FXSP90CA	V	-	V	-	V	-	V	-	V	-
		FXSP125CA	V	-	-	-	-	-	-	-	V	-
		FXSPI40CA	V	-	-	-	-	-	-	-	-	-
		FJDP45CAP	-	-	-	-	-	-	-	-	V	-
		FJSP45AA	-	-	-	-	-	-	-	-	V	-
		FXMFP140AB	V	-	V	-	V	-	V	-	V	-
VRV Air Conditioning System (Outdoor Unit) 可變冷媒流量冷氣機（室外機）	Daikin 大金	RUXYQ42BA (RUXYQ20BA & RUXYQ22BA)	V	V	-	-	-	-	-	-	V	V
		RUXYQ32BA (RUXYQ10BA & RUXYQ22BA)	-	-	V	V	V	V	V	V	-	-
		RYZQ4BAV	-	-	-	-	-	-	-	-	V	-
		RJLQ5BAV	V	-	-	-	-	-	-	-	V	-

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

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

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

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

Appliances Schedule
設備說明表

Appliance 設備	Brand 品牌	Model No. 型號	Floor 樓層/Flat 單位								
			G/F-2/F 地下至2樓	2/F 2樓	3/F 3樓		5/F 5樓		6/F 6樓		G/F-8/F 地下至8樓	7/F 7樓
			1A	1B	3A	3B	5A	5B	6A	6B	7A	7B
Exhaust Fan 抽氣扇	Wolter	SD 200ML	V	-	V	-	V	-	V	-	V	-
		RA 150-13	V	V	V	V	V	V	V	V	V	V
		RA 150-16	-	-	V	-	V	-	V	-	-	-
		RF 200ME-4	V	-	-	-	-	-	-	-	V	-
Electrical Water Heater 電熱水爐	Stiebel Eltron	DHB - E 18 LCD	V	V	V	V	V	V	V	V	V	V
		DHB - E 27 LCD	V	-	V	-	V	-	V	-	V	-

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

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

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

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

Schedule of mechanical and electrical provisions of residential units
機電裝置位置及數量說明表

Flat 1A on G/F & 1/F & 2/F
地下及1樓及2樓1A單位

Floor 樓層	Location 位置	Provision 裝置													
		Lighting Point 照明燈位	Home Automation Control Panel 智能控制掣面	Lighting Switch 燈掣	Double Pole Switch for Exhaust Fan 抽氣扇電源掣	13A Switched Socket Outlet (Twin+Single) 13安培帶掣插蘇		TV Socket 電視掣	Tel. Outlet 電話位	Data 網絡	Tel. Data 電話+罔絡	A/C Thermostat 冷氣恆溫	Video Doorphone 門口對講機	Panic Alarm Panel 防盜制箱	Floor Heating Control Switch 地熱控制掣面
						雙位	單位								
1/F 1樓	Garden 花園	57	-	-	-	-	4	-	-	-	-	-	-	-	-
	Entry Lobby 大堂入口	14	3	-	-	-	3	-	-	-	-	-	2	-	-
	Corridor 走廊	10	1	-	-	-	3	-	-	-	-	-	1	-	-
	Staircase (1/F to 2/F) 樓梯（1樓至2樓）	2	2	-	-	-	-	-	-	-	-	-	1	-	-
	Lavatory 洗手間	9	-	-	-	1	1	-	-	-	-	-	-	-	-
	Living Room & Dining Room 客廳及飯廳	46	5	-	-	10	4	2	1	2	-	-	-	-	-
	Bedroom 睡房5	7	3	-	-	4	3	1	-	1	1	-	-	-	1
	Bathroom 5 浴室5	9	-	-	-	1	-	-	-	-	-	-	-	-	-
	Kitchen 廚房	9	1	-	-	6	2	-	1	-	-	-	1	-	-
	Servant Room 工人房	4	-	2	1	3	-	-	-	-	-	-	-	-	-
	Servant Lavatory 工人洗手間	2	-	-	-	-	-	-	-	-	-	-	-	-	-
	Walk-in Closet (near servant) 衣帽間（近工人房）	6	-	3	-	4	-	-	1	-	-	3	1	2	-
	E&M Room Door (under staircase) 機電房門（樓梯底）	1	-	1	-	-	-	-	-	-	-	-	-	1	-
	Refuse Storage and Material Recovery Room 垃圾及物料回收房	2	-	1	-	-	1	-	-	-	-	-	-	-	-
2/F 2樓	Corridor 走廊	14	2	-	-	-	2	-	-	-	-	-	-	-	-
	Bedroom 2 睡房2	12	5	-	3	4	1	1	-	1	1	-	-	-	1
	Bathroom 2 浴室2	8	-	-	-	1	-	-	-	-	-	-	-	-	-
	Bedroom 3 睡房3	10	3	-	4	4	2	1	1	1	1	-	-	-	-
	Bathroom 3 浴室3	14	1	-	-	1	-	-	-	-	-	-	-	-	1
	Bedroom 4 睡房4	16	4	-	2	5	2	1	1	1	1	-	-	-	1
	Bathroom 4 浴室4	10	-	-	-	1	1	-	-	-	-	-	-	-	-
	Master Bedroom 主人睡房	17	3	-	-	4	10	1	2	1	-	-	-	1	-
	His Bathroom 男士浴室	14	-	-	-	1	-	-	-	-	-	-	-	-	-
	Her Bathroom 女士浴室	21	1	-	-	2	1	-	-	-	-	-	-	-	1
	His Walk-in Closet 男士衣帽間	18	2	-	9	-	5	-	-	-	1	-	-	-	1
	Her Walk-in Closet 女士衣帽間	13	1	-	-	-	3	-	-	-	1	-	-	-	-

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

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

Schedule of mechanical and electrical provisions of residential units
機電裝置位置及數量說明表

Flat 1B on 2/F
2樓1B單位

Floor 樓層	Location 位置	Provision 裝置												
		Lighting Point 照明燈位	Home Automation Control Panel 智能控制掣面	Lighting Switch 燈掣	Double Pole Switch for Exhaust Fan 抽氣扇電源掣	13A Switched Socket Outlet (Twin+Single) 13安培帶掣插蘇		TV Socket 電視掣	Tel. Outlet 電話位	Data 網絡	Tel. Data 電話+罔絡	A/C Thermostat 冷氣恆溫	Video Doorphone 門口對講機	Panic Alarm Panel 防盜制箱
						雙位	單位							
2/F 2樓	Corridor 走廊	5	-	3	1	1	-	-	-	-	-	1	2	2
	Kitchen 廚房	2	-	1	-	2	2	-	1	-	-	1	-	-
	Bedroom 睡房	4	-	1	-	3	-	-	-	-	-	-	-	-
	Bathroom 浴室	2	-	-	-	1	-	-	-	-	-	-	-	-

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

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

Schedule of mechanical and electrical provisions of residential units
機電裝置位置及數量說明表

Flat 3A on 3/F
3樓3A單位

Floor 樓層	Location 位置	Provision 裝置														
		Lighting Point 照明燈位	Home Automation Control Panel 智能控制掣面	Lighting Switch 燈掣	Double Pole Switch for Exhaust Fan 抽氣扇電源掣	13A Switched Socket Outlet (Twin+Single) 13安培帶掣插蘇		Power outlet for shaver 鬚刨插蘇	TV Socket 電視掣	Tel. Outlet 電話位	Data 網絡	Tel. Data 電話+罔絡	A/C Thermostat 冷氣恆溫	Video Doorphone 門口對講機	Panic Alarm Panel 防盜制箱	Floor Heating Control Switch 地熱控制掣面
						雙位	單位									
3/F 3樓	Entrance & Corridor 入口及走廊	15	4	-	-	-	5	-	-	-	1	-	1	1	-	-
	Powder Room 洗手間	5	-	-	-	-	2	1	-	-	-	-	-	-	-	-
	Living Room & Dining Room 客廳及飯廳	33	2	-	-	6	3	-	1	1	1	-	3	-	-	-
	Master Bedroom 主人睡房	12	5	-	-	4	1	-	1	2	1	1	1	-	-	1
	Walk-in Closet 衣帽間	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Master Bathroom 主人浴室	15	-	-	-	-	2	2	-	-	-	-	-	-	-	-
	Bedroom 2 睡房2	9	4	-	-	4	1	-	1	1	1	1	1	-	-	1
	Bathroom 2 浴室2	11	-	-	-	-	1	1	-	-	-	-	-	-	-	-
	Bedroom 3 睡房3	10	4	-	-	4	1	-	1	1	1	1	1	-	-	1
	Bathroom 3 浴室3	9	-	-	-	-	1	1	-	-	-	-	-	-	-	-
	Bedroom 4 睡房4	7	4	-	-	4	1	-	1	1	1	1	1	-	-	1
	Bathroom 4 浴室4	9	-	-	-	-	1	1	-	-	-	-	-	-	-	-
	Kitchen 廚房	11	2	-	-	5	1	-	-	1	-	-	1	1	1	-

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

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

Schedule of mechanical and electrical provisions of residential units
機電裝置位置及數量說明表

Flat 3B on 3/F
3樓3B單位

Floor 樓層	Location 位置	Provision 裝置												
		Lighting Point 照明燈位	Home Automation Control Panel 智能控制掣面	Lighting Switch 燈掣	Double Pole Switch for Exhaust Fan 抽氣扇電源掣	13A Switched Socket Outlet (Twin+Single) 13安培帶掣插蘇		TV Socket 電視掣	Tel. Outlet 電話位	Data 網絡	Tel. Data 電話+罔絡	A/C Thermostat 冷氣恆溫	Video Doorphone 門口對講機	Panic Alarm Panel 防盜制箱
						雙位	單位							
3/F 3樓	Corridor 走廊	2	-	3	1	1	-	-	-	-	-	-	2	2
	Kitchen 廚房	2	-	1	-	2	-	-	1	-	-	1	-	-
	Bedroom 睡房	1	-	1	-	2	-	-	-	-	-	-	-	-
	Bathroom 浴室	2	-	-	-	1	-	-	-	-	-	-	-	-

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

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

Schedule of mechanical and electrical provisions of residential units
機電裝置位置及數量說明表

Flat 5A on 5/F
5樓5A單位

Floor 樓層	Location 位置	Provision 裝置														
		Lighting Point 照明燈位	Home Automation Control Panel 智能控制掣面	Lighting Switch 燈掣	Double Pole Switch for Exhaust Fan 抽氣扇電源掣	13A Switched Socket Outlet (Twin+Single) 13安培帶掣插蘇		Power outlet for shaver 鬚刨插蘇	TV Socket 電視掣	Tel. Outlet 電話位	Data 網絡	Tel. Data 電話+罔絡	A/C Thermostat 冷氣恆溫	Video Doorphone 門口對講機	Panic Alarm Panel 防盜制箱	Floor Heating Control Switch 地熱控制掣面
						雙位	單位									
5/F 5樓	Entrance & Corridor 入口及走廊	14	4	-	-	-	5	-	-	-	1	-	1	1	-	-
	Powder Room 洗手間	5	-	-	-	-	1	1	-	-	-	-	-	-	-	-
	Living Room & Dining Room 客廳及飯廳	35	2	-	-	6	3	-	1	1	1	-	3	-	-	-
	Master Bedroom 主人睡房	15	5	-	-	4	1	-	1	2	1	1	1	-	-	1
	Walk-in Closet 衣帽間	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Master Bathroom 主人浴室	15	-	-	-	-	2	2	-	-	-	-	-	-	-	-
	Bedroom 2 睡房2	9	4	-	-	4	1	-	1	1	1	1	1	-	-	1
	Bathroom 2 浴室2	11	-	-	-	-	1	1	-	-	-	-	-	-	-	-
	Bedroom 3 睡房3	10	4	-	-	4	1	-	1	1	1	1	1	-	-	1
	Bathroom 3 浴室3	9	-	-	-	-	1	1	-	-	-	-	-	-	-	-
	Bedroom 4 睡房4	10	4	-	-	4	1	-	1	1	1	1	1	-	-	1
	Bathroom 4 浴室4	9	-	-	-	-	1	1	-	-	-	-	-	-	-	-
	Kitchen 廚房	11	2	-	-	5	1	-	-	1	-	-	1	1	1	-

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

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

Schedule of mechanical and electrical provisions of residential units
機電裝置位置及數量說明表

Flat 5B on 5/F
5樓5B單位

Floor 樓層	Location 位置	Provision 裝置												
		Lighting Point 照明燈位	Home Automation Control Panel 智能控制掣面	Lighting Switch 燈掣	Double Pole Switch for Exhaust Fan 抽氣扇電源掣	13A Switched Socket Outlet (Twin+Single) 13安培帶掣插蘇		TV Socket 電視掣	Tel. Outlet 電話位	Data 網絡	Tel. Data 電話+罔絡	A/C Thermostat 冷氣恆温	Video Doorphone 門口對講機	Panic Alarm Panel 防盜制箱
						雙位	單位							
5/F 5樓	Corridor 走廊	6	-	3	1	1	-	-	-	-	-	-	2	2
	Kitchen 廚房	2	-	1	-	2	-	-	1	-	-	1	-	-
	Bedroom 睡房	4	-	1	-	4	-	-	-	-	-	-	-	-
	Bathroom 浴室	2	-	-	-	1	-	-	-	-	-	-	-	-

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

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

Schedule of mechanical and electrical provisions of residential units
機電裝置位置及數量說明表

Flat 6A on 6/F
6樓6A單位

Floor 樓層	Location 位置	Provision 裝置														
		Lighting Point 照明燈位	Home Automation Control Panel 智能控制掣面	Lighting Switch 燈掣	Double Pole Switch for Exhaust Fan 抽氣扇電源掣	13A Switched Socket Outlet (Twin+Single) 13安培帶掣插蘇		Power outlet for shaver 鬚刨插蘇	TV Socket 電視掣	Tel. Outlet 電話位	Data 網絡	Tel. Data 電話+罔絡	A/C Thermostat 冷氣恆溫	Video Doorphone 門口對講機	Panic Alarm Panel 防盜制箱	Floor Heating Control Switch 地熱控制掣面
						雙位	單位									
6/F 6樓	Entrance & Corridor 入口及走廊	15	4	-	-	-	5	-	-	-	1	-	1	1	-	-
	Powder Room 洗手間	5	-	-	-	-	1	1	-	-	-	-	-	-	-	-
	Living Room & Dining Room 客廳及飯廳	35	2	-	-	6	3	-	1	1	1	-	3	-	-	-
	Master Bedroom 主人睡房	14	5	-	-	4	1	-	1	2	1	1	1	-	-	1
	Walk-in Closet 衣帽間	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Master Bathroom 主人浴室	15	-	-	-	-	2	2	-	-	-	-	-	-	-	-
	Bedroom 2 睡房2	9	4	-	-	4	1	-	1	1	1	1	1	-	-	1
	Bathroom 2 浴室2	11	-	-	-	-	1	1	-	-	-	-	-	-	-	-
	Bedroom 3 睡房3	10	4	-	-	4	1	-	1	1	1	1	1	-	-	1
	Bathroom 3 浴室3	9	-	-	-	-	1	1	-	-	-	-	-	-	-	-
	Bedroom 4 睡房4	10	4	-	-	4	1	-	1	1	1	1	1	-	-	1
	Bathroom 4 浴室4	9	-	-	-	-	1	1	-	-	-	-	-	-	-	-
	Kitchen 廚房	11	2	-	-	5	1	-	-	1	-	-	1	1	1	-

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

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

Schedule of mechanical and electrical provisions of residential units
機電裝置位置及數量說明表

Flat 6B on 6/F
6樓6B單位

Floor 樓層	Location 位置	Provision 裝置												
		Lighting Point 照明燈位	Home Automation Control Panel 智能控制掣面	Lighting Switch 燈掣	Double Pole Switch for Exhaust Fan 抽氣扇電源掣	13A Switched Socket Outlet (Twin+Single) 13安培帶掣插蘇		TV Socket 電視掣	Tel. Outlet 電話位	Data 網絡	Tel. Data 電話+閨絡	A/C Thermostat 冷氣恆溫	Video Doorphone 門口對講機	Panic Alarm Panel 防盜制箱
						雙位	單位							
6/F 6樓	Corridor 走廊	6	-	3	1	1	-	-	-	-	-	-	2	2
	Kitchen 廚房	2	-	1	-	2	-	-	1	-	-	1	-	-
	Bedroom 睡房	4	-	1	-	4	-	-	-	-	-	-	-	-
	Bathroom 浴室	2	-	-	-	1	-	-	-	-	-	-	-	-

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

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

Schedule of mechanical and electrical provisions of residential units
機電裝置位置及數量說明表

Flat 7A on G/F to 8/F & Roof Floor
地下至8樓及天台7A單位

Floor 樓層	Location 位置	Provision 裝置												
		Lighting Point 照明燈位	Home Automation Control Panel 智能控制掣面	Lighting Switch 燈掣	Double Pole Switch for Exhaust Fan 抽氣扇電源掣	13A Switched Socket Outlet (Twin+Single) 13安培帶掣插蘇		TV Socket 電視掣	Tel. Outlet 電話位	Data 網絡	Tel. Data 電話+閪絡	A/C Thermostat 冷氣恆溫	Video Doorphone 門口對講機	Panic Alarm Panel 防盜制箱	Floor Heating Control Switch 地熱控制掣面
						雙位	單位								
G/F 地下	Lift Lobby 升降機大堂	5	1	-	-	1	-	-	-	-	-	-	1	1	-
1/F 1樓	Lift Lobby 升降機大堂	4	1	-	-	2	-	-	-	-	-	-	1	1	-
	Garden 花園	21	-	-	-	-	-	-	-	-	-	-	-	-	-
7/F 7樓	Entrance 人口	11	3	-	-	3	-	-	-	-	-	-	2	-	-
	Staircase (7/F to 8/F) 樓梯（7樓至8樓）	7	3	-	-	1	-	-	-	-	-	-	-	-	-
	Living Room & Dining Room 客廳及飯廳	25	5	-	-	11	13	2	1	2	-	-	-	-	-
	Powder room 化妝室	7	-	-	-	-	1	-	-	-	-	-	-	-	-
	Bedroom 4 睡房4	7	4	-	-	6	-	1	1	2	-	-	-	-	1
	Bathroom 4 浴室4	7	-	-	-	1	1	-	-	-	-	-	-	-	-
	Study Room 書房	6	4	-	-	6	1	1	1	2	-	-	-	-	1
	Bathroom 5 浴室5	6	-	-	-	1	1	-	-	-	-	-	-	-	-
	Kitchen 廚房	10	1	-	-	6	2	-	1	-	-	-	1	-	-
	Servant Room 工人房	4	-	2	1	3	-	-	-	-	-	-	-	-	-
	Servant Lavatory 工人洗手間	2	-	-	-	-	-	-	-	-	-	-	-	-	-
	Walk-in Closet (near servant) 衣帽間（近工人房）	5	-	2	-	4	-	-	1	-	-	3	1	2	-
	E&M Room Door (under staircase) 機電房門（樓梯底）	1	-	1	-	-	-	-	-	-	-	-	-	1	-
	Refuse Storage and Material Recovery Room 垃圾及物料回收房	2	-	1	-	-	1	-	-	-	-	-	-	-	-
8/F 8樓	Corridor 走廊	5	3	-	-	1	-	-	-	-	-	-	-	-	-
	Lavatory 洗手間	4	-	-	-	-	-	-	-	-	-	-	-	-	-
	Bedroom 2 睡房2	7	4	-	-	5	3	1	1	2	-	-	-	-	1
	Bathroom 2 浴室2	6	-	-	-	1	1	-	-	-	-	-	-	-	-
	Bedroom 3 睡房3	9	4	-	-	8	1	1	1	2	-	-	-	-	1
	Bathroom 3 浴室3	8	-	-	-	1	1	-	-	-	-	-	-	-	-
	Master Bedroom 主人睡房	16	5	-	-	9	1	2	1	2	-	-	-	1	-
	Master Bathroom 主人房浴室	18	1	-	-	2	1	-	-	-	-	-	-	-	-
	Walk-in Closet 衣帽間	16	1	-	-	5	1	-	-	-	-	-	-	-	1
	Flat Roof 平台	9	-	-	-	-	-	-	-	-	-	-	-	-	-
	Staircase (8/F to R/F) 樓梯（8樓至天台）	14	-	-	-	-	-	-	-	-	-	-	-	-	-
R/F 天台	Roof Garden 天台花園	17	-	-	-	-	4	-	-	-	-	-	-	-	-

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

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

Schedule of mechanical and electrical provisions of residential units
機電裝置位置及數量說明表

Flat 7B on 7/F
7樓7B單位

Floor 樓層	Location 位置	Provision 裝置												
		Lighting Point 照明燈位	Home Automation Control Panel 智能控制掣面	Lighting Switch 燈掣	Double Pole Switch for Exhaust Fan 抽氣扇電源掣	13A Switched Socket Outlet (Twin+Single) 13安培帶掣插蘇		TV Socket 電視掣	Tel. Outlet 電話位	Data 網絡	Tel. Data 電話+罔絡	A/C Thermostat 冷氣恆溫	Video Doorphone 門口對講機	Panic Alarm Panel 防盜制箱
						雙位	單位							
7/F 7樓	Corridor 走廊	5	-	2	1	1	-	-	-	-	-	1	2	2
	Kitchen 廚房	2	-	1	-	1	2	-	1	-	-	-	-	-
	Bedroom 睡房	4	-	1	-	3	-	-	-	-	-	-	-	-
	Bathroom 浴室	2	-	-	-	-	-	-	-	-	-	-	-	-

Notes:
1. “1, 2, ...”denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the switch & lighting switch shown in the schedule denotes the quantity of switch faceplate.
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2. 說明表所顯示的開關掣及燈掣數量是表示面板的數量。
3. "-" 表示該住宅單位內不提供此設備。

SERVICE AGREEMENTS
服務協議

Potable and flushing water is supplied by Water Supplies Department.

食水及沖廁水由水務署供應。

Electricity is supplied by The Hongkong Electric Company Limited.

電力由香港電燈有限公司供應。

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

煤氣由香港中華煤氣有限公司供應。

GOVERNMENT RENT
地税

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

擁有人(賣方)有法律責任繳付指明住宅物業直至並包括該住宅物業買賣交易完成日(即該住宅物業轉讓契日期)之地税。

MISCELLANEOUS PAYMENTS BY PURCHASER
買方的雜項付款

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

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

Remarks:
On that delivery, the purchaser is liable to pay a debris removal fee to the manager (not the owner) of the Development under the deed of mutual covenant, and where the owner has paid that debris removal fee, the purchaser shall reimburse the owner for the same.

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. 在交付時，買方無須向擁有人支付清理廢料的費用。

備註：
在交付時，買方須根據公契向發展項目的管理人(而非擁有人)支付清理廢料的費用，而如擁有人已支付清理廢料的費用，買方須向擁有人補還清理廢料的費用。

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

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

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

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

   The Second Schedule to the Modification Letter dated 11 January 2000 and registered in the Land Registry by Memorial No.UB7966045 (the **"First Modification Letter"**) stipulates that:-

   "... where there is or has been any cutting away removal or setting back of any land or any building up or filling in or any slope treatment works of any kind whatsoever whether with or without the prior written consent of the Director of Lands either within the said piece or parcel of ground or on any Government land which is or was done for the purpose of or in connection with the formation levelling or development of the said piece or parcel of ground or any part thereof or any other works required to be done by the said Lessee under the terms and covenants herein contained or for any other purpose the said Lessee will at his own expense carry out and construct such slope treatment works retaining walls or other support protection drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the said piece or parcel of ground and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away landslip or subsidence occurring thereafter and the said Lessee will at all times during the term hereby granted maintain at his own expense the said land slope treatment works retaining walls or other support protection drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director of Lands PROVIDED THAT nothing in this covenant shall prejudice the rights of the Government of the Hong Kong Special Administrative Region (hereinafter referred to as "the Government") under the terms and covenants herein contained AND in the event that as a result of or arising out of any formation levelling development or other works done by the said Lessee or owing to any other reason any falling away landslip or subsidence occurs at any time whether in or from any land within the said piece or parcel of ground or from any adjacent or adjoining Government or leased land the said Lessee will at his own expense reinstate and make good the same to the satisfaction of the Director of Lands and will 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 (it being agreed and declared that in addition to any other rights or remedies herein provided for breach of any of the terms and covenants herein contained the Director of Lands shall be entitled by notice in writing to call upon the said Lessee to carry out construct and maintain the said land slope treatment works retaining walls or other support protection and drainage or ancillary or other works or to reinstate and make good any falling away landslip or subsidence and if the said Lessee will neglect or fail to comply with the notice to the satisfaction of the Director of Lands within the period specified therein the Director of Lands may forthwith execute and carry out any necessary works and the said Lessee will on demand repay to the Government the cost thereof together with any administrative or professional fees and charges) ..."

   The Second Schedule to the First Modification Letter also stipulates that:-

   "... the said Lessee will at his own expense carry out and complete to the satisfaction of the Director of Lands such geotechnical investigations and such slope treatment landslide preventive and remedial works on the area shown coloured green hatched black (hereinafter referred to as "the Green Hatched Black Area") on the plan marked "PLAN A" annexed hereto as the Director of Lands in his absolute discretion shall require and will at all times during the term hereby granted at his own expense maintain in good substantial repair and condition to the satisfaction of the Director of Lands the Green Hatched Black Area including all land slope treatment works earth-retaining structures drainage and any other works therein and thereon AND in the event that any landslip subsidence or falling away occurs within the Green Hatched Black Area at any time during the term hereby granted the said Lessee will at his own expense reinstate and make good the same to the satisfaction of the Director of Lands and any adjacent or adjoining areas which in the opinion of the Director of Lands have been affected and will 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 AND ALSO that the said Lessee will ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Area and subject to the approval of the Director of Lands the said Lessee may erect fences or other barriers for the prevention of such illegal excavation or dumping and in addition to any other rights or remedies herein provided for breach of any of the terms and covenants herein contained the Director of Lands shall be entitled by a notice in writing to call upon the said Lessee to carry out such geotechnical investigations slope treatment landslip preventive and remedial works and to maintain or reinstate and make good any land structure or works affected by such landslip subsidence or falling away and if the said Lessee shall neglect or fail to comply with such notice to the satisfaction of the Director of Lands within the period specified therein the Director of Lands may after the expiry of such period execute and carry out the required works and the said Lessee will on demand repay to the Government the cost thereof ..."

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

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

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

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

1. 批地文件規定，發展項目中的住宅物業的擁有人須自費維修斜坡。

日期為2000年1月11日並在土地註冊處以註冊摘要第UB7966045號註冊的批約修訂書(「第一份批約修訂書」)的附表二訂明：

『… 如該片或該幅土地或任何政府土地現時或以往曾經配合或因應該片或該幅土地或其任何部分的平整、水準測量或發展事宜進行削土、移土或土地後移工程，或建造或填土工程或任何類型的斜坡處理工程，或本文的條款與契諾規定承批人執行的其他工程，不論事前是否獲地政總署署長書面同意，承批人亦會在當時或其後任何時間，按需要自費進行和建造斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助或其他工程，以保護及支撐該片或該幅土地內的土地和任何毗連或毗鄰政府土地或已批土地，同時避免及防止其後發生滑土、山泥傾瀉或地陷及承批人會在本文協定的整個批租年期內自費維修上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或附屬或其他工程，以保持其修繕妥當及狀況良好，令地政總署署長滿意。惟本契諾之規定概不妨礙本文條款及契諾賦予香港特別行政區政府(以下簡稱「政府」)的權利。無論何時，如因承批人進行平整、水準測量、發展或其他工程或因其他事故導致或引起該片或該幅土地或任何毗連或毗鄰政府土地或已批土地發生滑土、山泥傾瀉或地陷，承批人會自費還原並修葺該處，以令地政總署署長滿意，同時就政府、其代理及承辦商作出彼等因此蒙受或招致之所有費用、收費、損害、索求及索償作出賠償，並確保彼等免責(在此同意及聲明除享有本文訂明可就違反本文條款與契諾追討之任何其他權利或補償權外，地政總署署長另有權向承批人發出書面通知，要求承批人進行、建造和維修上述的土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助或其他工程，又或還原並修葺任何滑土、山泥傾瀉或地陷範圍。如承批人疏忽或不執行通知書訂明的期限內以地政總署署長滿意的方式完成通知書的指示，地政總署署長可即時執行及進行任何必要工程。承批人會在接獲通知時向政府償還有關的費用，以及任何行政或專業費用與收費)…』

第一份批約修訂書的附表二亦訂明：

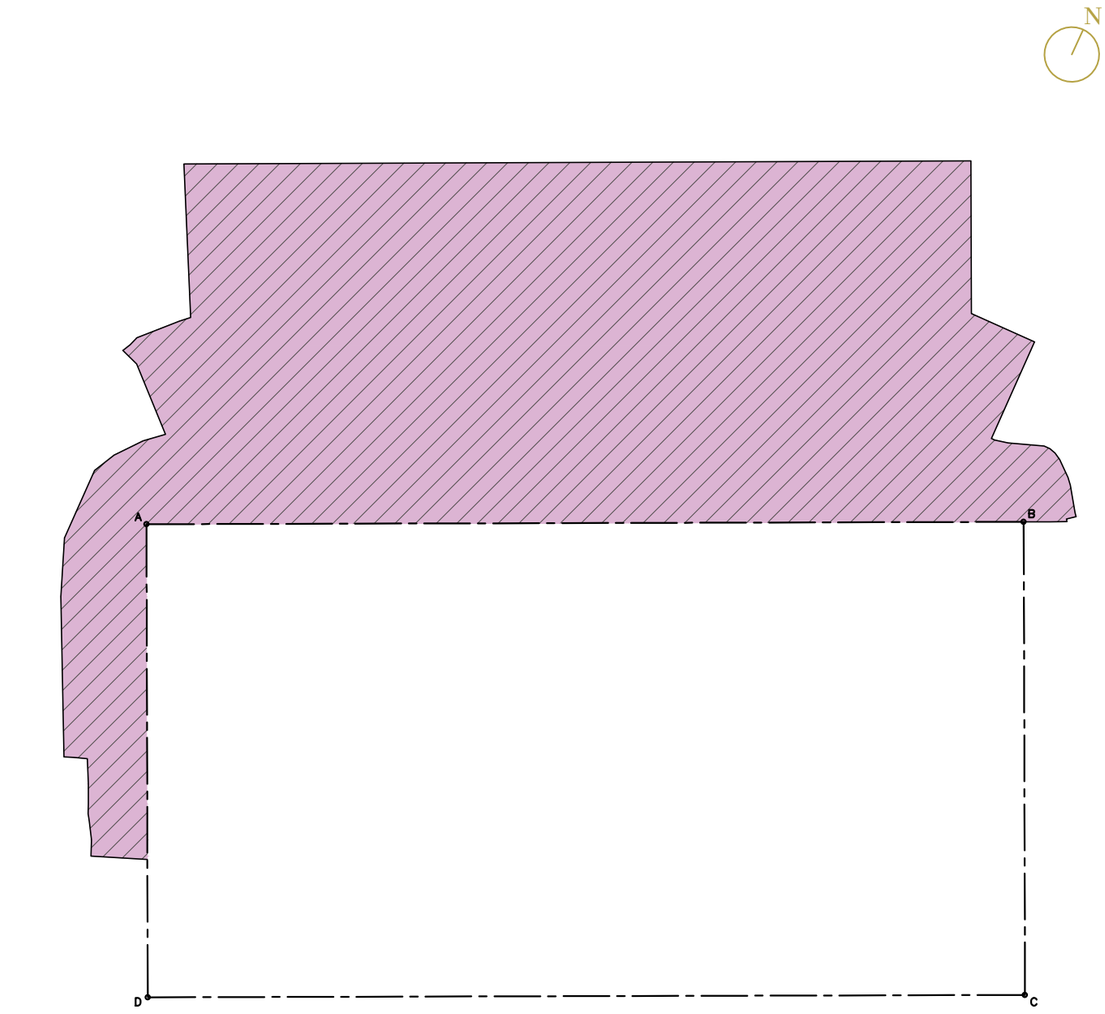
『… 承批人應自費以地政總署署長全面滿意的方式，按地政總署署長全權酌情指定，在本文所夾附圖則A以綠色間黑斜線顯示的範圍(以下簡稱「綠色間黑斜線區域」)進行及完成土力勘探工程和斜坡處理、山泥傾瀉預防及補救工程，此外並須在本文所訂的整個批租年期內，自費以地政總署署長滿意的方式維修綠色間黑斜線區域，以保持其修繕妥當及狀況良好，包括在該處執行所有土地、斜坡處理工程、護土結構、排水及其他工程。倘於本文所訂的批租年期內任何時間綠色間黑斜線區域發生山泥傾瀉、地陷或滑土，承批人須以地政總署署長滿意的方式自費還原和修復綠色間黑斜線區域和地政總署署長認為受影響的任何毗鄰或鄰近地方。如因山泥傾瀉、地陷或滑土招致任何索償、訴訟、費用、損害及開支，承批人須向政府、其代理及承辦商作出賠償。此外，承批人並須時刻確保無任何人等在綠色間黑斜線區域非法挖掘或傾倒廢物。如獲地政總署署長批准，承批人可架設圍欄或其他屏障防止非法挖掘或傾倒廢物的活動。如有違反本文任何條款和契諾的情況，地政總署署長除可行使任何其他應有權利或補償權外，並可隨時以書面通知承批人執行任何土力勘探、斜坡處理、山泥傾瀉預防及補救工程，並且維修、還原和修復任何受山泥傾瀉、地陷或滑土影響的土地、構築物或工程。倘承批人疏忽或不按照通知書在指定期限內以地政總署署長滿意的方式採取措施，地政總署署長可即時執行及進行任何必要工程，承批人須在接獲通知時向政府償付相關的費用 …』

2. 每名擁有人均須分擔維修工程項目的費用。

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

4. 擁有人自費就發展項目維修任何斜坡的承諾：不適用。

5. 根據公契發展項目的管理人獲擁有人授權進行維修工程。



圖例
Legend

Slope Structure
斜坡構築物

Boundary line of the Development
發展項目的界線

Scale 比例
0 5 10 15 20M (米)

MODIFICATION
修訂

No existing application to the Government for a modification of the land grant for this Development has been made.

本發展項目現時並沒有向政府提出申請修訂批地文件。

RELEVANT INFORMATION
有關資料

Operation of gondola

During the necessary maintenance of the external walls of the Development arranged by the Manager, the gondola will be operating in the airspace outside windows and above the flat roofs / the parapet walls / garden of residential properties in the Development.

吊船的操作

在管理人安排之發展項目外牆之必要維修進行期間，吊船將在發展項目住宅物業之窗戶外及平台/護牆/花園之上及其上空運作。

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 purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance:

www.1southbayclose.com.hk

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

www.1southbayclose.com.hk

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

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

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

		Area (m^2) 面積（平方米）
Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物（規劃）規例》第23(3)(b)條不計算的總樓面面積		
1	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方(公共交通總站除外)	245.542
2	**Plant rooms and similar services 機房及相類設施**	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》)或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室(訊播室)、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等	61.907
2.2	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	334.635
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房， 例如空調機房、送風櫃房等。	Not Applicable 不適用
3	Balcony 露台	18.000
4	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	Not Applicable 不適用
5	Communal sky garden 公用空中花園	Not Applicable 不適用
6	Acoustic fin 隔聲鰭	Not Applicable 不適用
7	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not Applicable 不適用
8	Non-structural prefabricated external wall 非結構預製外牆	Not Applicable 不適用
9	Utility platform 工作平台	Not Applicable 不適用
10	Noise barrier 隔音屏障	Not Applicable 不適用
Amenity Features 適意設施		
11	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office 管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處	29.760
12	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities 住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	123.241
13	Covered landscaped and play area 有蓋園景區及遊樂場地	Not Applicable 不適用

Green Features under Joint Practice Notes 1 and 2
根據聯合作業備考第1及第2號提供的環保設施

Amenity Features
適意設施

14	Horizontal screen / covered walkways and trellis 橫向屏障 /有蓋人行道及花棚	19.283
15	Larger lift shaft 擴大升降機槽	Not Applicable 不適用
16	Chimney shaft 煙囪管道	Not Applicable 不適用
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衞星電視共用天線房	Not Applicable 不適用
18(#)	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽及垂直立管	8.660
19	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽及氣槽	7.500
20	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	Not Applicable 不適用
21	Void in duplex domestic flat and house 複式住宅單位及洋房的中空空間	Not Applicable 不適用
22	Sunshade and reflector 遮陽篷及反光罩	Not Applicable 不適用
23(#)	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window 伸出式花槽及小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	Not Applicable 不適用
24	Other projection such as A/C box and A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway 《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，及維修通道	Not Applicable 不適用

Other Exempted Items
其他項目

25	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	Not Applicable 不適用
26	Covered area under large projecting/overhanging feature 大型伸出/外懸設施的覆蓋地方	Not Applicable 不適用
27	Public transport terminus 公共交通總站	Not Applicable 不適用
28	Party structure and common staircase 共用構築物及樓梯	Not Applicable 不適用
29	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	6.839
30	Public passage 公眾通道	Not Applicable 不適用
31	Covered set back area 有蓋的後移部分	Not Applicable 不適用

Bonus GFA
額外總樓面面積

32	Bonus GFA 額外總樓面面積	Not Applicable 不適用

Additional Green Features under Joint Practice Note (No. 8)
根據聯合作業備考（第8號）提供的額外環保設施

33	Buildings adopting Modular Integrated Construction 採用「 組裝合成 」建築法的樓宇	Not Applicable 不適用

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

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

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

The Environmental Assessment of the Building
Has achieved the **Provisional Silver** rating under BEAM Plus NB V1.2.

有關建築物的環境評估
獲得綠建環評新建建築(1.2版)暫定銀級。

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

Latest information on the estimated energy performance or consumption for the common parts of the development as submitted to the Building Authority prior to the printing of the sales brochures:
於印製售樓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
Installed Energy Efficient Features:- 已安裝的具能源效益的設施：-	1. VRV Air-Conditioners with Higher Coefficient of Performance 高能源效益可變冷媒流量冷氣機 2. Lower Lighting Power Density in Common Areas 公共區域低能耗照明 3. Lower Rated Power of Lifts 低功率升降機

Part II: The predicted annual energy use of the 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(註腳2)每年能源消耗量		Annual Energy Use of Completed Building 已竣工樓宇每年能源消耗量	
		Electricity kWh/m^2/annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit/m^2/annum 煤氣/石油氣 用量單位/平方米/年	Electricity kWh/m^2/annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit/m^2/annum 煤氣/石油氣 用量單位/平方米/年
Central building services installation (Note 3) 中央屋宇裝備裝置(註腳3)	1343.714	61.7	Not Applicable 不適用	53	Not Applicable 不適用

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

Type of Installations 裝置類型	YES 是	NO 否	NOT APPLICABLE 不適用
Lighting Installations 照明裝置	✓		
Air Conditioning Installations 空調裝置	✓		
Electrical Installations 電力裝置	✓		
Lift & Escalator Installations 升降機及自動梯的裝置	✓		
Performance-based Approach 以總能源為本的方法			✓

Notes:

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

   The predicted annual energy use, in terms of electricity consumption (kWh/m²/annum) and town gas/LPG consumption (unit/m²/annum), of the development by the internal floor area served, where:

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

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

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

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

註腳：

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

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

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

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

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

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

The date on which this Sales Brochure is printed
15 September 2025

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

本售樓説明書印製日期
2025年9月15日。

發展項目及其周邊地區日後可能出現改變。

EXAMINATION RECORD
檢視記錄

Examination/Revision Date 檢視/修改日期	Page Number 頁次	Revision Made 所作修改
5 December 2025 2025年12月5日	14	Location Plan of the Development is updated 更新發展項目的所在位置圖
	101	Fittings, Finishes and Appliances is updated 更新裝置、裝修物料及設備
5 March 2026 2026年3月5日	14	Location Plan of the Development is updated 更新發展項目的所在位置圖
4 June 2026 2026年6月4日	14	Location Plan of the Development is updated 更新發展項目的所在位置圖