



Royal Cove

售樓說明書 SALES BROCHURE

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一手住宅物業買家須知

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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 and 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，關於相當可能對享有有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；

- 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
- 室內和外部的裝置、裝修物料和設備；
- 管理費按甚麼基準分擔；
- 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
- 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 留意賣方有權改動未落成發展項目的建築圖則(如有的話)。如屬未落成發展項目，條例規定物業的買賣合約須載有強制性條文，列明如有關改動在任何方面對該物業造成影響，賣方須在改動獲建築事務監督批准後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。

一手住宅物業買家須知

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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

- 戰爭；或
 - 惡劣天氣。
- 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
- 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

消費者委員會
網址 : www.consumer.org.hk
電話 : 2929 2222
電郵 : cc@consumer.org.hk
傳真 : 2856 3611

香港地產建設商會
電話 : 2826 0111
傳真 : 2845 2521

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

一手住宅物業銷售監管局
2023年3月

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。

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。

一手住宅物業買家須知

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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 plans¹ 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 property². The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

- Ensure that the sales brochure obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- In respect of an uncompleted development, the vendor may alter the building plans (if any) whenever the vendor considers necessary. To know the latest information of an uncompleted development, keep paying attention to any revised sales brochures made available by the vendor.
- Read through the sales brochure and in particular, check the following information in the sales brochure -
 - whether there is a section on "relevant information" in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as "relevant information";

- the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
- interior and exterior fittings and finishes and appliances;
- the basis on which management fees are shared;
- whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
- whether individual owners have responsibility to maintain slopes.

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

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

一手住宅物業買家須知

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

- 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 date³ for the development in the sales brochure.
 - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.
- Handing over date
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document / a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
 - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
 - For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:

- strike or lock-out of workmen;
 - riots or civil commotion;
 - force majeure or Act of God;
 - fire or other accident beyond the vendor's control;
 - war; or
 - inclement weather.
 - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts :

Consumer Council

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

Estate Agents Authority

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

Real Estate Developers Association of Hong Kong

Telephone	: 2826 0111
Fax	: 2845 2521

Sales of First-hand Residential Properties Authority
March 2023

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.

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.

1. 發展項目帝灣居的資料

INFORMATION ON THE DEVELOPMENT, ROYAL COVE

街道名稱及門牌號數

嘉和里山路2號

發展項目包含一幢多單位建築物及五間洋房。

該幢多單位建築物的樓層的總數

6層

上述樓層不包括兩層地庫、天台及上層天台

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

地庫2層、地庫1層、地下、1樓–3樓、5樓–6樓、天台及上層天台

有不依連續次序的樓層號數的該幢多單位建築物內被略去的樓層號數

4樓

該幢多單位建築物內的庇護層（如有的話）

不適用

洋房的總數

5

發展項目的經批准的建築圖則所規定的門牌號數

1號洋房、2號洋房、3號洋房、5號洋房及6號洋房

被略去的門牌號數

4號洋房

Name of the street and the street number

2 Ka Wo Li Hill Road

The Development consists of one multi-unit building and five houses.

Total number of storeys of the multi-unit building

6 storeys

The above number of storeys has not included two levels of basement, roof and upper roof

Floor numbering in the multi-unit building as provided in the approved building plans for the Development

B2 Floor, B1 Floor, G/F, 1/F-3/F, 5/F-6/F, Roof & Upper Roof

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

4/F

Refuge Floors (if any) of the multi-unit building

Not applicable

Total number of houses

5

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

House No. 1, House No. 2, House No. 3, House No. 5 & House No. 6

Omitted house numbers

House No. 4

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

賣方

金勵發展有限公司

Vendor

Golden Nice Development Limited

賣方的每間控權公司

華業地產有限公司，Keeprise Investments Limited，華業(控股)有限公司

Every holding company of the vendor

Wah Yip Properties Limited, Keeprise Investments Limited, Wah Yip (Holdings) Limited

發展項目的認可人士

劉榮添

Authorized person for the development

Lew Wing Tim George

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
興業建築師樓有限公司

The firm or corporation of which an authorized person for the development is a proprietor, director or employee in his or her professional capacity

Hsin Yieh Architects & Engineers Limited

發展項目的承建商

保華建造有限公司

Building contractor for the development

Paul Y. Builders Limited

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

高李葉律師行

Firm of solicitors acting for the owner in relation to the sale of residential properties in the development

Kao, Lee & Yip

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

東亞銀行有限公司

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

The Bank of East Asia, Limited

已為發展項目的建造提供貸款的任何其他人

華業(控股)有限公司

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

Wah Yip (Holdings) Limited

3. 有參與發展項目的各方的關係

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

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

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

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

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

發展項目沒有構成圍封牆的一部分的非結構的預製外牆。

There is no non-structural prefabricated external wall forming part of the enclosing walls of the development.

發展項目沒有構成圍封牆的一部分的幕牆。

There is no curtain wall forming part of the enclosing walls of the development.

5. 物業管理的資料 INFORMATION ON PROPERTY MANAGEMENT

根據有關公契在售樓說明書的印製日期的最新擬稿，獲委任為發展項目的管理人的人：華業物業管理有限公司

Person appointed as the manager of the development under the latest draft deed of mutual covenant as at the date on which the sales brochure is printed: Wah Yip Property Management Limited

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



屯門公路
Tuen Mun Road

嘉才里



此位置圖是參考地政總署測繪處出版於2022年5月31日之測繪圖(組別編號HP5C)編號6-SW-C所編製，並經修正處理。

The Location Plan is made with reference to the Survey Sheets (Series HP5C) Sheet No. 6-SW-C dated 31 May 2022 from Survey and Mapping Office of the Lands Department with adjustments where necessary.

地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號121/2019。

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圖例 NOTATION

- 發電廠 (包括電力分站)
Power plant (including electricity sub-stations)
- 油站
Petrol filling station
- 垃圾收集站
Refuse collection point
- 公眾停車場 (包括貨車停泊處)
Public carpark (including a lorry park)
- 公廁
Public convenience
- 公用事業設施裝置
Public utility installation
- 宗教場所 (包括教堂、廟宇及祠堂)
Religious institution (including a church, a temple and a Tsz Tong)
- 公園
Public park

發展項目的位置
Location of the development

比例 SCALE: 0 250米/M

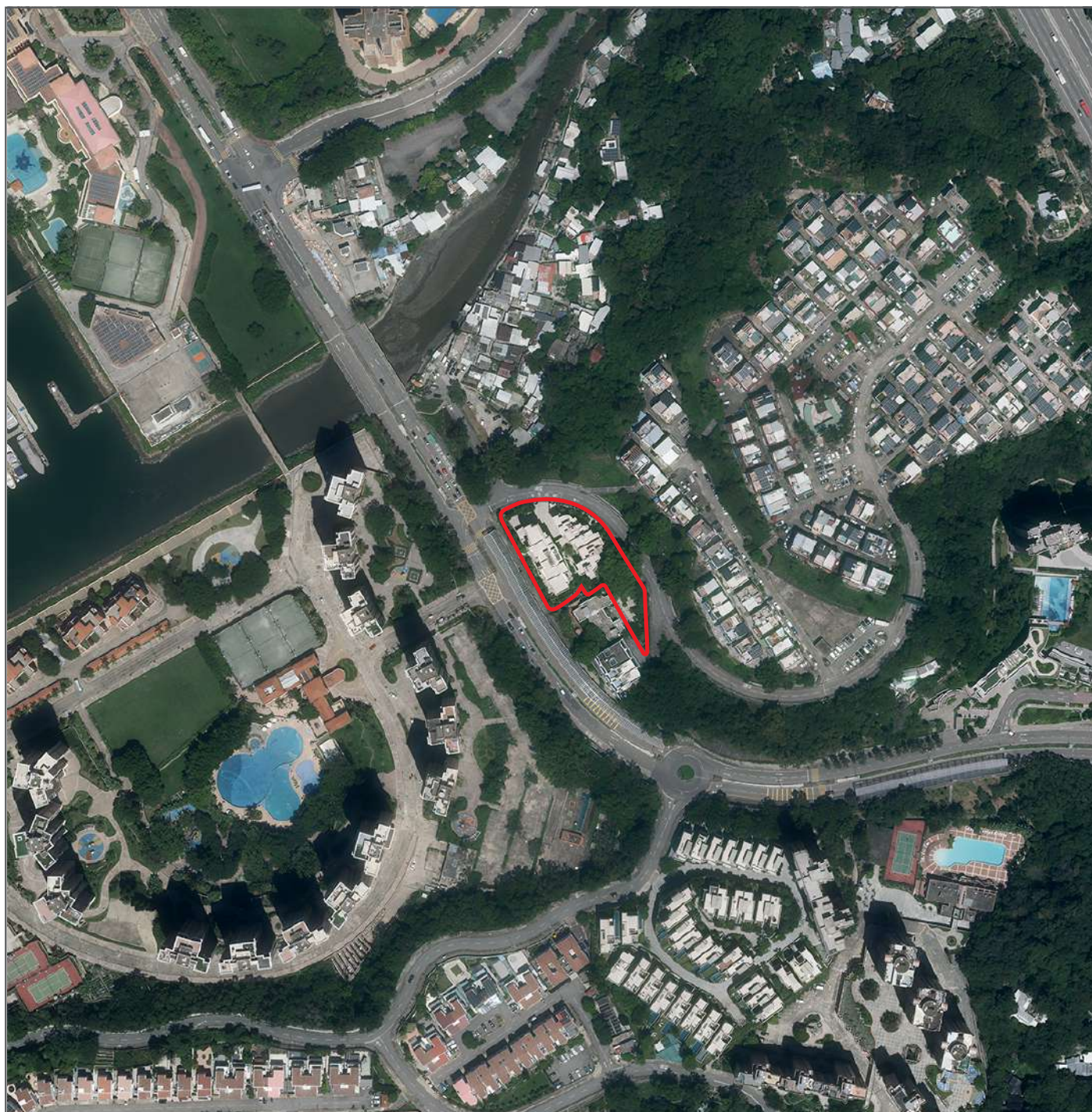
備註：1. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

2. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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

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

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



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

摘錄自地政總署測繪處於2025年09月14日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E261934C。
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E261934C, dated 14th September 2025.

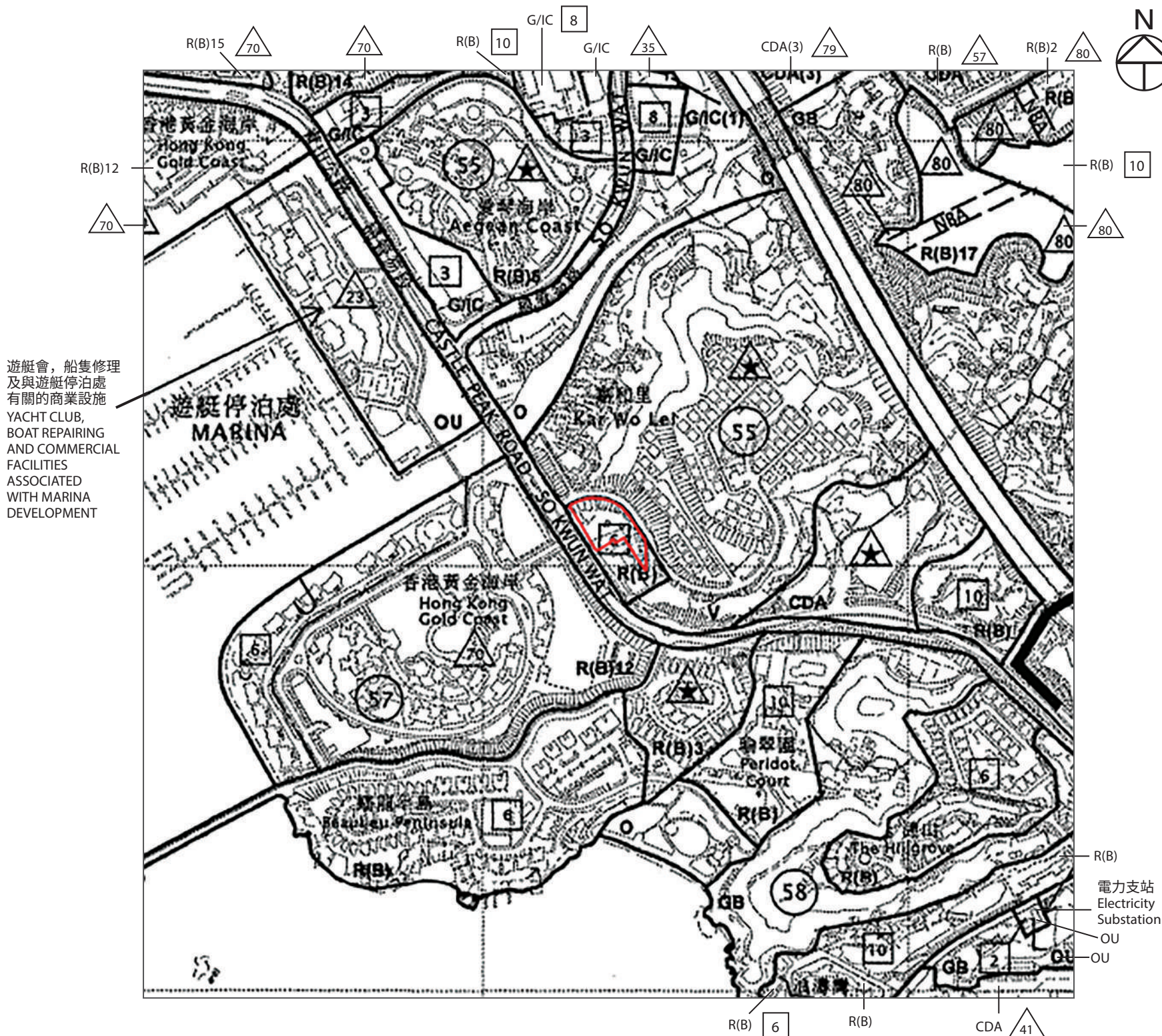
備註：因技術原因，此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》所規定的範圍。
Note: Due to technical reasons, this aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

 發展項目的位置
Location of the development

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8. 關於發展項目的分區計劃大綱圖等 OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT



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摘錄自2023年5月12日刊憲之屯門分區計劃大綱核准圖，圖則編號為S/TM/37，經修正處理。
Extracted from the approved Tuen Mun Outline Zoning Plan, Plan No. S/TM/37, gazetted on 12th May 2023, with adjustments where necessary.

圖例 NOTATION

地帶 ZONES

CDA	綜合發展區 COMPREHENSIVE DEVELOPMENT AREA
R(B)	住宅 (乙類) RESIDENTIAL (GROUP B)
V	鄉村式發展 VILLAGE TYPE DEVELOPMENT
G/IC	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
O	休憩用地 OPEN SPACE
OU	其他指定用途 OTHER SPECIFIED USES
GB	綠化地帶 GREEN BELT

交通 COMMUNICATIONS

==+==	主要道路及路口 MAJOR ROAD AND JUNCTION
-------	---------------------------------

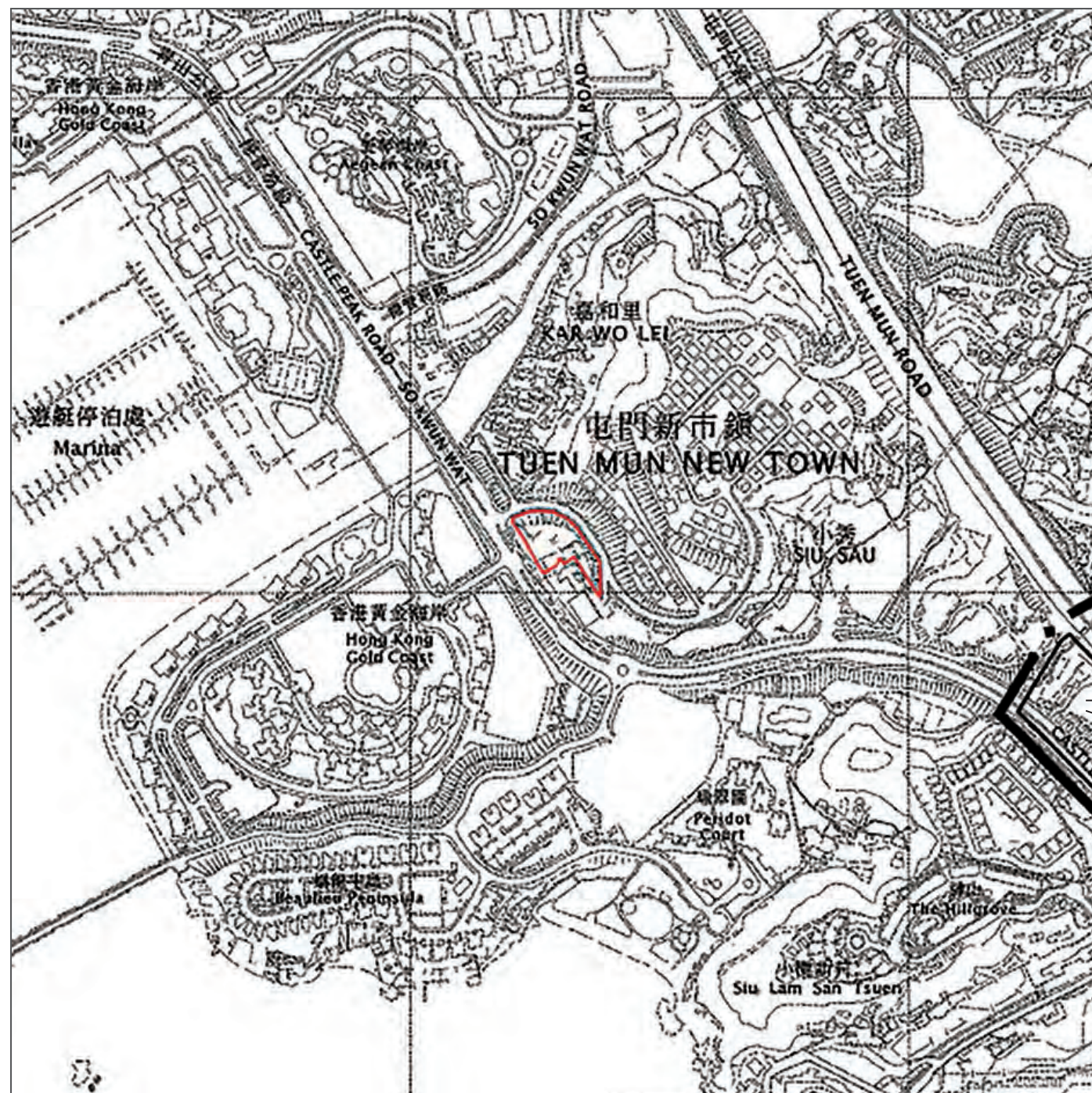
其他 MISCELLANEOUS

—◆—	規劃範圍界線 BOUNDARY OF PLANNING SCHEME
①	規劃區編號 PLANNING AREA NUMBER
----	建築物高度管制區界線 BUILDING HEIGHT CONTROL ZONE BOUNDARY
△100	最高建築物高度 (在主水平基準上若干米) MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
★	《註釋》內訂明最高建築物高度限制 MAXIMUM BUILDING HEIGHT RESTRICTION AS STIPULATED ON THE NOTES
3	最高建築物高度 (樓層數目) MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
[] NBA	非建築用地 NON-BUILDING AREA

0米/M 500米/M
比例 Scale:

備註：因技術原因，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。
Note : Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

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



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摘錄自2015年12月11日刊憲之掃管笏分區計劃大綱核准圖，圖則編號為S/TM-SKW/13，經修正處理。

Extracted from the approved So Kwun Wat Outline Zoning Plan, Plan No. S/TM-SKW/13, gazetted on 11th December 2015, with adjustments where necessary.

圖例 NOTATION

地帶 ZONES

R(B) 住宅(乙類) RESIDENTIAL (GROUP B)

交通 COMMUNICATIONS

主要道路及路口 MAJOR ROAD AND JUNCTION

其他 MISCELLANEOUS

規劃範圍界線 BOUNDARY OF PLANNING SCHEME

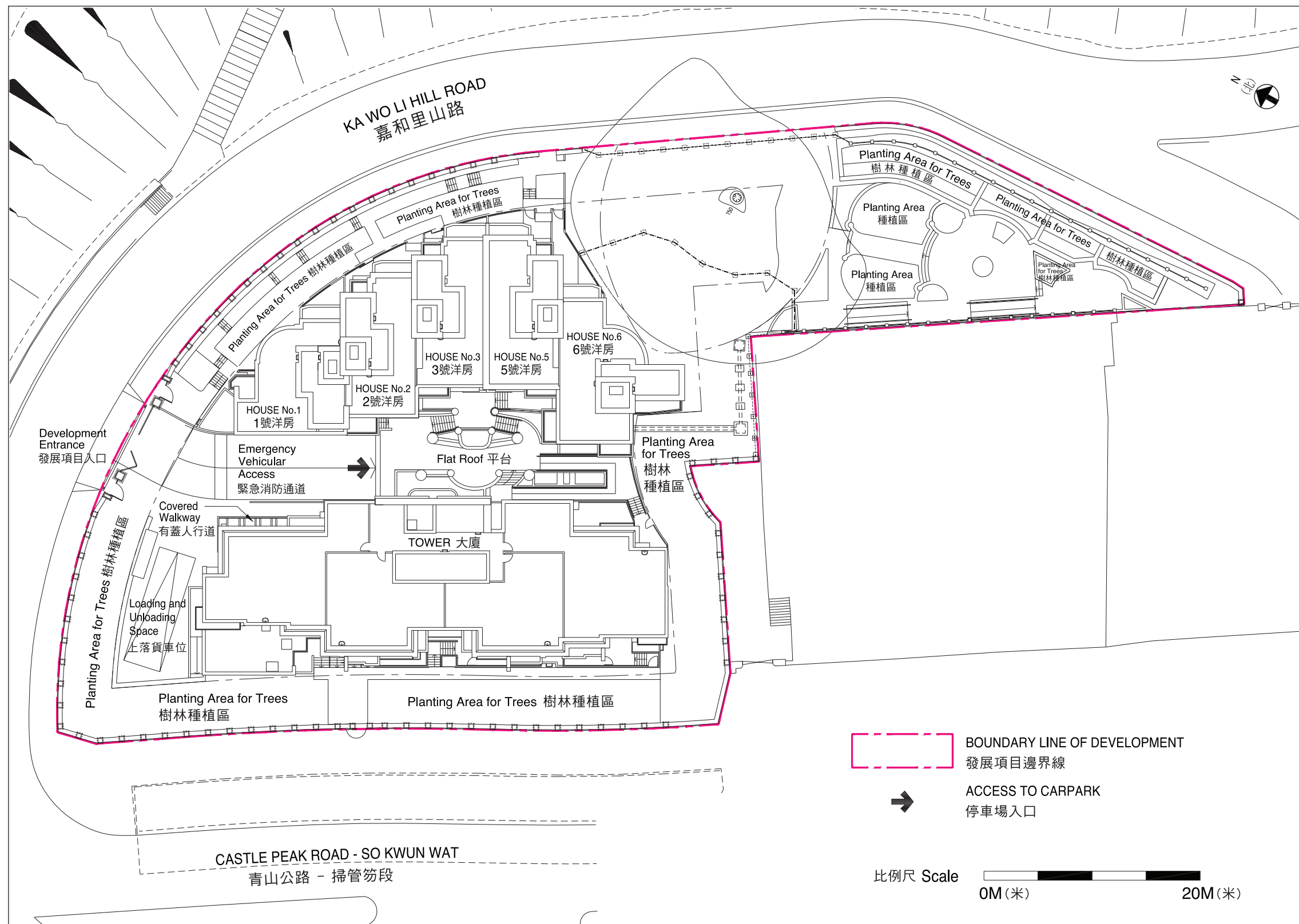
80 最高建築物高度(在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)

發展項目的位置
Location of the development

比例 Scale: 0米/M 500米/M

備註：因技術原因，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。
Note : Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

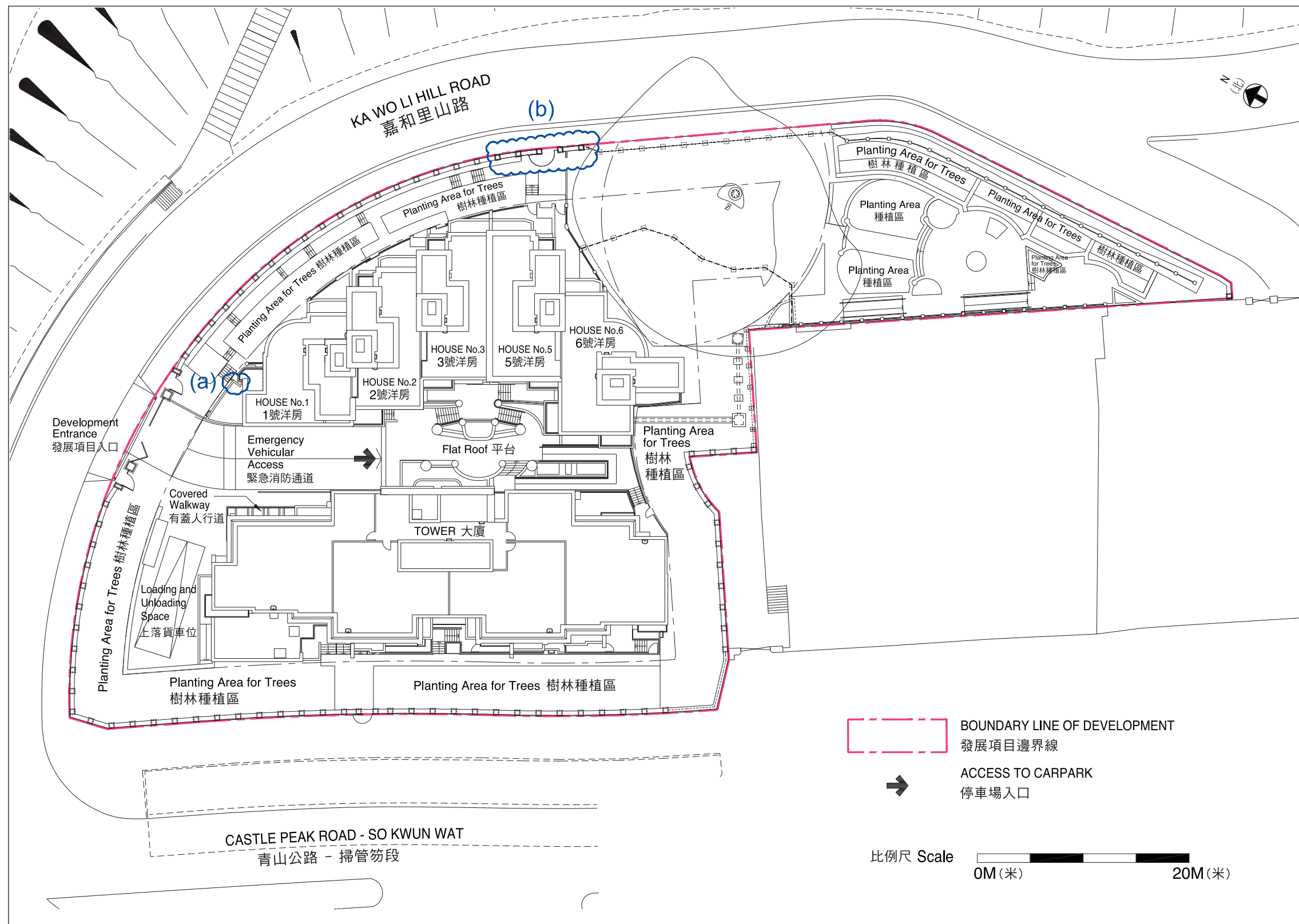
9. 發展項目的布局圖 LAYOUT PLAN OF THE DEVELOPMENT



備註：布局圖於發展項目落成後，經由小型工程或獲《建築物條例》(第123章)豁免的工程而作出改動。有關改動的詳情請參閱第16頁。

Remarks：Layout plan has been altered by way of minor works or exempted works under the Buildings Ordinance (Cap. 123) after completion of the Development. Please refer to page 16 for details of the alterations.

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



備註：本頁是第15頁附註的附加資料。布局圖於發展項目落成後，經由小型工程或獲《建築物條例》(第123章)豁免的工程而作出改動。有關改動的細節如下：

- (a) 1號洋房外加設1100mm高之圍牆。
- (b) 加設1800mm高之圍牆(疏孔)和閘門(疏孔)。

Remarks：This page is the additional information to the explanatory note on page 15. Layout plan has been altered by way of minor works or exempted works under the Buildings Ordinance (Cap. 123) after completion of the Development. The "as-built" layout plan above shows the approximate locations of the alterations. Details of the relevant alterations are as follows:
(a) 1100mm height solid fence wall outside House No. 1 was added.
(b) 1800mm height fence wall (perforated) and metal gate (perforated) were added.

10. 發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

在本頁上之詞彙表適用於全部的「發展項目的住宅物業的樓面平面圖」頁數。

The glossary on this page apply to all pages of "Floor plans of residential properties in the development".

樓面平面圖中所使用名詞及簡稱之圖例：

Legend of Terms and Abbreviations used on Floor Plans:

A/C	=	冷氣機 AIR-CONDITIONER
A/C PLATFORM	=	冷氣機平台 AIR-CONDITIONER PLATFORM
A/C OUTDOOR UNITS	=	室外冷氣機 AIR-CONDITIONER OUTDOOR UNIT
ACOUSTIC BALCONY	=	吸音露台
ACOUSTIC BALCONY AT 3/F	=	吸音露台在三樓
ACOUSTIC BALCONY AT 6/F	=	吸音露台在六樓
ACOUSTIC FINS	=	隔聲鰭
ARCHITECTURAL FEATURE	=	外牆建築裝飾
A.D.	=	風槽 AIRDUCT
ALUM. ABSORPTIVE MATERIAL	=	鋁質吸音物料 ALUMINIUM ABSORPTIVE MATERIAL
ALUM. CANOPY	=	鋁質簷蓬 ALUMINIUM CANOPY
BAL.	=	露台 BALCONY
BATH (M.B.R.)	=	主人浴室 BATHROOM (MASTER BEDROOM)
BATH	=	浴室 BATHROOM
BEAM AT 1/F ONLY	=	橫樑只在一樓
B.R.1	=	睡房1 BEDROOM 1
B.R.2	=	睡房2 BEDROOM 2
B.R.3	=	睡房3 BEDROOM 3
CABLE DUCT	=	電線槽
BALCONY ABOVE	=	露台在上
COVERED WALKWAY	=	有蓋行人走道
COVER ABOVE BLAOCNY	=	下層露台頂部
DN.	=	落 DOWN
DIN.	=	飯廳 DINING ROOM
DISABLE TOILET (UNISEX)	=	暢通易達洗手間(男女均可使用)
DOG HOUSE FOR GAS HEATER	=	煤氣熱水爐室外管道房
ELE.D.	=	電線槽 ELECTRICAL DUCT
ELE. CAB.	=	電掣箱 ELECTRICAL CABINET
ELE. ROOM	=	電房 ELECTRICAL ROOM
EMERGENCY GENERATOR ROOM	=	緊急發電機房
	=	固定窗戶 (有檢修窗) FIXED GLAZING WITH MAINTENANCE WINDOW
FAN ROOM FOR RC & MRC	=	風機房 (垃圾儲存及物料回收房)
	=	FAN ROOM FOR REFUSE CHAMBER AND MATERIAL RECOVERY CHAMBER
FIX WINDOW AT 6/F	=	固定窗戶在六樓
F. S. INLET	=	消防入水掣 FIRE SERVICE INLET
GYMNASIUM (RECREATIONAL FACILITIES)	=	健身室(康樂設施)
H.R.	=	消防喉轆 HOSE REEL
INACCESSIBLE FLAT ROOF	=	不可達的平台
KIT.	=	廚房 KITCHEN
LAVATORY	=	洗手間
LIFT	=	升降機
LIFT PANEL	=	升降機設備櫃

LIFT PANEL (6/F ONLY)	=	升降機設備櫃 (只在六樓)
LIV.	=	客廳 LIVING ROOM
LOUVRE HOOD	=	排風百葉窗罩
M.B.R.	=	主人睡房 MASTER BEDROOM
P.D.	=	管道槽 PIPE DUCT
PRIVATE GARDEN	=	私人花園
PRIVATE ROOF FOR FLAT A	=	A 單位私人平台
PRIVATE ROOF FOR FLAT B	=	B 單位私人平台
PRIVATE ROOF FOR FLAT C	=	C 單位私人平台
PRIVATE ROOF FOR FLAT D	=	D 單位私人平台
RAMP DN.	=	落斜道 RAMP DOWN
ROOF	=	天台
RS & MRR	=	垃圾及物料回收房
	=	REFUSE STORAGE AND MATERIAL RECOVERY ROOM
STUDY ROOM	=	書房
ST.	=	儲物室 STORE
TEL. CABLE DUCT	=	電話線槽 TELECOMMUNICATIONS CABLE DUCT
UPPER PART OF BY PASS LOBBY	=	過路門廊上部
UPPER PART OF TRANSFORMER ROOM	=	變壓房上部
UPPER ROOF	=	上層天台
VOID	=	中空

備註：

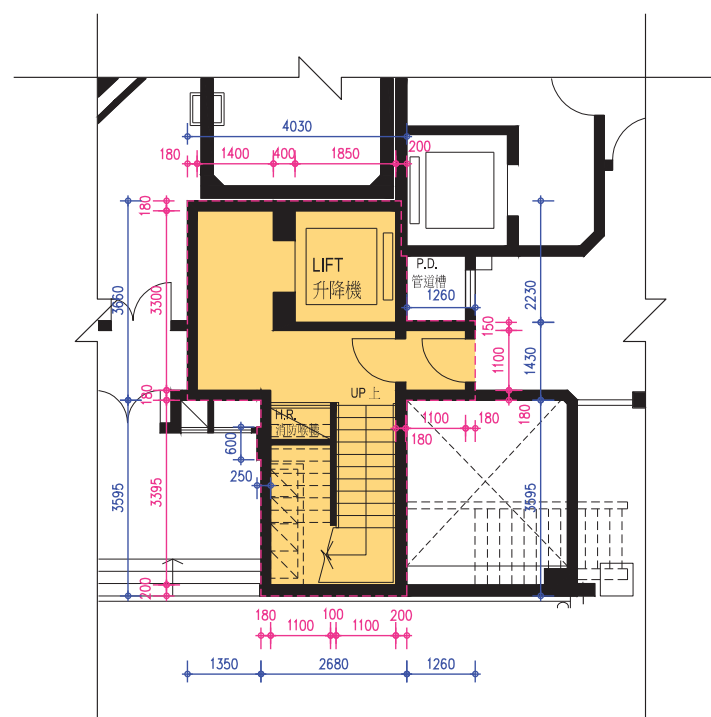
- 部分住宅單位的露台、吸音露台、平台、天台或外牆或設有外露之公用喉管，或外牆裝飾板內藏之公用喉管。
- 部分住宅單位內之部分天花或有跌級樓板，用以安裝上層之機電設備或配合上層之結構、建築設計及/或裝修設計上的需要。
- 部分住宅單位內或設有假陣或假天花用以安裝冷氣喉管及 / 或其他機電設備。
- 平面圖所列之數字以毫米標示之建築結構尺寸。
- 各住宅物業的樓面平面圖內所展示之裝置及設備的圖標如浴缸、洗面盆、座廁、洗滌盆、櫃(如有)等乃根據最新經批准的建築圖則擬備，其形狀、尺寸、比例或與實際提供的裝置及設備存在差異，僅供示意及參考之用。

Notes:

- Common pipes exposed or enclosed in cladding may be located at the balcony, acoustic balcony, flat roof, roof or external wall of some residential flats.
- There may be sunken slabs at some parts of the ceiling inside some residential flats for the installation of mechanical and electrical services of the floor above or due to the structural, architectural and/or decoration design requirements of the floor above .
- There may be ceiling bulkheads or false ceiling inside some residential flats for the installation of air-conditioning conduits and/or other mechanical and electrical services.
- The dimensions of the floor plans are all structural dimensions in millimeter.
- Those icons of fittings and fitments shown on the floor plans of residential properties like bathtubs, wash basins, water closets, sink units, cabinets (if any) etc. are prepared in accordance with the latest approved building plans. Their shapes, dimensions, scales may be differed from the fittings and fitments actually provided and they are for indication and reference only.

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

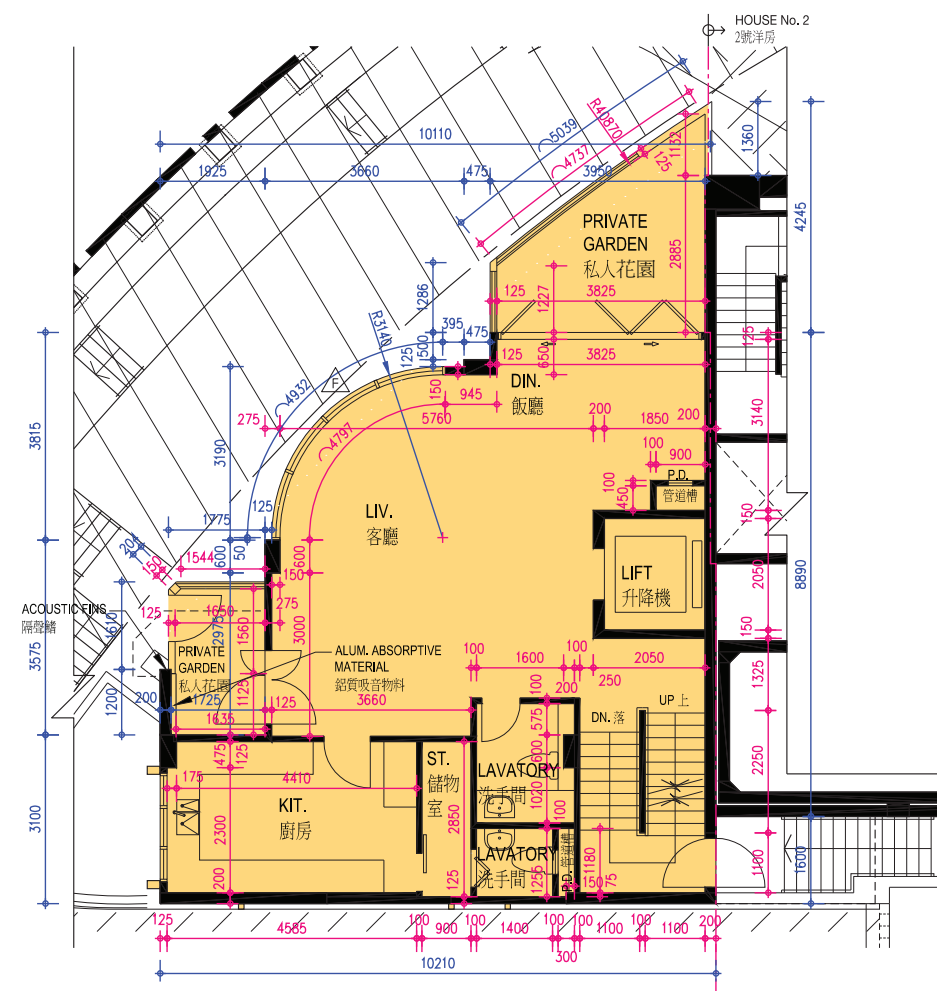
1號洋房 House No. 1



地庫一層平面圖
B1/F Floor Plan

- 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）：地庫一層為3500毫米。地下為3700毫米。
- 每個住宅物業的樓板（不包括灰泥）的厚度：地庫一層為175毫米。地下為200及175毫米。
- 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。

備註：1. 1號洋房於發展項目落成後，經由小型工程或獲《建築物條例》（第123章）豁免的工程而作出改動。有關改動的詳情請參閱第21頁。
2. 以上平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第17頁。
3. 平面圖所列之數字為以毫米標示之建築結構尺寸。



地下平面圖
G/F Floor Plan

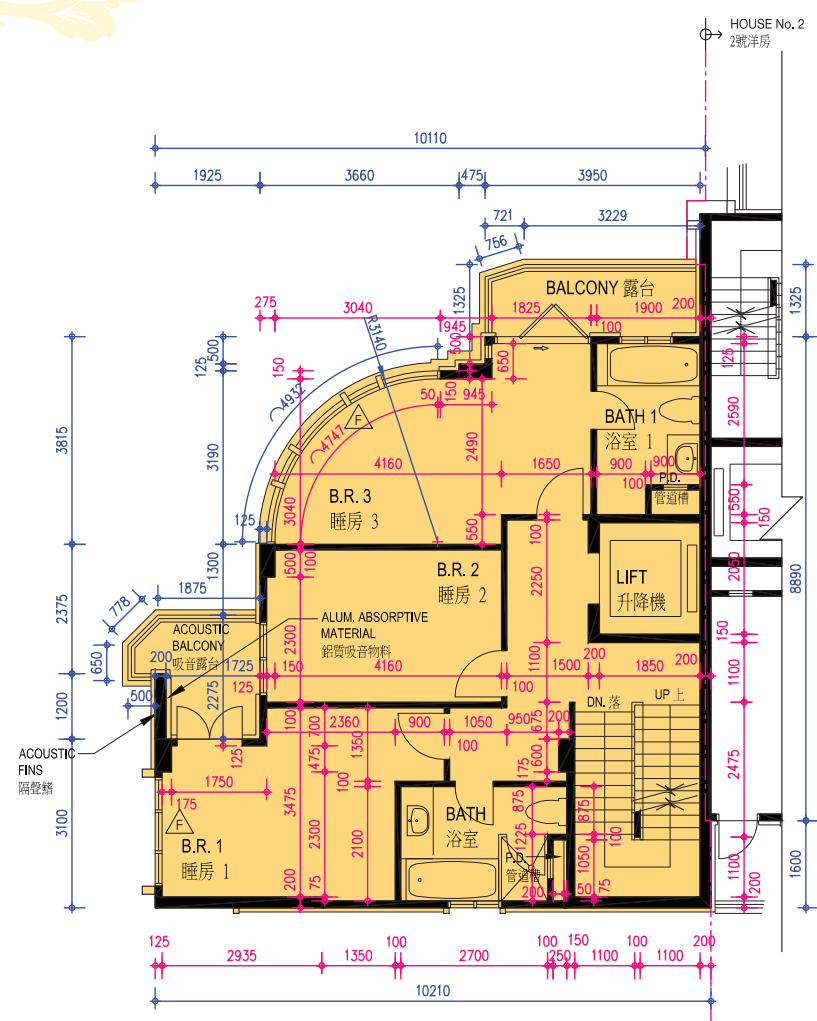
比例尺 Scale 0 M (米) 5 M (米)

- Floor-to-floor height of each residential property (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) : B1/F is 3500mm and G/F is 3700mm.
- The thickness of floor slabs (excluding plaster) of each residential property : B1/F is 175mm and G/F is 200 & 175 mm.
- 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.

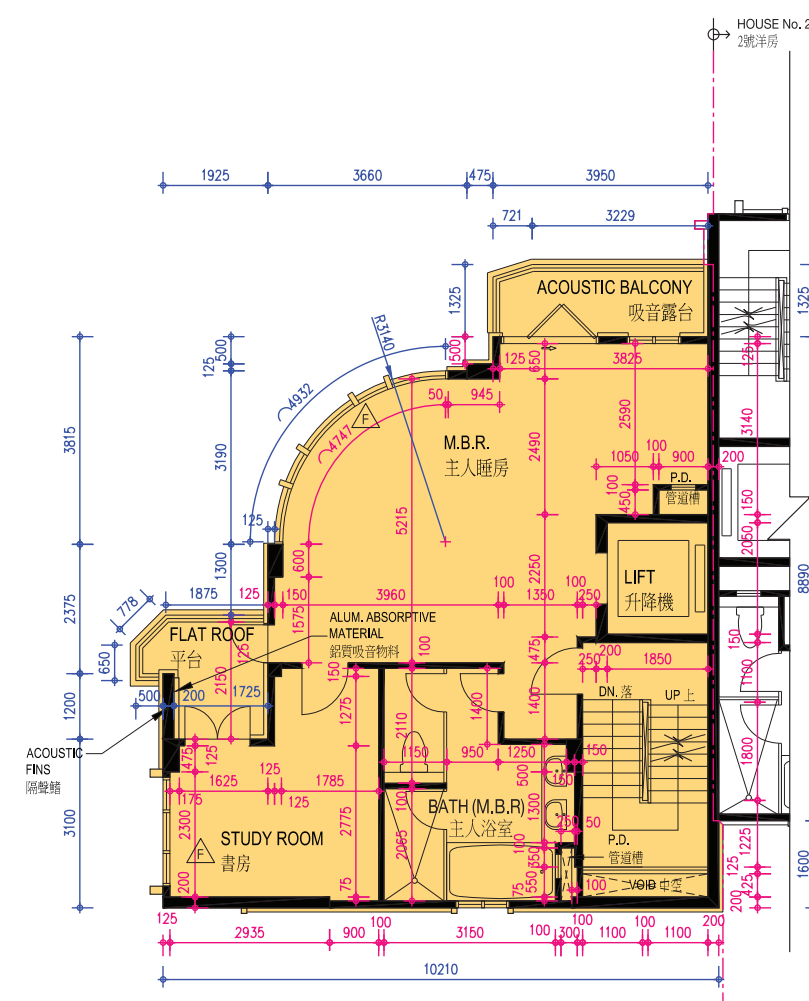
Remarks : 1. House No. 1 has been altered by way of minor works or exempted works under the Buildings Ordinance (Cap. 123) after completion of the Development. Please refer to page 21 for details of the alterations.
2. Please refer to page 17 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above.
3. The dimensions in floor plans are all structural dimensions in millimeter.

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

1號洋房 House No. 1



一樓平面圖
1/F Floor Plan



二樓平面圖
2/F Floor Plan

Scale 0 M (米) 5 M (米)

1. 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): 一樓及二樓為3150毫米。
2. 每個住宅物業的樓板(不包括灰泥)的厚度: 一樓為185, 175及150毫米。二樓為150毫米。
3. 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。

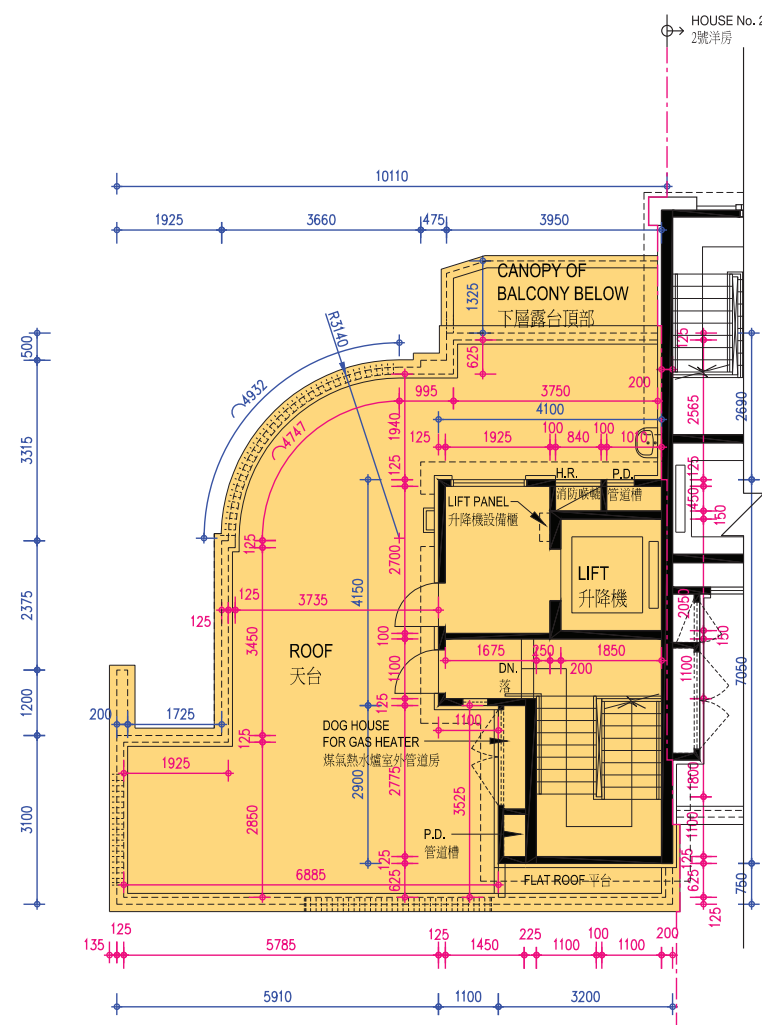
備註: 1. 1號洋房於發展項目落成後, 經由小型工程或獲《建築物條例》(第123章)豁免的工程而作出改動。有關改動的詳情請參閱第22頁。
2. 以上平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第17頁。
3. 平面圖所列之數字為以毫米標示之建築結構尺寸。

1. Floor-to-floor height of each residential property (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor): 1/F and 2/F is 3150mm.
2. The thickness of floor slabs (excluding plaster) of each residential property: 1/F is 185, 175 & 150 mm and 2/F is 150 mm.
3. 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.

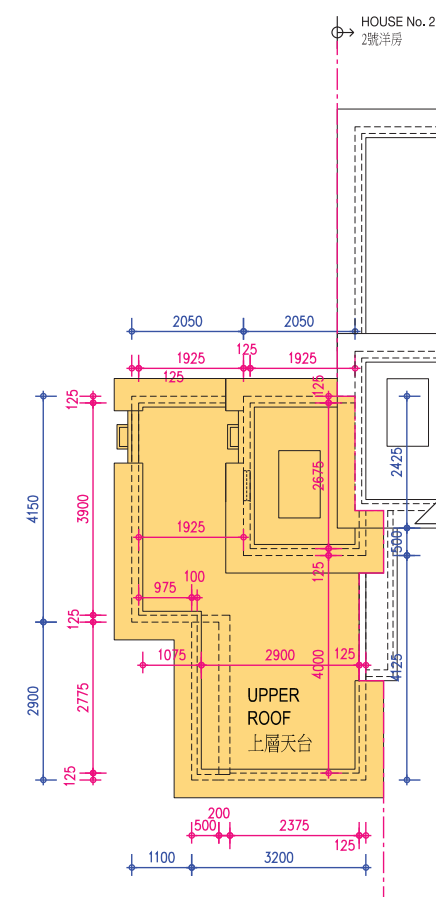
Remarks: 1. House No. 1 has been altered by way of minor works or exempted works under the Buildings Ordinance (Cap. 123) after completion of the Development. Please refer to page 22 for details of the alterations.
2. Please refer to page 17 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above.
3. The dimensions in floor plans are all structural dimensions in millimeter.

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

1號洋房 House No. 1



天台平面圖
Roof Floor Plan



上層天台平面圖
Upper Roof Floor Plan



Scale 0 M (米) 5 M (米)

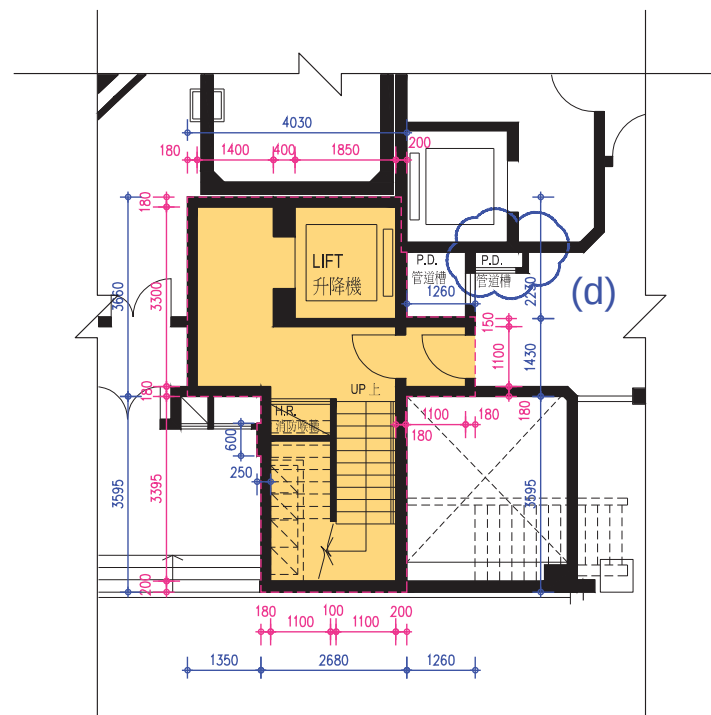
1. 每個住宅物業的樓板 (不包括灰泥) 的厚度：天台為165及150毫米。上層天台為200，150及125毫米。
2. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註：1. 以上平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第17頁。
2. 平面圖所列之數字為以毫米標示之建築結構尺寸。

1. The thickness of floor slabs (excluding plaster) of each residential property : R/F is 165 & 150 mm and UR/F is 200, 150 & 125 mm.
 2. 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.
- Remarks : 1. Please refer to page 17 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above.
2. The dimensions in floor plans are all structural dimensions in millimeter.

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

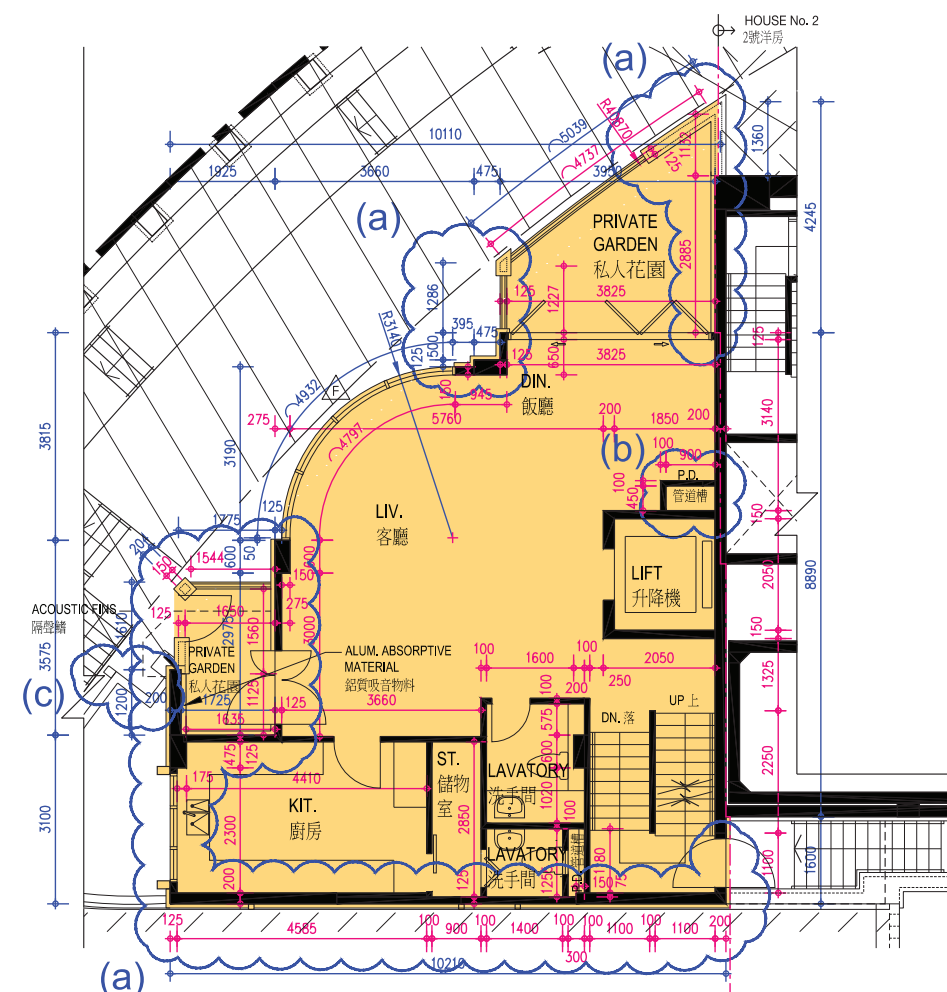
1號洋房現狀平面圖 House No. 1 "as-built" Layout Plan



地庫一層平面圖
B1/F Floor Plan

- 本頁是第18頁附註的附加資料。大堂及1號洋房於發展項目落成後，經由小型工程或獲《建築物條例》(第123章)豁免的工程而作出改動。有關改動的細節如下：
 - 外牆牆身(不高於地面6米)鋪砌天然石飾面。
 - 省去客廳管道槽之檢修門。
 - 1號洋房外加設1100mm高之圍牆。
 - 1號洋房外之公共大堂加設管道槽。

備註：1. 以上平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第17頁。
2. 平面圖所列之數字為以毫米標示之建築結構尺寸。



地下平面圖
G/F Floor Plan

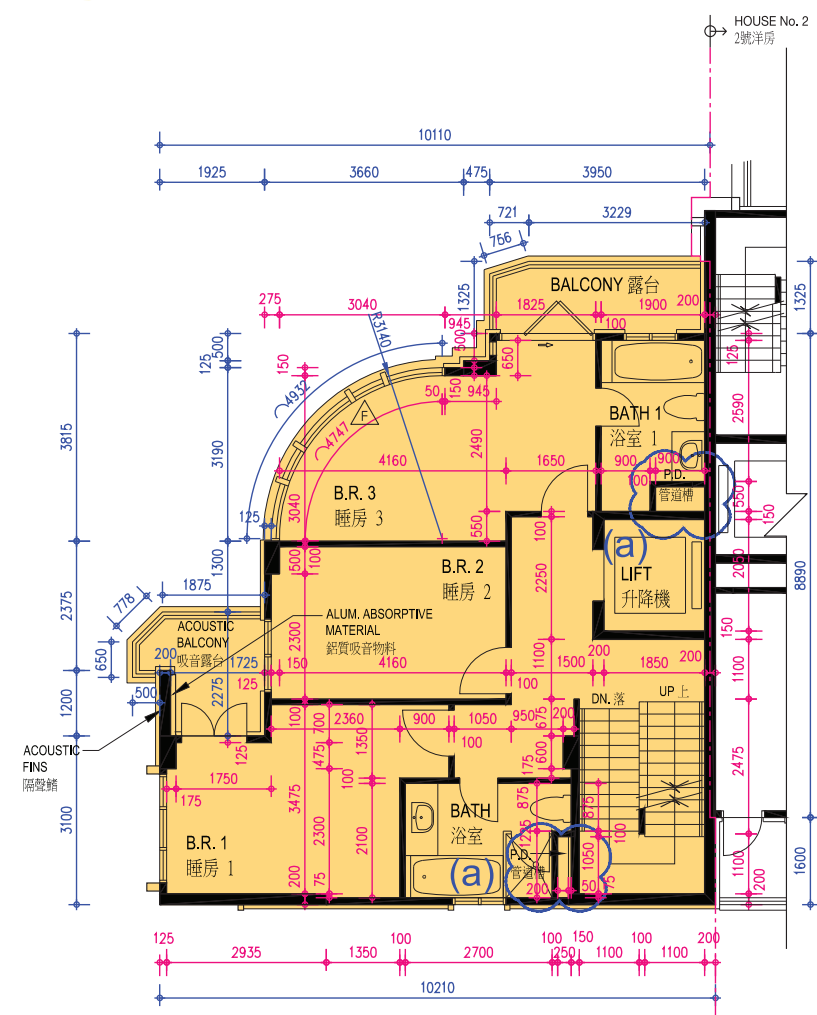
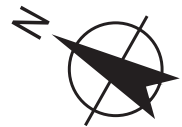
比例尺 Scale 0M(米) 5M(米)

- This page is the additional information to the explanatory note on page 18. Lobby & House No. 1 has been altered by way of minor works or exempted works under the Buildings Ordinance (Cap. 123) after completion of the Development. The "as-built" layout plan above shows the approximate locations of the alterations. Details of the relevant alterations are as follows:
 - External stone claddings (not more than 6 meters from adjoining ground) were added.
 - Access panel of pipe duct in living room was omitted.
 - 1100mm H solid fence wall outside House No. 1 was added.
 - Pipe duct in common lobby outside House No. 1 was added.

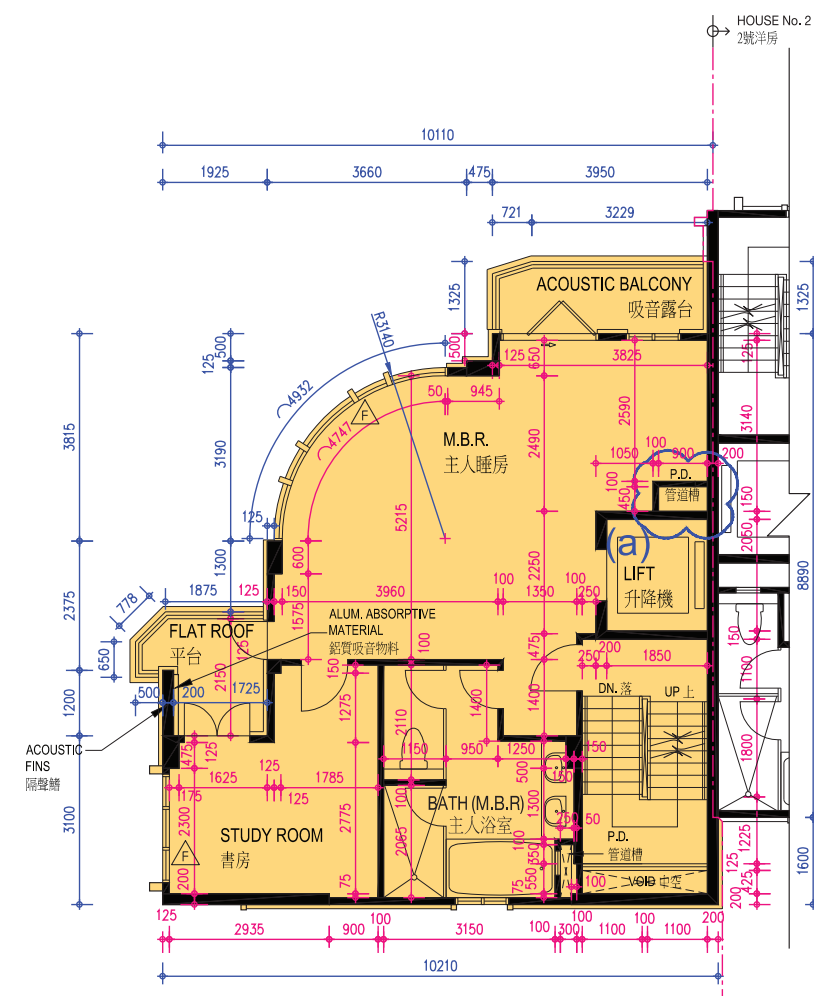
Remarks: 1. Please refer to page 17 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above.
2. The dimensions in floor plans are all structural dimensions in millimeter.

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

1號洋房現狀平面圖 House No. 1 "as-built" Layout Plan



一樓平面圖
1/F Floor Plan



二樓平面圖
2/F Floor Plan

比例尺 Scale 0M (米) 5M (米)

1. 本頁是第19頁附註的附加資料。1號洋房於發展項目落成後，經由小型工程或獲《建築物條例》(第123章)豁免的工程而作出改動。有關改動的細節如下：

(a) 省去睡房1的浴室、睡房3的浴室及主人睡房管道槽之檢修門。

備註：1. 以上平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第17頁。

2. 平面圖所列之數字為以毫米標示之建築結構尺寸。

1. This page is the additional information to the explanatory note on page 19. House No. 1 has been altered by way of minor works or exempted works under the Buildings Ordinance (Cap. 123) after completion of the Development. The "as-built" layout plan above shows the approximate locations of the alterations. Details of the relevant alterations are as follows:

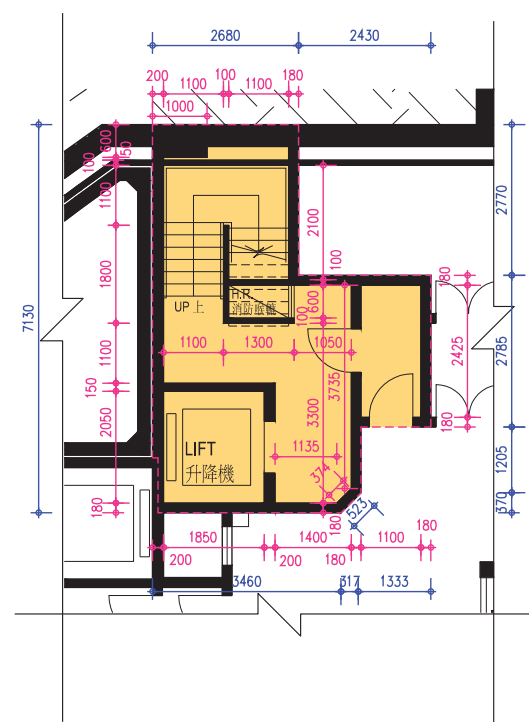
(a) Access panel of pipe duct in bathroom of B.R.1, bathroom of B.R.3 and M.B.R. was omitted.

Remarks: 1. Please refer to page 17 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above.

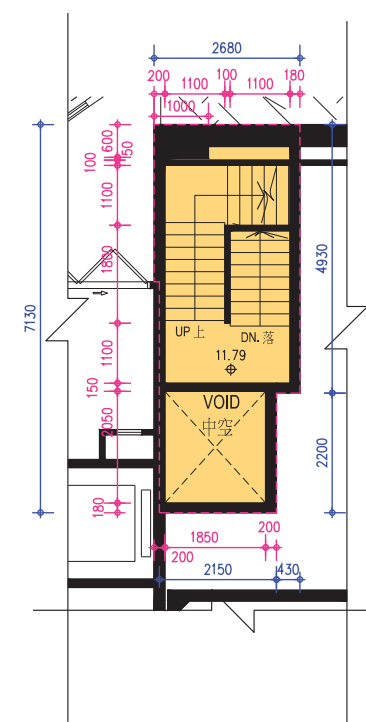
2. The dimensions in floor plans are all structural dimensions in millimeter.

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

2號洋房 House No. 2



地庫一層平面圖
B1/F Floor Plan



水平 + 11.79 平面圖
AT LEVEL + 11.79 Floor Plan

比例尺 Scale 0 M (米) 5 M (米)

1. 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）：地庫一層為3000毫米。水平 + 11.79為2300毫米。
2. 每個住宅物業的樓板（不包括灰泥）的厚度：地庫一層及水平 + 11.79為175毫米。
3. 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。

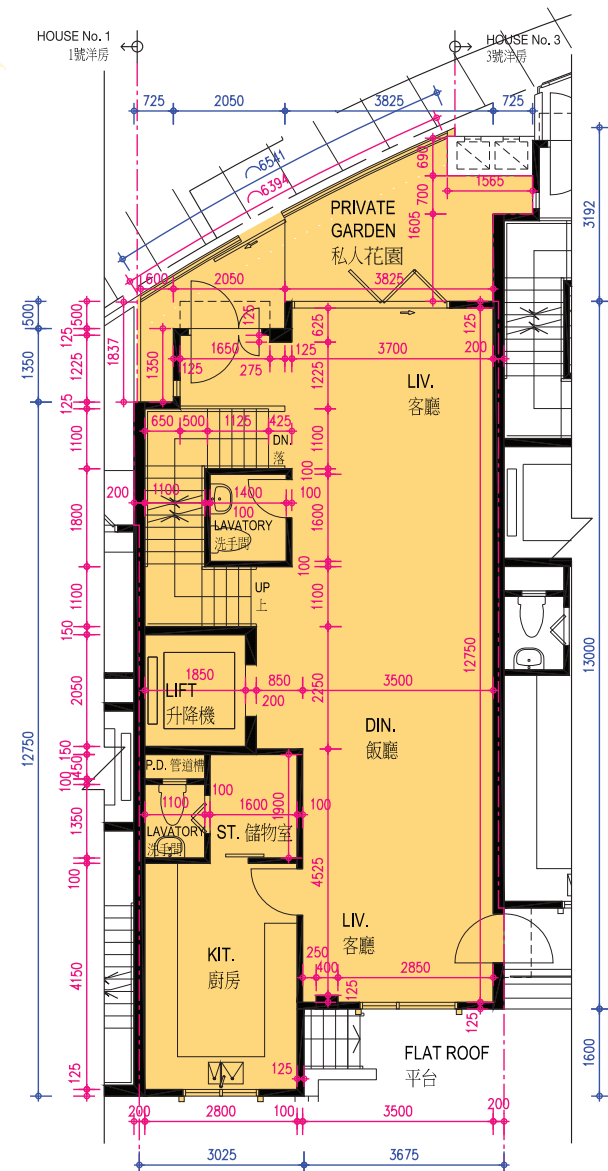
備註：1. 大堂於發展項目落成後，經由小型工程或獲《建築物條例》（第123章）豁免的工程而作出改動。有關改動的詳情請參閱第26頁。
2. 以上平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第17頁。
3. 平面圖所列之數字為以毫米標示之建築結構尺寸。

1. Floor-to-floor height of each residential property (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) : B1/F is 3000mm and LEVEL + 11.79 is 2300mm.
2. The thickness of floor slabs (excluding plaster) of each residential property : B1/F and LEVEL + 11.79 is 175mm.
3. 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.

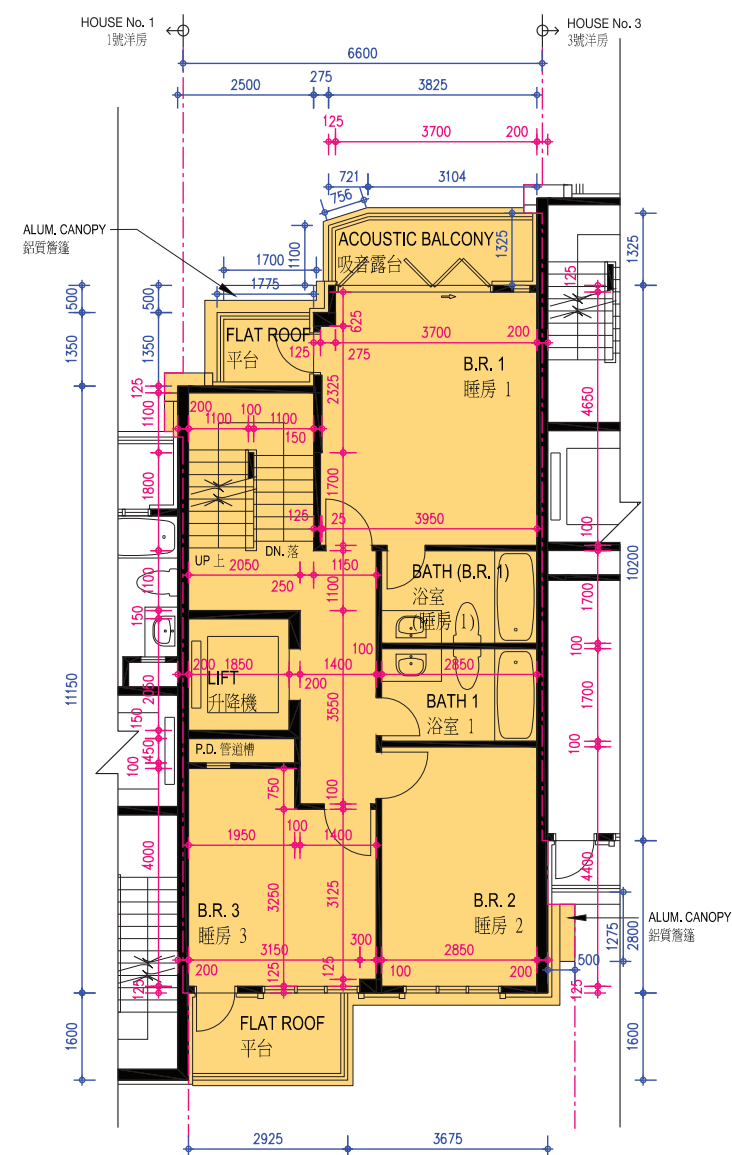
Remarks : 1. Lobby has been altered by way of minor works or exempted works under the Buildings Ordinance (Cap. 123) after completion of the Development. Please refer to page 26 for details of the alterations.
2. Please refer to page 17 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above.
3. The dimensions in floor plans are all structural dimensions in millimeter.

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

2號洋房 House No. 2



地下平面圖
G/F Floor Plan



一樓平面圖
1/F Floor Plan

比例尺 Scale 0M (米) 5M (米)

- 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）：地下為3700毫米。一樓為3150毫米。
- 每個住宅物業的樓板（不包括灰泥）的厚度：地下為200，175，165及150毫米。一樓為185，165及150毫米。
- 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。

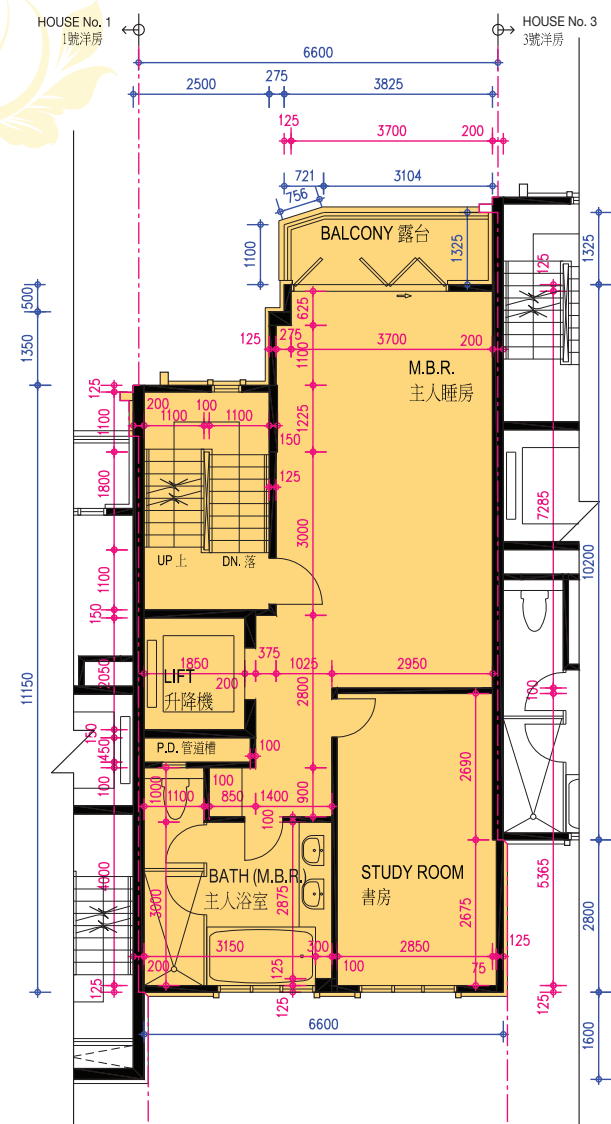
備註：1. 2號洋房於發展項目落成後，經由小型工程或獲《建築物條例》(第123章) 豁免的工程而作出改動。有關改動的詳情請參閱第27頁。
2. 以上平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第17頁。
3. 平面圖所列之數字為以毫米標示之建築結構尺寸。

- Floor-to-floor height of each residential property (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): G/F is 3700mm and 1/F is 3150mm.
- The thickness of floor slabs (excluding plaster) of each residential property: G/F is 200, 175, 165 & 150mm. 1/F is 185, 165 & 150mm.
- 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.

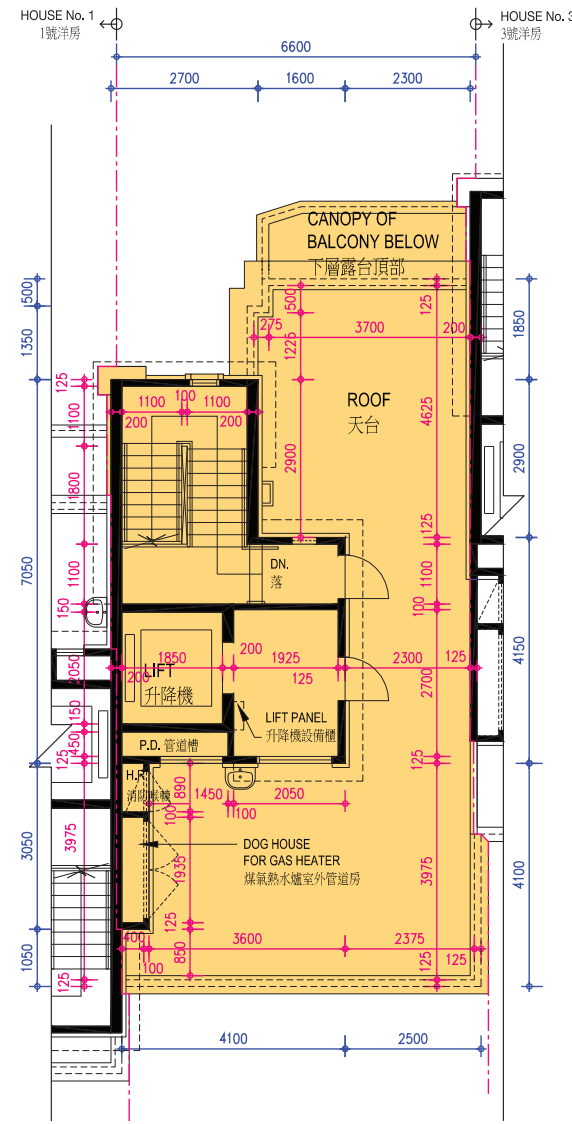
Remarks: 1. House No. 2 has been altered by way of minor works or exempted works under the Buildings Ordinance (Cap. 123) after completion of the Development. Please refer to page 27 for details of the alterations.
2. Please refer to page 17 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above.
3. The dimensions in floor plans are all structural dimensions in millimeter.

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

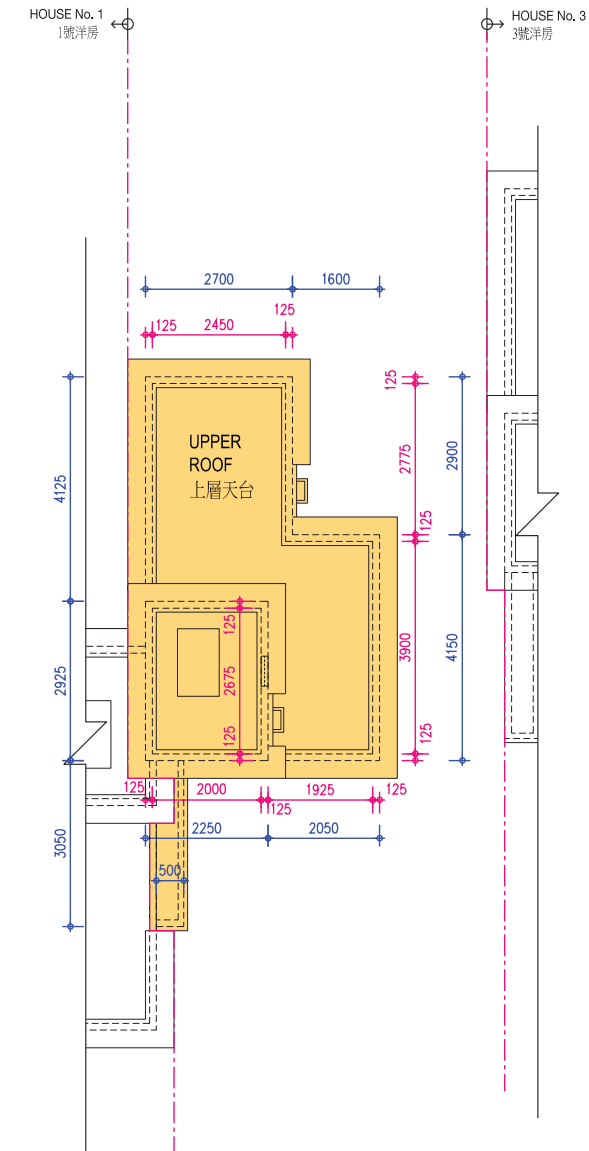
2號洋房 House No. 2



二樓平面圖
2/F Floor Plan



天台平面圖
Roof Floor Plan



上層天台平面圖
Upper Roof Floor Plan

比例尺 Scale 0M (米) 5M (米)

1. 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)：二樓為3150毫米。
2. 每個住宅物業的樓板 (不包括灰泥) 的厚度：二樓及天台為175及150毫米。上層天台為200，150及125毫米。
3. 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。

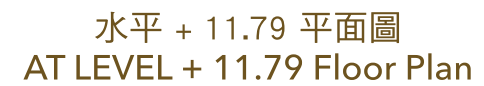
備註：1. 以上平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第17頁。
2. 平面圖所列之數字為以毫米標示之建築結構尺寸。

1. Floor-to-floor height of each residential property (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) : 2/F is 3150mm.
2. The thickness of floor slabs (excluding plaster) of each residential property : 2/F & R/F are 175 & 150mm and UR/F is 200, 150 & 125mm.
3. 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.

Remarks : 1. Please refer to page 17 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above.
2. The dimensions in floor plans are all structural dimensions in millimeter.

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

House No. 2 "as-built" Layout Plan



比例尺 Scale  0 M (米) 5 M (米)

1. 本頁是第23頁附註的附加資料。大堂及2號洋房於發展項目落成後，經由小型工程或獲《建築物條例》(第123章)豁免的工程而作出改動。有關改動的細節如下：
- (a) 2號洋房外之公共大堂加設管道槽。

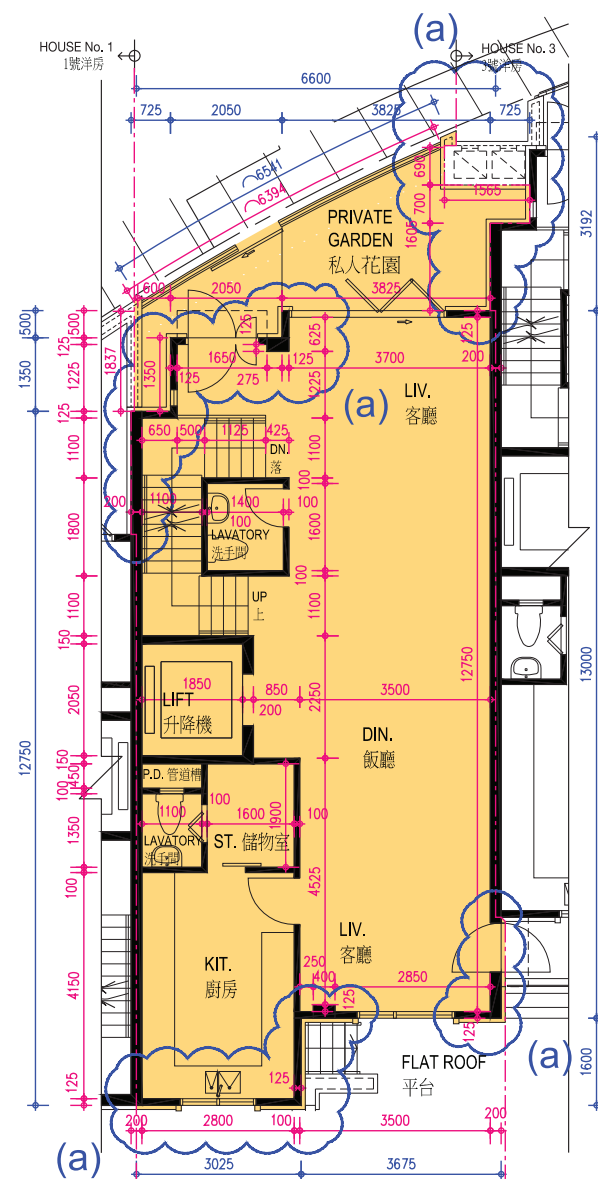
備註：1. 以上平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第17頁。
2. 平面圖所列之數字為以毫米標示之建築結構尺寸。

1. This page is the additional information to the explanatory note on page 23. Lobby has been altered by way of minor works or exempted works under the Buildings Ordinance (Cap. 123) after completion of the Development. The "as-built" layout plan above shows the approximate locations of the alterations. Details of the relevant alterations are as follows:
 - (a) Pipe duct in common lobby outside House No. 2 was added.

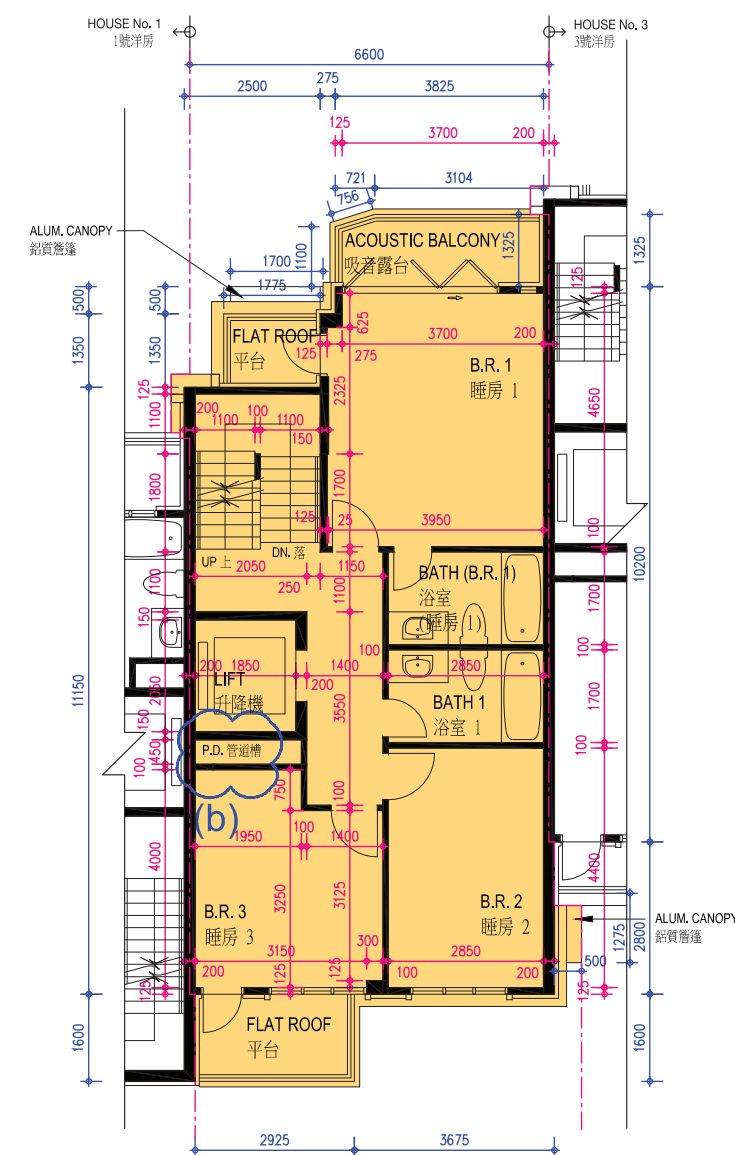
Remarks : 1. Please refer to page 17 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above.
2. The dimensions in floor plans are all structural dimensions in millimeter.

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

2號洋房現狀平面圖 House No. 2 "as-built" Layout Plan



地下平面圖
G/F Floor Plan



一樓平面圖
1/F Floor Plan

比例尺 Scale 0 M (米) 5 M (米)

1. 本頁是第24頁附註的附加資料。2號洋房於發展項目落成後，經由小型工程或獲《建築物條例》(第123章)豁免的工程而作出改動。有關改動的細節如下：

- (a) 外牆牆身(不高於地面6米)鋪砌天然石飾面。
- (b) 省去睡房3管道槽之檢修門。

備註：1. 以上平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第17頁。
2. 平面圖所列之數字為以毫米標示之建築結構尺寸。

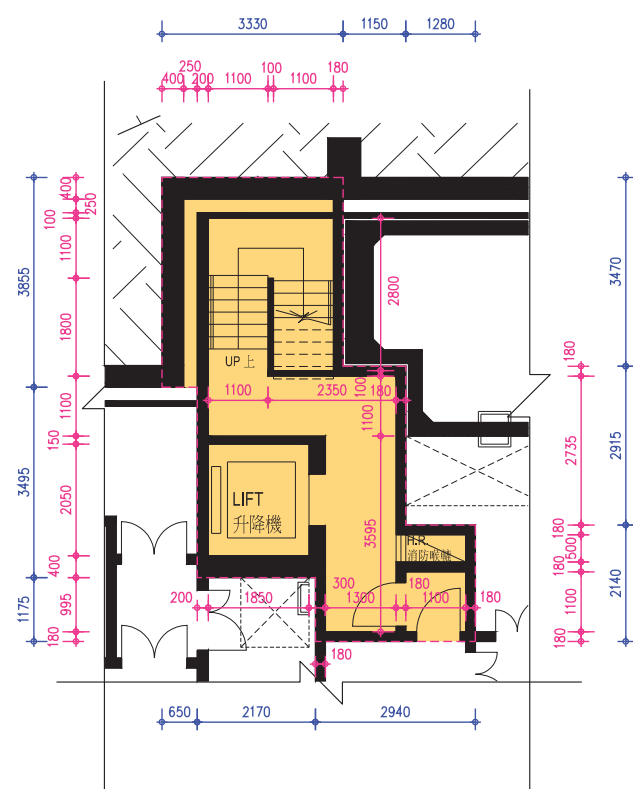
1. This page is the additional information to the explanatory note on page 24. House No. 2 has been altered by way of minor works or exempted works under the Buildings Ordinance (Cap. 123) after completion of the Development. The "as-built" layout plan above shows the approximate locations of the alterations. Details of the relevant alterations are as follows:

- (a) External stone claddings (not more than 6 meters from adjoining ground) were added.
- (b) Access panel of pipe duct in B.R.3 was omitted.

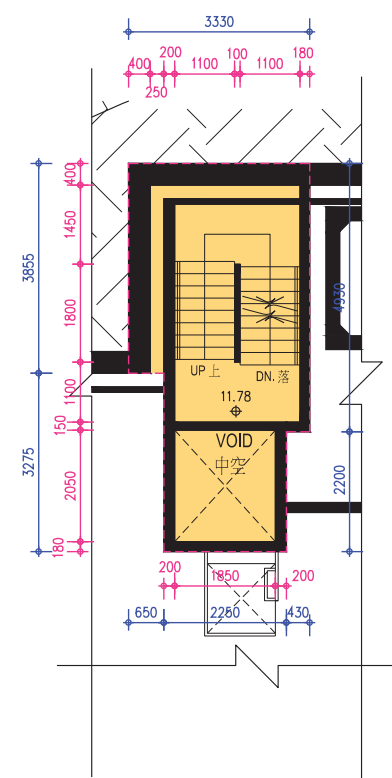
Remarks: 1. Please refer to page 17 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above.
2. The dimensions in floor plans are all structural dimensions in millimeter.

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

3號洋房 House No. 3



地庫一層平面圖
B1/F Floor Plan



水平 + 11.78 平面圖
AT LEVEL + 11.78 Floor Plan

比例尺 Scale 0M (米) 5M (米)

- 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）：地庫一層為3000毫米。水平 + 11.78為2300毫米。
- 每個住宅物業的樓板（不包括灰泥）的厚度：地庫一層為400及175毫米。水平 + 11.78為175毫米。
- 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。

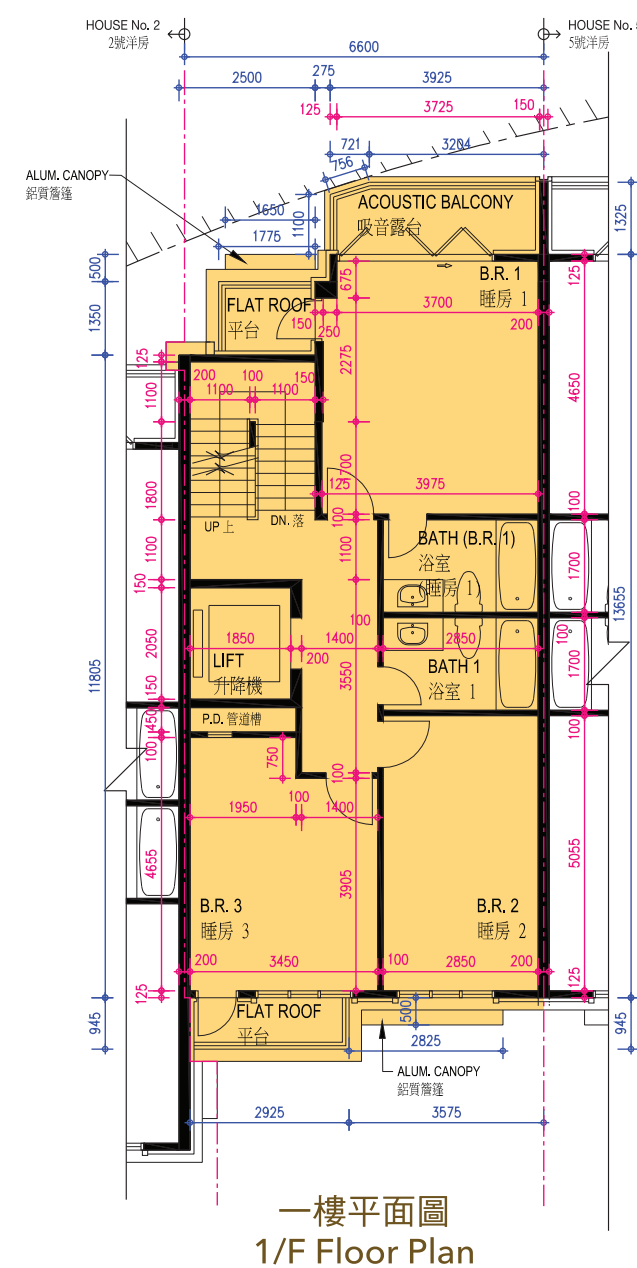
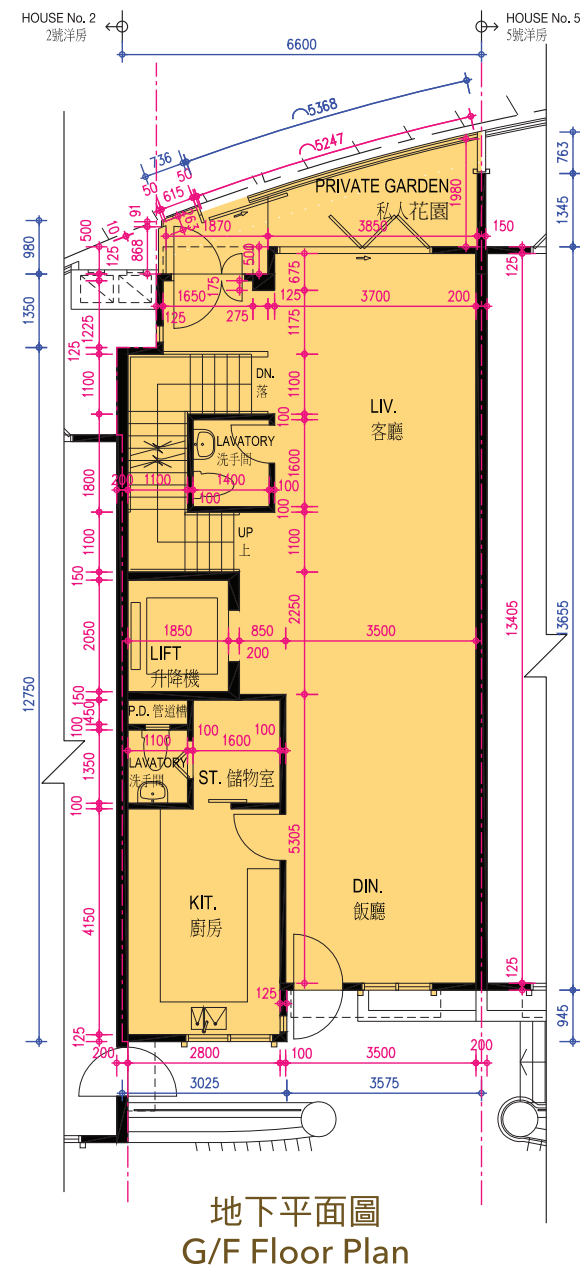
備註：1. 以上平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第17頁。
2. 平面圖所列之數字為以毫米標示之建築結構尺寸。

- Floor-to-floor height of each residential property (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) : B1/F is 3000mm and LEVEL + 11.78 is 2300mm.
- The thickness of floor slabs (excluding plaster) of each residential property : B1/F is 400 & 175mm and LEVEL + 11.78 is 175mm.
- 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.

Remarks : 1. Please refer to page 17 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above.
2. The dimensions in floor plans are all structural dimensions in millimeter.

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

3號洋房 House No. 3



比例尺 Scale 0M (米) 5M (米)

- 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)：地下為3700毫米。一樓為3150毫米。
- 每個住宅物業的樓板 (不包括灰泥) 的厚度：地下為200，175，165及150毫米。一樓為185，165及150毫米。
- 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。

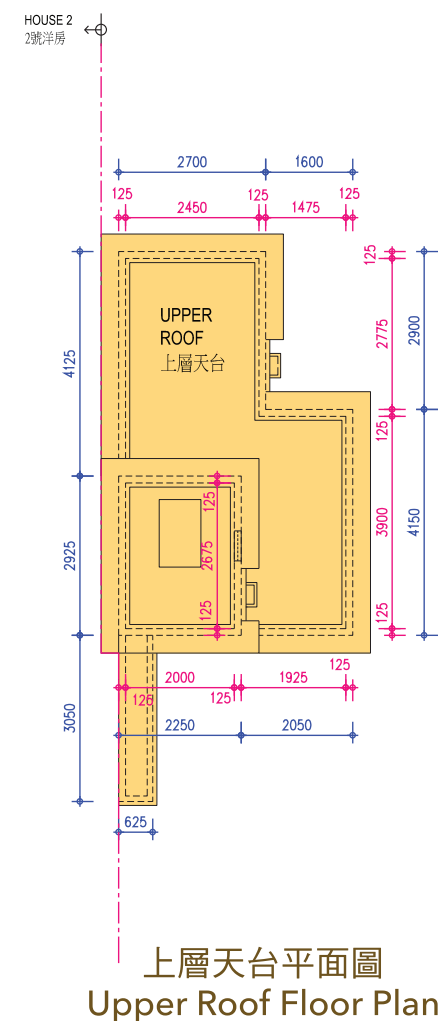
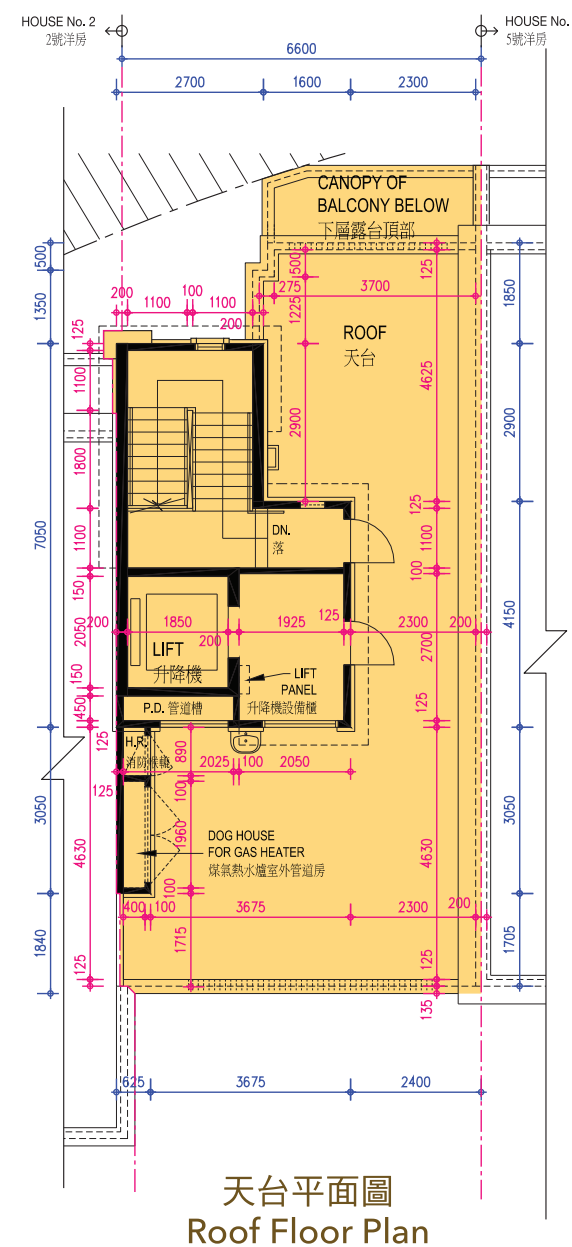
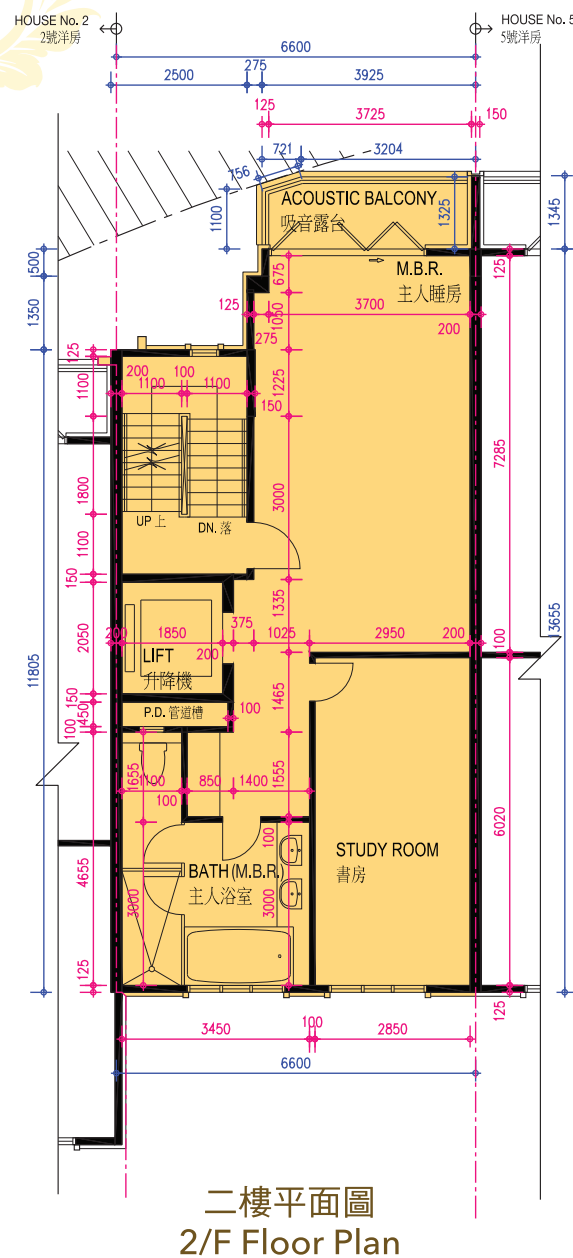
備註：1. 3號洋房於發展項目落成後，經由小型工程或獲《建築物條例》(第123章) 豁免的工程而作出改動。有關改動的詳情請參閱第31頁。
2. 以上平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第17頁。
3. 平面圖所列之數字為以毫米標示之建築結構尺寸。

- Floor-to-floor height of each residential property (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) : G/F is 3700mm and 1/F is 3150mm.
- The thickness of floor slabs (excluding plaster) of each residential property : G/F is 200, 175, 165 & 150mm. 1/F is 185, 165 & 150mm.
- 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.

Remarks : 1. House No. 3 has been altered by way of minor works or exempted works under the Buildings Ordinance (Cap. 123) after completion of the Development. Please refer to page 31 for details of the alterations.
2. Please refer to page 17 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above.
3. The dimensions in floor plans are all structural dimensions in millimeter.

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

3號洋房 House No. 3



比例尺 Scale 0 M (米) 5 M (米)

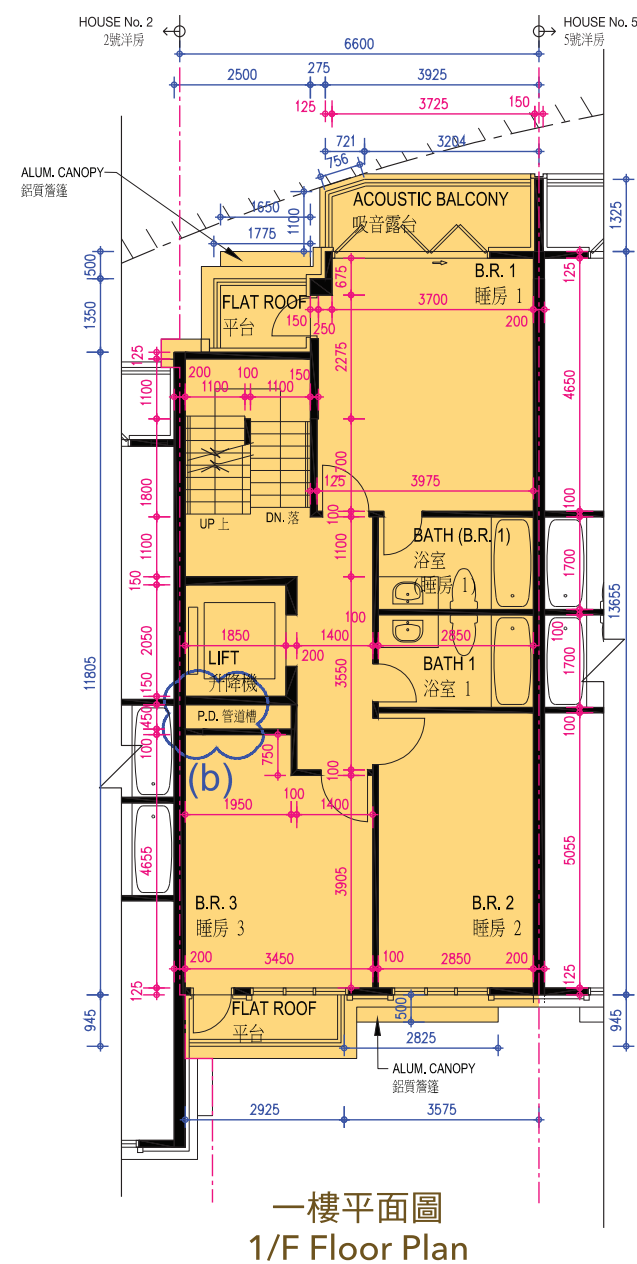
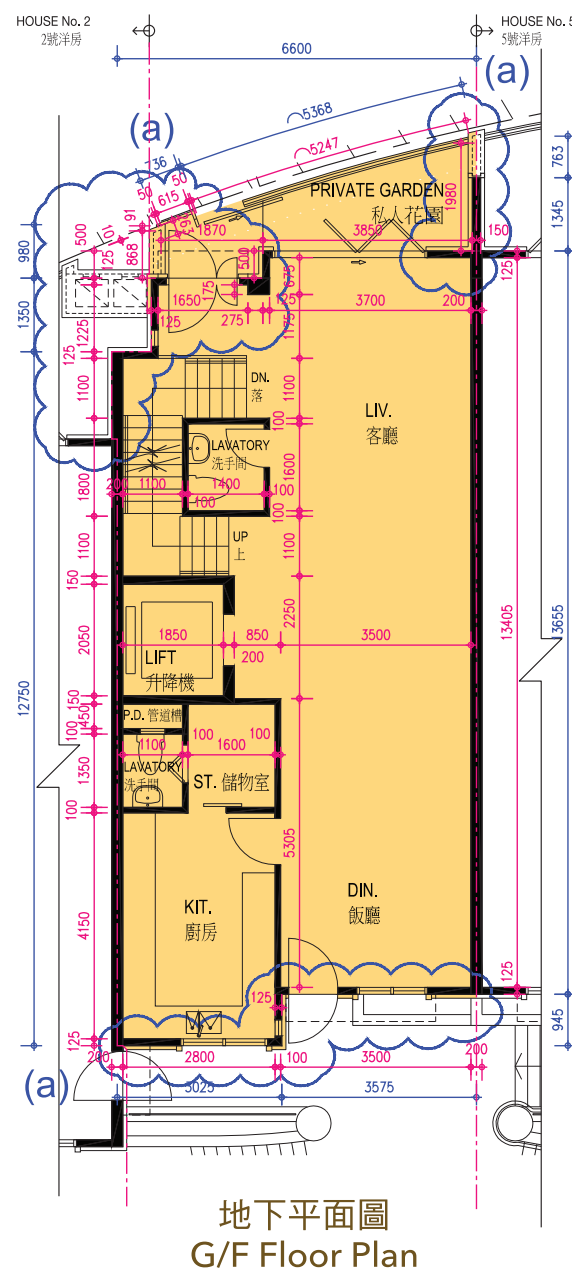
1. 住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離): 二樓為3150毫米。
2. 每個住宅物業的樓板(不包括灰泥)的厚度: 二樓及天台為175及150毫米。上層天台為200, 150及125毫米。
3. 因住宅物業的較高樓層的結構牆的厚度遞減, 較高樓層的內部面積, 一般比較低樓層的內部面積稍大。

備註: 1. 以上平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第17頁。
2. 平面圖所列之數字為以毫米標示之建築結構尺寸。

1. Floor-to-floor height of each residential property (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): 2/F is 3150mm.
 2. The thickness of floor slabs (excluding plaster) of each residential property: 2/F & R/F are 175 & 150mm and UR/F is 200, 150 & 125mm.
 3. 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.
- Remarks: 1. Please refer to page 17 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above.
2. The dimensions in floor plans are all structural dimensions in millimeter.

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

3號洋房現狀平面圖 House No. 3 "as-built" Layout Plan



比例尺 Scale 0 M (米) 5 M (米)

1. 本頁是第29頁附註的附加資料。3號洋房於發展項目落成後，經由小型工程或獲《建築物條例》(第123章) 豁免的工程而作出改動。有關改動的細節如下：
 - (a) 外牆牆身 (不高於地面6米) 鋪砌天然石飾面。
 - (b) 省去睡房3管道槽之檢修門。

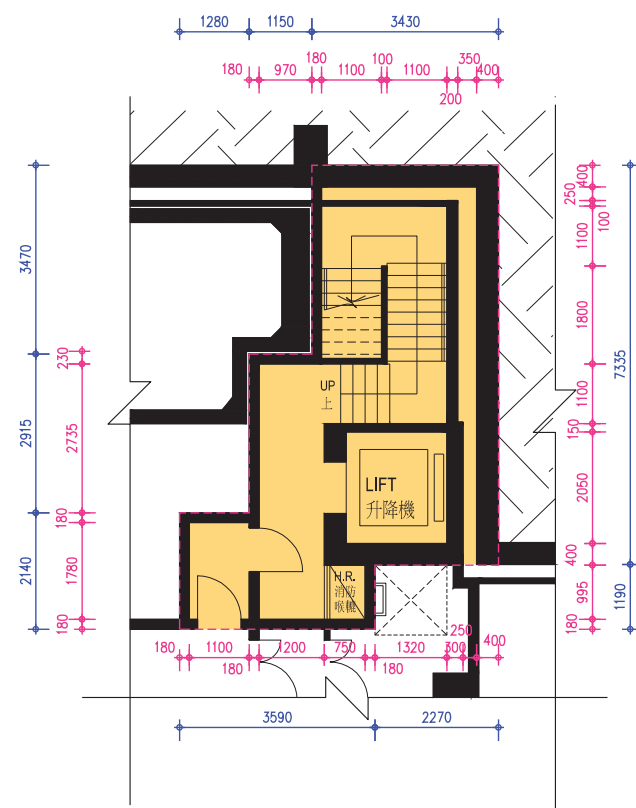
備註：1. 以上平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第17頁。
2. 平面圖所列之數字為以毫米標示之建築結構尺寸。

1. This page is the additional information to the explanatory note on page 29. House No. 3 has been altered by way of minor works or exempted works under the Buildings Ordinance (Cap. 123) after completion of the Development. The "as-built" layout plan above shows the approximate locations of the alterations. Details of the relevant alterations are as follows:
 - (a) External stone claddings (not more than 6 meters from adjoining ground) were added.
 - (b) Access panel of pipe duct in B.R.3 was omitted.

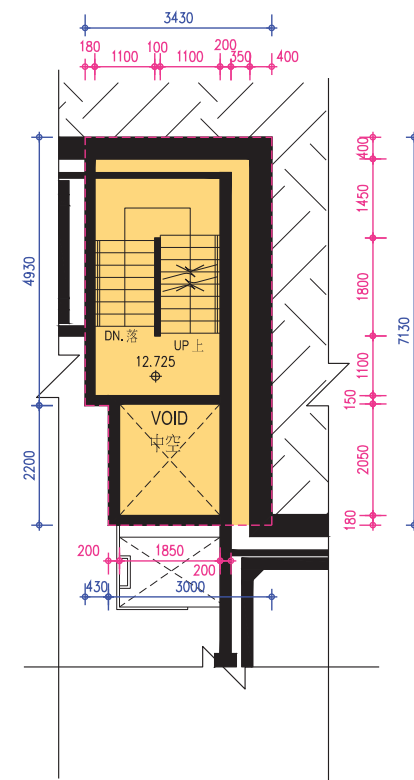
Remarks: 1. Please refer to page 17 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above.
2. The dimensions in floor plans are all structural dimensions in millimeter.

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

5號洋房 House No. 5



地庫一層平面圖
B1/F Floor Plan



水平 + 12.725 平面圖
AT LEVEL + 12.725 Floor Plan

比例尺 Scale 0 M (米) 5 M (米)

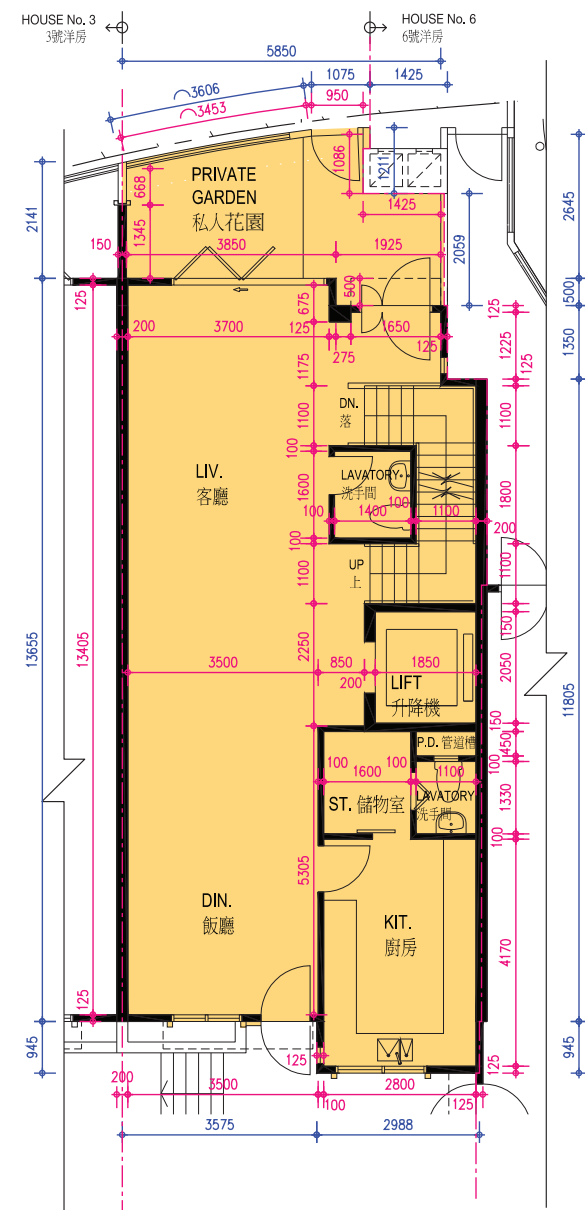
- 住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離)：地庫一層為3000毫米。水平 + 12.725為3300毫米。
- 每個住宅物業的樓板 (不包括灰泥) 的厚度：地庫一層為400及175毫米。水平 + 12.725為175毫米。
- 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註：1. 以上平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第17頁。
2. 平面圖所列之數字為以毫米標示之建築結構尺寸。

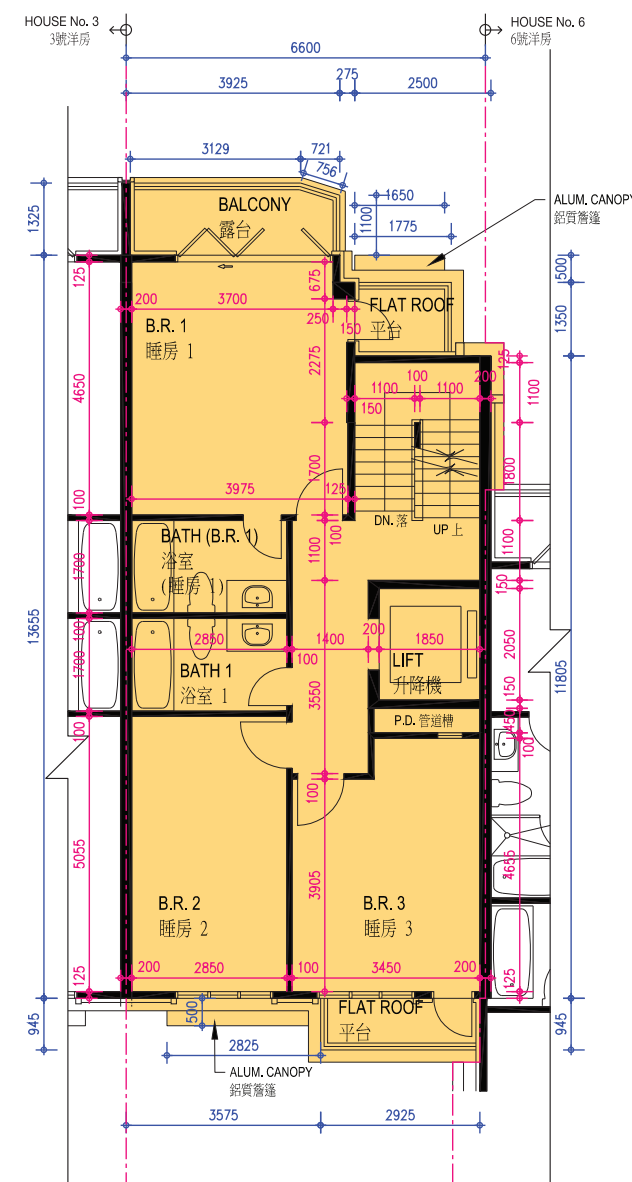
- Floor-to-floor height of each residential property (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) : B1/F is 3000mm and LEVEL + 12.725 is 3300mm.
 - The thickness of floor slabs (excluding plaster) of each residential property : B1/F is 400 & 175mm and LEVEL + 12.725 is 175mm.
 - 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.
- Remarks : 1. Please refer to page 17 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above.
2. The dimensions in floor plans are all structural dimensions in millimeter.

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

5號洋房 House No. 5



地下平面圖
G/F Floor Plan



一樓平面圖
1/F Floor Plan

比例尺 Scale 0 M (米) 5 M (米)

- 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): 地下為3700毫米。一樓為3150毫米。
- 每個住宅物業的樓板(不包括灰泥)的厚度: 地下為200, 175, 165及150毫米。一樓為185, 165及150毫米。
- 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。

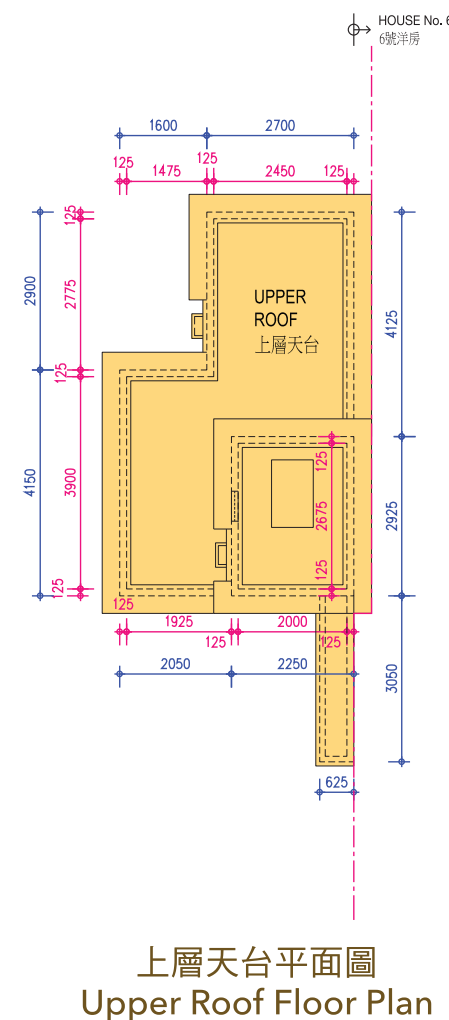
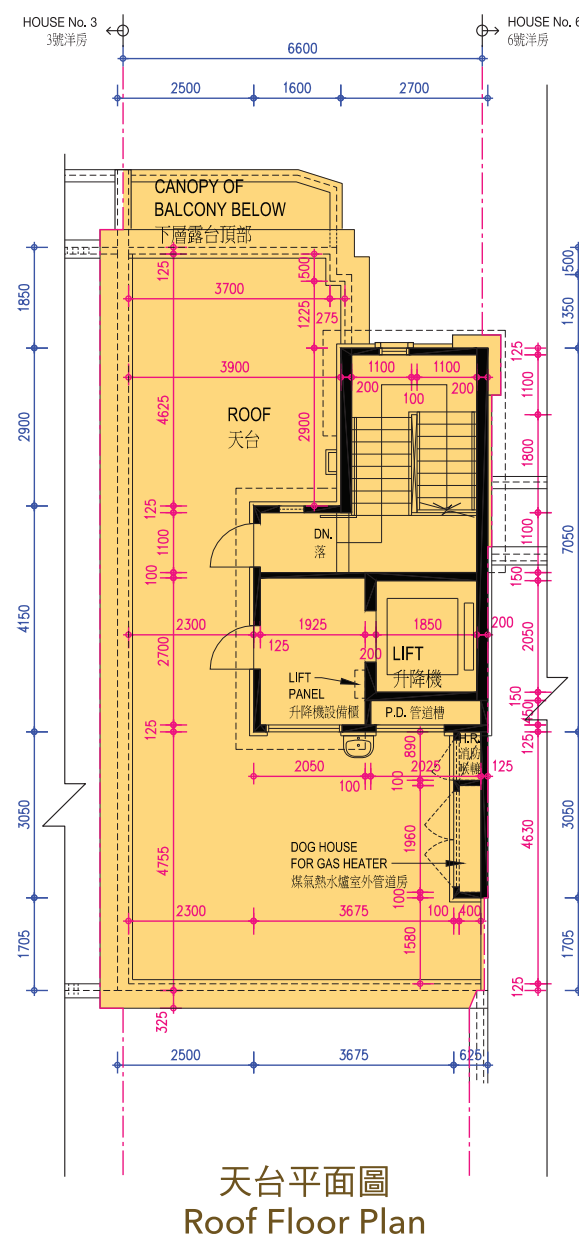
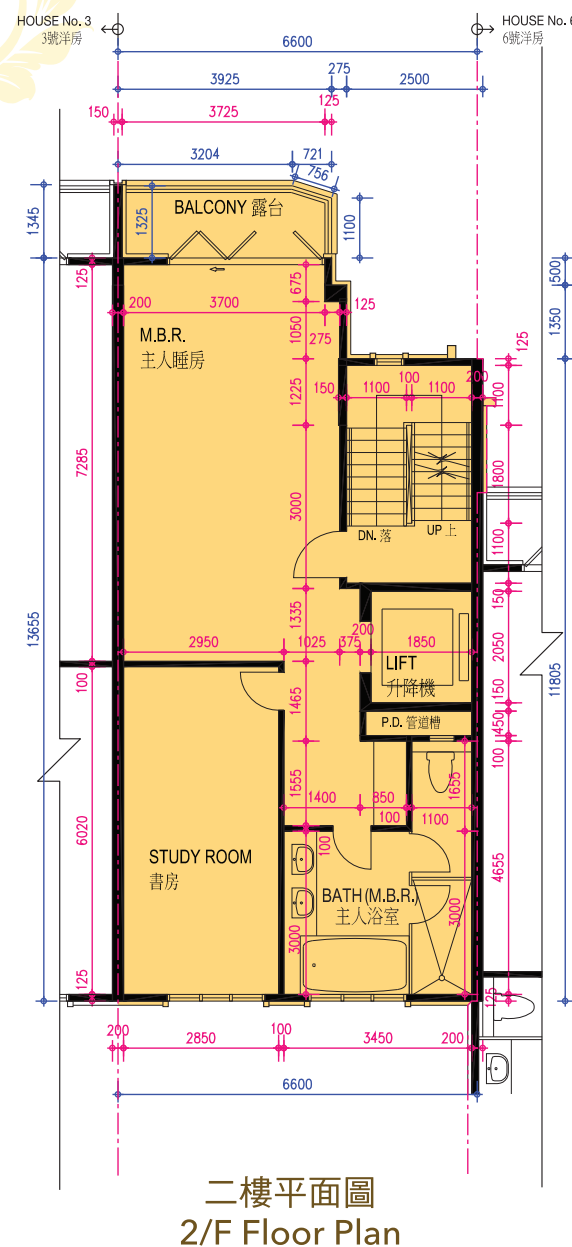
備註: 1. 5號洋房於發展項目落成後, 經由小型工程或獲《建築物條例》(第123章)豁免的工程而作出改動。有關改動的詳情請參閱第35頁。
2. 以上平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第17頁。
3. 平面圖所列之數字為以毫米標示之建築結構尺寸。

- Floor-to-floor height of each residential property (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): G/F is 3700mm and 1/F is 3150mm.
- The thickness of floor slabs (excluding plaster) of each residential property: G/F is 200, 175, 165 & 150mm. 1/F is 185, 165 & 150mm.
- 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.

Remarks: 1. House No. 5 has been altered by way of minor works or exempted works under the Buildings Ordinance (Cap. 123) after completion of the Development. Please refer to page 35 for details of the alterations.
2. Please refer to page 17 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above.
3. The dimensions in floor plans are all structural dimensions in millimeter.

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

5號洋房 House No. 5



比例尺 Scale 0M (米) 5M (米)

1. 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): 二樓為3150毫米。
2. 每個住宅物業的樓板(不包括灰泥)的厚度: 二樓及天台為175及150毫米。上層天台為200, 150及125毫米。
3. 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。

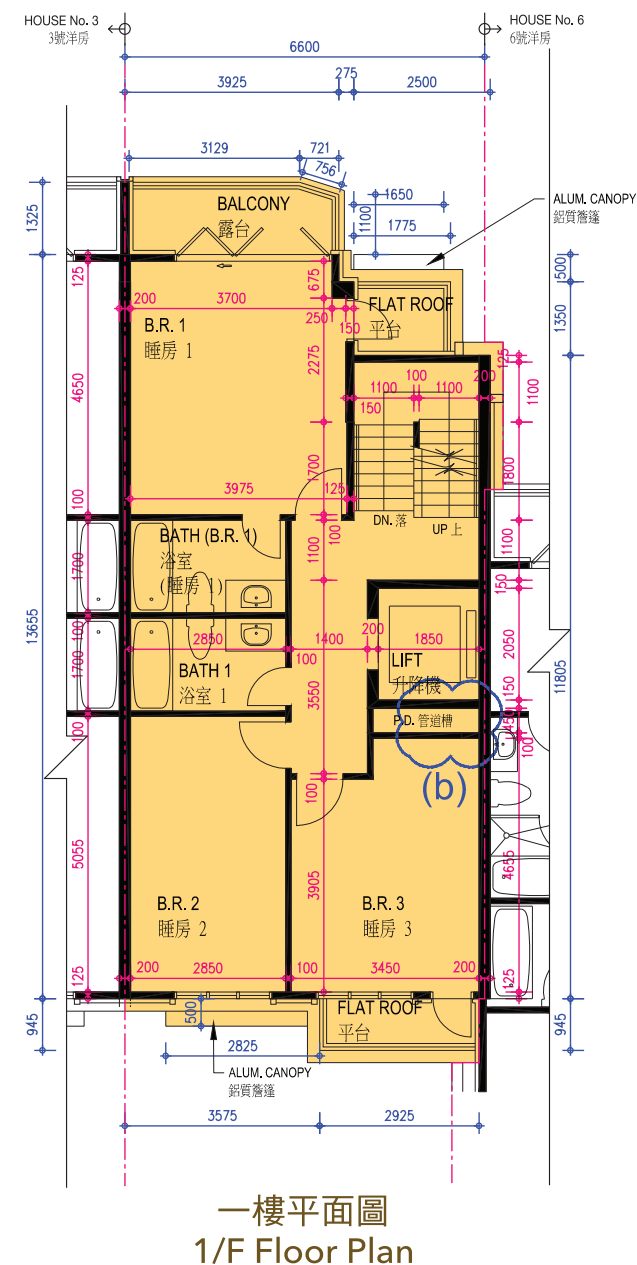
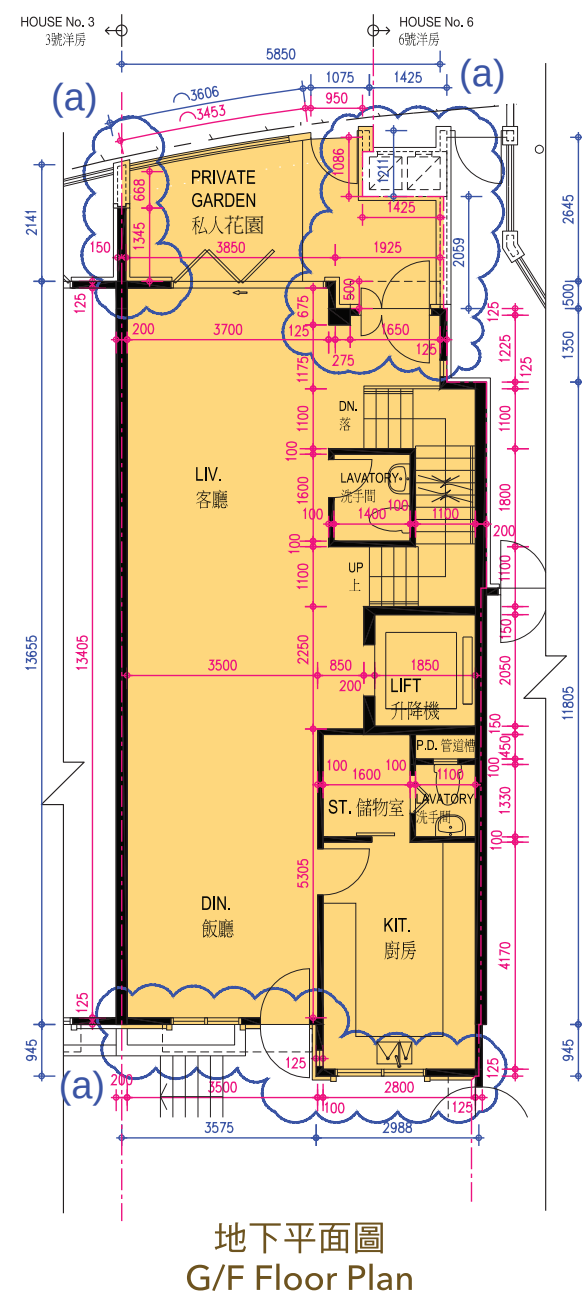
備註: 1. 以上平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第17頁。
2. 平面圖所列之數字為以毫米標示之建築結構尺寸。

1. Floor-to-floor height of each residential property (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): 2/F is 3150mm.
2. The thickness of floor slabs (excluding plaster) of each residential property: 2/F & R/F are 175 & 150mm and UR/F is 200, 150 & 125mm.
3. 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.

Remarks: 1. Please refer to page 17 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above.
2. The dimensions in floor plans are all structural dimensions in millimeter.

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

5號洋房現狀平面圖 House No. 5 "as-built" Layout Plan



比例尺 Scale 0 M (米) 5 M (米)

1. 本頁是第33頁附註的附加資料。5號洋房於發展項目落成後，經由小型工程或獲《建築物條例》(第123章) 豁免的工程而作出改動。有關改動的細節如下：
- (a) 外牆牆身 (不高於地面6米) 鋪砌天然石飾面。
 - (b) 省去睡房 3 管道槽之檢修門。

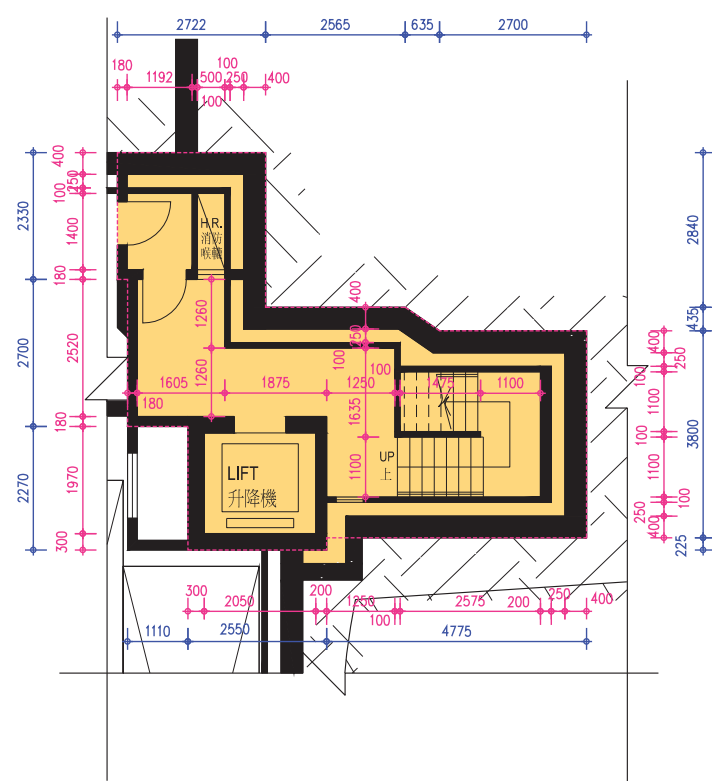
備註：1. 以上平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第17頁。
2. 平面圖所列之數字為以毫米標示之建築結構尺寸。

1. This page is the additional information to the explanatory note on page 33. House No. 5 has been altered by way of minor works or exempted works under the Buildings Ordinance (Cap. 123) after completion of the Development. The "as-built" layout plan above shows the approximate locations of the alterations. Details of the relevant alterations are as follows:
- (a) External stone claddings (not more than 6 meters from adjoining ground) were added.
 - (b) Access panel of pipe duct in B.R.3 was omitted.

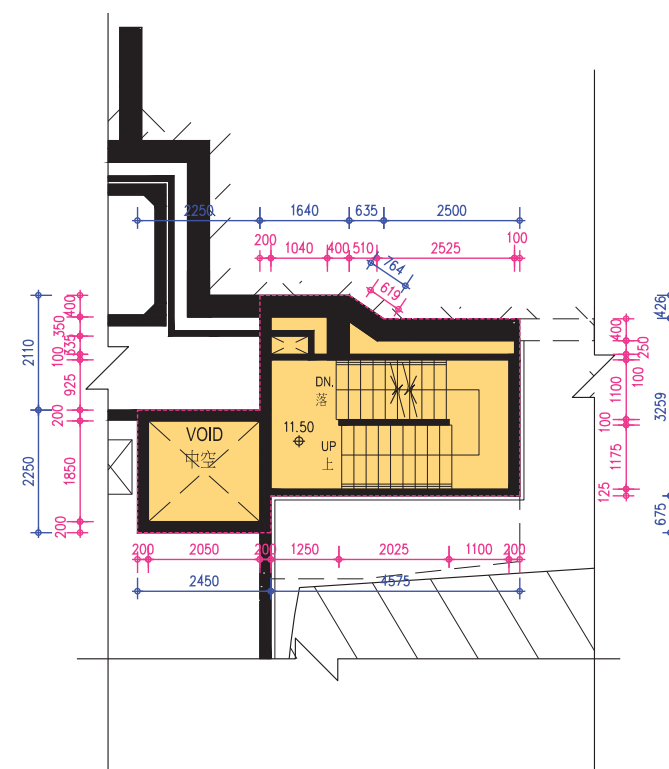
Remarks: 1. Please refer to page 17 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above.
2. The dimensions in floor plans are all structural dimensions in millimeter.

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

6號洋房 House No. 6



地庫一層平面圖
B1/F Floor Plan



水平 + 11.50 平面圖
AT LEVEL + 11.50 Floor Plan

比例尺 Scale 0M (米) 5M (米)

- 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)：地庫一層為3000毫米。水平 + 11.50為3300毫米。
- 每個住宅物業的樓板 (不包括灰泥) 的厚度：地庫一層為400及175毫米。水平 + 11.50為175毫米。
- 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。

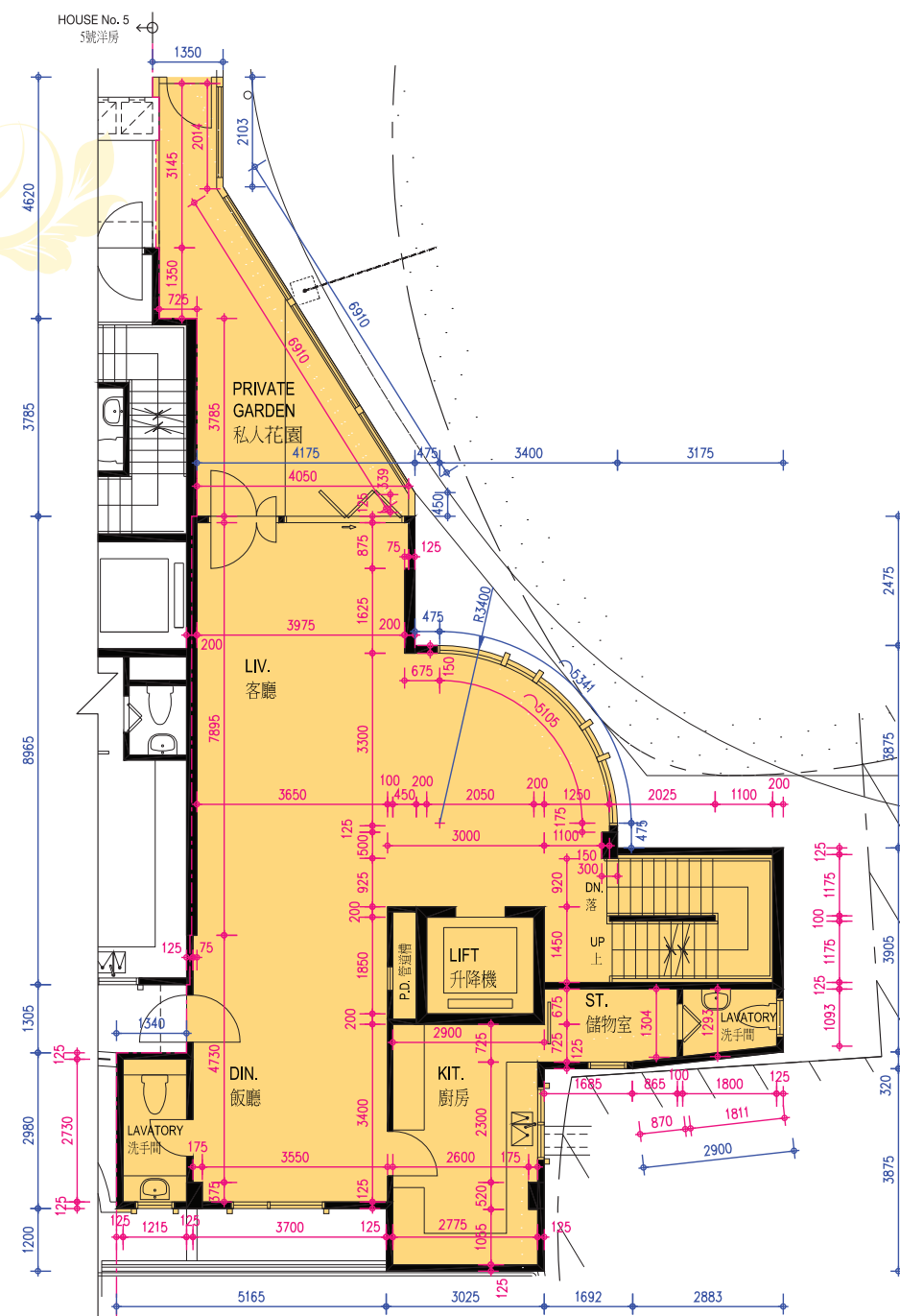
備註：1. 以上平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第17頁。
2. 平面圖所列之數字為以毫米標示之建築結構尺寸。

- Floor-to-floor height of each residential property (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) : B1/F is 3000mm and LEVEL + 11.50 is 3300mm.
- The thickness of floor slabs (excluding plaster) of each residential property : B1/F is 400 & 175mm and LEVEL + 11.50 is 175mm.
- 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.

Remarks : 1. Please refer to page 17 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above.
2. The dimensions in floor plans are all structural dimensions in millimeter.

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

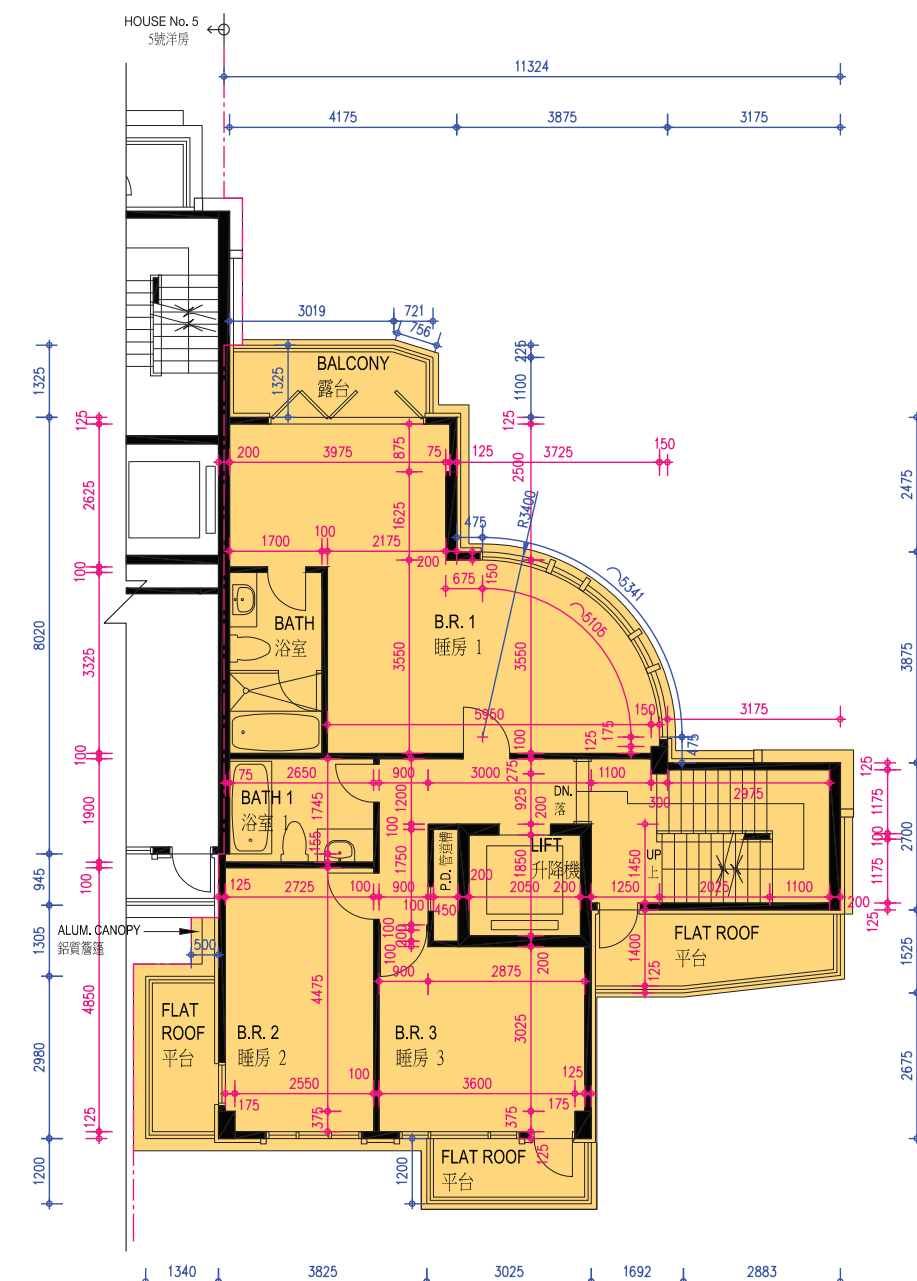
6號洋房 House No. 6



地下平面圖
G/F Floor Plan

1. 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) : 地下為3700毫米。一樓為3150毫米。
2. 每個住宅物業的樓板 (不包括灰泥) 的厚度 : 地下為400, 200, 165及150毫米。一樓為165及150毫米。
3. 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。

備註 : 1. 6號洋房於發展項目落成後, 經由小型工程或獲《建築物條例》(第123章) 豁免的工程而作出改動。有關改動的詳情請參閱第39及40頁。
2. 以上平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第17頁。
3. 平面圖所列之數字為以毫米標示之建築結構尺寸。



一樓平面圖
1/F Floor Plan

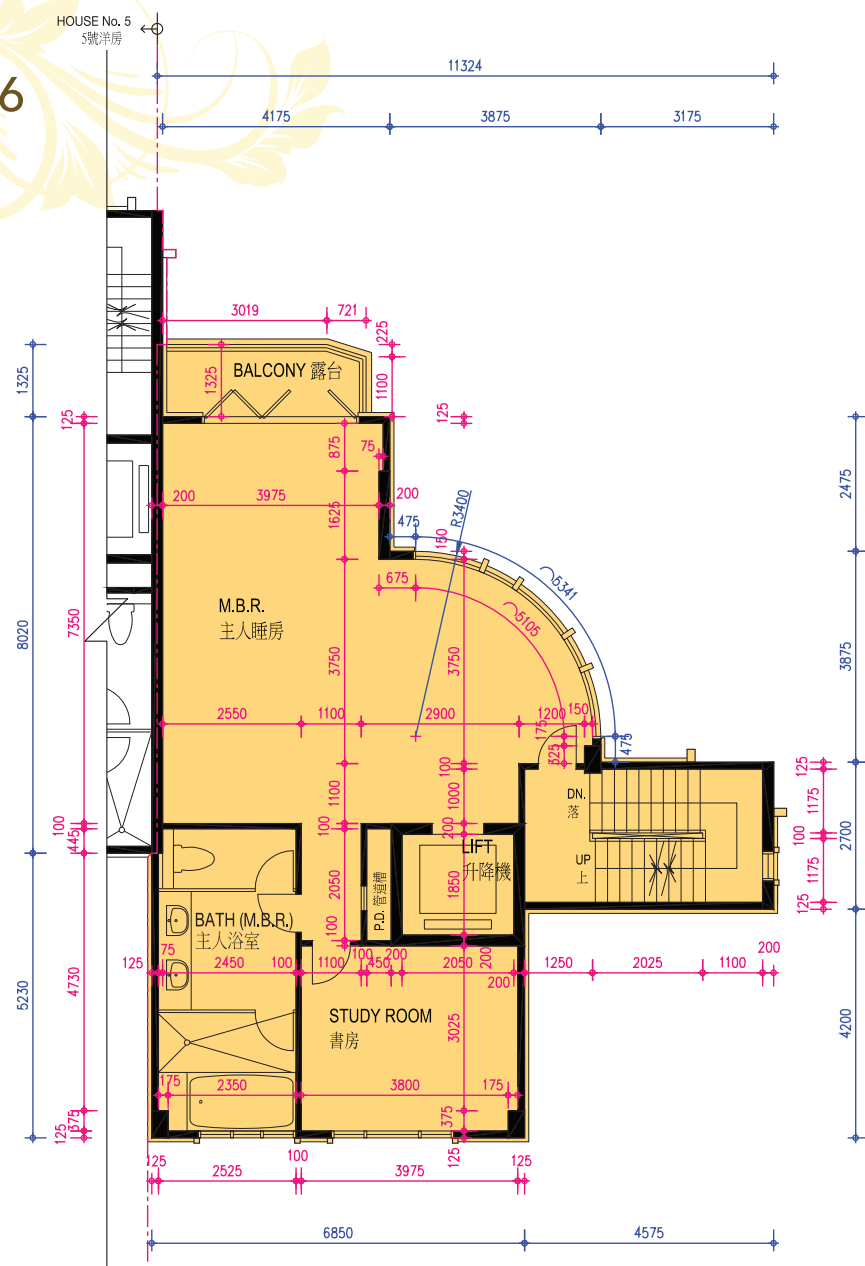
比例尺 Scale 0M(米) 5M(米)

1. Floor-to-floor height of each residential property (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) : G/F is 3700mm and 1/F is 3150mm.
2. The thickness of floor slabs (excluding plaster) of each residential property : G/F is 400, 200, 165 & 150mm. 1/F is 165 & 150mm.
3. 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.

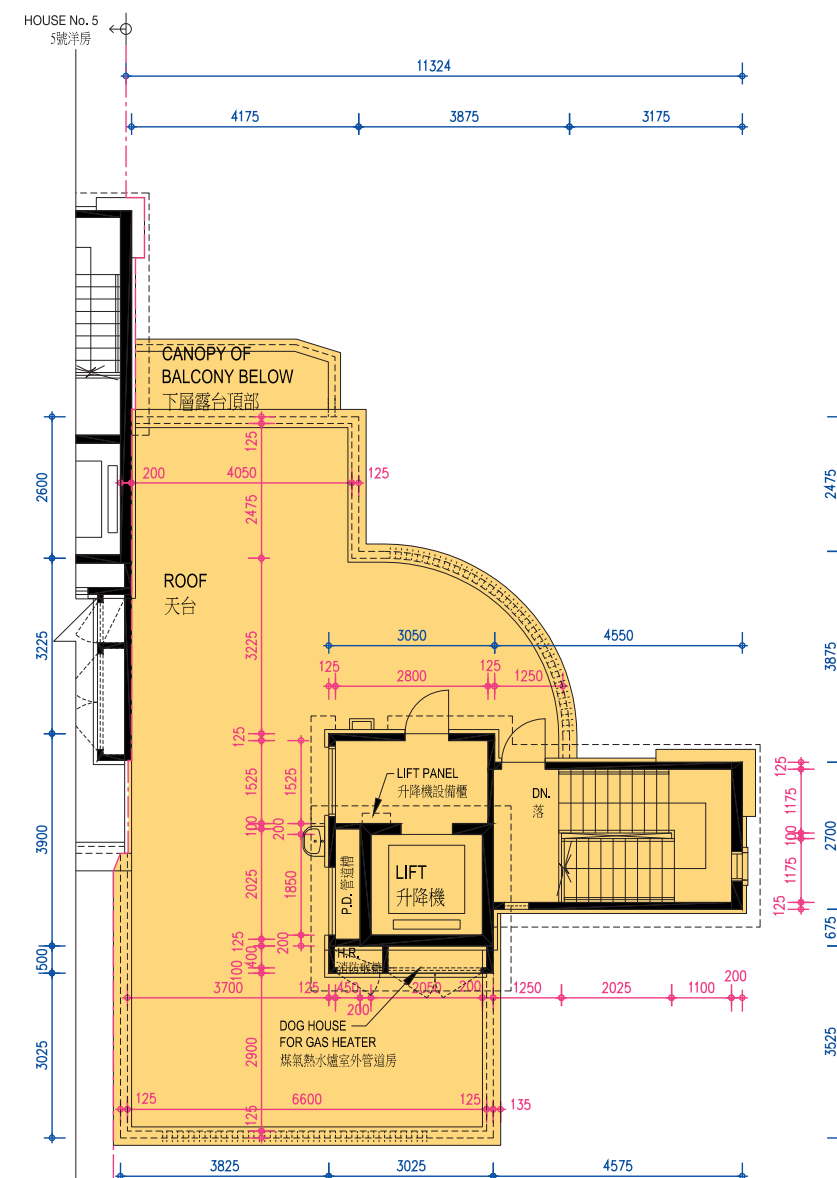
Remarks : 1. House No. 6 has been altered by way of minor works or exempted works under the Buildings Ordinance (Cap. 123) after completion of the Development. Please refer to page 39 & 40 for details of the alterations.
2. Please refer to page 17 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above.
3. The dimensions in floor plans are all structural dimensions in millimeter.

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

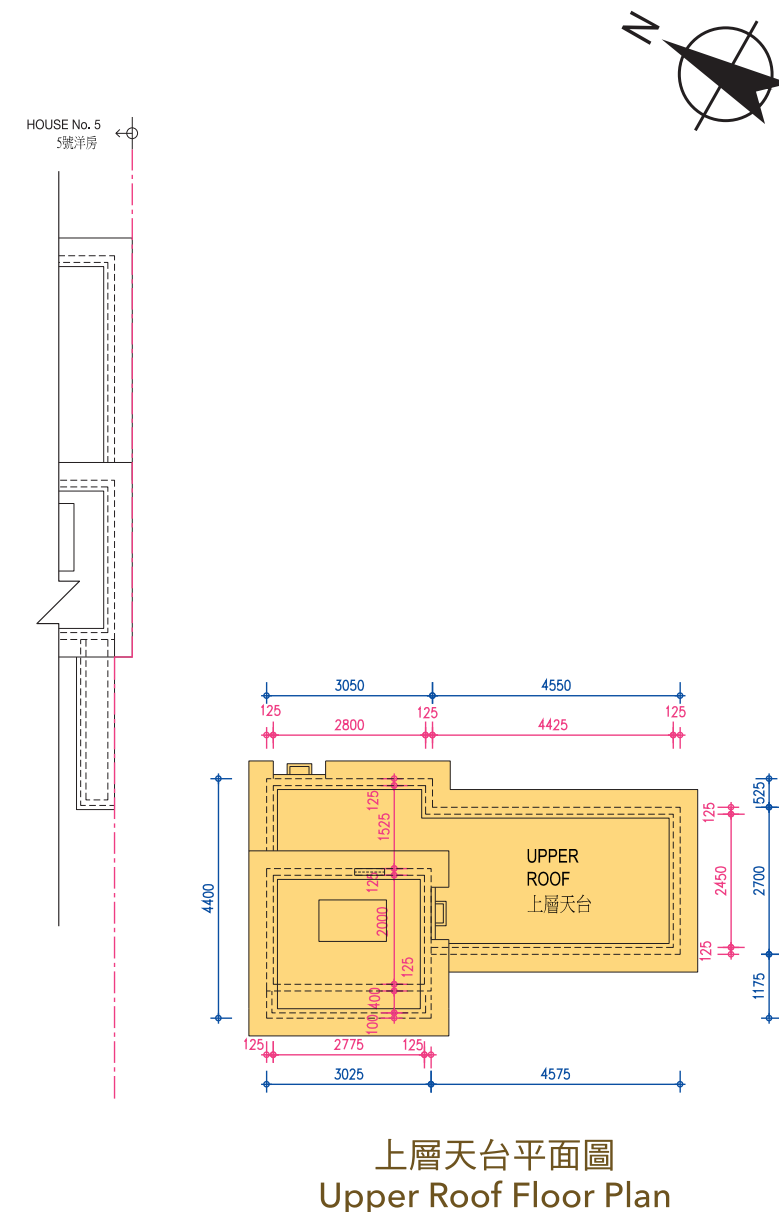
6號洋房 House No. 6



二樓平面圖
2/F Floor Plan



天台平面圖
Roof Floor Plan



上層天台平面圖
Upper Roof Floor Plan

比例尺 Scale 0M (米) 5M (米)

1. 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): 二樓為3150毫米。
2. 每個住宅物業的樓板(不包括灰泥)的厚度: 二樓及天台為165及150毫米。上層天台為200, 150及125毫米。
3. 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。

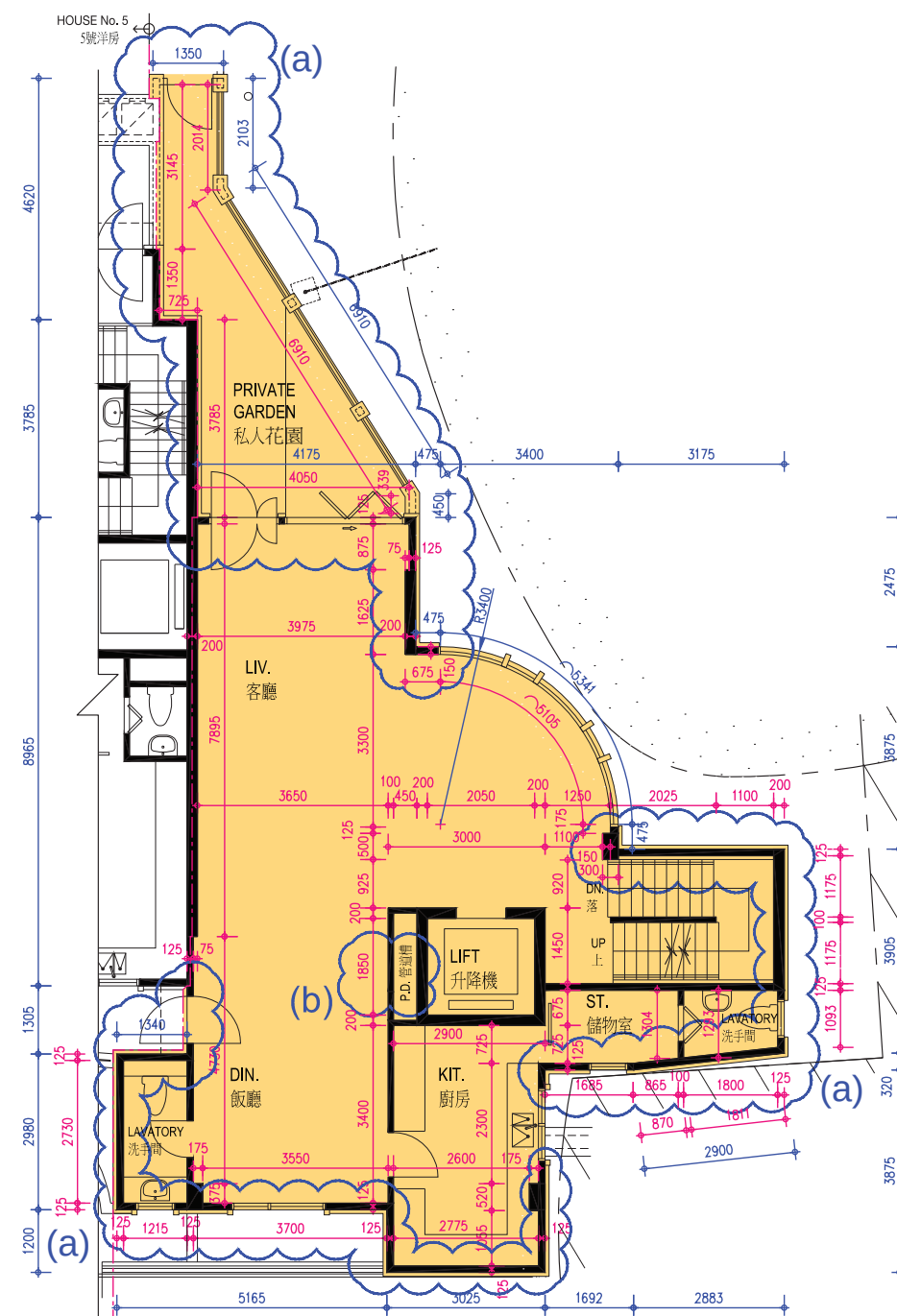
備註: 1. 6號洋房於發展項目落成後, 經由小型工程或獲《建築物條例》(第123章)豁免的工程而作出改動。有關改動的詳情請參閱第40頁。
2. 以上平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第17頁。
3. 平面圖所列之數字為以毫米標示之建築結構尺寸。

1. Floor-to-floor height of each residential property (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): 2/F is 3150mm.
2. The thickness of floor slabs (excluding plaster) of each residential property: 2/F & R/F are 165 & 150mm and UR/F is 200, 150 & 125mm.
3. 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.

Remarks: 1. House No. 6 has been altered by way of minor works or exempted works under the Buildings Ordinance (Cap. 123) after completion of the Development. Please refer to page 40 for details of the alterations.
2. Please refer to page 17 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above.
3. The dimensions in floor plans are all structural dimensions in millimeter.

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

6號洋房現狀平面圖 House No. 6 "as-built" Layout Plan



地下平面圖
G/F Floor Plan

比例尺 Scale 0M (米) 5M (米)

1. 本頁是第37頁附註的附加資料。6號洋房於發展項目落成後，經由小型工程或獲《建築物條例》(第123章)豁免的工程而作出改動。有關改動的細節如下：

- (a) 外牆牆身(不高於地面6米)鋪砌天然石飾面。
- (b) 省去客廳管道槽之檢修門。

備註：1. 以上平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第17頁。
2. 平面圖所列之數字為以毫米標示之建築結構尺寸。

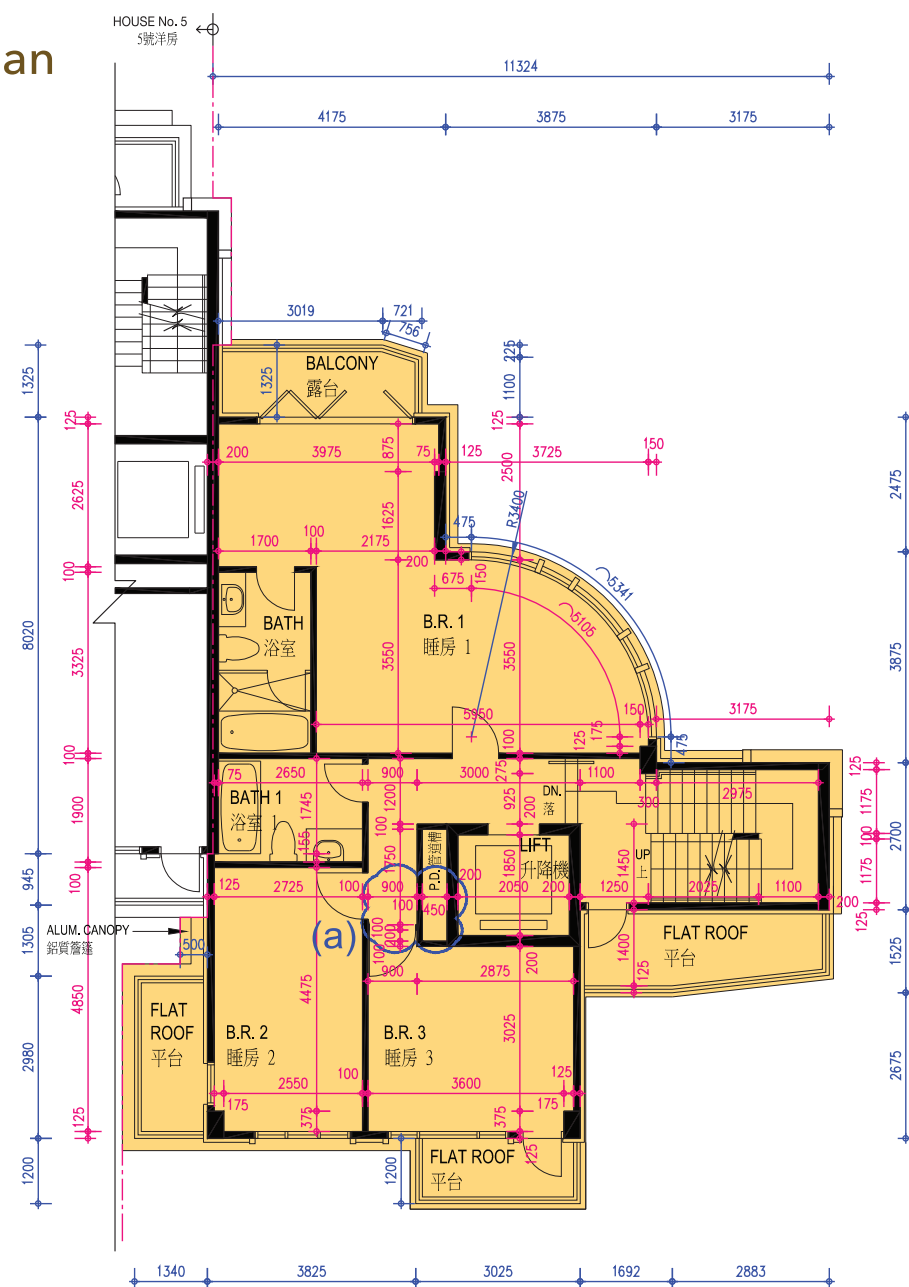
1. This page is the additional information to the explanatory note on page 37. House No. 6 has been altered by way of minor works or exempted works under the Buildings Ordinance (Cap. 123) after completion of the Development. The "as-built" layout plan above shows the approximate locations of the alterations. Details of the relevant alterations are as follows:

- (a) External stone claddings (not more than 6 meters from adjoining ground) were added.
- (b) Access panel of pipe duct in living room was omitted.

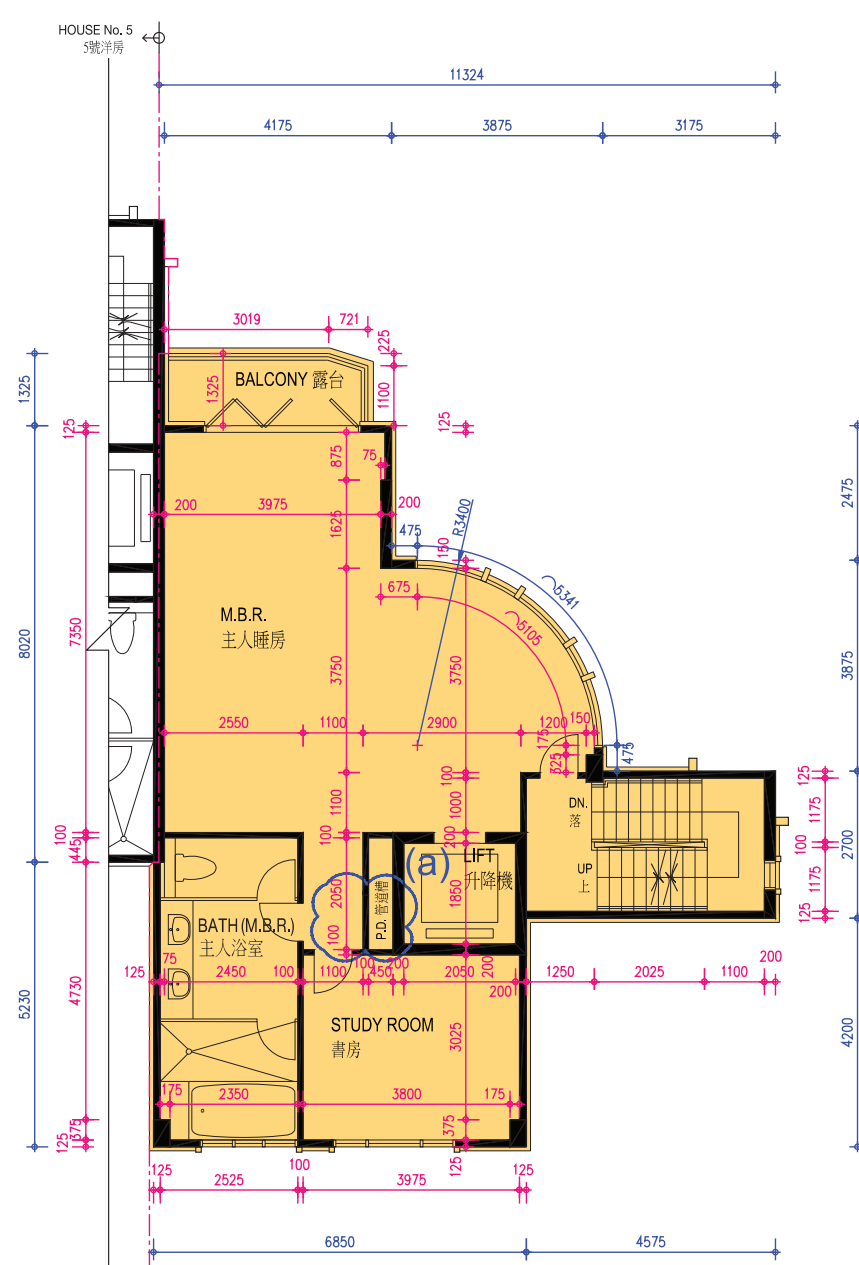
Remarks: 1. Please refer to page 17 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above.
2. The dimensions in floor plans are all structural dimensions in millimeter.

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

6號洋房現狀平面圖 House No. 6 "as-built" Layout Plan



一樓平面圖
1/F Floor Plan



二樓平面圖
2/F Floor Plan

比例尺 Scale 0 M (米) 5 M (米)

1. 本頁是第37及38頁附註的附加資料。6號洋房於發展項目落成後，經由小型工程或獲《建築物條例》(第123章)豁免的工程而作出改動。有關改動的細節如下：
- (a) 省去走廊管道槽之檢修門。

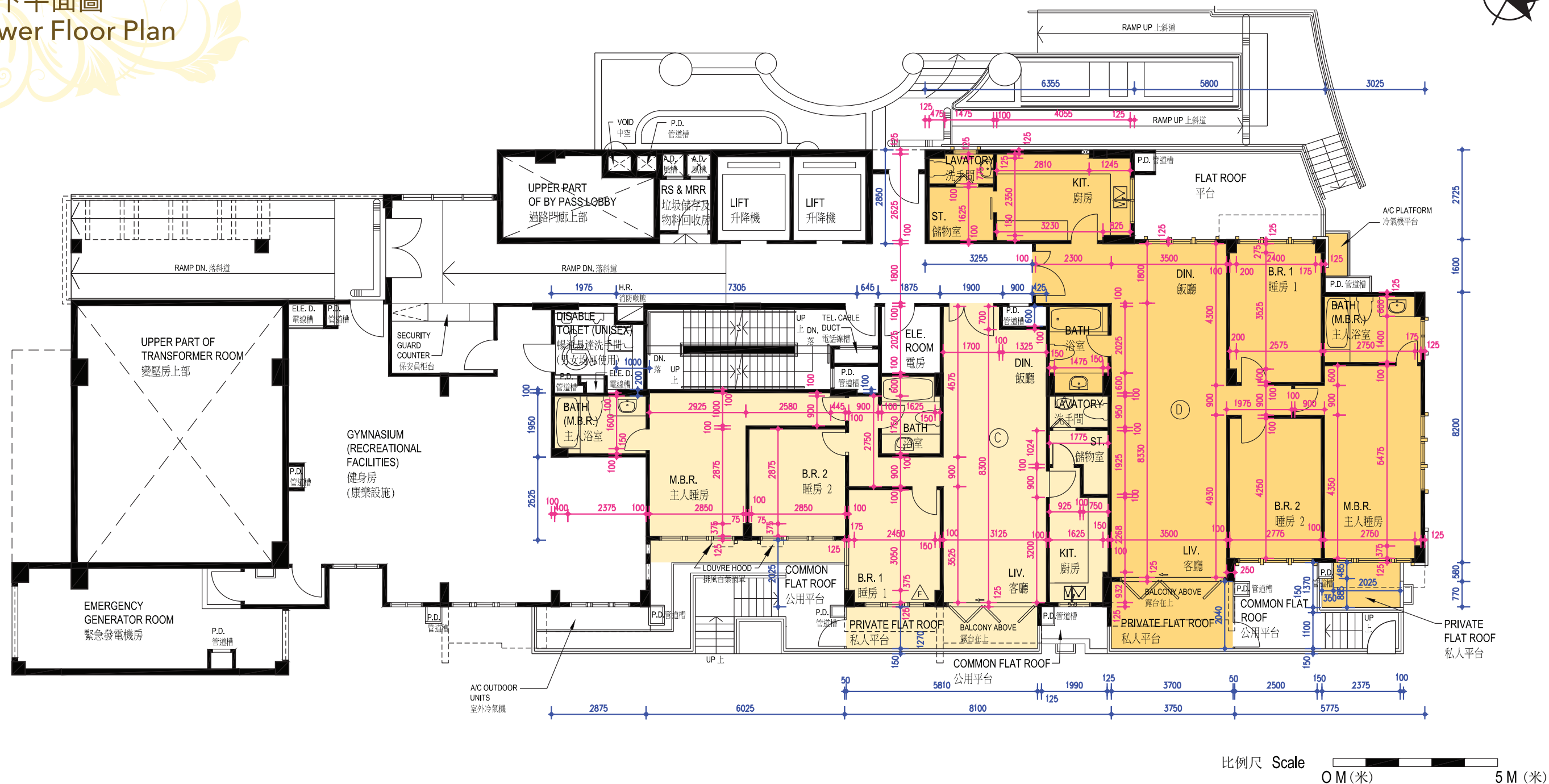
備註：1. 以上平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第17頁。
2. 平面圖所列之數字為以毫米標示之建築結構尺寸。

1. This page is the additional information to the explanatory note on page 37 & 38. House No. 6 has been altered by way of minor works or exempted works under the Buildings Ordinance (Cap. 123) after completion of the Development. The "as-built" layout plan above shows the approximate locations of the alterations. Details of the relevant alterations are as follows:
- (a) Access panel of pipe duct in corridor was omitted.

Remarks: 1. Please refer to page 17 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above.
2. The dimensions in floor plans are all structural dimensions in millimeter.

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

大廈地下平面圖
G/F Tower Floor Plan



1. 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) : 3050毫米
2. 每個住宅物業的樓板 (不包括灰泥) 的厚度為175毫米。
3. 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。

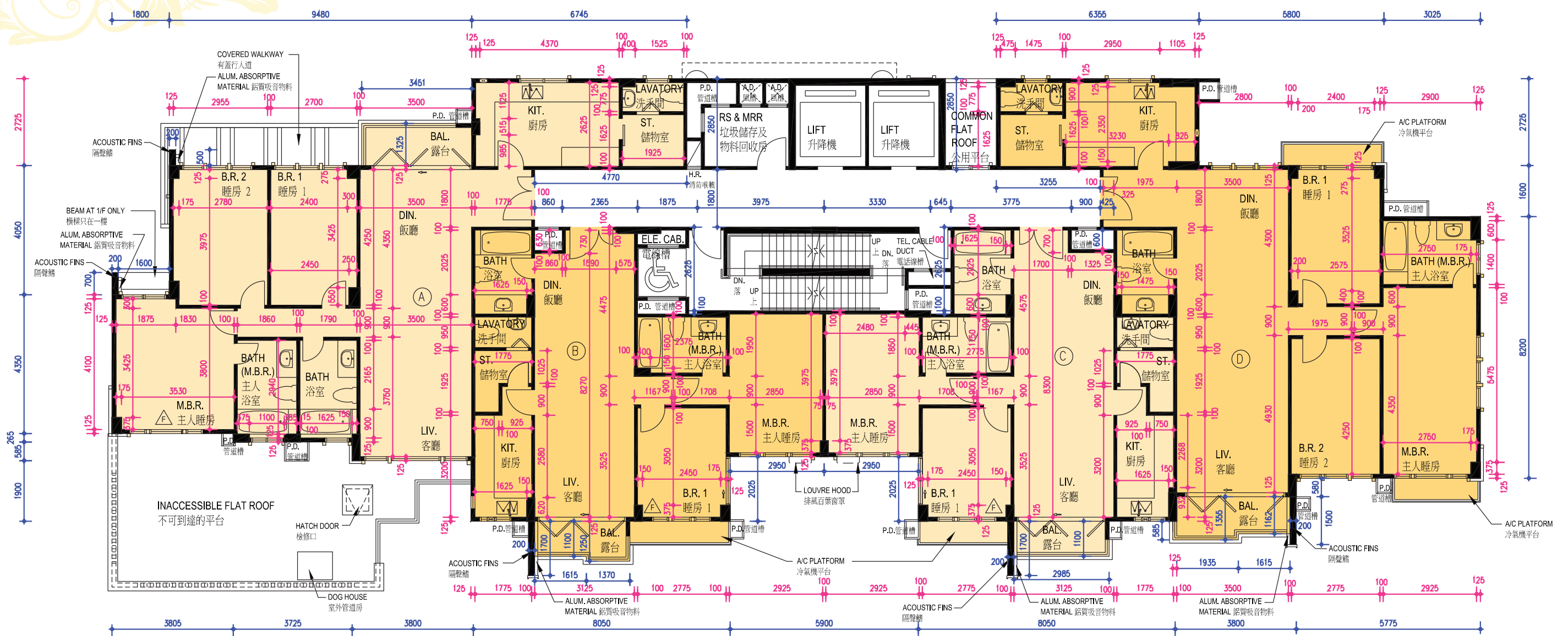
備註 : 1. 大堂於發展項目落成後, 經由小型工程或獲《建築物條例》(第123章) 豁免的工程而作出改動。有關改動的詳情請參閱第46頁。
2. 以上平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第17頁。
3. 平面圖所列之數字為以毫米標示之建築結構尺寸。

1. Floor-to-floor height of each residential property (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) : 3050mm
2. The thickness of floor slabs (excluding plaster) of each residential property is 175mm.
3. 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.

Remarks : 1. Lobby has been altered by way of minor works or exempted works under the Buildings Ordinance (Cap. 123) after completion of the Development. Please refer to page 46 for details of the alterations.
2. Please refer to page 17 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above.
3. The dimensions in floor plans are all structural dimensions in millimeter.

10. 發展項目的住宅物業的樓面平面圖 10. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

大廈1樓平面圖
1/F Tower Floor Plan



比例尺 Scale 0 M (米) 5 M (米)

1. 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) : 3050毫米
2. 每個住宅物業的樓板 (不包括灰泥) 的厚度為150毫米。
3. 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。

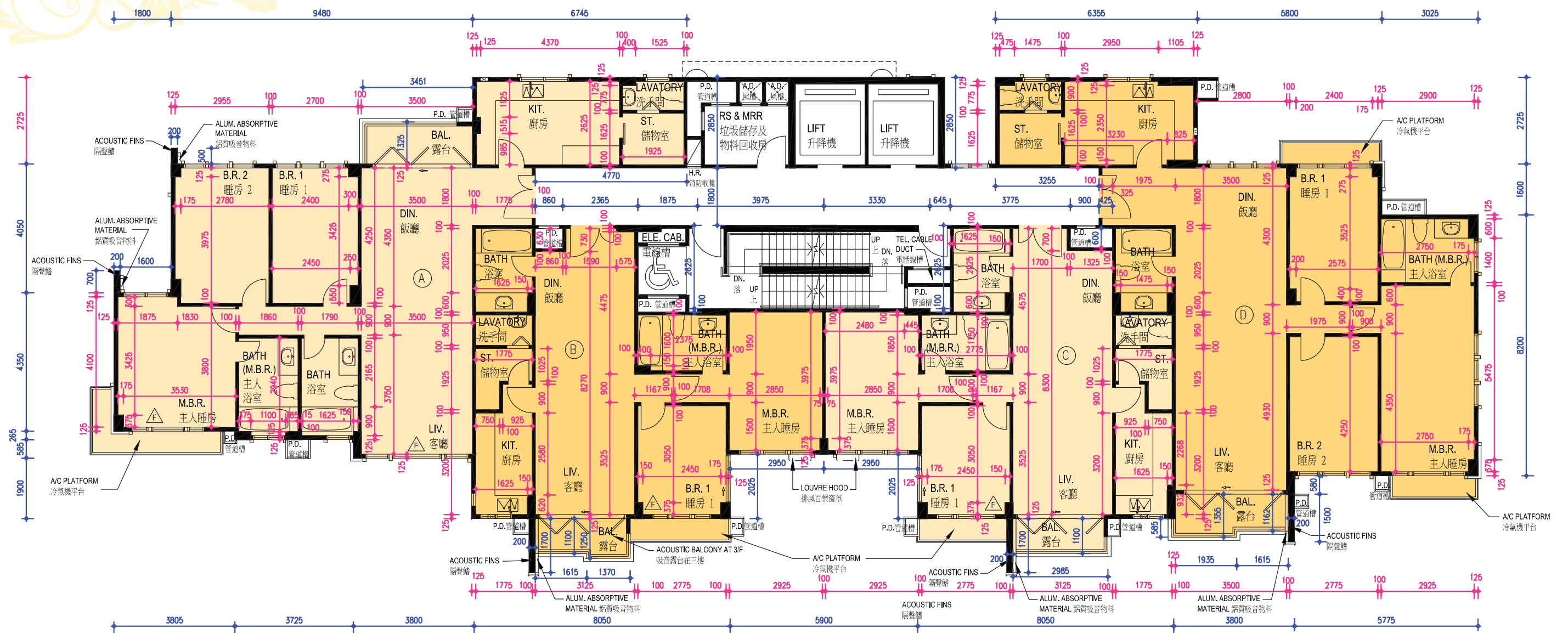
備註 : 1. 大堂於發展項目落成後, 經由小型工程或獲《建築物條例》(第123章) 豁免的工程而作出改動。有關改動的詳情請參閱第47頁。
2. 以上平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第17頁。
3. 平面圖所列之數字為以毫米標示之建築結構尺寸。

1. Floor-to-floor height of each residential property (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) : 3050mm
2. The thickness of floor slabs (excluding plaster) of each residential property is 150mm.
3. 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.

Remarks : 1. Lobby has been altered by way of minor works or exempted works under the Buildings Ordinance (Cap. 123) after completion of the Development. Please refer to page 47 for details of the alterations.
2. Please refer to page 17 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above.
3. The dimensions in floor plans are all structural dimensions in millimeter.

10. 發展項目的住宅物業的樓面平面圖 10. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

大廈2樓至3樓平面圖
2/F-3/F Tower Floor Plan



比例尺 Scale 0M (米) 5M (米)

1. 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) : 3050毫米
2. 每個住宅物業的樓板 (不包括灰泥) 的厚度為150毫米。
3. 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。

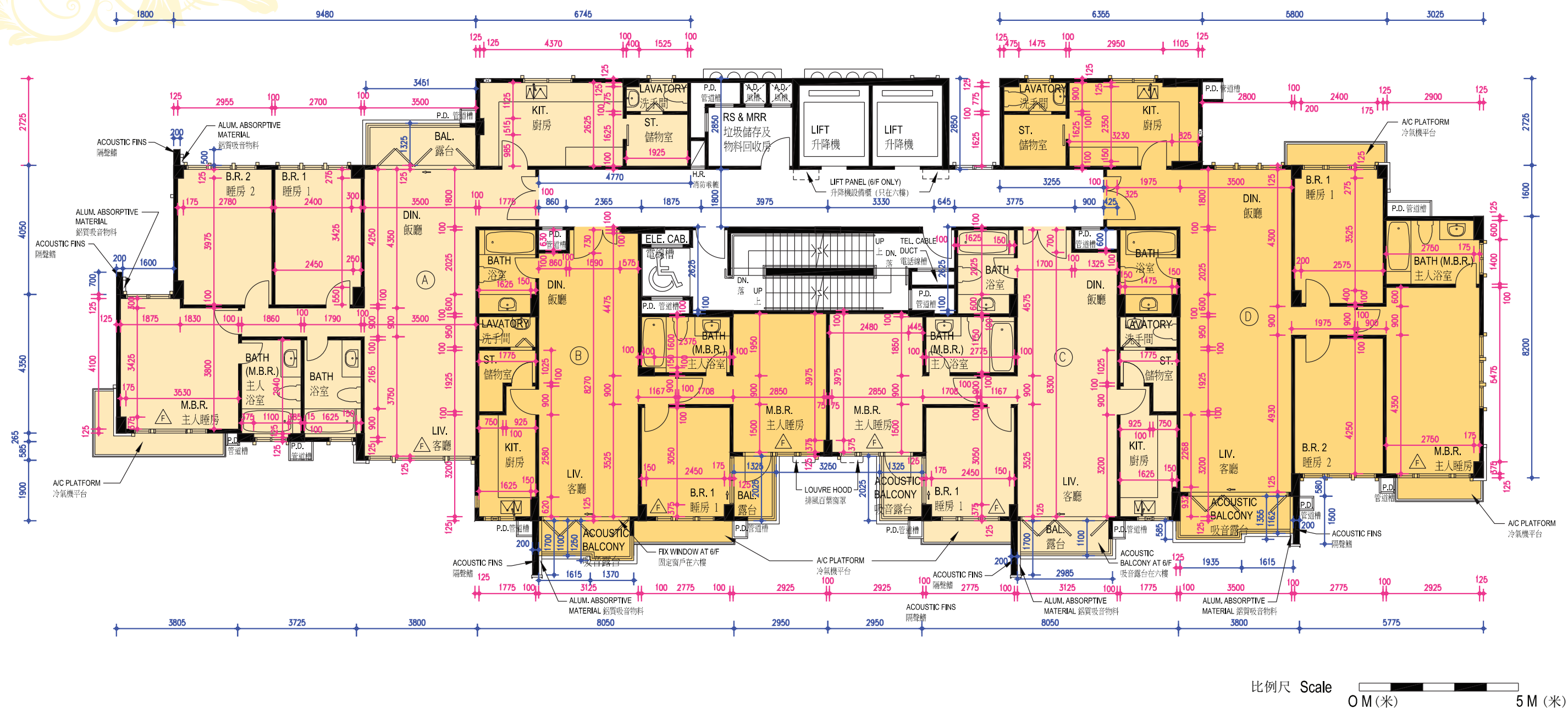
備註 : 1. 以上平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第17頁。
2. 平面圖所列之數字為以毫米標示之建築結構尺寸。

1. Floor-to-floor height of each residential property (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) : 3050mm
2. The thickness of floor slabs (excluding plaster) of each residential property is 150mm.
3. 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.

Remarks : 1. Please refer to page 17 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above.
2. The dimensions in floor plans are all structural dimensions in millimeter.

10. 發展項目的住宅物業的樓面平面圖 10. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

大廈5樓至6樓平面圖
5/F-6/F Tower Floor Plan



1. 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) : 3050毫米
2. 每個住宅物業的樓板 (不包括灰泥) 的厚度為150毫米。
3. 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。

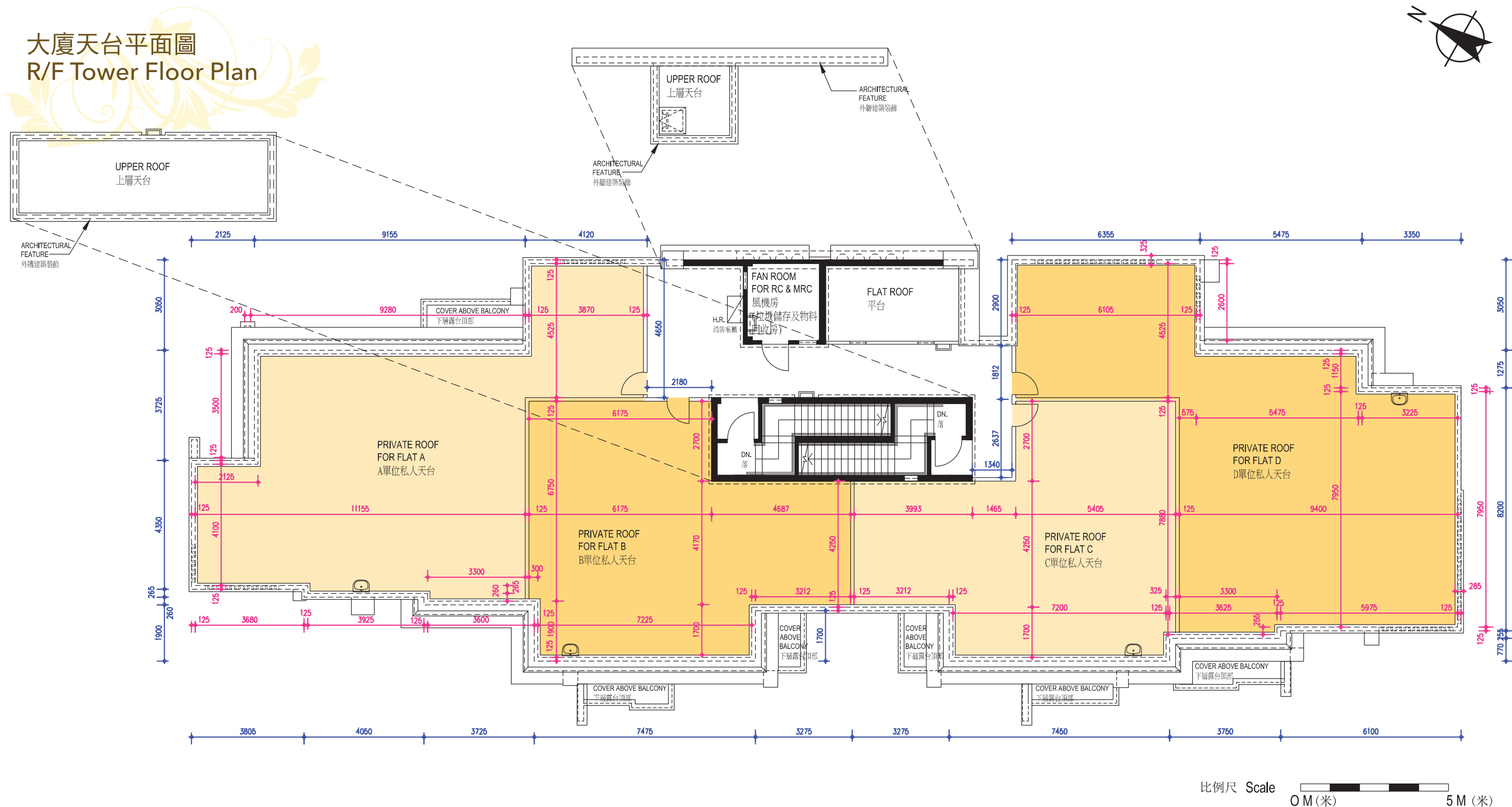
備註 : 1. 以上平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第17頁。
2. 平面圖所列之數字為以毫米標示之建築結構尺寸。

1. Floor-to-floor height of each residential property (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) : 3050mm
2. The thickness of floor slabs (excluding plaster) of each residential property is 150mm.
3. 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.

Remarks : 1. Please refer to page 17 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above.
2. The dimensions in floor plans are all structural dimensions in millimeter.

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

大廈天台平面圖
R/F Tower Floor Plan



1. 每個住宅物業的樓板 (不包括灰泥) 的厚度為150毫米。
2. 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。

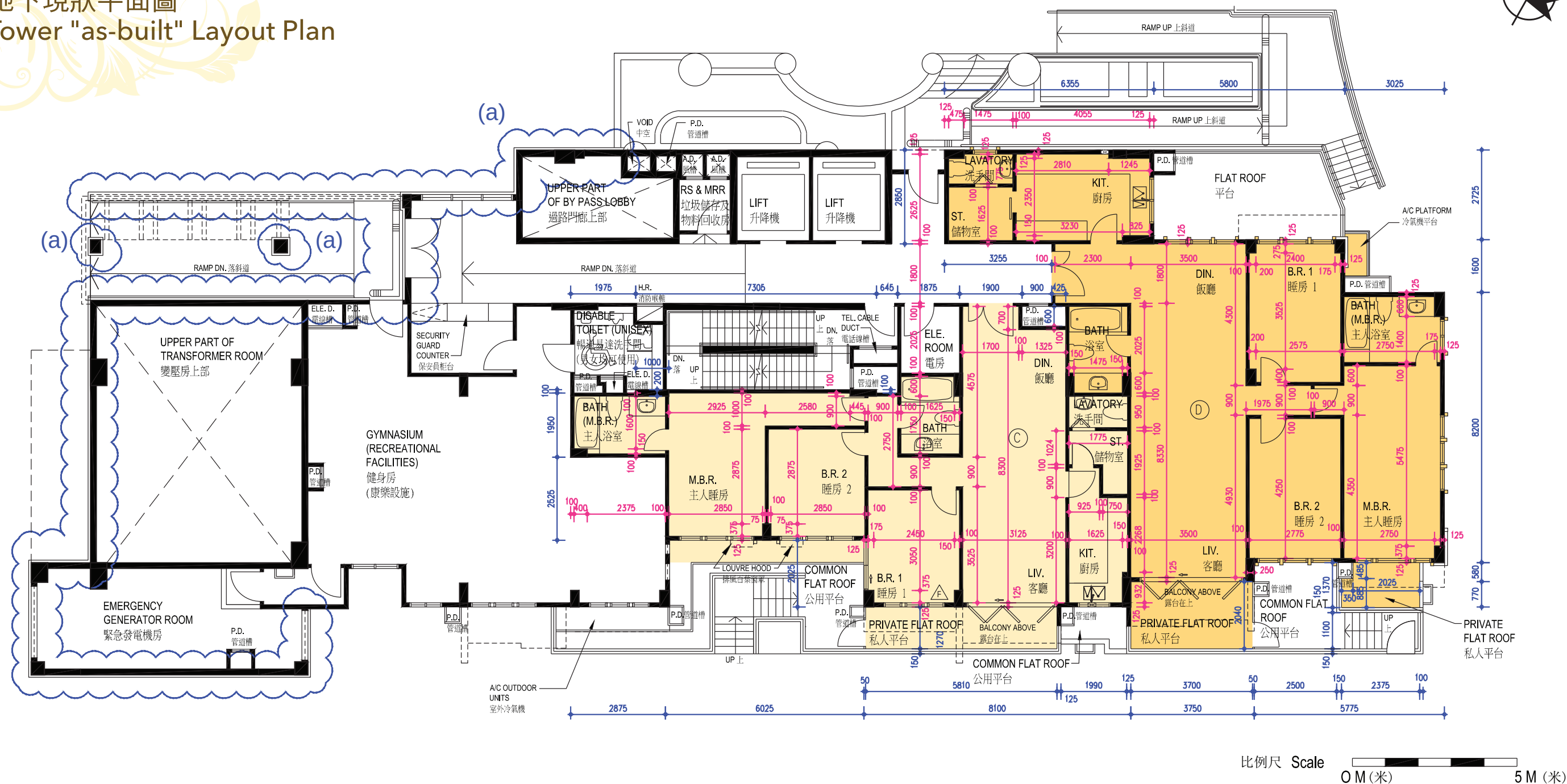
備註：1. 以上平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第17頁。
2. 平面圖所列之數字為以毫米標示之建築結構尺寸。

1. The thickness of floor slabs (excluding plaster) of each residential property is 150mm.
2. 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.

Remarks: 1. Please refer to page 17 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above.
2. The dimensions in floor plans are all structural dimensions in millimeter.

10. 發展項目的住宅物業的樓面平面圖 10. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

大廈地下現狀平面圖
G/F Tower "as-built" Layout Plan



1. 本頁是第41頁附註的附加資料。大廈於發展項目落成後，經由小型工程或獲《建築物條例》(第123章)豁免的工程而作出改動。有關改動的細節如下：

(a) 外牆牆身(不高於地面6米)鋪砌天然石飾面。

備註：1. 以上平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第17頁。
2. 平面圖所列之數字為以毫米標示之建築結構尺寸。

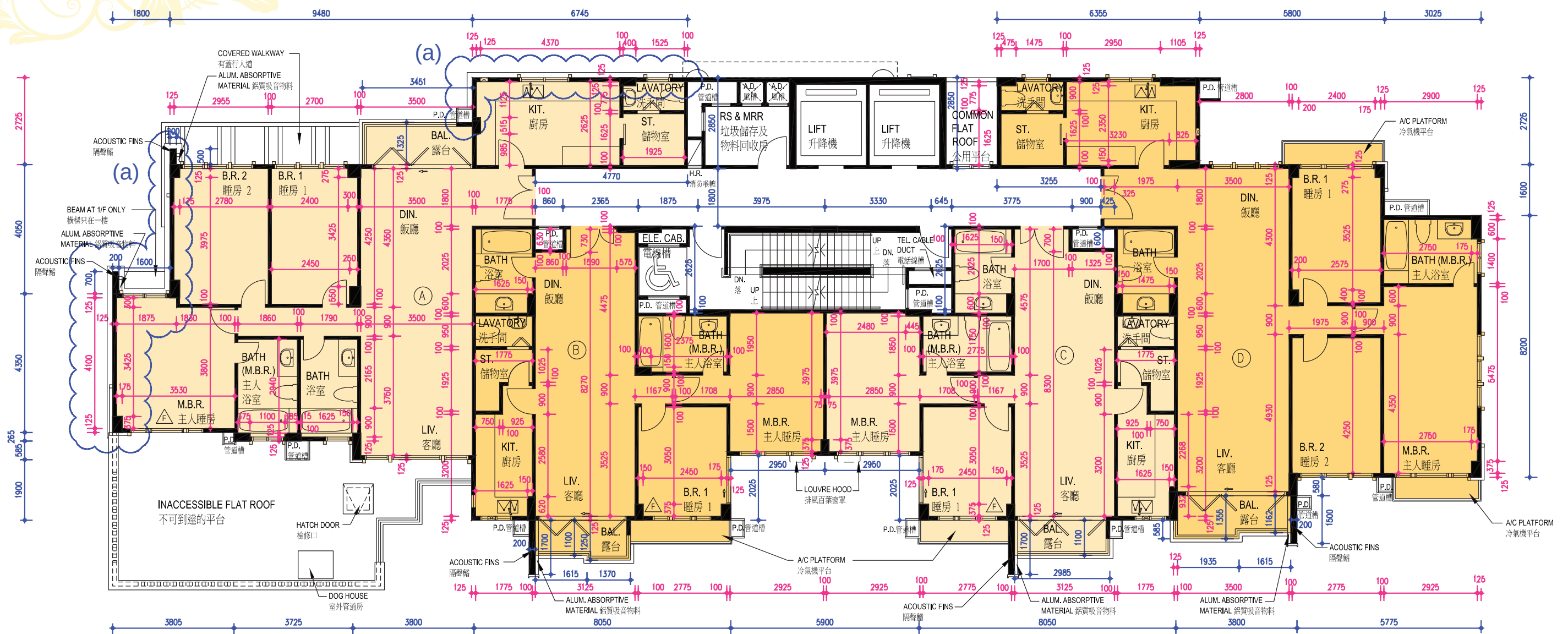
1. This page is the additional information to the explanatory note on page 41. Tower has been altered by way of minor works or exempted works under the Buildings Ordinance (Cap. 123) after completion of the Development. The "as-built" layout plan above shows the approximate locations of the alterations. Details of the relevant alterations are as follows:

(a) External stone claddings (not more than 6 meters from adjoining ground) were added.

Remarks: 1. Please refer to page 17 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above.
2. The dimensions in floor plans are all structural dimensions in millimeter.

10. 發展項目的住宅物業的樓面平面圖 10. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

大廈1樓現狀平面圖
1/F Tower "as-built" Layout Plan



比例尺 Scale 0 M (米) 5 M (米)

1. 本頁是第42頁附註的附加資料。大廈於發展項目落成後，經由小型工程或獲《建築物條例》(第123章) 豁免的工程而作出改動。有關改動的細節如下：
- (a) 外牆牆身(不高於地面6米)鋪砌天然石飾面。

備註：1. 以上平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第17頁。
2. 平面圖所列之數字為以毫米標示之建築結構尺寸。

1. This page is the additional information to the explanatory note on page 42. Tower has been altered by way of minor works or exempted works under the Buildings Ordinance (Cap. 123) after completion of the Development. The "as-built" layout plan above shows the approximate locations of the alterations. Details of the relevant alterations are as follows:
- (a) External stone claddings (not more than 6 meters from adjoining ground) were added.

Remarks: 1. Please refer to page 17 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above.
2. The dimensions in floor plans are all structural dimensions in millimeter.

11

發展項目中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property	實用面積 (包括露台，工作平台及陽台(如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
屋號 House Number		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
1 號洋房 House No. 1	329.244 (3,544) 露台 Balcony: 14.894 (160) 工作平台 Utility Platform: -	-	-	-	4.141 (45)	14.652 (158)	-	54.204 (583)	-	-	-
2 號洋房 House No. 2	334.853 (3,604) 露台 Balcony: 9.974 (107) 工作平台 Utility Platform: -	-	-	-	6.151 (66)	13.512 (145)	-	50.588 (545)	-	-	-
3 號洋房 House No. 3	351.951 (3,788) 露台 Balcony: 10.238 (110) 工作平台 Utility Platform: -	-	-	-	4.317 (46)	7.894 (85)	-	55.607 (599)	-	-	-
5 號洋房 House No. 5	359.183 (3,866) 露台 Balcony: 10.238 (110) 工作平台 Utility Platform: -	-	-	-	4.317 (46)	13.624 (147)	-	54.127 (583)	-	-	-
6 號洋房 House No. 6	409.080 (4,403) 露台 Balcony: 9.748 (105) 工作平台 Utility Platform: -	-	-	-	12.106 (130)	18.635 (201)	-	67.156 (723)	-	-	-

住宅物業的實用面積，以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
The saleable area of the residential property and the floor area of balcony, utility platform or verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the area of other specified items (not included in the saleable area) is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

備註： 1. 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米 = 10.764平方呎換算，並四捨五入至整數。
2. 不設4樓。

Notes: 1. Areas in square metre as specified in the above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.
2. 4/F is omitted.

11

發展項目中的住宅物業的面積

• AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台(如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
大廈 Tower	地下 G/F	C	94.698 (1,019) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	7.379 (79)	-	-	-	-	-	-
		D	118.685 (1,278) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	10.632 (114)	-	-	-	-	-	-
	一樓至三樓 1/F-3/F	A	119.449 (1,286) 露台 Balcony: 4.573 (49) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		B	83.087 (894) 露台 Balcony: 3.709 (40) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		C	82.422 (887) 露台 Balcony: 3.504 (38) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		D	123.489 (1,329) 露台 Balcony: 4.804 (52) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-

住宅物業的實用面積，以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
The saleable area of the residential property and the floor area of balcony, utility platform or verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the area of other specified items (not included in the saleable area) is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

備註： 1. 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米 = 10.764平方呎換算，並四捨五入至整數。
2. 不設4樓。

Notes: 1. Areas in square metre as specified in the above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.
2. 4/F is omitted.

11

發展項目中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
大廈 Tower	五樓 5/F	A	119.449 (1,286) 露台 Balcony: 4.573 (49) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		B	85.770 (923) 露台 Balcony: 6.392 (69) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		C	85.105 (916) 露台 Balcony: 6.187 (67) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		D	123.489 (1,329) 露台 Balcony: 4.804 (52) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
	六樓 6/F	A	119.449 (1,286) 露台 Balcony: 4.573 (49) 工作平台 Utility Platform: -	-	-	-	-	-	-	97.541 (1,050)	-	-	-
		B	85.770 (923) 露台 Balcony: 6.392(69) 工作平台 Utility Platform: -	-	-	-	-	-	-	74.827 (805)	-	-	-
		C	85.105 (916) 露台 Balcony: 6.187 (67) 工作平台 Utility Platform: -	-	-	-	-	-	-	73.325 (789)	-	-	-
		D	123.489 (1,329) 露台 Balcony: 4.804 (52) 工作平台 Utility Platform: -	-	-	-	-	-	-	108.100 (1,164)	-	-	-

住宅物業的實用面積，以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
The saleable area of the residential property and the floor area of balcony, utility platform or verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the area of other specified items (not included in the saleable area) is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

備註： 1. 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米 = 10.764平方呎換算，並四捨五入至整數。
2. 不設4樓。

Notes: 1. Areas in square metre as specified in the above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.
2. 4/F is omitted.

12. 發展項目中的停車位的樓面平面圖

FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

地庫一樓平面圖

B1 Floor Plan



層數 Floor	停車位類別 Category of Parking Space	數目 Nos.	每個停車位尺寸 (長 x 寬) (米) The dimensions of each parking space (L x W) (m)	每個停車位面積 (平方米) Area of each parking space (sq.m)
地庫一樓 B1 Floor	住宅停車位 Residential Parking Space	10	5.0 x 2.5	12.5
	上落貨車位 Loading and Unloading Space	1	11.0 x 3.5	38.5

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

地庫二樓平面圖
B2 Floor Plan



- Residential Parking Space
住客停車位
- Parking Space For The Disabled Persons
傷殘人士停車位
- Visitors' Parking Space
訪客停車位
- Visitors' Parking Space
(Also Serving As a Parking Space For The Disabled Person)
訪客停車位 (亦用作為傷殘人士停車位)
- Motor Cycle Parking Space
電單車停車位

層數 Floor	停車位類別 Category of Parking Space	數目 Nos.	每個停車位尺寸 (長 x 寬) (米) The dimensions of each parking space (L x W) (m)	每個停車位面積 (平方米) Area of each parking space (sq.m)
地庫二樓 B2 Floor	住宅停車位 Residential Parking Space	15	5.0 x 2.5	12.5
	傷殘人士停車位 Parking Space For The Disabled Persons	1	5.0 x 3.5	17.5
	訪客停車位 Visitors' Parking Space	1	5.0 x 2.5	12.5
		1*	5.0 x 3.5	17.5
	電單車停車位 Motor Cycle Parking Space	3	2.4 x 1.0	2.4

* 訪客停車位 (亦用作為傷殘人士停車位)
Visitors' Parking Space (Also Serving As a Parking Space For The Disabled Person)

13. 臨時買賣合約的摘要

SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

1. 在簽署臨時買賣合約時須支付款額為5%的臨時訂金。
2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有。
3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約 —
 - (i) 該臨時合約即告終止；
 - (ii) 有關的臨時訂金即予沒收；及
 - (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

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

14. 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

第一業主(即金勵發展有限公司)、管理人(即華業物業管理有限公司)及發展項目的一個業主將訂立有關發展項目的住宅物業的一份公契及管理協議(「公契」)。

1. 發展項目的公用部分

- (i) 「**公用地方**」指所有發展項目公用地方、洋房公用地方、大廈公用地方及停車位公用地方。
- (ii) 「**公用設施**」指所有發展項目公用設施、洋房公用設施、大廈公用設施及停車位公用設施。
- (iii) 「**發展項目公用地方**」指該土地及發展項目(按公契界定)內由第一業主按公契規定指定其用途為供單位(按公契界定)的業主(按公契界定)及佔用人共同使用與享用，而並非按公契或其他規定給予第一業主或任何個別單位業主及並非特別轉讓的所有該等範圍或其部分，在不限制前文的概括性的原則下，包括該土地內的斜坡及擋土牆(按公契界定)、非建築區(按公契界定)(不包括構成洋房公用地方之部分)、綠化範圍(按公契界定)、外牆(不包括構成大廈公用地方之部分或洋房的外牆 (按公契界定))、園景區、道路、行人徑、行人道、樓梯、走道、通道、入口、車道、公共空間、梯台、升降機及升降機槽(不包括構成洋房之部分的升降機及升降機槽)、低電壓電掣房(L.V. switch room)、煤氣錶房、變壓器房、垃圾收集及物料回收室(RC & MRC)、水錶櫃、檢測錶櫃、消防泵房(F.S. pump room)、消防控制閥及控制房(F.S. control valve & control pump RM.)、爬梯、食水/灌溉水泵及水箱房、沖廁水及清潔水泵及水箱房、平台(僅為作識別之用，在附錄於本公契的圖則上以橙色顯示並經認可人士(按公契界定)及其代表核實其準確性)、電訊及廣播設備室(T.B.E. room)、警衛室、保安員櫃枱、消防栓及喉轆水箱(FH/HR tank)、緊急發電機房、康樂設施(按公契界定)、訪客停車位(按公契界定)、傷殘人士(按公契界定)停車位、上落客貨區、樹木種植區、傷殘人士洗手間和《建築物管理條例》第2條界定的「公用部分」所涵蓋的該等地方，但並不包括停車位公用地方、洋房公用地方及大廈公用地方。為作識別之用，發展項目公用地方在附錄於本公契的圖則上以橙色顯示(經認可人士核實其準確性)。
- (iv) 「**發展項目公用設施**」指發展項目公用地方內作為發展項目適意設施之部分供發展項目內所有單位業主及佔用人共同使用或安裝供發展項目內所有單位業主及佔用人共同享用，而並非供個別單位業主獨家享用的所有該等設置及設施，在不限制前文的概括性的原則下，包括鐵閘、圍牆、排水渠、沙井、渠道、灌溉點、總水喉、污水渠、明渠、水道(如有)、電纜、水井(如有)、煤氣閥櫃、管道、電線、鹹水及食水進水口及總喉、升降機、升降機槽內的裝置及設施、消防或保安設備及設施、水泵、電掣、儀錶、照明、衛生裝置、垃圾處理設備及設施、公用天線及其他儀器、設備及設施。
- (v) 「**洋房公用地方**」指該土地及發展項目內由第一業主按公契規定指定其用途為供洋房的業主及佔用人共同使用與享用，而並非按公契或其他規定給予第一業主或任何個別洋房業主及並非特別轉讓的所有該等範圍或部分，在不限制前文的概括性的原則下，包括非建築區(不構成發展項目公用地方之部分)、入口、行人徑、梯台、公共空間、消防泵房(F.S. pump room)、消防水箱(F.S. water tank)及樹木種植區。為作識別之用，洋房公用地方在附錄於本公契的圖則上以黃色顯示(並經認可人士核實其準確性)。
- (vi) 「**洋房公用設施**」指洋房公用地方內供所有洋房業主及佔用人共同使用或安裝供所有洋房業主及佔用人共同享用，而並非供個別洋房業主獨家享用或整個發展項目使用的所有該等設置及設施，在不限制前文的概括性的原則下，包括路面溝渠、灌溉點、園景照明及其他服務、設施、儀器，無論是管道式或非管道式。
- (vii) 「**大廈公用地方**」指該土地及發展項目內由第一業主按公契規定指定其用途為供住宅大廈單位(按公契界定)的業主及佔用人共同使用與享用，而並非按公契或其他規定給予第一業主或任何個別住宅大廈單位業主及並非特別轉讓的所有該等範圍或部分，在不限制前文的概括性的原則下，包括梯台、升降機及升降機槽、大廈外牆(包括但不限於圍住住宅大廈單位的外牆)、平台(僅為作識別之用，在附錄於本公契的圖則上以綠色顯示(並經認可人士及其代表核實其準確性))、上層平台、公用平台、不可到達平台、建築裝飾、鋁柵(ALUM. grille)、垃圾存放及物料回收室(RS & MRR)、電力房(ELE room)、拱肩玻璃、有蓋行人路、管槽、GRC構件、電話線槽(Tel. cable duct)、喉轆(H.R.)、露台上蓋、垃圾存放及物料回收室的風機房(Fan Room for RC & MRC)、電力櫃、空氣槽、護牆、爬梯、鋁鰭片、鋁空調格柵及構成噪音緩解措施(按公契界定)一部分之隔音鰭(不包括構成住宅單位之部分)。為作識別之用，大廈公用地方在附錄於本公契的圖則上以綠色顯示(並經認可人士及其代表核實其準確性)。

(viii) 「**大廈公用設施**」指大廈公用地方內供所有住宅大廈單位業主及佔用人共同使用或安裝供所有住宅大廈單位業主及佔用人共同享用，而並非供個別住宅大廈單位業主獨家享用或整個發展項目使用的所有該等設置及設施，在不限制前文的概括性的原則下，包括升降機、升降機槽內的裝置及設施、玻璃欄杆、管道、排水渠、消防水箱、一切泵房內的玻璃纖維沖廁水箱及輔助裝置及升降機機房內的設施和其他服務、器具、設備及設施。

(ix) 「**停車位公用地方**」指該土地及發展項目內由第一業主按公契規定指定其用途為供停車位(按公契界定)的業主及佔用人共同使用與享用和按建築圖則(定義見公契)和新批地文件第21610(「批地文件」)建造作泊車用途的該土地及發展項目的一切該等範圍或其部分(除了批地文件特別條款第(25)條所批准停車位平面圖上指定的該等停車位)，在不限制前文的概括性的原則下，包括樓梯、梯台、車道、斜道、風機房、排煙槽、灑水器泵房、灑水器水箱(SPR. Tank)及僅服務停車位的供電動車充電的電錶房。為作識別之用，停車位公用地方在附錄於本公契的圖則上以靛藍色顯示(經認可人士核實其準確性)。

(x) 「**停車場公用設施**」指停車位公用地方內供停車位業主及佔用人共同使用或安裝供停車位業主及佔用人共同享用，而並非供個別停車位業主獨家使用或享用或整個發展項目使用使用或的所有該等設置及設施，在不限制前文的概括性的原則下，包括排水渠、沙井、渠道、總水喉(如有)、水箱、隔油池、清潔水龍頭、喉轆、污水渠、明渠、水道、電纜、水井(如有)、管道、電線、鹹水及食水進水口(如有)及總喉、消防或保安設備及設施、水泵、電掣、儀錶、照明、通風槽、停車位管理系統和其他器具、設備及設施。

2. 分配予發展項目中的每個住宅物業的不分割份數的數目

(I) 分配予每幢洋房的不分割份數數目

洋房	不分割份數數目
1號洋房	339 / 4,268
2號洋房	344 / 4,268
3號洋房	361 / 4,268
5號洋房	368 / 4,268
6號洋房	421 / 4,268

註：不設4號洋房。

14. 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

(II) 分配予每個住宅大廈單位的不分割份數數目

樓層	住宅大廈單位	不分割份數數目
地下	C	95 / 4,268
	D	120 / 4,268
1樓	A	119 / 4,268
	B	83 / 4,268
	C	82 / 4,268
	D	123 / 4,268
2樓	A	119 / 4,268
	B	83 / 4,268
	C	82 / 4,268
	D	123 / 4,268
3樓	A	119 / 4,268
	B	83 / 4,268
	C	82 / 4,268
	D	123 / 4,268
5樓	A	119 / 4,268
	B	86 / 4,268
	C	85 / 4,268
	D	123 / 4,268
6樓	A	129 / 4,268
	B	93 / 4,268
	C	92 / 4,268
	D	134 / 4,268

註：不設4樓。

3. 有關發展項目的管理人的委任年期

華業物業管理有限公司將獲委任為管理該土地及發展項目的第一任管理人，初期任期從公契之日起的2年，其後繼續管理發展項目至按公契規定終止其委任。

4. 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

管理人按下列原則決定每個業主分擔管理開支的款項：

- (a) 發展項目的每個單位業主須按他的單位獲分配的管理份數數目(按公契界定)佔發展項目所有單位的管理份數總數之比例分擔年度管理預算(按公契界定)A部分評估的款項；
- (b) 每個業主除了支付以上第(a)項應付的款項外，還須就他作為業主擁有的每幢洋房按他的洋房獲分配的管理份數數目佔發展項目所有洋房的管理份數總數之比例分擔年度管理預算B部分評估的款項；
- (c) 每個業主除了支付以上第(a)項應付的款項外，還須就他作為業主擁有的每個住宅大廈單位按他的住宅大廈單位獲分配的管理份數數目佔發展項目所有住宅大廈單位的管理份數總數之比例分擔年度管理預算C部分評估的款項；及
- (d) 每個業主除了支付以上第(a)項應付的款項外，還須就他作為業主擁有的每個停車位按他的停車位獲分配的管理份數數目佔發展項目所有停車位的管理份數總數之比例分擔年度管理預算D部分評估的款項。

註：

- (1) 每個住宅物業的管理份數數目與該住宅物業獲分配的不分割份數數目相同，但是發展項目的不分割份數總數與發展項目的管理份數總數不同。
- (2) 發展項目的所有住宅物業的管理份數總數為4,130。
- (3) 整個發展項目的管理份數總數為4,258。

5. 計算管理費按金的基準

管理費按金相等於第一年預算管理開支的每月分擔款項的一個月款項。該款項不可退還，但可轉讓。

6. 擁有人在發展項目中保留作自用的範圍(如有的話)

不適用。

14. 公契的摘要

14. SUMMARY OF DEED OF MUTUAL COVENANT

A Deed of Mutual Covenant incorporating Management Agreement (“DMC”) in respect of the residential properties in the Development will be entered into among the First Owner (i.e. Golden Nice Development Limited), the Manager (i.e. Wah Yip Property Management Limited) and an owner of the Development.

1. The Common Parts of the Development

- (i) **“Common Areas”** means all of the Development Common Areas, House Common Areas, Tower Common Areas and Car Park Common Areas.
- (ii) **“Common Facilities”** means all of the Development Common Facilities, House Common Facilities, Tower Common Facilities and Car Park Common Facilities.
- (ii) **“Development Common Areas”** means all those areas or parts of the Land (as defined in the DMC) and the Development, the right to the use of which is designated by the First Owner in accordance with the provisions of the DMC for the common use and benefit of the Owners (as defined in the DMC) and occupiers of the Units (as defined in the DMC) and is not given by the DMC or otherwise to the First Owner or the Owner of any individual Unit and is not otherwise specifically assigned and which include, without limiting the generality of the foregoing, Slopes and Retaining Walls (as defined in the DMC) within the Land, the Non-building Area (as defined in the DMC) (excluding those forming part of House Common Areas), Greenery Area (as defined in the DMC), external walls (excluding those forming part of the Tower Common Areas or a House (as defined in the DMC)), landscaped areas, roads, footpaths, pavements, stairs, walkways, passageways, entrances, driveways, open spaces, staircases, lifts and lift shafts (excluding those forming part of the Houses), low voltage switch rooms (L.V. switch room), gas meter room, Transformer Room, refuse collection and material recovery chamber (RC & MRC), water meter cabinet, check meter cabinet, fire services pump room (F.S. pump room), fire services control valve and control room (F.S. control valve & control RM.), cat ladder, potable water/irrigation water pump and tank room, flush water and cleansing water pump & tank room, flat roofs (which are for the purpose of identification only shown coloured Orange on the plans annexed to the DMC certified as to their accuracy by and on behalf of the Authorized Person (as defined in the DMC)), telecommunications and broadcasting equipment room (T.B.E. room), guard room, security guard counter, fire hydrants and hose reel tank (FH/HR tank), emergency generator room, Recreational Facilities (as defined in the DMC), Visitors’ Parking Spaces (as defined in the DMC), Parking Spaces for the Disabled Persons (as defined in the DMC), loading and unloading space, planting areas for trees, disabled toilet and such areas within the meaning of “common parts” as defined in Section 2 of the Building Management Ordinance (Cap.344) but shall exclude the Car Park Common Areas, the House Common Areas and the Tower Common Areas. Development Common Areas are for the purpose of identification shown coloured Orange on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.
- (iv) **“Development Common Facilities”** means all those installations and facilities in the Development Common Areas used in common by or installed for the common benefit of the Owners and occupiers of all the Units of the Development as part of the amenities thereof and not for the exclusive benefit of any individual Owner of a Unit and, without limiting the generality of the foregoing, including metal gate, fence walls, drains, manhole, channels, irrigation points, water mains, sewers, gutters, watercourses (if any), cables, wells (if any), town gas valve cabinet, pipes, salt and fresh water intakes and mains, lifts, installations and facilities in the lift shafts, firefighting or security equipment and facilities, pumps, switches, meters, lights, sanitary fittings, refuse disposal equipment and facilities, communal aerials and other apparatus equipment and facilities.
- (v) **“House Common Areas”** means all those areas or parts of the Land and the Development, the right to the use of which is designated by the First Owner in accordance with the provisions of the DMC for common use and benefit of the Owners and occupiers of Houses and is not given by the DMC or otherwise to the First Owner or the Owner of any individual House and is not otherwise specifically assigned and which, without limiting the generality of the foregoing, include Non-building Area (excluding those forming part of Development Common Areas), entrance, footpaths, staircases, open space, fire service pump rooms (F.S. pump room), fire service water tanks (F.S. water tanks) and planting areas for trees. House Common Areas are for the purpose of identification shown coloured Yellow on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.
- (vi) **“House Common Facilities”** means all those installations and facilities in the House Common Areas used in common by or installed for the common benefit of the Owners and occupiers of all the Houses and not for the exclusive use or benefit of any individual Owner of a House or the Development as a whole and which, without limiting the generality of the foregoing, include surface channel, irrigation point, landscape lighting and other service facilities apparatus whether ducted or otherwise.

- (vii) **“Tower Common Areas”** means all those areas or parts of the Land and the Development, the right to the use of which is designated by the First Owner in accordance with the provisions of the DMC for common use and benefit of the Owners and occupiers of the Flats (as defined in the DMC) and is not given by the DMC or otherwise to the First Owner or the Owner of any individual Flat and is not otherwise specifically assigned and which, without limiting the generality of the foregoing, include staircases, lifts and lift shafts, the external walls of the Tower (including, without limitation, those external walls enclosing the Flats), flat roof(s) (which are for the purpose of identification only shown coloured Green on the plans annexed to the DMC certified as to their accuracy by and on behalf of the Authorized Person), upper roofs, common flat roofs, inaccessible flat roof, architectural features, aluminium grille (ALUM. grille), refuse storage and material recovery rooms (RS & MRR), electrical room (ELE room), spandrel glass, covered walkway, pipe ducts, GRC moldings, telephone cable ducts (Tel. cable duct), hose reels (H.R.), covers above balcony, fan room for refuse collection and material recovery chamber (Fan Room for RC & MRC), electrical cabinet, air ducts, parapet wall, cat ladders, aluminium fins, aluminium air-conditioning grilles, and acoustic fins forming part of the Noise Mitigation Measures (as defined in the DMC) (excluding those forming part of the Residential Units). For the purpose of identification, the Tower Common Areas are shown coloured Green on the plans annexed to the DMC certified as to their accuracy by and on behalf of the Authorized Person.
- (viii) **“Tower Common Facilities”** means all those installations and facilities in the Tower Common Areas used in common by or installed for the common benefit of the Owners and occupiers of all the Flats and not for the exclusive use or benefit of any individual Owner of a Flat or the Development as a whole and which, without limiting the generality of the foregoing, include lifts, installations and facilities in the lift shafts, glass railing, pipes, drains, fire services water tanks, fiberglass flushing water tanks and the associated installations in all pump rooms and facilities in the lift machine room and other services, apparatus, equipment and facilities.
- (ix) **“Car Park Common Areas”** means all those areas or parts of the Land and the Development, the right to the use of which is designated by the First Owner in accordance with the provisions of the DMC for the common use and benefit of the Owners and occupiers of Car Parks (as defined in the DMC) and which are constructed for parking purposes in accordance with the Building Plans (as defined in the DMC) and New Grant No.21610 (“Land Grant”) except those parking spaces designated on the approved carpark layout plan under Special Condition No.(25) of the Land Grant and which include, without limiting the generality of the foregoing, the stairs, staircases, driveways, ramps, fan rooms, smoke vent, sprinkler pump room, sprinkler tank (SPR. Tank), electrical meter room for EV charging serving the Car Parks only. Car Park Common Areas are for the purpose of identification shown coloured Indigo on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.
- (x) **“Car Park Common Facilities”** means all those installations and facilities in the Car Park Common Areas used in common by or installed for the common benefit of the Owners and occupiers of the Car Parks and not for the exclusive use or benefit of any individual Owner of the Car Park or the Development as a whole and, without limiting the generality of the foregoing, including drains, manhole, channels, water mains (if any), water tanks, ease traps, cleansing water points, hose reels, sewers, gutters, watercourses, cables, wells (if any), pipes, wires, salt and fresh water intakes (if any) and mains, firefighting or security equipment and facilities, pumps, switches, meters, lights, ventilation air duct, car park management system and other apparatus and equipment and facilities.

2. The Number of Undivided Shares Assigned to Each Residential Property in the Development

- (I) Number of undivided shares allocated to each House:

House	No. of Undivided Shares
House No. 1	339 / 4,268
House No. 2	344 / 4,268
House No. 3	361 / 4,268
House No. 5	368 / 4,268
House No. 6	421 / 4,268

Note: There is no designation of House No. 4.

14. 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

(II) Number of undivided shares allocated to each Flat:

Floor	Flat	No. of Undivided Shares
G	C	95 / 4,268
	D	120 / 4,268
1	A	119 / 4,268
	B	83 / 4,268
	C	82 / 4,268
	D	123 / 4,268
2	A	119 / 4,268
	B	83 / 4,268
	C	82 / 4,268
	D	123 / 4,268
3	A	119 / 4,268
	B	83 / 4,268
	C	82 / 4,268
	D	123 / 4,268
5	A	119 / 4,268
	B	86 / 4,268
	C	85 / 4,268
	D	123 / 4,268
6	A	129 / 4,268
	B	93 / 4,268
	C	92 / 4,268
	D	134 / 4,268

Note: There is no designation of 4/F.

3. The Term of Years for which the Manager of the Development is Appointed

Wah Yip Property Management Limited will be appointed as the first manager to manage the Land and the Development for the initial term of Two years from the date of the DMC and thereafter shall continue to manage the Development until its appointment is terminated in accordance with the provisions of the DMC.

4. The Basis on which the Management Expenses are Shared Among the Owners of the Residential Properties in the Development

The Manager shall determine the amount which each Owner shall contribute towards the management expenditure in accordance with the following principles:

- Each Owner of a Unit of the Development shall contribute to the amount assessed under Part A of the annual Management Budget (as defined in the DMC) in the proportion which the number of the Management Shares (as defined in the DMC) allocated to his Unit bears to the total number of the Management Shares allocated to all Units of and in the Development;
- Each Owner in addition to the amount payable under (a) above shall in respect of each House of which he is the Owner contribute to the amount assessed under Part B of the annual Management Budget in the proportion which the number of Management Shares allocated to his House bears to the total number of the Management Shares allocated to all Houses of and in the Development;
- Each Owner in addition to the amount payable under (a) above shall in respect of each Flat of which he is the Owner contribute to the amount assessed under Part C of the annual Management Budget in the proportion which the number of Management Shares allocated to his Flat bears to the total number of the Management Shares allocated to all Flats of and in the Development; and
- Each Owner in addition to the amount payable under (a) above shall in respect of each Car Park of which he is the owner contribute to the amount assessed under Part D of the annual Management Budget in the proportion which the number of Management Shares allocated to his Car Park bears to the total number of Management Shares allocated to all Car Parks of and in the Development.

Notes:

- The number of management shares of a residential property is the same as the number of undivided shares allocated to that residential property. However, the total number of undivided shares in the Development is different from the total number of management shares in the Development.
- The total number of management shares of all residential properties in the Development is 4,130.
- The total number of management shares of the entire Development is 4,258.

5. The Basis on which the Management Fee Deposit is Fixed

The management fee deposit is equivalent to one month's monthly contribution of the first year's budgeted management expenses and such sum is non-refundable but transferable.

6. The Area (if any) in the Development Retained by the Owner for that Owner's Own Use

Not applicable.

15. 批地文件的摘要

SUMMARY OF LAND GRANT

A. 發展項目所位於的土地的地段編號

發展項目位於屯門市地段第434號(「**該地段**」)。

B. 有關租契規定的年期

根據在土地註冊處以新批地文件第21610號(「**批地文件**」)註冊及備存的賣地協議及條件規定，該地段的批租年期由2013年7月30日起計50年。

C. 適用於該土地的用途限制

1. 批地文件特別條款第(4)條規定：

該地段或其任何部分或在該地段或其任何部分上已建或擬建的任何建築物或其部分不能用作除私人住宅以外的任何其他用途。

2. 批地文件特別條款第(7)(c)(iii)條規定：

獲豁免設施(按下文界定)僅能由該地段上已建或擬建的住宅大廈的住戶和他們的真正訪客使用，而並非其他人士。

3. 批地文件特別條款第(10)(a)(ii)條規定：

看更或管理員或兩者的辦公場所不能用作除該地段內長期聘用和必要時聘用的看更或管理員或兩者的辦公場所以外的任何用途。

4. 批地文件特別條款第(11)(a)(ii)條規定：

看更或管理員或兩者的宿舍不能用作除該地段內長期聘用和必要時聘用的看更或管理員或兩者的住宿以外的任何用途。

5. 批地文件特別條款第(12)(a)(i)條規定：

業主立案法團或業主委員會辦事處不能用作除已成立或擬成立有關該地段和該地段上已建或擬建建築物的業主立案法團或業主委員會開會和行政工作以外的任何用途。

6. 批地文件特別條款第(18)(a)(iv)條規定：

按批地文件特別條款第(18)(a)(i)(I)條(可能會按批地文件特別條款第(21)條調整)、第(18)(a)(i)(II)條及第(18)(a)(iii)條(可能會按批地文件特別條款第(21)條調整)提供的停車位不得用作除該等條款指定以外的任何用途，及特別是上述停車位不得用作汽車儲存、陳列或展示作汽車出售或其他用途或提供汽車清潔及美容服務。

7. 批地文件特別條款第(18)(b)(ii)條規定：

傷殘人士停車位(按下文界定)不得用作《道路交通條例》、據此訂立的規例或任何修訂法例界定的傷殘人士停泊屬於該地段已建或擬建的建築物之住戶和他們的真正來賓、訪客或受邀請人的車輛以外的任何用途，及特別是上述停車位不得用作汽車儲存、陳列或展示作汽車出售或其他用途或提供汽車清潔及美容服務。

8. 批地文件特別條款第(18)(c)(ii)條規定：

電單車停車位(按下文界定)不得用作除批地文件特別條款第(18)(c)(i)條指定以外的任何用途，及特別是上述停車位不得用作汽車儲存、陳列或展示作汽車出售或其他用途或提供汽車清潔及美容服務。

9. 批地文件特別條款第(19)(b)條規定：

按批地文件特別條款第(19)(a)條提供的每個停車位的尺寸為：3.5米闊、11.0米長、淨高最少4.7米。該停車位不能用作除與該地段已建或擬建建築物有關的貨車上落貨以外的任何用途。

10. 批地文件特別條款第(25)條規定：

經地政總署署長(「**署長**」)批准並備存於署長的停車位平面圖上顯示的泊車位及上落客貨區不能用作除批地文件特別條款第(18)、(19)及(20)條分別列明的用途以外的任何其他用途。買方須按上述經批准圖則保養泊車位及上落客貨區及其他區域，包括但不限於升降機、過道、調度及迴旋處，而未經署長的事先書面批准不能更改其佈局。除上述經批准圖則標明的停車位外，不能使用該地段或該地段上任何建築物或構築物的部分作泊車用途。

11. 批地文件特別條款第(40)條規定：

不准在該地段搭建或製作墳墓或骨灰安置所，亦不准在其內或其上用泥罌、骨灰盒或其他形式埋葬或存放人類遺骸或動物遺骸。

D. 按規定須興建並提供予政府或供公眾使用的設施

不適用。

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

1. 批地文件一般條款第7條規定：

(a) 買方須在整個租期期間按批地文件一般條款及特別條款(「**此等條款**」)對已建或重建建築物(該詞意指以下第(b)分條預期的重建工程)：

(i) 按經批准的設計及配置及任何經批准的建築圖則保養一切建築物，不得對其作出修訂或更改；及

(ii) 保養按此等條款建成或在批地文件之日其後按此等條款或任何其後對此等條款的合同修訂所興建的一切建築物處於修繕妥當及良好的保養狀態直至租約結束或提前終止交還為止。

(b) 倘若在租期的任何時候清拆當時在該地段或其中任何部分上面的任何建築物，買方須興建相同類型和不少於其總樓面面積的品質良好的建築物或署長批准的類型及價值的建築物作為代替。如果進行上述清拆，買方須在上述清拆的一個曆月內向署長申請其同意進行重建該地段的建築工程。當收到上述同意後買方必須在三個曆月內開展重建的必要工程及在署長規定的期限內以署長滿意的方式完成重建。

2. 批地文件特別條款第(3)條規定：

買方須以在該地段上興建在一切方面符合此等條款和當時在香港所實施的或可能在任何時候實施的一切有關建築、衛生及規劃的條例、附例及規例的一幢或多幢建築物開發該地段，並須於2018年3月31日或之前完成建築和使其適合佔用。此日期根據地政署/屯門辦事處於2018年3月29日和2018年6月29日發出的信件修改為2018年9月30日。

3. 批地文件特別條款第(7)(a)條規定：

經署長書面批准，買方可在該地段內搭建、建築及提供康樂設施及其輔助設施(以下簡稱「**設施**」)。設施的類型、體積、設計、高度及佈局亦須經署長的預先書面批准。

4. 批地文件特別條款第(7)(c)條規定：

倘若設施任何部分被豁免列入計算批地文件特別條款第(7)(b)條的總樓面面積(以下簡稱「**獲豁免設施**」)：

(i) 獲豁免設施須指定為並構成批地文件特別條款第(15)(a)(v)條提及的公用地方；及

(ii) 買方須自費保養獲豁免設施處於修繕妥當的狀態並營運獲豁免設施，使署長滿意。

5. 批地文件特別條款第(9)(a)條規定：

買方須自費向署長提交一份總園景圖則，列明按批地文件特別條款第(9)(b)條的要求擬在該地段提供的園景工程的位置、佈局及分佈，供署長審批。

15. 批地文件的摘要

SUMMARY OF LAND GRANT

6. 批地文件特別條款第(9)(b)條規定：

- (i) 總園景圖則須採用 1:500 或更大的比例編制並載有有關園景建議的資料，包括現有樹木之測量與處理、地盤佈局及平整水平、建築物開發形式的概念、園景範圍軟硬件的佈局說明及署長可要求的其他資料。該地段或其中任何部分的地盤平整工程必須取得按批地文件特別條款第(8)條授予的同意(如要求)才能展開。該地段或其中任何部分的基礎工程必須在署長對總園景圖則作出書面批准後才能展開。
- (ii) 該地段不少於 20% 的範圍須種植樹木、灌木或其他植物。
- (iii) 批地文件特別條款第(9)(b)(ii)條提及的 20% 中不少於 50% (以下簡稱「**綠化範圍**」) 須設置在署長自行酌情決定的位置或水平，使行人可看見綠化範圍或進入該地段的任何人士均可到達綠化範圍。
- (iv) 署長對買方建議當中的哪些園景工程構成批地文件特別條款第(9)(b)(ii)條提及的 20% 之決定即為最終裁決，且對買方具有約束力。
- (v) 署長可自行酌情接受買方建議用其他非種植裝飾代替種植樹木、灌木或其他植物。

7. 批地文件特別條款第(9)(c)條規定：

買方須按經批准總園景圖則自費美化該地段，在一切方面使署長滿意。未經署長預先書面批准，買方不能對經批准之總園景圖則作出修訂、改變、更改、修改或更替。

8. 批地文件特別條款第(9)(d)條規定：

買方須在美化該地段後自費保持與保養園景工程處於安全、乾淨、整潔、整齊及健康狀態，完全使署長滿意。

9. 批地文件特別條款第(9)(e)條規定：

按批地文件特別條款第(9)條指定而美化的範圍須指定為並構成批地文件特別條款第(15)(a)(v)條提及的公用地方之部分。

10. 批地文件特別條款第(10)(a)條規定：

可於該地段為看更或管理員或兩者提供辦事處，惟須遵從以下條件：

- (i) 署長認為上述場所就該地段已建或擬建的建築物的安全、保安及妥善管理的是必須的；及
- (ii) 上述場所的位置須首先取得署長的書面批准。

就本特別條款而言，辦公場所不得設置在該地段上任何擬供或改造用於單一家庭住宅用途的建築物內。署長對建築物是否構成或擬用於單一家庭住宅用途之決定即為最終裁決，且對買方具有約束力。

11. 批地文件特別條款第(10)(d)條規定：

按批地文件特別條款第(10)(a)條在該地段內提供的辦公場所須指定為並構成批地文件特別條款第(15)(a)(v)條提及的公用地方之部分。

12. 批地文件特別條款第(11)(a)條規定：

在該地段內提供的看更或管理員或兩者的宿舍須設在該地段上已建的任何一座住宅單位大廈內或設在署長書面批准的其他位置內。

就本特別條款而言，宿舍不得設置在該地段上任何擬供或改造用於單一家庭住宅用途的建築物內。署長對建築物是否構成或擬用於單一家庭住宅用途之決定即為最終裁決，且對買方具有約束力。

13. 批地文件特別條款第(11)(c)條規定：

按批地文件特別條款第(11)(a)條在該地段內提供的看更或管理員或兩者的宿舍所須指定為並構成批地文件特別條款第(15)(a)(v)條提及的公用地方之部分。

14. 批地文件特別條款第(12)(a)條規定：

可於該地段為業主立案法團或業主委員會提供一個辦事處，惟任何該等辦事處的位置須首先取得署長的書面批准。

15. 批地文件特別條款第(12)(c)條規定：

按批地文件特別條款第(12)(a)條在該地段內提供的辦事處所須指定為並構成批地文件特別條款第(15)(a)(v)條提及的公用地方之部分。

16. 批地文件特別條款第(18)(a)(i)條規定：

必須在該地段之內按以下比率提供用以停泊《道路交通條例》、據此制定的任何規例及任何修訂法例之下獲發牌的並且屬於該地段上已建或擬建的一幢或多幢建築物的住戶和他們的真正來賓、訪客或受邀請人的汽車之停車位(以下簡稱「**住宅停車位**」)，以達至署長滿意程度：

- (I) 如在該地段提供一幢或多幢住宅單位(擬用於單一家庭住宅之用的獨立屋、半獨立屋或排屋除外)，以該地段上已建或擬建的住宅單位各自的大小按下表所列的比率計算，但如署長同意不同於下表所列的比率或數目則除外：

每一個住宅單位的大小	將提供的住宅停車位數目
小於 40 平方米	每 35 個住宅單位或其部分設3個停車位
不小於 40 平方米但小於 70 平方米	每 7 個住宅單位或其部分設1個停車位
不小於 70 平方米但小於 100 平方米	每 14 個住宅單位或其部分設5個停車位
不小於 100 平方米但小於 160 平方米	每 7 個住宅單位或其部分設5個停車位
不小於 160 平方米但小於 220 平方米	每 7 個住宅單位或其部分設9個停車位
不小於 220 平方米	每 7 個住宅單位或其部分設12個停車位

- (II) 如在該地段提供擬用於單一家庭住宅之用的獨立屋、半獨立屋或排屋，則按以下比率計算：

- (A) 如該房屋的建築面積小於160平方米，該等房屋每間設1個停車位；如該房屋的建築面積不小於160平方米但小於 220 平方米，該等房屋每間設1.5個停車位，但倘若根據批地文件特別條款第(18)(a)(i)(II)(A)條提供的停車位數目是一個有小數點的數字，則須將之以向上捨入方式換算至下一個整數；及
- (B) 如該房屋的建築面積不小於220 平方米，該等房屋每間設兩個停車位。

就本特別條款而言，署長就甚麼房屋構成獨立屋、半獨立屋或排屋以及該房屋是否構成或擬用作單一家庭住宅用途所作的決定即為最終裁決，且對買方具有約束力。

15. 批地文件的摘要

SUMMARY OF LAND GRANT

17. 批地文件特別條款第(18)(a)(iii)條規定：

必須按下列比率或署長可批准的比率在該地段提供額外的停車位，用以停泊《道路交通條例》、據此制定的任何規例及任何修訂法例之下獲發牌的並且屬於該地段上已建或擬建的一幢或多幢建築物的住戶的真正來賓、訪客或受邀請人的汽車：

(I) 該地段已建或擬建提供超過75個住宅單位的每幢住宅單位大廈(以下簡稱「超過75個住宅單位的大廈」)配置3個停車位；及

(II) 於該地段上已建或擬建的一幢或多幢建築物內每25個住宅單位(不包括任何超過75個住宅單位的大廈內的住宅單位)或其部分配置1個停車位，惟至少提供2個停車位。

為免存疑，擬用作單一家庭住宅用途的獨立屋、半獨立屋或排屋視為批地文件特別條款第(18)(a)(iii)(II)條提述的一個住宅單位。署長就獨立屋、半獨立屋或排屋否構成或擬用作單一家庭住宅用途所作的決定即為最終裁決，且對買方具有約束力。

18. 批地文件特別條款第(18)(b)(i)條規定：

按批地文件特別條款第(18)(a)(i)(I)條(可能會按批地文件特別條款第(21)條調整)、第(18)(a)(i)(II)條及第(18)(a)(iii)條(可能會按批地文件特別條款第(21)條調整)提供的停車位中，買方須按建築事務監督要求及批准保留與指定一定數量的停車位，供《道路交通條例》、據此制定的規例或任何修訂法例界定的傷殘人士停泊車輛(該等保留與指定的停車位在下文簡稱「傷殘人士停車位」)，但是必須在按批地文件特別條款第(18)(a)(iii)條(可能會按批地文件特別條款第(21)條調整)提供的停車位中保留與指定至少1個停車位，且買方不能指定或保留按批地文件特別條款第(18)(a)(iii)條(可能會按批地文件特別條款第(21)條調整)提供的全部停車位作為傷殘人士停車位。

19. 批地文件特別條款第(18)(c)(i)條規定：

除非署長同意其他的比率，必須按批地文件特別條款第(18)(a)(i)(I)條和第(18)(a)(iii)條(可能會按批地文件特別條款第(21)條調整)規定停車位總數的10%之比率在該地段內提供令署長滿意的停車位，用以停泊《道路交通條例》、據此制定的任何規例及任何修訂法例之下獲發牌的並且屬於該地段上已建或擬建的一幢或多幢建築物的住戶和他們的真正來賓、訪客或受邀請人的電單車之停車位(「電單車停車位」)，但倘若提供的停車位數目是一個有小數點的數字，則須將之以向上捨入方式換算至下一個整數。

20. 批地文件特別條款第(18)(d)(i)條規定：

除傷殘人士停車位外，按批地文件特別條款第(18)(a)(i)(I)條(可能會按批地文件特別條款第(21)條調整)、第(18)(a)(i)(II)條及第(18)(a)(iii)條(可能會按批地文件特別條款第(21)條調整)提供的每個停車位的尺寸須為：2.5米闊、5.0米長、淨高最少2.4米。

21. 批地文件特別條款第(18)(d)(ii)條規定：

傷殘人士停車位的尺寸應按建築事務監督之要求及經其批准。

22. 批地文件特別條款第(18)(d)(iii)條規定：

每個電單車停車位的尺寸須為：1.0米闊、2.4米長、淨高最少2.4米或署長可批准的其他最少淨高。

23. 批地文件特別條款第(19)(a)條規定：

必須按在該地段已建或擬建的每幢800個住宅單位或其部分的住宅大廈內配置1個上落客貨停車位之比率或署長可批准的其他比率提供上落客貨停車位，使署長滿意。但是每幢在該地段已建或擬建的住宅單位大廈須提供至少1個上落客貨停車位，該上落客貨停車位須設在每幢住宅單位大廈旁邊或之內。就本特別條款而言，擬用作單一家庭住宅用途的獨立屋、半獨立屋或排屋不能視為住宅單位大廈或住宅單位。署長就獨立屋、半獨立屋或排屋否構成或擬用作單一家庭住宅用途所作的決定即為最終裁決，且對買方具有約束力。

24. 批地文件特別條款第(20)條規定：

必須按每15個每個面積少於70平方米的住宅單位或其中部分提供1個車位的比率或署長可批准的其他比率在該地段內提供車位，供該地段上已建或擬建的一幢或多幢建築物之住戶和他們的真正來賓、訪客或受邀請人停泊單車，使署長滿意。就本特別條款而言，擬用作單一家庭住宅用途的獨立屋、半獨立屋或排屋不能視為1個住宅單位。署長就獨立屋、半獨立屋或排屋否構成或擬用作單一家庭住宅用途所作的決定即為最終裁決，且對買方具有約束力。

25. 批地文件特別條款第(24)條規定：

按批地文件特別條款第(18)(a)(iii)條(可能會按批地文件特別條款第(21)條調整)在該地段內提供的停車位、傷殘人士停車位及按批地文件特別條款第(19)和(20)條提供的停車位須指定為並構成公用地方之部分。

26. 批地文件特別條款第(28)(a)條規定：

如果任何土地有或已經被分割、排除或退讓或堆積或堆填或進行任何類型的斜坡處理工程，不論有否經署長事先書面同意，亦不論是在該地段內或任何政府土地內，旨在塑造、平整或開發該地段或其中任何部分或買方按此等條款需要進行的任何其他工程或作任何其他用途，買方須自費進行與修建該等斜坡處理工程、擋土牆或其他支撐物、保護物、排水或輔助工程或今後任何時間可能成為必要的其他工程，以保護與支撐該地段和任何毗鄰或毗連政府土地或出租土地內的泥土，避免與防止今後發生任何塌方、山泥傾瀉或地陷。買方須在批地文件授予的租期期間自費保養該土地、斜坡處理工程、擋土牆或其他支撐物、保護物、排水或輔助工程或其他工程處於修繕妥當的狀態，使署長滿意。

27. 批地文件特別條款第(28)(c)條規定：

倘若因為任何塑造、平整、開發或買方進行其他工程或任何其他原因造成任何時候發生塌方、山泥傾瀉或地陷，不論發生在或來自該地段任何土地或任何毗鄰或毗連政府土地或出租土地，買方須自費進行修復或彌補，使署長滿意並對上述塌方、山泥傾瀉或地陷造成政府、他的代理人及承辦商承受、遭受或產生之一切費用、收費、損害賠償、要求及索償作出彌償。

28. 批地文件特別條款第(28)(d)條規定：

除了批地文件規定對違反批地文件的任何其他權利或濟助外，署長有權發出書面通知要求買方進行、修建及保養該土地、斜坡處理工程、擋土牆或其他支承物、保護物及排水或輔助工程或其他工程或修復與彌補任何塌方、山泥傾瀉或地陷。如果買方不理會或未能在通知指定的時期內執行該通知要求，使署長滿意，署長可立即執行與進行任何必要工程。買方須在要求時償還政府因此產生的費用連同任何行政費或專業費用及開支。

29. 批地文件特別條款第(30)條規定：

如果在開發或重建該地段或其中任何部分時已安裝預應力地樁，買方須在預應力地樁的服務年限期間自費定期保養與定期檢查預應力地樁，使署長滿意並在署長不時行使其絕對酌情權要求時提供上述檢驗工程的報告和資料給署長。如果買方不理會或未能進行要求的監察工程，署長可立即執行與進行該監察工程。買方須在要求時償還政府因此產生的費用。

30. 批地文件特別條款第(33)(a)條規定：

買方須自費建造與保養該地段邊界內或政府土地內，署長認為必要的排水渠及渠道，以阻截與引導該地段的一切暴雨或雨水到最接近的河道、集水井、渠道或政府雨水渠，使署長滿意。買方須對上述暴雨或雨水造成的任何損壞或滋擾而導致的一切訴訟、索償及要求自行負責並向政府及其人員作出彌償。

15. 批地文件的摘要

SUMMARY OF LAND GRANT

31. 批地文件特別條款第(33)(b)條規定：

連接該地段的任何排水渠和污水渠至政府的雨水渠、排水渠及污水渠(如已建及試用)的工程可由署長進行，但署長毋須就因此產生的任何損失或損害對買方負責。買方須在要求時向政府支付上述連接工程的費用。另一選擇是該等連接工程可由買方自費進行，使署長滿意。在該種情況下，上述連接工程的任何一段若在政府土地內修建，必須由買方自費保養，直至要求時由買方移交給政府，由政府出資負責今後的保養。買方須在要求時向政府支付有關上述連接工程的技術檢查之費用。倘若買方未能保養在政府土地內修建上述任何一段的連接工程，署長可進行他認為必要的保養工程，買方須在要求時向政府支付該等工程的費用。

F. 對買方造成負擔的租用條件

1. 批地文件特別條款第(8)(a)條規定：

未經署長事先書面同意，不得移走或干擾在該地段或毗鄰地段種植的樹木。署長在給予同意時可以對移植、代償性環境美化或補種施加其認為合適的條件。

2. 批地文件特別條款第(8)(b)條規定：

在不影響批地文件特別條款第(8)(a)條規定下，買方必須保留和不能砍伐、移走或干擾在附錄於批地文件的圖則上顯示與標明為Ficus microcarpa(T50)的樹木並須在批地文件批租的整個租期期間按一切方面都使署長滿意的方式自費保持與保育該細葉榕(T50)處於健康狀態。

3. 批地文件特別條款第(8)(c)條規定：

未經署長事先書面同意，買方不得在粉紅色加黑點及粉紅色加黑斜線黑點範圍之上、上方、上面、之下、下面或之內搭建、建築或安置任何建築物或構築物或建築物或構築物的支撐物(包括但不限於圍牆及圍欄)。署長在給予同意時可以施加其行使其絕對酌情權下決定的條件。

4. 批地文件特別條款第(23)(a)條規定：

即使已遵守與履行此等條件使署長滿意，住宅停車位及電單車停車位不能

(i) 轉讓，除非

(I) 連同該地段的不分割份數及獨家使用及管有該地段已建或擬建大廈的住宅單位的權利；或

(II) 給已經是該地段的不分割份數及獨家使用及管有該地段已建或擬建大廈的住宅單位的權利的業主之人士；或

(ii) 分租，除非給該地段已建或擬建大廈的住宅單位的住戶。

但是在任何情況下，不得轉讓或分租超過3個住宅停車位和電單車停車位給予該地段已建或擬建大廈的任何一個住宅單位的業主或住戶。為免存疑，擬用作單一家庭住宅用途的獨立屋、半獨立屋或排屋視為本特別條款提述的一個住宅單位。署長就獨立屋、半獨立屋或排屋否構成或擬用作單一家庭住宅用途所作的決定即為最終裁決，且對買方具有約束力。

5. 批地文件特別條款第(27)條規定：

未經署長的事先書面批准，買方不能切割、移走或退讓毗連或毗鄰該地段的任何政府土地或在政府土地上進行任何堆積、填土或任何類型的斜坡處理工程。署長可自行酌情發出同意，惟須受制他認為合適的條件及條件，包括按他決定的地價授予額外的政府土地作為該地段的延伸段。

6. 批地文件特別條款第(31)(a)條規定：

倘若從該地段或開發該地段所影響的其他範圍遭受腐蝕、沖洗或棄置泥土、廢石方、瓦礫、建築廢料或建材(以下簡稱「廢料」)到公共行人徑、道路或路渠、海灘、海床、污水渠、雨水渠或溝渠或其他政府物業(以下簡稱「政府物業」)，買方須自費清理該等廢料並修復對政府物業造成的損壞。買方須對上述腐蝕、沖洗或棄置造成私人物業的任何損壞或滋擾及引致的一切訴訟、索償及要求向政府作出彌償。

7. 批地文件特別條款第(31)(b)條規定：

即使批地文件特別條款第(31)(a)條有所規定，署長可以(但沒有責任)應買方要求清理上述廢料和修復對政府物業造成的損壞。買方須在要求時向政府支付因此產生的費用。

8. 批地文件特別條款第(32)條規定：

買方須在任何時候，特別是在任何建築、保養、翻新或維修工程(「工程」)期間，採取或促使他人採取一切適當及充分的謹慎、技巧及預防措施，避免對該地段或其中任何部分之上、上面、之下或毗鄰的任何政府擁有或其他的現有排水渠、水路、水道、總水喉、道路、行人路、行人徑、街道設施、污水渠、明渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置(以下統稱「服務」)造成任何損壞。買方在進行上述任何工程之前須進行或促使他人進行適當的勘測及必要的了解，確定任何服務的現況及位置水平，並提交處理任何可能會受工程影響之任何服務的書面建議給署長，供他對其一切方面審批，但必須在取得署長對上述工程及建議作出的書面批准後才能進行該等工程。買方須履行署長對服務的任何要求和自行承擔符合該等要求支出的費用，包括改道、重鋪或修復的費用。買方必須自費在一切方面維修、彌補及修復以任何方式進行上述工程對該地段或其中任何部分或該等服務造成的任何損壞、干擾或阻塞(明渠、污水渠、雨水渠或總水喉須由署長負責修復，除非他另作選擇，買方須在要求時向政府支付該等工程的費用)，使署長滿意。如果買方未能對該地段或其中任何部分或該等服務進行上述必要的改道、重鋪、維修、彌補及修復工程，使署長滿意，署長可進行他認為必要的上述改道、重鋪、維修、修復或彌補工程，買方須在要求時向政府支付該等工程的費用。

9. 批地文件特別條款第(37)條規定：

未經取得署長的預先書面同意(署長在給予同意時可以施加行使其絕對酌情權下決定的條款及條件)，不能在附錄於批地文件的圖則上以粉紅色加黑斜線(「粉紅色加黑斜線範圍」)和粉紅色加交叉黑線(「粉紅色加交叉黑線範圍」)分別顯示的範圍之上、上面、上方、之下、下面或之內搭建、建造或安置任何建築物或構築物或建築物或構築物的支撐物，除了：

(a) 在粉紅色加黑斜線範圍和粉紅色加交叉黑線範圍上的邊界牆或圍牆或兩者；及

(b) 在粉紅色加交叉黑線範圍內建行車道。

就本特別條款而言，署長就甚麼會構成行車道所作的決定即為最終裁決，且對買方具有約束力。

10. 批地文件特別條款第(38)(a)條規定：

但凡在此等條款中規定政府或它妥為授權的人員須或可以在該地段或其中任何部分或該地段外面進行任何類型的工程(不論是代表買方或因為買方失責而進行上述工程或其他情況)，其費用由買方承擔或買方必須在要求時支付或付還上述工程的費用給政府或它妥為授權的人員，該等費用應包括政府或它妥為授權的人員可釐定的監管費及經費。

註：

在本批地文件的摘要中，「買方」指批地文件內的買方，在上下文義允許或要求下，包括它的繼承人及受讓人；「政府」指香港特別行政區政府。

15. 批地文件的摘要

SUMMARY OF LAND GRANT

A. Lot Number of the Land on which the Development is situated

The Development is situated on Tuen Mun Town Lot No.434 ("the lot").

B. Term of years under the Lease

The lot is granted for a term of 50 years commencing from 30th July 2013 under the Agreement and Conditions of Sale registered and deposited in the Land Registry as New Grant No.21610 ("the Land Grant").

C. User restrictions applicable to the Land

1. Special Condition No.(4) of the Land Grant provides that:

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

2. Special Condition No.(7)(c)(iii) of the Land Grant provides that:

The Exempted Facilities (as hereinafter defined) shall only be used by the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors and by no other person or persons.

3. Special Condition No.(10)(a)(ii) of the Land Grant provides that:

Office accommodation for watchmen or caretakers or both shall not be used for any purpose other than office accommodation for watchmen or caretakers or both, who are wholly and necessarily employed on the lot.

4. Special Condition No.(11)(a)(ii) of the Land Grant provides that:

Quarters for watchmen or caretakers or both shall not be used for any purpose other than the residential accommodation of watchmen or caretakers or both, who are wholly and necessarily employed within the lot.

5. Special Condition No.(12)(a)(i) of the Land Grant provides that:

Office for the use of the Owners' Corporation or the Owners' Committee shall not be used for any purpose other than for meetings and administrative work of the Owners' Corporation or Owners' Committee formed or to be formed in respect of the lot and the buildings erected or to be erected thereon.

6. Special Condition No.(18)(a)(iv) of the Land Grant provides that:

The spaces provided under Special Conditions Nos.(18)(a)(i)(I) (as may be adjusted pursuant to Special Condition No.(21) of the Land Grant), (18)(a)(i)(II) and (18)(a)(iii) (as may be adjusted pursuant to Special Condition No.(21) of the Land Grant) of the Land Grant shall not be used for any purpose other than those respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

7. Special Condition No.(18)(b)(ii) of the Land Grant provides that:

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

8. Special Condition No.(18)(c)(ii) of the Land Grant provides that:

The Motor Cycle Parking Spaces (as hereinafter defined) shall not be used for any purpose other than for the purpose set out in Special Condition No.(18)(c)(i) of the Land Grant and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

9. Special Condition No.(19)(b) of the Land Grant provides that:

Each of the spaces provided under Special Condition No.(19)(a) of the Land Grant shall measure 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings erected or to be erected on the lot.

10. Special Condition No.(25) of the Land Grant provides that:

The parking and loading and unloading spaces indicated on the car park layout plan approved by and deposited with the Director of Lands ("the Director") shall not be used for any purpose other than for the purposes set out respectively in Special Conditions Nos.(18), (19) and (20) of the Land Grant. The Purchaser shall maintain the parking and loading and unloading spaces and other areas, including but not restricted to the lifts, landings, and manoeuvring and circulation areas, in accordance with the said approved plan and shall not alter the layout except with the prior written consent of the Director. Except for the parking spaces indicated on the said approved plan, no part of the lot or any building or structure thereon shall be used for parking purposes.

11. Special Condition No.(40) of the Land Grant provides that:

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

D. Facilities that are required to be constructed and provided for the Government, or for public use

Not applicable

E. Grantee's obligations to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside the Land

1. General Condition No.7 of the Land Grant provides that:

(a) The Purchaser shall throughout the tenancy having built or rebuilt (which word refers to redevelopment as contemplated in sub-clause (b) below) in accordance with the General and Special Conditions of the Land Grant ("these Conditions"):

- (i) maintain all buildings in accordance with the approved design and disposition and any approved building plans without variation or modification thereto; and
- (ii) maintain all buildings erected or which may after the date of the Land Grant be erected in accordance with these Conditions or any subsequent contractual variation of them, in good and substantial repair and condition and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy.

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

2. Special Condition No.(3) of the Land Grant provides that:

The Purchaser shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before 31st March 2018. This date was amended to 30th September 2018 pursuant to letters from the District Lands Office/Tuen Mun dated 29th March 2018 and 29th June 2018.

15. 批地文件的摘要

SUMMARY OF LAND GRANT

3. Special Condition No.(7)(a) of the Land Grant provides that:

The Purchaser may erect, construct and provide within the lot such recreational facilities and facilities ancillary thereto (**"the Facilities"**) as may be approved in writing by the Director. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director.

4. Special Condition No.(7)(c) of the Land Grant provides that:

In the event that any part of the Facilities is exempted from the gross floor area calculation pursuant to Special Condition No.(7)(b) of the Land Grant (**"the Exempted Facilities"**):

- (i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No.(15)(a)(v) of the Land Grant; and
- (ii) the Purchaser shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director.

5. Special Condition No.(9)(a) of the Land Grant provides that:

The Purchaser shall at his own expense submit to the Director for his approval a landscape master plan indicating the location, disposition and layout of the landscaping works to be provided within the lot in compliance with the requirements stipulated in Special Condition No.(9)(b) of the Land Grant.

6. Special Condition No.(9)(b) of the Land Grant provides that:

- (i) The landscape master plan shall be at a scale of 1:500 or larger and shall contain information on the landscaping proposals including a survey and treatment of existing trees, site layout and formation levels, conceptual form of building development, illustrative layout of hard and soft landscaping areas, and such other information as the Director may require. No site formation works shall be commenced on the lot or any part thereof until consent, if required, has been granted under Special Condition No.(8) of the Land Grant. No superstructure work shall be commenced on the lot or any part thereof until the landscape master plan has been approved in writing by the Director.
- (ii) Not less than 20% of the area of the lot shall be planted with trees, shrubs or other plants.
- (iii) Not less than 50% of the 20% referred to in Special Condition No.(9)(b)(ii) of the Land Grant (**"the Greenery Area"**) shall be provided at such location or level as may be determined by the Director at his sole discretion so that the Greenery Area shall be visible to pedestrians or accessible by any person or persons entering the lot.
- (iv) The decision of the Director on which landscaping works proposed by the Purchaser constitutes the 20% referred to in Special Condition No.(9)(b)(ii) of the Land Grant shall be final and binding on the Purchaser.
- (v) The Director at his sole discretion may accept other non-planting features proposed by the Purchaser as an alternative to planting trees, shrubs or other plants.

7. Special Condition No.(9)(c) of the Land Grant provides that:

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

8. Special Condition No.(9)(d) of the Land Grant provides that:

The Purchaser shall after the lot has been landscaped at his own expense keep and maintain the landscaped works in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.

9. Special Condition No.(9)(e) of the Land Grant provides that:

The area or areas landscaped in accordance with Special Condition No.(9) of the Land Grant shall be designated as and form part of the Common Areas referred to in Special Condition No.(15)(a)(v) of the Land Grant.

10. Special Condition No.(10)(a) of the Land Grant provides that:

Office accommodation for watchmen or caretakers or both may be provided within the lot subject to the following conditions:

- (i) such accommodation is in the opinion of the Director essential to the safety, security and good management of the building or buildings erected or to be erected on the lot; and
- (ii) the location of any such accommodation shall first be approved in writing by the Director.

For the purposes of this Special Condition, no office accommodation may be located within any building on the lot which is intended or adapted for use as a single family residence. The decision of the Director as to whether a building constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

11. Special Condition No.(10)(d) of the Land Grant provides that:

Office accommodation provided within the lot in accordance with Special Condition No.(10)(a) of the Land Grant shall be designated as and form part of the Common Areas referred to in Special Condition No.(15)(a)(v) of the Land Grant.

12. Special Condition No.(11)(a) of the Land Grant provides that:

Quarters for watchmen or caretakers or both may be provided within the lot subject to the condition that such quarters shall be located in one of the blocks of residential units erected on the lot or in such other location as may be approved in writing by the Director.

For the purposes of this Special Condition, no quarters may be located within any building on the lot which is intended or adapted for use as a single family residence. The decision of the Director as to whether a building constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

13. Special Condition No.(11)(c) of the Land Grant provides that:

Quarters for watchmen or caretakers or both provided within the lot in accordance with Special Condition No.(11)(a) of the Land Grant shall be designated as and form part of the Common Areas referred to in Special Condition No.(15)(a)(v) of the Land Grant.

14. Special Condition No.(12)(a) of the Land Grant provides that:

One office for the use of the Owners' Corporation or the Owners' Committee may be provided within the lot provided that the location of any such office shall first be approved in writing by the Director.

15. Special Condition No.(12)(c) of the Land Grant provides that:

An office provided within the lot in accordance with Special Condition No.(12)(a) of the Land Grant shall be designated as and form part of the Common Areas referred to in Special Condition No.(15)(a)(v) of the Land Grant.

16. Special Condition No.(18)(a)(i) of the Land Grant provides that:

Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees (**"the Residential Parking Spaces"**) at the following rates:

- (I) where a block or blocks of residential units (other than detached, semi-detached or terraced house or houses which is or are intended for use as single family residences) are provided within the lot, at a rate to be calculated by reference to the respective size of the residential units erected or to be erected on the lot as set out in the table below unless the Director consents to a rate or to a number different from those set out in the table below:

Size of each residential unit	No. of the Residential Parking Spaces to be provided
Less than 40 square metres	3 spaces for every 35 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	1 space for every 7 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	5 spaces for every 14 residential units or part thereof
Not less than 100 square metres but less than 160 square metres	5 spaces for every 7 residential units or part thereof
Not less than 160 square metres but less than 220 square metres	9 spaces for every 7 residential units or part thereof
Not less than 220 square metres	12 spaces for every 7 residential units or part thereof

- (II) where detached, semi-detached or terraced house or houses which is or are intended for use as single family residences are provided within the lot, at the following rates:
- (A) one space for each such house where its gross floor area is less than 160 square metres and 1.5 spaces for each such house where its gross floor area is not less than 160 square metres but less than 220 square metres, provided that if the number of spaces to be provided under Special Condition No.(18)(a)(i)(II)(A) of the Land Grant is a decimal number, the same shall be rounded up to the next whole number; and
- (B) two spaces for each such house where its gross floor area is not less than 220 square metres.

For the purposes of this Special Condition, the decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether each such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

17. Special Condition No.(18)(a)(iii) of the Land Grant provides that:

Additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the building or buildings erected or to be erected on the lot shall be provided at the following rates or at such other rates as may be approved by the Director:

- (I) three spaces for every block of residential units erected or to be erected on the lot which contains more than 75 residential units (**"block of more than 75 residential units"**); and

- (II) one space for every 25 residential units (excluding the residential units in any block of more than 75 residential units) or part thereof in the building or buildings erected or to be erected on the lot subject to a minimum of two spaces being provided.

For the avoidance of doubt, a detached, semi-detached or terraced house which is intended for use as a single family residence shall be regarded as a residential unit referred to in Special Condition No.(18)(a)(iii)(II) of the Land Grant. The decision of the Director as to whether a detached, semi-detached or terraced house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

18. Special Condition No.(18)(b)(i) of the Land Grant provides that:

Out of the spaces provided under Special Conditions Nos.(18)(a)(i)(I) (as may be adjusted pursuant to Special Condition No.(21) of the Land Grant), (18)(a)(i)(II) and (18)(a)(iii) (as may be adjusted pursuant to Special Condition No.(21) of the Land Grant) of the Land Grant, the Purchaser shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (which spaces to be so reserved and designated are hereinafter referred to as **"the Parking Spaces for the Disabled Persons"**) as the Building Authority may require and approve provided that a minimum of one space shall be so reserved and designated out of the spaces provided under Special Condition No.(18)(a)(iii) of the Land Grant (as may be adjusted pursuant to Special Condition No.(21) of the Land Grant) and that the Purchaser shall not designate or reserve all of the spaces provided under Special Condition No. (18)(a)(iii) of the Land Grant (as may be adjusted pursuant to Special Condition No.(21) of the Land Grant) to become the Parking Spaces for the Disabled Persons.

19. Special Condition No.(18)(c)(i) of the Land Grant provides that:

Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees (**"the Motor Cycle Parking Spaces"**) at a rate of 10 percent of the total number of spaces required to be provided under Special Conditions Nos.(18)(a)(i)(I) and (18)(a)(iii) of the Land Grant (as may be adjusted pursuant to Special Condition No.(21) of the Land Grant) unless the Director consents to another rate, provided that if the number of spaces to be provided is a decimal number, the same shall be rounded up to the next whole number.

20. Special Condition No.(18)(d)(i) of the Land Grant provides that:

Except the Parking Spaces for the Disabled Persons, each of the spaces provided under Special Conditions Nos.(18)(a)(i)(I) (as may be adjusted pursuant to Special Condition No.(21) of the Land Grant), (18)(a)(i)(II) and (18)(a)(iii) (as may be adjusted pursuant to Special Condition No.(21) of the Land Grant) of the Land Grant shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.

21. Special Condition No.(18)(d)(ii) of the Land Grant provides that:

The dimensions of each of the Parking Spaces for the Disabled Persons shall be as the Building Authority may require and approve.

22. Special Condition No.(18)(d)(iii) of the Land Grant provides that:

Each of the Motor Cycle Parking Spaces shall measure 1.0 metre in width and 2.4 metres in length with a minimum headroom of 2.4 metres or such other minimum headroom as may be approved by the Director.

15. 批地文件的摘要

SUMMARY OF LAND GRANT

23. Special Condition No.(19)(a) of the Land Grant provides that:

Spaces shall be provided within the lot to the satisfaction of the Director for the loading and unloading of goods vehicles at a rate of one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the lot or at such other rates as may be approved by the Director subject to a minimum of one loading and unloading space for each block of residential units erected or to be erected on the lot, such loading and unloading space to be located adjacent to or within each block of residential units. For the purpose of this Special Condition, a detached, semi-detached and terraced house which is intended for use as a single family residence shall not be regarded as a block of residential units or a residential unit. The decision of the Director as to whether a detached, semi-detached or terraced house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

24. Special Condition No.(20) of the Land Grant provides that:

Spaces shall be provided within the lot to the satisfaction of the Director for the parking of bicycles belonging to the residents of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees at a rate of one space for every 15 residential units or part thereof with size of each residential unit being less than 70 square metres or at such other rates as may be approved by the Director. For the purpose of this Special Condition, a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a residential unit. The decision of the Director as to whether a detached, semi-detached or terraced house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

25. Special Condition No.(24) of the Land Grant provides that:

The spaces provided within the lot in accordance with Special Condition No.(18)(a)(iii) of the Land Grant (as may be adjusted pursuant to Special Condition No.(21) of the Land Grant), the Parking Spaces for the Disabled Persons and spaces provided within the lot in accordance with Special Conditions Nos.(19) and (20) of the Land Grant shall be designated as and form part of the Common Areas.

26. Special Condition No.(28)(a) of the Land Grant provides that:

Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the Purchaser under these Conditions, or for any other purpose, the Purchaser shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Purchaser shall at all times during the term agreed to be granted by the Land Grant 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.

27. Special Condition No.(28)(c) of the Land Grant provides that:

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

28. Special Condition No.(28)(d) of the Land Grant provides that:

In addition to any other rights or remedies provided in the Land Grant for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the Purchaser 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 Purchaser shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Purchaser shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges.

29. Special Condition No.(30) of the Land Grant provides that:

Where prestressed ground anchors have been installed, upon development or redevelopment of the lot or any part thereof, the Purchaser shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director and shall supply to the Director such reports and information on all such monitoring works as the Director may from time to time in his absolute discretion require. If the Purchaser shall neglect or fail to carry out the required monitoring works, the Director may forthwith execute and carry out the monitoring works and the Purchaser shall on demand repay to the Government the cost thereof.

30. Special Condition No.(33)(a) of the Land Grant provides that:

The Purchaser shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the lot, and the Purchaser shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.

31. Special Condition No.(33)(b) of the Land Grant provides that:

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

F. Lease conditions that are onerous to a purchaser

1. Special Condition No.(8)(a) of the Land Grant provides that:

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

2. Special Condition No.(8)(b) of the Land Grant provides that:

Without prejudice to the provisions of Special Condition No.(8)(a) of the Land Grant, the Purchaser shall preserve and shall not fell, remove or interfere with the tree shown and marked on the plan annexed to the Land Grant as *Ficus microcarpa* (T50) and shall at his own expense and in all respects to the satisfaction of the Director keep and maintain the said *Ficus microcarpa* (T50) in a healthy condition throughout the term agreed to be granted by the Land Grant.

15. 批地文件的摘要

SUMMARY OF LAND GRANT

3. Special Condition No.(8)(c) of the Land Grant provides that:

Save with the prior written consent of the Director, no building or structure or support for any building or structure (including but not limited to boundary walls and fences) may be erected, constructed or placed on, over, above, under, below or within the areas respectively shown coloured pink stippled black and pink hatched black stippled black on the plan annexed to the Land Grant. In the event of the Director giving such consent, he may impose such terms and conditions as he shall, in his absolute discretion, determine.

4. Special Condition No.(23)(a) of the Land Grant provides that:

Notwithstanding that these Conditions shall have been observed and complied with to the satisfaction of the Director, the Residential Parking Spaces and the Motor Cycle Parking Spaces shall not be:

- (i) assigned except
 - (I) together with undivided shares in the lot giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or
 - (II) to a person who is already the owner of undivided shares in the lot with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or
- (ii) underlet except to residents of the residential units in the building or buildings erected or to be erected on the lot.

Provided that in any event not more than three in number of the total of the Residential Parking Spaces and the Motor Cycle Parking Spaces shall be assigned to the owner or underlet to the resident of any one residential unit in the building or buildings erected or to be erected on the lot. For the avoidance of doubt, a detached, semi-detached or terraced house which is intended for use as a single family residence shall be regarded as a residential unit referred to in this Special Condition. The decision of the Director as to whether a detached, semi-detached or terraced house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

5. Special Condition No.(27) of the Land Grant provides that:

The Purchaser shall not cut away, remove or set back any Government land adjacent to or adjoining the lot or carry out any building-up, filling-in or any slope treatment works of any kind whatsoever on any Government land except with the prior written consent of the Director who may, at his sole discretion, give his consent subject to such terms and conditions as he sees fit, including the grant of additional Government land as an extension to the lot at such premium as he may determine.

6. Special Condition No.(31)(a) of the Land Grant provides that:

In the event of earth, spoil, debris, construction waste or building materials ("**the waste**") from the lot, or from other areas affected by any development of the lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties ("**the Government properties**"), the Purchaser shall at his own expense remove the waste from and make good any damage done to the Government properties. The Purchaser shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion, washing down or dumping.

7. Special Condition No.(31)(b) of the Land Grant provides that:

Notwithstanding Special Condition No.(31)(a) of the Land Grant, the Director may (but is not obliged to), at the request of the Purchaser, remove the waste from and make good any damage done to the Government properties and the Purchaser shall pay to the Government on demand the cost thereof.

8. Special Condition No.(32) of the Land Grant provides that:

The Purchaser shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work ("**the Works**"), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the lot or any part thereof ("**the Services**"). The Purchaser shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Purchaser shall comply with and at his own expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Purchaser shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the lot or any part thereof or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Purchaser shall pay to the Government on demand the cost of such works). If the Purchaser fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot or any part thereof or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Purchaser shall pay to the Government on demand the cost of such works.

9. Special Condition No.(37) of the Land Grant provides that:

Except with the prior written consent of the Director (who in giving such consent, may impose such terms and conditions as he shall, in his absolute discretion, determine), no building or structure or support for any building or structure shall be erected, constructed or placed on, over, above, under, below or within the areas respectively shown coloured pink hatched black ("**the Pink Hatched Black Area**") and pink cross-hatched black ("**the Pink Cross-hatched Black Area**") on the plan annexed to the Land Grant except:

- (a) boundary walls or fences or both on the Pink Hatched Black Area and the Pink Cross-hatched Black Area; and
- (b) driveway on the Pink Cross-hatched Black Area.

For the purpose of this Special Condition, the decision of the Director as to what constitutes driveway shall be final and binding on the Purchaser.

10. Special Condition No.(38)(a) of the Land Grant provides that:

Whenever in these Conditions it is provided that the Government or its duly authorized officers shall or may carry out works of any description on the lot or any part thereof or outside the lot (whether on behalf of the Purchaser or on the failure of the Purchaser to carry out such works or otherwise) at the cost of the Purchaser or that the Purchaser shall pay or repay to the Government or to its duly authorized officers on demand the cost of such works, such cost shall include such supervisory and overhead charges as may be fixed by the Government or by its duly authorized officers.

Remarks:-

In this section, the expression "Purchaser" means the Purchaser under the Land Grant and where the context so admits or requires includes its successors and assigns; and the expression "Government" means the Government of the Hong Kong Special Administrative Region.

16. 公共設施及公眾休憩用地的資料

16. INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

- A. 根據批地文件規定須興建並提供予政府或供公眾使用的設施
不適用。
- B. 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的設施
不適用。
- C. 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的休憩用地
不適用。
- D. 發展項目所位於的土地中為施行《建築物(規劃)規例》(第123章，附屬法例F)第22(1)條而撥供公眾用途的任何部分
不適用。

- A. Facilities that are required under the land grant to be constructed and provided for the Government, or for public use
Not applicable
- B. Facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development
Not applicable
- C. Open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development
Not applicable
- D. Any part of the land (on which the development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap. 123 sub. leg. F)
Not applicable

17. 對買方的警告

• WARNING TO PURCHASERS

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

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

18. 發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

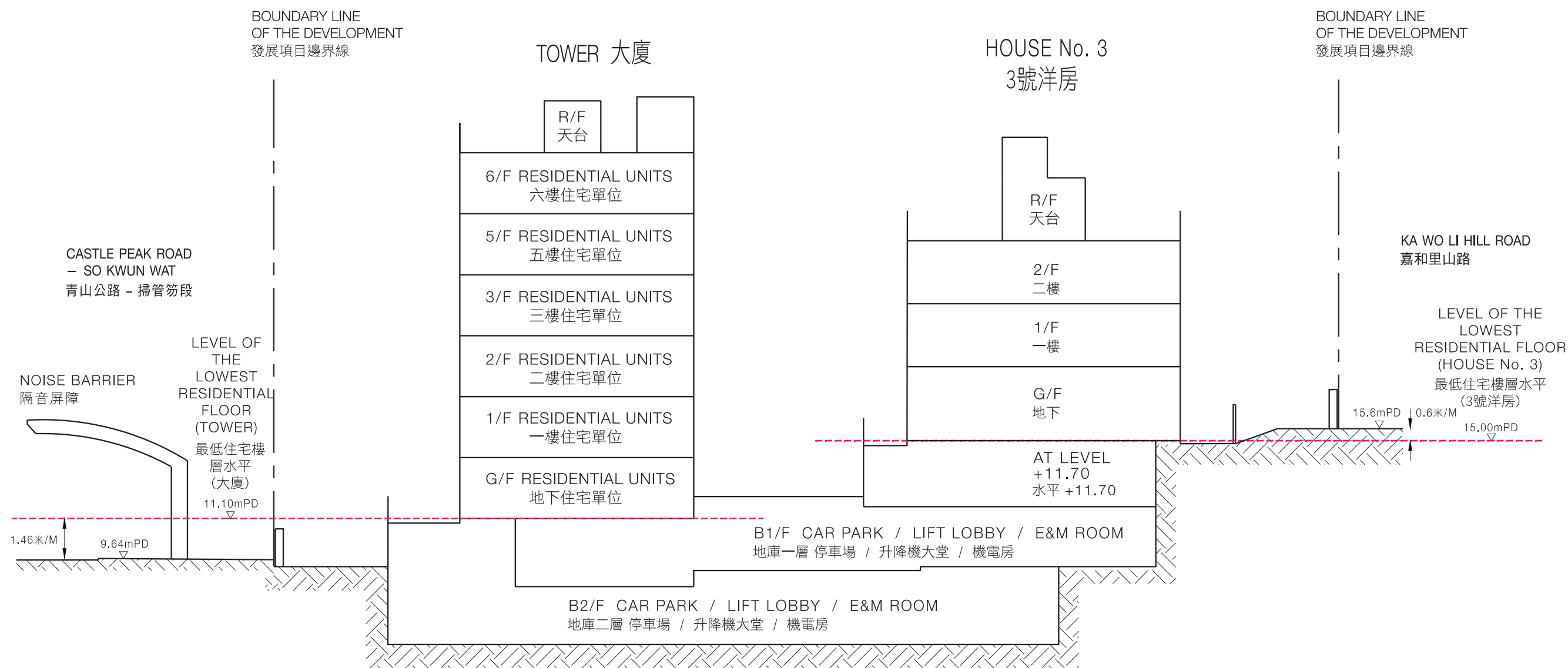
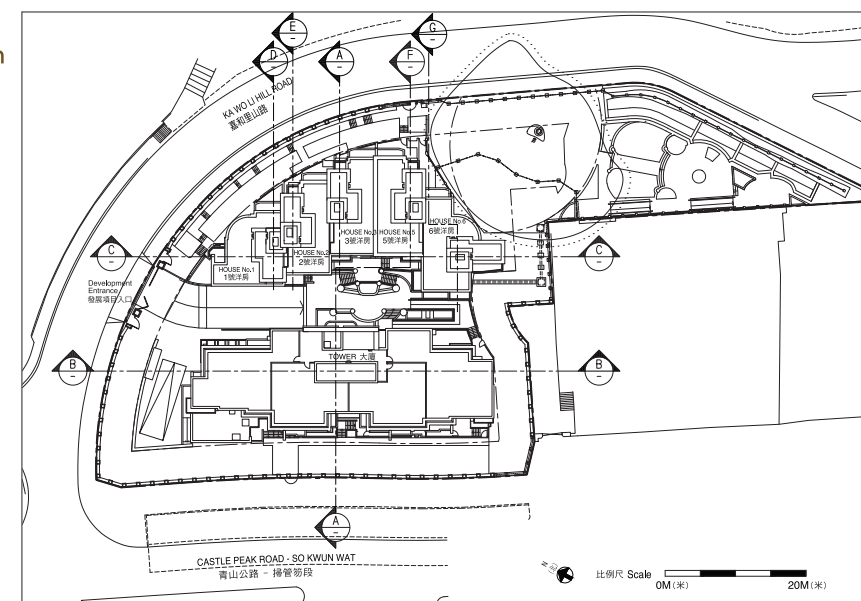
橫截面圖 A-A Cross-section Plan A-A

The part of Castle Peak Road - So Kwun Wat adjacent to the building i.e. Tower is 9.64 metres above the Hong Kong Principal Datum (HKPD).
The part of Ka Wo Li Hill Road adjacent to the building i.e. House No. 3 is 15.6 metres above the Hong Kong Principal Datum (HKPD).

毗鄰建築物即大廈的一段青山公路 - 掃管笏段為香港主水平基準以上9.64米。
毗鄰建築物即3號洋房的一段嘉和里山路為香港主水平基準以上15.6米。

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

索引圖
Key Plan



18. 發展項目中的建築物的橫截面圖

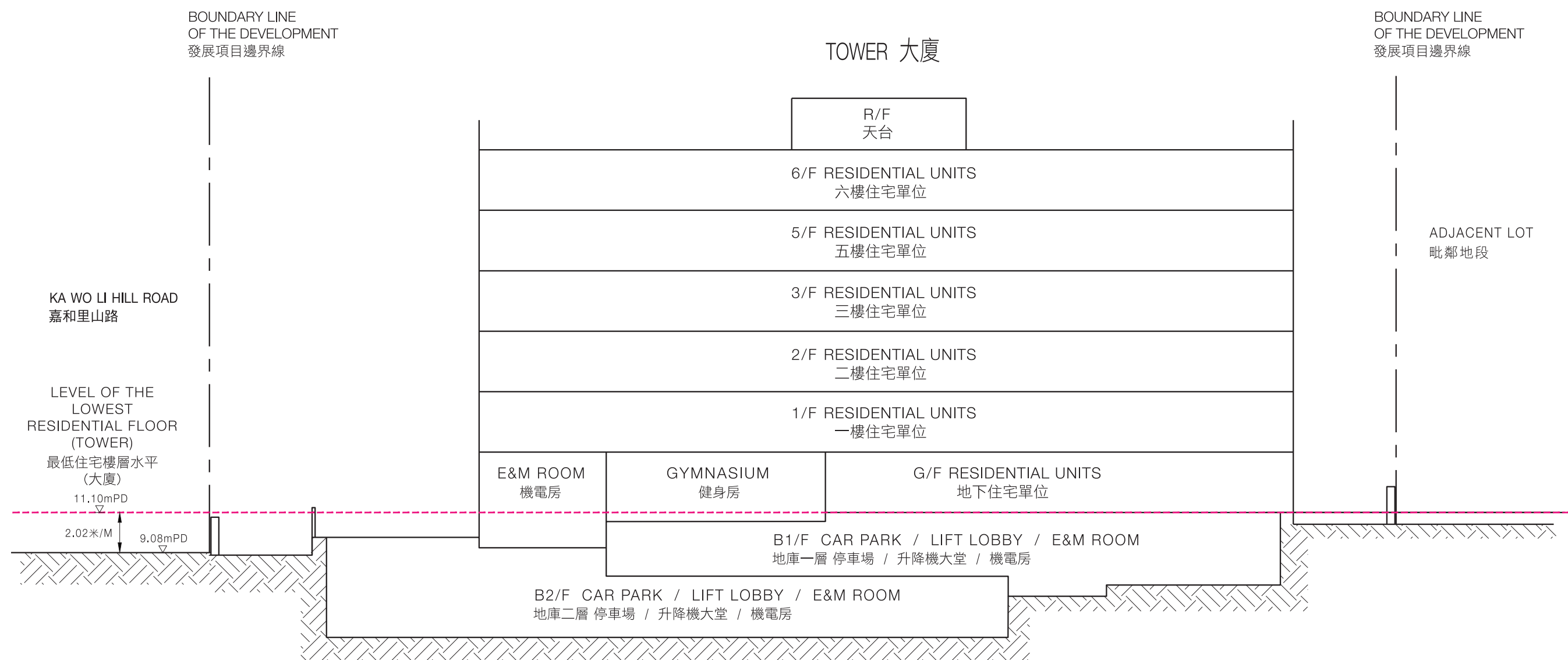
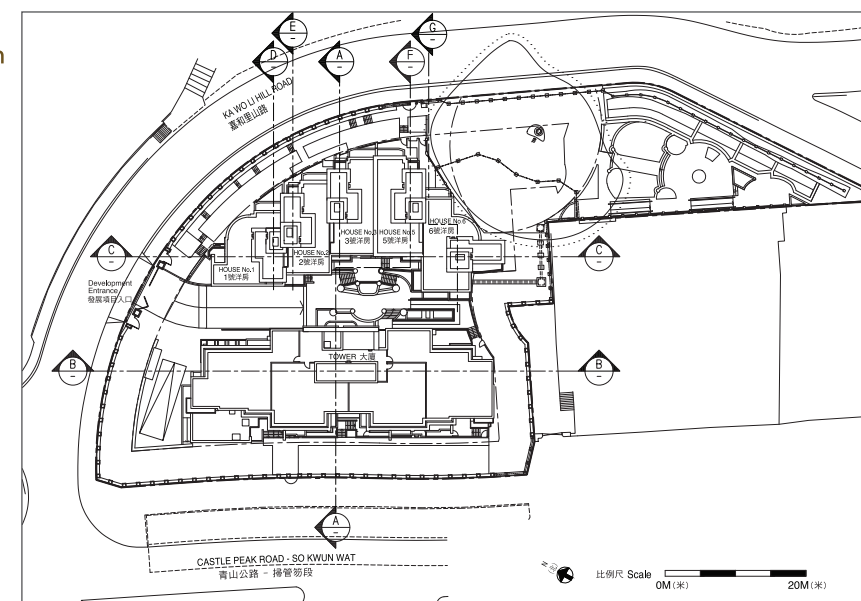
CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

橫截面圖 B-B
Cross-section Plan B-B

The part of Ka Wo Li Hill Road adjacent to the building i.e. Tower is 9.08 metres above the Hong Kong Principal Datum (HKPD).
毗鄰建築物即大廈的一段嘉和里山路為香港主水平基準以上9.08米。

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

索引圖
Key Plan



18. 發展項目中的建築物的橫截面圖

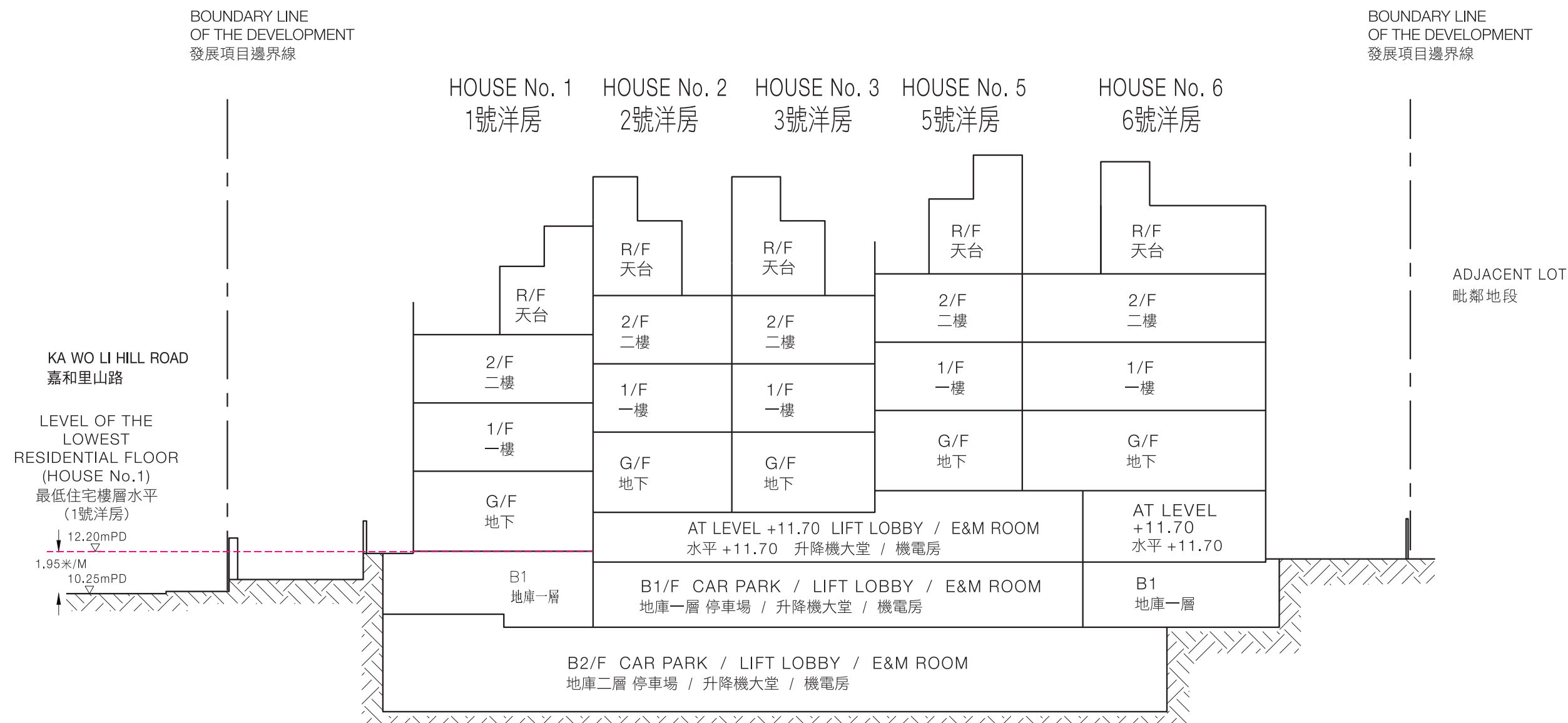
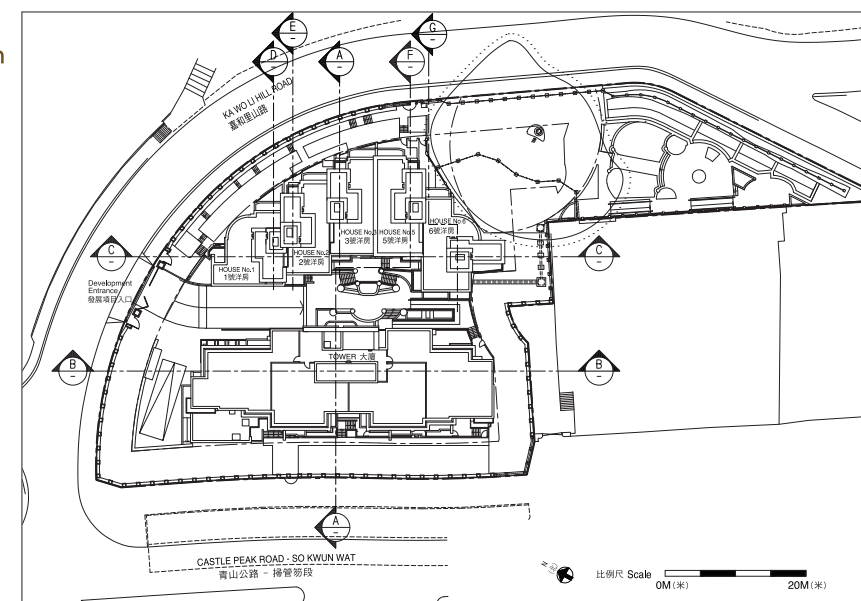
CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

橫截面圖 C-C
Cross-section Plan C-C

The part of Ka Wo Li Hill Road adjacent to the building i.e. House No. 1 is 10.25 metres above the Hong Kong Principal Datum (HKPD).
毗鄰建築物即1號洋房的一段嘉和里山路為香港主水平基準以上10.25米。

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

索引圖
Key Plan



18. 發展項目中的建築物的橫截面圖

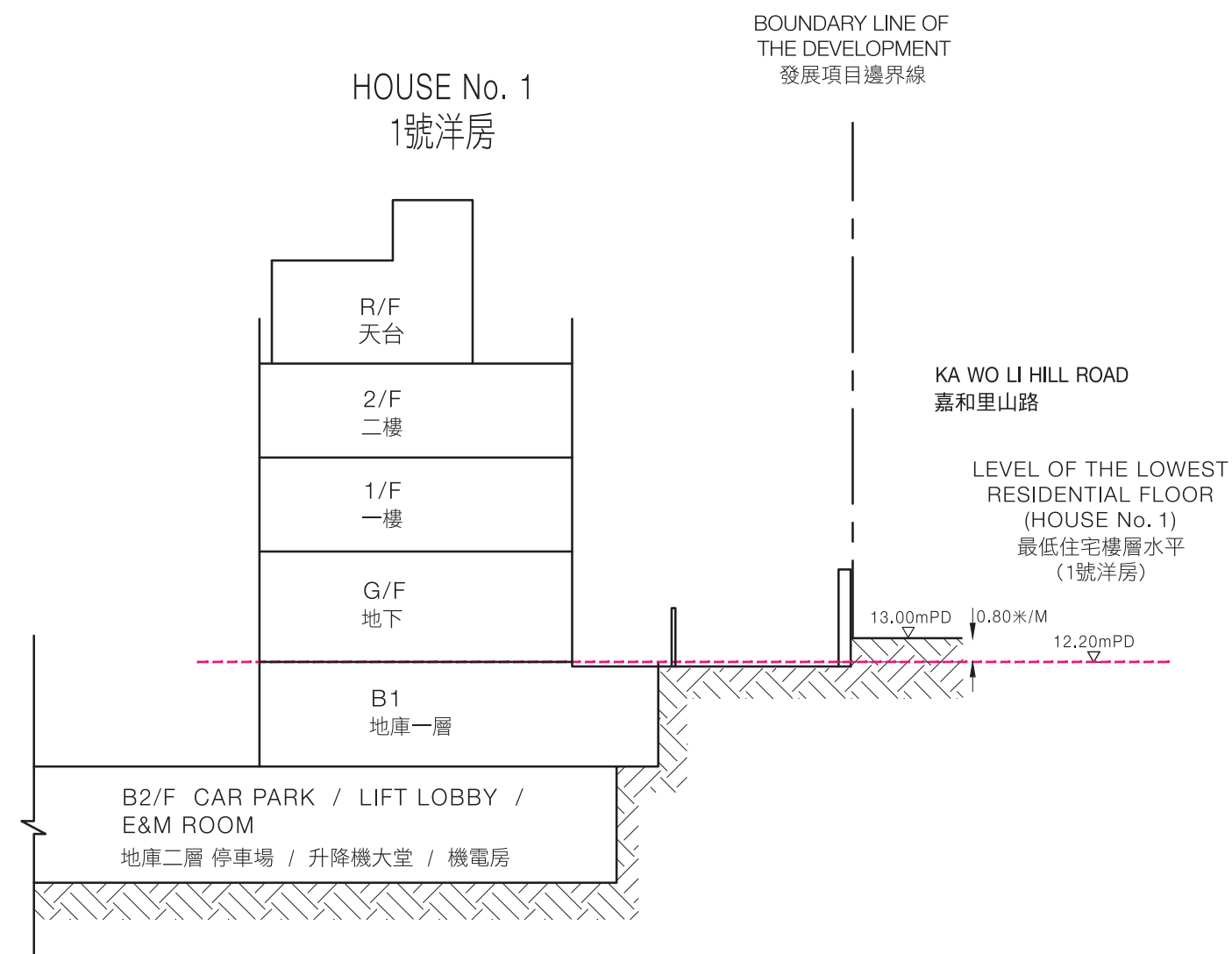
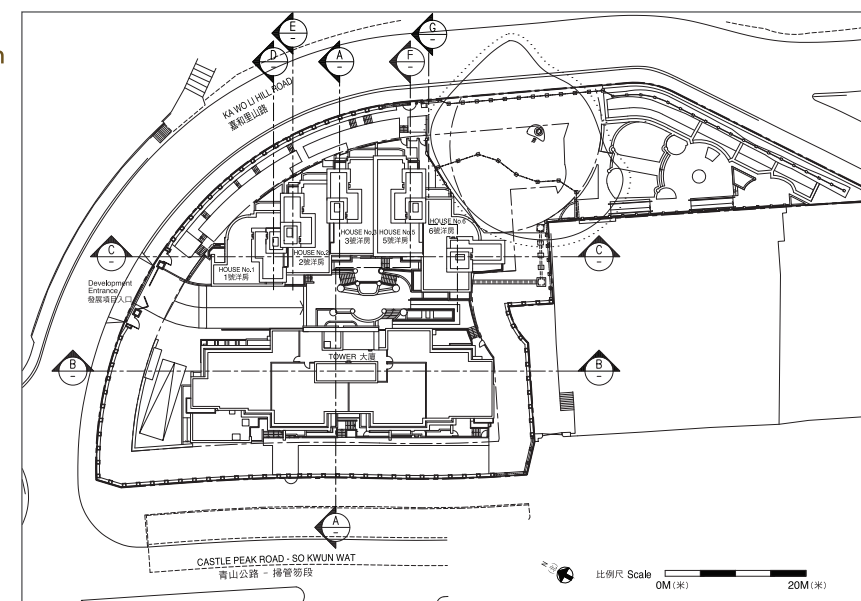
CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

橫截面圖 D-D Cross-section Plan D-D

The part of Ka Wo Li Hill Road adjacent to the building i.e. House No. 1 is 13.00 metres above the Hong Kong Principal Datum (HKPD).
毗鄰建築物即1號洋房的一段嘉和里山路為香港主水平基準以上13.00米。

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

索引圖
Key Plan



18. 發展項目中的建築物的橫截面圖

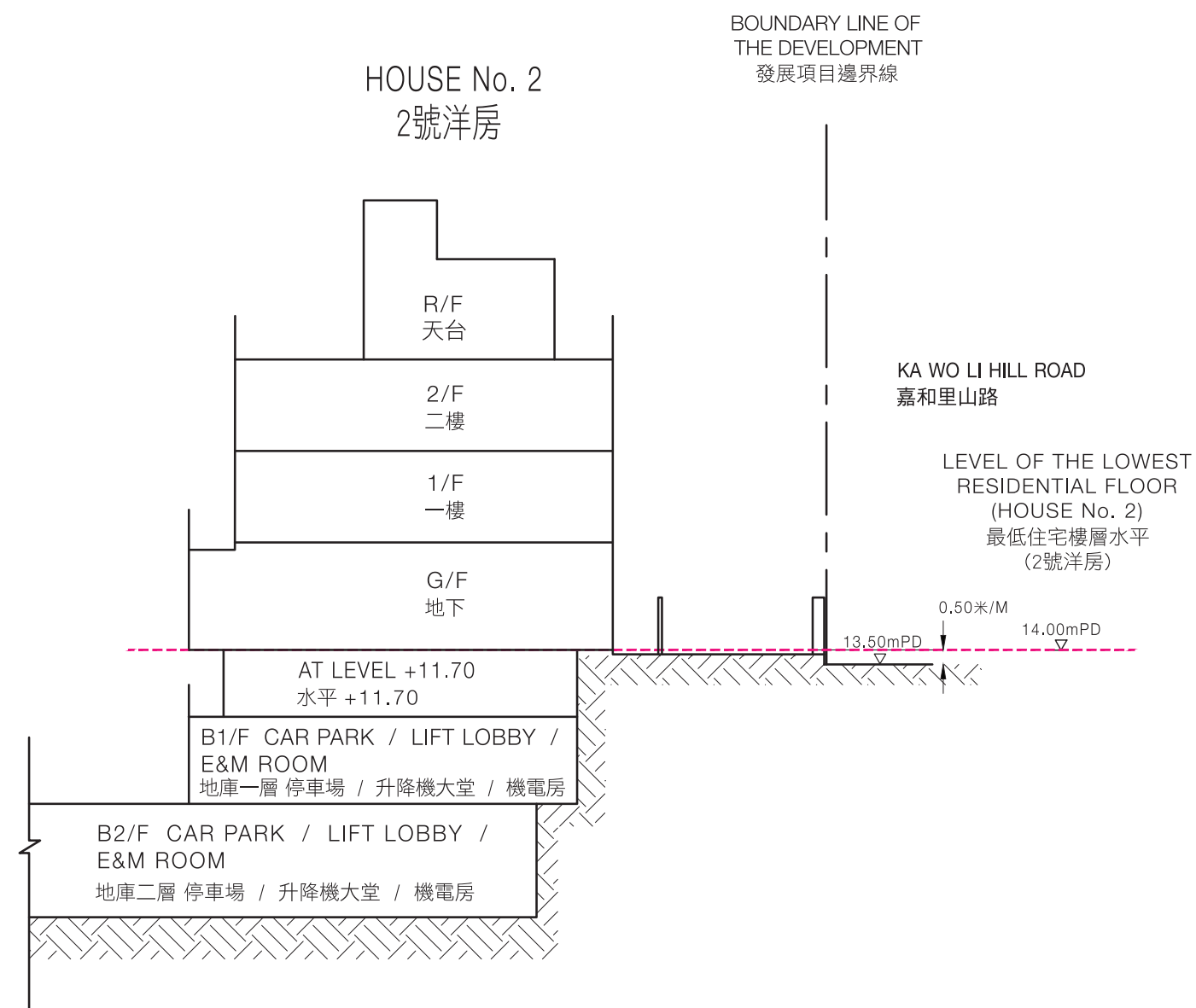
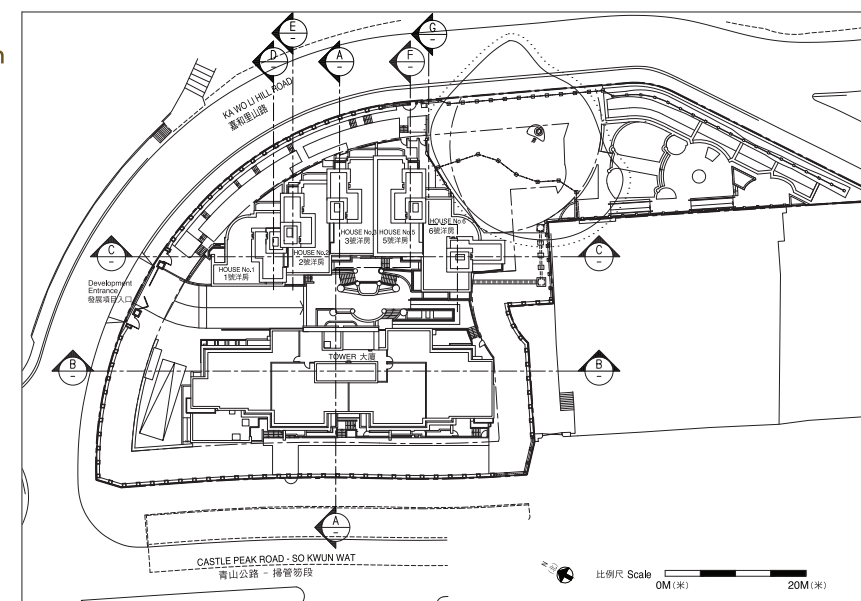
CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

橫截面圖 E-E
Cross-section Plan E-E

The part of Ka Wo Li Hill Road adjacent to the building i.e. House No. 2 is 13.50 metres above the Hong Kong Principal Datum (HKPD).
毗鄰建築物即2號洋房的一段嘉和里山路為香港主水平基準以上13.50米。

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

索引圖
Key Plan



18. 發展項目中的建築物的橫截面圖

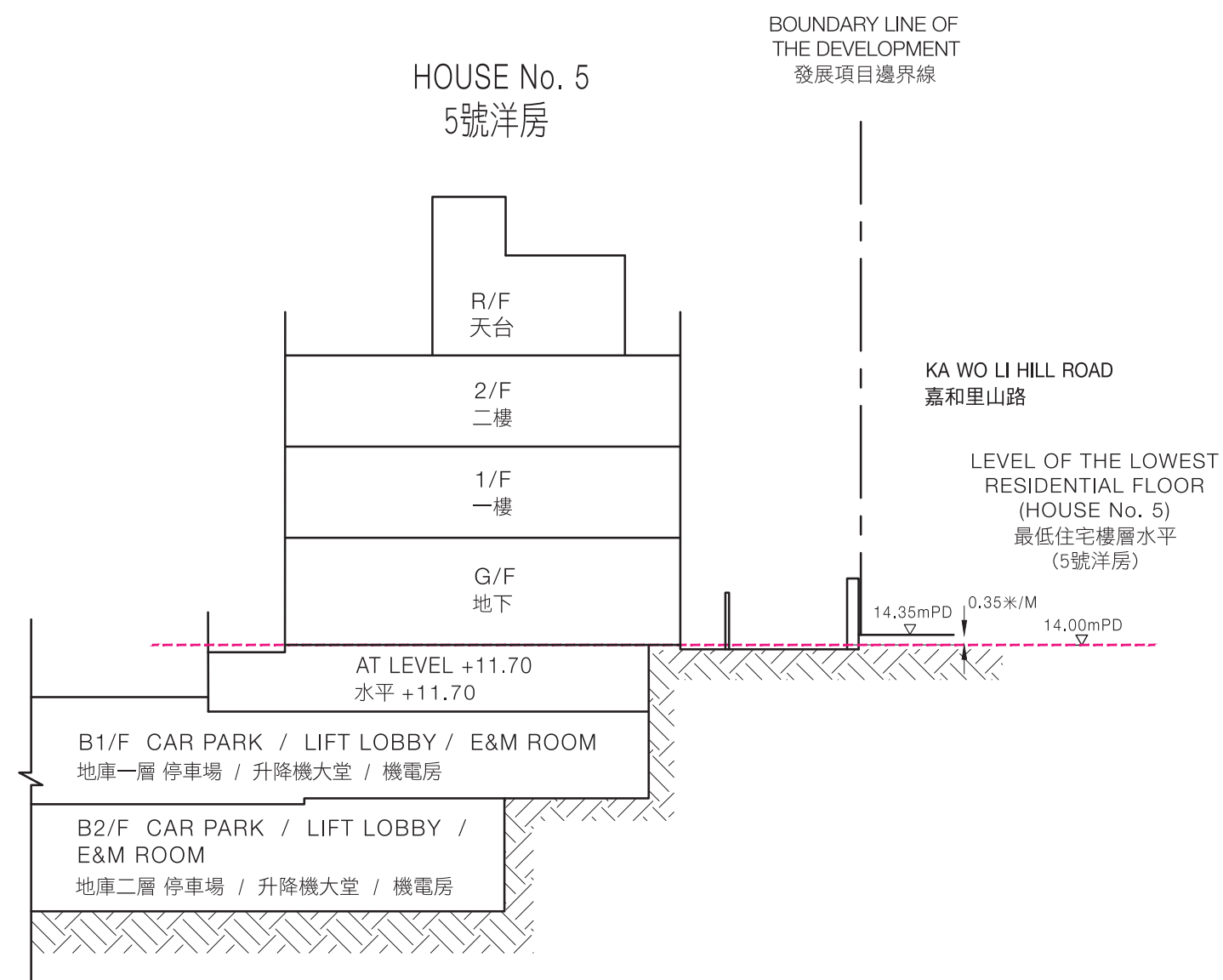
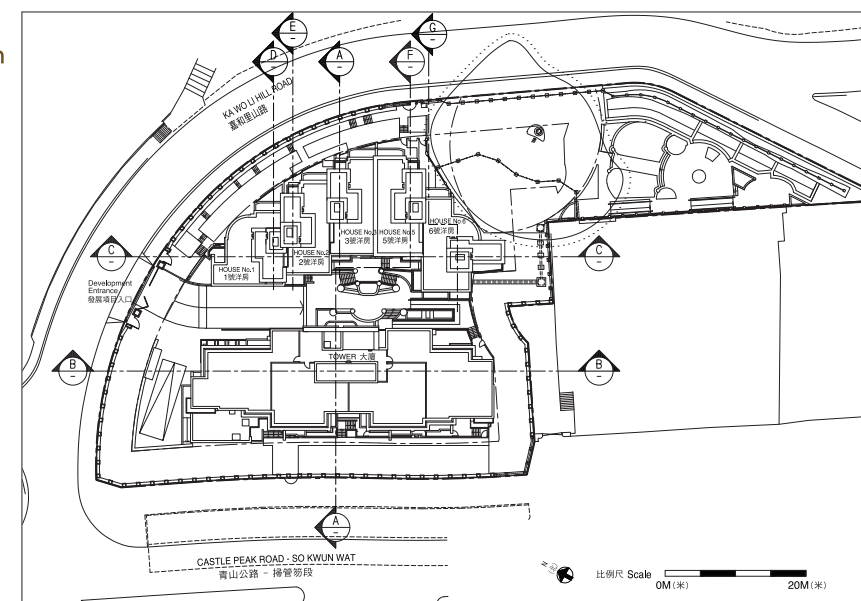
CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

橫截面圖 F-F
Cross-section Plan F-F

The part of Ka Wo Li Hill Road adjacent to the building i.e. House No. 5 is 14.35 metres above the Hong Kong Principal Datum (HKPD).
毗鄰建築物即5號洋房的一段嘉和里山路為香港主水平基準以上14.35米。

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

索引圖
Key Plan



18. 發展項目中的建築物的橫截面圖

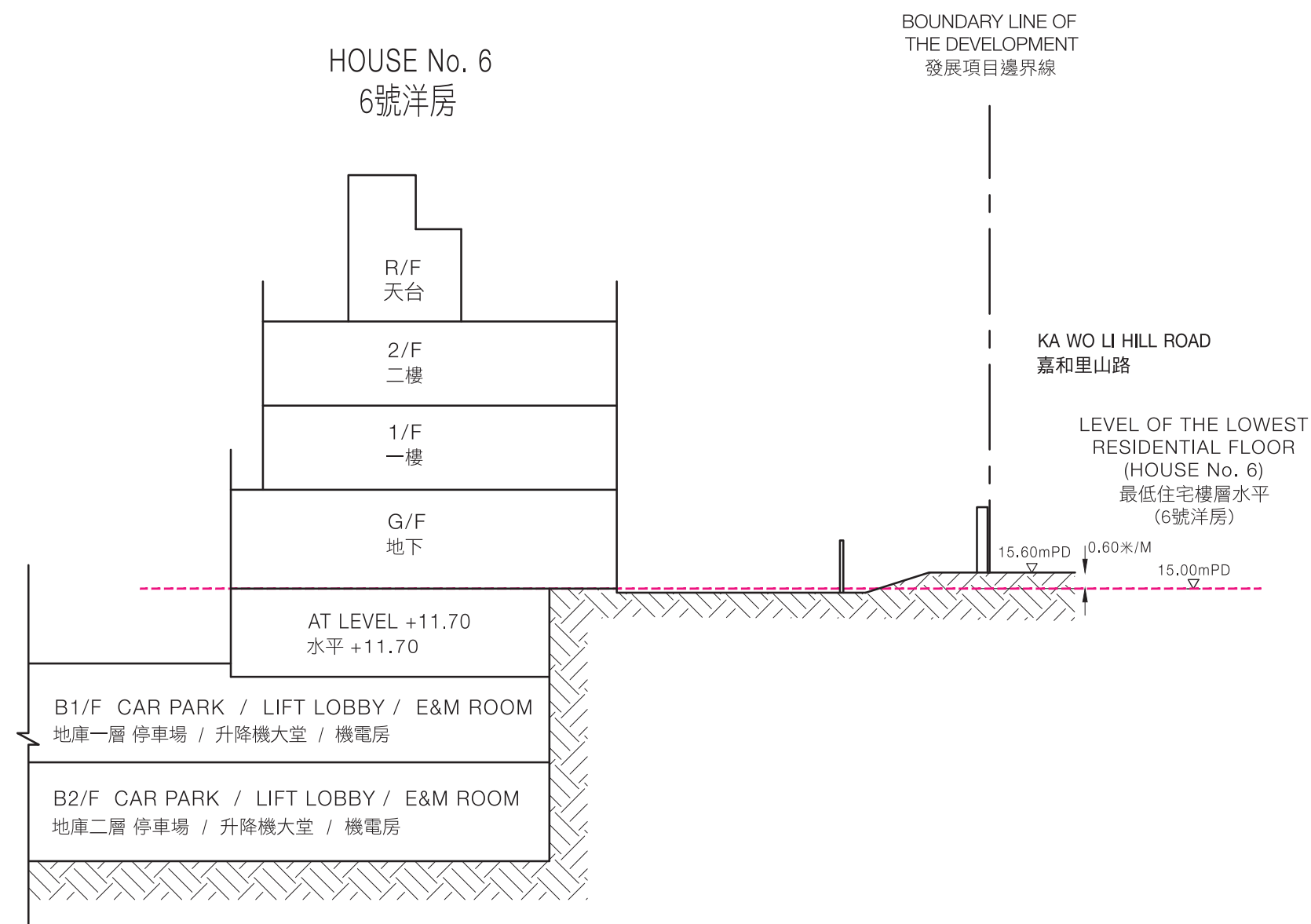
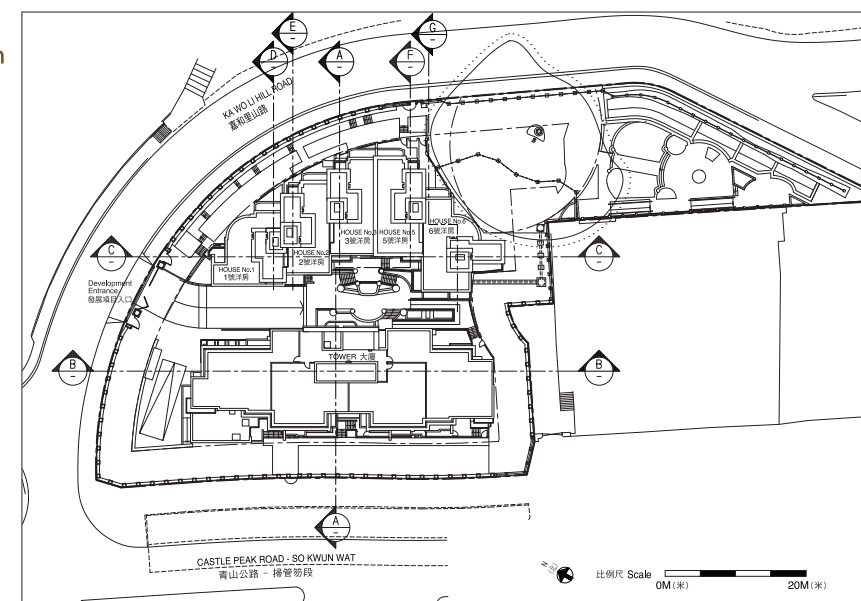
CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

橫截面圖 G-G Cross-section Plan G-G

The part of Ka Wo Li Hill Road adjacent to the building i. e. House No. 6 is 15.60 metres above the Hong Kong Principal Datum (HKPD).
毗鄰建築物即6號洋房的一段嘉和里山路為香港主水平基準以上15.60米。

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

索引圖
Key Plan



19. 立面圖 ELEVATION PLAN

立面圖1 Elevation Plan1

備註：
發展項目的認可人士證明本立面圖所顯示的立面：
(1) 以2018年7月18日的情況為準的本項目的經批准的建築圖則為基礎擬備；及
(2) 大致上與本項目的外觀一致。

立面於發展項目落成後，經由小型工程作出改動。有關改動的細節如下：

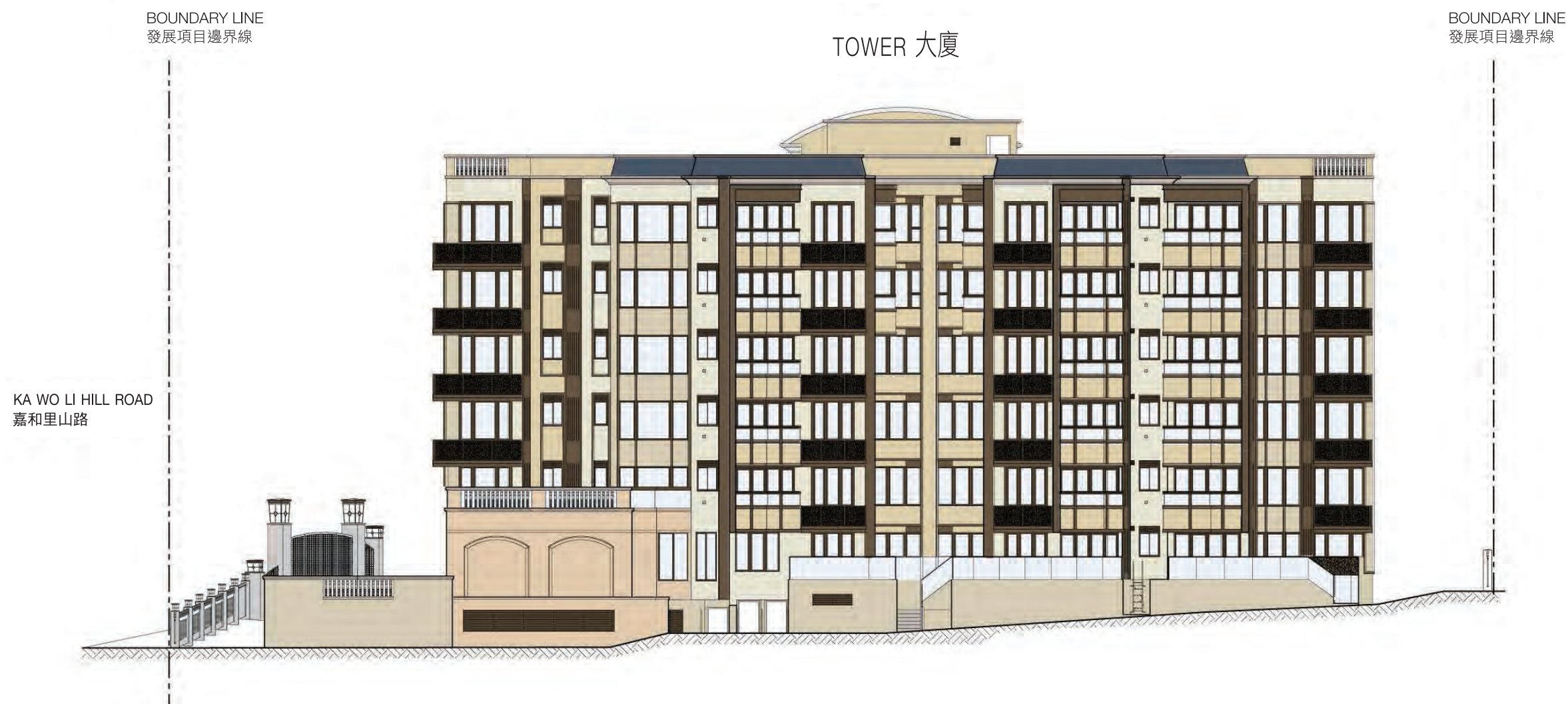
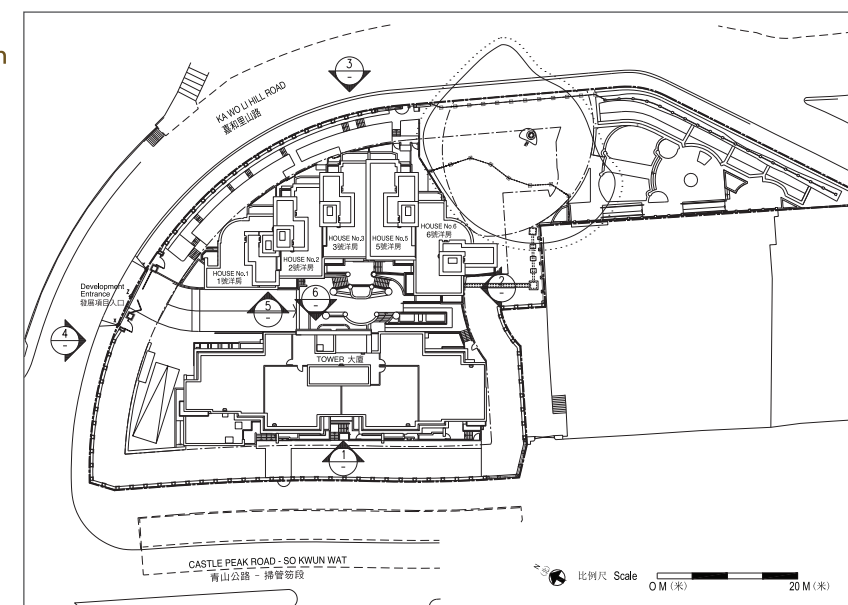
(a) 外牆牆身(不高於地面6米)鋪砌天然石飾面。

Notes :
Authorized person for the Development certified that the elevations shown on these plans:
(1) are prepared on the basis of the approved building plans for the Development as of 18 July 2018 ;
(2) are in general accordance with the outward appearance of the Development.

Elevations have been altered by way of minor works after completion of the Development. The details of the alterations are as follows:

(a) External stone claddings (not more than 6 meters from adjoining ground) were added.

索引圖
Key Plan



19. 立面圖 ELEVATION PLAN

立面圖2 Elevation Plan2

備註：

發展項目的認可人士證明本立面圖所顯示的立面：

- (1) 以2018年7月18日的情況為準的本項目的經批准的建築圖則為基礎擬備；及
- (2) 大致上與本項目的外觀一致。

立面於發展項目落成後，經由小型工程作出改動。有關改動的細節如下：

- (a) 外牆牆身(不高於地面6米)鋪砌天然石飾面。

Notes :

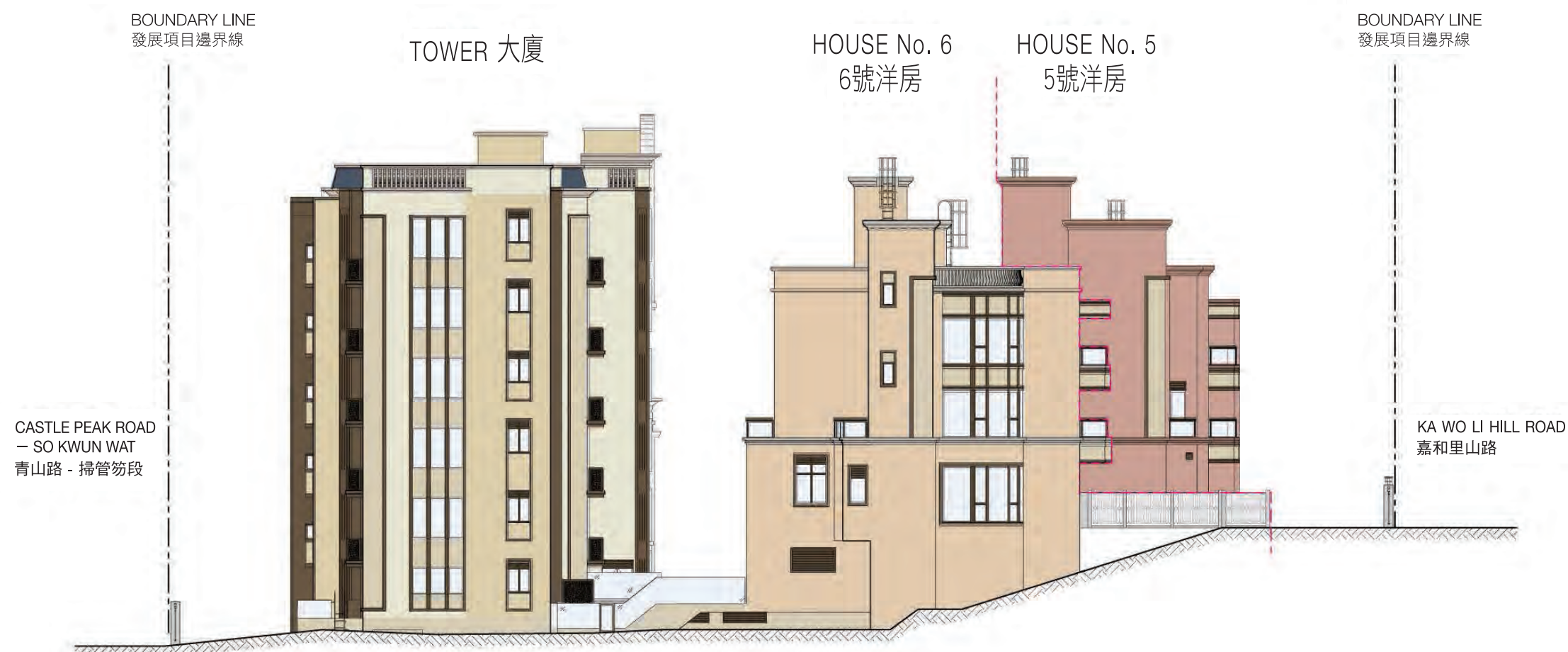
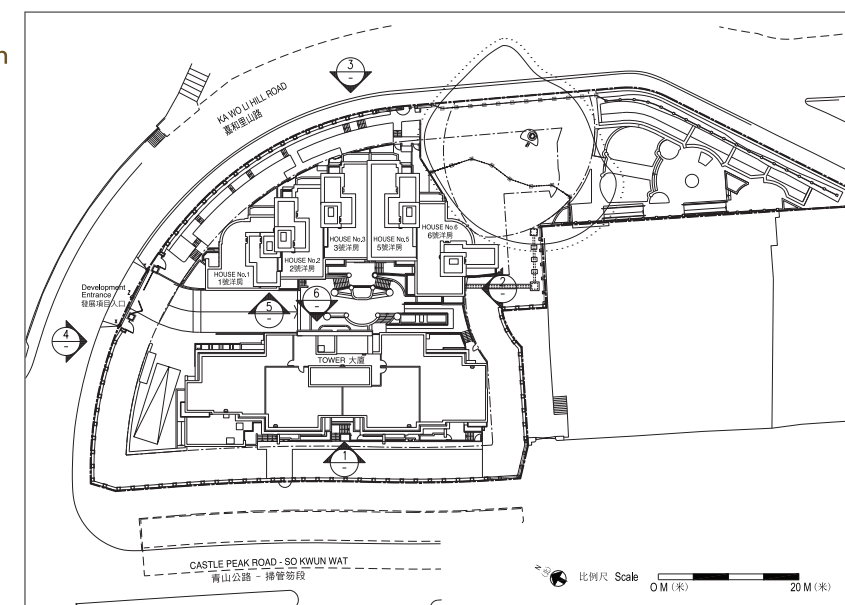
Authorized person for the Development certified that the elevations shown on these plans:

- (1) are prepared on the basis of the approved building plans for the Development as of 18 July 2018 ;
- (2) are in general accordance with the outward appearance of the Development.

Elevations have been altered by way of minor works after completion of the Development. The details of the alterations are as follows:

- (a) External stone claddings (not more than 6 meters from adjoining ground) were added.

索引圖
Key Plan



19. 立面圖 ELEVATION PLAN

立面圖3 Elevation Plan3

備註：

發展項目的認可人士證明本立面圖所顯示的立面：

- (1) 以2018年7月18日的情況為準的本項目的經批准的建築圖則為基礎擬備；及
- (2) 大致上與本項目的外觀一致。

立面於發展項目落成後，經由小型工程作出改動。有關改動的細節如下：

- (a) 外牆牆身(不高於地面6米)鋪砌天然石飾面。
- (b) 部份圍牆加上鐵絲網欄。
- (c) 加設1800mm高之圍牆(疏孔)和閘門(疏孔)。

Notes :

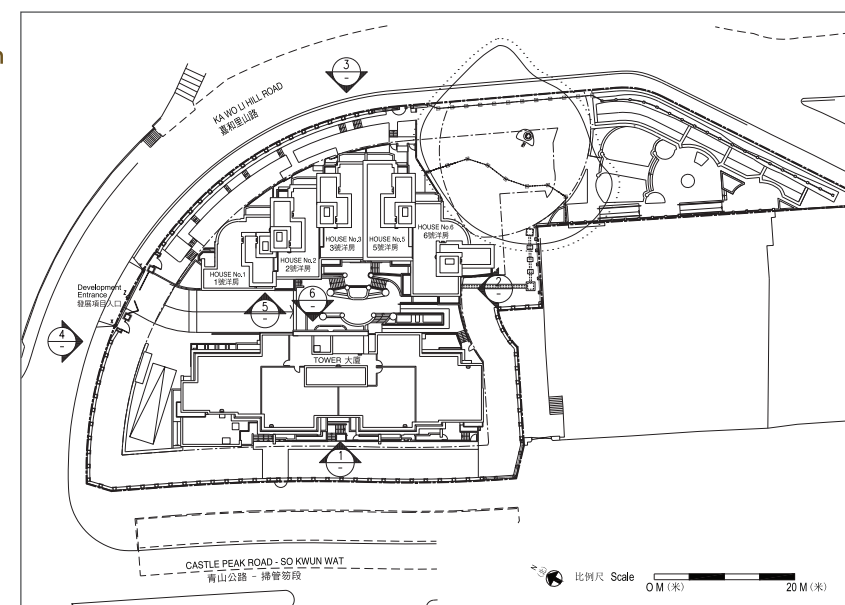
Authorized person for the Development certified that the elevations shown on these plans:

- (1) are prepared on the basis of the approved building plans for the Development as of 18 July 2018 ;
- (2) are in general accordance with the outward appearance of the Development.

Elevations have been altered by way of minor works after completion of the Development. The details of the alterations are as follows:

- (a) External stone claddings (not more than 6 meters from adjoining ground) were added.
- (b) Chain-link Fence were added for part of fence wall.
- (c) 1800mm height fence wall (perforated) and metal gate (perforated) were added.

索引圖
Key Plan



BOUNDARY LINE
發展項目邊界線

HOUSE No. 6
6號洋房

HOUSE No. 5
5號洋房

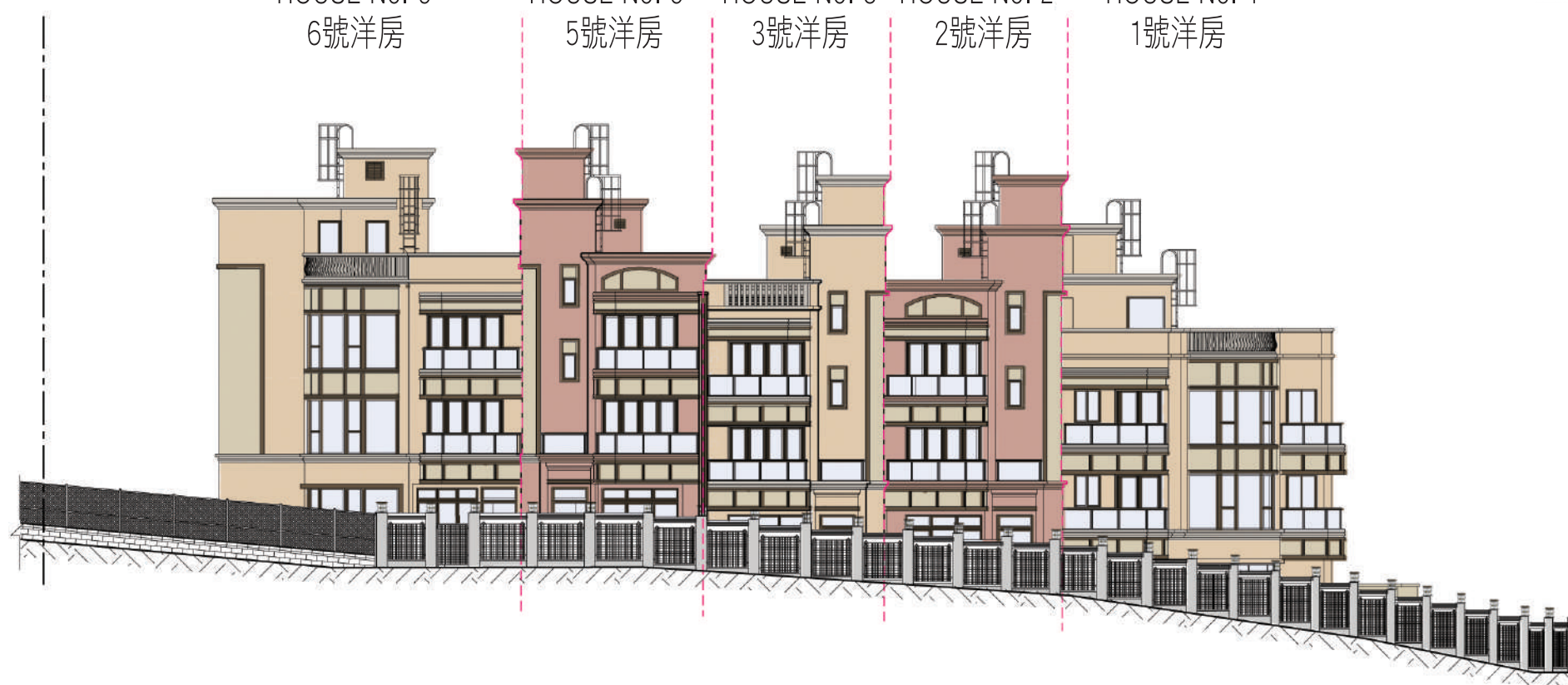
HOUSE No. 3
3號洋房

HOUSE No. 2
2號洋房

HOUSE No. 1
1號洋房

BOUNDARY LINE
發展項目邊界線

KA WO LI HILL ROAD
嘉和里山路



19. 立面圖 ELEVATION PLAN

立面圖4 Elevation Plan4

備註：

發展項目的認可人士證明本立面圖所顯示的立面：

- (1) 以2018年7月18日的情況為準的本項目的經批准的建築圖則為基礎擬備；及
- (2) 大致上與本項目的外觀一致。

立面於發展項目落成後，經由小型工程作出改動。有關改動的細節如下：

- (a) 外牆牆身(不高於地面6米)鋪砌天然石飾面。

Notes :

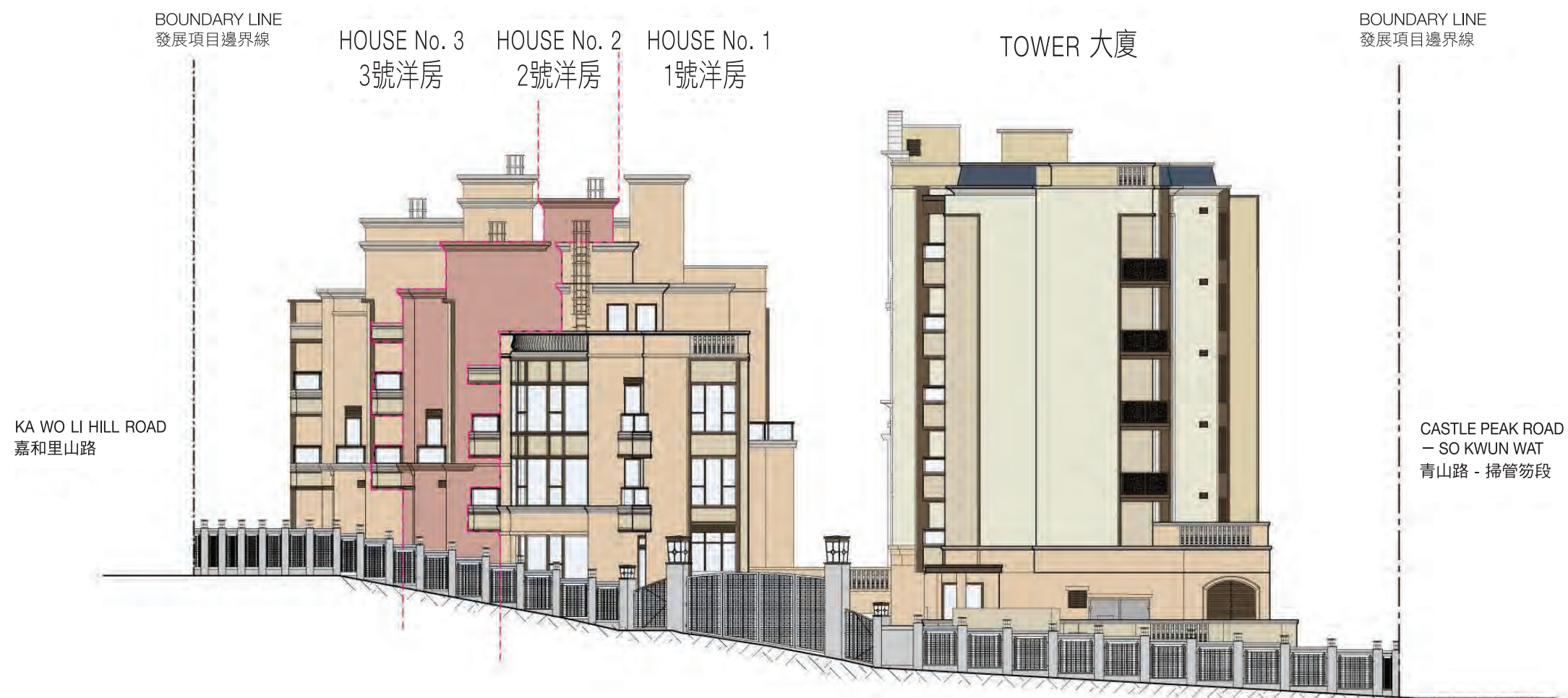
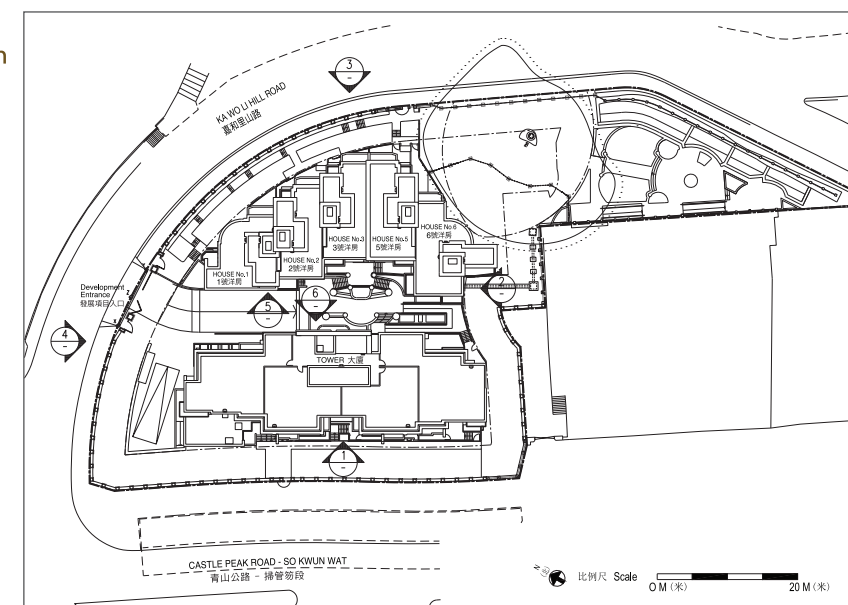
Authorized person for the Development certified that the elevations shown on these plans:

- (1) are prepared on the basis of the approved building plans for the Development as of 18 July 2018 ;
- (2) are in general accordance with the outward appearance of the Development.

Elevations have been altered by way of minor works after completion of the Development. The details of the alterations are as follows:

- (a) External stone claddings (not more than 6 meters from adjoining ground) were added.

索引圖
Key Plan



19. 立面圖 ELEVATION PLAN

立面圖5 Elevation Plan5

備註：

發展項目的認可人士證明本立面圖所顯示的立面：

- (1) 以2018年7月18日的情況為準的本項目的經批准的建築圖則為基礎擬備；及
- (2) 大致上與本項目的外觀一致。

立面於發展項目落成後，經由小型工程作出改動。有關改動的細節如下：

- (a) 外牆牆身(不高於地面6米)鋪砌天然石飾面。

Notes :

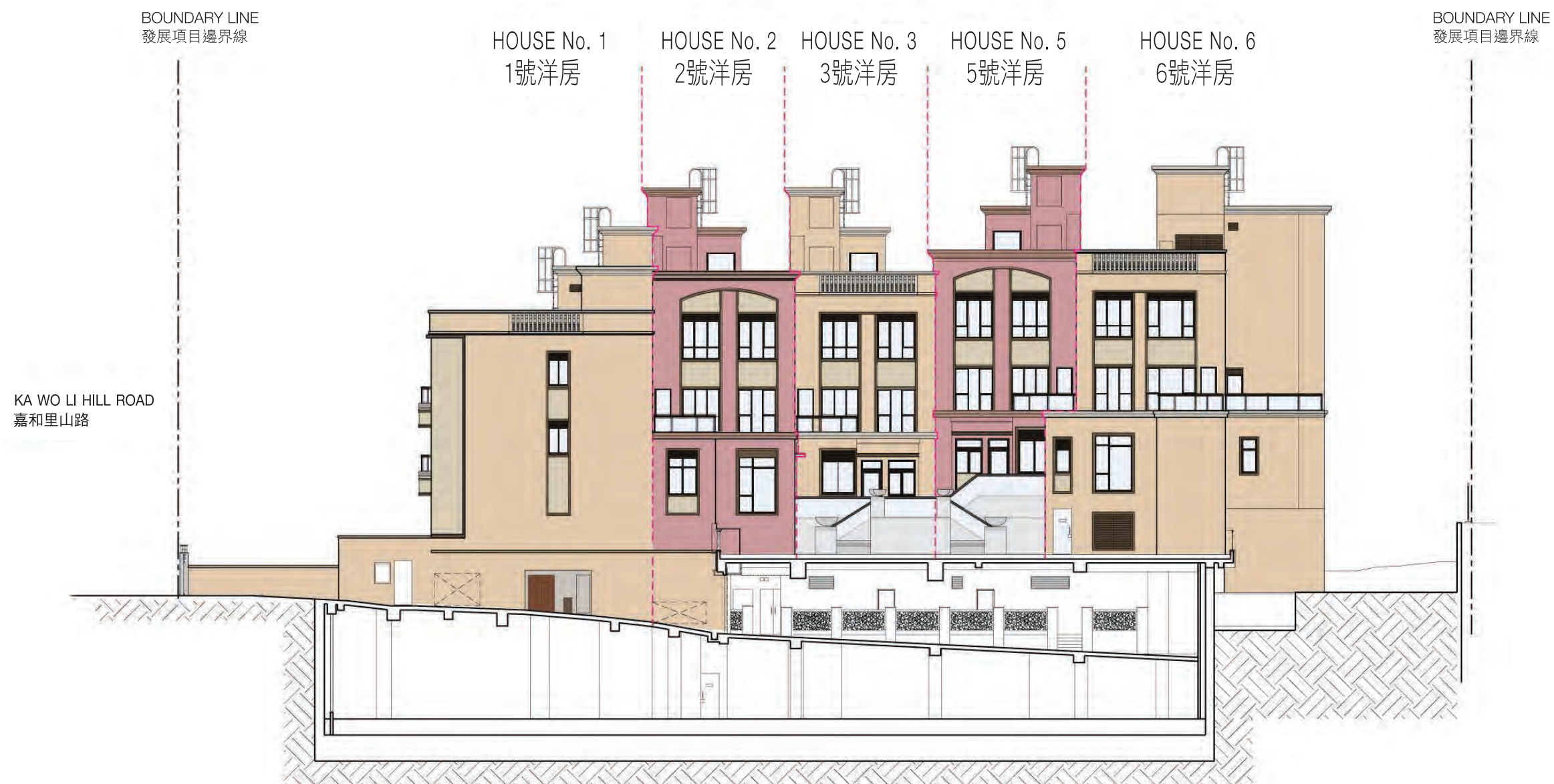
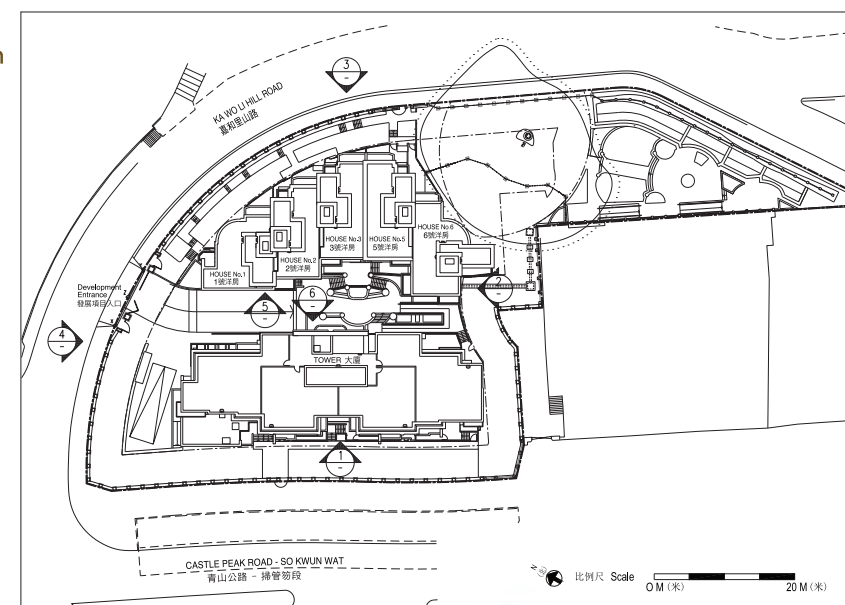
Authorized person for the Development certified that the elevations shown on these plans:

- (1) are prepared on the basis of the approved building plans for the Development as of 18 July 2018 ;
- (2) are in general accordance with the outward appearance of the Development.

Elevations have been altered by way of minor works after completion of the Development. The details of the alterations are as follows:

- (a) External stone claddings (not more than 6 meters from adjoining ground) were added.

索引圖
Key Plan



19. 立面圖 ELEVATION PLAN

立面圖6 Elevation Plan6

備註：
發展項目的認可人士證明本立面圖所顯示的立面：
(1) 以2018年7月18日的情況為準的本項目的經批准的建築圖則為基礎擬備；及
(2) 大致上與本項目的外觀一致。

立面於發展項目落成後，經由小型工程作出改動。有關改動的細節如下：

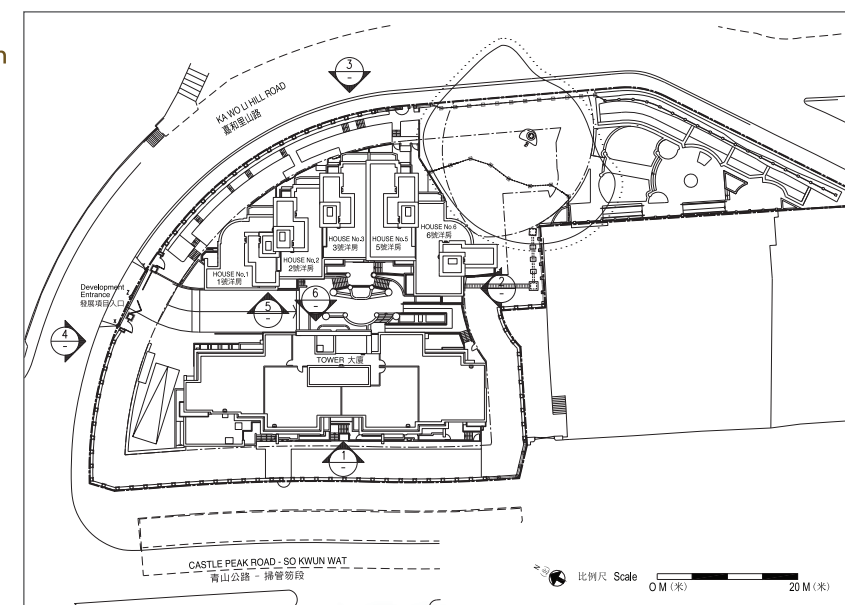
(a) 外牆牆身(不高於地面6米)鋪砌天然石飾面。

Notes :
Authorized person for the Development certified that the elevations shown on these plans:
(1) are prepared on the basis of the approved building plans for the Development as of 18 July 2018 ;
(2) are in general accordance with the outward appearance of the Development.

Elevations have been altered by way of minor works after completion of the Development. The details of the alterations are as follows:

(a) External stone claddings (not more than 6 meters from adjoining ground) were added.

索引圖
Key Plan



BOUNDARY LINE
發展項目邊界線

TOWER 大廈

BOUNDARY LINE
發展項目邊界線

KA WO LI HILL ROAD
嘉和里山路

20. 發展項目中的公用設施的資料

20. INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

公用設施 Category of Common Facilites	有上蓋遮蓋面積 Covered Area		沒有上蓋遮蓋面積 Uncovered Area		總面積 Total Area	
	(平方米 sq. m.)	(平方呎 sq. ft.)	(平方米 sq. m.)	(平方呎 sq. ft.)	(平方米 sq. m.)	(平方呎 sq. ft.)
住客會所 (包括供住客使用的任何康樂設施) Residents' Clubhouse (including any recreational facilities for residents' use)	86.391	930	不適用 Not applicable		86.391	930
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 (不論是否稱為公用空中花園或有其他名稱) 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)	不適用 Not applicable		不適用 Not applicable		不適用 Not applicable	
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 (不論是否稱為有蓋及園景的遊樂場或其他名稱) A 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)	不適用 Not applicable		不適用 Not applicable		不適用 Not applicable	

備註：1. 康樂設施有上蓋遮蓋之面積為核准圖則內獲建築事務監督豁免之康樂設施面積。
2. 以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。

Note: 1. The covered area of recreational facilities is the exempted recreational facilities area permitted by the Building Authority as shown on the approved building plans.
2. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest integer.

21. 閱覽圖則及公契

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

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

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

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

1. 外部裝修物料（1號洋房、2號洋房、3號洋房、5號洋房及6號洋房）

	細項	描述	
a.	外牆	裝修物料的類型	外牆鋪砌天然石飾面、鋁金屬飾面、強化玻璃纖維混凝土，配噴漆及牆瓷磚
b.	窗	框的用料	採用氟碳噴塗鋁質窗框
		玻璃的用料	客廳、飯廳、睡房、書房的窗、廚房的所有窗（只適用於1 號洋房、2 號洋房及6 號洋房）及儲物室的窗（只適用於6 號洋房）採用鋼化玻璃 廚房（只適用於3 號洋房及5 號洋房廚房）採用防火玻璃及鋼化玻璃 藥水砂玻璃安裝於浴室窗及洗手間窗
c.	窗台	窗台的用料及窗台板的裝修物料	不適用
d.	花槽	裝修物料的類型	不適用
e.	陽台或露台	裝修物料的類型	<u>露台</u> 設玻璃圍欄並裝設鋁質扶手 牆身：鋪砌天然石飾面 地台：鋪砌瓷磚 天花：鋪鋁板 <u>吸音露台（適用於1 號洋房、2 號洋房及3 號洋房）</u> 設玻璃圍欄並裝設鋁質扶手 牆身：鋪砌天然石飾面 地台：鋪砌瓷磚 天花：為吸音鋁質天花 <u>吸音露台（適用於1 號洋房睡房1旁之吸音露台）</u> 設玻璃圍欄並裝設鋁質扶手 牆身：鋪砌天然石飾面及吸音鋁板 地台：鋪砌瓷磚 天花：為鋁質吸音天花
		是否有蓋	露台設有上蓋
		陽台	不適用
f.	乾衣設施	類型及用料	不適用

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

2. 室內裝修物料 (1號洋房、2號洋房、3號洋房、5號洋房及6號洋房)

			牆壁的裝修物料的類型	地板的裝修物料的類型	天花板的裝修物料的類型		
a.	大堂		入口大堂（設於地庫一樓）	天然石、瓷磚、裝飾玻璃、不銹鋼面板及飾線、髹石頭漆及鋁金屬裝飾圍欄	瓷磚及天然石腳線	石膏板假天花、花線及髹乳膠漆	
				牆壁的裝修物料的類型	天花板的裝修物料的類型		
b.	內牆及天花板		客廳	乳膠漆至外露牆身	至外露牆身，或天花位置裝設石膏板假天花、假陣髹乳膠漆		
			飯廳	乳膠漆至外露牆身	至外露牆身，或天花位置裝設石膏板假天花、假陣髹乳膠漆		
			睡房	乳膠漆至外露牆身	至外露牆身，或天花位置裝設石膏板假天花、假陣髹乳膠漆		
				地板的用料	牆腳線的用料		
c.	內部地板		客廳	天然石	只適用於1號洋房及6號洋房：木材飾面腳線 只適用於2號洋房、3號洋房及5號洋房：木紋防潮岩塑腳線		
			飯廳	天然石	只適用於1號洋房及6號洋房：木材飾面腳線 只適用於2號洋房、3號洋房及5號洋房：木紋防潮岩塑腳線		
			睡房	橡木複合地板配木材	木材飾面腳線		
				牆壁	地板	天花板	
d.	浴室	浴室	裝修物料的類型	天然石	天然石	石膏板假天花及髹乳膠漆	
			牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底	不適用	不適用	
		洗手間	裝修物料的類型	瓷磚	瓷磚	懸掛式鋁質天花或懸掛式石膏板假陣或髹乳膠漆	
			牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底	不適用	不適用	
				牆壁	地板	天花板	灶台
e.	廚房		裝修物料的類型	玻璃及天然石	天然石	懸掛式鋁質天花及石膏板假陣髹乳膠漆	實體面材
			牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底	不適用	不適用	不適用

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

3. 室內裝置 (1號洋房、2號洋房、3號洋房、5號洋房及6號洋房)

			用料	裝修物料	配件
a.	門	大門內門	實心防火木門	木紋裝飾面板	門鎖、防盜眼、嵌入式氣鼓、門擋及嵌入式防盜鏈
		大門外門	鋁框門	玻璃	門鎖
		睡房門	夾板木門	木紋裝飾面板	門鎖及門擋
		儲物室門	夾板木趟門	木紋裝飾面板，設有百葉	門鎖及門擋
		浴室門 (所有洋房，以下除外：2 號洋房、3 號洋房、5 號洋房及6 號洋房之浴室(睡房1))	夾板木門	木紋裝飾面板	門鎖及門擋
		浴室門 (只適用於2 號洋房、3 號洋房、5 號洋房及6 號洋房之浴室(睡房 1))	夾板木門	木紋裝飾面板，設有百葉	門鎖及門擋
		主人浴室門	夾板木門	木紋裝飾面板	門鎖及門擋
		廚房門	實心防火木門	木紋裝飾面板及防火玻璃	門鎖、氣鼓、門擋
		洗手間門 (只適用於儲物室內之洗手間)	鋁框趟摺門	玻璃	門鎖
		洗手間門 (只適用於6 號洋房客廳內之洗手間)	夾板木門	木紋裝飾面板	門鎖及門擋
		洗手間門 (所有洋房客廳，以下除外：6 號洋房客廳內之洗手間)	夾板木門	木紋裝飾面板，設有百葉	門鎖及門擋
		花園門 (私人花園內) (只適用於1 號洋房、5 號洋房及6 號洋房)	鍍鋅軟鋼拉門	玻璃	門鎖
		花園門 (私人花園內) (只適用於2 號洋房及3 號洋房)	鍍鋅軟鋼趟門	玻璃	門鎖
		單位通往平台 (一樓) 及露台的門 (只適用於2 號洋房、3 號洋房、5 號洋房及6 號洋房) 及吸音露台門 (只適用於1 號洋房、2 號洋房及3 號洋房)	鋁框門	玻璃	門鎖
		通往天台的門 (天台)	鋁框門	玻璃	門鎖
		位置	裝置及設備	類型	用料
b.	浴室	主人浴室	櫃	櫃	木製洗手盆櫃及木夾板木鏡櫃
				櫃枱面	天然石
			浴室裝置	坐廁	搪瓷
				面盆	搪瓷
				面盆水龍頭	鍍鉻
				淋浴間	鋼化玻璃
				衣鈎	鍍鉻
				毛巾架	鍍鉻
				廁紙架	鍍鉻
			浴室設備	設備之提供及品牌名稱，請參閱「設備說明表 (洋房)」	

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

3. 室內裝置 (1號洋房、2號洋房、3號洋房、5號洋房及6號洋房)

		位置	裝置及設備		類型	用料	
b.	浴室	主人浴室	(ii) 供水系統的類型及用料		冷水及熱水供應	配有隔熱絕緣之銅喉	
			(iii) 沐浴設施的類型及用料 (包括花灑或浴缸 (如適用的話))	花灑	花灑套裝	鍍鉻	
				浴缸	(i) 浴缸	鑄鐵	
					(ii) 浴缸水龍頭	鍍鉻	
					(iii) 頭頂花灑	鍍鉻	
			(iv) 浴缸大小 (如適用的話)		1700毫米(長) x 750毫米(闊) x 470毫米(深)		
		浴室	(i) 裝置及設備的類型及用料	櫃	櫃	木製洗手盆櫃及夾板木鏡櫃	
					櫃枱面	天然石	
				浴室裝置	坐廁	搪瓷	
					面盆	搪瓷	
					面盆水龍頭	鍍鉻	
					淋浴間 (適用於1 號洋房及6 號洋房睡房1浴室)	鋼化玻璃	
					衣鈎	鍍鉻	
					毛巾架	鍍鉻	
					廁紙架	鍍鉻	
			浴室設備		設備之提供及品牌名稱，請參閱「設備說明表 (洋房)」		
			(ii) 供水系統的類型及用料		冷水及熱水供應	配有隔熱絕緣之銅喉	
			(iii) 沐浴設施的類型及用料 (包括花灑或浴缸 (如適用的話))	花灑	花灑套裝	鍍鉻	
				浴缸	(i) 浴缸	鑄鐵	
					(ii) 浴缸水龍頭	鍍鉻	
			(iv) 浴缸大小 (如適用的話)		1500毫米(長) x 750毫米(闊) x 470毫米(深)		
		洗手間 (適用於儲物室之洗手間)	(i) 裝置及設備的類型及用料	浴室裝置	坐廁	搪瓷	
					洗手盆	搪瓷	
					水龍頭	鍍鉻	
					廁紙架	鍍鉻	
				浴室設備		設備之提供及品牌名稱，請參閱「設備說明表 (洋房)」	
			(ii) 供水系統的類型及用料		冷水及熱水供應	配有隔熱絕緣之銅喉	
			(iii) 沐浴設施的類型及用料 (包括花灑或浴缸 (如適用的話))	花灑	花灑頭	鍍鉻	
浴缸	沒有			不適用			
(iv) 浴缸大小 (如適用的話)			不適用	不適用			

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

3. 室內裝置（1號洋房、2號洋房、3號洋房、5號洋房及6號洋房）

			用料	
c.	廚房	(i) 洗滌盆	不銹鋼	
		(ii) 供水系統	配有隔熱絕緣保護之銅喉之冷熱水供應	
			用料	裝修物料
		(iii) 廚櫃	木製廚櫃	開孔清漆板及木紋飾面門板
		(iv) 所有其他裝置及設備的類型	其他裝置	人造石檯面
				鍍鉻洗滌盆水龍頭
				鋁質拉手及鍍鉻掛架
			其他設備	設備之提供及品牌名稱，請參閱「設備說明表（洋房）」
			裝置	類型及用料
d.	睡房	裝置（包括嵌入式衣櫃）	不適用	不適用
e.	電話	接駁點的位置及數目	請參閱「住宅單位機電裝置數量說明表(洋房)」	
f.	天線	接駁點的位置及數目	請參閱「住宅單位機電裝置數量說明表(洋房)」	
g.	電力裝置	(i) 供電附件（包括安全裝置）	配置微型斷路器作保護的三相配電箱	
		(ii) 導管是隱藏或外露	導管是部分隱藏及部份外露 ¹	
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「住宅單位機電裝置數量說明表(洋房)」	
h.	氣體供應	類型	煤氣接駁點	
		系統	煤氣喉管均接駁煤氣煮食爐及煤氣熱水爐	
		位置	有關煤氣煮食爐接駁點及煤氣熱水爐的位置及數目，請參閱「住宅單位機電裝置數量說明表（洋房）」	
i.	洗衣機接駁點	位置	天台的升降機大堂內	
		設計	供洗衣機接駁的直徑22毫米的供水位，及直徑40毫米的去水位	
j.	供水	水管的用料	冷熱水供水系統採用銅喉管，沖廁水供水系統採用膠喉管	
		水管是隱藏或外露	水管是部分隱藏及部分外露 ²	
		有否熱水供應	洗手間、浴室及廚房均有熱水供應	

備註：

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

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

4. 雜項（1號洋房、2號洋房、3號洋房、5號洋房及6號洋房）

				升降機	
a.	升降機	(i) 品牌名稱及產品型號	品牌名稱	日立	
			產品型號	UAG-2T-630-C060	
		(ii) 升降機的數目及到達的樓層	升降機的數目	位置	到達的樓層
			1	1號洋房、2號洋房、3號洋房、5號洋房及6號洋房	地庫一樓至天台
b.	信箱	用料	不銹鋼		
c.	垃圾收集	(i) 垃圾收集的方法	由清潔工人收集垃圾		
		(ii) 垃圾房的位置	地庫一樓之垃圾及物料回收站作中央處理		
			水錶	電錶	氣體錶
d.	水錶、電錶及氣體錶	(i) 位置	地庫二樓的水錶櫃	地庫二樓的總電掣房	各洋房單位的廚房
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立	獨立	獨立

5. 保安設施（1號洋房、2號洋房、3號洋房、5號洋房及6號洋房）

保安系統及設備 (包括嵌入式的裝備的細節及其位置)	各洋房單位內均設有視像對講機，並連接至洋房區外圍主入口旁的訪客對講機 發展項目主入口及洋房區主入口均設有八達通讀卡器及保安密碼門鎖 大廈大堂入口及各停車場升降機大堂入口均設有保安密碼門鎖 各地界入口、大廈主入口大堂、停車場、室外園林區及升降機廂內均設有閉路電視鏡頭，並接駁至地庫一樓保安室內的液晶顯示屏 洋房單位內的視像對講機均配有警報掣，並直接連接至地庫一樓的保安室 請參閱「住宅單位機電裝置數量說明表（洋房）」
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6. 設備（1號洋房、2號洋房、3號洋房、5號洋房及6號洋房）

有關設備的品牌名稱及產品型號，請參考設備說明表（洋房）。

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。

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

1. 外部裝修物料 (大廈)

	細項	描述	
a.	外牆	裝修物料的類型	鋪砌天然石飾面、鋁金屬飾面、鋁質格柵、強化水泥建築裝飾、瓷磚及馬賽克裝飾
b.	窗	框的用料	採用氟碳噴塗鋁質窗框
		玻璃的用料	客廳窗、飯廳窗、睡房窗、廚房窗及儲物室窗採用鋼化玻璃 藥水砂玻璃安裝於浴室窗及洗手間窗
c.	窗台	用料及窗台板的裝修物料	不適用
d.	花槽	裝修物料的類型	不適用
e.	陽台或露台	裝修物料的類型	露台 配設玻璃圍欄並裝設鋁質扶手 牆身：鋪砌外牆瓷磚（適用於A單位），鋪砌外牆瓷磚及鋁質吸音板（適用於B單位、C單位及D單位） 地台：鋪砌瓷磚 天花：鋁質天花
		是否有蓋	露台設有蓋
		陽台	不適用
f.	乾衣設施	類型及用料	不適用

附註：大廈不設4樓

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

2. 室內裝修物料 (大廈)

				牆壁的裝修物料的類型	地板的裝修物料的類型	天花板的裝修物料的類型	
a.	大堂		住客升降機大堂 (地庫一樓、地庫二樓)及 過度大堂 (地庫一樓)	瓷磚	瓷磚	石膏板假天花及髹乳膠漆	
			入口大堂 (地下)	天然石、圖案鏡玻璃、水晶玻璃、不銹鋼面板 及飾線	人造石及天然石腳線	石膏板假天花、花線及髹乳膠漆	
			公共升降機大堂 (一樓至三樓、五樓至六樓)	天然石、瓷磚、水晶玻璃、不銹鋼面板及飾線	天然石、地磚及天然石腳線	石膏板假天花及髹乳膠漆	
				牆壁的裝修物料的類型	天花板的裝修物料的類型		
b.	內牆及天花板		客廳	外露表面髹乳膠漆	乳膠漆至外露位置或部分天花位置裝設懸掛式石膏板假天花或假陣髹上乳膠漆		
			飯廳	外露表面髹乳膠漆	乳膠漆至外露位置或部分天花位置裝設懸掛式石膏板假天花或假陣髹上乳膠漆		
			睡房	外露表面髹乳膠漆	乳膠漆至外露位置或部分天花位置裝設懸掛式石膏板假天花或假陣髹上乳膠漆		
				地板的用料	牆腳線的用料		
c.	內部地板		客廳	橡木複合地板	木材飾面腳線		
			飯廳	橡木複合地板	木材飾面腳線		
			睡房	橡木複合地板	木材飾面腳線		
				牆壁	地板	天花板	
d.	浴室	浴室	裝修物料的類型	天然石	天然石	懸掛式鋁質天花或石膏板假天花髹乳膠漆	
			牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底	不適用	不適用	
		洗手間	裝修物料的類型	瓷磚	瓷磚	懸掛式鋁質天花或石膏板假陣髹乳膠漆	
			牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底	不適用	不適用	
				牆壁	地板	天花板	灶台
e.	廚房		裝修物料的類型	玻璃及砌瓷磚	瓷磚	懸掛式鋁質天花及石膏板假陣 髹乳膠漆	實體面材
			牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底	不適用	不適用	不適用

附註：大廈不設4樓

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

3. 室內裝置 (大廈)

			用料	裝修物料	配件
a.	門	入口大門	實心防火木門	木紋裝飾面板	門鎖、防盜眼、嵌入式氣鼓、門擋及嵌入式防盜鏈
		睡房門	夾板木門	木紋裝飾面板	門鎖及門擋
		儲物室房門 (只適用於A單位及D單位)	夾板木趟門	木紋裝飾面板，設有百葉	門鎖及門擋
		儲物室房門 (只適用於B單位及C單位)	夾板木推門	木紋裝飾面板，設有百葉	門鎖及門擋
		浴室門 (所有單位，以下除外：地下C單位及D單位浴室，1樓至6樓B單位及D單位浴室)	夾板木門	木紋裝飾面板	門鎖及門擋
		浴室門 (只適用於地下C單位及D單位浴室，1樓至6樓B單位及D單位浴室)	夾板木門	木紋裝飾面板，設有百葉	門鎖及門擋
		主人浴室門 (所有單位，以下除外：地下C單位主人浴室)	夾板木門	木紋裝飾面板	門鎖及門擋
		主人浴室門 (只適用於地下C單位主人浴室)	夾板木門	木紋裝飾面板，設有百葉	門鎖及門擋
		廚房門	實心防火木門	木紋裝飾面板	門鎖、氣鼓、門擋及防火玻璃板
		洗手間門	鋁框趟摺門	玻璃	門鎖
		單位私人平台門 (只適用於地下C單位及D單位)	鋁門	玻璃	門鎖
		露台門	鋁門	玻璃	門鎖
		通往平台的門 (天台)	鍍鋅軟鋼門	不適用	門鎖
		位置	裝置及設備	類型	用料
b.	浴室	主人浴室	櫃	櫃	木製洗手盆櫃及夾板木鏡櫃
				石檯面	天然石
			浴室裝置	坐廁	搪瓷
				面盆	搪瓷
				面盆水龍頭	鍍鉻
				衣鈎	鍍鉻
				毛巾架	鍍鉻
				廁紙架	鍍鉻
			浴室設備	設備之提供及品牌名稱，請參閱「設備說明表 (大廈)」	

附註：大廈不設4樓

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

3. 室內裝置 (大廈)

		位置	裝置及設備		類型	用料
b.	浴室	主人浴室	(ii) 供水系統的類型及用料		冷熱水供應	配有隔熱絕緣之銅喉
			(iii) 沐浴設施的類型及用料 (包括花灑或浴缸 (如適用的話))	花灑	花灑套裝	鍍鉻
				浴缸	(i) 浴缸	鑄鐵
					(ii) 浴缸水龍頭	鍍鉻
			(iv) 浴缸大小 (如適用的話)		1500毫米(長) x 700毫米(闊) x 418毫米(深)	
		浴室	(i) 裝置及設備的類型及用料	櫃	櫃	木製洗手盆櫃及夾板木鏡櫃
					石檯面	天然石
				浴室裝置	坐廁	搪瓷
					面盆	搪瓷
					面盆水龍頭	鍍鉻
					衣鈎	鍍鉻
					毛巾架	鍍鉻
					廁紙架	鍍鉻
			浴室設備		設備之提供及品牌名稱，請參閱「設備說明表（大廈）」	
			(ii) 供水系統的類型及用料		冷熱水供應	配有隔熱絕緣之銅喉
			(iii) 沐浴設施的類型及用料 (包括花灑或浴缸 (如適用的話))	花灑	花灑套裝	鍍鉻
				浴缸	(i) 浴缸	壓鐵
					(ii) 浴缸水龍頭	鍍鉻
			(iv) 浴缸大小 (如適用的話)		1500毫米(長) x 750毫米(闊) x 390毫米(深)	
		洗手間	(i) 裝置及設備的類型及用料	浴室裝置	坐廁	搪瓷
					面盆	搪瓷
					面盆水龍頭	鍍鉻
					廁紙架	鍍鉻
			浴室設備		設備之提供及品牌名稱，請參閱「設備說明表（大廈）」	
			(ii) 供水系統的類型及用料		冷熱水供應	配有隔熱絕緣之銅喉
			(iii) 沐浴設施的類型及用料 (包括花灑或浴缸 (如適用的話))	花灑	花灑水龍頭	鍍鉻
				浴缸	沒有	不適用
			(iv) 浴缸大小 (如適用的話)		不適用	

附註：大廈不設4樓

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

3. 室內裝置 (大廈)

			用料	
c.	廚房	(i) 洗滌盆	不銹鋼	
		(ii) 供水系統	冷水喉及熱水喉均採用配有隔熱絕緣保護之銅喉	
			用料	裝修物料
		(iii) 廚櫃	木製廚櫃	密胺樹脂飾面門板，木紋飾面門板
		(iv) 所有其他裝置及設備的類型	其他裝置	人造石檯面
				鍍鉻冷熱水龍頭
				鋁質嵌入式拉手
			其他設備	隨樓附送之設備及品牌名稱，請參閱「設備說明表（大廈）」
			裝置	類型及用料
d.	睡房	裝置（包括嵌入式衣櫃）	不適用	不適用
e.	電話	接駁點的位置及數目	請參閱「機電裝置位置及數量說明表（大廈）」	
f.	天線	接駁點的位置及數目	請參閱「機電裝置位置及數量說明表（大廈）」	
g.	電力裝置	(i) 供電附件（包括安全裝置）	微型斷路器作保護的單相配電箱（適用於地下的C單位及D單位、一樓至三樓及五樓的A單位、B單位、C單位及D單位和六樓的A單位、B單位及C單位） 微型斷路器作保護的三相配電箱（適用於六樓D單位）	
		(ii) 導管是隱藏或外露	導管是部分隱藏及部份外露 ²	
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「機電裝置位置及數量說明表（大廈）」	
h.	氣體供應	類型	煤氣接駁點	
		系統	煤氣喉管均接駁煤氣煮食爐及煤氣熱水爐	
		位置	有關煤氣熱水爐的位置及數目，請參閱「住宅單位機電裝置數量說明表（大廈）」	
i.	洗衣機接駁點	位置	單位廚房內	
		設計	直徑22毫米的供水位，直徑40毫米的去水位	
j.	供水	水管的用料	冷熱水供水系統採用銅喉管。沖廁水供水系統採用膠喉管	
		水管是隱藏或外露	水管是部分隱藏及部分外露 ³	
		有否熱水供應	洗手間、浴室及廚房均有熱水供應	

附註： 1. 大廈不設4樓
2. 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏。
3. 除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏。

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

4. 雜項（大廈）

				住宅升降機	
a.	升降機	(i) 品牌名稱及產品型號	品牌名稱	日立	
			產品型號	UAG-2T-900-C090	
		(ii) 升降機的數目及到達的樓層	升降機的數目	2	
			到達的樓層	地庫2樓至6樓（不設4樓）	
b.	信箱	用料	不銹鋼		
c.	垃圾收集	(i) 垃圾收集的方法	由清潔工人收集垃圾，於地庫一層設垃圾及物料回收站作中央處理		
		(ii) 垃圾房的位置	每層大廈住宅樓層公眾位均設垃圾儲存及物料回收房		
			水錶	電錶	氣體錶
d.	水錶、電錶及氣體錶	(i) 位置	地庫二層的水錶櫃	相關住宅樓層的電錶櫃內	各單位的廚房
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立	獨立	獨立

5. 保安設施（大廈）

保安系統及設備 (包括嵌入式的裝備的細節及其位置)	各大廈單位內均設有視像對講機，並連接至大廈主入口訪客對講機 大廈區外圍主入口及洋房區外圍主入口均設有八達通讀卡器及保安密碼門鎖，以供住客進出使用 大廈大堂入口及各停車場升降機大堂入口均設有保安密碼門鎖 各地界入口、大廈主入口大堂、停車場、室外園林區及升降機廂內均設有閉路電視鏡頭，並接駁至地庫一層保安室內的液晶顯示屏 住宅單位內的視像對講機均設有警報掣，並直接連接至地下主入口大堂的保安員櫃台 請參閱「住宅單位機電裝置數量說明表（大廈）」
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6. 設備（大廈）

有關設備的品牌名稱及產品型號，請參考設備說明表（大廈）。

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。

附註： 大廈不設4樓

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

1. EXTERIOR FINISHES (HOUSE No. 1, HOUSE No. 2, HOUSE No. 3, HOUSE No. 5 and HOUSE No. 6)

	Item		Description
a.	External wall	Type of finishes	Natural stone cladding, aluminium cladding, glass reinforced concrete features with texture spray paint and ceramic wall tiles
b.	Window	Material of frame	Aluminium window frame finished with fluorocarbon coating
		Material of glass	Clear tempered glass for all windows in living rooms, dining rooms, bedrooms, study rooms, kitchens (House No. 1, House No. 2 and House No. 6 only) and store (House No. 6 only) Fire rated tempered glass and clear tempered glass (Kitchens of House No. 3 and House No. 5 only) Acid etched glass for window in bathrooms and lavatories
c.	Bay Window	Material and window sill finishes	Not applicable
d.	Planter	Type of finishes	Not applicable
e.	Verandah or balcony	Type of finishes	<u>Balcony</u> Fitted with glass balustrade with aluminium top rail Wall: Natural stone cladding Floor: External tiles Ceiling: Aluminium panel <u>Acoustic Balcony (House No. 1, House No. 2 and House No. 3 only)</u> Fitted with Glass balustrade with aluminium top rail Walls: Natural stone cladding Floor: External tiles Ceiling: Acoustic aluminium ceiling <u>Acoustic Balcony (next to Bedroom 1 of House No. 1 only)</u> Fitted with glass balustrade with aluminium top rail Wall: Natural stone cladding and acoustic aluminium cladding Floor: External tiles Ceiling: Acoustic aluminium ceiling
		Whether it is covered	Balconies are covered
		Verandah	Not applicable
f.	Drying facilities for clothing	Type and material	Not applicable

2. INTERIOR FINISHES (HOUSE No. 1, HOUSE No. 2, HOUSE No. 3, HOUSE No. 5 and HOUSE No. 6)

				Type of Wall finishes	Type of Floor finishes	Type of Ceiling finishes	
a.	Lobby		Entrance lobby (Located at B1 Floor)	Natural stone, ceramic tiles, patterned mirror glass, stainless steel panels and features, texture spray paint, and aluminium balustrades	Homogenous tiles with natural stone skirting	Natural stone, ceramic tiles, patterned mirror glass, stainless steel panels and features, texture spray paint, and aluminium balustrades	
				Type of Wall finishes	Type of Ceiling finishes		
b.	Internal wall and ceiling		Living room	Emulsion paint to exposed surfaces	Emulsion paint to exposed area, or equipped with suspended gypsum board false ceiling or bulkhead which is painted with emulsion paint		
			Dining room	Emulsion paint to exposed surfaces	Emulsion paint to exposed area, or equipped with suspended gypsum board false ceiling or bulkhead which is painted with emulsion paint		
			Bedroom	Emulsion paint to exposed surfaces	Emulsion paint to exposed area, or equipped with suspended gypsum board false ceiling or bulkhead which is painted with emulsion paint		
				Material of Floor	Material of Skirting		
c.	Internal floor		Living room	Natural stone	House 1 & House 6 only : Wood veneer House 2, House 3 & House 5 only : Wood grain rigid board		
			Dining room	Natural stone	House 1 & House 6 only : Wood veneer House 2, House 3 & House 5 only : Wood grain rigid board		
			Bedroom	Oak engineered timber	Wood veneer		
				Wall	Floor	Ceiling	
d.	Bathroom	Bathroom	Type of finishes	Natural stone	Natural stone	Suspended gypsum board ceiling with emulsion paint	
			Whether the wall finishes run up to ceiling	Up to false ceiling level only	Not applicable	Not applicable	
		Lavatory	Type of finishes	Porcelain tiles	Homogenous tiles	Suspended aluminium ceiling or suspended gypsum board bulkhead or painted with emulsion paint	
			Whether the wall finishes run up to ceiling	Up to false ceiling level only	Not applicable	Not applicable	
				Wall	Floor	Ceiling	Cooking Bench
e.	Kitchen		Type of finishes	Glass and natural stone	Natural stone	Suspended aluminium ceiling and gypsum board bulkheads with emulsion paint	Solid surface material
			Whether the wall finishes run up to ceiling	Up to false ceiling level only	Not applicable	Not applicable	Not applicable

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

3. INTERIOR FITTINGS (HOUSE No. 1, HOUSE No. 2, HOUSE No. 3, HOUSE No. 5 and HOUSE No. 6)

		Location		Material	Finishes		Accessories
a.	Doors	Internal entrance door		Solid core fire rated timer door	Wood veneer panel		Lockset, eye viewer, concealed door closer, door stopper and concealed security door chain
		External entrance door		Aluminium door	Glass		Lockset
		Bedroom door		Hollow core timber door	Wood veneer panel		Lockset and door stopper
		Store door		Hollow core sliding timber door	Wood veneer panel and louver		Lockset and door stopper
		Bathroom door (All Houses except House No.2, House No.3, House No.5 & House No.6 Bathroom (Bedroom 1))		Hollow core timber door	Wood veneer panel		Lockset and door stopper
		Bathroom door (House No.2, House No.3, House No.5 & House No.6 Bathroom (Bedroom 1) only)		Hollow core timber door	Wood veneer panel and louver		Lockset and door stopper
		Master Bathroom door		Hollow core timber door	Wood veneer panel		Lockset and door stopper
		Kitchen door		Solid core fire rated timer door	Wood veneer panel and fire-rated vision panel		Lockset, door closer and door stopper
		Lavatory door (Lavatory in Store only)		Aluminium sliding folding door	Glass		Lockset
		Lavatory door (Lavatory in House 6 Living Room only)		Hollow core timber door	Wood veneer panel		Lockset and door stopper
		Lavatory door (All Houses Living Room except Lavatory in House 6 Living Room)		Hollow core timber door	Wood veneer panel and louver		Lockset and door stopper
		Door (in Private Garden) (House No. 1, House No. 5 & House No. 6 only)		Galvanised mild steel swing door	Glass		Lockset
		Door (in Private Garden) (House No. 2 & House No. 3 only)		Galvanised mild steel sliding door	Glass		Lockset
		Door to Flat Roof (1/F) and Balcony door (House No. 2, House No. 3, House No. 5 & House No. 6 only) and Acoustic Balcony door (House No. 1, House No. 2 & House No. 3 only)		Aluminium door	Glass		Lockset
		Door to Roof (R/F)		Aluminium door	Glass		Lockset
		Location		Fittings & equipment	Type	Material	
b.	Bathroom	Master Bathroom	(i) Type and material of fittings and equipment	Cabinet	Cabinet	Timber vanity cabinet and plywood mirror cabinet	
					Coutertop	Natural stone	
				Bathroom fittings	Toilet bowl	Vitreous china	
					Wash Basin	Vitreous china	
					Basin mixer	Chrome plated	
					Shower cubicle	Tempered glass	
					Robe hook	Chrome plated	
					Towel rail	Chrome plated	
					Paper holder	Chrome plated	
				Bathroom appliances	For the appliances provision and brand name, please refer to the "Appliances Schedule (House)"		

3. INTERIOR FITTINGS (HOUSE No. 1, HOUSE No. 2, HOUSE No. 3, HOUSE No. 5 and HOUSE No. 6)

		Location		Fittings & equipment	Type	Material
b.	Bathroom	Master Bathroom	(ii) Type and material of water supply system		Cold water and hot water supply	Copper water pipes with thermal insulation
			(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower	Shower set	Chrome plated
				Bath tub	(i) Bath tub	Cast iron
					(ii) Basin mixer	Chrome plated
					(iii) Overhead shower	Chrome plated
			(iv) Size of bath tub, if applicable		1700mm (L) x 750mm (W) x 470mm (D)	
		Bathroom	(i) Type and material of fittings and equipment	Cabinet	Cabinet	Timber vanity cabinet and plywood mirror cabinet
					Coutertop	Natural stone
				Bathroom fittings	Toilet bowl	Vitreous china
					Wash Basin	Vitreous china
					Basin mixer	Chrome plated
					Shower cubicle (House No. 1 and Bathroom of Bedroom 1 of House No. 6 only)	Tempered glass
					Robe hook	Chrome plated
				Towel rail	Chrome plated	
				Toilet paper holder	Chrome plated	
			Bathroom appliances		For the appliances provision and brand name, please refer to the "Appliances Schedule (House)"	
			(ii) Type and material of water supply system		Cold water and hot water supply	Copper water pipes with thermal insulation
			(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower	Shower set	Chrome plated
				Bath tub	(i) Bath tub	Cast iron
					(ii) Basin mixer	Chrome plated
			(iv) Size of bath tub, if applicable		1500mm (L) x 750mm (W) x 450mm (D)	

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

3. INTERIOR FITTINGS (HOUSE No. 1, HOUSE No. 2, HOUSE No. 3, HOUSE No. 5 and HOUSE No. 6)

		Location		Fittings & equipment	Type	Material		
b.	Bathroom	Lavatory (Lavatory in Store only)	(i) Type and material of fittings and equipment	Bathroom fittings	Toilet bowl	Vitreous china		
					Wash Basin	Vitreous china		
					Basin mixer	Chrome plated		
					Toilet paper holder	Chrome plated		
				Bathroom appliances	For the appliances provision and brand name, please refer to the "Appliances Schedule (House)"			
			(ii) Type and material of water supply system				Cold water and hot water supply	Copper water pipes with thermal insulation
			(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower	Shower mixer	Chrome plated		
				Bath tub	Nil	Not applicable		
(iv) Size of bath tub, if applicable				Not applicable	Not applicable			
			Material					
c.	Kitchen	(i) Sink unit		Stainless steel				
		(ii) Water supply system		Copper water pipes with thermal insulation are used for both cold water and hot water supply				
			Material	Finishes				
		(iii) Kitchen cabinet		Wooden kitchen cabinet	Open-pored lacquer panel and timber veneer panel			
		(iv) Type of all other fittings and equipment	Other fittings	Reconstituted stone countertop				
				Chrome plated sink mixer				
				Aluminium handle and chrome plated hanging rail				
			Other equipment		For the appliances provision and brand name, please refer to the "Appliances Schedule (House)"			

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

3. INTERIOR FITTINGS (HOUSE No. 1, HOUSE No. 2, HOUSE No. 3, HOUSE No. 5 and HOUSE No. 6)

			Fittings	Type and material
d.	Bedroom	Fittings (including built-in wardrobe)	Not applicable	Not applicable
e.	Telephone	Location and number of connection points	Please refer to "Schedule of Mechanical and Electrical Provisions of Residential Units (House)"	
f.	Aerials	Location and number of connection points	Please refer to "Schedule of Mechanical and Electrical Provisions of Residential Units (House)"	
g.	Electrical installations	(i) Electrical fittings (including safety devices)	Three-phase electricity supply with miniature circuit breaker distribution board	
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed ¹	
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule and Location of Electrical & Mechanical Provisions (House)"	
h.	Gas supply	Type	Towngas meter connection point	
		System	Towngas supply pipes are installed and connected to Towngas cooker and Towngas water heater	
		Location	For the location of Towngas connection points of cookers and Towngas water heaters, please refer to the "Schedule and Location of Electrical & Mechanical Provisions (House)"	
i.	Washing Machine Connection Point	Location	Inside lift lobby, R/F	
		Design	Water supply point of 22mm in diameter and drainage connection point of 40mm in diameter for washing machine	
j.	Water Supply	Material of water pipes	Copper pipes are used for both cold and hot water supply system. PVC pipes are used for flushing water supply system	
		Whether water pipes are concealed or exposed	Water pipes are concealed in part and exposed in part ²	
		Whether hot water is available	Hot water supply is available in lavatories, bathrooms and kitchens	

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

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

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

4. MISCELLANEOUS (HOUSE No. 1, HOUSE No. 2, HOUSE No. 3, HOUSE No. 5 and HOUSE No. 6)

				Lift	
a.	Lifts	(i) Brand name and model number	Brand Name	Hitachi	
			Model Number	UAG-2T-630-C060	
		(ii) Number and floors served by them	Number of lifts	Location	Floor served
			1	House No. 1, House No. 2, House No. 3, House No. 5 & House No. 6	B1 Floor to R/F
b.	Letter box	Material	Stainless steel		
c.	Refuse collection	(i) Means of refuse collection	Collected by cleaner		
		(ii) Location of refuse room	Centrally handled at the refuse storage and material recovery chamber on B1 Floor		
			Water meter	Electricity meter	Gas meter
d.	Water meter, electricity meter and gas meter	(i) Location	Water cabinet on B2 Floor	Switch room on B2 Floor	Kitchen of individual House
		(ii) Whether they are separate or communal meters for residential properties	Separate	Separate	Separate

5. SECURITY FACILITIES (HOUSE No. 1, HOUSE No. 2, HOUSE No. 3, HOUSE No. 5 and HOUSE No. 6)

Security system and equipment (including details of built-in provisions and their locations)	Video door phone is provided to all Houses and connected to the visitor panel at the main entrance for Houses Octopus card reader and security password door lock access control are provided to the development main entrances and the main entrance for House area Security password door lock access control is provided to the main lobby entrance of Tower and the lift lobbies for carpark CCTV cameras are installed at every site boundary entrance, main entrance lobby of tower, carpark, outdoor landscape area and inside lift cars, the CCTV signal is linked to the LCD displays in Guard Room on B1 Floor Video door phone inside each House is equipped with panic alarm button connecting to the Guard Room on B1 Floor Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units (House)"
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6. Appliances (HOUSE No. 1, HOUSE No. 2, HOUSE No. 3, HOUSE No. 5 and HOUSE No. 6)

For brand name and model number of Appliances, please refer to Appliances Schedule (House)

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

1. EXTERIOR FINISHES (TOWER)

	Item		Description
a.	External wall	Type of finishes	Natural stone cladding, aluminium cladding, aluminium grille, glass reinforced concrete features, ceramic wall tiles and mosiac wall tiles
b.	Window	Material of frame	Aluminium window frame finished with fluorocarbon coating
		Material of glass	Clear tempered glass for windows in living rooms, dining rooms, bedrooms, kitchens and stores Acid etched glass for windows in bathrooms and lavatories
c.	Bay Window	Material and window sill finishes	Not applicable
d.	Planter	Type of finishes	Not applicable
e.	Verandah or balcony	Type of finishes	<u>Balcony</u> Fitted with glass balustrade with aluminium top rail Walls: external wall tiles (Flat A only), external wall tiles and noise absorptive aluminium panels (Flat B, Flat C and Flat D only) Floor: external tiles Ceiling: aluminium ceiling
		Whether it is covered	Balconies are covered
		Verandah	Not applicable
f.	Drying facilities for clothing	Type and material	Not applicable

Note : No designation of 4/F

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

2. INTERIOR FINISHES (TOWER)

				Type of Wall finishes	Type of Floor finishes	Type of Ceiling finishes	
a.	Lobby		Passenger lift lobby (B1 Floor, B2 Floor) and By Pass lobby (B1 Floor)	Homogenous tiles	Homogenous tiles	Suspended gypsum board ceiling and emulsion paint	
			Entrance lobby (G/F)	Natural stone, patterned mirror glass and clear crystal glass and stainless steel panels and features	Reconstituted stone with natural stone skirting	Suspended gypsum board ceiling, moulding and emulsionpaint	
			Public Lift Lobby (Located at 1-3/F, 5-6/F)	Natural stone, homogenous tiles, clear crystal glass, stainless steel panels and features	Natural stone, homogenous tiles with natural stone skirting	Suspended gypsum board ceiling and emulsion paint	
				Type of Wall finishes	Type of Ceiling finishes		
b.	Internal wall and ceiling		Living room	Emulsion paint to exposed surfaces	Emulsion paint to exposed surface, or part of false ceiling equipped with suspended gypsum board or bulkhead which is painted with emulsion paint		
			Dining room	Emulsion paint to exposed surfaces	Emulsion paint to exposed surface, or part of false ceiling equipped with suspended gypsum board or bulkhead which is painted with emulsion paint		
			Bedroom	Emulsion paint to exposed surfaces	Emulsion paint to exposed surface, or part of false ceiling equipped with suspended gypsum board or bulkhead which is painted with emulsion paint		
				Material of Floor	Material of Skirting		
c.	Internal floor		Living room	Oak engineered timber	Wood veneer		
			Dining room	Oak engineered timber	Wood veneer		
			Bedroom	Oak engineered timber	Wood veneer		
				Wall	Floor	Ceiling	
d.	Bathroom	Bathroom	Type of finishes	Natural stone	Natural stone	Suspended aluminium ceiling or gypsum board false ceiling with emulsion paint	
			Whether the wall finishes run up to ceiling	Up to false ceiling level only	Not applicable	Not applicable	
		Lavatory	Type of finishes	Porcelain tiles	Homogenous tiles	Suspended aluminium ceiling or gypsum false board bulkhead with emulsion paint	
			Whether the wall finishes run up to ceiling	Up to false ceiling level only	Not applicable	Not applicable	
				Wall	Floor	Ceiling	Cooking Bench
e.	Kitchen		Type of finishes	Glass and ceramic tiles	Ceramic tiles	Suspended aluminium ceiling and gypsum board bulkhead with emulsion paint	Solid surface material
			Whether the wall finishes run up to ceiling	Up to false ceiling level only	Not applicable	Not applicable	Not applicable

Note : No designation of 4/F

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

3. INTERIOR FITTINGS (TOWER)

		Location		Material	Finishes		Accessories
a.	Doors	Entrance door		Solid core fire rated timber door	Wood veneer panel		Lockset, eye viewer, concealed door closer, door stopper and concealed security door chain
		Bedroom door		Hollow core timber door	Wood veneer panel		Lockset and door stopper
		Store door (Flat A and Flat D only)		Hollow core timber sliding door	Wood veneer panel and louver		Lockset and door stopper
		Store door (Flat B and Flat C only)		Hollow core timber swing door	Wood veneer panel and louver		Lockset and door stopper
		Bathroom door (All Flats except Flat C and Flat D, G/F Bathroom and Flat B and Flat D, 1/F-6/F Bathroom)		Hollow core timber door	Wood veneer panel		Lockset and door stopper
		Bathroom door (Flat C and Flat D, G/F Bathroom and Flat B and Flat D, 1/F-6/F Bathroom only)		Hollow core timber door	Wood veneer panel with louver		Lockset and door stopper
		Master Bathroom door (All Flats except Flat C, G/F Master Bathroom)		Hollow core timber door	Wood veneer panel		Lockset and door stopper
		Master Bathroom door (Flat C, G/F Master Bathroom only)		Hollow core timber door	Wood veneer panel with louver		Lockset and door stopper
		Kitchen door		Solid core fire rated timber door	Wood veneer panel		Lockset, door closer, door stopper and fire-rated vision panel
		Lavatory door		Aluminium sliding folding door	Glass		Lockset
		Door in Private Flat Roof (Flat C and Flat D, G/F only)		Aluminium door	Glass		Lockset
		Balcony door		Aluminium door	Glass		Lockset
		Door to Private Roof (R/F)		Galvanised mild steel door	Not applicable		Lockset
		Location		Fittings & equipment	Type	Material	
b.	Bathroom	Master Bathroom	(i) Type and material of fittings and equipment	Cabinet	Cabinet	Timber vanity cabinet and plywood mirror cabinet	
					Coutertop	Natural stone	
				Bathroom fittings	Toilet bowl	Vitreous china	
					Wash Basin	Vitreous china	
					Basin mixer	Chrome plated	
					Robe hook	Chrome plated	
					Towel rail	Chrome plated	
					Toilet paper holder	Chrome plated	
					Bathroom appliances	For the appliances provision and brand name, please refer to the "Appliances Schedule (Tower)"	

Note : No designation of 4/F

3. INTERIOR FITTINGS (TOWER)

		Location		Fittings & equipment	Type	Material
b.	Bathroom	Master Bathroom	(ii) Type and material of water supply system		Cold water and hot water supply	Copper water pipes with thermal insulation
			(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower	Shower set	Chrome plated
				Bath tub	(i) Bath tub	Cast iron
					(ii) Basin mixer	Chrome plated
			(iv) Size of bath tub, if applicable		1500mm (L) x 700mm (W) x 418mm (D)	
		Bathroom	(i) Type and material of fittings and equipment	Cabinet	Cabinet	Timber vanity cabinet and plywood mirror cabinet
					Coutertop	Natural stone
				Bathroom fittings	Toilet bowl	Vitreous china
					Wash Basin	Vitreous china
					Basin mixer	Chrome plated
					Robe hook	Chrome plated
					Towel rail	Chrome plated
					Toilet paper holder	Chrome plated
			Bathroom appliances		For the appliances provision and brand name, please refer to the "Appliances Schedule (Tower)"	
			(ii) Type and material of water supply system		Cold water and hot water supply	Copper water pipes with thermal insulation
			(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower	Shower set	Chrome plated
				Bath tub	(i) Bath tub	Press iron
					(ii) Basin mixer	Chrome plated
			(iv) Size of bath tub, if applicable		1500mm (L) x 700mm (W) x 390mm (D)	
		Lavatory	(i) Type and material of fittings and equipment	Bathroom fittings	Toilet bowl	Vitreous china
					Wash Basin	Vitreous china
					Basin mixer	Chrome plated
					Toilet paper holder	Chrome plated
				Bathroom appliances		For the appliances provision and brand name, please refer to the "Appliances Schedule (Tower)"
			(ii) Type and material of water supply system		Cold water and hot water supply	Copper water pipes with thermal insulation
			(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower	Shower mixer	Chrome plated
				Bath tub	Nil	Not applicable
					(iv) Size of bath tub, if applicable	

Note : No designation of 4/F

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

3. INTERIOR FITTINGS (TOWER)

			Material	
c.	Kitchen	(i) Sink unit	Stainless steel	
		(ii) Water supply system	Copper water pipes with thermal insulation are used for both cold water and hot water supply	
			Material	Finishes
		(iii) Kitchen cabinet	Wooden kitchen cabinet	Melamine door panel, timber veneer panel
		(iv) Type of all other fittings and equipment	Other fittings	Reconstituted stone countertop
				Chrome plated sink mixer
				Aluminium recess handle
			Other equipment	For the appliances provision and brand name, please refer to the "Appliances Schedule (Tower)"
			Fittings	Type and material
d.	Bedroom	Fittings (including built-in wardrobe)	Not applicable	Not applicable
e.	Telephone	Location and number of connection points	Please refer to "Schedule of Mechanical and Electrical Provisions of Residential Units (Tower)"	
f.	Aerials	Location and number of connection points	Please refer to "Schedule of Mechanical and Electrical Provisions of Residential Units (Tower)"	
g.	Electrical installations	(i) Electrical fittings (including safety devices)	Single-phase electricity supply with miniature circuit breaker distribution board is provided for the Flat C & Flat D on G/F, Flat A, Flat B, Flat C & Flat D on 1/F-3/F & 5/F and the Flat A, Flat B & Flat C on 6/F Three-phase electricity supply with miniature circuit breaker distribution board is provided for the Flat D on 6/F	
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed ²	
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule and Location of Electrical & Mechanical Provisions (Tower)"	
h.	Gas supply	Type	Towngas meter connection point	
		System	Towngas supply pipes are installed and connected to Towngas cooker and Towngas water heater	
		Location	For the location of Towngas connection points of cookers and water heaters, please refer to the "Schedule and Location of Electrical & Mechanical Provisions (Tower)"	
i.	Washing Machine Connection Point	Location	Inside kitchen	
		Design	Water supply point of 22mm in diameter and drainage connection point of 40mm in diameter	
j.	Water Supply	Material of water pipes	Copper pipes are used for both cold and hot water supply system. PVC pipes are used for flushing water supply system	
		Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed ³	
		Whether hot water is available	Hot water supply is available in lavatories, bathrooms and kitchen	

Note : 1. No designation of 4/F

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

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

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

4. MISCELLANEOUS (TOWER)

				Lift		
a.	Lifts	(i) Brand name and model number	Brand Name	Hitachi		
			Model Number	UAG-2T-900-C090		
		(ii) Number and floors served by them	Number of lifts	2		
			Floor served by the lifts	B2 Floor to 6/F (4/F is omitted)		
b.	Letter box	Material	Stainless steel			
c.	Refuse collection	(i) Means of refuse collection	Collected by cleaners, will be centrally handled in refuse storage and material recovery chamber on B1 Floor.			
		(ii) Location of refuse room	Refuse storage and material recovery room is provided in the common area on each residential floor of Tower.			
			Water meter	Electricity meter	Gas meter	
d.	Water meter, electricity meter and gas meter	(i) Location	Water cabinet on B2 Floor	Electrical Cabinet on each residential floor	Individual residential flats	
		(ii) Whether they are separate or communal meters for residential properties	Separate	Separate	Separate	

5. SECURITY FACILITIES (TOWER)

Security system and equipment (including details of built-in provisions and their locations)	Video door phone is provided to each flat of Tower and connected to the visitor panel at the main entrance for Tower Octopus card reader and security password door lock access control are provided to the development main entrances of main gate and the main entrance for Houses area Security password door lock access control is provided to the main lobby entrance of Tower and the lift lobbies for carpark CCTV cameras are installed at every site boundary entrance, main entrance lobby of Tower, carpark, outdoor landscape area and inside lift cars, the CCTV signal is linked to the LCD displays in Guard Room on B1 Floor Video door phone inside each residential flat is equipped with panic alarm button connecting to the caretaker counter in main entrance lobby on G/F of Tower Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units (Tower)"
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6. Appliances (TOWER)

For brand name and model number, please refer to Appliances Schedule (Tower)

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.

Note : No designation of 4/F

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

設備說明表 (洋房)
APPLIANCES SCHEDULE (HOUSE)

樓層 Floor	位置 Location	設備 Appliance	品牌名稱 Brand Name	產品型號 Model Number	洋房 House				
					No. 1 號	No. 2 號	No. 3 號	No. 5 號	No. 6 號
地下 G/F	客廳及飯廳 Living Room & Dining Room	可變冷媒流量空調機 (室內機) Variable Refrigerant Volume Air-conditioner Indoor Unit	MITSUBISHI	PEFY-P50VMS1(L)-E	2	2	2	2	3
	洗手間 Lavatory	抽氣扇 Exhaust Fan	SYSTEMAIR	CBF 125M	1	1	1	1	1
	洗手間 Lavatory	抽氣扇 Exhaust Fan			1	1	1	1	1
	廚房 Kitchen	掛牆式抽油煙機 Wall-mounted Hood	嘉格納 Gaggenau	AW240-190	1	1	1	1	1
		煤氣單頭煮食爐 Vario Wok Burner	嘉格納 Gaggenau	VG231-334HK	1	1	1	1	1
		煤氣雙頭煮食爐 Vario Double Burner	嘉格納 Gaggenau	VG232-334SG	1	1	1	1	1
		台下嵌入式酒櫃 Under-counter wine climate cabinet	嘉格納 Gaggenau	RW404-261	1	1	1	1	1
		電烤爐 Vario Electric Grill	嘉格納 Gaggenau	VR230-134	1	1	1	1	1
		焗爐 Oven	嘉格納 Gaggenau	BOP210-111 (右開 Right Hinge)	–	1	1	–	1
				BOP211-111 (左開 Left Hinge)	1	–	–	1	–
		微波爐 Microwave Oven	嘉格納 Gaggenau	BMP224-110 (右開 Right Hinge)	–	1	1	–	1
				BMP225-110 (左開 Left Hinge)	1	–	–	1	–
		嵌入式雪櫃 Built-in Integrated Refrigerator	嘉格納 Gaggenau	RB282-303	2	2	2	2	2
		抽氣扇 Exhaust Fan	SYSTEMAIR	CBF 160M	1	1	1	1	1

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。
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.

備註：
1. 上表內之「1、2、……」代表提供該住宅物業內的裝置數量。
2. 上表內之「–」代表不提供。

Note：
1. "1, 2, ..." as shown in the above table denotes the quantity of such provision(s) provided in the residential property.
2. The symbol "–" as shown in the above table denotes "Not provided".

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

設備說明表 (洋房)
APPLIANCES SCHEDULE (HOUSE)

樓層 Floor	位置 Location	設備 Appliance	品牌名稱 Brand Name	產品型號 Model Number	洋房 House				
					No. 1 號	No. 2 號	No. 3 號	No. 5 號	No. 6 號
一樓 1/F	睡房1 Bedroom 1	可變冷媒流量空調機（室內機） Variable Refrigerant Volume Air-conditioner Indoor Unit	MITSUBISHI	PEFY-P32VHM-E	1	–	–	–	–
		PEFY-P40VHM-E		–	1	1	1	1	
	睡房2 Bedroom 2	可變冷媒流量空調機（室內機） Variable Refrigerant Volume Air-conditioner Indoor Unit		PEFY-P32VHM-E	1	1	1	1	1
	睡房3 Bedroom 3	可變冷媒流量空調機（室內機） Variable Refrigerant Volume Air-conditioner Indoor Unit		PEFY-P32VHM-E	–	1	1	1	1
				PEFY-P40VHM-E	1	–	–	–	–
	浴室 Bathroom	抽氣扇 Exhaust Fan	SYSTEMAIR	CBF 125M	1	1	1	1	1
	浴室1 Bathroom 1	抽氣扇 Exhaust Fan			1	1	1	1	1
二樓 2/F	主人睡房 Master Bedroom	可變冷媒流量空調機（室內機） Variable Refrigerant Volume Air-conditioner Indoor Unit	MITSUBISHI	PEFY-P40VMS1(L)-E	2	2	2	2	–
				PEFY-P50VMS1(L)-E	–	–	–	–	–
	書房 Study Room	可變冷媒流量空調機（室內機） Variable Refrigerant Volume Air-conditioner Indoor Unit		PEFY-P40VHM-E	1	1	1	1	1
	主人房浴室 Master Bathroom	抽氣扇 Exhaust Fan	SYSTEMAIR	CBF 160M	1	1	1	1	1
天台 R/F	天台 Roof	可變冷媒流量空調機（室外機） Variable Refrigerant Volume Air-conditioner Outdoor Unit	MITSUBISHI	PUHY-EP400YKA	–	1	1	1	–
				PUHY-EP450YSKA	1	–	–	–	–
		洗衣機 Washing Machine	嘉格納 Gaggenau	WM260-162	1	1	1	1	1
		乾衣機 Condenser Dryer	嘉格納 Gaggenau	WT260-100	1	1	1	1	1
		煤氣熱水爐 Gas Water Heater	TGC	TSTW220TFQL	3	3	3	3	3

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。
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.

備註：
1. 上表內之「1、2、……」代表提供該住宅物業內的裝置數量。
2. 上表內之「–」代表不提供。

Note：
1. "1, 2, ..." as shown in the above table denotes the quantity of such provision(s) provided in the residential property.
2. The symbol "–" as shown in the above table denotes "Not provided".

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

設備說明表 (大廈)
APPLIANCES SCHEDULE (TOWER)

位置 Location	設備 Appliance	品牌名稱 Brand Name	產品型號 Model Number	樓層 Floor													
				地下 G/F		1樓 1/F				2、3及5樓 2,3 & 5/F				6樓 6/F			
				單位 Flat													
C	D	A	B	C	D	A	B	C	D	A	B	C	D				
客廳 Living Room	分體式冷氣機（室內機） Split Type Air-conditioner Indoor Unit	Daikin	FTXS35EVMA8	-	-	-	1	1	-	-	-	-	-	-	-	-	
			FTXS50FVMA8	-	-	1	-	-	-	-	1	1	-	-	1	1	-
			FTXS50F	1	-	-	-	-	-	1	-	-	-	-	-	-	-
			FTXS60F	-	1	-	-	-	1	-	-	-	1	1	-	-	-
			FTXS71F	-	-	-	-	-	-	-	-	-	-	-	-	-	1
飯廳 Dining Room	分體式冷氣機（室內機） Split Type Air-conditioner Indoor Unit	Daikin	FTXS35EVMA8	1	-	-	1	1	-	-	1	1	-	-	1	1	-
			FTXS50FVMA8	-	-	1	-	-	-	-	-	-	-	-	-	-	-
			FTXS50F	-	-	-	-	-	-	1	-	-	-	-	-	-	-
			FTXS60F	-	1	-	-	-	1	-	-	-	1	1	-	-	-
			FTXS71F	-	-	-	-	-	-	-	-	-	-	-	-	-	1
主人睡房 Master Bedroom	分體式冷氣機（室內機） Split Type Air-conditioner Indoor Unit	Daikin	FTXS35EVMA8	-	-	-	-	-	-	-	1	1	-	-	1	1	-
			FTXS50FVMA8	-	-	1	1	1	-	-	-	-	-	-	-	-	-
			FTXS50F	1	-	-	-	-	-	1	-	-	-	-	-	-	-
			FTXS60F	-	1	-	-	-	1	-	-	-	1	1	-	-	-
			FTXS71F	-	-	-	-	-	-	-	-	-	-	-	-	-	1
睡房1 Bedroom 1	分體式冷氣機（室內機） Split Type Air-conditioner Indoor Unit	Daikin	FTXS35E	1	-	-	-	-	-	-	-	-	-	-	-	-	
			FTXS35EVMA8	-	1	1	1	1	1	1	1	1	1	1	1	1	1
睡房2 Bedroom 2	分體式冷氣機（室內機） Split Type Air-conditioner Indoor Unit	Daikin	FTXS35EVMA8	1	1	1	-	-	1	1	-	-	1	-	-	-	-
			FTXS50FVMA8	-	-	-	-	-	-	-	-	-	-	1	-	-	1

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。
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.

備註：
1. 不設4樓 2. 上表內之「1、2、……」代表提供該住宅物業內的裝置數量。
3. 上表內之「-」代表不提供。

Note：
1. No designation of 4/F 2. "1, 2, ..." as shown in the above table denotes the quantity of such provision(s) provided in the residential property.
3. The symbol "-" as shown in the above table denotes "Not provided".

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

設備說明表 (大廈)
APPLIANCES SCHEDULE (TOWER)

位置 Location	設備 Appliance	品牌名稱 Brand Name	產品型號 Model Number	樓層 Floor													
				地下 G/F		1樓 1/F				2、3及5樓 2,3 & 5/F				6樓 6/F			
				單位 Flat													
C	D	A	B	C	D	A	B	C	D	A	B	C	D				
廚房 Kitchen	煙囪式抽油煙機 Chimney Hood	西門子 Siemens	LC 91BE542B	1	1	1	1	1	1	1	1	1	1	1	1	1	
	煤氣單頭煮食爐 Domino Wok Burner	西門子 Siemens	ER326AB92X	1	1	1	1	1	1	1	1	1	1	1	1	1	
	煤氣雙頭煮食爐 Domino Double Burner	西門子 Siemens	ER326BB90X	1	1	1	1	1	1	1	1	1	1	1	1	1	
	嵌入式焗爐連微波爐 Built-in Oven With Microwave	西門子 Siemens	CM585AMS0B	1	1	1	1	1	1	1	1	1	1	1	1	1	
	嵌入式雪櫃 Built-in Refrigerator	西門子 Siemens	KI86NAF31K	1	1	1	1	1	1	1	1	1	1	1	1	1	
	嵌入式洗衣乾衣機 Built-in Washer Dryer	西門子 Siemens	WK14D321HK	1	1	1	1	1	1	1	1	1	1	1	1	1	
	抽氣扇 Exhaust Fan	SYSTEMAIR	CBF 160M	1	1	1	1	1	1	1	1	1	1	1	1	1	
	煤氣熱水爐 Gas Water Heater	TGC	TSTW220	1	1	1	1	1	1	1	1	1	1	1	1	1	
主人房浴室 Master Bathroom	抽氣扇 Exhaust Fan	SYSTEMAIR	CBF 125M	1	1	1	1	1	1	1	1	1	1	1	1	1	
浴室 Bathroom	抽氣扇 Exhaust Fan	SYSTEMAIR		1	1	1	1	1	1	1	1	1	1	1	1	1	
洗手間 Lavatory	抽氣扇 Exhaust Fan	SYSTEMAIR		1	1	1	1	1	1	1	1	1	1	1	1	1	

賣方承諾如該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。
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.

備註：
1. 不設4樓 2. 上表內之「1、2、……」代表提供該住宅物業內的裝置數量。

Note :
1. No designation of 4/F 2. "1, 2, ..." as shown in the above table denotes the quantity of such provision(s) provided in the residential property.

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

設備說明表 (大廈)
APPLIANCES SCHEDULE (TOWER)

位置 Location	設備 Appliance	品牌名稱 Brand Name	產品型號 Model Number	樓層 Floor													
				地下 G/F		1樓 1/F				2、3及5樓 2,3 & 5/F				6樓 6/F			
				單位 Flat													
C	D	A	B	C	D	A	B	C	D	A	B	C	D				
睡房1外之冷氣機平台 A/C Platform outside Bedroom 1	分體式冷氣機（室外機） Split Type Air-conditioner Outdoor Unit	Daikin	3MXS68EVMA	-	-	-	1	1	-	-	1	1	-	-	1	1	-
			4MXS80EVMA	-	-	-	1	1	-	-	1	1	-	-	1	1	-
			RXS60FVMA	-	2	-	-	-	2	-	-	-	2	-	-	-	-
			RXS71FVMA	-	-	-	-	-	-	-	-	-	-	-	-	-	2
睡房2外之冷氣機平台 A/C Platform outside Bedroom 2	分體式冷氣機（室外機） Split Type Air-conditioner Outdoor Unit	Daikin	RXS35EBVMA	1	-	-	-	-	-	-	-	-	-	-	-	-	-
			RXS50FVMA	1	-	-	-	-	-	-	-	-	-	-	-	-	-
主人睡房外之冷氣機平台 A/C Platform outside Master Bedroom	分體式冷氣機（室外機） Split Type Air-conditioner Outdoor Unit	Daikin	3MXS68EVMA	1	1	1	-	-	1	1	-	-	1	-	-	-	-
			4MXS80EVMA	-	-	-	-	-	-	-	-	-	-	1	-	-	1
			RXS50FVMA	1	-	3	-	-	-	3	-	-	-	-	-	-	-
			RXS60FVMA	-	1	-	-	-	1	-	-	-	1	3	-	-	-
			RXS71FVMA	-	-	-	-	-	-	-	-	-	-	-	-	-	1

賣方承諾如該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。
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.

備註：
1. 不設4樓 2. 上表內之「1、2、……」代表提供該住宅物業內的裝置數量。
3. 上表內之「-」代表不提供。

Note：
1. No designation of 4/F 2. "1, 2, ..." as shown in the above table denotes the quantity of such provision(s) provided in the residential property.
3. The symbol "-" as shown in the above table denotes "Not provided".

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

住宅單位機電裝置數量說明表 (洋房)

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS (HOUSE)

樓層 Floor	位置 Location	機電裝置 Mechanical and Electrical Provisions	洋房 House				
			No. 1 號	No. 2 號	No. 3 號	No. 5 號	No. 6 號
地下 G/F	大門入口 Main Entrance	密碼鎖 Combination Lock	1	1	1	1	1
		門禁按鈕 Door Release Button	1	1	1	1	1
		門鐘 Door Bell Push Button	1	1	1	1	1
		電門鎖 Electric Door Lock	1	1	1	1	1
		緊急玻璃破碎器 Emergency Glass Break	1	1	1	1	1
		對講機 Intercom Station	1	1	1	1	1
		燈掣 Lighting Switch	1	-	-	-	-
		燈位 Lighting Point	2	-	-	-	-
	連接園林地方的後門 Rear entrance connecting Planting Area	燈掣 Lighting Switch	1	1	1	1	1
		燈位 Lighting Point	1	1	1	1	1
	客廳及飯廳 Living Room & Dining Room	電視/電台天線插座 TV/FM Outlet	2	2	2	2	1
		電話接駁位 Telephone Outlet	2	2	2	2	1
		13A單位電插座 13A Single Socket Outlet	1	-	-	-	-
		13A雙位電插座 13A Twin Socket Outlet	4	5	5	5	6
		室內冷氣機接電位 Fuse Spur Unit for A/C Indoor Unit	2	2	2	2	3
		燈掣 Lighting Switch	3	4	4	4	4
		燈位 Lighting Point	3	3	3	3	4
		門鐘 Door Bell	1	1	1	1	1
	洗手間 Lavatory	抽氣扇開關掣 Exhaust Fan Switch	1	1	1	1	1
		煤氣熱水爐溫度控制器 Gas Water Heater Temperature Controller	1	1	1	1	1
		櫃燈接電位連單位電插座 Fuse Spur Unit for Cabinet Lighting c/w Single Socket Outlet	1	1	1	1	1
		燈掣 Lighting Switch	2	2	2	2	2
		燈位 Lighting Point	3	2	2	2	3
	洗手間(儲物室) Lavatory (Store)	抽氣扇開關掣 Exhaust Fan Switch	1	1	1	1	1
		燈掣 Lighting Switch	1	1	1	1	1
		燈位 Lighting Point	1	1	1	1	1

備註：

1. 上表內之「1、2、……」代表提供該住宅物業內的裝置數量。

2. 上表內之「-」代表不提供。

Note :

1. "1, 2, ..." as shown in the above table denotes the quantity of such provision(s) provided in the residential property.

2. The symbol "-" as shown in the above table denotes "Not provided".

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

住宅單位機電裝置數量說明表 (洋房)

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS (HOUSE)

樓層 Floor	位置 Location	機電裝置 Mechanical and Electrical Provisions	洋房 House				
			No. 1 號	No. 2 號	No. 3 號	No. 5 號	No. 6 號
地下 G/F	廚房 Kitchen	焗爐接電位及開關掣 20A Connection Unit and Switch for Oven	1	1	1	1	1
		13A單位電插座 13A Single Socket Outlet	2	2	2	2	4
		13A雙位電插座 13A Twin Socket Outlet	5	4	4	4	4
		抽氣扇開關掣 Exhaust Fan Switch	1	1	1	1	1
		櫃燈接電位 Fuse Spur Unit for Cabinet Lighting	1	1	1	1	1
		燈掣 Lighting Switch	1	1	1	1	1
		燈位 Lighting Point	7	6	6	6	6
		視像對講機 Video Door Phone	1	1	1	1	1
		煤氣熱水爐溫度控制器 Gas Water Heater Temperature Controller	1	1	1	1	1
	儲藏房 Store room	13A雙位電插座 13A Twin Socket Outlet	1	1	1	1	1
		燈掣 Lighting Switch	1	1	1	1	1
		燈位 Lighting Point	1	1	1	1	1
	私人花園 Private Garden	13A防水單位電插座 13A Weatherproof Single Socket Outlet	1	1	1	1	1
		燈掣 Lighting Switch	1	1	1	1	1
		燈位 Lighting Point	2	2	2	2	3
一樓 1/F	睡房1 Bedroom 1	13A雙位電插座 13A Twin Socket Outlet	3	4	4	4	6
		電視/電台天線插座 TV/FM Outlet	1	1	1	1	2
		電話接駁位 Telephone Outlet	1	1	1	1	2
		室內冷氣機接電位 Fuse Spur Unit for A/C Indoor Unit	1	1	1	1	1
		燈掣 Lighting Switch	1	1	1	1	1
		燈位 Lighting Point	1	1	1	1	2
	睡房2 Bedroom 2	13A雙位電插座 13A Twin Socket Outlet	3	3	3	3	4
		電視/電台天線插座 TV/FM Outlet	1	1	1	1	1
		電話接駁位 Telephone Outlet	1	1	1	1	1
		室內冷氣機接電位 Fuse Spur Unit for A/C Indoor Unit	1	1	1	1	1
		燈掣 Lighting Switch	1	1	1	1	1
		燈位 Lighting Point	1	1	1	1	1
	睡房3 Bedroom 3	13A雙位電插座 13A Twin Socket Outlet	3	3	3	3	4
		電視/電台天線插座 TV/FM Outlet	1	1	1	1	1
		電話接駁位 Telephone Outlet	1	1	1	1	1
		室內冷氣機接電位 Fuse Spur Unit for A/C Indoor Unit	1	1	1	1	1
		燈掣 Lighting Switch	1	1	1	1	1
		燈位 Lighting Point	1	1	1	1	1

備註：
1. 上表內之「1、2、……」代表提供該住宅物業內的裝置數量。

Note：
1.. "1, 2, ..." as shown in the above table denotes the quantity of such provision(s) provided in the residential property.

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

住宅單位機電裝置數量說明表 (洋房)
SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS (HOUSE)

樓層 Floor	位置 Location	機電裝置 Mechanical and Electrical Provisions	洋房 House				
			No. 1 號	No. 2 號	No. 3 號	No. 5 號	No. 6 號
一樓 1/F	浴室1 Bathroom1	抽氣扇開關掣 Exhaust Fan Switch	1	1	1	1	1
		煤氣熱水爐溫度控制器 Gas Water Heater Temperature Controller	1	1	1	1	1
		櫃燈接電位連單位電插座 Fuse Spur Unit for Cabinet Lighting c/w Single Socket Outlet	1	1	1	1	1
		燈掣 Lighting Switch	2	2	2	2	2
		燈位 Lighting Point	5	4	4	4	4
	浴室 (睡房3) Bathroom (Bedroom3)	抽氣扇開關掣 Exhaust Fan Switch	1	1	1	1	1
		煤氣熱水爐溫度控制器 Gas Water Heater Temperature Controller	1	1	1	1	1
		櫃燈接電位連單位電插座 Fuse Spur Unit for Cabinet Lighting c/w Single Socket Outlet	1	1	1	1	1
		燈掣 Lighting Switch	2	2	2	2	2
		燈位 Lighting Point	4	4	4	4	3
	走廊 Corridor	視像對講機 Video Door Phone	1	1	1	1	1
		燈掣 Lighting Switch	1	2	2	2	2
		燈位 Lighting Point	3	2	2	2	2
	吸音露台 Acoustic Balcony	燈掣 Lighting Switch	1	1	1	/	/
		燈位 Lighting Point	1	1	1	/	/
	露台 Balcony	燈掣 Lighting Switch	1	/	/	1	1
		燈位 Lighting Point	1	/	/	1	1
二樓 2/F	主人睡房 Master Bedroom	13A雙位電插座 13A Twin Socket Outlet	5	5	5	7	5
		電視/電台天線插座 TV/FM Outlet	1	1	1	1	1
		電話接駁位 Telephone Outlet	1	2	2	2	1
		室內冷氣機接電位 Fuse Spur Unit for A/C Indoor Unit	2	2	2	2	2
		視像對講機 Video Door Phone	1	1	1	1	1
		燈掣 Lighting Switch	1	2	2	2	2
		燈位 Lighting Point	2	2	2	2	2

備註：
1. 上表內之「1、2、……」代表提供該住宅物業內的裝置數量。
2. 上表內之「-」代表不提供。 3. 上表內之「/」代表不適用。

Note：
1. "1, 2, ..." as shown in the above table denotes the quantity of such provision(s) provided in the residential property.
2. The symbol "-" as shown in the above table denotes "Not provided". 3. The symbol "/" as shown in the above table denotes "Not applicable".

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

住宅單位機電裝置數量說明表 (洋房)
SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS (HOUSE)

樓層 Floor	位置 Location	機電裝置 Mechanical and Electrical Provisions	洋房 House				
			No. 1 號	No. 2 號	No. 3 號	No. 5 號	No. 6 號
二樓 2/F	書房 Study Room	13A雙位電插座 13A Twin Socket Outlet	2	3	3	4	3
		電視/電台天線插座 TV/FM Outlet	1	1	1	1	1
		電話接駁位 Telephone Outlet	1	1	1	1	1
		室內冷氣機接電位 Fuse Spur Unit for A/C Indoor Unit	1	1	1	1	1
		燈掣 Lighting Switch	1	1	1	1	1
		燈位 Lighting Point	1	1	1	1	1
	主人房浴室 Master Bathroom	抽氣扇開關掣 Exhaust Fan Switch	1	1	1	1	1
		煤氣熱水爐 Gas Water Heater	1	1	1	1	1
		櫃燈接電位連單位電插座 Fuse Spur Unit for Cabinet Lighting c/w Single Socket Outlet	1	1	1	1	1
		燈掣 Lighting Switch	2	2	2	2	2
		燈位 Lighting Point	8	7	7	7	9
	走廊 Corridor	13A雙位電插座 13A Twin Socket Outlet	–	1	1	1	–
	露台 Acoustic Balcony	13A防水單位電插座 13A Weatherproof Single Socket Outlet	1	/	–	/	/
		燈掣 Lighting Switch	1	/	1	/	/
		燈位 Lighting Point	1	/	1	/	/
	露台 Balcony	燈掣 Lighting Switch	/	1	/	1	1
		燈位 Lighting Point	/	1	/	1	1
	平台 Flat Roof	13A防水單位電插座 13A Weatherproof Single Socket Outlet	1	/	/	/	/
天台 R/F	天台 Roof	13A防水單位電插座 13A Weatherproof Single Socket Outlet	2	2	2	2	2
		燈掣 Lighting Switch	2	2	2	2	2
		燈位 Lighting Point	6	5	5	5	5
	電梯大堂 Lift Lobby	13A防水單位電插座 13A Weatherproof Single Socket Outlet	2	2	2	2	2
		燈掣 Lighting Switch	1	1	1	1	1
		燈位 Lighting Point	1	1	1	1	1
地下-天台 G/F-R/F	樓梯 Staircase	13A單位電插座 13A Single Socket Outlet	4	4	4	4	4
		燈掣 Lighting Switch	4	4	4	4	4
		燈位 Lighting Point	8	8	8	8	8
地庫一層 B1/F	電梯大堂 Lift Lobby	燈掣 Lighting Switch	2	2	2	2	2
		燈位 Lighting Point	5	5	6	6	7

備註：
1. 上表內之「1、2、……」代表提供該住宅物業內的裝置數量。
2. 上表內之「–」代表不提供。 3. 上表內之「/」代表不適用。

Note :
1. "1, 2, ..." as shown in the above table denotes the quantity of such provision(s) provided in the residential property.
2. The symbol "–" as shown in the above table denotes "Not provided". 3. The symbol "/" as shown in the above table denotes "Not applicable".

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

住宅單位機電裝置數量說明表 (大廈)

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS (TOWER)

位置 Location	機電裝置 Mechanical and Electrical Provisions	樓層 Floor																							
		地下 G/F		1樓 1/F				2樓 2/F				3樓 3/F				5樓 5/F				6樓 6/F					
		單位 Flat																							
		C	D	A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D		
大門入口 Main Entrance	門鐘 Door Bell Push Button	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
	門鐘 Door Bell	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
	視像對講機 Video Door Phone	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
客廳 Living Room	電視/電台天線插座 TV/FM Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
	電話接駁位 Telephone Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
	13A雙位電插座 13A Twin Socket Outlet	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3		
	室內冷氣機接電位 Fuse Spur Unit for A/C Indoor Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
	燈掣 Lighting Switch	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
	燈位 Lighting Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
飯廳 Dining Room	13A單位電插座 13A Single Socket Outlet	2	3	2	2	2	3	2	2	2	3	2	2	2	3	2	2	2	3	2	2	2	3		
	室內冷氣機接電位 Fuse Spur Unit for A/C Indoor Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
	燈掣 Lighting Switch	1	2	2	1	1	2	2	1	1	2	2	1	1	2	2	1	1	2	2	1	1	2		
	燈位 Lighting Point	1	2	2	1	1	2	2	1	1	2	2	1	1	2	2	1	1	2	2	1	1	2		
主人睡房 Master Bedroom	電視/電台天線插座 TV/FM Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
	電話接駁位 Telephone Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
	13A雙位電插座 13A Twin Socket Outlet	3	3	3	3	3	3	3	2	2	3	3	3	3	3	3	3	3	3	3	3	3	3		
	室內冷氣機接電位 Fuse Spur Unit for A/C Indoor Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
	燈掣 Lighting Switch	3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
	燈位 Lighting Point	3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
睡房1 Bedroom 1	電視/電台天線插座 TV/FM Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
	電話接駁位 Telephone Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
	13A雙位電插座 13A Twin Socket Outlet	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3		
	室內冷氣機接電位 Fuse Spur Unit for A/C Indoor Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
	燈掣 Lighting Switch	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
	燈位 Lighting Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
睡房2 Bedroom 2	電視/電台天線插座 TV/FM Outlet	1	1	1	-	-	1	1	-	-	1	1	-	-	1	1	-	-	1	1	-	-	1		
	電話接駁位 Telephone Outlet	1	1	1	-	-	1	1	-	-	1	1	-	-	1	1	-	-	1	1	-	-	1		
	13A雙位電插座 13A Twin Socket Outlet	3	3	3	-	-	3	3	-	-	3	3	-	-	3	3	-	-	3	3	-	-	3		
	室內冷氣機接電位 Fuse Spur Unit for A/C Indoor Unit	1	1	1	-	-	1	1	-	-	1	1	-	-	1	1	-	-	1	1	-	-	1		
	燈掣 Lighting Switch	1	1	1	-	-	1	1	-	-	1	1	-	-	1	1	-	-	1	1	-	-	1		
	燈位 Lighting Point	1	1	1	-	-	1	1	-	-	1	1	-	-	1	1	-	-	1	1	-	-	1		

備註：
1. 不設4樓 2. 上表內之「1、2、……」代表提供該住宅物業內的裝置數量。
3. 上表內之「-」代表不提供。

Note：
1. No designation of 4/F 2. "1, 2, ..." as shown in the above table denotes the quantity of such provision(s) provided in the residential property.
3. The symbol "-" as shown in the above table denotes "Not provided".

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

住宅單位機電裝置數量說明表 (大廈)
SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS (TOWER)

位置 Location	機電裝置 Mechanical and Electrical Provisions	樓層 Floor																					
		地下 G/F		1樓 1/F				2樓 2/F				3樓 3/F				5樓 5/F				6樓 6/F			
		單位 Flat																					
		C	D	A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D
廚房 Kitchen	焗爐接電位及開關掣 20A Connection Unit and Switch for Oven	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A單位電插座 13A Single Socket Outlet	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
	13A雙位電插座 13A Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	抽氣扇開關掣 Exhaust Fan Switch	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	煤氣熱水爐 Gas Water Heater	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	櫃燈接電位 Fuse Spur Unit for Cabinet Lighting	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	燈掣 Lighting Switch	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	燈位 Lighting Point	3	6	6	3	3	6	6	3	3	6	6	3	3	6	6	3	3	6	6	3	3	6
	煤氣熱水爐溫度控制器 Gas Water Heater Temperature Controller	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
主人浴室 Master Bathroom	抽氣扇開關掣 Exhaust Fan Switch	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	櫃燈接電位連單位電插座 Fuse Spur Unit for Cabinet Lighting c/w Single Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	燈掣 Lighting Switch	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	燈位 Lighting Point	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	煤氣熱水爐溫度控制器 Gas Water Heater Temperature Controller	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
浴室 Bathroom	抽氣扇開關掣 Exhaust Fan Switch	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	櫃燈接電位連單位電插座 Fuse Spur Unit for Cabinet Lighting c/w Single Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	燈掣 Lighting Switch	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	燈位 Lighting Point	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	煤氣熱水爐溫度控制器 Gas Water Heater Temperature Controller	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
洗手間 Lavatory	抽氣扇開關掣 Exhaust Fan Switch	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	燈掣 Lighting Switch	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	燈位 Lighting Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
儲藏室 Store	13A雙位電插座 13A Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	燈掣 Lighting Switch	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	燈位 Lighting Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
走廊 Corridor	燈掣 Lighting Switch	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	燈位 Lighting Point	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
露台 Balcony	燈掣 Lighting Switch	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	1	1	2	2	1
	燈位 Lighting Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	1	1	2	2	1
天台 Roof	燈掣 Lighting Switch	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1
	燈位 Lighting Point	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	4	4	6
	13A防水單位電插座 13A Weatherproof Single Socket Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1

備註：
1. 不設4樓 2. 上表內之「1、2、……」代表提供該住宅物業內的裝置數量。
3. 上表內之「-」代表不提供。

Note：
1. No designation of 4/F 2. "1, 2, ..." as shown in the above table denotes the quantity of such provision(s) provided in the residential property.
3. The symbol "-" as shown in the above table denotes "Not provided".

23. 服務協議 SERVICE AGREEMENTS

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

煤氣由香港中華煤氣有限公司供應。

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by The CLP Power Hong Kong Limited.

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

24. 地稅 GOVERNMENT RENT

賣方有法律責任繳付指明住宅物業直至該住宅物業買賣完成日(包括該日)為止之地稅。

The 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.

25. 買方的雜項付款 25. MISCELLANEOUS PAYMENTS BY PURCHASER

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；及
2. 在交付時，買方不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。

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

Note : On that delivery, the purchaser shall 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.

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

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

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

27. 斜坡維修

• MAINTENANCE OF SLOPES

1. 根據批地文件規定，發展項目中的住宅物業的擁有人須自費維修斜坡。

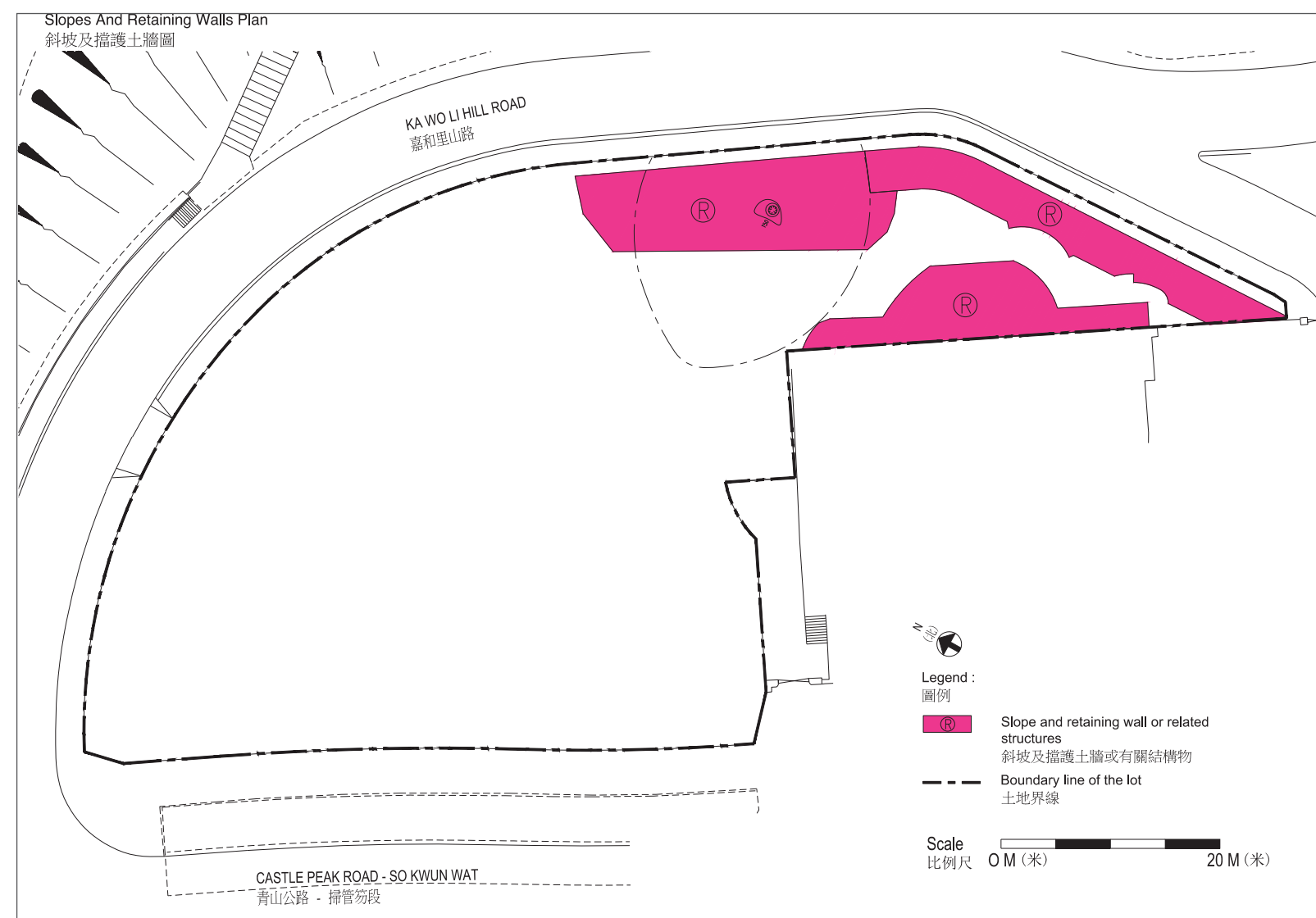
(a) 有關規定的條款

批地文件特別條款第(28)(a)條規定：

“如果任何土地有或已經被分割、排除或退讓或堆積或堆填或進行任何類型的斜坡處理工程，不論有否經署長事先書面同意，亦不論是在該地段內或任何政府土地內，旨在塑造、平整或開發該地段或其中任何部分或買方按此等條款需要進行的任何其他工程或作任何其他用途，買方須自費進行與修建該等斜坡處理工程、擋土牆或其他支撐物、保護物、排水或輔助工程或今後任何時間可能成為必要的其他工程，以保護與支撐該地段和任何毗鄰或毗連政府土地或出租土地內的泥土，避免與防止今後發生任何塌方、山泥傾瀉或地陷。買方須在批地文件授予的租期期間自費保養該土地、斜坡處理工程、擋土牆或其他支撐物、保護物、排水或輔助工程或其他工程處於修繕妥當的狀態，使署長滿意。”

(b) 每名擁有人均須分擔維修工程的費用。

(c) 顯示該斜坡及已經或將會在發展項目所位於的土地之內或之外建造的任何護土牆或有關構築物的圖則



備註：此圖僅作顯示斜坡維修中所述的斜坡及斜坡結構的位置及僅供識別之用。圖中所示的其他事項未必能反映其最新狀況。

(d) 公契的最新擬稿第VI章第B分章第1(aq)條規定：

“管理人須以妥善的方式按本公契管理該土地及發展項目，除了本公契另有明文規定外，管理人須負責並具有充分和不受限制的授權作出妥善管理該土地及發展項目所必要或需要的一切行為及事情。在各方面不限於上述一般適用範圍的前提下，管理人具有下述職責與權力，即：

(aq) 具有業主的充分授權，聘請適當及合資格人士按斜坡及擋土牆保養手冊，特別是政府其他主管部門不時對保養斜坡和擋土牆(如有)發出的一切指引，視查、保養、進行政府批地文件規定的一切必要的擋土牆工程並保持其處於良好的維護狀態及向業主徵收管理人進行上述保養、維修和任何其他工程所合法支出或將支出的一切費用。為免存疑，在本條款中管理人包括業主立案法團(如成立)。”

2. 擁有人自費就發展項目維修任何斜坡的承諾

不適用。

27. 斜坡維修 MAINTENANCE OF SLOPES

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

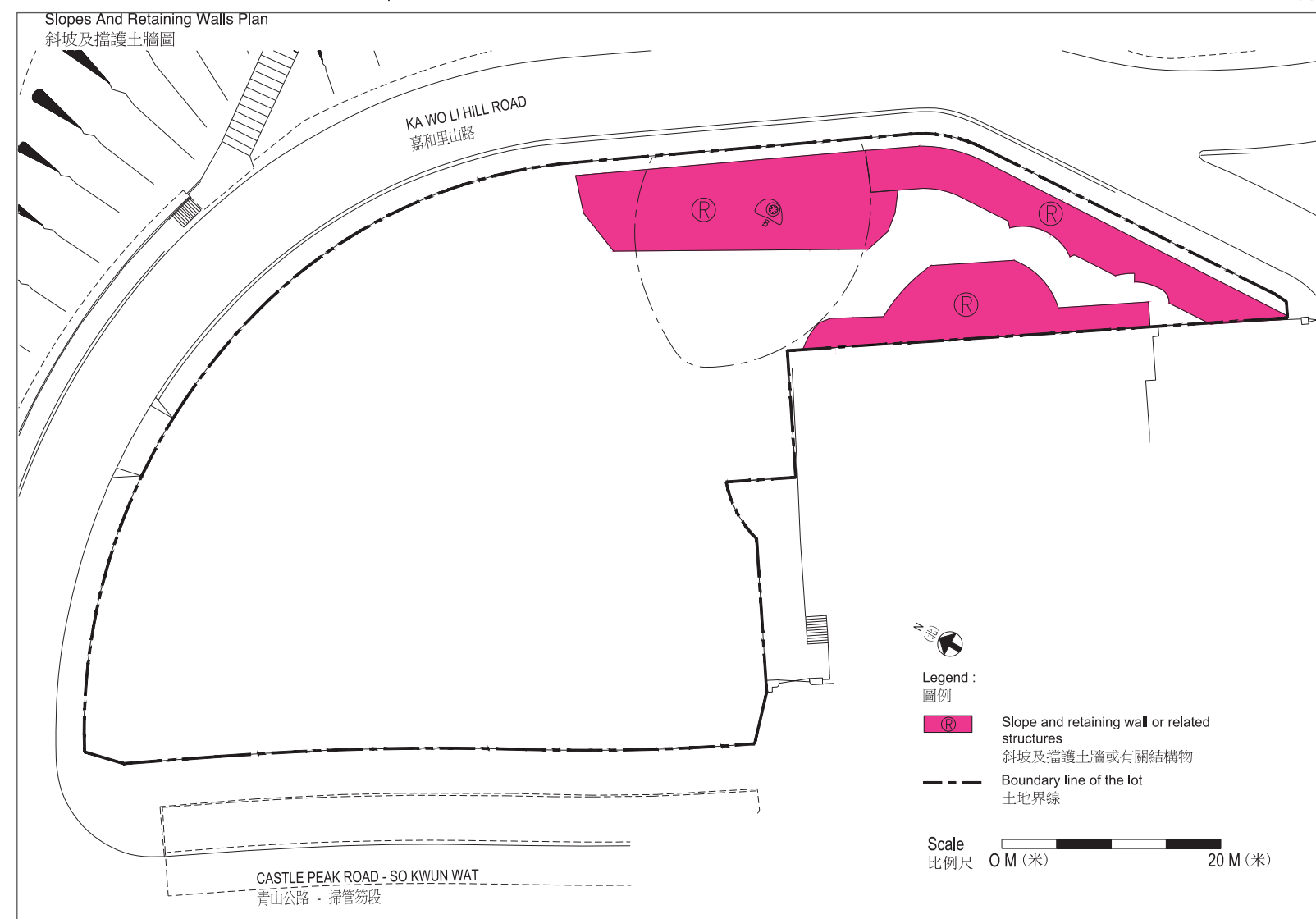
(a) Terms of the requirement:

Special Condition No.(28)(a) of the Land Grant stipulates that:

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

(b) Each of the owners is obliged to contribute towards the costs of the maintenance work.

(c) A plan showing the slope and the retaining wall or related structures constructed, or to be constructed, within or outside the land on which the Development is situated



Notes : This plan is for showing the locations of the slopes and slope structures referred to in maintenance of slopes and for identification purpose only. Other matters shown in this plan may not reflect their latest conditions.

(d) Clause 1(aq) of Sub-section B of Section VI of the latest draft Deed of Mutual Covenant stipulates that:

"The Manager will manage the Land and the Development in a proper manner and in accordance with this Deed and except as otherwise herein expressly provided the Manager shall be responsible for and shall have full and unrestricted authority to do all such acts and things as may be necessary or requisite for the proper management of the Land and the Development. Without in any way limiting the generality of the foregoing, the Manager shall have the following duties and powers namely:

(aq) To have the full authority of the Owners to engage suitable qualified personnel to inspect keep and maintain in good substantial repair and condition the Slopes and Retaining Walls (if any) or other structure in compliance with the Government Grant and in accordance with the Maintenance Manual(s) and in particular, in accordance with all guidelines issued from time to time by the appropriate Government Departments regarding the maintenance of the Slopes and Retaining Walls (if any) and related structures and to collect from the Owners all costs lawfully incurred or to be incurred by it in carrying out such maintenance and repair. For the purpose of this Clause, the Manager shall include the Owners' Corporation, if formed."

2. Owner's undertaking to maintain any slope in relation to the Development at the owner's own cost

Not applicable

28. 修訂 MODIFICATION

本發展項目現時並沒有向政府提出申請修訂批地文件。

No application to the Government for a modification of the Land Grant for this development is underway.

1. 噪音影響評估
- 發展項目鄰近青山公路及嘉和里山路，賣方已按批地文件要求進行噪音影響評估。
2. 噪音影響評估報告
- 根據批地文件特別條件第(35)條獲批的噪音影響評估報告(參考編號為R3413_V5.3及日期為2018年4月)(「噪音影響評估報告」)可於售樓處供準買家免費參閱(索取影印本須付影印費)。
3. 噪音緩解措施
- 根據噪音影響評估報告第2.5節，發展項目內將會興建或安裝下文“噪音緩解措施總覽”所列之噪音緩解措施(「噪音緩解措施」)。
4. 噪音緩解措施總覽
- 根據噪音評估報告於發展項目內提供的噪音緩解措施之位置：

洋房	樓層	噪音緩解措施 所處位置	噪音緩解措施	用途資料
1號洋房	地下	主入口外	直立式隔聲簾 - 1.2米深	噪音緩解
	地下	客廳及飯廳	固定窗戶 (有檢修窗)	噪音緩解
	1樓	吸音露台	直立式隔聲簾 - 1.2米深	噪音緩解
	1樓	睡房一	固定窗戶 (有檢修窗)	噪音緩解
	1樓	睡房一	吸音露台	噪音緩解
	1樓	睡房三	固定窗戶 (有檢修窗)	噪音緩解
	2樓	平台	直立式隔聲簾 - 1.2米深	噪音緩解
	2樓	書房	固定窗戶 (有檢修窗)	噪音緩解
	2樓	書房	1.3米高，最小2.2米深之實心圍欄平台	噪音緩解
	2樓	主人睡房	固定窗戶 (有檢修窗)	噪音緩解
2號洋房	1樓	睡房一	吸音露台	噪音緩解
3號洋房	1樓	睡房一	吸音露台	噪音緩解
	2樓	主人睡房	吸音露台	噪音緩解

住宅大廈單位	樓層*	噪音緩解措施 所處位置	噪音緩解措施	用途資料
A	1樓 - 6樓	主人睡房	直立式隔聲簾 - 0.7米深	噪音緩解
	1樓 - 6樓	主人睡房	固定窗戶 (有檢修窗)	噪音緩解
	1樓 - 6樓	睡房二	直立式隔聲簾 - 0.5米深	噪音緩解
	2樓 - 6樓	客廳	固定窗戶 (有檢修窗)	噪音緩解
B	1樓 - 6樓	客廳	直立式隔聲簾 - 1.7米深	噪音緩解
	1樓 - 6樓	睡房一	固定窗戶 (有檢修窗)	噪音緩解
	3樓 - 6樓	客廳	吸音露台	噪音緩解
	6樓	客廳	固定窗戶 (有檢修窗)	噪音緩解
	5樓 - 6樓	主人睡房	固定窗戶 (有檢修窗)	噪音緩解
C	地下 - 6樓	睡房一	固定窗戶 (有檢修窗)	噪音緩解
	1樓 - 6樓	客廳	直立式隔聲簾 - 1.7米深	噪音緩解
	5樓 - 6樓	主人睡房	固定窗戶 (有檢修窗)	噪音緩解
	5樓 - 6樓	主人睡房	吸音露台	噪音緩解
	6樓	客廳	吸音露台	噪音緩解
	1樓 - 6樓	客廳	直立式隔聲簾 - 1.5米深	噪音緩解
D	5樓 - 6樓	客廳	吸音露台	噪音緩解
	5樓 - 6樓	主人睡房	固定窗戶 (有檢修窗)	噪音緩解

附註：* 不設4樓

1. Noise Impact Assessment

The Development is situated in close proximity to the Castle Peak Road and Ka Wo Li Hill Road. Noise impact assessment has been carried out by the Vendor as required by the Land Grant.

2. Noise Impact Assessment Report

A noise impact assessment report has been approved under Special Condition No. (35) of the Land Grant with reference number R3413_V5.3 and dated April 2018 (the “NIAR”). The NIAR will be available in the sales office for inspection by prospective purchaser free of charge (photocopies will be available on payment of photocopying charges).

3. Noise Mitigation Measures

According to section 2.5 of the NIAR, the noise mitigation measures specified in the “Schedule of Noise Mitigation Measures” below (the “Noise Mitigation Measures”) will be constructed or installed in the Development. The Noise Mitigation Measures are more particularly described in the NIAR.

4. Schedule of Noise Mitigation Measures

Locations of the Noise Mitigation Measures provided in the Development in accordance with the Noise Impact Assessment:

Houses

House	Floor	The location(s) in which the Noise Mitigation Measure(s) is/are located	Noise Mitigation Measures	Details of use
House No. 1	G/F	Outside Main Entrance	1.2m long Vertical Acoustic Fin	Noise mitigation
	G/F	Living Room and Dining Room	Fixed Glazing with Maintenance Window	Noise mitigation
	1/F	Acoustic Balcony	1.2m long Vertical Acoustic Fin	Noise mitigation
	1/F	Bedroom 1	Fixed Glazing with Maintenance Window	Noise mitigation
	1/F	Bedroom 1	Acoustic Balcony	Noise mitigation
	1/F	Bedroom 3	Fixed Glazing with Maintenance Window	Noise mitigation
	2/F	Flat Roof	1.2m long Vertical Acoustic Fin	Noise mitigation
	2/F	Study Room	Fixed Glazing with Maintenance Window	Noise mitigation
	2/F	Study Room	Flat Roof with a 1.3m Tall Solid Parapet and Depth of at least 2.2m	Noise mitigation
	2/F	Master Bedroom	Fixed Glazing with Maintenance Window	Noise mitigation
House No. 2	1/F	Bedroom 1	Acoustic Balcony	Noise mitigation
House No. 3	1/F	Bedroom 1	Acoustic Balcony	Noise mitigation
	2/F	Master Bedroom	Acoustic Balcony	Noise mitigation

Flats

Flat	Floor*	The location(s) in which the Noise Mitigation Measure(s) is/are located	Noise Mitigation Measures	Details of use
A	1 – 6	Master Bedroom	0.7m long Vertical Acoustic Fin	Noise mitigation
	1 – 6	Master Bedroom	Fixed Glazing with Maintenance Window	Noise mitigation
	1 – 6	Bedroom 2	0.5m long Vertical Acoustic Fin	Noise mitigation
	2 – 6	Living Room	Fixed Glazing with Maintenance Window	Noise mitigation
B	1 – 6	Living Room	1.7m long Vertical Acoustic Fin	Noise mitigation
	1 – 6	Bedroom 1	Fixed Glazing with Maintenance Window	Noise mitigation
	3 – 6	Living Room	Acoustic Balcony	Noise mitigation
	6	Living Room	Fixed Glazing with Maintenance Window	Noise mitigation
	5 – 6	Master Bedroom	Fixed Glazing with Maintenance Window	Noise mitigation
C	G – 6	Bedroom 1	Fixed Glazing with Maintenance Window	Noise mitigation
	1 – 6	Living Room	1.7m long Vertical Acoustic Fin	Noise mitigation
	5 – 6	Master Bedroom	Fixed Glazing with Maintenance Window	Noise mitigation
	5 – 6	Master Bedroom	Acoustic Balcony	Noise mitigation
	6	Living Room	Acoustic Balcony	Noise mitigation
D	1 – 6	Living Room	1.5m long Vertical Acoustic Fin	Noise mitigation
	5 – 6	Living Room	Acoustic Balcony	Noise mitigation
	5 – 6	Master Bedroom	Fixed Glazing with Maintenance Window	Noise mitigation

Remarks : * 4/F of Tower is omitted.

30. 賣方就發展項目指定的互聯網網站的網址

30. ADDRESS OF THE WEBSITE DESIGNATED BY THE VENDOR FOR THE DEVELOPMENT

賣方為施行《一手住宅物業銷售條例》第二部而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.royalcove.com.hk

31. 申請建築物總樓面面積寬免的資料

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

獲寬免總樓面面積的設施分項

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

		面積 (平方米)
根據《建築物 (規劃) 規例》第23(3)(b)條不計算的總樓面面積		
1.	停車場及上落客貨地方 (公共交通總站除外)	1328.208
2.	機房及相類設施	
2.1	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》)或規例限制的強制性設施及必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	電訊及廣播設備室 = 8.961 垃圾儲藏室 = 16.403 垃圾及物料回收 = 35.054
2.2	所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	857.457
2.3	非強制性或非必要機房， 例如空調機房、送風櫃房等	不適用
根據聯合作業備考第1及第2號提供的環保設施		
3.	露台	53.655
4.	加闊的公用走廊及升降機大堂	38.550
5.	公用空中花園	不適用
6.	隔聲簷	3.460
7.	翼牆、捕風器及風斗	不適用
8.	非結構預製外牆	不適用
9.	工作平台	不適用
10.	隔音屏障	不適用
適意設施		
11.	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	保安櫃檯 = 1.364 保安室 = 3.634
12.	住戶康樂設施， 包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	86.391
13.	有蓋園景區及遊樂場地	6.686
14.	橫向屏障/有蓋人行道及花棚	有蓋行人道 = 8.874

適意設施		
15.	擴大升降機機槽	不適用
16.	煙囪管道	不適用
17.	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	不適用
18.	強制性設施或必要機房所需的管槽及氣槽	50.974
19.	非強制性設施或非必要機房所需的管槽及氣槽	不適用
20.	環保系統及設施所需的機房、管槽及氣槽	不適用
21.	複式住宅單位及洋房的中空空間	不適用
22.	遮陽篷及反光罩	不適用
23.	小型伸出物， 例如空調機箱、空調機平台、窗檻及伸出的窗台	61.136
24.	《作業備考》APP-19 第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台	不適用
其他項目		
25.	庇護層，包括庇護層兼空中花園	不適用
26.	大型伸出/外懸設施下的有蓋地方	不適用
27.	公共交通總站	不適用
28.	共用構築物及公用樓梯	不適用
29.	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	88.638
30.	公眾通道	不適用
31.	有蓋的後移部分	不適用
額外總樓面面積		
32.	額外總樓面面積	不適用
根據聯合作業備考(第8號)提供的額外環保設施		
33.	採用「組裝合成」建築法的樓宇	不適用

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

31. 申請建築物總樓面面積寬免的資料

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

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



發展項目的公用部分的預計能量表現或消耗
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分的預計能量表現或消耗的最近期資料：

第 I 部分					
提供中央空調	否				
提供具能源效益的設施	是				
擬安裝的具能源效益的設施:—	1. 變壓變頻升降機驅動器； 2. 發光二極管之燈具； 3. 電子鎮流器之熒光燈具				
第 II 部分: 擬興建樓宇/部分樓宇預計每年能源消耗量 ^(註腳1) :—					
位置	使用有關裝置的內部樓面面積 (平方米)	基線樓宇 ^(註腳2) 每年能源消耗量		擬興建樓宇每年能源消耗量	
		電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年	電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年
塔樓(有使用中央屋宇裝備裝置 ^(註腳3) 的部分)	2400	195	不適用	165	不適用
基座(有使用中央屋宇裝備裝置 ^(註腳3) 的部分)	不適用	不適用	不適用	不適用	不適用

- 註腳:
- 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(1.2版)第4節及附錄8中的「年能源消耗」具有相同涵義；及
(b) 樓宇、空間或單位的"內部樓面面積"，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。
 - "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。
 - "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。

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:—	
裝置類型	
照明裝置	是
空調裝置	是
電力裝置	是
升降機及自動梯的裝置	是
以總能源為本的方法	不適用

31. 申請建築物總樓面面積寬免的資料

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

Breakdown of GFA Concessions Obtained for All Features

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

		Area (m ²)
Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1.	Carpark and loading/unloading area excluding public transport terminus	1328.208
2.	Plant rooms and similar services	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	TBE ROOM = 8.961 RS&MRC = 16.403 RS&MRR = 35.054
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.	857.457
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	Not Applicable
Green Features under Joint Practice Notes 1 and 2		
3.	Balcony	53.655
4.	Wider common corridor and lift lobby	38.550
5.	Communal sky garden	Not Applicable
6.	Acoustic fin	3.460
7.	Wing wall, wind catcher and funnel	Not Applicable
8.	Non-structural prefabricated external wall	Not Applicable
9.	Utility platform	Not Applicable
10.	Noise barrier	Not Applicable
Amenity Features		
11.	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	Security guard counter = 1.364 Guard room = 3.634
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	86.391
13.	Covered landscaped and play area	6.686
14.	Horizontal screen/covered walkway and trellis	Covered walkway = 8.874

Amenity Features		
15.	Larger lift shaft	Not Applicable
16.	Chimney shaft	Not Applicable
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	Not Applicable
18.	Pipe duct, air duct for mandatory feature or essential plant room	50.974
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	Not Applicable
20.	Plant room, pipe duct, air duct for environmentally friendly system and Feature	Not Applicable
21.	Void in duplex domestic flat and house	Not Applicable
22.	Sunshade and reflectorl	Not Applicable
23.	Minor projection such as A/C box, A/C platform, window cill and projecting window	61.136
24.	Other projections such as A/C box and platform not covered in paragraph 3(b) and (c) of PNAP APP-19	Not Applicable
Other Exempted Items		
25.	Refuge floor including refuge floor cum sky garden	Not Applicable
26.	Covered area under large projecting/overhanging feature	Not Applicable
27.	Public transport terminus	Not Applicable
28.	Party structure and common staircase	Not Applicable
29.	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	88.638
30.	Public passage	Not Applicable
31.	Covered set back area	Not Applicable
Bonus GFA		
32.	Bonus GFA	Not Applicable
Additional Green Features under Joint Practice Note (No.8)		
33.	Buildings adopting Modular Integrated Construction	Not Applicable

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.

31. 申請建築物總樓面面積寬免的資料

31. INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

The Environmental Assessment of the Building

The development has achieved the “Unclassified” rating through the Final Assessment under the BEAMPlus V1.2 for New Buildings.



Estimated Energy Performance or Consumption for the Common Parts of the Development

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:

Part I					
Provision of Central Air Conditioning	No				
Provision of Energy Efficient Features	Yes				
Energy Efficient Features proposed:	1. VVVF Lift Drive; 2. LED Lights; 3. Electronic Ballasts for Fluorescent Lights				
Part II : The predicted annual energy use of the proposed building / part of building ^(Note 1)					
Location	Internal Floor Area Served (m ²)	Annual Energy Use of Baseline Building ^(Note 2)		Annual Energy Use of Proposed Building	
		<u>Electricity</u> kWh/ m ² /annum	<u>Town Gas / LPG</u> unit/ m ² /annum	<u>Electricity</u> kWh/ m ² /annum	<u>Town Gas / LPG</u> unit/ m ² /annum
Tower (Area served by central building services installation ^(Note 3))	2400	195	N.A.	165	N.A.
Podium (Area served by central building services installation ^(Note 3))	N.A.	N.A.	N.A.	N.A.	N.A.

Notes:

- 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” under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (v1.2 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.
- “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” in the BEAM Plus New Buildings (current version).
- “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.

Part III: The following installations are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)	
Type of Installations	
Lighting Installations	Yes
Air Conditioning Installations	Yes
Electrical Installations	Yes
Lift & Escalator Installations	Yes
Performance-based Approach	N.A.



發展項目及其周邊地區日後可能出現改變
本售樓說明書印製日期：2020年6月12日

There may be future changes to the development and the surrounding areas.
Date of printing of this Sales Brochure: 12 June 2020

